



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
whistler.ca FAX 604 935 8109

Development Variance Permit No. DVP01241

To: MALEC, ROBERT M
LINDSAY, KRYSTA

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 004-956-133
STRATA LOT 1 DISTRICT LOT 4749 STRATA PLAN VR. 1731 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the side setback from 6 metres to 3 metres for a duplex dwelling with gross floor area greater than 375 square metres;
 - b) Vary the front setback from 7.6 metres to 5.7 metres for a roof and support post;
 - c) Vary the front setback from 7.6 metres to 5.9 metres for a balcony and support post;

as illustrated on the Architectural Plans A001, A011, A101, A102, A103, A104, A201 and A202, prepared by McLintock Architecture dated December 06, 2022 attached to this Development Variance Permit as Schedule A.

4. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land



Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.

5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
6. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
7. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

Authorizing resolution passed by the Council the ____ day of ____, 2023.

Issued this ____ day of _____, 2023.

Jessie Gresley-Jones
General Manager of Resort Experience

Development Variance Permit No. DVP01241

To: ROSS, GRAHAM R
TOWNSON, ANDREA F

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 004-956-150
STRATA LOT 2 DISTRICT LOT 4749 STRATA PLAN VR. 1731 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the side setback from 6 metres to 3 metres for a duplex dwelling with gross floor area greater than 375 square metres;
 - b) Vary the front setback from 7.6 metres to 5.7 metres for a roof and support post;
 - c) Vary the front setback from 7.6 metres to 5.9 metres for a balcony and support post;

as illustrated on Architectural Plans A001, A011, A101, A102, A103, A104, A201 and A202, prepared by McLintock Architecture dated December 06, 2022 attached to this Development Variance Permit as Schedule A.

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Authorizing resolution passed by the Council the ____ day of ____, 2023.

Issued this ____ day of _____, 2023.

Jessie Gresley-Jones
General Manager of Resort Experience



- 7. Development Variance Permit - Rev A 221202
- 6. Development Variance Permit 220823
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 1. Building Permit 211029

Issue

Seal

McIntlock Architecture

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Malec Lindsay Renovation

2231 Gondola Way, Whistler BC

Cover

Scale:
Plot date: 2022-12-06 11:55:00 AM
Drawn by: MCA

A001

PROJECT TEAM

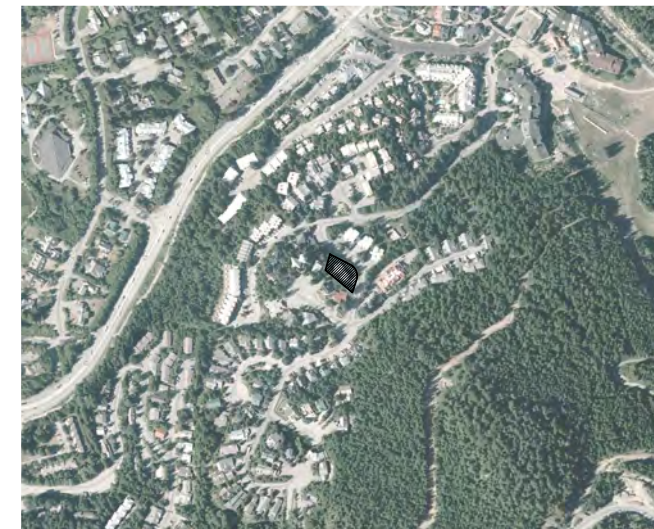
CLIENTS	ARCHITECTURAL	STRUCTURAL	CONTRACTOR
Rob Malec & Krysta Lindsay 3215 West 39th Ave Vancouver BC V6N 2Z9 604 512 8480 rob@robmalec.com krysta@shaw.ca	McIntlock Architecture PO Box 2479 Garibaldi Highlands BC V0N 1T0 604 338 8409 guy@mcintlockarchitecture.com	Chalten Engineering PO Box 1527 Whistler BC V0N 1B0 604 902 1404 chaltene@shaw.ca	Lower Coast Building Group Inc. 125-998 Harbourside Drive North Vancouver BC V7P 3T2 604 628 7957 shayne@lowercoast.com
GEOTECHNICAL	ENVELOPE CONSULTANT		
Kontur Geotechnical Consultants Inc. 103-37768 Second Ave Squamish BC V8B 0S8 778 730 1822 esykes@kontur.ca	JRS Engineering 300-4595 Canada Way Burnaby BC V5G 1J9 778 772 9781 ktopping@jrsengineering.com		

