

**From:** [Keith Holden](#)  
**To:** [Council](#)  
**Subject:** Development Variance Permit 950 Lampson Place.  
**Date:** January-18-26 10:58:23 AM

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18 Jan. 2026

I have no objections to the proposed application to convert an existing accessory building on Lot 6 Plan 10718 of 950 Lampson Place, Esquimalt, BC into a principal building containing a new dwelling unit as part of a 4-unit Small - Scale Multiple Family Housing development within the existing buildings on the property.

Signed Keith R. Holden

Owner  
958 Lampson Place  
Esquimalt, BC. V9A 5A1  
Telephone [REDACTED]  
Email [REDACTED]

**Subject: Development Variance Permit DVP00175 – 950 Lampson Place**

January 24, 2026

Dear Mayor and Members of Council,

I am writing as a neighbouring resident regarding Development Variance Permit DVP00175 for 950 Lampson Place, which seeks retroactive approval of an unpermitted conversion of a duplex into a four-unit building, with further expansion proposed through additional studio units and a rear-setback reduction. **I respectfully urge Council to deny this variance.**

The most concerning aspect of this application is that the work was completed without permits. I recently completed major renovations on my own property and followed the correct process. Granting retroactive approval sends a message that bypassing permits and seeking forgiveness later is an acceptable development strategy. This undermines the Township's planning and building enforcement systems and is unfair to property owners, like myself, who follow the rules and obtain approvals before building.

This structure was originally designed and serviced as a duplex. Expanding to four or more dwelling units increases demand on water, sewer, drainage, and electrical systems that were not designed for this level of use. Failures or blockages would affect not only tenants, but neighbouring properties and municipal infrastructure.

There are also unresolved safety concerns. A building reviewed and constructed for two units may not meet current building-code or fire-safety requirements for a larger multi-unit structure. Without full permitting and inspection, there is no assurance that fire separation, emergency access, and utility capacity are adequate for increased occupancy.

Parking and neighbourhood livability are already under pressure in this area. Additional units add vehicles and strain limited on-street parking, affecting access, safety, and day-to-day quality of life for existing residents.

Council should also consider consistency with the Official Community Plan. Approving after-the-fact variances to increase density creates unplanned growth without proper infrastructure review or community input and will encourage others to pursue unauthorized construction in hopes of later approval.

Finally, municipal development decisions are subject to judicial review. Approving retroactive relief for unpermitted construction without thorough verification of bylaw and building-code compliance exposes the Township to potential legal challenge and public expense. Requiring proper permitting and compliance protects both the community and the municipality.

For these reasons, I ask Council to deny this variance and require any future development at this address to proceed through full permitting and compliance with zoning and building regulations.

Thank you for your time and consideration.

Sincerely,

A black rectangular redaction box covering the signature area. A small handwritten mark is visible above the top right corner of the box.

Erin Baud  
959 Lampson Place  
Esquimalt, BC

908 Carleton Terrace  
Suite 3



Lori Flanagan

My name is Lori Flanagan, and I am writing in about the new development at 950 Lampson Place. I live right on the fenceline where they want to build. It's a fire hazard. I spoke to Wayne Giesbrecht, and he had a couple in there who were in the previous shed who fought all the time and they had a fire pit.

There are many trees that are not being taken care of and the landscaper blows the trees onto our property. My main concern is this being a fire hazard.

The distance is very close between my property and the new development; I am concerned about noise issues and fire.

Thank you,

Lori Flanagan

**Correspondence given over the phone.**

Written by Molly, CS Assistant