

Development Variance Permit No. DVP01263

To: SL SHIELD CORP

"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: 007-286-414

LOT 21 BLOCK I DISTRICT LOT 4750 PLAN 17377

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the front setback from 7.6 metres to 5 metres for a detached dwelling; and
 - b) Vary the maximum permitted height of a detached dwelling from 7.6 metres to 8.5 metres;

all as illustrated on the Architectural Plans V1, V2, V3, and V4 prepared by Mathies Design, dated July 29, 2024 attached to this Development Variance Permit as Schedule A.

4. The development shall be constructed on the lands in accordance with the following terms and conditions:
 - a) The development shall be constructed in compliance with the following Wildfire Protection Development Permit Area High Risk Areas Guidelines by:
 - (i) removing existing coniferous trees on the lands that are located within 6 metres of the detached dwelling on the lands, measured from the building face to tree



trunk. Further, by removing or limbing existing coniferous trees on the lands that are located within 10 metres of the detached dwelling on the lands to obtain a minimum 6 metre trunk to trunk spacing and minimum 3 metre vertical and horizontal separation between tree canopies and between tree canopies and the building;

- (ii) re-roofing the detached dwelling with non-flammable or fire-resistant roofing materials such as metal, clay tile, asphalt shingle or similar roofing material;
- (iii) cladding the area of re-development (auxiliary residential dwelling unit) with non-flammable or non-combustible fiber-cement siding;
- (iv) installing minimum triple-paned glass windows and doors;
- (v) closing eaves and screening vents with 3-millimeter wire mesh;
- (vi) installing a spark arrestor in the wood burning fireplace chimney; and
- (vii) maintaining a minimum 15 centimeter non-combustible concrete ground to siding clearance.

- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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

NO.	REVISIONS

PROJECT DIRECTORY

DESIGNER:
JASON MATHIES
MATHIES DESIGN
MATHIESDESIGN@GMAIL.COM
604 698 5976

STRUCTURAL:
BEN TOWSEY P.ENG
TWIN PEAKS ENGINEERING
CELL: 604 967 1701
BTOWSEY@TWINPEAKENGINEERING.COM

PROJECT MANAGER:
VIBE DESIGN GOODMAN
C/O BLAIR GOODMAN
604 833 4500
VIDEDESIGNBUILD@GMAIL.COM

GEO TECHNICAL ENG.
SFA GEOTECHNICAL ENG.
205-38026 2ND AVE.
SQUAMISH BC V8B 0C3
604 898 1093

DIRECTORY

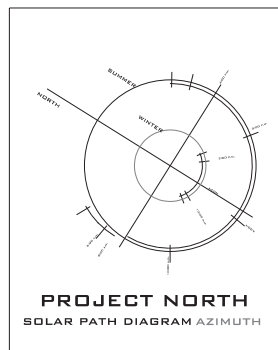
V1 SITE PLAN/TITLE PAGE

V2 EAST ELEVATION

V3 NORTH ELEVATION

V4 ROOF PLAN

Address: 3250 ARBUTUS DR
PID: 007-286-414
Folio: 006508.521
Legal: PLAN VAP17377 BLOCK1 LOT21 DISTRICT LOT 4750 GROUP 1
Current Value: \$2,145,000
Current Improved: \$237,000
Current Lands: \$1,908,000
Zoning: Residential



PROJECT ESTIMATE

PROPOSED UPPER FLOOR	523.0 SQFT (48.6 M2)
PROPOSED MAIN FLOOR	957 SQFT (90.0 M2)
PROPOSED LOWER FLOOR	606.8 SQFT (56.4 M2)
1 PROPOSED SUITE FLOOR	494.2 SQFT (46.0 M2)
TOTAL	2581 SQFT (240 M2)

