

Development Variance Permit No. DVP01260

To: CORMACK, JAMIE R

"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: 006-994-482

LOT 16 BLOCK K of BLOCK G DISTRICT LOT 4752 PLAN 19544

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the maximum permitted height of a building from 7.6 metres to 8.66 metres; and
 - b) Vary Part 6 Section 2 Subsection (5), to permit three covered parking spaces sited lengthwise inside a garage without provision of an unobstructed maneuvering aisle;as illustrated on the Architectural Plans A1.01, A2.02, A4.01, A4.02, A4.03, and A4.04, prepared by Scott and Scott Architects Ltd, dated February 13, 2024 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.

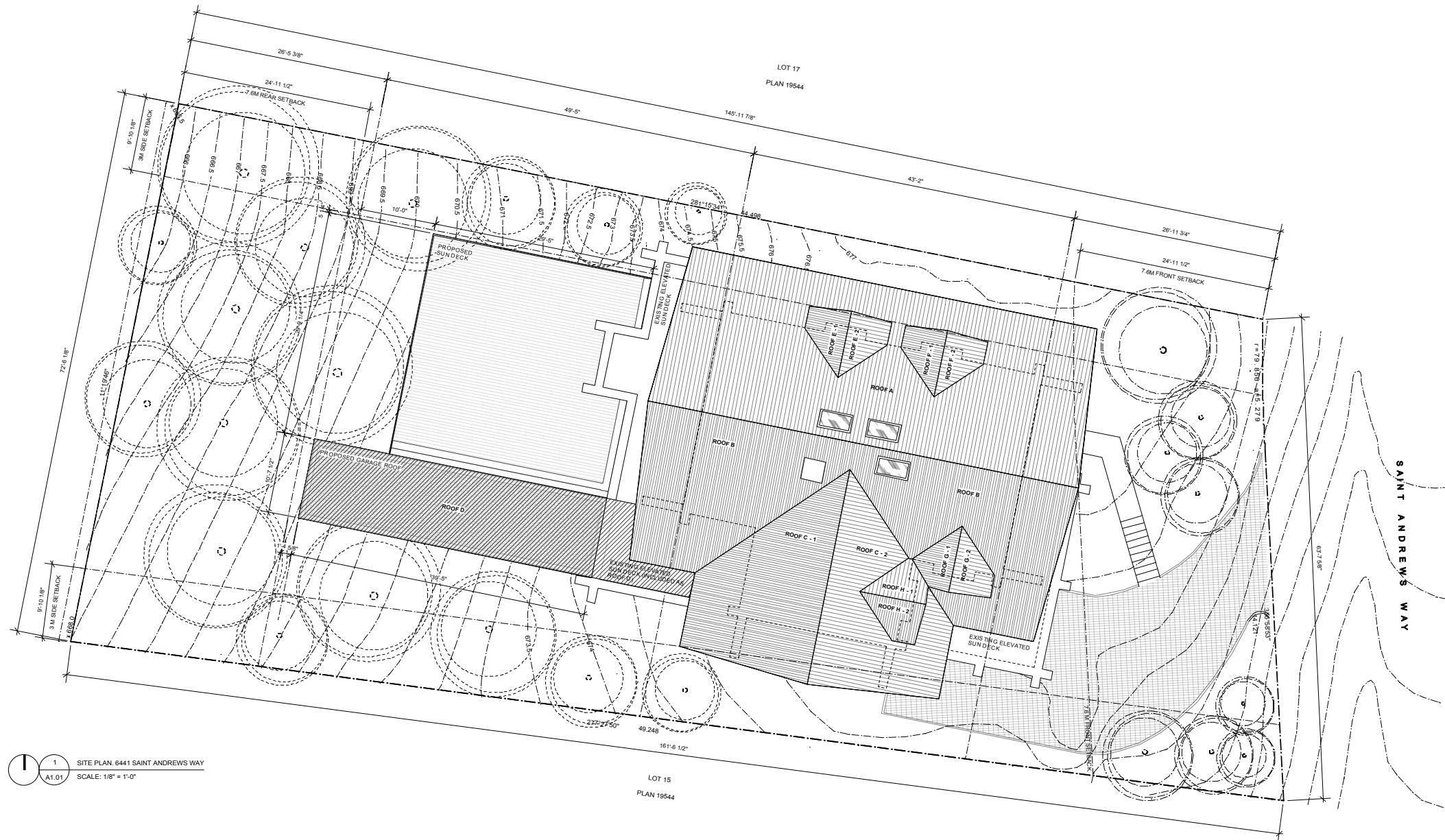


5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
6. The terms of this Development Variance Permit, or any 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 ____, 2024.

