

Application to Remove a City Owned Tree – 17 Tettenhall Road

Date: April 8, 2026

To: Etobicoke York Community Council

From: Director, Urban Forestry, Environment, Climate and Forestry

Wards: Etobicoke Centre - 2

SUMMARY

This report requests that Etobicoke York Community Council deny the request for a permit to remove one City-owned tree located at 17 Tettenhall Road. The applicant indicates the reason for requesting removal of the tree is nuisance due to the production of nuts and juglone; and damage to their personal vehicles by squirrels.

The black walnut tree (*Juglans nigra*) measures 51 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 Director of Urban Forestry, Environment, Climate and Forestry recommend that:

1. Etobicoke York Community Council deny the request for a permit to remove one City-owned tree located at 17 Tettenhall Road.

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 City-owned tree located on the City-owned right-of-way fronting 17 Tettenhall Road. The black walnut tree (*Juglans nigra*) in question measures 51 cm in diameter. The applicant indicates the reason for requesting removal of the tree is nuisance due to the production of nuts and juglone, and damage to their personal vehicles by squirrels.

The arborist's report that accompanied the application described the tree to be in fair condition both in health and structure. The report described the tree to have a good root flare despite some possible girdling roots.

City staff inspected the tree and, at the time of inspection, determined that the tree is healthy and maintainable.

Large growing tree requires some degree of regular maintenance such as removal of fallen leaves, flowers, fruit, twigs and small branches. Removal of debris such as fallen fruit is considered part of regular property maintenance and is the responsibility of all property owners within the city of Toronto. The City's Tree By-laws do not support tree removal to address the perceived nuisance resulting from a tree's natural functions. Concerns regarding falling nuts may be addressed through good arboricultural practices, routine tree maintenance, and routine property maintenance.

Black walnut trees produce a chemical called juglone that improves tree survival by reducing competition with other plant species. Some plants are sensitive to juglone and will not survive growing in proximity to black walnut trees. Reducing exposure of juglone to sensitive plants can be achieved by collecting fallen leaves and nuts, thereby reducing accumulation and decomposition into the soil. Other actions include adding organic matter, aerating the soil, planting juglone-resistant plant species in the garden, and using raised garden beds beneath the crown of black walnut trees.

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.

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 black walnut tree at 17 Tetterhall Road 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 recommend Etobicoke York Community Council deny the request for a permit to remove one City-owned tree located at 17 Tetterhall Road. Should Etobicoke 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) Etobicoke York Community Council approve the request for a permit to remove one City-owned tree located at 17 Tetterhall Road, conditional upon the applicant:
 - providing payment of the appraised value of the tree (\$8259.00) to be removed
 - agreeing to have the tree removed at their expense
 - providing 5 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
 - providing a tree planting security deposit to cover the cost of planting and warranty for a period of two years for all trees to be planted on City property.

CONTACT

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SIGNATURE

Kim Statham
Director, Urban Forestry, Environment, Climate and Forestry Division

ATTACHMENTS

Attachment 1 – Figure 1: Staff photograph of the black walnut tree at 17 Tetterhall Road; December 5, 2025.

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