

Macahmad Holdings Ltd
Dr Omar Ahmad

Victoria BC _____

To Mayor and Council
Municipality of Esquimalt
1229 Esquimalt Road
Victoria BC V9A 3P1

Re 950-952 Lampson Place
Development and Variance Application to Recognize the property as RSM2

We purchased the property in June of 2021 to provide rental accomodation under the present layout and zoning accommodating, one 2 level residence at 950 Lampson and a 2 unit space (upper & Lower) at 952 Lampson Place, we also redeveloped a workspace/ garage to accommodate a studio (950B) for craft developers.

Starting in 2022 we embarked on a major renovation project to provide updated and modernised code approved electrical, insulation, plumbing, fire separation drywall, heating and some air conditioning to the whole property.

We are now requesting with one minor variance to recognize the property and allow for a four unit rental designation under the Small Scale Multi Family Housing Zoning. All units have designated off street parking including on site charging (2), dedicated deck space and garden areas specific to each tenant.

During renovations we worked with the municipal building inspector to ensure all our changes were acceptable. As part of this application we are submitting a variance request to relax the rear yard setback of the converted workspace from 4.5m to 1.5m. The property borders a driveway for a neighbouring Apartment complex and does not negatively infringe on its use, also the adjacent rear lot line on our property provides adequate setback to all neighbours. All building and improvements as well as landscaping is completed and no further changes or construction is being considered.

Thank you for your consideration and we look forward to your approvals.

Dr Omar Ahmad MD FRCPC