

Application to Remove a Private Tree – 233 Dunvegan Road

Date: June 19, 2026

To: Toronto and East York Community Council

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

Wards: Toronto-St. Paul's - 12

SUMMARY

This report requests that the Toronto and East York Community Council deny the request for a permit to remove one privately-owned tree located at 233 Dunvegan Road. The applicant indicates the reason for requesting the removal of the tree due to concern over large falling nuts.

The black walnut tree (*Juglans nigra*) measures 85cm 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. Toronto and East York Community Council deny the request for a permit to remove one privately-owned tree located at 233 Dunvegan 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 233 Dunvegan Road. The black walnut tree (*Juglans nigra*) in question measures 85cm in diameter. The applicant indicates the reason for requesting the removal of the tree is due to concern over large falling nuts.

The arborist report that accompanied the application describes the tree to be in good condition but with a wound at the base, and the tree is leaning. This report noted signs of deadwood and unhealed pruning cuts in the tree canopy leading to poor structure but good vigor.

City staff inspected the tree and, at the time of inspection, determined that it is healthy and maintainable. Staff did not identify any signs of branch dieback in the canopy. A history of pruning was evident with cut locations showing signs of effective compartmentalization of decay. There is a wound at the base of the tree that is sealing over.

Staff requested the arborist provide photos from this past spring to indicate locations of dieback in the canopy and recommended that the arborist submit a level 2 assessment to provide additional information on the condition of the tree. Photographs and a level 2 assessment were not received.

Large growing trees require regular maintenance such as removal of fallen leaves, flowers, fruit, twigs and small branches. Removal of debris such as fallen fruit is considered part of regular property maintenance and is the responsibility of all property owners within the city of Toronto. The City's Tree By-laws do not support tree removal to address the perceived nuisance resulting from a tree's natural functions.

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. The 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 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 black walnut tree at 233 Dunvegan 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 recommend Toronto and East York Community Council deny the request for a permit to remove one privately-owned tree located at 233 Dunvegan Road. 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 privately-owned tree located at 233 Dunvegan Road 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
Director, Urban Forestry, Environment, Climate and Forestry Division

ATTACHMENTS

Attachment 1 – Figure 1: Staff photograph of the black walnut tree at 233 Dunvegan Road; November 28, 2025.

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