



STAFF REPORT ACTION REQUIRED

Application to Remove a Private Tree - 25 Advance Road

Date:	August 15, 2016
To:	Etobicoke York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	P:\2016\Cluster A\PFR\EY16-090716-AFS# 23399

SUMMARY

This report requests that City Council deny the application for a permit to remove one (1) privately-owned tree located at 25 Advance Road. The application indicates the reason for removal is to accommodate construction of new parking spaces at the front of the property.

The subject tree is a twin-stem Norway maple tree (*Acer platanoides*), with both trunks measuring 35 cm in diameter. Urban Forestry does not support the 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 25 Advance Road.

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 located in the front yard of 25 Advance Road. The subject tree is a twin-stem Norway maple tree with both trunks measuring 35 cm in diameter. The request to remove this tree has been made to accommodate construction of new parking spaces at the front of the property. The arborist report that accompanied the application assessed the tree as being in moderate condition and somewhat un-balanced because it has been heavily pruned on one side to accommodate hydro lines. The arborist report also states that included bark is present, elevating its risk of future failure. The tree's location is described as somewhat close to the building and front entrance and located directly in the centre of where the proposed parking is to be installed.

Urban Forestry inspected the tree and determined that it is healthy and maintainable. The tree has sustained some severe pruning to accommodate high voltage hydro wires but is safe and maintainable regardless of its diminished symmetry. The tree is twin-stemmed with the stems connecting just above the root plate situated at grade level. The visible portion of the union appears structurally sound. The tree is 4.8 meters from the existing building and 3.6 meters from existing pavement. There are very few locations on the property other than where the Norway maple is currently located that can sustain a tree or other plants.

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. Two (2) objections were 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 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 provision of satisfactory replacement planting. As a condition of permit issuance, the applicant is proposing to pay cash-in-lieu of replanting for three (3) replacement trees. However, in this instance it would be appropriate for the applicant to provide five (5) large-growing 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 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. The loss of trees in the City due to the ice storm experienced in late December 2013, compounded with additional tree loss due to presence of the Asian longhorned beetle, and the emerald ash borer make the preservation of all healthy trees more necessary now than ever.

The Norway maple tree located at 25 Advance Road 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, Urban Forestry
Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1 – Photograph of the Norway maple measuring 35 cm in diameter at the front of 25 Advance Road in winter

Attachment 2 – Photograph of the Norway maple at the front of 25 Advance Road in summer

Attachment 3 – Arborist Report with Norway maple tree in question referenced as Tree #2





**WHITESIDE TREE
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ATTN:
CITY OF TORONTO
URBAN FORESTRY
ETOBICOKE OFFICE
PRIVATE TREE BY-LAWS

2016-03-10

RE: TREE INVENTORY & PRESERVATION FOR PROPOSED PARKING LOT
INSTALLATION @ 25 ADVANCE ROAD.

There currently exists a large commercial/warehouse space located at 25 Advance Rd. It has recently been purchased and will be retrofitted for the new owner's needs. This includes required additional parking spaces at the front of the building.

TREE INVENTORY

#	SPECIE	DBH	TPZ	CONDITION	COMMENTS
1.	Mountain ash	multi->10cm	1.2m	good	City mngd @ 25
2.	Norway maple	35cmx2	2.4m	moderate	Private @25 Advance
3.	Manitoba maple	35cm	2.4m	moderate	Private @27 Advance
4.	Willow	120cm	7.2m	good	Private @ rear of 25
5.	Manitoba maple	55cm	3.6m	moderate	Private @23 Advance

COMMENTS

TREE #1.

This is a small City of Toronto managed Mountain ash located on the grass boulevard between the road and sidewalk in front of 25 Advance Road. It will be fully protected through the course of the project, including vertical hoarding.

COMMENTS CONT...

TREE #2.

This is a small Norway maple located at the front of 25 Advance Rd. It has two co-dominant trunks sourcing from at grade. Included bark is present. The tree is therefore at an elevated risk of failure in the future. It is also somewhat close to the building and front entrance. It is also located directly in the centre of where the proposed parking is to be installed. Finally, it has been heavily pruned on one side to accommodate hydro lines and is somewhat un-balanced. It is therefore requested that the tree be removed to accommodate the project. As this is a commercial/industrial property, there are no sufficient spaces for replanting. It is requested that the Cash in Lieu option be allowed in substitute of replanting.

TREE #3.

This is a self-seeded Manitoba maple sourcing on the neighbouring property to the west of 25 Advance Rd. It is considered co-owned. It is completely outside the realm of construction. No hoarding is required.

TREE #4.

This is a very large and beautiful Willow tree located at the very back of the property. This tree is located completely outside the realm of construction. No hoarding is required.

TREE #5.

This is a self-seeded Manitoba maple sourcing on the neighbouring property to the east of 25 Advance Rd. It is considered co-owned. It is completely outside the realm of construction. No hoarding is required.

RECOMMENDATIONS AND REQUIREMENTS

It is understood that no tree requiring a 'Permit to Remove or Injure a Healthy Private or City Tree' will be removed or have work performed within its TPZ prior to the payment of all fees and the issuance of all permits. Until this time all City of Toronto managed trees of any size will be fully protected. All private managed trees measuring 30cm DBH or greater will also be fully protected.

All required hoarding is to be erected and approved by Urban Forestry prior to the commencement of the project. All trees of concern at the front of the property will have TPZ hoarding constructed with snow fencing and 2x4 lumber. Hoarding is to be erected at the distances stipulated in the Tree Inventory or to the edge of existing hardscape, i.e. Driveways, roadways, sidewalks, etc... Trees located in the back yard will be protected using plywood and 2x4 lumber. All hoarding will be constructed to the specs provided by the City of Toronto Urban Forestry Department. TPZ hoarding signage is to be attached to all hoarding. All hoarding is to be erected and approved by Urban Forestry prior to the commencement of the project. No use of heavy equipment, storage of materials or excavation is permitted within the TPZ of any tree without an issued permit by Urban Forestry.

This is a view of the front of the building. The maple requiring removal is on the right side, with the City of Toronto managed tree to the left in the foreground.



This is a side view of the two trees. Tree #1, the small Mountain ash on the left will have TPZ hoarding erected and be fully protected.

Please note the pruning on the maple for hydro as well as the co-dominant main trunks.





This is tree #5, located along the east property line at least 20m away from the project.

This is Tree #4, the large Willow near the rear of the property. The owner loves the shade it provides.





This is Tree #3, located along the west property line near the rear of the building.