Issued this day of _____, 2024.

Dale Mikkelson, General Manager of Climate Action,
Planning and Development Services



PROPERTY INFO:

ADDRESS : 6441 SAINT ANDREWS WAY
PID : 066-994-482
FOLIO : 075055.016
LEGAL DESCRIPTION : PLAN VAP19544 LOT 16 DISTRICT LOT 4752 GROUP 1 BLOCK K OF G
ZONING : RT2

SITE COVERAGE:

LOT AREA = 960.7 m²
 ALLOWABLE COVERAGE = 336.24 m² (35%)
 EXISTING = 239.12 m² (24.89%)
 PROPOSED = 39.06 m²
 TOTAL = 278.18 m² (28.95%)

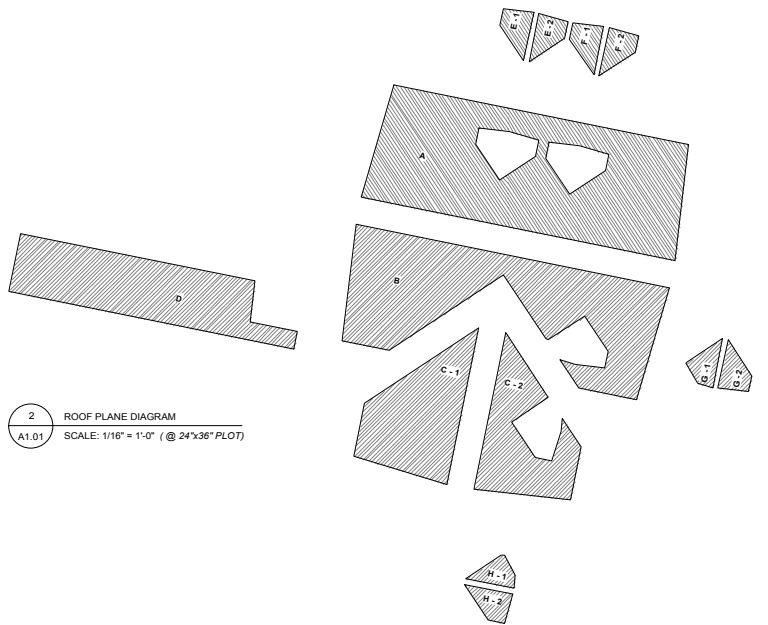
SITE COVERAGE:
 MEANS THE FIGURE OBTAINED WHEN THE PROJECTED AREA OF THE OUTSIDE OF OUTERMOST WALLS, EXCLUDING STEPS, EAVES, CANTILEVERED BALCONIES AND SUNDECKS, OF ALL PRINCIPAL AND AUXILIARY BUILDINGS IS EXPRESSED AS A PERCENTAGE OF THE TOTAL PARCEL AREA:

BUILDING HEIGHT CALCULATION (ROUNDED TO 2 DECIMAL POINTS) :

REFER TO HEIGHT REFERENCES ON A4.01 - A4.04

ROOF	AREA (SF)	% OF ROOF	HEIGHT	TOTAL
A	1053.79	32.52 %	31.15'	10.12'
B	818.04	25.25 %	31.15'	7.86'
C - 1	339.37	10.47 %	29.34'	3.07'
C - 2	277.89	8.58 %	29.34'	2.52'
D	494.54	15.26 %	15.52'	2.37'
E - 1	33.07	1.02 %	30.96'	0.32'
E - 2	33.07	1.02 %	30.96'	0.32'
F - 1	33.07	1.02 %	30.96'	0.32'
F - 2	33.07	1.02 %	30.96'	0.32'
G - 1	29.05	0.89 %	30.96'	0.28'
G - 2	33.07	1.02 %	30.96'	0.32'
H - 1	29.15	0.90 %	30.96'	0.28'
H - 2	33.07	1.02 %	30.96'	0.32'
TOTAL	3240.25			28.42' (8.66 m)

1. ROOF HEIGHT RELAXATION OF PART (7) OF THE RT2 ZONING, WHICH REQUIRES THAT:
"THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS 7.6M"