AS PER TABLE 6-8 (BYLAW NO.733)
3 NEW PARKING SPACE REQUIRED

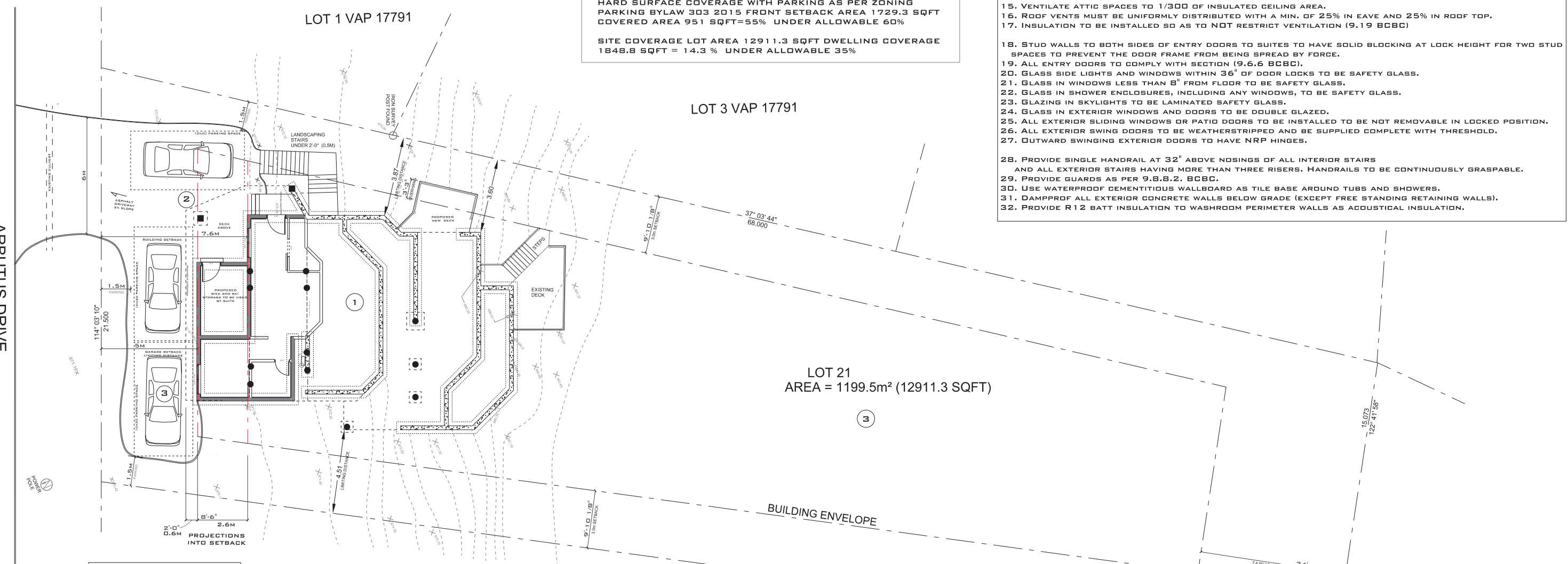
NEW FOOTPRINT CALCULATION

SITE AREA	12911.3 SQFT (1199.5 M2)
35% ALLOWABLE LIVABLE	4250.4 SQFT (394.87M2)

