



**SUBJECT: Public Tree Removal Report – 2273 Turnberry Road – Site Plan File No. 535-002/20**

**TO: Environment, Infrastructure & Community Services Cttee.**

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

Report Number: RPF-05-21

Wards Affected: 6

File Numbers: Site Plan (535-002/20)

Date to Committee: December 9, 2021

Date to Council: December 14, 2021

---

**Recommendation:**

Approve the request by the applicant to remove three (3) City-owned trees in order to proceed with the proposed Site Plan application File No. 535-002/20 as outlined in roads, parks & forestry department report RPF-05-21; and

Instruct the applicant, Thomas Kastelic on behalf of Branthaven Turnberry Inc., to provide compensation for the City-owned tree removals by providing cash-in-lieu of replacement totaling \$2,300.00. The funds will provide for new tree plantings elsewhere in the City which includes care and maintenance for the first two (2) years; and

Direct that a tree permit be obtained for the removals and the associated development related permit fee of \$680.00 plus HST; and

Direct that all associated costs with respect to the removal of the trees (including stump removal) will be the responsibility of the applicant. The contractor hired to remove the trees will require approval by the Manager of Urban Forestry or designate.

**PURPOSE:**

**Vision to Focus Alignment:**

- Support sustainable infrastructure and a resilient environment
  - Deliver customer centric services with a focus on efficiency and technology transformation
-

## Background and Discussion:

The subject property is located at the southeast corner of Turnberry Road and Taywood Drive, which will be developed into 12 separate townhouse blocks with an internal road that has double access to Turnberry Road (See Fig. 1).

