

Application to Remove a Private Tree – 15 Marchwood Drive

Date: March 9, 2026

To: North York Community Council

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

Wards: York Centre - 6

SUMMARY

This report requests that the North York Community Council deny the request for a permit to remove one privately owned tree located on the boundary line between the properties of 15 Marchwood Drive and 111 Sandringham Drive. The applicant indicates the reason for requesting removal of the tree is concern about the potential damage to a cabana, pool equipment, and fence as the tree grows.

The Norway maple tree (*Acer platanoides*) measures 54 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. The Community Council has delegated authority from the 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. North York Community Council deny the request for a permit to remove one privately owned tree located at 15 Marchwood Drive.

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 on the boundary line between the properties of 15 Marchwood Drive and 111 Sandringham Drive. The Norway maple tree (*Acer platanoides*) in question measures 54 cm in diameter. The applicant indicates the reason for requesting removal of the tree is concern about the potential damage to a cabana, pool equipment and fence as the tree grows.

The arborist report that accompanied the application did not provide a condition rating. This report noted that the tree has fine feeder roots that are damaged on the north side of the tree. It also noted the tree is developing included bark in the lower stem that would result in a cavity if the affected branch were to be removed. The tree's location is described as not sustainable.

City staff inspected the tree, and at the time of inspection, determined that it is healthy and maintainable. Staff were unable to observe root damage directly; the tree does not appear to be suffering from any root damage. Based on inspection of the subject tree, staff conclude that included bark does not pose a serious risk now or in the immediate future as the union is sufficiently open at this time.

Although the tree's lower trunk is situated approximately one metre from the cabana, the cabana roofline is much closer, with only approximately 15-30 centimetres of clearance. Despite this proximity, no evidence of the tree physically damaging the cabana was observed at the time of inspection.

The location of the tree and cabana are such that tree removal is preventable. Increasing separation between the tree's branches and the cabana roofline is possible by either removing tree branches or modifying the cabana. If the limb closest to the cabana roofline is removed, a cavity in the tree's trunk would likely develop, resulting in decay and weakness many years in the future. Modifying or notching the cabana's roofline would be preferable to removing the limb. Either scenario would allow the tree to be preserved for many years. Even without any modifications, the tree and cabana would not make contact for many years given the distance between the two.

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 or 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 Norway maple tree at 15 Marchwood Drive 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 privately owned tree located at 15 Marchwood Drive. 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 privately owned tree located at 15 Marchwood Drive 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

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SIGNATURE

Kim Statham
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ATTACHMENTS

Attachment 1 – Figure 1: Staff photograph of the cabana and Norway maple tree (growing on left side of cabana) at 15 Marchwood Drive; August 6, 2025

Attachment 2 – Figure 2: Arborist photograph of the cabana and Norway maple tree at 15 Marchwood Drive; June 17, 2025

Attachment 1 – Figure 1: Staff photograph of the cabana and Norway maple tree (growing on left side of cabana) at 15 Marchwood Drive; August 6, 2025



Attachment 2 – Figure 2: Arborist photograph of the cabana and Norway maple tree at 15 Marchwood Drive; June 17, 2025

