

## **Application to Remove a City Owned Tree – 326 Durie Street**

**Date:** April 9, 2026

**To:** Toronto and East York Community Council

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

**Wards:** Parkdale-High Park - 4

### **SUMMARY**

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This report requests that Toronto and East York Community Council deny the request for a permit to remove one City-owned tree located at 326 Durie Street. The applicant indicates the reason for requesting removal of the tree is to facilitate the construction of a front yard parking pad.

The saucer magnolia tree (*Magnolia x soulangeana*) measures 14 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. Toronto and East York Community Council deny the request for a permit to remove one City-owned tree located at 326 Durie Street.

### **FINANCIAL IMPACT**

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There is no decision history related to this tree removal permit application.

### **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 326 Durie Street. The saucer magnolia tree (*Magnolia x soulangeana*) in question measures 14 cm in diameter. The applicant indicates the reason for requesting removal of the tree is to facilitate the construction of a front yard parking pad.

The arborist report that accompanied the application described the tree to be in good condition.

City staff inspected the tree and at the time of inspection determined that it is healthy and maintainable.

*City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards* does not permit tree removal for the purpose of constructing a front yard parking pad.

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 saucer magnolia tree at 326 Durie Street 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 Toronto and East York Community Council deny the request for a permit to remove one City-owned tree located at 326 Durie Street. Should Toronto and East 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) Toronto and East York Community Council approve the request for a permit to remove one City-owned tree located at 326 Durie Street, conditional upon the applicant:
  - providing payment of the appraised value of the tree (\$1,166.00) 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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Melanie Dubroy, Supervisor Tree Protection and Plan Review, Urban Forestry  
Tel: 416-392-7363, Email: [Melanie.Dubroy@toronto.ca](mailto:Melanie.Dubroy@toronto.ca)

## **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 saucer magnolia tree at 326 Durie Street; October 17, 2025.

Attachment 2 – Figure 2: Excerpt from parking pad application indicating location of saucer magnolia tree (T#1) and proposed driveway.

Attachment 1 – Figure 1: Staff photograph of the saucer magnolia tree at 326 Durie Street; October 17, 2025.



Attachment 2 – Figure 2: Excerpt from parking pad application indicating location of saucer magnolia tree (T#1) and proposed driveway.

