

## **Application to Remove a Private Tree - 2402-2404 Bloor Street West**

**Date:** May 11, 2017

**To:** Etobicoke York Community Council

**From:** Director, Urban Forestry, Parks, Forestry and Recreation

**Wards:** Ward 13 - Parkdale-High Park

### **SUMMARY**

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This report requests that City Council deny the request for a permit to remove (1) privately-owned tree located at 2402-2404 Bloor Street West. The subject tree is a Norway maple (*Acer platanoides*), measuring 47 cm in diameter. The application indicates the reason for removal is to address concerns that the tree may become a potential hazard.

The Private Tree By-law does not support the removal of this tree as it is healthy and maintainable.

### **RECOMMENDATIONS**

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

1. City Council deny the request for a permit to remove one (1) privately-owned tree located at 2402-2404 Bloor Street West.

### **FINANCIAL IMPACT**

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

### **DECISION HISTORY**

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There is no decision history regarding this tree removal permit application.

## COMMENTS

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Urban Forestry received an application for a permit to remove one (1) privately owned tree located in the rear yard at 2402-2404 Bloor Street West. The subject tree is a Norway maple measuring 47 cm in diameter. The request to remove this tree has been made to address concerns that the tree may become a potential hazard.

The arborist report that accompanied the application identified the Norway maple tree to be in fair condition but noted that it is being girdled by a nearby Manitoba maple tree (*Acer negundo*) at its base. Girdling is a process by which a tree's vascular system is restricted; cutting off the upward and downward movement of water and nutrients within the stem of the tree.

Urban Forestry staff inspected the subject tree and at the time of inspection determined the tree is healthy and in good condition, both botanically and structurally. Concerns expressed by the applicant regarding girdling, the restriction of growth or the tree becoming a hazard can be addressed by removing the Manitoba maple tree. A permit to remove the Manitoba maple tree was issued by Urban Forestry April 4, 2017.

When reviewing applications for tree removal, Urban Forestry staff are guided by City policies and bylaws including the *City of Toronto Municipal Code Chapter 813, Article III*, more commonly referred to as the Private Tree By-law. The Private Tree By-law does not have a mechanism that would allow the removal of the subject tree based on the concerns stated in the tree removal permit application.

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. No comments were received in response to the posting.

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 provision of satisfactory replacement planting. As a condition of permit issuance, the property owner is proposing to pay cash-in-lieu for one (1) 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 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. 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 per cent. The loss of trees in the city due to the ice storm experienced in late December 2013, compounded with 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 Norway maple tree at 2402-2404 Bloor Street West 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. In accordance with the City Council-approved Strategic Forest Management Plan, Toronto's Official Plan and the Private Tree By-law, this tree should not be removed.

## **CONTACT**

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## **SIGNATURE**

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Jason Doyle  
Director, Urban Forestry  
Parks, Forestry and Recreation

## **ATTACHMENTS**

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Attachment 1 - Figure 1: Subject Norway maple tree measuring 47 cm in diameter to the left and Manitoba maple tree to the right located at 2402-2404 Bloor Street West.

Attachment 2 - Figure 2: Stems at the base of the subject Norway maple tree measuring 47 cm in diameter and Manitoba maple tree located at 2402-2404 Bloor Street West.

Attachment 3 - Figure 3: Stems at the base of the subject Norway maple tree measuring 47 cm in diameter and Manitoba maple tree located at 2402-2404 Bloor Street West.

Attachment 4 - Arborist Report

## Attachment 1

Figure 1: Subject Norway maple tree measuring 47 cm in diameter to the left and Manitoba maple tree to the right located at 2402-2404 Bloor Street West.





Attachment 2

Figure 2: Stems at the base of the subject Norway maple tree measuring 47 cm in diameter and Manitoba maple tree located at 2402-2404 Bloor Street West.





Attachment 3

Figure 3: Stems at the base of the subject Norway maple tree measuring 47 cm in diameter and Manitoba maple tree located at 2402-2404 Bloor Street West.



Subject Norway  
maple tree  
measuring 47 cm in  
diameter

Manitoba maple tree  
permitted for  
removal

## **toronto tree service**

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City of Toronto  
Forestry Dept.

31/01/2017

### Arborist report

Location: 2402-2404 Bloor St West Toronto  
Northwest side of property. Twin trees  
growing together

Species: 1<sup>st</sup> tree on south side Norway Maple Acer  
platanoides 2<sup>nd</sup> tree on north side Manitoba  
Maple Acer platan negundo

Size: 1<sup>st</sup> tree Acer platanoides 40' tall and  
40 cms at 1.4m  
2<sup>nd</sup> tree Acer negundo 40' tall and  
40 cms at 1.4m

Condition: 1<sup>st</sup> tree fair north side of tree is guarded  
by 2<sup>nd</sup> tree at the base  
2<sup>nd</sup> tree grow horizontal on all four  
main scaffold limbs that are hazardous

Conclusion: Recommend removal. Each year  
these trees grow more hazardous

Thank you!  
Ron Priem  
Ron Priem















