



**STAFF REPORT
ACTION REQUIRED**

Application to Remove Eight City Trees - 65 Langley Avenue

Date:	August 17, 2016
To:	Toronto East York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	P:\2016\Cluster A\PFR\TE18-090716-AFS#23392

SUMMARY

This report requests that City Council deny the request for a permit to remove eight (8) City-owned trees located on road allowance fronting 65 Langley Avenue. The application indicates the reason for removal is to facilitate new landscaping fronting the site.

The subject trees are all Siberian elms (*Ulmus pumila*) measuring between 14 cm and 33 cm in diameter. Urban Forestry does not support the removal of these trees as they are healthy and maintainable and provide benefits to the surrounding community.

RECOMMENDATIONS

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

1. City Council deny the request for a permit to remove eight (8) City-owned Siberian elm trees, located on road allowance fronting 65 Langley Avenue.

Financial Impact

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

COMMENTS

Urban Forestry received an application from an agent acting on behalf of the owner of 65 Langley Avenue to remove eight (8) City-owned trees located on road allowance fronting the site. The subject trees are all Siberian elms measuring between 14 cm and 33 cm in

diameter. The request to remove these trees has been made in order to facilitate new landscaping fronting the site, associated with construction of two (2) new detached dwellings. Severance of the exiting lot and construction of two (2) new homes was approved by the Ontario Municipal Board. The subject trees do not require removal to accommodate construction as approved.

The arborist report that accompanied the application assessed seven of the trees to be in fair condition and one tree to be in poor condition. Further details of this assessment is provided in the table below.

#	Species	Diameter	Condition	Description from the Arborist Report*
1	Siberian Elm	29	Fair	Utility lines within branches (also trees 2-9). Insect damage on foliage, some broken branches within crown. Ice storm damage on east side.
2	Siberian Elm	16	Poor	Dual stem at 0.5 m, stems grafting together at 1.2m. Dead branches throughout and especially in lower crown (25% total, 50% lower). North stem cut at 5 cm.
3	Siberian Elm	33	Fair	Some broken branches in crown. Slight dieback. Dual stem at 3 m, with included bark.
5	Siberian Elm	19	Fair	Suppressed under tree 6.
6	Siberian Elm	31	Fair	15% dieback, some storm damage and dead branches in crown.
7	Siberian Elm	22	Fair	Dead branch on south side at 2 m height.
8	Siberian Elm	17	Fair	Canopy curves strongly north and west.
9	Siberian Elm	14	Fair	Canopy curves strongly west over 61 Langley Avenue at 6 m height. Insect damage on foliage.

*Arborist Report, prepared by Urban Forest Associates Inc., dated October 10, 2014 (Tree #4 was not included in the application.)

Urban Forestry staff inspected the trees and determined that they are all healthy and maintainable.

A permit to remove the trees was denied. The owner is appealing this decision.

Should City Council approve this request for tree removal, in accordance with *Section 813-10 of City of Toronto Municipal Code Chapter 813, Trees, Article II*, permit approval should be conditional upon the owners providing payment of the appraised value of the trees (\$10,089.06), and implementing satisfactory replacement planting. As a condition of permit issuance the applicant is proposing to plant one (1) white oak tree on the Langley Avenue road allowance and pay cash-in-lieu for seven (7) other trees as replacements for the loss of the subject trees. However, in this instance, in addition to paying the appraised value of the trees, it would be appropriate for the owner to provide 40 replacement trees (5:1 replacement ratio), which can be achieved in a combination of on-site planting and cash-in-lieu of planting. The owner will also be required to provide a tree planting security deposit in the amount of \$583 per tree for trees to be planted on City property.

Trees improve the quality of urban life and contribute greatly to our sense of community. Trees help to 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. Trees 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 that 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 recent additional tree loss due to 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 Siberian elm trees, situated on City road allowance fronting 65 Langley Avenue, are all a valuable part of the urban forest. With proper care and maintenance these trees have 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 these trees.

CONTACT

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SIGNATURE

Jason Doyle
Director of Urban Forestry
Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1 – Photograph of Tree Numbers 1, 2 and 3

Attachment 2 - Photograph of Tree Numbers 5, 6, 7, 8 and 9

Attachment 3 - Photograph of the Siberian elm trees situated on road allowance fronting
65 Langley Avenue





