



**STAFF REPORT
ACTION REQUIRED**

41 Hallow Crescent – Application to Remove a Private Tree

Date:	March 11, 2016
To:	Etobicoke York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	Ward 2 – Etobicoke North
Reference Number:	P:\2016\Cluster A\PFR\EY13-040516-AFS#22624

SUMMARY

This report requests that City Council deny the application for a permit to remove one (1) privately-owned tree located at the front of 41 Hallow Crescent. The applicant is requesting removal to address concerns that the tree is negatively impacting the foundation of an existing home, sewer pipes and adjacent driveway.

The subject tree is a Colorado blue spruce (*Picea pungens* var. *glauca*) measuring 57 cm in diameter. Urban Forestry does not support removal of this tree as it is healthy and maintainable.

RECOMMENDATIONS

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

1. City Council deny the request for a permit to remove one (1) privately-owned tree located at 41 Hallow Crescent.

FINANCIAL IMPACT

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

COMMENTS

Urban Forestry received an application to remove one (1) privately owned tree fronting 41 Hallow Crescent. The subject tree is a Colorado blue spruce measuring 57 cm in diameter. The request to remove this tree has been made to address concerns that the tree's root system is compromising the foundation of an existing house, sewer pipes and adjacent driveway.

The arborist report included with the application indicates that the tree is in fair to poor condition. Further, the report indicates that the tree has Cytospora canker and spruce bud worm, the top 8 to 10 feet of the tree leans severely, surface roots are present, the crown has been raised, stubs from improper pruning cuts are present and that the house foundation, driveways and roadway have compromised the tree's root system.

Urban Forestry staff inspected the tree and determined that it is maintainable, healthy and in good condition both structurally and botanically. No signs of advanced *cytospora* canker or spruce bud worm infestation were observed and the tree is expected to continue growing well for many years. The slight lean observed in the upper portion of the trunk is likely the result of a past injury, however the tree has not been structurally compromised.

This tree has adapted well to its location and has sufficient access to a volume of soil required to sustain the tree and allow it to continue to grow. The foundation and driveway are located an appropriate distance away from the root plate of the tree and are not negatively affecting this tree. Stubs remaining from improper pruning cuts are easily corrected with a hand pruning saw. Similarly, no evidence was provided or seen on site to suggest this tree is negatively impacting the foundation or adjacent driveway.

The sewer investigation report provided by the applicant indicated that roots were observed within the sewer drain. Tree roots are not able to crack or invade sealed pipes or drains. Tree roots will grow toward nutrient-rich water seeping from damaged sewer pipes and if cracks exist, roots can grow into pipes eventually causing them to clog. Routine clearing or replacement of the sewer pipe will address this issue.

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 14-day period in order to provide an opportunity for comment by the community. One (1) objection was received in response to the application to remove the tree in question.

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

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*, permit approval must be conditional upon the owners providing an acceptable satisfactory replacement planting plan. As a condition of permit issuance, the applicant is proposing

to plant one (1) sugar maple tree. However, in this instance, it would be appropriate for the owner to provide five (5) replacement trees which can be achieved in a combination of on-site planting and cash-in-lieu of planting.

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 attributed 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 mitigate the cooling effects of wind in winter. Trees are a community resource, which can make the city more attractive to investors, tourists and prospective residents, thus contributing to growth and prosperity.

It is the goal of the City of Toronto to increase the city's tree canopy to 40 percent. Impacts on the tree canopy in the city due to the ice storm experienced in late December 2013, as well as the presence of the Asian longhorned beetle, and the emerald ash borer, make the preservation of all healthy trees more necessary now, than ever.

The Colorado blue spruce tree at 41 Hallow Crescent 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

Max Dida, Supervisor, Tree Protection and Plan Review, Urban Forestry
Tel: 416-394-8551, Fax: 416-338-6596, Email: mdida@toronto.ca

SIGNATURE

Jason Doyle
Director, Urban Forestry
Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1 – Photograph of the privately-owned Colorado blue spruce tree at the front of 41 Hallow Crescent.

Attachment 2 – Arborist Report and Sewer Investigation included with permit application.





LINK TREE SERVICE

59 William Cragg dr.
North York
M3M 1T8
416-636-4237

Arborist Report

Monday, October-19-15

Property Address: 41 Hallow cres.