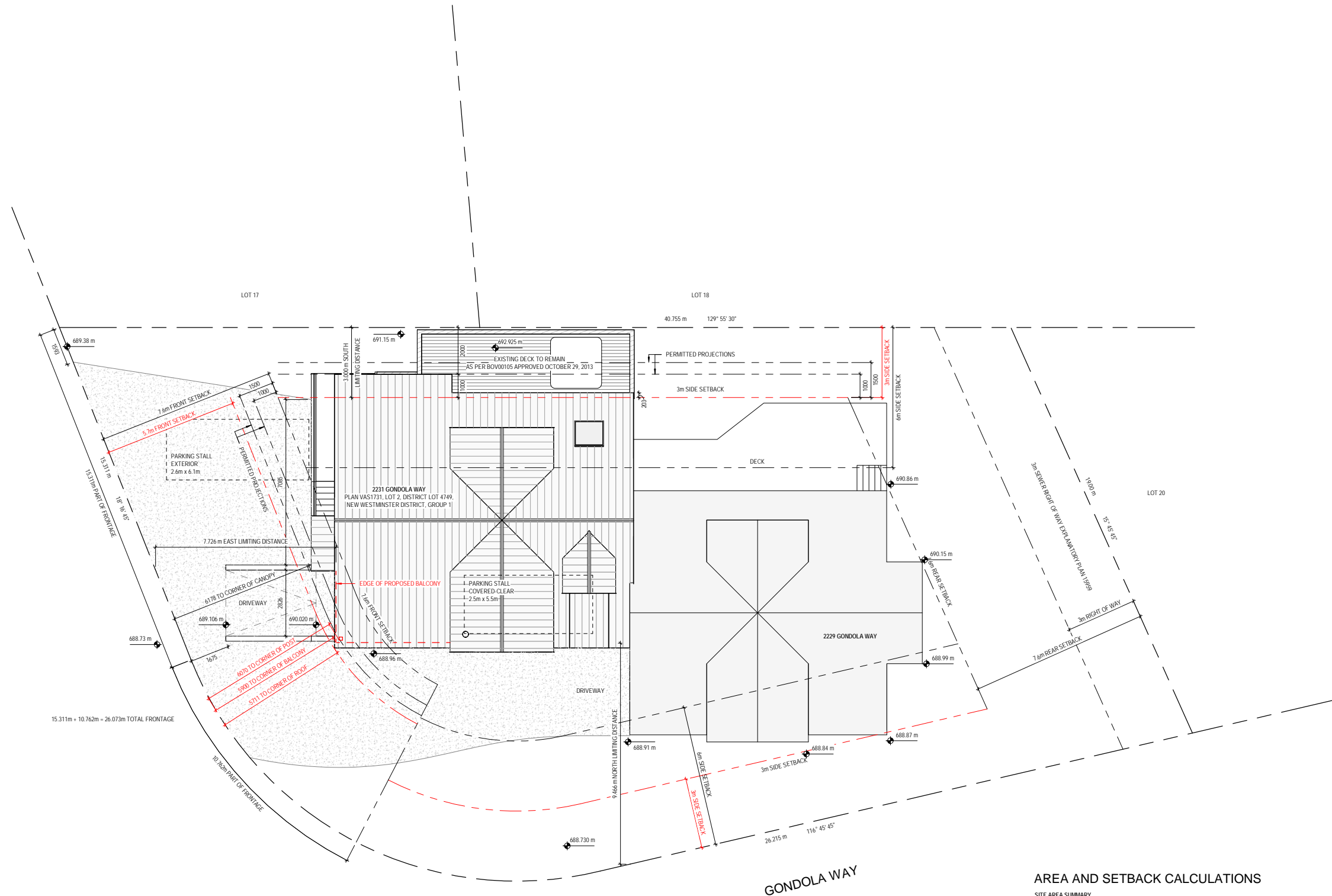
PROJECT DATA

Civic Address:	2231 Gondola Way, Whistler BC	
Legal Description:	Plan VAS 1731, Lot 2, District Lot 4749, New Westminster District, Group 1	
PID:	004-956-150	
Zoning / Bylaw:	RT1 / 303	
Building Classification:	Division B, Part 9	
Applicable Code:	BCBC 2018	
Occupancy:	Residential C	
Site Dimensions		
North	26.215 m (86.0 ft)	
East	15.311 m (50.2 ft)	
South	40.755 m (133.7 ft)	
West	19.000 m (62.3 ft)	
Site Area Summary		
Site Area (All Duplex Lot)	Required 836 sm (8,993 sf)	Existing 866.6 sm (9,328 sf)
Site Coverage (Both Units)	Permitted (35%) 303 sm (3,263 sf)	Proposed (27.76%) 240 sm (2,588 sf)
Floor Area Summary		
Total FSR Per Duplex Unit	Permitted 0.225 (Half 0.45)	Proposed 0.225
Total Floor Area	194.99 sm (2,098.9 sf)	194.49 sm (2,093.5 sf)
Lower Floor	-	34.46 sm (370.9 sf)
Main Floor	-	105.81 sm (1,138.9 sf)
Upper Floor	-	52.22 sm (563.6 sf)
Building Height	Permitted 7.6 m (24.9 ft)	Proposed 7.372 m (24.1 ft)
Setbacks		
Front	7.6 m (24.9 ft)	
Sides	6.0 m (19.7 ft)	
Rear	7.6 m (24.9 ft)	

DRAWING LIST

ARCHITECTURAL
A001 Cover
A002 General Notes & Graphic Legend
A004 Assemblies
A010 Survey
A011 Site Plan
A101 Lower Floor Plans
A102 Main Floor Plans
A103 Upper Floor Plans
A104 Roof Plans
A201 North & East Elevations
A202 South & West Elevations
A301 Building Sections
A302 Building Sections
A303 Building Sections
A304 Building Sections





- 7. Development Variance Permit - Rev A 221202
- 6. Development Variance Permit 220823
- 5. Board of Variance - Rev A 220404
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 2. Building Permit - Rev A 220125
- 1. Building Permit 211029

Issue

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**Malec Lindsay
 Renovation**
 2231 Gondola Way, Whistler BC

