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4-Oct-2021

To/ RMOW Planning Dept.
4325 Blackcomb Way
Whistler BC V0N 1B4

Attn. RMOW Planning Dept.

Re/ **DVP Application**
8315 Mountainview Drive
(Lot 15, DL 7301, Plan 15206, Gp. 1 NWD)
P.I.D. 007-716-583

Dear Planning -

With respect to the above noted address in Whistler, the owner wishes to apply for a development variance permit to legitimize an existing encroachment into a side setback and to add one more storey to the non-conforming area. The request is to reduce the required side setback of 3 m by 1.35 m to 1.65 m.

Brief History

The original home was built in the 1970's with a north side setback of 1.65 m as exists today. This encroaching area is two stories in height plus the sloped roof above. Later, a west setback variance was obtained to construct a garage at a zero setback. Note that this area is proposed to be removed and a new setback compliant garage constructed. There was also a permit in the 1980's for an auxiliary suite along the set side of the home which was fully compliant with zoning.

Site Context

The subject property is located along the large bend near the top of Mountainview Drive and is surrounded by other RS-1 Zoned lots (low density residential). Being on a large curve, the property is abutted by municipal roadway on two sides and other residential

lots on two sides. There is also a small RMOW outbuilding located halfway around the curve which is below the main elevation of the lot.

Proposal

The proposed works include removing the existing garage (zero lot line with a variance) and constructing a new double garage that is fully zoning compliant. Also, while there is a small third floor area, its proposed to expand the third (top) floor to follow the main floor level below in its entirety, including the non side yard compliant northeast corner. The existing suite is to be reclaimed to within the main house and the basement will have the old basement suite (no rmow records) re-activated as a two bedroom suite. Other interior works are also proposed but they do not affect the request for variances.

Requested Variance

The variance request is to reduce the required 3 m side setback to 1.65 m, **a reduction of 1.35 m.** The total floor area affected is approx. 6.7 sq m of floor area on each of three floors. It is important to note that two of the three floors proposed have been in the current non-compliant location **since the home was originally permitted and built.**

The proposal will not affect any views of neighboring properties and is minor in nature. The new area on the third floor that encroaches already has a sloped roof which is being replaced with floor area and a flat roof so the overall encroachment does not change much, as can be seen on the attached plans dated 3-Oct-2021. It is important to note that the new flat roof line will be slightly **lower** than the peak of the current roof.

Official Community Plan

Based on the current OCP mapping, the subject property is located in the High Risk Wildfire DP Area per Schedule S. To address this, all new siding material is proposed to be non-combustible fiber cement (Hardie) siding, soffits to be solid $\frac{3}{4}$ inch thick wood with metal venting and the roofing will be a Class A rated torch-on system such as PreVent by IKO. No new conifer plantings are proposed and currently the only trees close to the home are along the north property line and are located on the adjacent property. We believe that by using the proposed exterior finishes on the new construction we are meeting with the requirements of Schedule S.

In closing, we feel the proposed variance request is minor and is simply a continuance of the existing encroachment that is almost 50 years old. Extending the area into a third floor and following the existing building support lines is the most material efficient way of creating new space as structural support is already in place and the need for new materials is minimized.

Thank you for your time and please let us know if there are any questions or clarifications required.

Respectfully yours,

Richard Diamond on behalf of the owner(s)
8315 Mountainview Drive