



**SUBJECT: Tree removal report – 3061 Balmoral Ave**

**TO: Committee of the Whole**

**FROM: Roads, Parks and Forestry Department**

Report Number: RPF-11-19

Wards Affected: 4

File Numbers: 820-02

Date to Committee: July 8, 2019

Date to Council: July 15, 2019

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**Recommendation:**

Approve the request by Structured Creations to remove one City-owned tree (31 cm Littleleaf Linden) from the City's road allowance at 283 Hart Ave to allow driveway access as part of development permit application GDCC-2019-050, received March 27, 2019; and

Instruct Structured Creations to provide compensation for the tree removal by providing cash in lieu of replacement totaling \$2,500.00. The approved appraisal method is Aggregate caliper.

Tree replacement will be a condition of a tree permit provided by Urban Forestry with a warranty of 2 years for replacements to be provided to the City, equivalent to the value of the replaced trees; and

Direct that all associated costs with respect to the removal of the tree will be the responsibility of Structured Creations, and the contractor hired to remove the tree will require approval by the Manager of Urban Forestry or designate.

**Purpose:**

Tree Removal Request

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## **Background:**

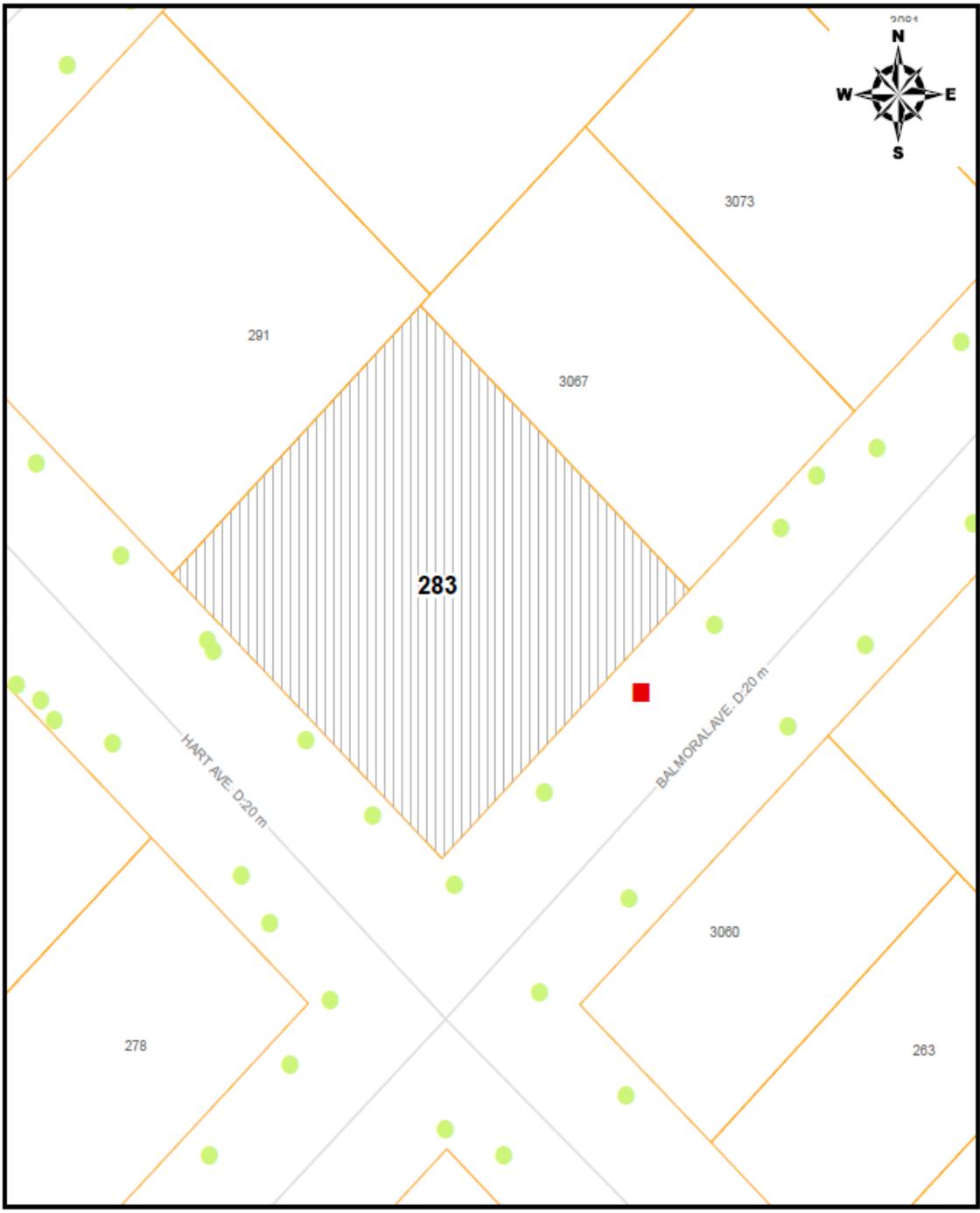
The subject property is currently known as 283 Hart Avenue, and is located at the north-westerly corner of the intersection of Hart Ave, and Balmoral Ave. (See Fig. 1). The applicant proposes to realign the driveway to front Balmoral Ave. There are currently 7 municipally owned trees fronting Hart and Balmoral Avenue: 5 are silver maples (*Acer saccharinum*), 2 are little leaf lindens (*Tilia cordata*).

