

## Christine Havelka

---

**From:** RAYMOND L ANDERSON [REDACTED]  
**Sent:** Wednesday, November 25, 2015 10:58 AM  
**To:** Public Hearings  
**Subject:** pplication # 000438 2918 Hipwood Lane  
**Attachments:** Scan0004.pdf

My Giant Sequoia is taller than your large Centennial Sq. Giant Sequoia & will have a very large critical root zone. Moving front foot print of the house 1.2 metres south could have a very negative result on tree health.

RAY ANDERSON  
2915/17 COOK ST.

MY GIANT SEQUOIA  
CRITICAL ROOT ZONE

Status: Registered

Doc #: CA2691326

RCVD: 2012-07-31 RQST; 2015-06-25 09:16:03

SCHEDULE "B"

Page 9

TALBOT MACKENZIE & ASSOCIATES

December 13, 2011

2964 Cedar Hill Road

Page 2

#### Mitigation of impacts

**Barrier fencing:** It will not be possible to barrier fence the entire critical root zone of this tree; therefore, we recommend that fencing be constructed approximately 1 meter off of the edge of excavation. This fencing must remain in place until the proposed driveway is surfaced.

**Building footprint:** The Southwest corner of the proposed residence will encroach heavily within the critical root zone of the 120 cm d.b.h. Sequoia tree. We anticipate that large structural roots will be located in this area and if a traditional footing for the house construction was to be used in this area, it will have a significant impact on both the health and stability of the tree. We do however feel that it may be possible to construct the house in this location providing the house design can incorporate the existing grades and be constructed in such a way that it does not significantly impact the existing structural roots and so that it maintains the existing hydrology and drainage patterns within the majority of the critical root zone of the tree. The design will have to be modified to eliminate the need for a continuous excavation in this area and utilize a pier and grade beam system or a system that cantilevers the house to the desired location while keeping the foundation away from the tree. Eliminating grade changes within this area is essential.

The portion of the critical root zone that can successfully be excavated and that which must be retained will have to be determined during either exploratory machine excavations or at the time of excavation for construction. The excavation must be supervised by the project arborist and at that time it can be determined which roots can be pruned and those that must be retained. Once this is determined the house and foundation design can be established and reviewed with an engineer if necessary. The perimeter drains will have to be set back along with the foundation and it is advisable to install a root barrier to avoid root/perimeter drain conflicts in the future.

**Driveway footprint:** The proposed driveway footprint crosses the critical root zone of the 120 cm d.b.h. Sequoia tree may touch a portion of the trees buttress. We anticipate there will be significant roots within the proposed driveway footprint that will have to be retained. Any driveway proposed for this area will have to be constructed in such a way that it is built over the existing grades and will have to use floating, driveway techniques to reduce the amount of potential compaction and be permeable to both air and water. Any soil removed in this area, will be limited to only the loose surface soil and leaf litter and any significant roots encountered must be retained. It may be possible to remove addition soil with the use of hydro excavation equipment and then build the area back up around the roots using coarse sand to provide a better base for the driveway. We have provided suggested floating driveway specifications that can be constructed over top of the existing critical root zone. It should be noted that Giant Sequoia trees are a fast growing species in this region and one can expect ongoing root growth that will likely disturb the proposed driveway in future years.

.../3

Box 46153  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net

FROM  
RAY ANDERSON.

I WILL TAKE PICTURES OF ANY  
CRITICAL ROOT DAMAGE & TAKE  
LEGAL ACTION !!

## Christine Havelka

---

**From:** Rob Bateman  
**Sent:** Wednesday, November 25, 2015 1:17 PM  
**To:** glenda vanderende  
**Cc:** Public Hearings  
**Subject:** RE: Development Permit No. 000438 for 2918 Hipwood Lane

Hello Glenda,

Thank you for your email. This email will be included on the November 26, 2015 Council Meeting Agenda.

Regarding your questions about the arborist report, a covenant has been registered on title to make sure the tree protection measures are followed. The City will ensure that the covenant is followed and an arborist will be involved throughout the development on the property. If you have more questions regarding the covenant and arborist report, please contact Brooke Daitl, Park Development Officer at bdaitl@victoria.ca or 250.361.0614.

Please don't hesitate to contact me if you have further questions or concerns.

Regards,

Rob Bateman, MCIP, RPP, LEED AP  
Planner  
Sustainable Planning and Community Development City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0292 F 250.361.0557

-----Original Message-----

From: glenda vanderende [REDACTED]  
Sent: Wednesday, November 25, 2015 10:00 AM  
To: Rob Bateman  
Subject: Development Permit No. 000438 for 2918 Hipwood Lane

>> Dear City Council,  
> This is a submission to City Council  
> regarding the proposed development of 2918 Hipwood Lane.  
> We are the  
> neighboring property, 2921 Cook Street, Morgan Oaks townhouse strata.  
> We  
> would like to have on record our concern regarding the development and  
> the potential impacts to the health and stability of the redwood tree  
> that is situated on the boundary of the proposed development property  
> and adjacent properties including ours.  
> We have reviewed the arborist  
> report, from 2011 has been provided in the current submission, from a  
> previous proposed development, noting "we can encroach into this

> critical root zone if care is taken".

> We are

> obviously concerned with any activity that could jeopardize the

> stability of the tree as should the integrity of the roots be

> compromised, the tree could fall into our complex and not only damage

> the buildings but result in injury or worse to occupants. At 130

> centimetres diameter at breast height and 24 metres/80 feet high, it

> would cause a lot of damage to whatever it fell on.

> It is not lost on us that

> Sequoia's have shallow root systems. In Sequoia stands, stability of

> individual trees is enhanced by the collective intertwining of roots

> between trees. In this case, the tree has no neighboring trees and is

> reliant solely on its own root system.

> It is noted that there is already

> likely compromise to the root mat due to existing development. The

> paved driveway of 2915/17 Cook Street takes up 25% of the

> circumference; one of our buildings also would limit root development.

> The construction of the foundation of the proposed building will take

> up some more surface area where roots will be fully covered and limit

> development.

> The tree

> is not getting any smaller and with little to no competition will

> continue to grow. We are concerned with any activity that would

> potentially compromise root development due to existing combined with

> the proposed development such that stability of the tree will be

> negatively impacted.

> The tree

> canopy is much higher than anything else around it and we are

> concerned about blowdown. It is noted that the tree has a lean

> towards our complex.

> Should the development proceed, we

> request that a check on the integrity of the tree's roots, subsequent

> to development, conducted by a qualified arborist at suitable

> intervals going forward be added to the requirements of the proposed

> development. Although measures are proposed to offset impacts, there

> are no assurances that the measures will be successful. How else

> would it be confirmed that there have not been any impacts to the root

> system of the tree? Given the risks, it would not be unreasonable to

> require checking of the integrity of the roots by a qualified arborist

> at suitable intervals going forward.

> As the

> tree continues to develop, should it be demonstrated to pose an

> increased hazard, we would like to know whose responsibility it would

> be to address?

> Submitted on behalf of Strata

> VIS4635, Morgan Oaks, 2921 Cook Street, Victoria, BC, V8T

> 3S6

>

>

> Glenda Vander Ende

Strata Council Member

>