2 ROOF PLANE DIAGRAM
 SCALE: 1/16" = 1'-0" (@ 24"x36" PLOT)

1 SITE PLAN 6441 SAINT ANDREWS WAY
 SCALE: 1/8" = 1'-0"

- MATERIAL SCHEDULE**
- CONCRETE - PROPOSED ARCHITECTURAL SMOOTH FORM & SQUARE EDGE. TO BE FORMED W/ FIRST USE MOO TYP.
 - CONCRETE - PROPOSED ARCHITECTURAL SM. TROWEL FLOOR. W/ SILANE SEALER AND JANITORIAL WAX
 - MASONRY - EXISTING RIVER ROCK CLADDING
 - STEEL - PROPOSED 1/4" PLATE. HDG. BLACKENED
 - STEEL - PROPOSED STRUCTURAL. HDG. BLACKENED
 - WOOD - PROPOSED 3/4" X 6" D.FIR. PENOFIN VERDE (EBONY)
 - WOOD - EXISTING 1/2" - 1 1/4" ROUND LOG STRUCTURE
 - WOOD - EXISTING SHINGLES. CEDAR STAINED
 - PLANTED ROOF. PROPOSED SEDUM MIX / LOCAL GROUND COVER
 - METAL ROOF - EXISTING STANDING SEAM (CHARCOAL)
 - WINDOW - PROPOSED METAL WINDOW SYSTEM
 - WINDOW - EXISTING WOOD WINDOWS

GENERAL NOTES

ARCHITECT'S REQUIREMENTS AND APPROVALS:
 IT IS THE BUILDER'S RESPONSIBILITY TO NOTIFY ARCHITECT AND TO SEEK PRIOR WRITTEN APPROVAL FOR MATERIALS AND WORKMANSHIP WHICH DEVIATES FROM INSTRUCTIONS PROVIDED BY THE ARCHITECT.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
 ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. IT IS THE BUILDER'S RESPONSIBILITY TO OBTAIN NECESSARY APPROVAL FROM ALL RELEVANT AUTHORITIES.

DIMENSIONS:
 ALL DIMENSIONS MUST BE VERIFIED ON SITE. DO NOT SCALE OFF DRAWINGS. PLANS TAKE PRECEDENCE OVER ELEVATIONS. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMUM DIMENSIONS ARE TO COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA AND BC BUILDING CODE.

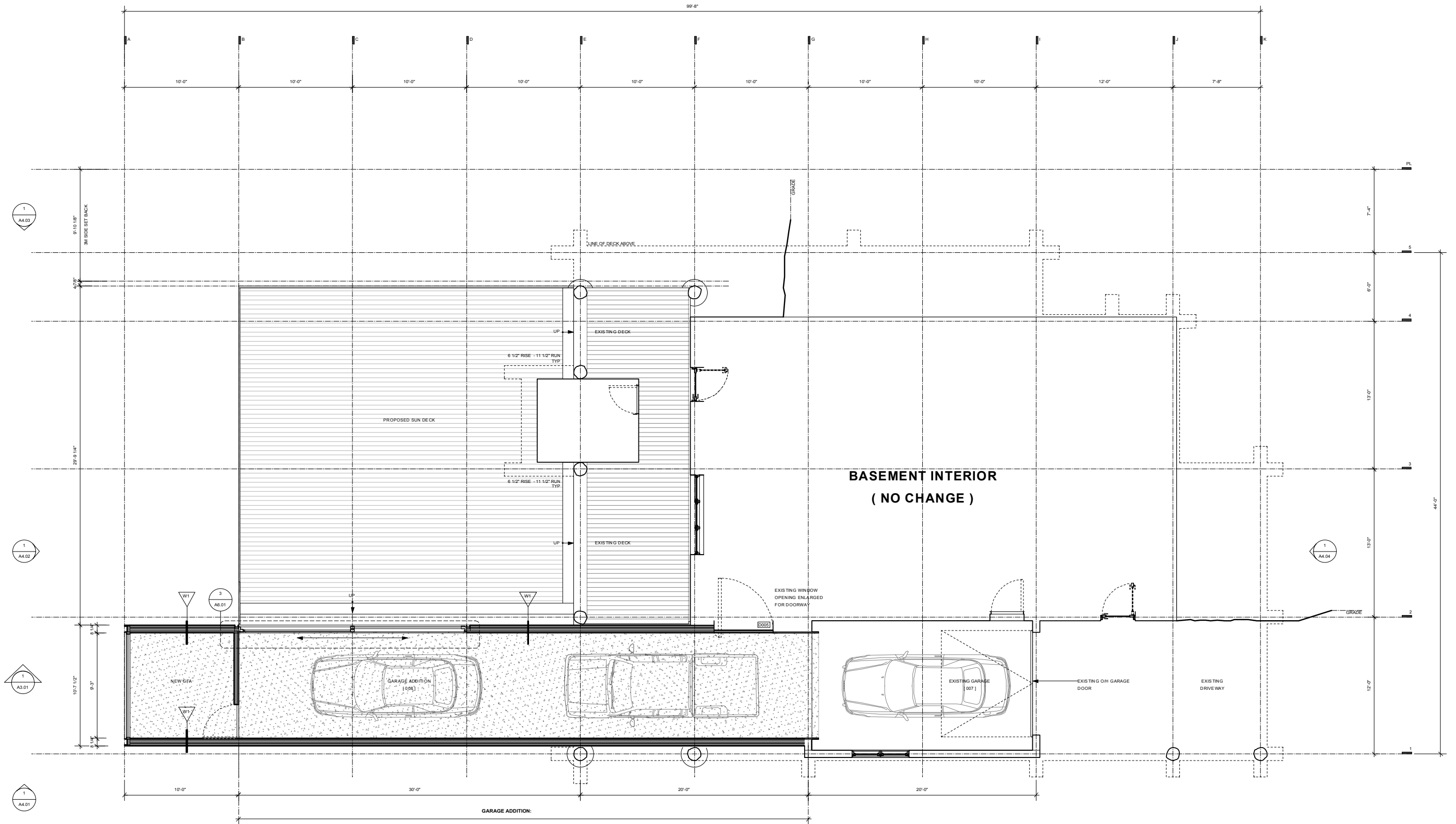
SHOP DRAWINGS:
 SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE OF PREFABRICATED ELEMENTS OF THE BUILDING.