On March 25<sup>th</sup>, 2019 (application received Dec. 19, 2018) the Committee of Adjustment approved a dwelling variance application (COA A-158/18). Site engineering received a development application (GDCC-2019-050) for the demolition of an existing residence and construction of a new residence at the subject property, including a realignment of the driveway March 27<sup>th</sup>, 2019. This application included a site plan of the proposed work, as well as an arborist report and tree preservation and removal plan for the site, dated January 11, 2019. An additional arborist report was commissioned by the applicant after a site meeting with City officials and submitted May 29<sup>th</sup>, 2019.

**Given the application was filed with Committee of Adjustment Dec. 19<sup>th</sup>, 2018, this application pre-dates the roll out of the Pilot Private Tree Bylaw 43-2018 (March 1, 2019) and is therefore exempt of permit applications and compensation for private tree removals.**

The site plan has been reviewed and based on the proposed site plan and arborist report, the City's little leaf linden must be removed to allow vehicular access from Balmoral to the new dwelling.

Figure 1: Subject Property. Red Square denotes tree to be removed.



**283 Hart Ave**

- City Linden Tree to be Removed
- City Trees
- ||||| Subject Site

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**Discussion:**

1. Pursuant to Tree By-law 68-2013, Council approval is required to remove trees located on public property immediately abutting private property for which a development application has been submitted. Because of the proposed dwelling, one City tree will require removal in order to construct a driveway fronting Balmoral Ave.

