



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, JANUARY 28, 2019, STARTING AT 5:26
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
K. Olineck, Secretary

Public: Richard Diamond, R. Diamond Building Design; Jason Mathies, Mathies Deism 6638 Cedar Grove Lane; David Oakes, 8325 Mountain View Drive; Laird Brown; Steve Clark.

APPROVAL OF AGENDA

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance agenda of January 28, 2019 be approved as presented.

CARRIED

ADOPTION OF MINUTES

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance minutes of October 29, 2018 be adopted as presented.

DEFERRED

APPLICATION

BOV No. 188
9199 Emerald Dr

VARIANCES:

1. Vary the front setback of the detached dwelling from 7.6 metres to 5.0 metres.

BOV No. 189
8235 Mountain View Drive

1. Vary the maximum permitted height of a building from 7.6 metres to 8.4 metres to accommodate.

BOV No. 190
2933 Kadnewood Drive

1. Vary the west side setback from 4.5 metres to 2.0 metres for proposed deck and canopy projections;
2. Vary the rear right-of-way setback from 2.0 metres to 0.5 metres for a proposed roof projection;
3. Vary the rear right-of-way setback from 1.0 metre to 0.5 metres for a proposed deck projection;
4. Vary the maximum permitted building height from 8.2 metres to 10.4 metres for a proposed roof.

Emerald Drive:

APPLICANT: Richard Diamond Commented on the following:

The garage is in an existing space that the owners want to include as part of the house. The hardship will be the amount of work required to create this space. All that is required are windows and installation.

BOARD DELIBERATION/COMMENTS:

Board inquired if the garage would be part of the permitted GFA, staff confirmed that is case. Board determined no impact on neighbours and moved to approve the variance.

BOARD DECISION:

That the following variances be approved:

1. Vary the front setback of the detached dwelling from 7.6 metres to 5.0 metres.

as illustrated on the Plans 1, 4, & 5 (dated October 21, 2018) and Plans 2 & 3 (dated October 22, 2018), by R. Diamond Building Design.

CARRIED

Mountain View Dr.

APPLICANT: Jason Mathies Commented on the following:

1. No setback issues and only requesting height variance.

BOARD DELIBERATION/COMMENTS:

GFA is in compliance with the bylaw, board moved to approve the height variance.

BOARD DECISION:

That the following variances be approved:

1. Vary the maximum permitted height of a building from 7.6 metres to 8.4 metres to accommodate.

as illustrated on the Plans A2 (dated January 15, 2019), A3, A4, & A5 (dated January 8, 2019) by Mathies Design.

CARRIED

Kadenwood Drive

APPLICANT: Steve Clark Commented on the following:

1. The original development received two variances. The walls are already in place and we are in the process of refinishing, not changing the building footprint.
2. The upper deck will be removed as it would impact the neighbouring property.

BOARD DELIBERATION/COMMENTS:

Board inquired about the step code but agent confirmed that development received a building permit before the step code came into effect in January of 2019.

Board confirmed that there will be no increased to GFA and approved the all variances presented.

BOARD DECISION:

That the following variances be approved:

1. Vary the west side setback from 4.5 metres to 2.0 metres for proposed deck and canopy projections;
2. Vary the rear right-of-way setback from 2.0 metres to 0.5 metres for a proposed roof projection;
3. Vary the rear right-of-way setback from 1.0 metre to 0.5 metres for a proposed deck projection;
4. Vary the maximum permitted building height from 8.2 metres to 10.4 metres for a proposed roof.

as illustrated on the Plans BV1-BV8, by C. S. Clark Residential Planning, dated December 12, 2019.

CARRIED

TERMINATION

It was moved by Tom Bunting that the meeting be terminated at 6:00 p.m.

Tom Bunting,
Chair

Karen Olineck,
Secretary