

## Brook McCrady

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**From:** Planning  
**Sent:** Monday, April 4, 2022 12:58 PM  
**To:** Brook McCrady; Legislative Services  
**Subject:** FW: Attn: Mr. Brook McCrady and Council re- Development Variance Permit (Application No. DVP01225 - 2605 Whistler Road)

**From:** JOHN BORGEN  
**Sent:** Monday, April 4, 2022 12:57 PM  
**To:** Planning  
**Subject:** Attn: Mr. Brook McCrady and Council re- Development Variance Permit (Application No. DVP01225 - 2605 Whistler Road)

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Dear Mr. Brook McCrady and Council:

The deck expansion sought by this property owner was brought up at our AGM on 23 November, 2021. After much discussion, the idea of the owner wishing a variance to allow his desire to enlarge the size of his deck was met with little sympathy by the Snowridge owners. It was agreed that a letter of acceptance would not be provided at the time of our AGM, and that a vote should be put forward to the owners at the next general meeting in 2022.

Subsequent discussion amongst Snowridge owners with a vested interest in this particular area of our Snowridge Circle property has focused on the observations that:

A. the property has been and possibly continues to be used for rental purposes, and noise from its occupants is bothersome,

B. building guidelines and property lines from an already constructed shed that encroach on 2544 Snowridge Circle have been disregarded, and its physical presence is an ever-present, unsightly, junk-like eyesore,

C. far too often, the owner and tenants alike use Snowridge property as easy access to our ski out, park vehicles on our numbered parking stalls, and plod through the strata landscaped areas to access the rear of their property with little regard to damage done to plants and the like.

This disrespectful behaviour for one's neighbours and mindful disregard for already in-place municipal regulations glaringly prevent us from entertaining any further discussion prior to our next Annual General Meeting in 2022 , where a formal vote could be taken about the variance permit request of the owner of 2605 Whistler Road.

Respectfully,

Dennis Richards and John Borgen #42-2544 Snowridge Circle

## Brook McCrady

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**From:** Planning  
**Sent:** Monday, April 4, 2022 10:43 AM  
**To:** Legislative Services  
**Cc:** Brook McCrady  
**Subject:** FW: Variance Permit - Application No. DVP01225 - 2605 Whistler Road

**From:** Brad and Elina Sinclair  
**Sent:** Monday, April 4, 2022 10:28 AM  
**To:** Planning  
**Subject:** Variance Permit - Application No. DVP01225 - 2605 Whistler Road

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Dear Council and Mr. Brook McCrady:

Regarding the proposed variance, my wife and I are opposed to the expansion to the size of the deck. Please consider the following:

1. This property is used as a rental property and, as such, considerable noise is generated by the occupants. An expanded deck would increase the noise level into our property.
2. The owner has already flaunted municipal building guidelines and property lines by building a shed that encroaches onto the property of 2544 Snowridge Circle. Furthermore, the rear of his shed looks like a junk pile. This shed should be investigated and removed.
3. The owner and his tenants regularly traipse through the strata garden to access our ski out. This has caused distress to plants and increased erosion of the berm that was paid for by the strata owners. Tenants have parked their vehicles to access the back of the home and again trample our gardens.

Given the foregoing, it is clear that the owner of 2605 has complete disregard for his Neighbours and municipal rules. An expanded deck would allow him and his tenants an opportunity to increase their disrespect towards their neighbours.

Thank you

Sincerely

Bradley and Elina Sinclair  
45 2544 Snowridge Circle.

## Brook McCrady

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**From:** Planning  
**Sent:** Monday, April 4, 2022 11:03 AM  
**To:** Brook McCrady  
**Subject:** FW: Comments regarding DVP01225 - 2605 Whistler Road

**From:** [REDACTED]  
**Sent:** Monday, April 4, 2022 8:59 AM  
**To:** Planning  
**Cc:** neilsundstrom  
**Subject:** Comments regarding DVP01225 - 2605 Whistler Road

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Brook

I am an owner in Snowridge, adjacent to the property requesting a variance at 2605 Whistler Road. I am also on the council of our Strata VR2055. I would like to provide comments in two parts, one as a council member and one as an owner.

First, as a council member:

Our Snowridge council and owners were notified on or about Oct 20, 2021 by the owner of 2605 Whistler Road about this request. We were informed too late to include any more than a discussion at that VR2055 AGM on Nov. 21, 2021. The matter was discussed at the AGM and there were a number of comments, some positive and some negative to this request. It was decided by the VR2055 council to include this in the Nov. 2022 AGM with a formal vote from all owners. This message was conveyed to the owner of 2605 Whistler Road.

The positive comments from some owners were mostly from those who had no exposure to the property at 2605 Whistler Road. The negative comments were from some owners who had exposure to the property at 2605 Whistler Roads current decks, however there were some negative comments from others as well.

