

Application to Remove a Private Tree – 42 Glenallan Road

Date: June 18, 2026

To: North York Community Council

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

Wards: Don Valley West - 15

SUMMARY

This report requests that the North York Community Council deny the request for a permit to remove one privately-owned tree located at 42 Glenallan Road. The applicant indicates the reason for requesting removal of the tree is concern for the potential future failure of the tree that is growing with a lean towards the house.

The Austrian pine tree (*Pinus nigra*) measures 53 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 recommends that:

1. North York Community Council deny the request for a permit to remove one privately-owned tree located at 42 Glenallan 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 privately-owned tree located in the rear yard at 42 Glenallan Road. The Austrian pine tree (*Pinus nigra*) in question measures 53 cm in diameter. The applicant indicates the reason for requesting removal of the tree is concern for the potential future failure of the tree that is growing with a lean towards the house.

The arborist report that accompanied the application described the tree as being in good condition. This report noted a lean of 20 degrees towards the house, potentially upheaving roots, and dieback that has resulted in an unbalanced canopy.

City staff inspected the tree on multiple occasions and, at the time of inspections, determined that it is healthy and maintainable. Staff noted the lean of the trunk but found the lean to be minimal, approximately 5 degrees from vertical and have not observed any signs that the lean has changed over the past 2 years. During inspections, staff found no exacerbating factors such as damage to the trunk or structural roots, or evidence of root upheaval. The likelihood of failure of a healthy tree with a minor trunk lean is low. The upper portion of the trunk is near vertical, indicating that the lean has existed for many years.

The dwelling at the property has recently been replaced. During construction the subject tree was protected without significant injury, however, changes to the landscaping in the rear yard resulted in root exposure when contractors worked within the tree's Minimum Tree Protection Zone without first receiving approval. Minor root exposure is evident but has not impacted the lean of the tree. As the landscaping was relatively minor, no action was taken by Urban Forestry Compliance and Enforcement.

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. One comment was received in support of removal and 10 comments were received 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 stormwater 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, Tree Protection By-laws, as well as alignment with Toronto's Net Zero Strategy, the Austrian pine tree at 42 Glenallan 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 recommends North York Community Council deny the request for a permit to remove one privately-owned tree located at 42 Glenallan Road. 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 1 privately-owned tree located at 42 Glenallan Road and requires the applicant to provide 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.

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 Austrian pine tree at 42 Glenallan Road; November 8, 2023.

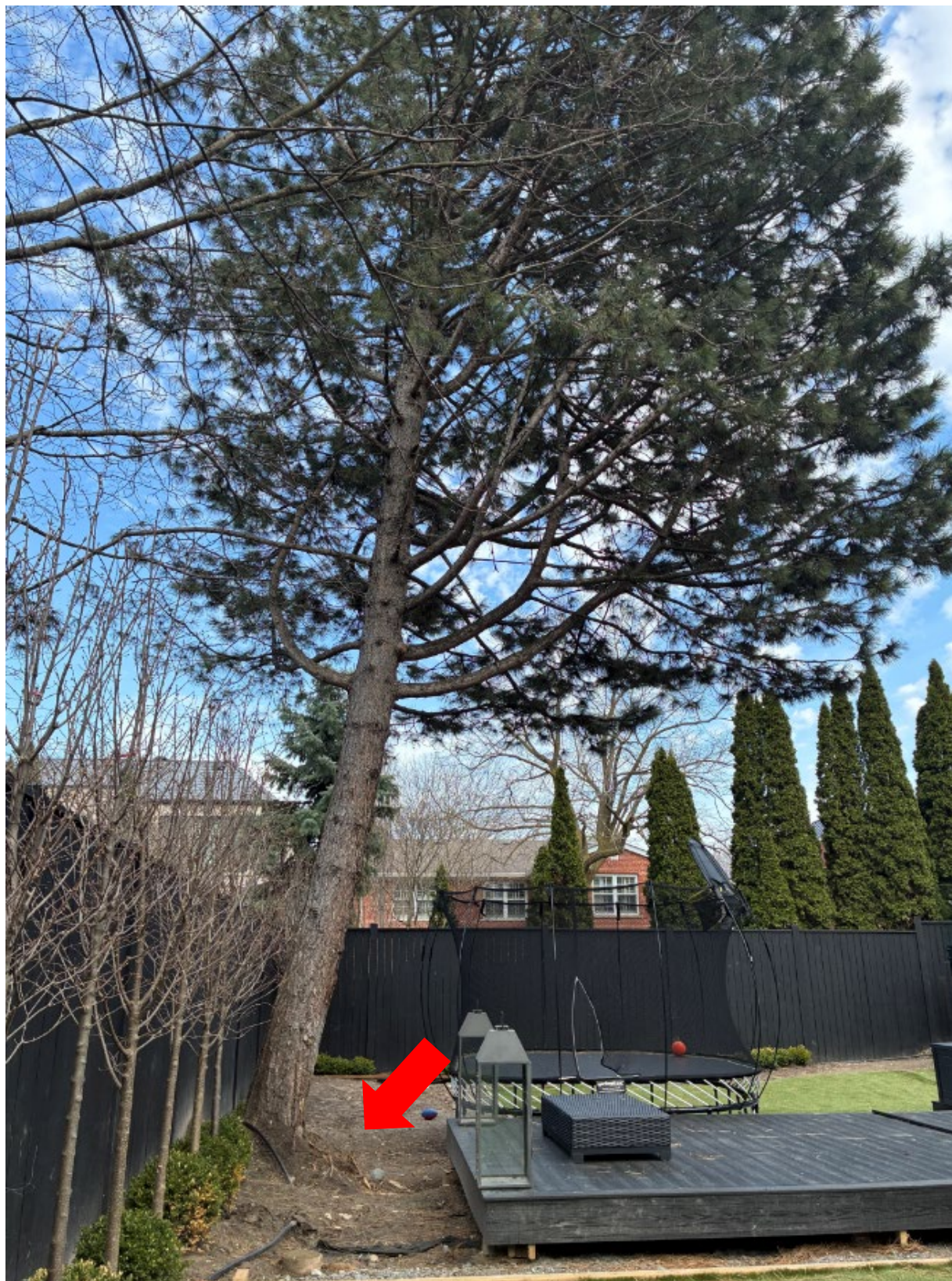
Attachment 2 – Figure 2: Staff photograph of the Austrian pine tree at 42 Glenallan Road; April 9, 2026. Red arrow denotes location of root damage shown in detail in next photo.

Attachment 3 – Figure 3: Staff photograph of the Austrian pine tree at 42 Glenallan Road; April 9, 2026. Photo shows the minor damage to roots from recent landscaping.

Attachment 1 – Figure 1: Staff photograph of the Austrian pine tree at 42 Glenallan Road; November 8, 2023.



Attachment 2 – Figure 2: Staff photograph of the Austrian pine tree at 42 Glenallan Road; April 9, 2026. Red arrow denotes location of root damage shown in Appendix 3.



Attachment 3 – Figure 3: Staff photograph of the Austrian pine tree at 42 Glenallan Road; April 9, 2026. Photo shows the minor damage to roots due to landscaping.

