

RMOW Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC
V0N1N4

3250 Arbutus Dr. Whistler BC

The owner is proposing to renovate, bring up to code and permit the entire existing dwelling at the property 3250 Arbutus Dr. It has been found that the unpermitted nonconforming foundation floor addition built in 2002 now brings the entire dwelling into the front building setback and makes it over the max. roof height. Based on regulations of the whistler "Zoning and Parking bylaw 303, 2015". This renovation must also adhere to all fire separation code requirements as per BCBC 2018.

undue hardship

To help with the RMOW mandate for more housing, this space would be used as legal suite. Because of the grade change and rock on this property for the suite/foundation floor, blasting underneath and behind the main dwelling is not an option. To conform to the bylaw and have enough space for a 1-bedroom suite, the only space to build is forward to the garage setback. Demolishing this level could also possibly compromise the entire existing dwelling above.

3 variances

- Vary the max roof height up 0.9 meters from 7.6 meters to 8.5 meters
- Vary the front building envelope setback of 7.6 meters forward 2.6 meters to 5.0m from the property line
- Variance to permit two uncovered parking spaces sited lengthwise without provision of an unobstructed maneuvering aisle

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