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Planning Department
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC V0N 1B4

August 19, 2022

Re: DEVELOPMENT VARIANCE PERMIT APPLICATION
3831 SUNRIDGE DRIVE, BP 005424

Dear Planning Department,

Please accept the enclosed drawings related to our application for a Development Variance Permit Application for a relaxation to the maximum permitted building height.

Site History and Background:

Located at the top of the Sunridge subdivision, the property is a steeply sloping uphill parcel, with a total grade change of approximately 76 ft from front to rear property lines.

In 2014 a DVP was issued for this property granting the previous property owner an increase to the Maximum Building Height from 7.6m to 10.0m, an increase in 2.4m (7.9ft). A Building Permit was issued for the proposed design related to this DVP, and the site was excavated in preparation for the foundation construction. At this stage, the project was put on hold, eventually abandoned with the lot sitting inactive for several years and the property sold in 2021. During this period, the approved Building Permit expired, and the DVP became invalid.

Requested Variance:

To increase the allowable Maximum Building Height from 7.6m to 10m, as per the previously approved Development Variance Permit.

As noted, the site was fully excavated, which levelled out to the property to the underside of the previously proposed foundation footings, thus creating a 56 ft high, nearly vertical rock embankment at the rear of the property. The earlier scheme incorporated both a fully- exempted Basement plus a "Sub-Basement"; an arrangement permissible by a zoning loophole which has since been closed

with more recent revisions to the bylaws. The DVP approval of this 4-storey structure with a "double" basement triggered extreme site work, an alteration which is practically irreversible.
The proposed home addresses this inherited condition by mimicking the strategy of the earlier application, pushing to the rear of the property and burying itself into the hillside. This allows additional ramp length for the driveway to reach the basement level and recesses the bulk of the structure into the site to minimize the visual impact from the street and from adjacent properties. In fact, the current application is set back from the Front Property Line by 59.6ft (18.2m), the 2014 DVP project was set back by less than 33 ft (10m). The stated 59.6ft setback is measured to the one-storey green-roofed Garage, and the Primary building is further still at 79.0ft (24.0m)

Other design strategies to reduce the perceived height and neighbour impact have been utilized, such as flat roofs to minimize massing bulk, and a landscaped green roof over the garage to better blend into the landscape. The primary roofline of the earlier design was EL. 2518.6ft and the elevation is slightly less in the current proposal, at EL.2518.5ft.

The existing home to the West at 3833 Sunridge shares a common condition, and has employed a similar design solution, with a driveway winding up the hillside to meet the dwelling. This property is further uphill from the subject property and as a result has its lowest (entry) floor at an elevation roughly matching the top of the proposed Garage roof. The roof peak of the neighbouring property has an elevation approximately 9.5ft above the proposed primary roof, establishing the proposed building at roughly one-storey lower respectively.

This is an extremely challenging steep- sloping site, only made more challenging by the excavation initiated by the previous DVP. While the Zoning Bylaw allows for a 3.0m height bonus for downward-sloping sites, there is no similar bonus for uphill-sloping lots, despite the same design challenges that they face. It is largely by this logic that the original DVP was likely granted. As per the 2014 approved DVP, this application seeks no more than the same relaxation of an increase to the Maximum Building Height from 7.6m to 10.0m, an increase in 2.4m (7.9ft).

The increase in the allowable building height serves the additional purpose of providing each level with large floor-to-ceiling windows. The deeper light penetration will help reduce energy costs and provide more livable spaces, counter-acting the effect of burying the rear of the building into the hillside. The building will be meeting Step Code 4 compliance, and is designed with triple-glazed windows, superior-performing exterior insulation, and an energy-efficient top-of-the-line heat-pump mechanical system.