- GENERAL NOTES**
- ALL LABOUR, MATERIALS, PRODUCTS AND CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS AND BY-LAWS.
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF SHEATHING FOR EXTERIOR WALLS, FACE OF GWB WHERE NOTED OR CENTRE LINE OF GWB WALLS UNLESS NOTED OTHERWISE.
 - MECHANICAL VENTILATION OF DWELLING TO BE PROVIDED AS PER SECTION 9.32 BCBC.
 - EACH BEDROOM TO HAVE AN EXTERIOR DOOR OR AN OPERABLE WINDOW (9.9.9 BCBC).
 - BATHROOMS WITHOUT WINDOWS TO HAVE EXHAUST FANS.
 - COMBUSTION AIR IS REQUIRED TO ANY SOLID FUEL FIREPLACES AS PER 9.2.2.1.4 BCBC.
 - THE DWELLING IS TO BE EQUIPPED WITH SMOKE ALARMS (9.10.18.4 BCBC).
 - WIRED IN SMOKE ALARMS ARE REQUIRED BETWEEN BEDROOM AREAS AND REMAINDER OF DWELLING (9.10.18.4 BCBC).
 - ONE HARD WIRED SMOKE ALARM REQUIRED PER FLOOR, ALL SMOKE ALARMS TO BE INTERCONNECTED.
 - ALL FACTORY BUILT FIREPLACES SHALL CONFORM TO ULC S610-MB3 AND ALL FACTORY BUILT CHIMNEYS SHALL CONFORM TO CAN4-S629-MB4.
 - PROVIDE MINIMUM 2" CLEARANCE BETWEEN CHIMNEY AND COMBUSTIBLE FRAMING.
 - PROVIDE MINIMUM 4" CLEARANCE BETWEEN FIREPLACE AND COMBUSTIBLE FRAMING.
 - PROVIDE CONCRETE SLAB FOR HEARTH - MIN. 16" IN FRONT AND 8" TO SIDE OF FIREPLACE OPENING.
 - UNIFORMLY DISTRIBUTE VENTILATION TO FLAT AND VAULTED ROOFS TO 0.1/150 OF INSULATED CEILING AREA.
 - VENTILATE ATTIC SPACES TO 1/300 OF INSULATED CEILING AREA.
 - ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH A MIN. OF 25% IN EAVE AND 25% IN ROOF TOP.
 - INSULATION TO BE INSTALLED SO AS TO NOT RESTRICT VENTILATION (9.1.9 BCBC)
 - STUD WALLS TO BOTH SIDES OF ENTRY DOORS TO SUITES TO HAVE SOLID BLOCKING AT LOCK HEIGHT FOR TWO STUD SPACES TO PREVENT THE DOOR FRAME FROM BEING SPREAD BY FORCE.
