

Application to Remove a Private Tree – 366 St. John's Road

Date: June 19, 2026

To: Toronto and East York Community Council

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

Wards: Parkdale-High Park - 4

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 on the boundary line between the properties of 366 and 368 St John's Road. The applicant at 366 St. John's Road indicates the reason for requesting removal is concern over the close proximity of the tree to their house as well as lifting of patio pavers and cracking of the foundation at 368 St. John's Road.

The silver maple tree (*Acer saccharinum*) measures 100 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. Toronto and East York Community Council deny the request for a permit to remove one privately-owned tree located at 366 St John's 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 on the boundary line between the properties of 366 and 368 St. John's Road. The silver maple tree (*Acer saccharinum*) in question measures 100 cm in diameter. The applicant indicates the reason for requesting removal of the tree is concern for the close proximity of the tree to their house as well as lifting of patio pavers and cracking of the foundation at 368 St. John's Road.

The arborist report that accompanied the application described the tree to be in fair to good condition. The report noted included bark at codominant stems. The report also identified good compartmentalization of pruning wounds, a healthy canopy, and a density of foliage that shows the tree is healthy.

City staff inspected the tree and, at the time of inspection, determined that it is healthy and maintainable. Staff identified non-critical and insignificant cracks, codominant stems and included bark. The base of the tree is located at the fence line and approximately 30cm from the upper deck post.

The arborist report identified that the tree is causing structural damage, noting the slab on the addition to the dwelling is cracked and the patio at the rear of the house has lifted significantly. City staff have not received sufficient evidence to substantiate that the crack in the slab is attributable to tree root activity as opposed to other structural conditions or issues.

Hard landscape features such as paved surfaces can be prone to damage by tree roots over time. When paved patios are built to accommodate future root growth and expansion, and with proper maintenance, any conflict with trees or their roots is more likely to be manageable and can typically be resolved without removing the tree. If an injury to the tree is required to complete repairs, including root pruning, the applicant may apply for a tree injury permit, submitting the relevant construction plans and arborist report to show how the tree will be impacted and protected during construction. The applicant did not want to pursue a tree injury permit application at this time.

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 a minimum 14-day period to provide an opportunity for comment by the community. No comments were received in support or opposition to the application to remove the tree in question.

The City has reaffirmed its canopy target of 40 percent 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 the 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 silver maple tree at 366 St John's 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 Toronto and East York Community Council deny the request for a permit to remove one privately-owned tree located at 366 St John's 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 366 St John's 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

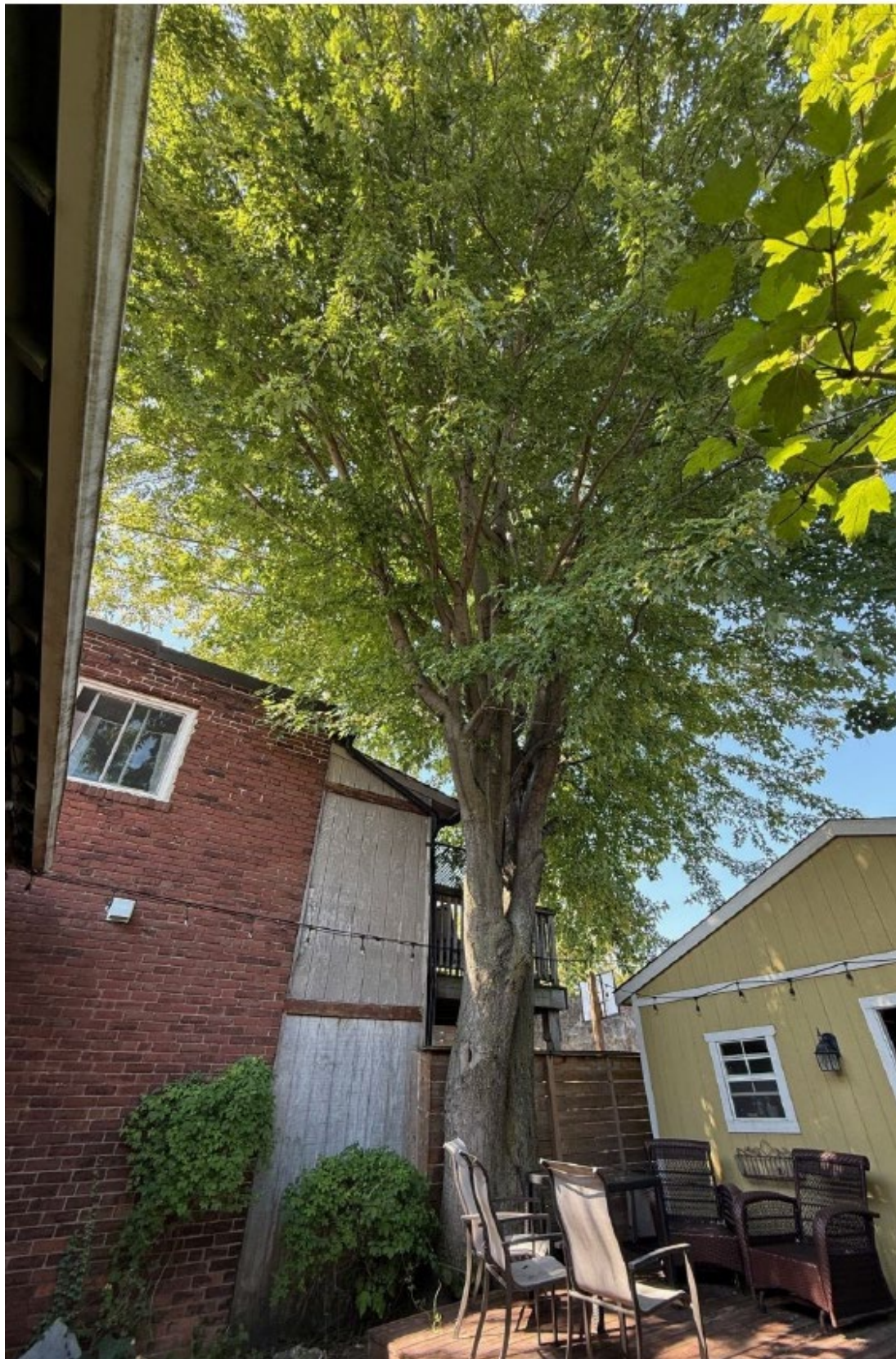
Attachment 1 – Figure 1: Arborist photograph of the silver maple tree at 366 and 368 St. John's Road; September 11, 2025. Photograph taken from the rear yard at 366 St. John's Road.

Attachment 2 – Figure 2: Staff photograph of the silver maple tree at 366 and 368 St. John's Road; December 31, 2025. Photograph shows location of tree and upper deck at 368 St. John's Road.

Attachment 3 – Figure 3: Staff photograph of the lifted patio pavers at 368 St. John's Road; December 31, 2025.

Attachment 4 – Figure 4: Arborist photograph of the crack in the slab flooring of the addition at 368 St. John's Road; September 11, 2025.

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Attachment 2 – Figure 2: Staff photograph of the silver maple tree at 366 and 368 St. John's Road; December 31, 2025. Photograph shows location of tree and upper deck at 368 St. John's Road.



Attachment 3 – Figure 3: Staff photograph of the lifted patio pavers at 368 St. John's Road; December 31, 2025.



Attachment 4 – Figure 4: Arborist photograph of the crack in the slab flooring of the addition at 368 St. John's Road; September 11, 2025.

