

Macahmad Holdings Ltd  
Dr Omar Ahmad

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

Re 950-952 Lampson Place  
Development (DP000262) and Variance Application (DVP00175) to Recognize the  
property as Small Scale Multi Family Housing RSM2)

We purchased the duplex property in June of 2021 to provide rental accommodation 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. Under existing zoning, we renovated a workspace/garage at 950B Lampson place to accommodate a one-bedroom plus den studio unit.

Starting in 2021 we embarked on a renovation project to remove oil fired furnaces and provide environmentally sensitive code approved electrical, insulation, plumbing, fire separation drywall, heating and some air conditioning to the whole property. During renovations we worked with the municipal building inspector to ensure all our changes were acceptable.

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 2 on site EV charging plugs, dedicated deck space, garden areas, and individual storage specific to each tenant.

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 are completed and no further changes or construction is being considered.

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

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Dr Omar Ahmad MD FRCPC

Building Summary  
950-952 Lampson Place  
Lot 6 Section 11  
Esquimalt District Plan 10718

Registered Owner  
Macahmad Holdings Ltd  
Principal : Dr Omar Ahmad

PID 003-482-952

<b>Lot Size</b>	<b>1,457.2 sq/m</b>	<b>15,685 sq/ft</b>
Buildings Footprint	315.1 sq/m	3,392 sq/ft
<b>Site Coverage</b>	<b>21.62%</b>	

Number of Dwellings (4) Four

Approximate measurements

952 Lampson Unit 1 Upper	132.2 sq/m	1423 sq/ft
952 Lampson Unit 2 Lower	140.4 sq/m	1512 sq/ft
950 Lampson Unit 3 2 level	153.6 sq/m	1654 sq/ft
950B Studio	<u>67.6 sq/m</u>	<u>728 sq/ft</u>
Livable Space	493.8 sq/m	5,317 sq/ft
Storage Shed(attached)	39.5 sq/m	426 sq/ft
Total Living & Storage	533.3 sq/m	5,743 sq/ft

**Parking Spaces (6) Six**