

## **Application to Remove a City Owned Tree – 103 Roslin Avenue**

**Date:** April 8, 2026

**To:** North York Community Council

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

**Wards:** Don Valley West - 15

### **SUMMARY**

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This report requests that North York Community Council deny the request for a permit to remove one City-owned tree located at 103 Roslin Avenue. The applicant indicates the reason for requesting removal of the tree is due to nuisance seeds, fruit and sap resulting in bug infestations; as well as concern that the tree or branches have the potential to break creating a safety hazard.

The littleleaf linden tree (*Tilia cordata*) in question measures 44 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**

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The Director of Urban Forestry, Environment, Climate and Forestry recommend that:

1. North York Community Council deny the request for a permit to remove one City-owned tree located at 103 Roslin Avenue.

### **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 related to this tree removal permit application.

## COMMENTS

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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 103 Roslin Avenue. The littleleaf linden tree (*Tilia cordata*) in question measures 44 cm in diameter. The applicant indicates the reason for requesting removal of the tree is due to nuisance seeds, fruit and sap resulting in bug infestations; as well as concern that the tree or branches have the potential for future failure creating a safety hazard.

The arborist report that accompanied the application described the tree to be in poor condition. This report noted that the tree is 20 per cent dead and is showing poor form due to pruning which has the potential to result in future tree failure.

City staff inspected the tree and, at the time of inspection, determined that it is healthy and maintainable. The tree has been pruned in accordance with industry standards around adjacent hydro lines and is structurally sound with a very healthy canopy.

Large growing trees require 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. Tree removal due to sap or honeydew is not necessary. Honeydew discharge will stop in winter and/or when the insect infestation is addressed. The City's Tree By-laws do not support tree removal to address the perceived nuisance resulting from a tree's natural functions.

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 littleleaf linden tree at 103 Roslin Ave 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 North York Community Council deny the request for a permit to remove one City-owned tree located at 103 Roslin Avenue. Should North 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) North York Community Council approve the request for a permit to remove one City-owned tree located at 103 Roslin Avenue, conditional upon the applicant:
  - providing payment of the appraised value of the tree (\$2828.00) 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**

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

## **ATTACHMENTS**

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Attachment 1 – Figure 1: Staff photograph of the littleleaf linden tree at 103 Roslin Avenue; December 17, 2025

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