The negative comments centered around the following 4 categories:

- 1 – the current setback rules implemented by the Resort Municipality of Whistler were implemented for a number of reasons, including fire danger, noise avoidance, light pollution and privacy concerns. These rules should not be changed as all of these may be violated if the variance is permitted.
- 2 – the owner of 2605 Whistler Road has already constructed a shed that is over the property line of Snowridge VR2055 and the additional size of the proposed deck would result in massive coverage of that lot.
- 3 – a number of owners whose properties are exposed to the current 2605 Whistler road property indicated that there have been noise and light issues in the past from the 2605 Whistler Road property. They commented that those issues may become compounded by a larger deck.
- 4 – as noted earlier, this is a large deck with a large variance that brings the structure closer to our property line and closer to the remaining trees. This will increase the fire risk to the whole community.
  - Please note that VR2500 has done a significant amount of work with FireSmart over the past 5 years. During the summer of 2021 we cleared a large number of trees out between the backyard of the 2605 Whistler Road property and the property line of Snowridge per the recommendation of the FireSmart engineer. The

tree thinning has reduced the natural barrier that had grown there and had helped to alleviate some of the noise and light issues, now that has changed.

- The FireSmart engineers recommendations and actions did not reflect this size of a deck. With the deck containing a BBQ and likely other outdoor propane fired appliances, this appears to be looming large in the minds of those Snowridge owners who have exposure to the Whistler Road property and who have reported incidents in the past.
- If the Resort Municipality of Whistler board intends to approve this variance, I trust that they will obtain a written FireSmart assessment that this variance will not add to fire hazard. If that could be shared with Snowridge council we would be able to provide it to the owners.

As a council member I would like to ask the Resort Municipality of Whistler to postpone the variance request until such a time as Snowridge VR2500 can put this to a vote at our Nov, 2022 AGM.

My comments as a Snowridge VR 2500 owner:

1 – my property is not exposed to the 2605 Whistlers so I am not familiar with the issues expressed by those who are exposed.

2 – I was part of the discussion at the Nov. 2021 AGM and I heard a number of owners who were opposed for various reasons.

3 – Because this will impact some of our strata neighbors, I would like to see a vote from Snowridge as an outcome.

Regards

Neil Sundstrom

VR 2500 - #39



## Brook McCrady

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**From:** Planning  
**Sent:** Monday, February 28, 2022 3:56 PM  
**To:** Brook McCrady  
**Subject:** DVP1225 - 2605 Whistler Road Variance  
**Attachments:** LIVE Prospero\_Folder\_DVP01225.TDGL

Hi Brook,

Please see email below.

Thank you,



**Denise Taveira** (she/her)  
Planning Clerk  
Resort Planning

**RESORT MUNICIPALITY OF WHISTLER**  
4325 Blackcomb Way  
Whistler, B.C. V8E 0X5  
T: 604-935-8171  
E-MAIL: [dtaveira@whistler.ca](mailto:dtaveira@whistler.ca)

**Whistler: A place where our community thrives, nature is protected and guests are inspired.**

*The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, 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.*

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**From:** Bruce Van Raalte - WRM Strata Management  
**Sent:** Monday, February 28, 2022 3:43 PM  
**To:** Planning  
**Subject:** 2605 Whistler Road Variance

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

To Whom it May Concern,

On October 26, 2021, the owner of the house at 2605 Whistler Road, Chris Kent, sent an email to WRM and to Snowridge owners asking that the strata approve a variance for the rebuild of a deck on this property. The deck, as proposed, would encroach on the setback to the shared property line with Snowridge. As the Annual General Meeting agenda had already been sent out to owners prior to the email from Mr. Kent, there was not enough time to add a resolution to the agenda for owners to vote on. At the AGM, owners discussed the variance and agreed that this would be something they would need to consider and vote on at the next AGM and asked that a resolution be added to the agenda for the 2022 AGM that will be held in the late fall.

I understand now that a sign has been posted out front of the house at 2605 Whistler Road and that the owner has applied for a variance to rebuild his deck (application # DVP01225).

As the owners at Snowridge VR2055 have not approved this variance, they strongly oppose the owner being allowed to begin the rebuild without their consideration.

Please get back to me at your earliest convenience with your acknowledgement that the owners at Snowridge will have a voice in approving or opposing this variance. Please also let me know if this email should be sent to someone else at the RMOW

Thanks,

**Bruce Van Raalte**

Strata Property Agent, WRM Strata Management & Real Estate Services Ltd.