13 FEBRUARY 2024

6441 SAINT ANDREWS WAY
 WHISTLER, BC

SITE PLAN / PROPERTY INFO

A1.01



1 PLAN: PROPOSED BASEMENT GARAGE ADDITION
SCALE: 1/4" = 1'-0" (@ 24"x36" PLOT)

GARAGE ADDITION:

2. PARKING RELAXATION OF PART (6) SECTION (2) OF THE ZONING AND PARKING BYLAW NO. 303, 2015, WHICH REQUIRES THAT:

"(5) ADEQUATE PROVISION SHALL BE MADE FOR VEHICLES TO GAIN ACCESS FROM A HIGHWAY TO ALL PARKING AND LOADING SPACES BY MEANS OF AN UNOBSTRUCTED MANEUVERING AISLE EXCEPT WHERE TANDEM PARKING IS PERMITTED."
(BYLAW NO. 905)

**BASEMENT INTERIOR
(NO CHANGE)**

- MATERIAL SCHEDULE**
- 1 CONCRETE - PROPOSED ARCHITECTURAL SMOOTH FORM & SQUARE EDGE. TO BE FORMED W/ FIRST USE MOO TYP.
 - 2 CONCRETE - PROPOSED ARCHITECTURAL SM. TROWEL FLOOR. W/ SILANE SEALER AND JANITORIAL WAX
 - 3 MASONRY - EXISTING RIVER ROCK CLADDING
 - 4 STEEL - PROPOSED 1/4" PLATE. HDG. BLACKENED
 - 5 STEEL - PROPOSED STRUCTURAL. HDG. BLACKENED
 - 6 WOOD - PROPOSED 3/4" X 6" D.FIR. PENOFIN VERDE (EBONY)
 - 7 WOOD - EXISTING 1/2" ROUND LOG STRUCTURE
 - 8 WOOD - EXISTING SHINGLES. CEDAR STAINED
 - 9 PLANTED ROOF. PROPOSED SEDUM MIX / LOCAL GROUND COVER
 - 10 METAL ROOF - EXISTING STANDING SEAM (CHARCOAL)
 - 11 WINDOW - PROPOSED METAL WINDOW SYSTEM
 - 12 WINDOW - EXISTING WOOD WINDOWS

