

**GNAR**GLOBAL NETWORK
ARCHITECTURE RESOURCE#206-1420 Alpha Lake Rd
Whistler, V8E 0R831st January 2020

To Whom it May Concern:

The owners of the Single Family Dwelling at 6431 Balsam Way, are currently applying for a Build Permit for a Renovation & Addition to the existing building. The legal description of the property is: *PID: 005-056-331 Legal: PLAN VAP19202 BLOCK A LOT 27 DISTRICT LOT 3862 GROUP 1*

This letter outlines a modification to a covenant registered on title. The covenant, #J8973, was registered on title in 1981, and it stipulate a flood construction level for the property. Since the covenant was registered, the Resort Municipality of Whistler (RMOW) has implemented a Flood Construction Level (FCL) for the area via their Zoning and Parking Bylaw. The FCL from the Zoning is 1.5m above the high water mark, whereas the effective 'FCL' based on the covenant would be 3.0m.

Also important to note, there is a Single Family Dwelling which was constructed on the lot in 1991. The underside of the floor joists of the existing residence are only 2.34m above the high water mark, so they do not comply with the Covenant. However they would comply with the Zoning, as they are 0.66m higher than the required 1.5m.

We would therefore like to request that the Covenant is modified so that we can use the Zoning FCL of 1.5m. This will allow the client to complete their proposed Renovation/Addition plan, which includes expanding the habitable floor area of the lowest floor by 520sqft. Current there is 990sqft of habitable floor area on the lowest floor, and there will be 1,510sqft when the Addition is complete. As the existing lowest floor level does not comply with the Covenant, we are not allowed to add to it. And as the Addition's floor levels is to match the existing floor level, we believe that there will be no negative impacts to the neighbors or users of the property from granting the covenant modification.

Our request is supported by a Local Geo-technical Engineer, Evan Sykes of Kontur Geo-technical Consultants Inc. He has provided a letter in support of our application, in which he has detailed the specifics of our request and why it should be approved. We have also provided copies of our drawings which were used for the Build Permit Application, and we have provided a sealed copy of the Topographic Survey, which notes the high water mark relative to the residence.

Kind Regards,

Edgar Dearden

On behalf of GNAR Inc.