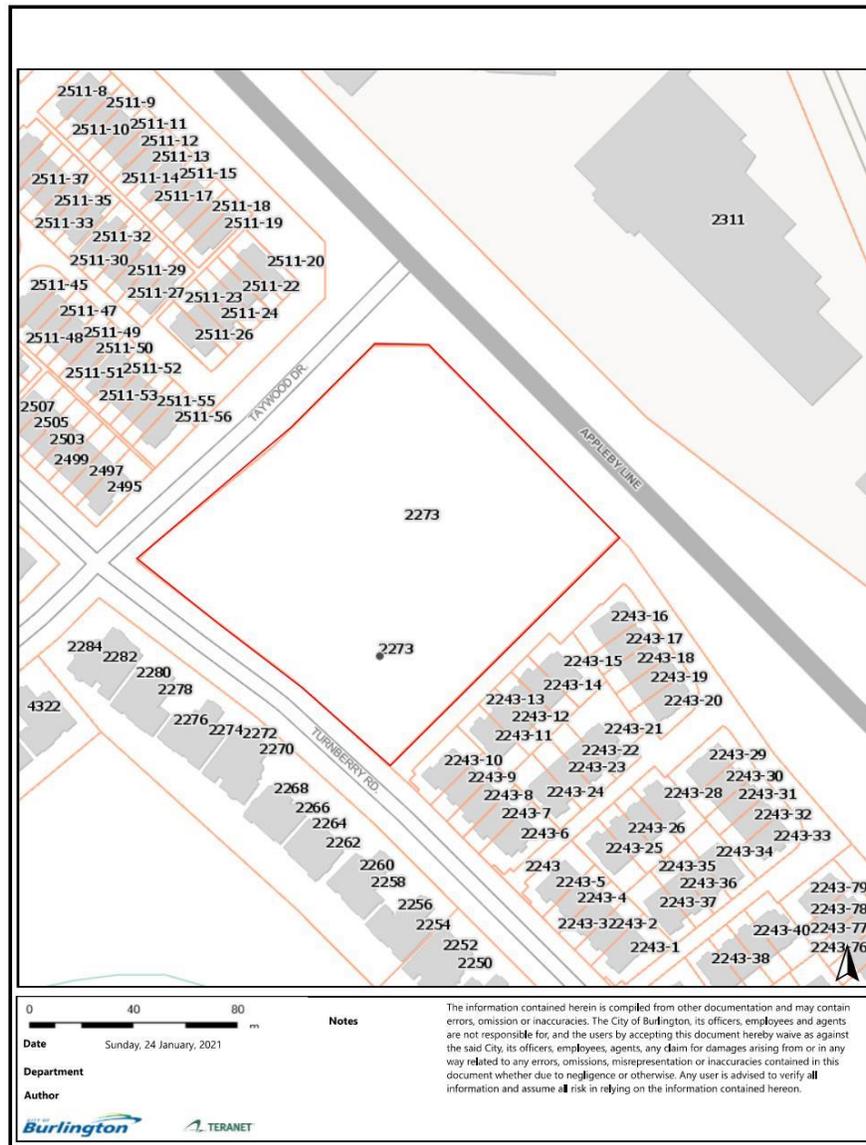


Figure 1: Subject Property, 2273 Turnberry Road

Forestry staff inspected the site on January 21, 2021. An application for Site Plan (File No. 535-002/20) has been submitted to redevelop the 1.29 hectare property into 12 separate townhouse blocks. As part of a condition to satisfy their Site Plan, a Tree Permit must be obtained in order to facilitate the removal of City-owned trees in order to

proceed with approval, and redevelop the lot. In accordance with the City of Burlington's Public Tree By-law 68-2013, Section 1.19 states, "The City Arborist shall not issue a Tree Permit for Trees located on Public Property immediately abutting Private Property for which a development application has been submitted, until such time as the development application has been approved and Council has also approved the removal of these trees".

### **Strategy/process**

Three (3) City-owned trees are proposed to be removed due to conflicts with the proposed Site Plan. More specifically, three (3) trees will directly conflict with the proposed road construction (double access) for the proposed development complex (Tree No. 734-735 and Tree No. 739) as described within the Scoped Arborist Report submitted as Appendix C. The subject trees that are proposed for removal are located along the boulevard of Turnberry Road. The trees proposed for removal are as follows:

1. Tree No. 734: Little Leaf Linden (*Tilia cordata*): DBH 7cm
2. Tree No. 735: Little Lead Linden (*Tilia cordata*): DBH 6cm
3. Tree No. 739: Norway Maple (*Acer platanoides*): DBH 14cm

All of the trees proposed for removal are small in size and considered to be in good condition, in both health and structure at the time of assessment. Based on the size of the trees to be removed, Forestry is in support of the removal of the above noted subject trees under the provision that cash-in-lieu fees are provided to the City as compensation for canopy loss. Note, Tree No. 740 was dead and has since been removed by City staff. All private tree removals will be dealt with through the *Planning Act* process.

Refer to Appendix A – Tree Inventory and Compensation Form completed by City staff, Appendix B – Site Photographs for additional details and Appendix C – Arborist Report.

### **Options Considered**

Forestry staff conducted a comprehensive review of the proposed plans with the applicant, which originally included four (4) City trees to be removed, one of which was a 12cm Little Leaf Linden (Tree No. 736) shown in the Arborist Report (Appendix D). Through discussions with the applicant, measures were taken to redesign the location of the mailbox in order to save the tree. Additional review of the remaining trees relative to the proposed road construction were completed, and given the location of the City-owned trees in relation to the proposed works, the trees cannot be retained.

**Financial Matters:**

A total of \$2,300.00 shall be paid by the applicant as compensation for the tree removals. These funds will be utilized to replace the loss in canopy within the City. In addition to the cash-in-lieu fees, a permit fee of \$680.00 plus HST will be required. The total cost of tree and stump removals will be borne entirely by the applicant.

**Total Financial Impact**

Not Applicable

**Source of Funding**

Not Applicable

**Other Resource Impacts**

Not Applicable

---

**Climate Implications**

The removal of trees is always a concern as they provide the most cost-effective measure of carbon sequestration, in addition to providing a host of other ecological benefits associated with climate change. It is critical that in cases where trees must be removed, that they are sufficiently compensated for in the interest of replacing the canopy loss long-term.

---

**Engagement Matters:**

---

**Conclusion:**

The City's Forestry section has reviewed the proposed tree removals, and supports the removals as per the recommendations listed above.

---

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Melissa Torchia', written in a cursive style.

Melissa Torchia

Supervisor, Forest Protection

(905) 333-6166 ext. 6121

**Appendices:**

- A. Tree Inventory and Compensation Form
- B. Site Photographs
- C. Arborist Report

**Notifications:**

Name Thomas Kastelic

tkastelic@branthaven.com

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.