

To: Mayor and Council, City of Victoria

Re: Rezoning 986/988 Heywood

Development Footprint Variances: 100, 100-Year-Old Monkey Puzzle Tree: 0

I am writing to oppose the rezoning and development variance approval for the above property—not the redevelopment of the property, which is zoned for multifamily land use, but this particular development proposal.

Putting aside all the other compelling grounds for withholding approval, I wish to draw your attention to the presence of a very large and mature monkey puzzle tree in a corner of the front yard of 988 Heywood. The tree (photo attached) is roughly as old as the house itself, which is to say, over a century.

It will be cut down to make way for underground parking for a condominium development seeking site coverage relaxations of almost 4000 square feet (almost a third of the two-lot, 15,000 square foot site). The need to cut down the tree is, in fact, being driven by the developer's unreasonably large and badly conceived proposal for the site.

I am not an arborist, so I can't argue that the tree's root system would survive a more reasonable, skillful and aware development; but I work in the financial services field, and I can tell you that the current proposal from this developer has only one motivation. Doesn't a development proposal requiring a seventy-five percent relaxation in normally permitted site coverage tell you everything you want to know? Honestly, why make rules in the first place?

I encourage you to consider your tree preservation bylaw: "What are SIGNIFICANT trees? Significant trees will be identified through consultation with the community. Individual trees will be identified by their importance to the community based on heritage, landmark value or wildlife habitat."

Sincerely,

Juan Wen
8-900 Park Blvd.

