



STAFF REPORT ACTION REQUIRED

253 Concord Avenue – Application to Remove a Private Tree

Date:	April 21, 2015
To:	Toronto and East York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	P:\2015\Cluster A\PFR\TE06-051215-AFS#21201

SUMMARY

This report requests that City Council deny the request for a permit to remove one (1) private tree located in the rear yard of 253 Concord Avenue. The application indicates the reason for the removal is that the tree is poorly located and in poor condition.

The subject tree is a Manitoba maple (*Acer negundo*) measuring 56 cm in diameter. The tree is in good condition botanically and structurally uncompromised. Urban Forestry does not support removal of this tree.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that:

1. City Council deny the request for a permit to remove one (1) private tree located in the rear yard of 253 Concord Avenue.

Financial Impact

There are no financial implications resulting from the adoption of this report.

COMMENTS

An application was received from an agent of the property owner of 253 Concord Avenue for a permit to remove one (1) privately owned Manitoba maple tree, with a diameter of 56 cm, located in the rear yard of the property. The application states the reason for requesting the tree removal is the tree's poor location and condition. The Arborist Report

which accompanied the application indicates the tree is in fair to poor condition and growing against the rear shed, which causes concern for the quality of the tree's roots. The report further states that due to a previously removed stem, the crown of the tree is unbalanced, and with more than 10% deadwood, is dangerously hanging over the property.

Urban Forestry staff inspected the tree and determined that the tree is healthy, with very little deadwood in the crown. A large section of the crown was previously removed in the past leaving the crown unbalanced; however, there are no signs that this is having a negative impact on the tree.

The tree is growing in close proximity to an existing shed. The base of the tree is in contact with the exterior wall of the shed on one side and the crown of the tree is in contact with a wooden post measuring 4" x 4" located between the tree and the shed. The crown of the tree is not in direct contact with the roof of the shed. The trunk of the tree is solid with no decay observed, and the base exhibits a healthy root flare on three sides. The tree has acclimated to its growing environment and will continue to grow and provide benefits to the community.

No evidence has been provided to substantiate the claim that the location or health of the tree is poor.

As required under *Section 813-19, of City of Toronto Municipal Code, Chapter 813, Trees, Article III*, a Notice of application sign was posted on the subject property for the minimum required 14 day period, in order to provide the community with an opportunity to make comment. No comments to support or oppose the tree removal were received.

A permit to remove the tree was denied by Urban Forestry. The owner is appealing the decision to deny the permit.

Should City Council approve this request for tree removal, in accordance with *Section 813-20 of City of Toronto Municipal Code Chapter 813, Trees, Article III*, approval must be conditional upon the provision of satisfactory replacement planting. As a condition of permit issuance, the property owner is proposing to plant one (1) 50 mm caliper large growing, native shade tree. However, in this instance, it would be appropriate to require the applicant to provide five (5) replacement trees, in a combination of planting and cash-in-lieu.

Trees improve the quality of urban life and contribute greatly to our sense of community. They are aesthetically pleasing and soften the hard lines of built form and surfaces in an urban setting. Trees contribute to the overall character and quality of neighbourhoods. Studies suggest that social benefits such as crime reduction and neighbourhood cohesion can be directly attributable to the presence of trees.

The environmental benefits of trees include cleansing of air, noise and wind reduction, and protection from ultraviolet radiation. Trees reduce rainwater runoff, thereby

reducing soil erosion and lowering storm water management costs. They also contribute to moderation of temperature extremes and reduction of the urban heat island effect by providing shade during the summer.

Trees provide many economic benefits, including the enhancement of property values. Homes with mature trees have higher value when compared to similar types of homes in similar locations without trees. Mature trees are associated with reduced home energy consumption. Air conditioning costs are lower in a home shaded by trees and heating costs are reduced when trees break the winter cooling effects of wind. Trees are a community resource, which can make the city more attractive to investors, tourists and prospective residents, thus contributing to growth and prosperity.

The Manitoba maple tree at 253 Concord Avenue is a valuable part of the urban forest. With proper care and maintenance this tree has the potential to provide the property owner and the surrounding community with benefits for many more years. Urban Forestry, therefore, does not support removal of this tree.

CONTACT

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SIGNATURE

Jason Doyle
Director of Urban Forestry
Parks, Forestry and Recreation Division

ATTACHMENTS

Attachment 1 - Photograph of the 56 cm diameter Manitoba maple tree
Attachment 2 - Photograph of the base of the 56 cm diameter Manitoba maple tree

56 cm diameter Manitoba maple at the rear of 253 Concord Avenue



56 cm diameter Manitoba maple at the rear of 253 Concord Avenue

