

[REDACTED]

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**From:** Melanie Steer [REDACTED]  
**Sent:** June 19, 2023 8:05 PM  
**To:** Public Hearings  
**Subject:** Development Variance Permit Application No. 00272 - 1768 Chandler Ave

Dear Members of City of Victoria Council,

We are Bryan and Melanie Steer, and we live at 1776 Chandler Avenue which is the property directly east of the proposed development at 1768 Chandler Avenue.

We write to you to voice our opposition to the proposed development as presented. In addition, and contrary to what has been presented to you at the outset of the application, the neighbourhood in general does not support the development of this scale.

Firstly, we strongly oppose the requested combined side yard setback variance. The decrease from 5.40m to 3.5m places the proposed Lot B structure unquestionably too close to our property line.

Secondly, we oppose the height of the proposed development in conjunction with the structure being too close to the property line.

These are two contentious issues for us as we are in a front/back duplex ourselves, and our side yard adjacent to the said property is our only private outdoor space. A sun/shade study was not performed and the development, which we feel is too close and too high, would both diminish our privacy in addition to blocking out the only sun and light we get, considering that all other sun/light to the south is heavily shaded by the established trees on Chandler.

We sincerely ask that you consider the rights of current owners and residents of Chandler Avenue and keep the development within zoning restrictions. Please listen to the voices of the residents who love the area and neighbourhood we live in, and who plan to live here long term. I feel it is unfair to grant the variances to a developer who has never been a part of the neighbourhood, has little regard for our concerns and who is essentially looking to make money at our expense.

In the end, we know there is a need for housing in the city, and we are not against developing the property, but we do oppose the development to the extent that is currently proposed.

Thank you for your consideration,

Bryan & Melanie

[REDACTED]

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**From:** Mark Hegge [REDACTED]  
**Sent:** June 20, 2023 9:50 PM  
**To:** Public Hearings  
**Cc:** Masako Hegge  
**Subject:** Proposed Development Variance Permit for 1768 Chandler Ave

Mark and Masako Hegge  
1764 Chandler Ave  
Victoria, BC, V8S 1N6  
June 19, 2023

City of Victoria Council  
1 Centennial Square  
Victoria, BC  
Canada

Re: Proposed Development Variance Permit for 1768 Chandler Ave

Dear Mayor and Members of the City Council,

We are writing to express our concerns regarding the proposed development at 1768 Chandler Ave, the property next door to us, for which a Development Variance Permit is being considered.

We acknowledge the need for additional housing in Victoria and the importance of responsible urban development. However, I believe it is crucial to address the variances being sought and their potential impact on the neighboring properties.

The letter from Zebra Designs dated Jan 20 states that the owner “extensively canvassed neighbours in the area to determine what kind of development would be most supportable and received favourable responses for the subdivision concept, so decided to proceed with detached homes.” We were approached once roughly 2 years ago regarding a future development, but no details were available at that time or shared with us. It wasn’t until this winter we were visited again and asked to sign something regarding the plan for the property. Not having any details at that point we didn’t sign and shortly after was able to find details through the City of Victoria web site on the proposed development. In speaking with our other neighbours they also have considerable concerns.

While we understand the need for densification, an additional story would cast a shadow over our property for a significant portion of the day, and the side yard setback will impact privacy. This reduction in sunlight and natural light availability would have an effect on our overall well-being and productivity within our home, home office and back patio. Adequate natural light is essential for a healthy living and working environment, and a significant reduction would not only impact our daily activities but also the value of our property.

I kindly request that the City Council carefully consider these concerns when evaluating the proposed Development Variance Permit. While we recognize the need for housing development, it is crucial to balance the objectives of densification with the well-being and quality of life of the existing homeowners.

I appreciate the opportunity to provide my input on this matter, and I trust that the City Council will consider the potential impacts of the proposed variances on the neighboring properties and the community as a whole.

Thank you for your attention to this matter.

Sincerely,

Mark and Masako Hegge

[REDACTED]

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**From:** Patricia Leidl [REDACTED]  
**Sent:** June 21, 2023 10:51 AM  
**To:** Public Hearings  
**Subject:** Proposed development for 1768 Chandler Ave

Dear City planners:

I am writing this to register my opposition to the planned development that is going up at 1768 Chandler. Not only will the variance bring the building far too close to the property line—and therefore destroy what little light I have left, but its extension down the length of the current backyard will hem me in, again destroy natural light and ruin my privacy—even as it will contribute to light pollution, which is an increasing problem in this neighborhood. . The lighting will also cause light pollution and the additional density will likely prove disruptive.

The city recently ordered me to pull out a small developed space in my garage and I am at a loss as to how it can approve what is essentially a mega complex when I , a small home owner, was denied 200 extra feet for a painting studio. Also, this is a flood prone area, the deep garage will increase the likelihood of flooding unless the City, actually begins a root clearing project, which it has failed to do so far.

The footprint of this development far exceeds any on this street thus far. It doesn't conform to the look of the neighborhood, impinges on the enjoyment of the much smaller home owners around it and will do nothing except force current landowners out.

I will also be presenting during the hearing. Please make this available to all councillors on the committee.

Many thanks

Patricia Leidl  
1778 Chandler Ave,  
Victoria, BC  
V8S 1N6

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Patricia Leidl  
International Communications Advisor-Strategist  
[www.patricialeidl.com](http://www.patricialeidl.com)  
Skype: patleidl