**Direct Whistler:** 604-567-9001

**w:** [www.wrm.ca](http://www.wrm.ca) **e:** [bruce@wrm.ca](mailto:bruce@wrm.ca)

**p:** **Whistler:** 604-932-2972 **a:** **Whistler:** 202-1410 Alpha Lake Rd, Whistler BC V8E 0J3

**p:** **Squamish:** 604-567-9000 **a:** **Squamish:** 1-38003 Second Ave, Squamish BC (mail to PO Box 17, Squamish BC V8B 0A1)

## Brook McCrady

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**From:** Planning  
**Sent:** Wednesday, April 6, 2022 8:42 AM  
**To:** Brook McCrady  
**Subject:** FW: DVP01225

**From:** John Ramsden  
**Sent:** Tuesday, April 5, 2022 6:20 PM  
**To:** Planning  
**Subject:** DVP01225

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

I am responding to the request for a variance, DPVO1225.

I am an owner in the Snowridge complex that intersects the rear of the property requesting a variance for a deck.

At this time I do not support the variance. The proposed deck would be much closer to the Snowridge property line and affect directly at least 7 units that are close to property line.

There is the potential for increased noise since this is an outdoor space. Additional light could also affect those neighbouring this property.

Snowridge has been participating in the Municipality supported FireSmart program, and in the past year the strata has removed a number of trees on our property that face the back of 2605 Whistler Rd. This process has meant that our residents have direct sight of the property requesting the variance. A larger deck would be quite visible and potentially increase fire risk to our property.

The standard rear setback should be maintained as I do not believe a larger deck is a suitable request at this time. The Strata Council has requested a timeline that would allow for discussion with all owners at an upcoming AGM in November. This option would allow for the appropriate discussion among all owners so informed feedback could be offered.

Respectfully submitted

John Ramsden  
34-2544 Snowridge Circle  
Whistler BC

Sent from my iPhone  
John Ramsden

## Brook McCrady

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**From:** Planning  
**Sent:** Thursday, April 7, 2022 9:28 AM  
**To:** Brook McCrady  
**Subject:** DVP01225: opposition

**From:** Ken Mitchell  
**Sent:** Wednesday, April 6, 2022 7:43 PM  
**To:** Planning  
**Subject:** Re- Zoning Variance application for PID: 008-735-174 Block C Lot 7165 Plan 13162

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Dear Brook McCrady:

We live in Snowridge, unit #18 2544 SNOWRIDGE CIRCLE. I am writing to express our opposition to this application.

The proposed deck will break current set back rules. If this is allowed, why have the rules in the first place. This property is our neighbour. Snowridge is know for its piece and quiet, and such a large deck will promote outdoor activities that will create noise. Why is this variance being considered. We are totally opposed.

Ken and Sharon Lee Mitchell



**Resort Municipality of Whistler**  
**Notice of Intention to Issue a Development Variance Permit**  
**(Application No. DVP01225 – 2605 WHISTLER RD)**

The Council of the Resort Municipality will consider a resolution to issue a Development Variance Permit under s. 498 of the *Local Government Act* at its regular meeting to be held at:

**Time:** 5:30 p.m., **Tuesday, April 26, 2022**  
**Location:** Franz Wilhelmsen Theatre at Maury Young Arts Centre  
4335 Blackcomb Way, Whistler, B.C.

The land that is the subject of the Permit is legally described as: PID: 008-735-174, Lot 13 Block C District Lot 7165 Plan 13162 as shown on the map attached to this notice.

The purpose of the Permit is to vary Whistler's Zoning and Parking Bylaw 303, 2015 **to allow a new deck to be located 1.71 metres from the (west) side property line and 4.52 metres from the rear property line.**

Without the proposed variance, the minimum permitted side setback is 3 metres and the minimum permitted rear setback is 7.6 metres.

Copies of the Development Variance Permit, along with the permit application and supporting documentation, may be viewed electronically on the Resort Municipality of Whistler's website at the following link: [www.whistler.ca/DVP01225](http://www.whistler.ca/DVP01225). Alternatively, copies of the Development Variance Permit, permit application and supporting documentation may also be inspected at the reception desk of the Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours (Monday to Friday, 8:00 a.m. to 4:30 p.m., excluding statutory holidays) until April 26, 2022.

If you wish to provide comments you must do so in writing, by 4:30 pm on April 26, 2022. Please send comments to: Brook McCrady, Planning Analyst, 4325 Blackcomb Way, Whistler, BC V8E 0X5, [planning@whistler.ca](mailto:planning@whistler.ca). Written comments received by April 5, 2022 will be distributed to members of Council 5 days before the meeting. Written comments received after this date but no later than 4:30 pm on April 26, 2022 will be distributed to Council at the meeting.

Brook McCrady can also be reached at 604-935-8170.

*Comments must be provided in writing, and will become part of the public record of the Council meeting. There will be no opportunity to speak at the Council meeting.*