Site Plan

Scale: As indicated @ 22X34
 Plot date: 2022-12-06 11:55:05 AM
 Drawn by: MCA

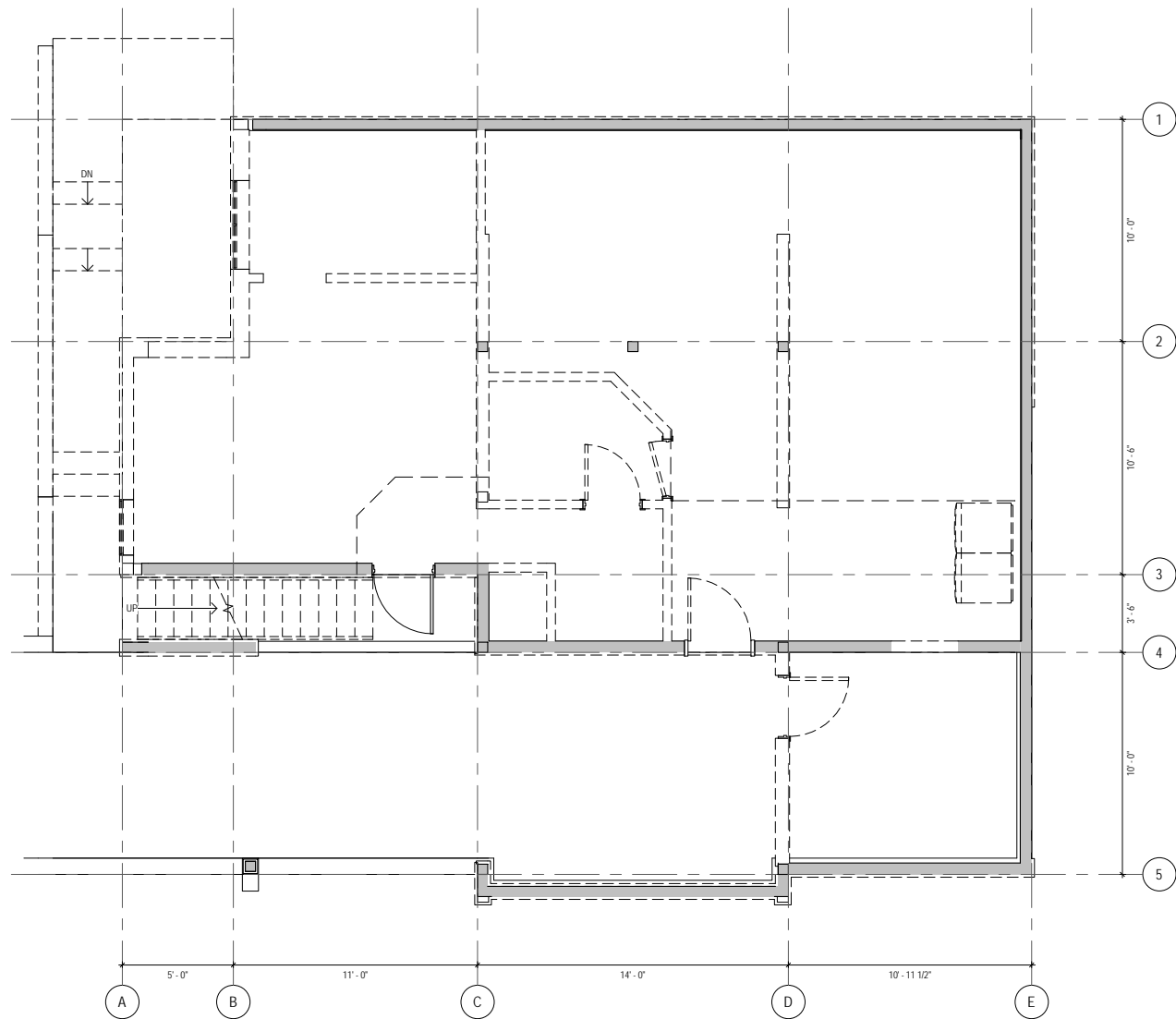
A011

AREA AND SETBACK CALCULATIONS

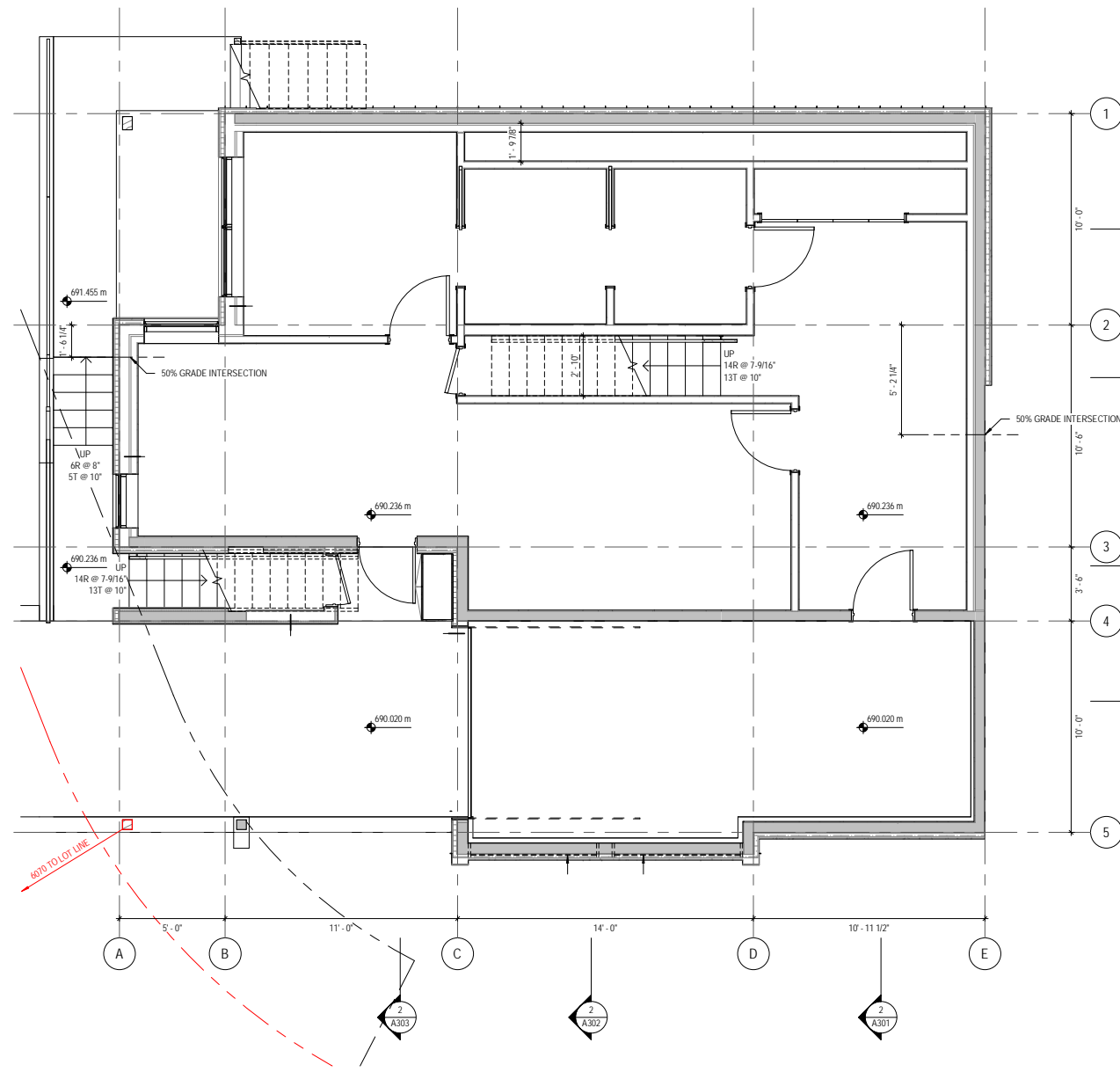
SITE AREA SUMMARY		Required	Existing	Proposed (27.76%)	
Site Area (All Duplex Lot)	836 sm (8,993 sf)	836 sm (8,993 sf)	866.6 sm (9,328 sf)	303 sm (3,263 sf)	240 sm (2,588 sf)
Site Coverage (Both Units)		303 sm (3,263 sf)		240 sm (2,588 sf)	

FLOOR AREA SUMMARY		Permitted	Combined (Both Units)	2229 Gondola Way	2231 Gondola Way
Total FSR	0.45	0.444	0.223	0.224	0.224
Gross Floor Area	390 sm (4,197.6 sf)	385.4 sm (4,148.3 sf)	190.9 sm (2,054.8 sf)	194.5 sm (2,093.5 sf)	194.5 sm (2,093.5 sf)
Lower Floor	49.5 sm (531.2 sf)	49.5 sm (531.2 sf)	15 sm (160.3 sf)	15 sm (160.3 sf)	34.5 sm (370.9 sf)
Main Floor	-	214.8 sm (2312.2 sf)	109 sm (1175.0 sf)	109 sm (1175.0 sf)	105.8 sm (1138.9 sf)
Upper Floor	-	119 sm (1281.1 sf)	66.8 sm (719.5 sf)	66.8 sm (719.5 sf)	52.2 sm (563.6 sf)

SETBACKS		Required	Proposed
Front	7.6 m (24.9 ft)	7.6 m (24.9 ft)	5.7 m (18.7 ft)
Sides	4.0 m (13.1 ft)	4.0 m (13.1 ft)	3.0 m (9.8 ft)
Rear	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)



2 Existing/Demolition
 1/4" = 1'-0"



1 Proposed
 1/4" = 1'-0"

6. Development Variance Permit	220823
5. Board of Variance - Rev A	220404
4. Board of Variance	220316
3. Development Variance Permit	220125
1. Building Permit	211029

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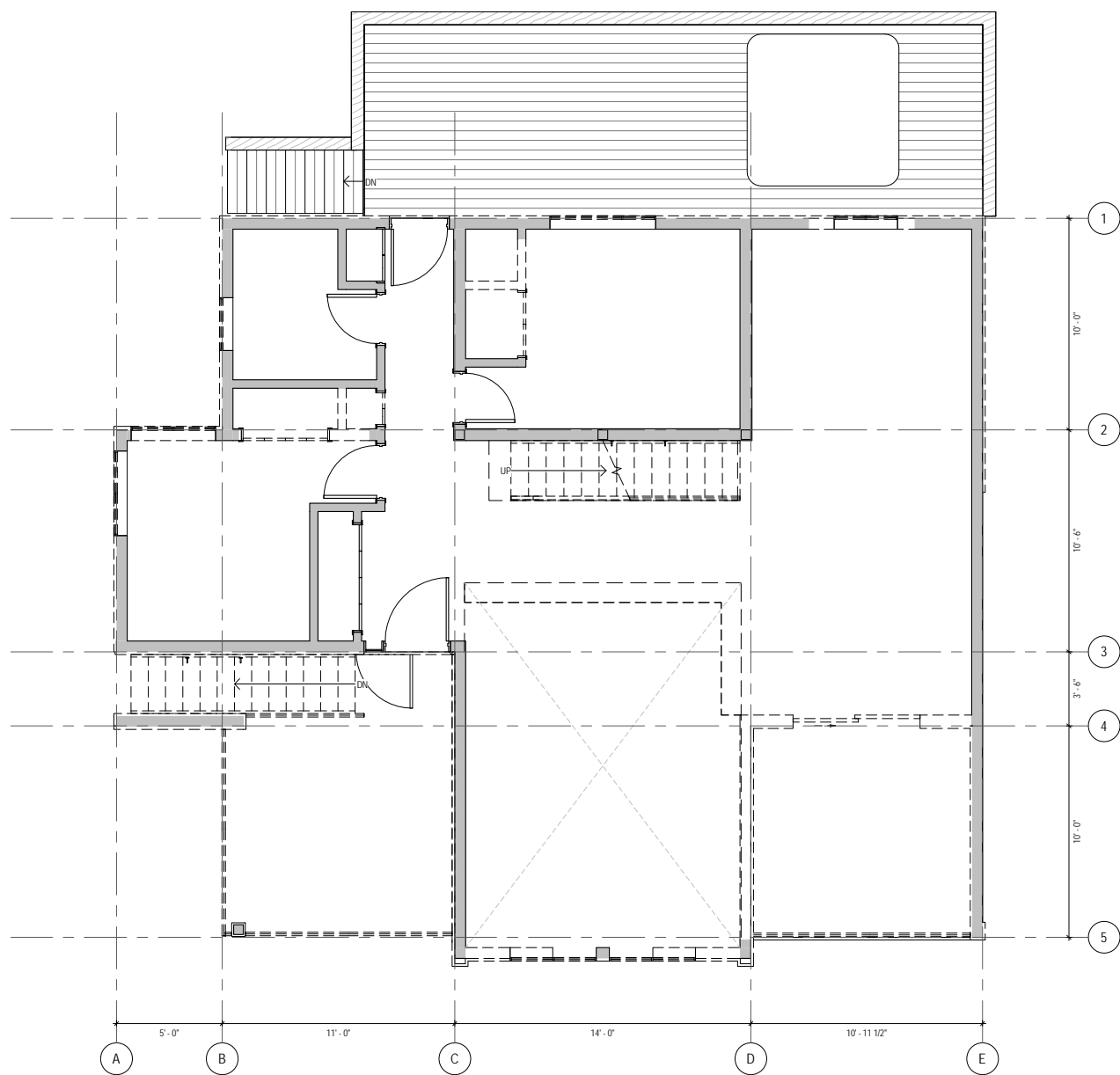
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Malec Lindsay Renovation
 2231 Gondola Way, Whistler BC