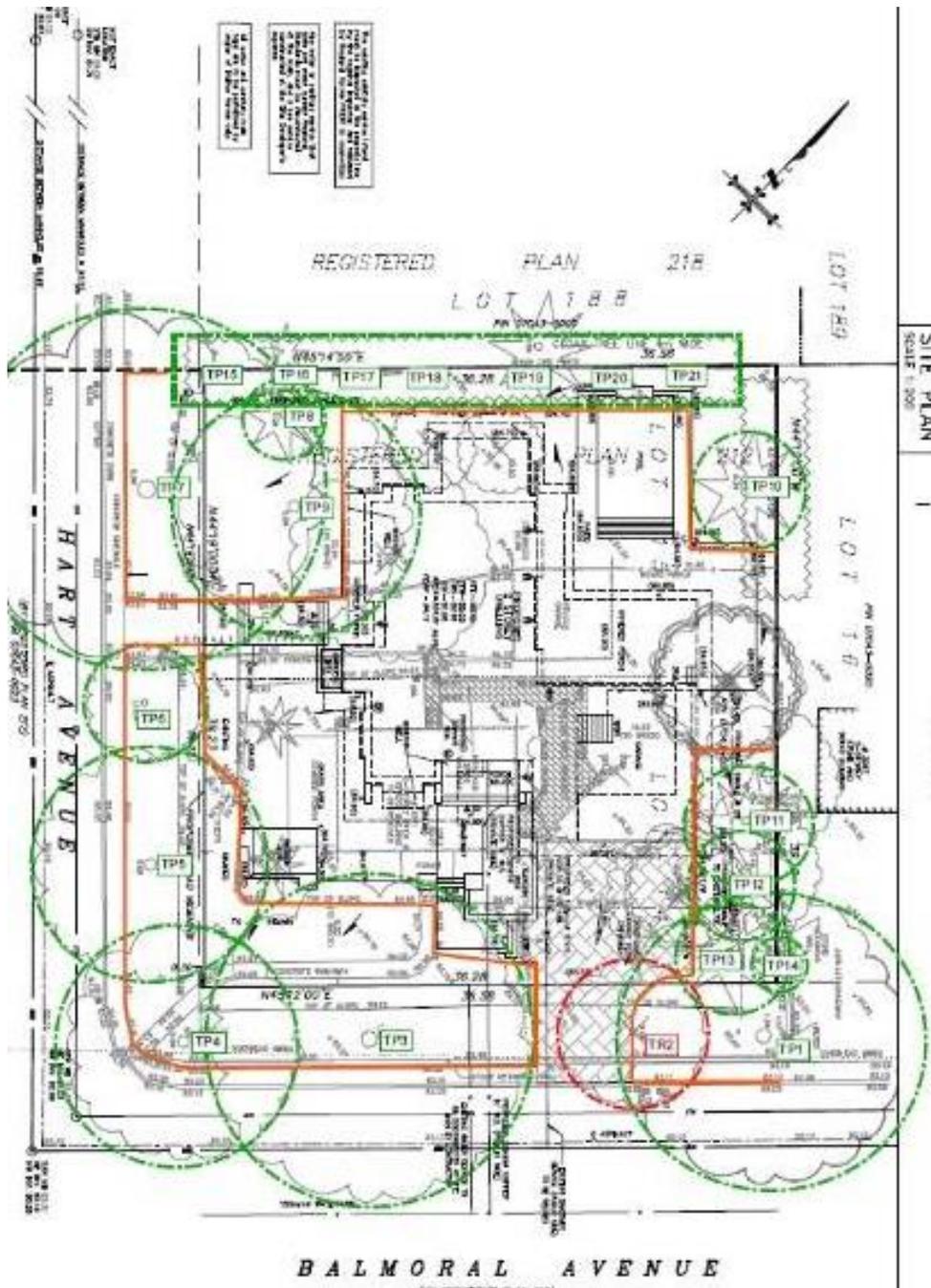


Figure 2: Proposed Development including Tree Preservation

2. The tree to be removed is a little leaf linden (*Tilia cordata*), measuring 31 cm at Diameter at Breast Height (DBH). The tree is in good health, with fair structural condition, with minor deadwood in the canopy, according to the arborist report and Tree Preservation Plan provided to the City by Structured Creations, prepared on May 29<sup>th</sup>, by ISA Certified Arborist Harry Althorpe of Arborwood Tree Service Inc.

A site meeting with the applicant was conducted by the City's Manager of Urban Forestry and Supervisor of Forest Planning & Health, who confirmed the siting of the proposed driveway was the best location to **preserve trees on both public and private property.**



Figure 3: Subject Tree, 31 cm little leaf linden (*Tilia Cordata*).

3. Monetary compensation in the amount of \$2,500.00 will be provided for the removal of the tree in accordance with the Public Tree By-law 68-2013 (Sections 1.18 & 1.19) which will contribute toward street tree planting efforts within the road allowance of the subject property, as recommended by the applicant. A replacement planting plan was provided by the applicant for consideration by the City's Forestry section.
4. The applicant has also provided a proposed tree replacement plan for the subject property, which includes the installation of four (4) caliper trees within the municipal road allowance, once construction is complete.
5. Replacement plantings shall be completed by the City's contractor, with species choice to be decided by City staff. The replacement trees are recommended to be no greater than 100 mm caliper

### **Options considered**

During the site meeting, an alternative driveway location was discussed, from Hart Ave. which utilizes a portion of the existing driveway footprint but would need to be expanded within the minimum tree protection zone of a privately-owned red oak (*Quercus rubra*) with a 69 cm DBH, with good health and structural condition. The privately-owned tree would need to be removed in this scenario. **The preferred option is to preserve the larger oak tree in better overall condition, when the driveway location was considered.** Providing access to the proposed dwelling will necessitate the removal of one tree, and the decision was to impact the smaller, less healthy tree.

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### **Financial Matters:**

A total of \$2,500.00 will be required from Structured Creations to compensate for the removal of the tree. Costs of tree and stump removal will be borne entirely by the applicant.

### **Total Financial Impact**

Not Applicable

### **Source of Funding**

Not Applicable

### **Other Resource Impacts**

Not Applicable

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### **Public Engagement Matters:**

The Manager of Urban Forestry has been in communication with Councillor Stolte's office on a number of occasions in reference to this site and has also communicated via email with the Roseland Community Organization.

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### **Conclusion:**

The City's Forestry section have reviewed the proposed tree removal and support the removal as per the recommendations listed above.

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Respectfully submitted,

Steve Robinson

Manager, Urban Forestry

(905) 333-6166 ext. 6167

### **Report Approval:**

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.