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SUMMARY

- Variance application to recognize the property as Small Scale Multi Family Housing RSM2.
- Present layout and zoning accommodate one 2-level residence at 950 Lampson and a 2-unit upper and lower at 952 Lampson.
- Renovated workspace/garage at 950B Lampson to accommodate a one bedroom plus den unit.
- Requesting one minor variance to allow for four-unit rental designation under Small Scale Multi Family Housing zoning.

PROJECT OVERVIEW



Purchased June 2021 for Rental Accommodation

- 950 One 2-Level Unit
- 952 2-Unit (Upper/Lower)

Starting 2021: Renovation to upgrade property

- Remove Oil Furnace
- Installed Environmentally sensitive & code approved:
 - Electrical
 - Insulation
 - Plumbing
 - Fire Separation Drywall
 - Heating / Partial AC

- All changes accepted by Municipal building inspector

2022 Renovated Workspace/Garage

- 950B One bedroom plus den unit.
- All changes accepted by Municipal building inspector

Requesting:

- Recognize property under the Small Scale Multi Family Housing Zoning
- Above allowing four-unit rental designation
- Small variance to relax the rear yard setback of the converted workspace from 4.5m to 1.5m

MAIN DRIVEWAY

Showing street view of the property and duplex frontage along with eastward view towards the converted 950B unit and off-street parking

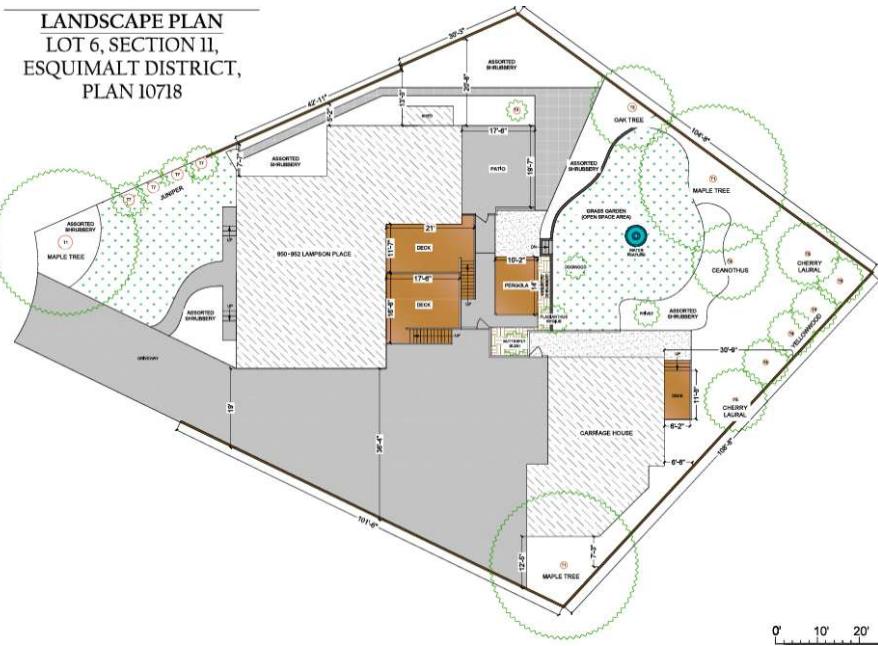


REAR VIEW

Showing rear of the main building with 952 Lampson upper and lower units and partially obscured view of the 2 storey 950 Lampson part of the duplex



LANDSCAPE PLAN



Landscape plan as it exists. No changes are contemplated.



Rear yard landscaped area looking toward renovated one bedroom unit.



PROPERTY SOUTH SIDE

Showing south side of property - 950 Lampson 2 storey with sundeck and parking.



DRIVEWAY WESTWARD

Showing driveway looking west back towards the roadway.

BUILDING SUMMARY

MEASUREMENTS ARE APPROXIMATE

PID 003-482-952	Sq/m	Sq/ft
Lot Size	1,457.2 sq/m	15,685 sq/ft
Building Footprint	315.1 sq/m	3,392 sq/ft
Site Coverage	21.62%	
Number of Dwellings (4) Four	Sq/m	Sq/ft
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	67.6 sq/m	728 sq/ft
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 ssq/ft
Parking Spaces (6) Six		



THANK YOU

Macahmad Holdings Ltd.

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