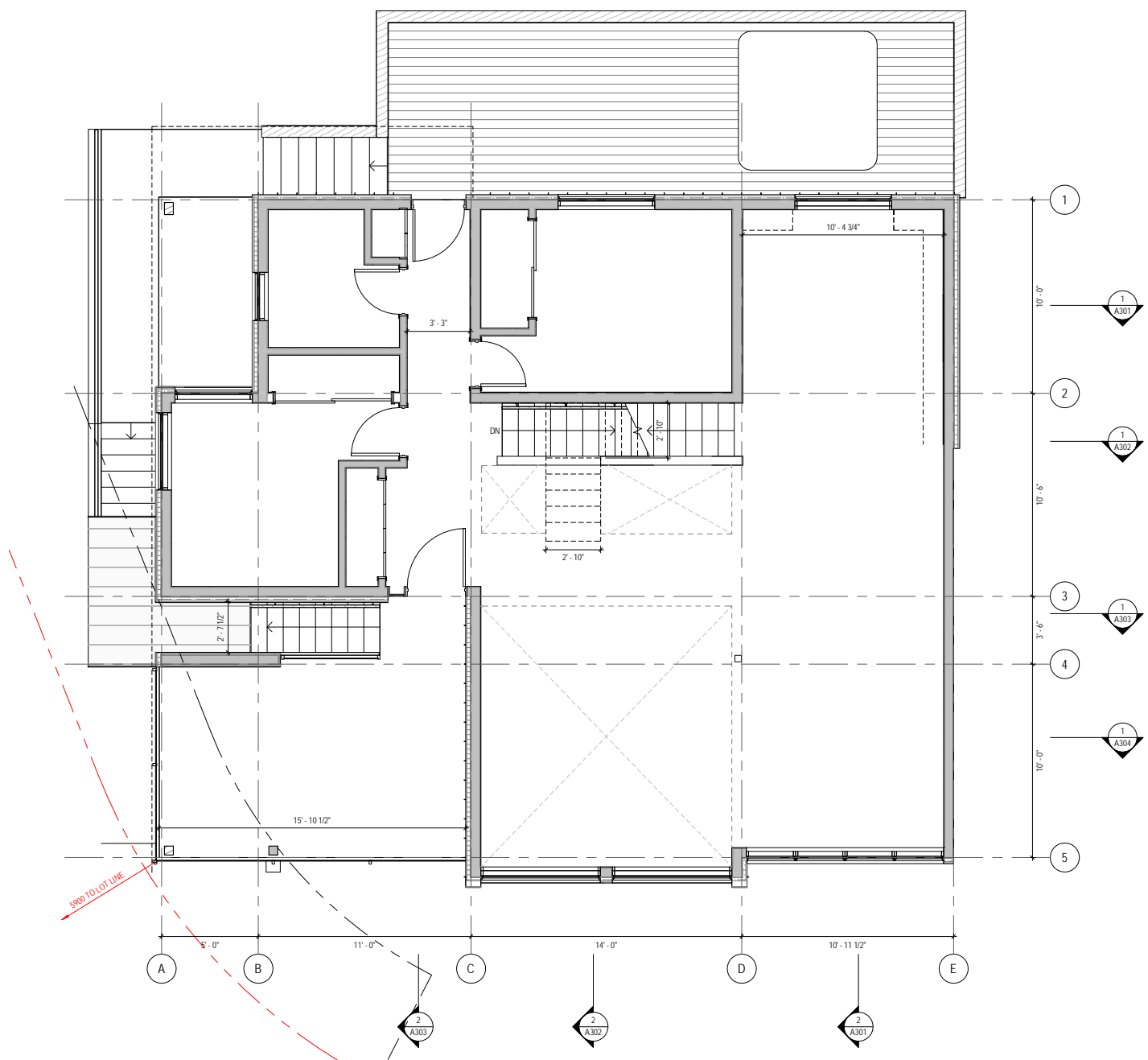
Lower Floor Plans

Scale: 1/4" = 1'-0" @ 22X34
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 Drawn by: MCA

A101



2 Existing/Demolition
1/4" = 1'-0"



1 Proposed
1/4" = 1'-0"

6. Development Variance Permit	220823
5. Board of Variance - Rev A	220404
4. Board of Variance	220316
3. Development Variance Permit	220125
1. Building Permit	211029

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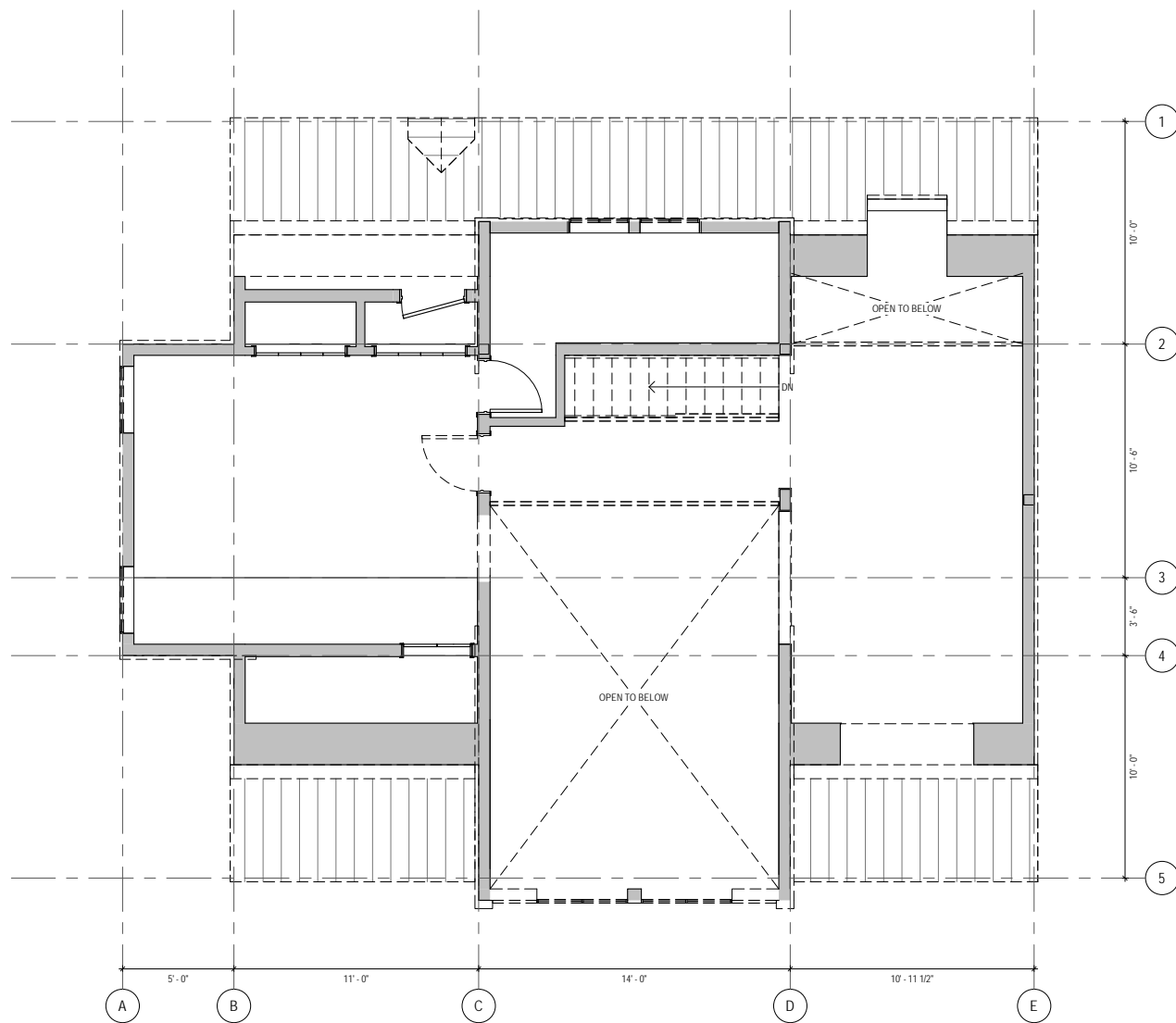
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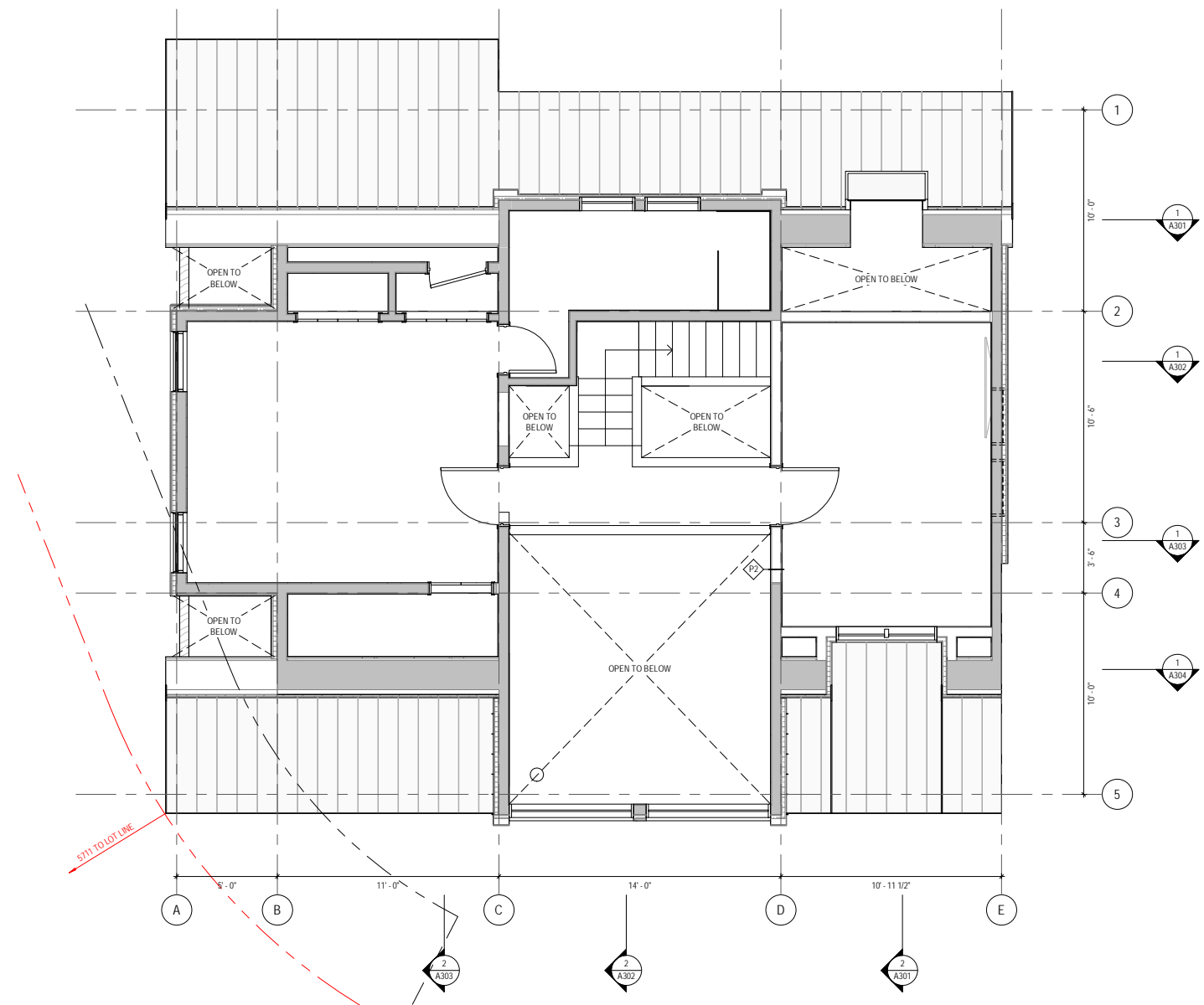
Main Floor Plans

