

## **Application to Remove a City Tree - 5 Chieftain Crescent**

**Date:** December 8, 2017

**To:** North York Community Council

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

**Wards:** Ward 25 - Don Valley West

### **SUMMARY**

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This report recommends that City Council deny the request for a permit to remove one (1) City-owned tree adjacent to the property at 5 Chieftain Crescent. The application indicates the reason removal has been requested is to address concerns that the tree is not healthy and is in conflict with a proposed driveway.

The subject tree is a Norway maple (*Acer platanoides*) measuring 45 cm in diameter. The Street Tree By-law does not support removal of this tree as it is healthy and maintainable.

### **RECOMMENDATIONS**

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

1. City Council deny the request for a permit to remove one (1) City-owned tree located at 5 Chieftain Crescent.

### **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 to remove one (1) City-owned Norway maple tree measuring 45 cm in diameter adjacent to the property located at 5 Chieftain Crescent. The application for tree removal has been made to address concerns that the tree is not healthy and in conflict with a proposed driveway.

The arborist report which accompanied the application did not rate the botanical condition of the tree but indicated that the tree's structural integrity is fair to poor and the crown is in fair condition. The report described a sparse crown and a large wound at the base of the tree that suggests integrity issues in the main stem. The property owner also submitted photos of a branch that had failed.

Urban Forestry staff inspected the tree and determined that it was healthy and maintainable both botanically and structurally. The scar noted in the report located at the base of the trunk did not show any signs of decay and does not pose a structural concern.

A Building/Access Residential Permit was issued to the property owner in April 2017. The approved driveway plan for the permit shows a 3 metre wide proposed driveway on the City road allowance. Construction of the driveway based on the approved plan would require an encroachment of approximately 1.0 m into the required tree protection zone. It is believed that the impact to the subject tree would be minor. Urban Forestry would not oppose construction of the driveway in accordance with these approved plans.

The property owner has claimed that Right-of-Way Management staff advised them that the approved driveway is not safe to access based on its location and width and must be located such that the tree cannot be preserved. However, no evidence was provided to support the claims.

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 813-10 of City of Toronto Municipal Code, Chapter 813, Trees, Article II*, permit approval must be conditional upon the owner providing payment of the appraised value of the tree to be removed (\$3,490.00), agreeing to have the tree removed at their expense and providing satisfactory replacement planting. As a condition of permit issuance, the applicant is proposing to plant one (1) replacement tree. However, in this instance, it would be appropriate for the owner to provide at least five (5) replacement trees 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 to cover the cost of removal, replacement and the cost of maintenance for a period of two years for all trees to be planted on City property.

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. 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 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 fronting the property located at 5 Chieftain 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. In accordance with the City Council-approved Strategic Forest Management Plan, Toronto's Official Plan and the Street 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 – Photograph of the Norway maple tree measuring 45 cm in diameter

Attachment 2 – Copy of approved plan for Building/Access Residential Permit

Attachment 1 – Photograph of the Norway maple tree measuring 45 cm in diameter





Applicant shall comply with the Trees By-law, Municipal Code Chapter 813, including The City's Tree Protection Policy and Specifications for Construction near Trees, as well as, any tree in'u and/or removal permits from Urban Forestry.

Subject City-owned tree