GENERAL NOTES

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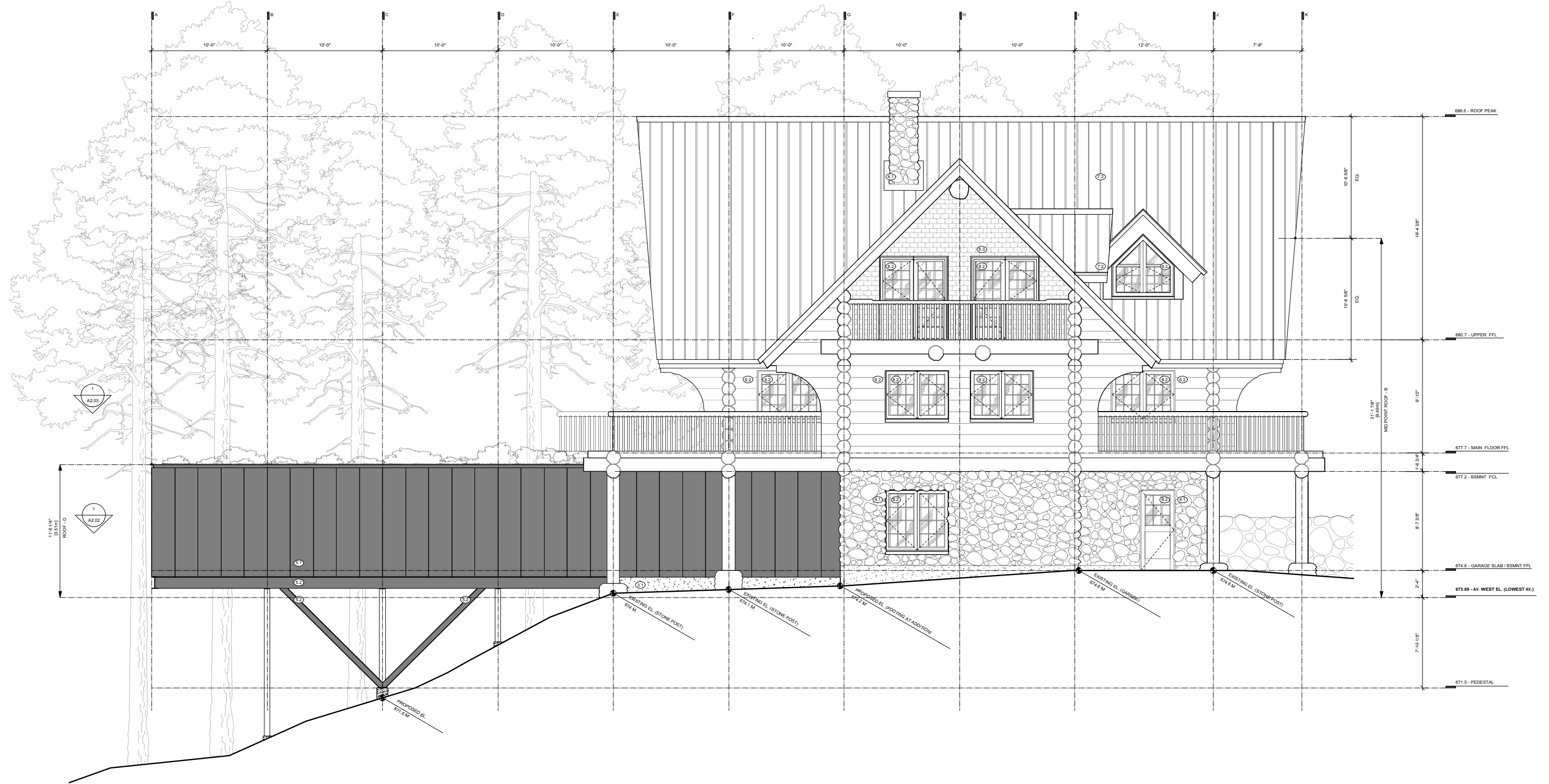
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13 FEBRUARY 2024

