

# WHISTLER

## MINUTES

REGULAR MEETING OF BOARD OF VARIANCE COMMITTEE  
MONDAY, FEBRUARY 27, 2023, STARTING AT 5:30 P.M.

**Remote Meeting**

Held via Zoom – Link available at:

[Board of Variance | Resort Municipality of Whistler](#)

|   |                                     |
|---|-------------------------------------|
| BOARD PRESENT   | Meetings attended since appointment |
| J. Charters, Chair  | 8/8                                 |
| R. Williamson   | 3/3                                 |
| J. Cooper   | 6/7                                 |
| STAFF PRESENT   |                                     |
| Planning Analyst, L. Clarke   | N/A                                 |
| Interim Recording Secretary, M. Urbani  | N/A                                 |
| PUBLIC PRESENT  |                                     |
| Kenneth Lewis (owner) BOV00229 8710 Wedgeview PI  | N/A                                 |
| Chris Hunter, Hunter Office Architecture (architect/applicant) BOV00229 8710 Wedgeview PI | N/A                                 |
| Hugh Berwick (owner) 8714 Wedgeview Place   | N/A                                 |

### CALL TO ORDER

*RMOW Planning Analyst, L. Clarke recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

### ADOPTION OF AGENDA

Moved by: J. Cooper

Seconded by: R. Williamson

**That** the Board of Variance Committee adopt the Agenda of February 27, 2023 as presented.

CARRIED

## **ADOPTION OF MINUTES**

Moved by: R. Williamson  
Seconded by: J. Cooper

**That** the Board of Variance Committee adopt the Committee Minutes of January 30, 2023 as presented.

CARRIED

## **APPLICATION**

**BOV00229**  
8710 Wedgeview Pl

The owners of 8710 Wedgeview Place are requesting a variance to the Resort Municipality of Whistler "Zoning and Parking Bylaw 303, 2015" as described below:

1. Vary the maximum building height from 7.6 metres to 10.49 metres for a new detached dwelling

as illustrated on the Architectural Plans A0.0, A1.0, A1.1, A1.2, A2.0 and A3.0 dated January 24, 2023, prepared by Hunter Office Architecture Inc.

RMOW Planning Analyst L. Clarke introduced the application and confirmed that no written correspondence was received from the public related to this application before the deadline of 4:30pm on February 27, 2023.

The owners representative, Chris Hunter, commented on the following hardship:

1. Undeveloped lot sitting between two developed lots with garage or parking in front and single-family houses further upslope.
2. Topographically driven as the lot has an extremely steep slope that ranges from 55 to 75%; combine that with the RMOW driveway slope limitations from the front property line, very constrained for the location of the house from the front property line as well as the ground level slab elevation of the garage and entry.
3. In effort to reduce overall massing, they have sloped the surrounding landscape and grade to mesh with the house and adjacent side yards.
4. Flat roof design to reduce the overall perceived building height.
5. Topographical hardship on this property limits viable development.
6. Design imbeds the small house into the slope and avoids excessive retaining walls and unnatural grading.

Chair J. Charters queried whether any member of public present wished to make oral submissions and address the Board regarding the subject application.

Hugh Berwick (owner) 8714 Wedgeview Place asked procedural questions with respect to information sign requirements and Architectural plan requirements. RMOW Planning Analyst L. Clarke provided a response.

The Board members J. Charters, J. Cooper and R. Williamson found that, as per LGA S.542(1)(b), undue hardship would be caused to the applicant if the bylaw is complied with due to the physical site characteristics and physical characteristics of abutting sites. Further, they were of the opinion that the variance does not do any of the following listed in LGA S.542(1)(c)(i)-(vi). As such, the Board is in favor of approving this variance application.

Moved by: J. Cooper  
Seconded by: R. Williamson

**That** the following minor variance be approved:

1. Vary the maximum building height from 7.6 metres to 10.49 metres for a new detached dwelling as illustrated on the Architectural Plans A0.0, A1.0, A1.1, A1.2, A2.0 and A3.0 dated January 24, 2023, prepared by Hunter Office Architecture Inc.

CARRIED

#### **OTHER BUSINESS**

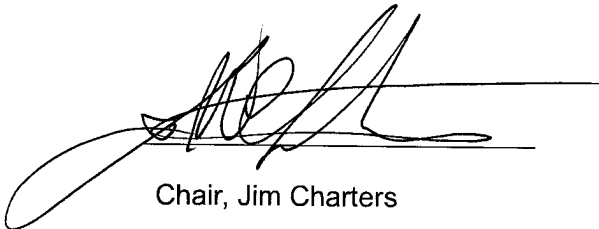
There were no items of Other Business.

#### **TERMINATION**

Moved by: J. Cooper  
Seconded by: R. Williamson

**That** the Board of Variance Committee meeting of February 27, 2023 be terminated at 5:53 p.m.

CARRIED



Chair, Jim Charters

*Monica Urbani*  
Interim Recording Secretary, Monica Urbani