Scale: 1/4" = 1'-0" @ 22X34
Plot date: 2022-12-06 11:55:06 AM
Drawn by: MCA

A102



2 Existing/Demolition
1/4" = 1'-0"



1 Proposed
1/4" = 1'-0"

- 6. Development Variance Permit 220823
- 5. Board of Variance - Rev A 220404
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 1. Building Permit 211029

Seal
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Malec Lindsay Renovation
2231 Gondola Way, Whistler BC

Upper Floor Plans

Scale: 1/4" = 1'-0" @ 22X34
Plot date: 2022-12-06 11:55:06 AM
Drawn by: MCA

A103

ROOF HEIGHT CALCULATIONS

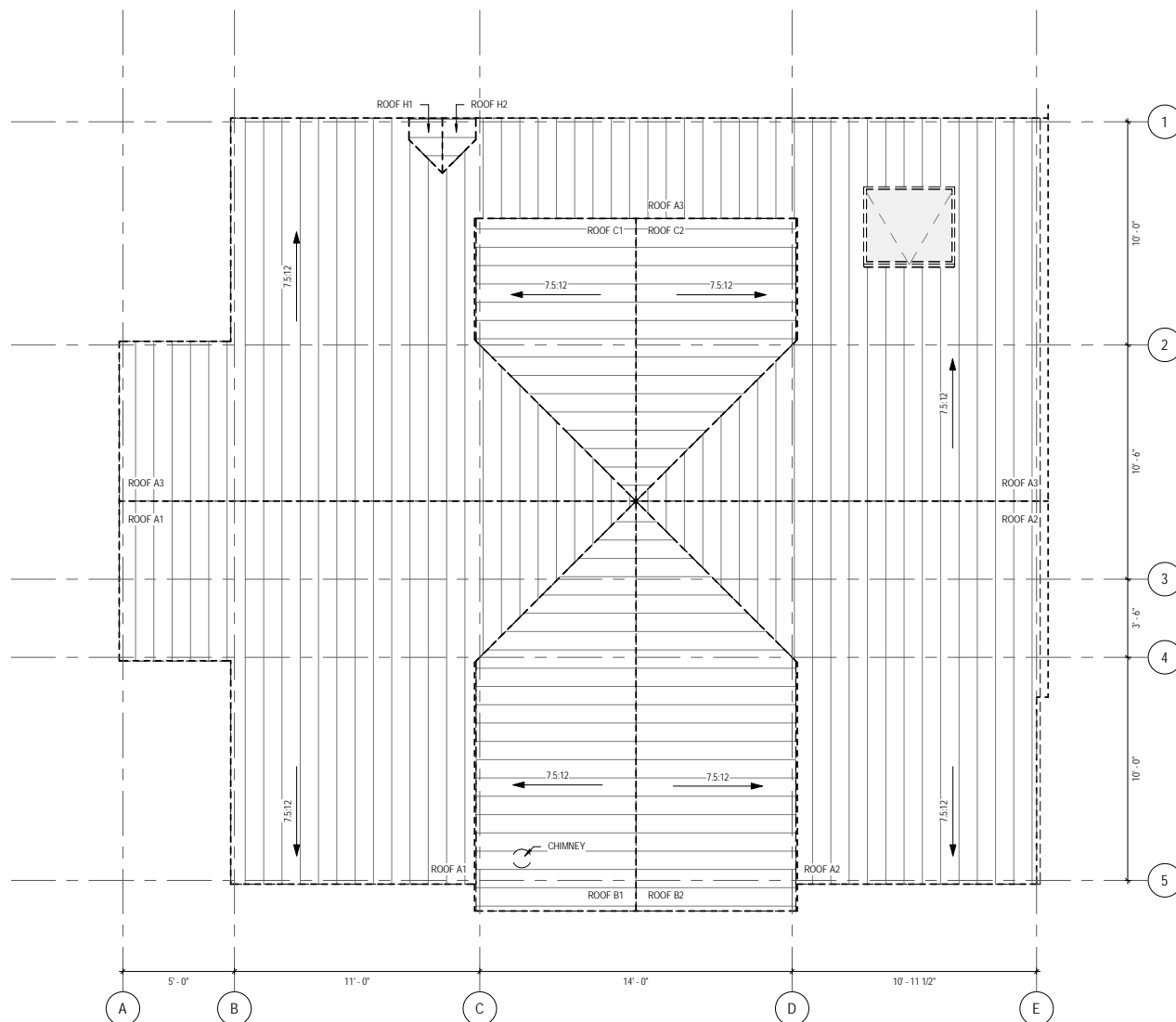
ROOF	AREA (sf)	% OF TOTAL	MEAN HEIGHT (m)	WEIGHTED AVERAGE (m)
A1 EXISTING	315.7	20.1	7.282	1.464
A2 EXISTING	129.6	8.3	7.282	0.604
A3 EXISTING	609.1	38.8	7.282	2.825
B1 EXISTING	107.8	6.9	8.286	0.572
B2 EXISTING	107.8	6.9	8.286	0.572
C1 EXISTING	68.0	4.3	8.286	0.356
C2 EXISTING	68.0	4.3	8.286	0.356
D1 NEW	25.2	1.6	8.318	0.133
D2 NEW	25.2	1.6	8.318	0.133
E NEW	47.0	3.0	5.204	0.156
F NEW	41.4	2.6	5.891	0.153
G NEW	25.7	1.6	2.942	0.047
H1 DELETED	0	0	0.000	0.000
H2 DELETED	0	0	0.000	0.000
TOTAL	1570.5 sf	100%	WEIGHTED HEIGHT 7.372 m (24.1 ft)	PERMITTED HEIGHT 7.600 m (24.9 ft)
				UNDER MAX 0.228 m (0.7 ft)

