

December 12th, 2025

Township of Esquimalt
1229 Esquimalt Road
Esquimalt BC, V9A 3E9

Dear Mayor & Members of Council,

Subject: Development Variance Permit (DVP) Application for Property at 445 Grafton Street

On behalf of the owners Megan & Tyson Green, Latitude 48 Design Ltd. submits the following application to the Township of Esquimalt. The details and justification of our request are outlined below.

The purpose of this letter is to formally request your consideration and approval of a Development Variance Permit (DVP) application related to the proposed residential project at 445 Grafton Street. We believe this redevelopment will be a positive addition to the Esquimalt community, providing a renewed single-family dwelling while significantly enhancing the environmental features of the property.

Project Overview:

The project involves the construction of a new single-family dwelling to replace the existing 1955 structure. Crucially, the location of the proposed new house is largely situated on the same footprint as the existing building, maintaining the established relationship with the surrounding properties and the shoreline. This home will support a multigenerational family and will contain elements of adaptable housing design for ageing in place.

A Development Variance Permit (DVP) is necessary to accommodate minor deviations from the current Zoning Bylaw. These variances are a direct result of the property's irregular shape and significant required setbacks, including the 7.5-meter Rear-Yard, 10-meter watercourse, and 15-meter Natural Environment Development Permit setback. By aligning the new house largely with the existing footprint, we minimize site disturbance, ensuring the required variances are primarily technical towards the Northwest of the property, not an outward expansion to the ocean.

We are committed to delivering a structure that represents the highest standard of modern, sustainable construction, with the proposed new home at 445 Grafton Street designed for energy efficiency. Specifically, the project will exceed local requirements by achieving Step 5 of the BC Energy Step Code, and Net-Zero performance standards with its garage mounted solar panels. This dedication to minimizing energy demand directly supports the Township's broader climate action goals, ensuring the home is highly comfortable, economical to operate, and significantly reduces its long-term environmental footprint.

The project includes an extensive landscape program of natural replanting across the property. This initiative is designed to revitalize the property and return it more to its natural state by introducing native and resilient species, particularly within the 15-meter Natural Environment setback area. This dedication to ecological renewal will result in a net gain for the local environment and shoreline habitat while adding over 631m² (6790 SF) of native plantings.

As part of the design and permitting process, the existing seawall height has been thoroughly reviewed against the required tsunami assessment. An engineer will confirm that the existing seawall structure is suitable for the tsunami assessment requirements. Furthermore, the proposed native plantings along the shoreline and bank are specifically designed to align with the recommendations in the tsunami assessment report, as they will help with tsunami control by providing a natural buffer and dissipating wave energy should we see a major tsunami event.

It is important to note that the proposed structure respects the existing legal constraints on the property. We will be adhering to the existing height covenant for the property, which legally prevents us from building the project any higher than 11.61 meters and 10.81 meters geodetic. Our design has been finalized to remain strictly below these established geodetic benchmarks.

Conclusion:

We believe the minor variances requested are technical adjustments necessary to accommodate a modern, safe, and environmentally responsible home on a challenging and environmentally sensitive lot. These variances are offset by the commitment to ecological restoration and compliance with existing height covenant limitations and tsunami requirements.

We appreciate the time and consideration of the Mayor and Council in reviewing our application. We look forward to the opportunity to discuss this project further and answer any questions you may have during the review process.

Sincerely,
Latitude 48 Design Ltd.



Ryan Wyllie,
Designer | Passive House Consultant | Red Seal Carpenter