



2629 Wolverine Crescent - Whistler, BC

Date: Sept 09, 2024

To: RMOW Council

From: Rob & Sherry Boyd (Owners)

Re: DVP Application

Address: 2629 Wolverine Crescent

Application: We are applying for a development variance permit for the following,

1. Existing non-conforming column & roof structure on the principal building.

- Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
- Reduce the allowable roof projection from 2.0m to 1.0m from the property line.
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2. Existing non-conforming stair landing column on the principal building.

- Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

3. Existing non-conforming stair/roof structure to access main building from street level

- Reduce the required front setback from the 7.6m to 3.74m
- Reduce the allowable roof projection from 6.6m to 3.21m from the property line.
- Reduce the required side setback from 7.6m to 2.77m
 - Note the roof projection in side setback is conforming @ 2.10m from property line

4. Roof height (Delegated)

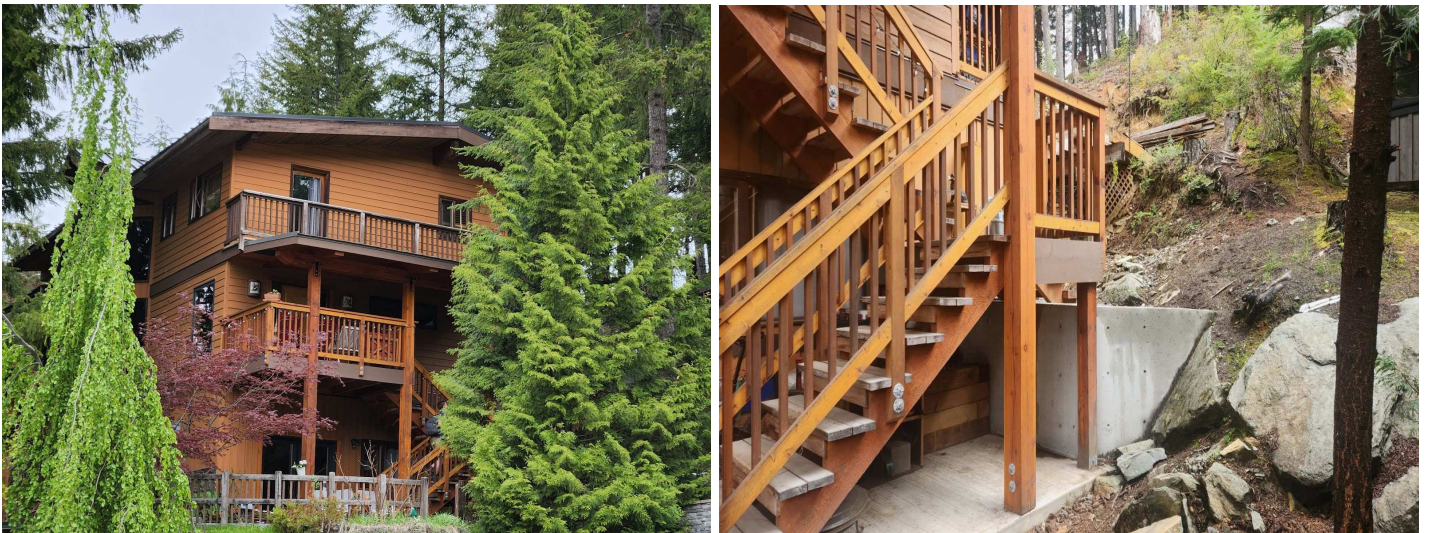
- Increase the allowable roof height from 7.6m to 7.78m

5. Retaining wall (Delegated)

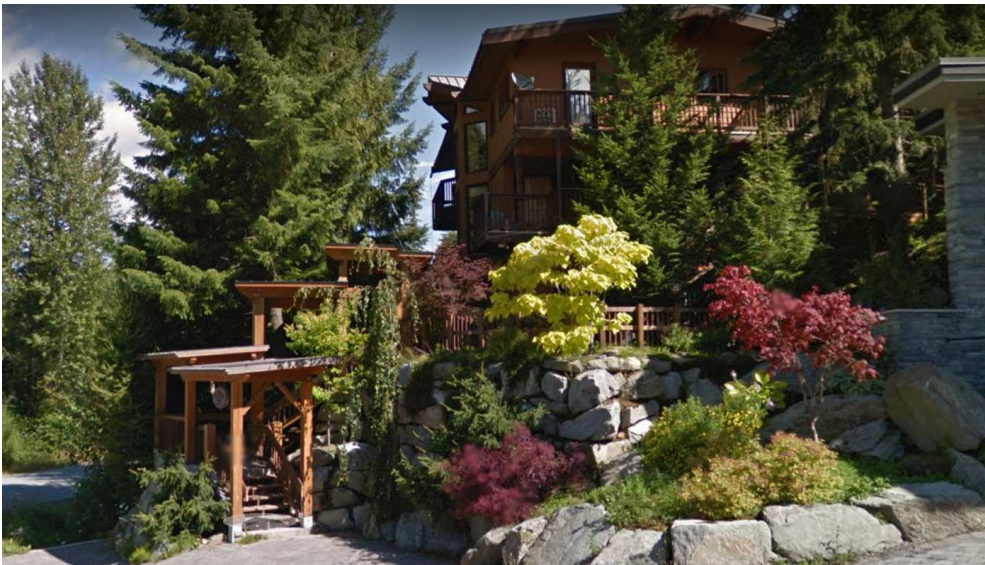
- retaining wall up to 2.5m high at 0.0m from the side property line. Required by geotechnical engineer to retain & stabilize driveway grades

Like many projects in whistler, when doing new work on a home there are things you discover that were done previously without permit, or perhaps missed an inspection that results in variants in the as-built conditions from the approved drawings. 2629 Wolverine has had a few modifications done over the years to improve access to the home and constructed 2 new stairs without permit that they would like to legitimise to bring the property into conformance with the RMOW.

Below are a few photos of the stair/roof structure outlined in request #1&2 above



Below are a few photos of the stair outlined in request #3 above



The variance requests listed above were built for access to the existing dwelling to provide safe and reasonable access to the building. The stair/roof structure listed in requests #1&2 were built to replace the previous stair/roof that was under the main roofline and was destroyed by snow-dump. The original stair was constructed within the REPA boundary allowing the construction of the new stair to be built outside of this area.

The stair listed in request #3 was provided as a means of accessing the building from the parking at street level like we see in many homes in Whistler.

NOTE: The proposed work is already complete and therefore cannot impose risk to public safety, create disruptive intermittent noise affecting neighbours, reduce the livability of existing residential units, and should the variances be approved, impose no cost on the RMOW

The construction of the 2 staircases has been done in such a way that they compliment the streetscape by use of materials consistent with Whistler construction and the neighbouring lots as well as maintained great vegetation and landscaping that conforms to the site contours to provide proper access to the building. There are no negative impacts resulting from these structures on the neighbouring properties. The street access stair is nestled into the landscaping such that it blends into the vegetation, and the upper stair accessing the building has been kept within the mass of the existing building.

NOTE: the parking has been area has been granted a variance through development permit DP001919

Thank you in advance for your time on this.
Rob & Sherry Boyd,