Notes:
Lowest Average Grade taken at northeast corner of building
Localized depression along East Elevation is to facilitate vehicular access to 2229 Gondola Way

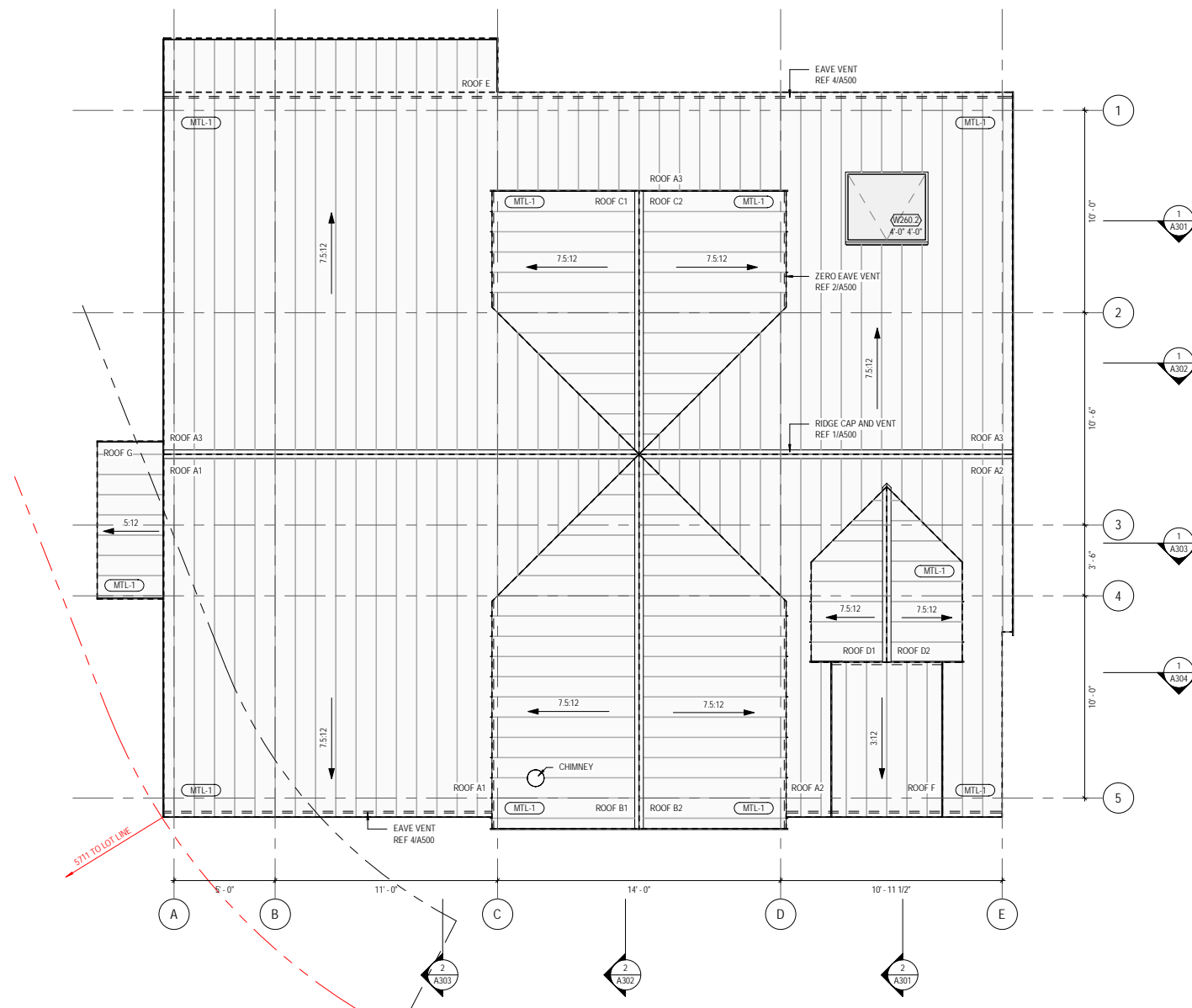
VENTING REQUIREMENT CALCULATIONS

ROOF	AREA (sf)	TOTAL NFA REQ (sqin)	NFA PROVIDED BOTTOM (sqin)	NFA PROVIDED TOP (sqin)	TOTAL NFA PROVIDED (sqin)
A1-A2-A3	1054.4	1012.2	619.1	604.8	1223.9
B1-B2	215.6	207.0	136.2	266.4	402.6
C1-C2	136.0	130.6	69.0	187.2	256.2
D1-D2	50.4	48.4	60.0	125.3	185.3
F	41.4	39.7	53.6	79.2	132.8

Notes:
Ridge cap vent screen to have minimum 60% NFA
Zero eave vent to have minimum 50% NFA



2 Existing/Demolition
1/4" = 1'-0"



1 Proposed
1/4" = 1'-0"

- 6. Development Variance Permit 220823
- 5. Board of Variance - Rev A 220404
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 1. Building Permit 211029

