

Application to Remove a Private Tree – 2 Fairfax Crescent

Date: April 9, 2026

To: Scarborough Community Council

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

Wards: Scarborough Southwest - 20

SUMMARY

This report requests that Scarborough Community Council deny the request for a permit to remove one privately owned tree located at 2 Fairfax Crescent. The applicant indicates the reason for requesting the removal of the tree is to construct a garden suite in the rear yard.

The tulip tree (*Liriodendron tulipifera*) measures 60 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. Scarborough Community Council deny the request for a permit to remove one privately owned tree located at 2 Fairfax Crescent.

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 2 Fairfax Crescent. The tulip tree (*Liriodendron tulipifera*) in question measures 60 cm in diameter. The applicant indicates the reason for requesting the removal of the tree is to construct a garden suite.

The arborist report that accompanied the application described the tree to be in fair condition. This report noted a few dead branches in the canopy and a trunk split with included bark at the union.

City staff inspected the tree and, at the time of inspection, determined that it is healthy and maintainable with minimal deadwood in the upper canopy and no evidence of structural concerns.

Further to amendments to Zoning Bylaw 569-2013 and City Council adoption of 2022.PH30.2 *Expanding Housing Options in Neighbourhoods – Garden Suites – Final Report*, implementation of garden suites is intended to maintain, and where possible, increase the amount of permeable space on a property, as well as support, preserve and protect the City's tree canopy. A garden suite should not result in the removal of a healthy bylaw-protected tree. Urban Forestry may refuse a permit to injure or destroy a tree protected under the City's Tree By-laws, received in relation to a building permit application to construct or expand a garden suite. Further, the applicant is advised to meet with City Planning and Urban Forestry staff, as appropriate, to consider how the location, massing and design of the proposed building or expansion can be amended to protect the bylaw-protected tree in question.

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 removal 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 tulip tree at 2 Fairfax Crescent 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 Scarborough Community Council deny the request for a permit to remove one privately owned tree located at 2 Fairfax Crescent. 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 one privately owned tree located at 2 Fairfax Crescent and require 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 tulip tree at 2 Fairfax Crescent; September 8, 2025

Attachment 2 - Figure 2: Excerpt from proposed site plan identifying the tulip tree and proposed garden suite.

Attachment 1 – Figure 1: Staff photograph of the tulip tree at 2 Fairfax Crescent; September 8, 2025