It is also worth noting that comparatively, the proposed house under this current application is significantly smaller in floor area than the previously approved scheme:

Allowable GFA: 7,492 sf

	Approved in 2014 DVP	Current Proposal
GFA	7,409 sf	6,411sf
Total Floor Area (incl. Basement)	13,069 sf	9,518 sf
Total Floor Area (incl. All Exclusions)	19,377 sf	11,870 sf

Regards,

Craig Thomas
Associate, BA M.ARCH

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Roman Licko
Development Planning
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC V0N 1B4

November 8, 2022

Re: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01236
3831 SUNRIDGE DRIVE

Dear Roman,

Per the "Evaluation Criteria for Development Variance Permits" document you have supplied, please note our responses below

The variance request for 3831 SUNRIDGE DRIVE:

• *Complements a particular streetscape or neighbourhood*

- Consistent in scale with the immediate neighbours, being comparable in overall height, massing, and area.

- Pushing up against the rear-yard setback, while forcing the building to rise in elevation, maintains a much more generous setback from the front-yard street, and sits significantly behind the building face of the primary neighbour to the East.

- Building style is a "warm" mountain-contemporary aesthetic, complementing both the traditional home to the East and the more aggressively modern homes to the North-West and upslope to the South.

- See attached document for detailed comparison of how the current proposal is a great improvement over the previously approved project in terms of building scale and character. The approved scheme was very aggressive in both siting and character.

• *Works with the topography on a site, reducing the need for major site preparation or earthwork*

- The site was pre-excavated for a previously approved DVP. The proposal makes use of the inherited conditions.

• *Maintains or enhances desirable site feature, such as natural vegetation, trees, and rock outcrops*

- The property's connection to the and ski-in/out access to Lower Olympic trail is a major contributor to its desirability and value; the variance provides the means for this natural connection to be maintained. The deep excavation previously completed was undertaken in anticipation of this access, the variance proposal adapts to this condition.

- The house is "heeled in" to the steep rock face behind, which allows the house to better integrate into the surrounding topography, rather than pushing further downslope, which would create a "free-standing" building and a more imposing presence.

- The roof of the Garage structure at the lowest level is a planted roof, further allowing the building to integrate into the landscape, especially when viewed from the neighbouring home above.

• *Results in superior siting with respect to light access resulting in decreased building energy requirements*

- The majority of the calculated height the variance requests is due to the daylit, walk-out basement proposed. Due to the pre-existing excavation, the entire downhill face of the building envelope is "naturally" a fully daylit and walk-out exposure. However, to satisfy the new grade rules the basement would be forced to be artificially buried behind otherwise unnecessary retaining walls. The elimination of these retaining walls allows for a naturally lit basement

- In addition, the shape and heeled-in relationship the building has taken, in response to the inherited excavation conditions, results in deep floor plates. Taller ceilings better allow for natural daylight to penetrate the deeper living areas. Natural light of course

creates conclusively healthier, more livable and enjoyable spaces, and creates a more energy efficient home by reducing the reliance on artificial lighting.

• *Results in superior siting with respect to privacy*

- The majority of the windows face towards the view, and not to the neighbouring properties.

- House is rotated slightly to the North, further orienting sightlines away from the neighbour.

• *Enhances views from neighbouring buildings and sites.*

- The house is sited with a minimized rear-yard and a maximized front-yard, resulting in approximately a 23 ft setback from the neighbouring home, to the primary building face of the proposed building. Locating the building in the manner creates a larger view angle for the neighbours, approximately a 20-degree increase.

- See attached document for detailed comparison of how the current proposal is a great improvement over the previously approved project in terms of its relationship to the neighbourhood and respecting view corridors.

Potential negative impacts on neighbours or the streetscape:

• *Is inconsistent with neighbourhood character*

- Compliments neighbourhood character, as above.

- The existing home to the West at 3833 Sunridge shares a common condition, and has employed a similar design solution, with a driveway winding up the hillside to meet the dwelling. This property is further uphill from the subject property and as a result has its lowest (entry) floor at an elevation roughly matching the top of the proposed Garage roof. The roof peak of the neighbouring property has an elevation approximately 9.5ft above the proposed primary roof, establishing the proposed building at roughly one-storey lower respectively.

• *Increases the appearance of building bulk from the street or surrounding neighbourhood*

- Design strategies to reduce the perceived height and neighbour impact have been utilized, such as flat roofs to minimize massing bulk, and a landscaped green roof over the garage to better blend into the landscape.