6441 SAINT ANDREWS WAY
WHISTLER, BC

PLANS - PROPOSED BASEMENT GARAGE ADDITION

A2.02



1 SOUTH ELEVATION, PROPOSED GARAGE ADDITION
 A4.01 SCALE: 1/4" = 1'-0" (@ 24"x36" PLO7)

- MATERIAL SCHEDULE**
- ① CONCRETE - PROPOSED ARCHITECTURAL SMOOTH FORM & SQUARE EDGE. TO BE FORMED W/ FIRST USE MDO TYP.
 - ② CONCRETE - PROPOSED ARCHITECTURAL SM. TROWEL FLOOR. W/ SILANE SEALER AND JANITORIAL WAX
 - ③ MASONRY - EXISTING RIVER ROCK CLADDING
 - ④ STEEL - PROPOSED 1/4" PLATE. HDG. BLACKENED
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 - ⑧ WOOD - EXISTING SHINGLES. CEDAR STAINED
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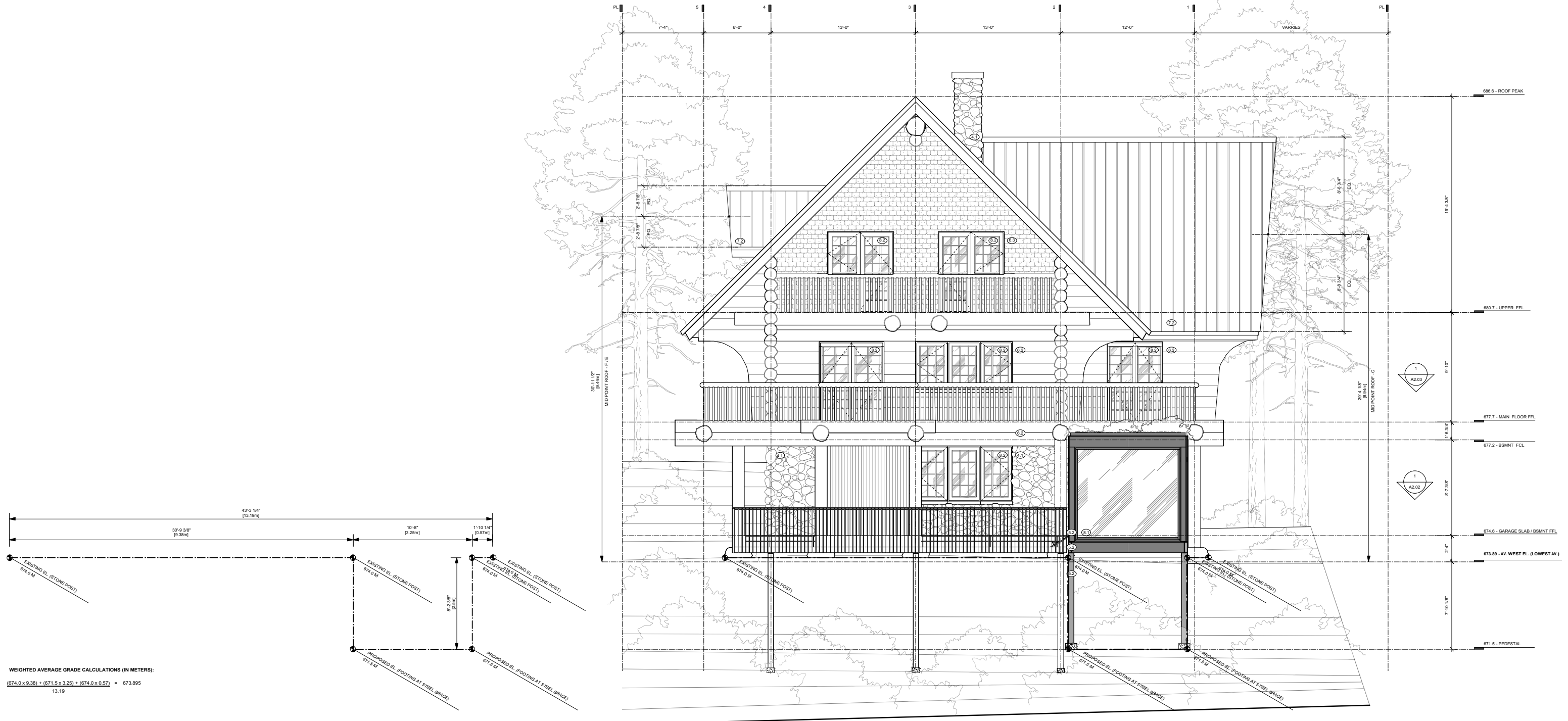
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13 FEBRUARY 2024
 6441 SAINT ANDREWS WAY
 WHISTLER, BC
 ELEVATION - PROPOSED SOUTH

A4.01



WEIGHTED AVERAGE GRADE CALCULATIONS (IN METERS):
 $(674.0 \times 9.38) + (671.5 \times 3.25) + (674.0 \times 0.57) = 673.895$
 13.19