Location of Tree on Property: Front yard

Species: Spruce

Size: 57 cm DBH

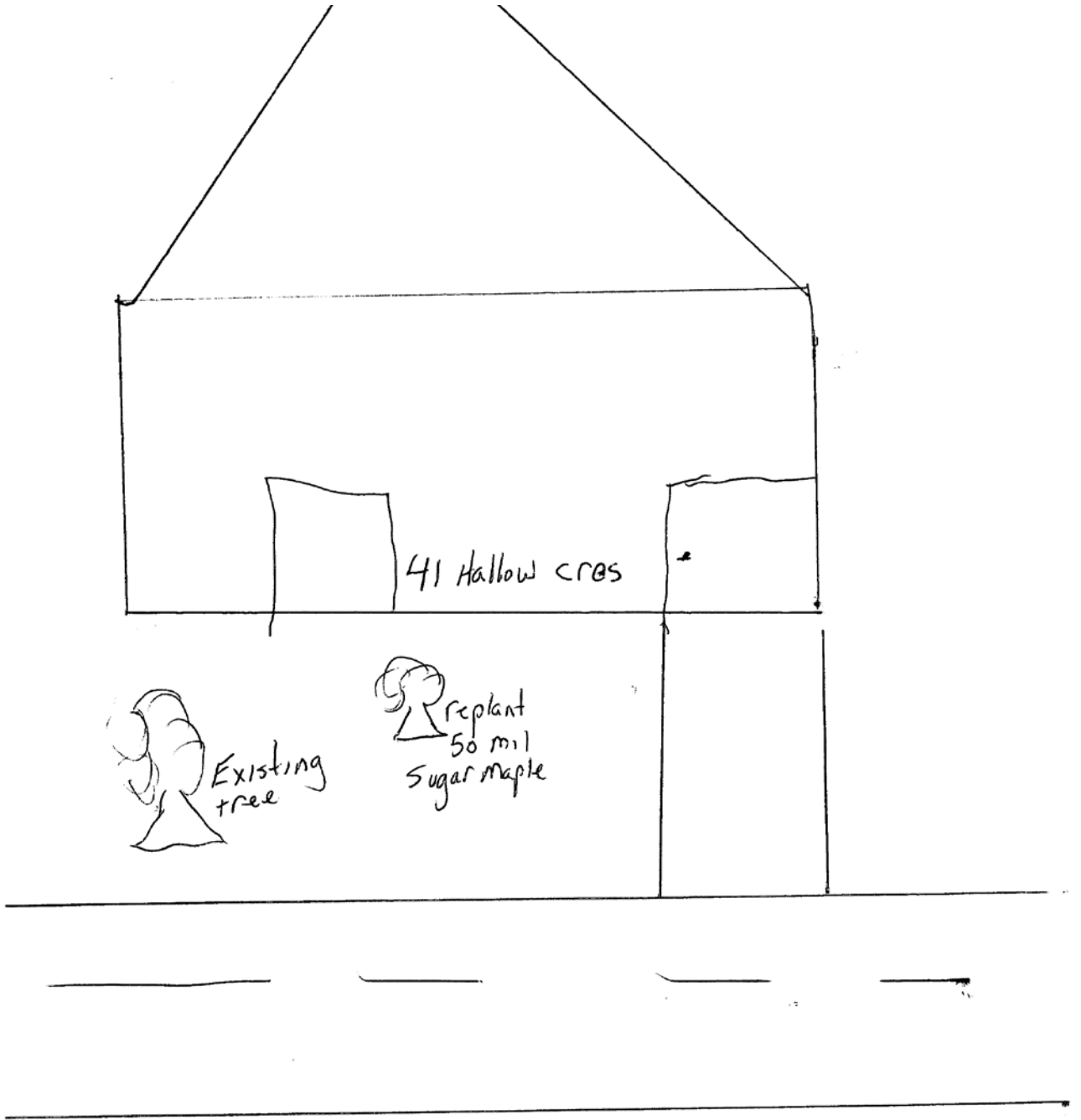
Condition: Fair to poor, cytospora canker, Spruce bud worm, top 8 to 10 feet lean severely, 5 large surface roots damaged wood is exposed, tree has been elevated severely over the years and there is numerous improper cuts leaving stubs, house foundation, driveways, roadway has compromised the root system to some degree

Nature of Work: Removal

Targets: People, houses, cars and properties

Reason: Safety

Tom Francis
ISA Certified Arborist





DrainCom

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Wednesday, September 23, 2015.

Drain Com Inc.
1307 Kamato Rd
Mississauga, ON. L4W 2M2

To Whom It May Concern,

Re: 41 Hallow Cres
Toronto ON M9W 2V8.

Upon our visit to 41 Hallow Rd on Wednesday September 23, 2015 we investigated the sewer drain condition, a camera inspection was performed to correctly diagnose the condition of the sewer drains. The camera inspection revealed the main drain line has severe root penetration and is full of tree roots.

Sincerely,



Serge Robak
President
DrainCom Inc.
info@draincom.com
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416-989-5757