- Reduces appearance of bulk by maximization of Front-yard, pushing to the rear of the property and burying itself into the hillside. This allows additional ramp length for the driveway to reach the basement level and recesses the bulk of the structure into the site to minimize the visual impact from the street and from adjacent properties. In fact, the current application is set back from the Front Property Line by 59.6ft (18.2m), the 2014 DVP project was set back by less than 33 ft (10m). The stated 59.6ft setback is measured to the one-storey green-roofed Garage, and the Primary building is further still at 79.0ft (24.0m)

- Previously approved scheme was significantly larger, and closer to the street

• *Requires extensive site preparation*

- N/A – Site was previously excavated.

• *Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, views)*

- Enhances views from neighbouring buildings and sites, as above

• *Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac*

- N/A – Does not require a frontage variance

• *Requires a height variance to facilitate gross floor area exclusion*

- N/A – Height variance requested does not impact GFA Calculation. GFA has not been maximized in this case.

• *Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).*

- N/A

I hope that these answers satisfy your questions, however, please do not hesitate to follow up with any further clarifications you might have.

Kind regards,

Craig Thomas
Associate, BA M.ARCH

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3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

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LOCATION MAP

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

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AERIAL VIEW OF SITE

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
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EXISTING SITE CONDITIONS & CONTEXT

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

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EXISTING SITE CONDITIONS

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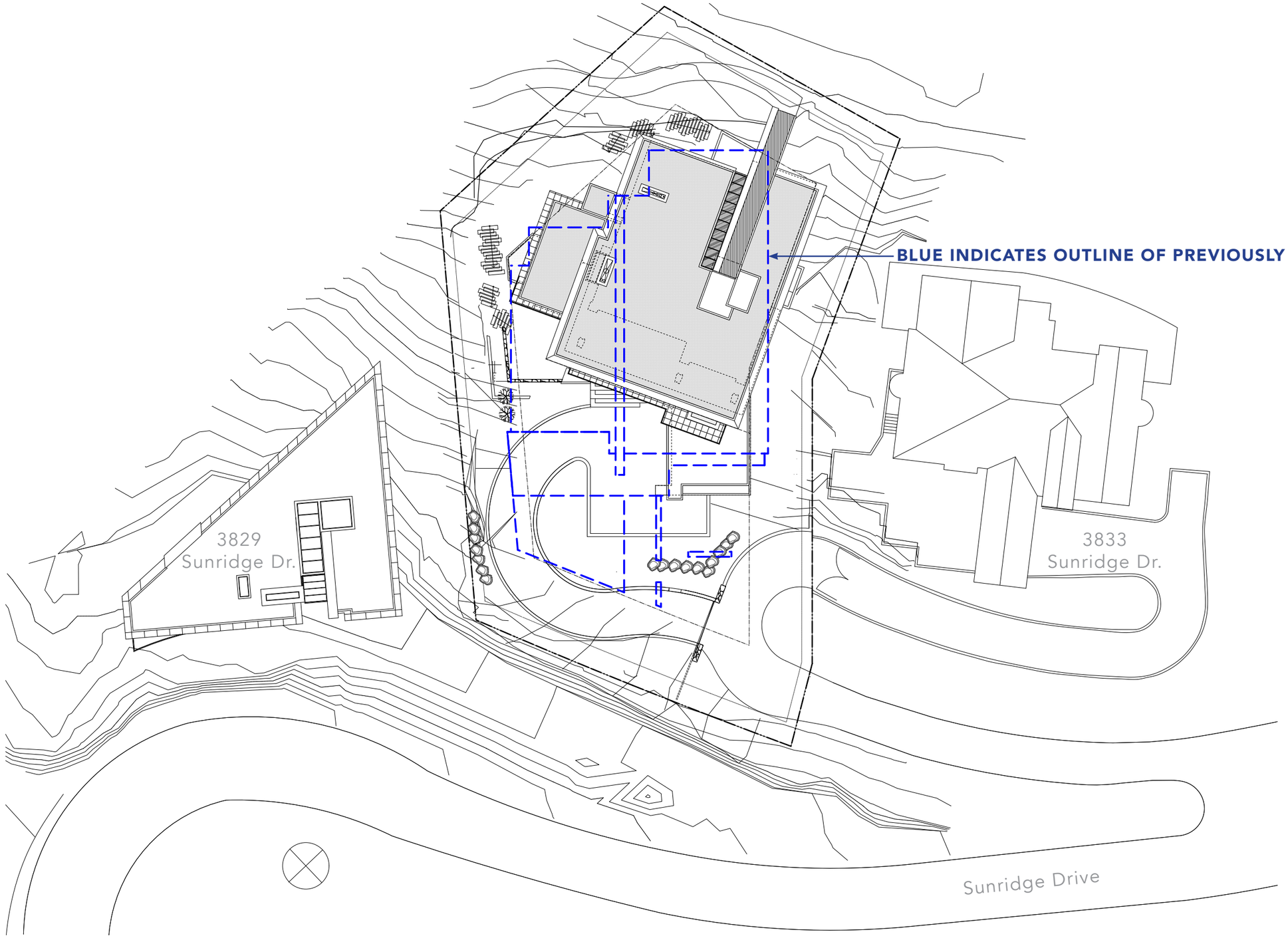
EXISTING SITE CONDITIONS & CONTEXT