Issue

Seal

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Malec Lindsay Renovation

2231 Gondola Way, Whistler BC

Roof Plans

Scale: As indicated @ 22X34
Plot date: 2022-12-06 11:55:07 AM
Drawn by: MCA

A104

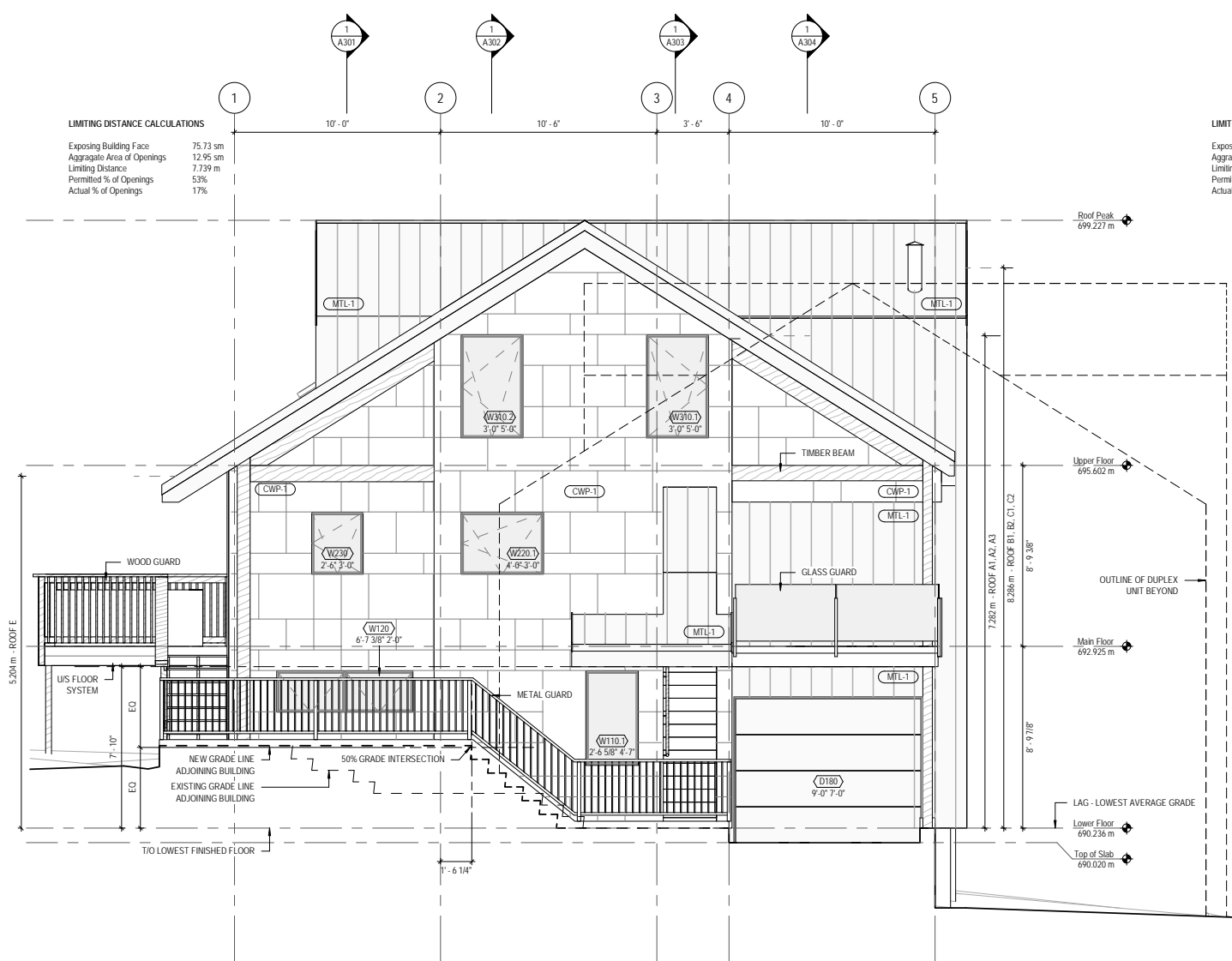
ROOF HEIGHT CALCULATIONS

ROOF	AREA (sf)	% OF TOTAL	MEAN HEIGHT (m)	WEIGHTED AVERAGE (m)	
A1	EXISTING	315.7	20.1	7.282	1.464
A2	EXISTING	129.6	8.3	7.282	0.604
A3	EXISTING	609.1	38.8	7.282	2.825
B1	EXISTING	107.8	6.9	8.286	0.572
B2	EXISTING	107.8	6.9	8.286	0.572
C1	EXISTING	68.0	4.3	8.286	0.356
C2	EXISTING	68.0	4.3	8.286	0.356
D1	NEW	25.2	1.6	8.318	0.133
D2	NEW	25.2	1.6	8.318	0.133
E	NEW	47.0	3.0	5.204	0.156
F	NEW	41.4	2.6	5.891	0.153
G	NEW	25.7	1.6	2.942	0.047
H1	DELETED	0	0	0.000	0.000
H2	DELETED	0	0	0.000	0.000
TOTAL	1570.5 sf	100%	WEIGHTED HEIGHT	7.372 m (24.1 ft)	
			PERMITTED HEIGHT	7.600 m (24.9 ft)	
			UNDER MAX	0.228 m (0.7 ft)	

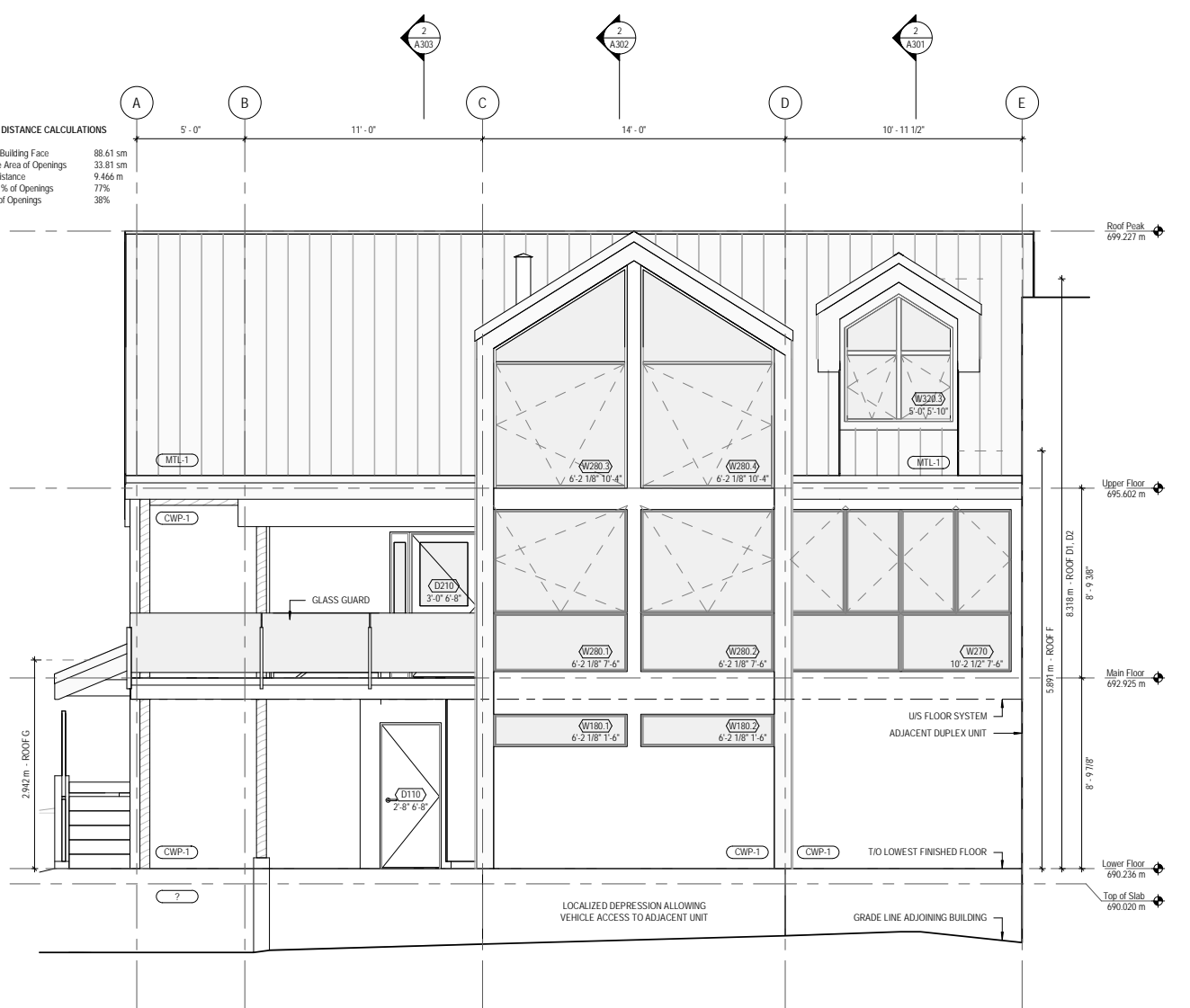
Notes:
Lowest Average Grade taken at northeast corner of building
Localized depression along East Elevation is to facilitate vehicular access to 2229 Gondola Way

MATERIAL LEGEND

- CWP-1** CEMENTITIOUS PANEL SIDING - WARM GREY, COLOUR TBD, CW VERTICAL AND HORIZONTAL ALUMINUM JOINT CHANNEL
- MTL-1** STANDING SEAM METAL PANEL - DARK BRONZE, COLOUR TBD, SNAP LOCK PROFILE



2 East Elevation
1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"

- 6. Development Variance Permit 220823
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 1. Building Permit 211029