 - ALL ENTRY DOORS TO COMPLY WITH SECTION (9.6.6 BCBC).
 - GLASS SIDE LIGHTS AND WINDOWS WITHIN 36" OF DOOR LOCKS TO BE SAFETY GLASS.
 - GLASS IN WINDOWS LESS THAN 8" FROM FLOOR TO BE SAFETY GLASS.
 - GLASS IN SHOWER ENCLOSURES, INCLUDING ANY WINDOWS, TO BE SAFETY GLASS.
 - GLASS IN SKYLIGHTS TO BE LAMINATED SAFETY GLASS.
 - GLASS IN EXTERIOR WINDOWS AND DOORS TO BE DOUBLE GLAZED.
 - ALL EXTERIOR SLIDING WINDOWS OR PATIO DOORS TO BE INSTALLED TO BE NOT REMOVABLE IN LOCKED POSITION.
 - ALL EXTERIOR SWING DOORS TO BE WEATHERSTRIPPED AND BE SUPPLIED COMPLETE WITH THRESHOLD.
 - OUTWARD SWINGING EXTERIOR DOORS TO HAVE NRP HINGES.
 - PROVIDE SINGLE HANDRAIL AT 32" ABOVE NOSINGS OF ALL INTERIOR STAIRS AND ALL EXTERIOR STAIRS HAVING MORE THAN THREE RISERS. HANDRAILS TO BE CONTINUOUSLY GRASPABLE.
 - PROVIDE GUARDS AS PER 9.8.8.2. BCBC.
 - USE WATERPROOF CEMENTITIOUS WALLBOARD AS TILE BASE AROUND TUBS AND SHOWERS.
 - DAMP-PROOF ALL EXTERIOR CONCRETE WALLS BELOW GRADE (EXCEPT FREE STANDING RETAINING WALLS).
 - PROVIDE R12 BATT INSULATION TO WASHROOM PERIMETER WALLS AS ACOUSTICAL INSULATION.

HARD SURFACE COVERAGE WITH PARKING AS PER ZONING
PARKING BYLAW 303 2015 FRONT SETBACK AREA 1729.3 SQFT
COVERED AREA 951 SQFT=55% UNDER ALLOWABLE 60%

SITE COVERAGE LOT AREA 12911.3 SQFT DWELLING COVERAGE
1848.8 SQFT = 14.3 % UNDER ALLOWABLE 35%



VARIANCE REQUEST FOR
3250 ARBUTUS DR. SCALE 1/8"=1'-0"

- VARY MAX ROOF HEIGHT UP 0.9M FROM 7.6M TO 8.5M (27'-10.5")
- VARY FRONT BUILDING ENVELOPE SETBACK FORWARD 2.6M FROM 7.6M TO 5.0M
- VARIANCE TO PERMIT TWO UNCOVERED PARKING SPACES SITED LENGTHWISE WITHOUT PROVISION OF AN UNOBSTRUCTED MANEUVERING AISLE

3250 ARBUTUS DR.
WHISTLER BC
PID 007-267-631
SITE PLAN

PROJECT DWG.