2 WEST EL. AVERAGE GRADE CALCULATION DIAGRAM
 SCALE: 1/4" = 1'-0" (@ 24"x36" PLOT)

1 WEST ELEVATION, PROPOSED GARAGE ADDITION
 SCALE: 1/4" = 1'-0" (@ 24"x36" PLOT)

- MATERIAL SCHEDULE**
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 - 2 CONCRETE - PROPOSED ARCHITECTURAL SM. TROWEL FLOOR. W/ SILANE SEALER AND JANITORIAL WAX
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 - 1 STEEL - PROPOSED 1/4" PLATE. HDG. BLACKENED
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 - 2 WOOD - EXISTING +/- 1 1/4" ROUND LOG STRUCTURE
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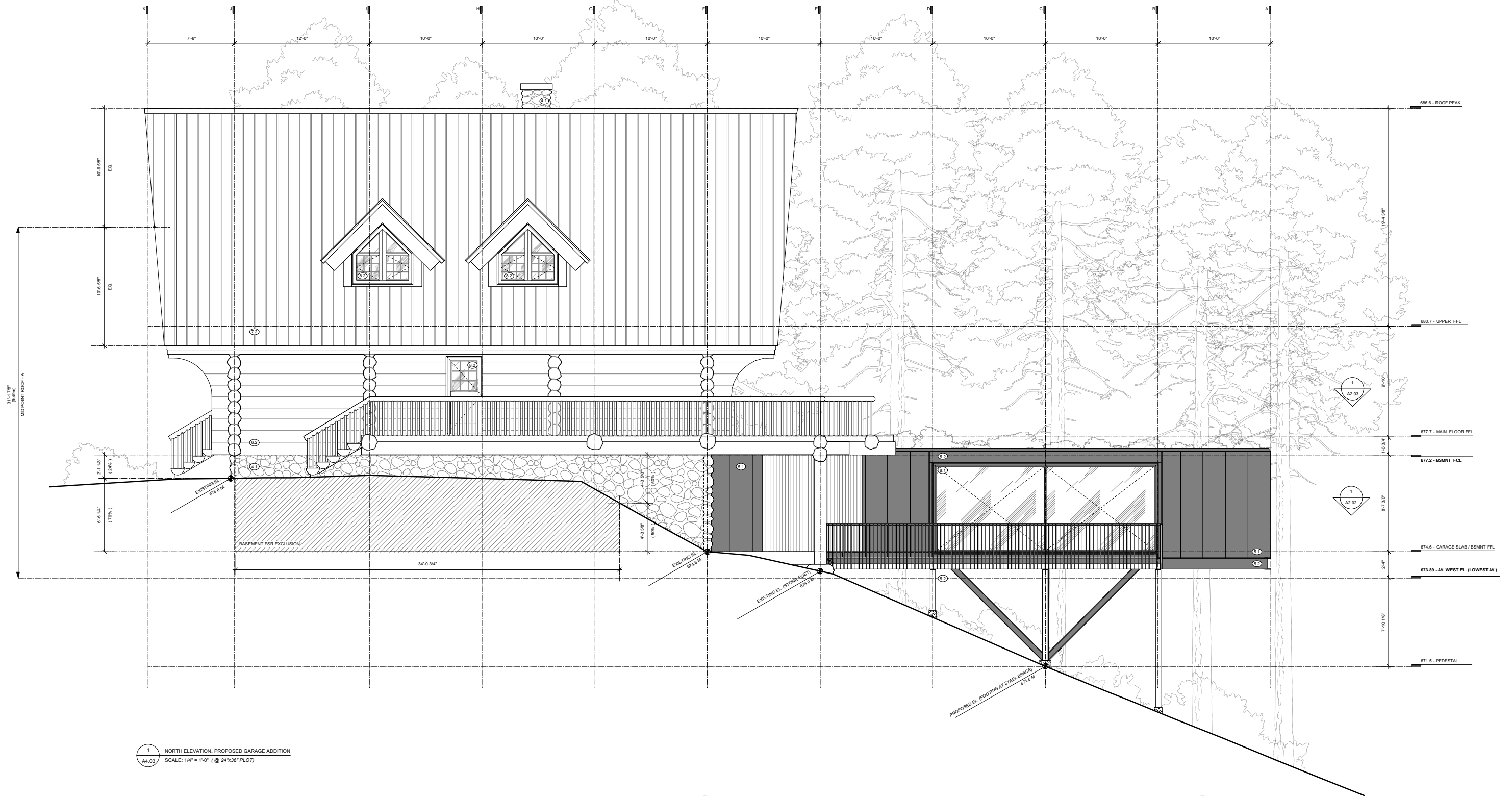
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13 FEBRUARY 2024
 6441 SAINT ANDREWS WAY
 WHISTLER, BC
 ELEVATIONS - PROPOSED WEST