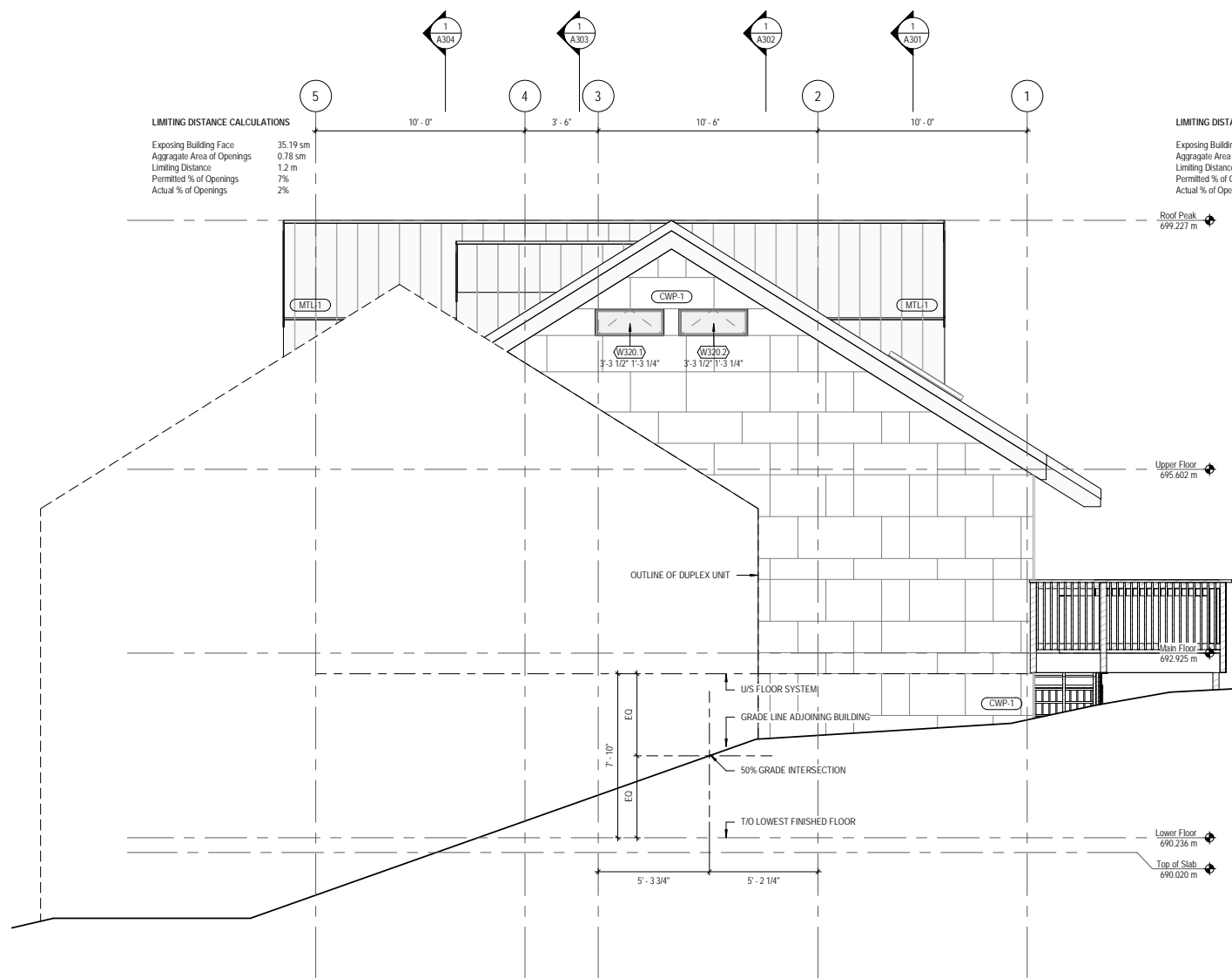
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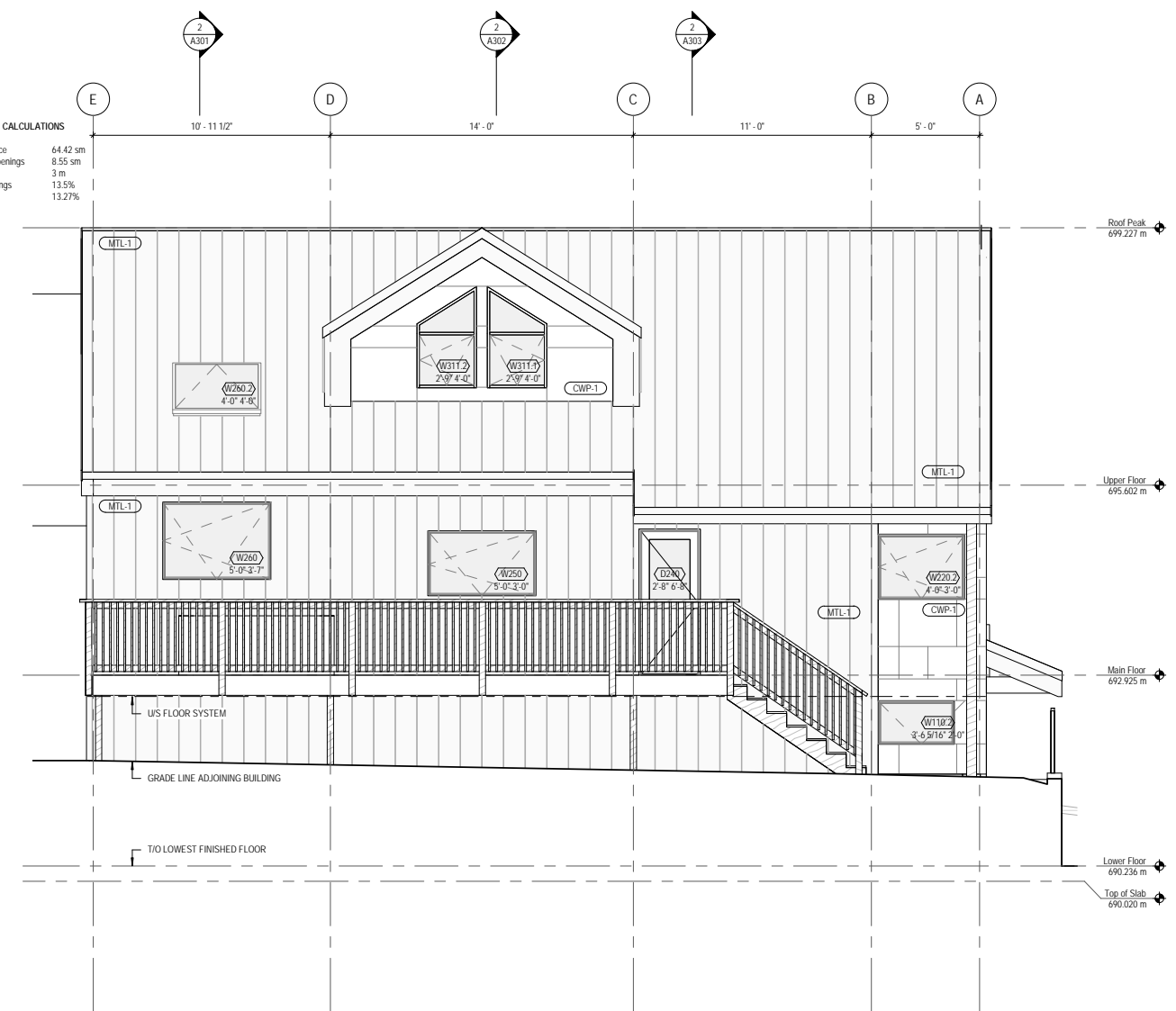
Malec Lindsay Renovation
2231 Gondola Way, Whistler BC

North & East Elevations
Scale: As indicated @ 22X34
Plot date: 2022-12-06 11:55:10 AM
Drawn by: MCA

A201



2 West Elevation
 1/4" = 1'-0"



1 South Elevation
 1/4" = 1'-0"

- 6. Development Variance Permit 220823
- 4. Board of Variance 220316
- 3. Development Variance Permit 220125
- 1. Building Permit 211029

Seal
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Malec Lindsay Renovation
 2231 Gondola Way, Whistler BC

South & West Elevations
 Scale: 1/4" = 1'-0" @ 22X34
 Plot date: 2022-12-06 11:55:12 AM
 Drawn by: MCA

A202