

Board of Variance
City of Esquimalt
1229 Esquimalt Road,
Esquimalt BC. V9A 3P1

July 12, 2025

Re: Variance to Front Yard Setback for lower floor Secondary Suite addition to 888 Dunsmuir Road.

Dear Chair Person and Board of Variance Members,

On behalf of the owner of 888 Dunsmuir Road, Studio Ink Design would like to submit the following application to the City of Esquimalt Board of Variance.

Studio Ink Design has been engaged by the owner of 888 Dunsmuir Road (circa 1930) to design a Secondary Suite addition to replace the lower floor. The proposed project involves a house lift and demolition of the existing unfinished lower floor followed by the new construction of a 98 sq meter 2 bedroom with Den, Secondary Suite. The lift of the existing main and upper floor structure will maintain the current location of the structure on site but will raise the existing main floor 0.6m.

The new construction will include the space under the existing front porch and rebuilding the front stairs in an 'L' configuration to reduce the extension of the stair into the front setback. The project will include some renovation on the main floor as well as enclosing part of the front porch to create a vestibule. In addition, the back entry structure will be demolished and then rebuilt slightly larger to accommodate laundry facilities and include a new set of exterior stairs.

The existing structure located in its original position 6.47m from the south (Front) property line and does not comply with the current required front yard setback of 7.5m for the RS-1 zone. In order to maintain the current and original streetscape this application is requesting the following variance allowing 888 Dunsmuir Road to retain its original north/south position fronting on Dunsmuir Road:

A relaxation of the min. Front Yard Setback regulation (RS-1 zone) from 7.5 m to 4.38 m

This project proposes to maintain the existing elevation of the lower for the Secondary suite and raise the elevation of the main floor by 0.6m in order to provide a ceiling height of 8'-6" in the Suite to provide a comfortable ceiling ht. and accommodate HVAC ductwork below the main floor joists. Currently the existing ceiling height in the lower floor is approx. 6'-5".

Thank you for considering our variance application. Please refer to attached drawings providing the dimensional information describing the particulars of our request.

Sincerely,

Gary Streight
Studio INK design

