

To: Brook McCrady

RMOW Planning Analyst

4325 Blackcomb Way, Whistler BC V8E0X5

RE: DVP-1243 – 9151 Emerald Drive

Dear Mr McCrady & Honorable Council Members,

We request that the application to vary the setbacks adjoining our property line be rejected.

We are the owners of the adjoining property on the Southern parcel line and have several concerns regarding the proposal which includes an approximate doubling of the current footprint along our shared property lines.

1. The proposed variance and construction would significantly increase the fire risk to both dwellings due to both proximity and surface area of new construction.
2. We and our tenants use this property line walkway for frequent access to the backyard, decks and storage areas. Reducing current setbacks would impact utility of this area.
3. We have privacy concerns as a variance would require removal of existing landscaping and the proposed construction includes 3 story windows and a rooftop deck that both look directly to the bathroom windows of both our tenants and our home.

Having reviewed the plans it is apparent that this construction could reasonably and without hardship, be achieved within the existing setbacks.

We thank you for considering our comments in your review process.

Kind Regards,



Mark Steffens & Belinda Hughes

9147 Emerald Drive, Whistler BC

RMOW
Received April
28, 2024

21st April 2024

RMOV Planning Department

RE Variance Permit 9157 Emerald Drive

To whom it may concern,

The setbacks variance that is being applied for should NOT be granted.

This property lies on a blind corner with significant municipal and school bus traffic and is also opposite some of the only available parking on the street. The applicants are known to aggressively deter people from parking legally opposite them claiming difficulty in accessing their now wide open driveway.

Granting a variance to construct a garage on the street would be a safety issue for both residents, and drivers.

There are many examples on this street with similar lots where enclosed garages have been built within prescribed setbacks.

I am a long term owner and resident but wish to remain anonymous for fear of repercussions.

Thank you, A.

