

## **Application to Remove a Private Tree – 447 Pacific Avenue**

**Date:** March 27, 2025

**To:** Toronto and East York Community Council

**From:** Acting Director, Urban Forestry, Environment, Climate and Forestry Division

**Wards:** Parkdale-High Park - 4

### **SUMMARY**

---

This report requests that Toronto and East York Community Council deny the request for a permit to remove one privately owned tree located at 447 Pacific Avenue. The applicant indicates the reason for requesting removal of the tree is due to concerns around potential safety; property damage from falling branches or debris; and onerous maintenance.

The silver maple tree (*Acer saccharinum*) measures 59.5 cm in diameter. The City's Tree By-laws do not support the removal of this tree as it is healthy and maintainable. The permit was denied, and the applicant is appealing the decision. Community Council has delegated authority from City Council to make a final decision as to whether a permit may be issued when an applicant appeals the City's decision to deny a tree permit.

### **RECOMMENDATIONS**

---

The Acting Director of Urban Forestry, Environment, Climate and Forestry recommends that:

1. Toronto and East York Community Council deny the request for a permit to remove one privately owned tree located at 447 Pacific Avenue.

### **FINANCIAL IMPACT**

---

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

## DECISION HISTORY

---

There is no decision history related to this tree removal permit application.

## COMMENTS

---

The City of Toronto received an application for a permit to remove one privately owned tree located in the rear yard at 447 Pacific Avenue. The silver maple tree (*Acer saccharinum*) in question measures 59.5 cm in diameter. The applicant indicates the reason for requesting removal of the tree is due to concerns around potential safety; property damage from falling branches or debris; and onerous maintenance.

The applicant submitted an application for a permit. They did not provide an assessment of the tree by an independent arborist as required for the permit application. The application was denied, and staff recommended pruning in accordance with good arboricultural practices to correct the growth of limbs that are leaning towards the house. Despite the permit denial, the applicant proceeded with the removal. A stop work order was issued by the City to the applicant who was in the process of removing the tree. At the time of the contravention, staff determined the tree to be healthy and maintainable. Following the issue of the stop work order, the applicant appealed the decision to deny the tree removal permit.

City staff re-inspected the tree following the contravention and at the time of that inspection, determined that the tree remains healthy and maintainable. The tree splits into two main stems. One stem had two codominant leaders were removed resulting in the loss of 50 per cent of canopy, leaving the tree's canopy unbalanced. The remaining trunk and branches appear healthy and structurally sound. All primary and secondary branches appear to be free of significant defects. All of the cuts appear to be into solid wood with no signs of internal decay present. Due to its large size, the tree is growing into an adjacent chain link fence. The remaining portions of the tree have a healthy and full canopy.

Staff again recommended pruning in accordance with good arboricultural practices to correct the growth of limbs that are leaning towards the house.

The City's Tree By-laws do not support the removal of this tree as it is healthy and maintainable. Through the inspection and review of the arborist report, a permit to remove the tree was denied by Environment, Climate and Forestry. The applicant is appealing this decision. Community Council has delegated authority from City Council to make a final decision as to whether a permit may be issued when an applicant appeals the City's decision to deny a tree permit.

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 to provide an opportunity for comment by the community. No comments were received in support of removal nor in opposition to the application to remove the tree in question.

The City has reaffirmed its canopy target of 40 per cent by 2050. One approach to support achieving this target is to protect healthy trees from injury and removal whenever possible.

Protecting the urban forest is critical in building climate resilience as urban centres continue to face increasing development, impacts due to climate change in the form of extreme weather events, and other natural threats such as invasive pests. Toronto's urban forest provides \$55 million in ecosystem services and benefits annually. Services such as air pollution removal, reduction of storm water runoff, and carbon sequestration all contribute to climate resilience. Protecting and expanding tree cover helps to mitigate exposure to extreme heat events through shade and transpiration.

A sustainable and expanding urban forest also supports the City of Toronto's goals to improve quality of life and well-being of its residents. A higher density of trees in a neighbourhood has been shown to significantly improve physical and mental well-being by reducing blood pressure, decreasing stress levels, and by promoting physical activity. Economic benefits include enhancements to property values, increased tourism, and consumer spending.

In keeping with the City's Strategic Forest Management Plan, Toronto's Official Plan, Toronto's Biodiversity Strategy, and the Tree Protection By-laws, the silver maple tree at 447 Pacific Avenue is a valuable part of the urban forest, providing numerous aesthetic, social and economic benefits to the property owner and the local community and therefore should not be removed.

Environment, Climate and Forestry recommends Toronto and East York Community Council deny the request for a permit to remove one privately owned tree located at 447 Pacific Avenue. Should Toronto and East York Community Council grant this request for tree removal, the following recommendation may be adopted, in accordance with the City's Tree By-law permit requirements:

- 1) Toronto and East York Community Council approve the request for a permit to remove one privately owned tree located at 447 Pacific Avenue and require the applicant to provide five replacement trees which can be achieved in a combination of on-site planting and cash-in-lieu of planting to the satisfaction of the Executive Director, Environment, Climate and Forestry.

## **CONTACT**

---

Melanie Dubroy, Supervisor Tree Protection and Plan Review, Urban Forestry,  
Environment, Climate and Forestry Division  
Tel: 416-392-7390, Email: [Melanie.Dubroy@toronto.ca](mailto:Melanie.Dubroy@toronto.ca)

## **SIGNATURE**

---

Raymond Vendrig  
Acting Director, Urban Forestry, Environment, Climate and Forestry Division

## **ATTACHMENTS**

---

Attachment 1 – Figure 1: Staff photograph of the silver maple tree at 447 Pacific Avenue before pruning; June 24, 2024.

Attachment 2 – Figure 2: Staff photograph of the silver maple tree at 447 Pacific Avenue after pruning; October 21, 2024.

Attachment 1 – Figure 1: Staff photograph of the silver maple tree at 447 Pacific Avenue before pruning; June 24, 2024



Attachment 2 – Figure 2: Staff photograph of the silver maple tree at 447 Pacific Avenue after pruning; October 21, 2024.