09:16 AM
JULY 29, 2024

66-6127 EABLE RIDGE
WHISTLER BC
CANADA

MATHIES DESIGN
C. ADA. 898.8976
E. JRMATHIES@MATHIESDESIGN.COM

DATE: JULY 29, 2024
DRAWN BY: J.M.
SCALE: 1/4" = 1'-0" U.N.D.

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE B.C. BUILDING ACT & R.C.M.B. OCCUPANCY: RESIDENTIAL "R"

V1
DRAWING NUMBER

ARBUTUS DRIVE

NO.	DATE	DESCRIPTION

3250 ARBUTUS DR.
WHISTLER BC
PID 007-267-631

PROJECT DWG.

ELEVATION FOR VARIANCE

08:18 AM
JULY 29, 2024

66-0127 EAGLE RIDGE
R/C
VON 186
CANADA

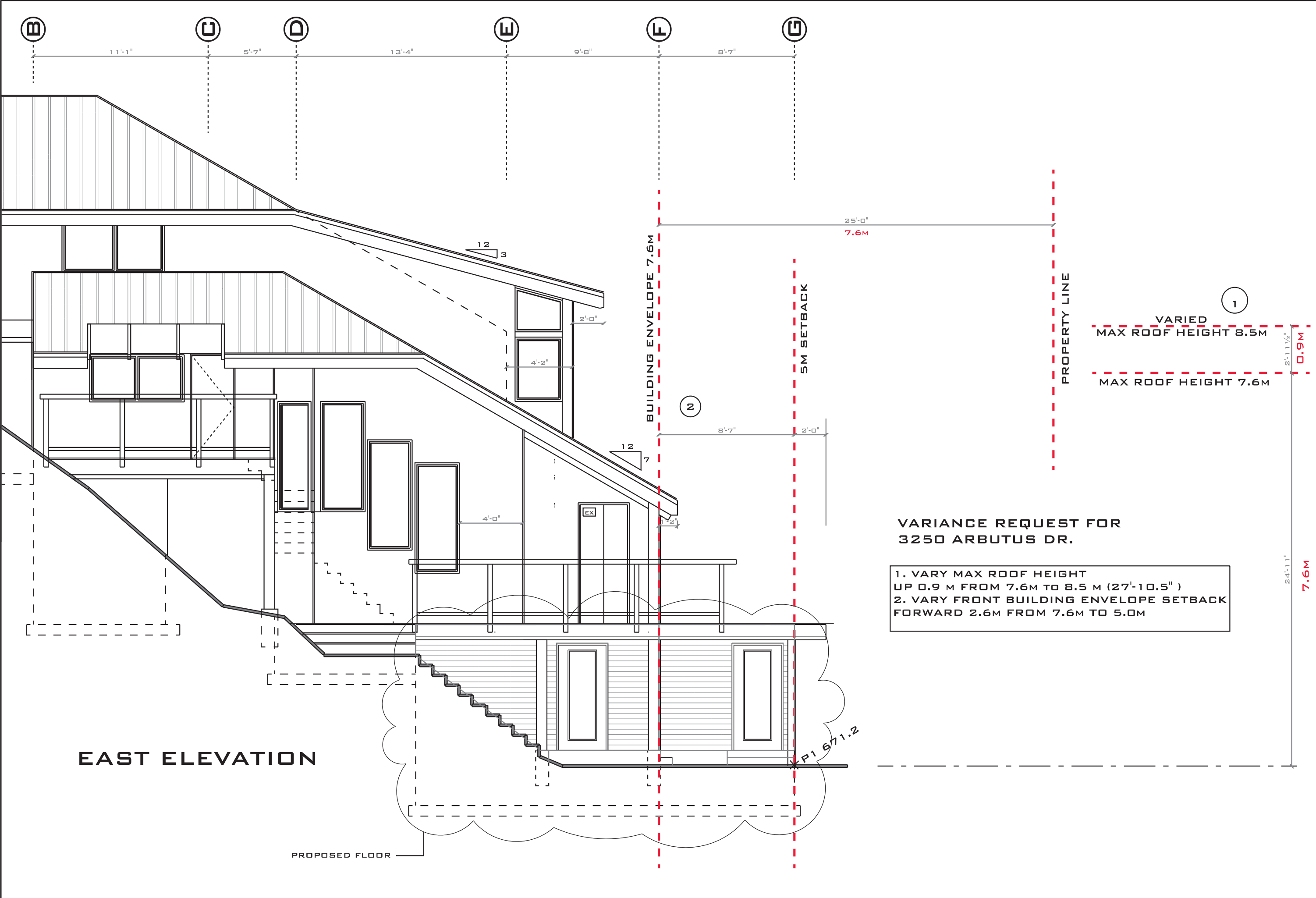
MATHIES DESIGN

© 2024 MATHIES DESIGN
E: JBMATHIES@YAHOO.COM

DATE: JULY 29, 2024
DRAWN BY: J.M.
SCALE: 1/4" = 1'-0" U.N.I.D.

NOTE: ALL ASPECTS OF CONSTRUCTION
SHALL CONFORM TO THE
B.C. B.C.A. PART 9 U.N.I.D.
OCCUPANCY RESIDENTIAL '17

V2
DRAWING NUMBER



**VARIANCE REQUEST FOR
3250 ARBUTUS DR.**

1. VARY MAX ROOF HEIGHT
UP 0.9 M FROM 7.6M TO 8.5 M (27'-10.5")
2. VARY FRONT BUILDING ENVELOPE SETBACK
FORWARD 2.6M FROM 7.6M TO 5.0M

