

## **Application to Remove a Private Tree - 18 Glenallan Road**

**Date:** January 8, 2019

**To:** North York Community Council

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

**Wards:** Ward 15 - Don Valley West

### **SUMMARY**

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This report recommends that City Council deny the request for a permit to remove one (1) privately-owned tree located at 18 Glenallan Road. The application indicates the reason for removal is to address a conflict with proposed landscaping plans and pool installation. Follow up communication with the property owner identified the primary reason for removal is to address concerns over the potential for injury to people and damage to property.

The subject tree is a red oak (*Quercus rubra*), measuring 36 cm in diameter. 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 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 18 Glenallan Road.

### **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 of 18 Glenallan Road. The subject tree is a red oak measuring 36 cm in diameter. The request to remove this tree has been made to address concerns over the potential for injury to people and damage to property. The application also indicates the reason for removal is to address a conflict with proposed landscaping plans and pool installation. Proposed landscaping and pool installation plans were not provided with the application.

The arborist report that accompanied the application assessed this tree to be in fair condition. The report defines fair condition as a tree in average condition and vigor for growing area with a minimum life expectancy of ten (10) years.

Urban Forestry staff inspected the tree and at the time of inspection determined that it is healthy and maintainable both botanically and structurally. All trees, even healthy trees, will pose some risk of limb failure during inclement weather events. Any above-ground structural concerns could be addressed through routine inspection and maintenance in accordance with good arboricultural practices.

When reviewing applications for tree removal, Urban Forestry staff are guided by City policies and by-laws including the *City of Toronto Municipal Code, Chapter 813, Trees, 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 issuance must be conditional upon the provision of satisfactory replacement planting. A replanting plan for the subject tree was not provided. As a condition of permit issuance, the applicant is proposing to plant three (3) trees or provide cash-in-lieu of three (3) replacement trees. However, in this instance it would be appropriate for the applicant 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 red oak tree at 18 Glenallan 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. In accordance with the City Council-approved Strategic Forest Management Plan, Toronto's Official Plan and the 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: Tree Protection and Plan Review photo of the subject tree.  
Attachment 2: Tree Protection and Plan Review photo of the subject tree.

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Attachment 2: Tree Protection and Plan Review photo of the subject tree.

