



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, OCTOBER 28, 2019, STARTING AT 5:27
P.M.**

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

In Attendance:

Board: D. Girard, Acting Chair
J. Murl

Staff: R. Licko, Planner
K. Olineck, Secretary

Public: Ian and Allison Van Gruen, 6818 Beaver Lane. Crosland Doak,
Crosland Doak Design. Wendy King, Casey Manarey, 6814
Beaver Lane (neighbours).

APPROVAL OF AGENDA

Moved by D. Girard
Seconded by J. Murl

That the Board of Variance agenda of September 30, 2019 be approved
as presented.

CARRIED

ADOPTION OF MINUTES

That the Board of Variance minutes of September 30, 2019 as
presented.

DEFERRED

APPLICATION

BOV No. 201
6818 Beaver Lane

VARIANCE:

1. Vary the front setback for the proposed single storey auxiliary building from 7.6 m metres to 5.0 metres.

Crosland Doak commented on the following:

1. Applicant would like to build an accessible dwelling in order to rent to persons with mobility issues or for their own use as they age.
2. This was a conscious decision to construct a smaller mass and not have the parking move. The other option would be to building a two storey building with garage in the location proposed for the one storey building. This would make a significantly larger building and forces a storey of stairs to get to the second floor, which is what the owners want to avoid.
3. The lower mass in the same location we believe is a better solution for the neighbourhood and for the owners, with a suite as part of the property.
4. The RS1 Zoning Bylaw permits an auxiliary building on the property.
5. The elevation towards the neighbours is fairly simple with views of the Mountain between the two buildings.

Wendy King and Casey Manarey (neighbours) commented on the following:

1. According to Board of Variance Bylaw sections 540 - 542, a hardship must exist for the Board to be able to grant a variance.
2. The hardships the applicants are presenting do not meet the requirements under section 540 of the bylaw, which states that hardship must be to the property owner.
6. We are in agreement with the hardship of accessibility and the need for it, but the building can be relocated on the property and would therefore not require a variance.
7. The claims of hardship seems to be more preference than hardships.
8. If this variance is granted, then the tree which sits on both properties will have to be removed and this will affect the natural environment and we do not agree with the tree removal.
9. The proposed dwelling will obstruct our view of the golf course trees off Beaver Lane and will impact the amount of light we receive.

BOARD DECISION:

The Applicant, their representative and neighbours of 6814 Beaver Lane left the room at 6:10 pm and returned at 6:20 pm.

The applicant did not make the case for undue hardship. The variance as presented, was denied.

That the following variances be approved:

1. Vary the front setback for the proposed single storey auxiliary building from 7.6 m metres to 5.0 metres.

as described below, and as illustrated on the Plans AA0.3, AA1.3 by Crosland Doak, date stamp received September 19, 2019.

DENIED

It was moved by David Girard that the meeting be terminated at 6:25 p.m.

David Girard,
Acting Chair

Karen Olineck,
Secretary