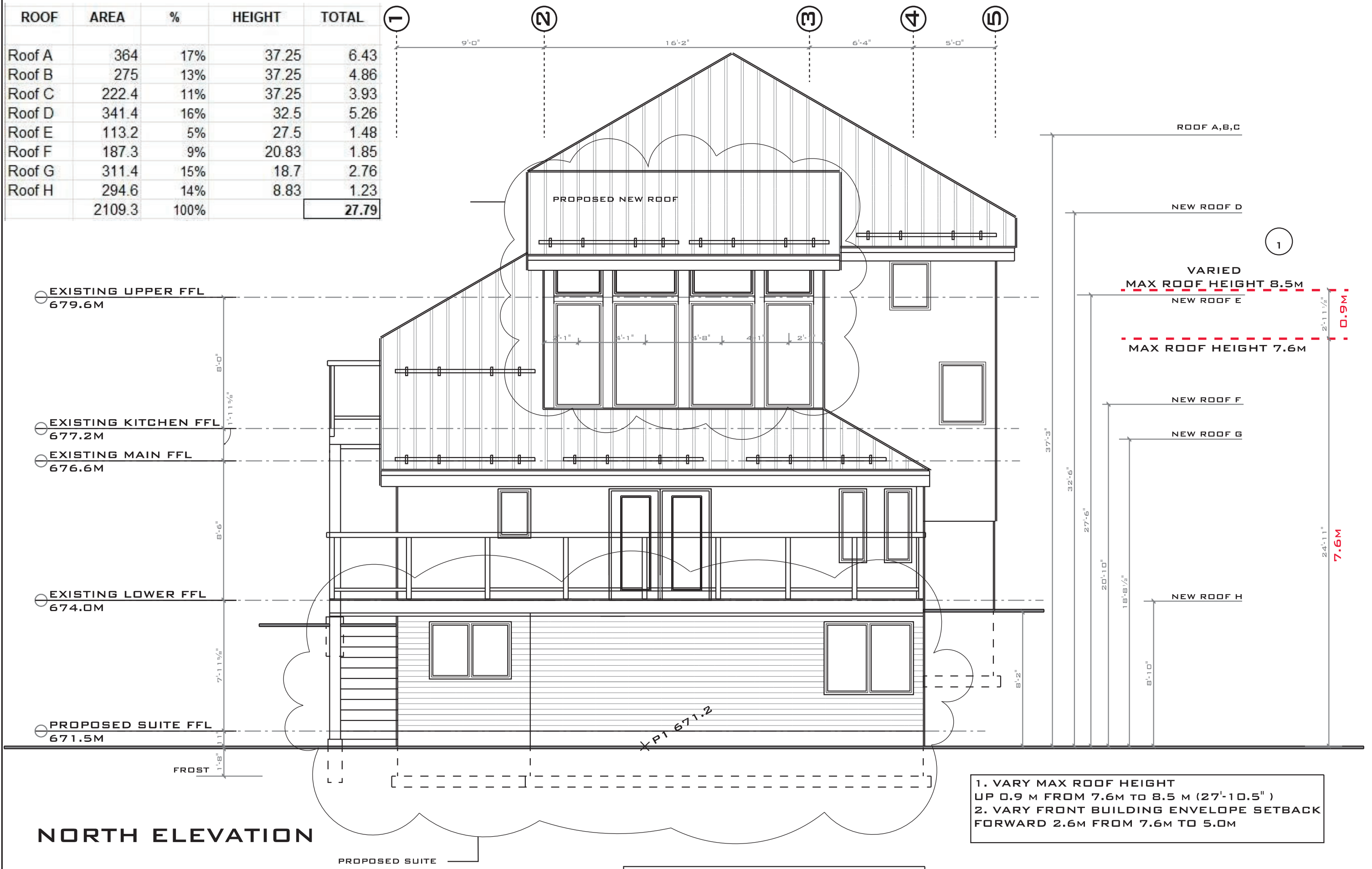
1
VARIED
MAX ROOF HEIGHT 8.5M

2
MAX ROOF HEIGHT 7.6M

EAST ELEVATION

PROPOSED FLOOR

ROOF	AREA	%	HEIGHT	TOTAL
Roof A	364	17%	37.25	6.43
Roof B	275	13%	37.25	4.86
Roof C	222.4	11%	37.25	3.93
Roof D	341.4	16%	32.5	5.26
Roof E	113.2	5%	27.5	1.48
Roof F	187.3	9%	20.83	1.85
Roof G	311.4	15%	18.7	2.76
Roof H	294.6	14%	8.83	1.23
	2109.3	100%		27.79



NORTH ELEVATION

PROPOSED SUITE

EACH ROOF SIZE ON PAGE V3

1. VARY MAX ROOF HEIGHT UP 0.9 M FROM 7.6M TO 8.5 M (27'-10.5")
2. VARY FRONT BUILDING ENVELOPE SETBACK FORWARD 2.6M FROM 7.6M TO 5.0M

COPYRIGHT RESERVED!
 THIS PRINT DOCUMENT IS THE EXCLUSIVE PROPERTY OF MATHIES DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF THE DESIGNER.

REVISIONS

3250 ARBUTUS DR.
 WHISTLER BC
 PID 007-267-631

PROJECT DWG.

