



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, MAY 27, 2019, STARTING AT 5:25 P.M.**

**In the Flute Room at Municipal Hall
4325 Blackcomb Way, Whistler, British Columbia V8E 0X5**

In Attendance:

Board: T. Bunting, Chair
C. Lamont

Staff: J. Abraham, Planning Analyst
M. Kirkegaard, Director of Planning
K. Olineck, Secretary

Public: Paul Sangha of Paul Sangha Landscape Architecture. Aran Seaman owner of 8552 Drifter Way. Susan Scott of Scott and Scott Architects. Adam Smith of Blueline Contracting. John Grill, 8557 Drifter Way.

APPROVAL OF AGENDA

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance agenda of May 27, 2019 be approved as presented.

CARRIED

ADOPTION OF MINUTES

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance minutes of April 29 be adopted as presented.

CARRIED

APPLICATION

BOV No. 195
2982 High Point Drive

VARIANCE:

1. Vary the south side setback from 6.0 metres to 1.9 metres for a retaining wall and trellis roof structure.

APPLICANT: Paul Sangha commented on the following:

1. The Geotechnical Engineer had a look at the site and indicated that there is a lot of instability and also a lot of fall that will continue to happen over a period of time.
2. Additional concerns over the material coming over the top onto the main access to the house. We needed something that would become a catchment for material coming over the bank from water, stone and snow slide. We looked at a retaining wall that would be slightly higher to create a catchment area.
3. From a visual point of view, there was concern that the house would be one problem and the wall being another. The solution was to bring scale by adding a trellis structure. Strata is in support of the design.

BOARD DECISION:

The Board sees no issues with requested variance and voted to approve the variance as presented.

That the following variances be approved:

1. Vary the south side setback from 6.0 metres to 1.9 metres for a retaining wall and trellis roof structure.

as illustrated on the Plans LBU-1.01R4, dated May 6, 2019, LBU-1.01R3, LBU-2.01R3, LBU-3.01, & LBU-3.02, dated March 20, 2019, by Paul Sangha Landscape Architecture.

CARRIED

APPLICATION

BOV No. 196
8552 Drifter Way

VARIANCES:

1. Vary the maximum allowable height from 7.6 metres to 8.1 metres for the principal building;
2. Vary the minimum rear setback from 7.6 metres to 3.0 metres for the principal building;
3. Vary the north side setback from 3 metres to 1.0 metre for one retaining wall;

4. Vary the front setback from 7.6 metres to 0.0 metres for one retaining wall;
5. Vary the maximum allowable driveway width from 11 metres to 16 metres;
6. Vary the maximum allowable gross floor area for an auxiliary residential dwelling unit in an auxiliary building from 90 square metres to 106 square metres.

APPLICANT: Susan Scott commented on the following:

1. The proposal for this challenging site is to maximize the development potential and create less impact on the neighboring properties.
2. The majority of the variances are for the main house which will be located at the rear side of the property. If we were to conform to the regular setbacks, we would be building on the Cliffside. The backside of the property is a much more level area and therefore more suitable for building.
3. The height variance allows for a less imposing building and avoids view obstruction to the neighboring properties.
4. The variance in terms of access is a result of the existing conditions on the site, which is not only steep, but is also located at the end of an access road. Currently there is parking platform construct on municipal land and we have been working with the RMOW Engineering Department to remove the platform and create an access road allowing access to a three car parking garage. The variance for the relaxation of of the 11 metre limitation on the driveway width in order to have parking spaces or parking lot.
5. The final variance is for the existing cabin which is slightly over the allowable 90 square metre for an auxiliary dwelling. We have incorporated that additional area, which is 105 square meter instead of 90 square meter into the total FSR of the property.

BOARD DECISION:

The Board sees no issues with requested variances One through Five and voted to approve the variances as presented.

That the following variances be approved:

1. Vary the maximum allowable height from 7.6 metres to 8.1 metres for the principal building;
2. Vary the minimum rear setback from 7.6 metres to 3.0 metres for the principal building;
3. Vary the north side setback from 3 metres to 1.0 metre for one retaining wall;
4. Vary the front setback from 7.6 metres to 0.0 metres for one retaining wall;
5. Vary the maximum allowable driveway width from 11 metres to 16 metres.

as illustrated on the Plans A1.01 & A1.02 (dated April 22, 2019), and A2.01, A2.02, A2.03, A2.04, A2.05, A3.01, A4.01, A4.02, A4.03, A5.01, & A5.02 (dated May 8, 2019), prepared by Scott & Scott Architecture Ltd.

CARRIED

BOARD DECISION:

The Board noted that it is not part of their mandate to vary the density and use and therefore voted to deny variance number Six.

1. Vary the maximum allowable gross floor area for an auxiliary residential dwelling unit in an auxiliary building from 90 square metres to 106 square metres.

as illustrated on the Plans A1.01 & A1.02 (dated April 22, 2019), and A2.01, A2.02, A2.03, A2.04, A2.05, A3.01, A4.01, A4.02, A4.03, A5.01, & A5.02 (dated May 8, 2019), prepared by Scott & Scott Architecture Ltd.

CARRIED

TERMINATION

It was moved by Tom Bunting that the meeting be terminated at 5:55 p.m.

Caroline Lamont,
Acting Chair

Karen Olineck,
Secretary