

## Christine Havelka

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**From:** glenda vanderende [REDACTED]  
**Sent:** Thursday, November 26, 2015 9:29 AM  
**To:** Rob Bateman; Public Hearings  
**Cc:** Brooke Daitl  
**Subject:** Development Permit No. 000438 for 2918 Hipwood Lane

Dear Mr. Bateman and Council:

> > Your response suggests that you did  
> not fully review the letter to council that has been submitted.  
> We have  
> reviewed the arborist report from 2011 and are aware there is a  
> covenant to protect the tree.  
> Per our previous note, we are  
> requesting, should the development of 2918 proceed, that subsequent to  
> any work that might impact the tree and its root system that a  
> requirement for an arborist to check that the tree and root system  
> remains stable be placed on the developer following the construction  
> activity. We understand that an arborist "will be  
> involved  
> > throughout the development on the property".  
> However, although there are requirements for measures to minimize  
> impact to the tree and roots at the time of the construction, there is  
> no requirement for subsequent follow-up to confirm that the measures  
> implemented at the time of construction were successful.  
>  
> We believe that it  
> is not unreasonable to request that future monitoring by an arborist,  
> at intervals specified by an arborist, be a requirement to confirm  
> that the works to protect the integrity of the tree and roots has been  
> effective particularly given the risks to property, life and limb  
> involved.  
> Further, we  
> would like to know whose responsibility it becomes if the integrity of  
> the tree is compromised.  
> We would like to ensure that the  
> foregoing is specifically brought to the attention of council in this  
> matter.  
> Submitted on behalf of Strata  
> VIS4635  
Regards,  
> Glenda Vander Ende  
Strata Council Member  
>  
>

> > Date: Thu, 26 Nov  
> 2015 03:14:41 +0000  
> > From:  
> [REDACTED]  
> > To:  
> [REDACTED]  
> > Subject: Fw:  
> RE: Development Permit No. 000438 for 2918 Hipwood Lane  
> >  
> >  
> >  
> > --- On Wed,  
> 11/25/15, Rob Bateman <rbateman@victoria.ca> wrote:  
> >  
> > > From: Rob  
> Bateman <rbateman@victoria.ca>  
> >  
> > Subject: RE: Development Permit No. 000438 for 2918  
> Hipwood Lane  
> > > To: "glenda  
> vanderende" [REDACTED]  
> > > Cc: "Public Hearings"  
> <PublicHearings@victoria.ca>  
> > >  
> Received: Wednesday, November 25, 2015, 1:17 PM  
> > > 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