A4.02



- MATERIAL SCHEDULE**
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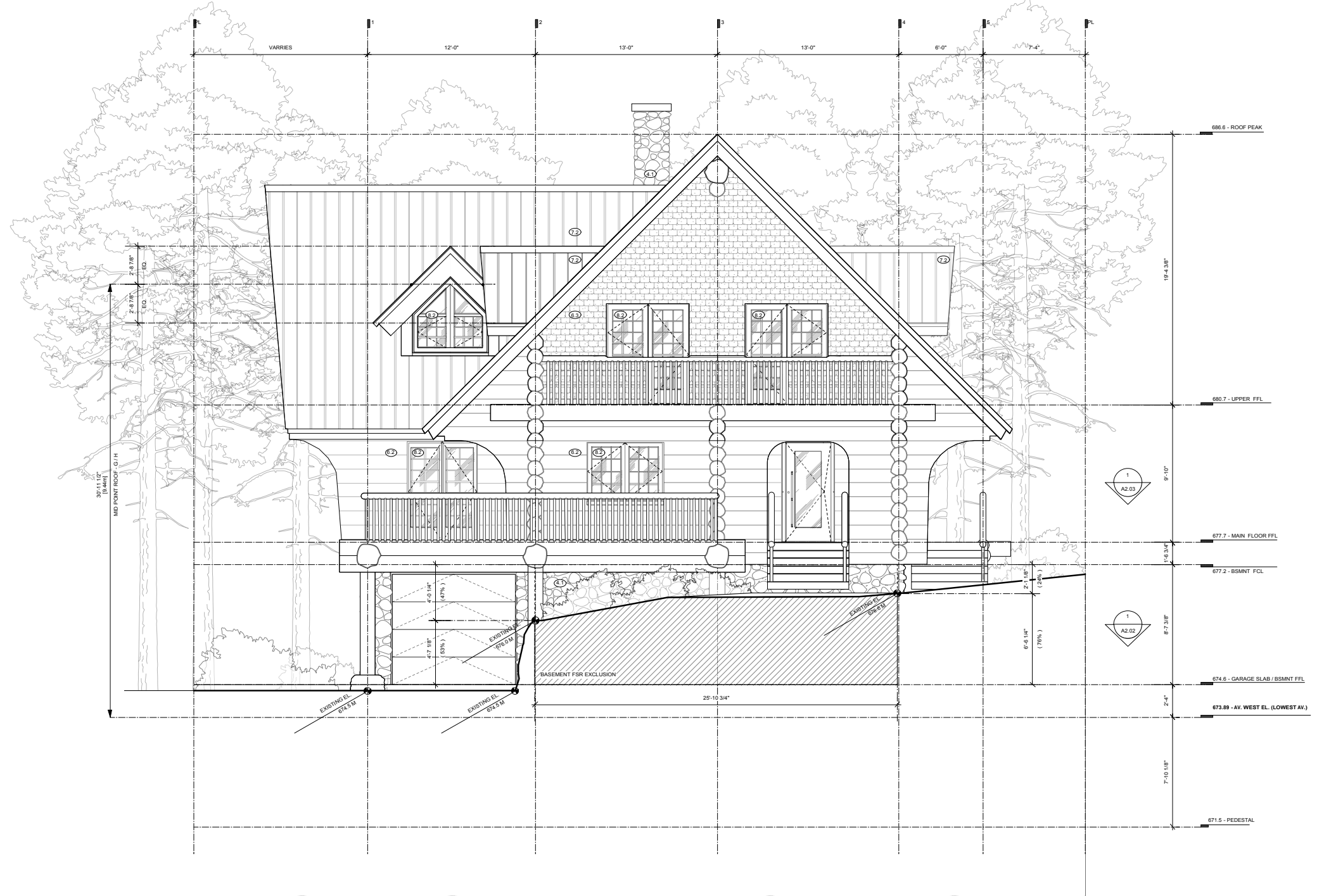
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13 FEBRUARY 2024

6441 SAINT ANDREWS WAY
WHISTLER, BC

ELEVATIONS - PROPOSED NORTH

A4.03



1 EAST ELEVATION, (NO CHANGE)
 A4.04 SCALE: 1/4" = 1'-0" (@ 24"x36" PLOT)

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13 FEBRUARY 2024

6441 SAINT ANDREWS WAY
 WHISTLER, BC

ELEVATIONS - PROPOSED EAST

A4.04