

Application to Remove Two Private Trees – 224 Timberbank Boulevard

Date: March 9, 2026

To: Scarborough Community Council

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

Wards: Scarborough-Agincourt - 22

SUMMARY

This report requests that Scarborough Community Council deny the request for a permit to remove two privately owned trees located at 224 Timberbank Boulevard. The applicant indicates the reason for requesting removal of two trees is that the trees are causing damage to hardscape areas, uplifting interlocking pavers, and shifting adjacent concrete surfaces, resulting in tripping hazards. The property owner is also concerned the roots could be damaging the foundation of the building.

The two honey locust trees (*Gleditsia triacanthos*) measure 72 cm and 60 cm in diameter respectively. The City's Tree By-laws do not support the removal of these trees as they are both 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. Scarborough Community Council deny the request for a permit to remove two privately owned trees located at 224 Timberbank Boulevard.

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 two privately owned trees located in the rear yard at 224 Timberbank Boulevard. The honey locust trees (*Gleditsia triacanthos*) measure 72 cm and 60 cm in diameter, respectively. The applicant indicates the reason for requesting removal of the two trees is that the trees are causing damage to hardscape areas, uplifting interlocking pavers, and shifting adjacent concrete surfaces, resulting in tripping hazards. The property owner is also concerned the roots could be damaging the foundation of the building.

The arborist's report that accompanied the application described the two trees to be in good health and having good structure. This report noted that the tree roots are lifting the interlocking pavers and impacting hardscape surfaces.

City staff inspected the trees and, at the time of inspection, determined that these two trees are healthy and maintainable. The two trees are situated within a wooden patio deck, adjacent to an area with interlocking pavers and a concrete pathway. The wooden patio deck, interlocking pavers and concrete pathway can typically be repaired or replaced without requiring tree removal. Landscape features such as interlocking pavers may be prone to damage by tree roots if they have not been properly designed, built, or maintained. When built to accommodate future root growth and expansion, and when properly maintained over time, any conflict with trees or their roots can be planned for and managed without tree removal.

Decking or paving materials that have been affected by tree growth can typically be repaired without requiring tree removal. If an injury to the tree is required to complete repairs, including root pruning, the applicant may apply for a tree injury permit and submit the relevant construction plans and arborist report showing how the tree will be impacted and protected during construction.

The homeowner informed City staff of future plans to carry out landscaping in the rear yard. The applicant was advised by staff to submit an application for tree injury to facilitate the work in the rear yard.

The City's Tree By-laws do not support the removal of these trees as they are 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. 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.

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 or in opposition to the application to remove the trees 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 Tree Protection By-laws, as well as alignment with Toronto's Net Zero Strategy, the two honey locust trees at 224 Timberbank Boulevard are 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 Scarborough Community Council deny the request for a permit to remove two privately owned trees located at 224 Timberbank Boulevard. Should Scarborough 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) Scarborough Community Council approve the request for a permit to remove two privately owned trees located at 224 Timberbank Boulevard and require the applicant to provide 10 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: Arborist photograph of the two Honey Locust trees at 224 Timberbank Boulevard; May 13, 2025.

Attachment 2 – Figure 2: Arborist photograph of the two Honey Locust trees at 224 Timberbank Boulevard; May 13, 2025.

Attachment 3 – Figure 3: Arborist photograph depicting minor pavement shifting due to root growth of the Honey Locust trees at 224 Timberbank Boulevard; May 13, 2025.

Attachment 4 – Figure 4: Arborist photograph depicting minor lifting of pavers due to root growth of the Honey Locust trees at 224 Timberbank Boulevard; May 13, 2025

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Attachment 4 – Figure 4: Arborist photograph depicting minor lifting of pavers due to root growth of the Honey Locust trees at 224 Timberbank Boulevard; May 13, 2025