08:19 AM
 JULY 29, 2024

66-0127 EAGLE RIDGE
 WHISTLER BC
 CANADA

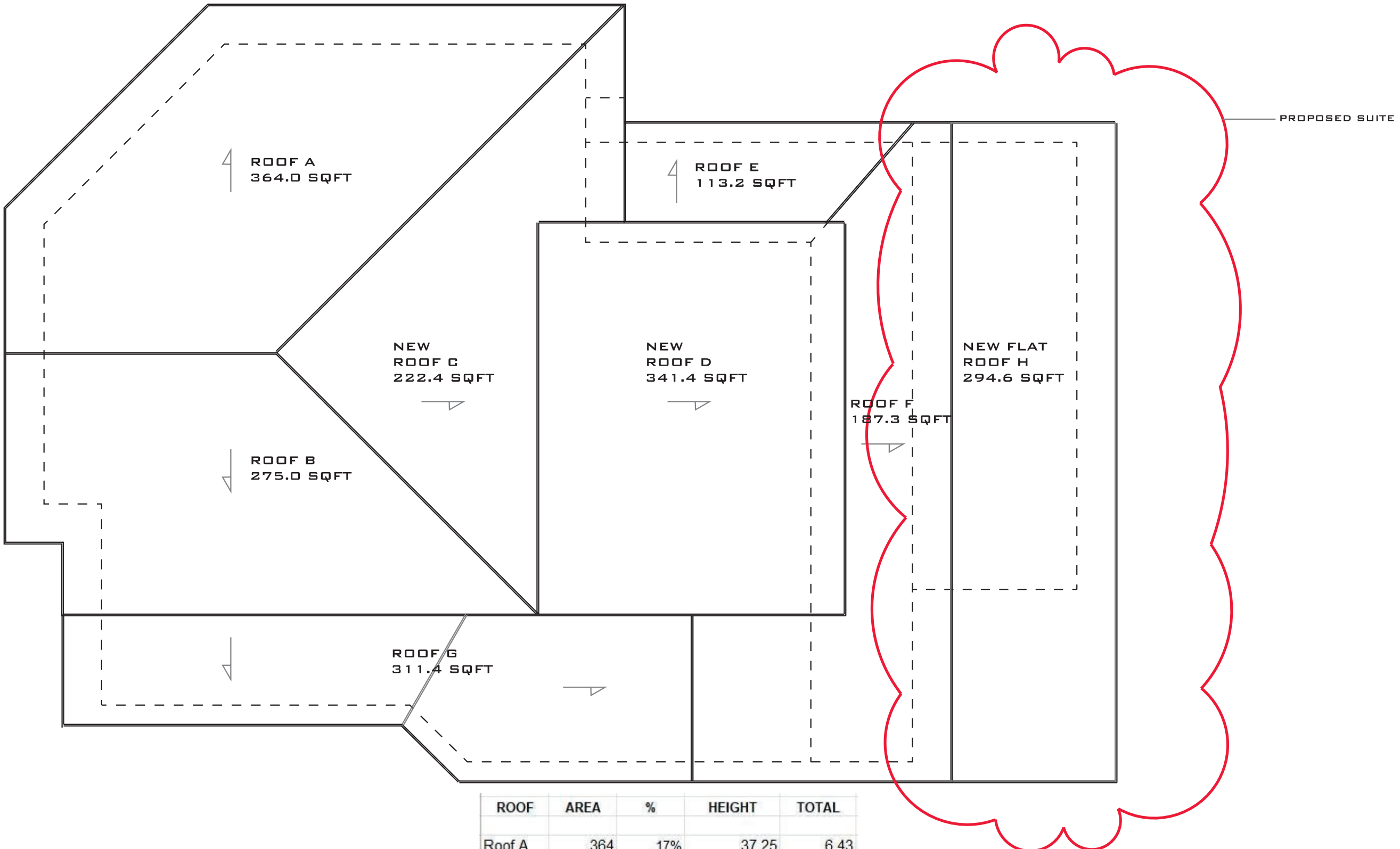
MATHIES DESIGN

© MATHIES DESIGN
 66-0127 EAGLE RIDGE
 WHISTLER BC
 CANADA

DATE: JULY 29, 2024
 DRAWN BY: J.M.
 SCALE: 1/4" = 1'-0" U.N.C.

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2000 - PART 9 U.N.C. OCCUPANCY RESIDENTIAL 'C'

V3
 DRAWING NUMBER



ROOF PLAN

EACH ROOF HEIGHTS ON PAGE V2

ROOF	AREA	%	HEIGHT	TOTAL
Roof A	364	17%	37.25	6.43
Roof B	275	13%	37.25	4.86
Roof C	222.4	11%	37.25	3.93
Roof D	341.4	16%	32.5	5.26
Roof E	113.2	5%	27.5	1.48
Roof F	187.3	9%	20.83	1.85
Roof G	311.4	15%	18.7	2.76
Roof H	294.6	14%	8.83	1.23
	2109.3	100%		27.79

- 1. VARY MAX ROOF HEIGHT UP 0.9 M FROM 7.6M TO 8.5 M (27'-10.5")
- 2. VARY FRONT BUILDING ENVELOPE SETBACK FORWARD 2.6M FROM 7.6M TO 5.0M