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022



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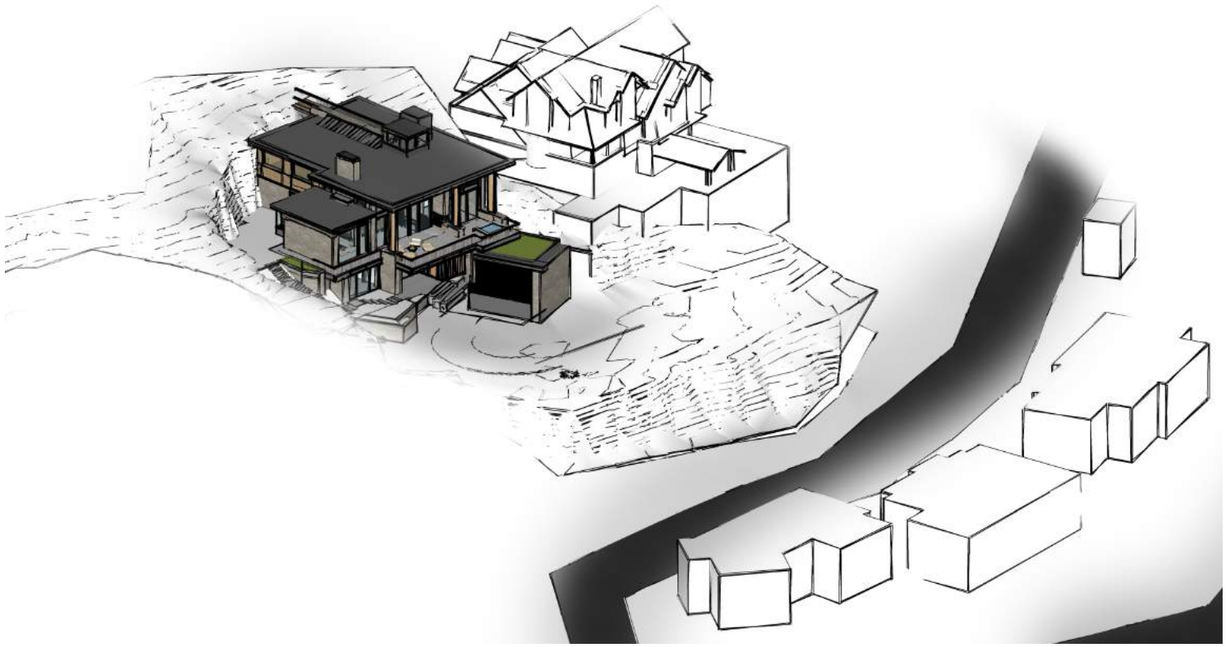
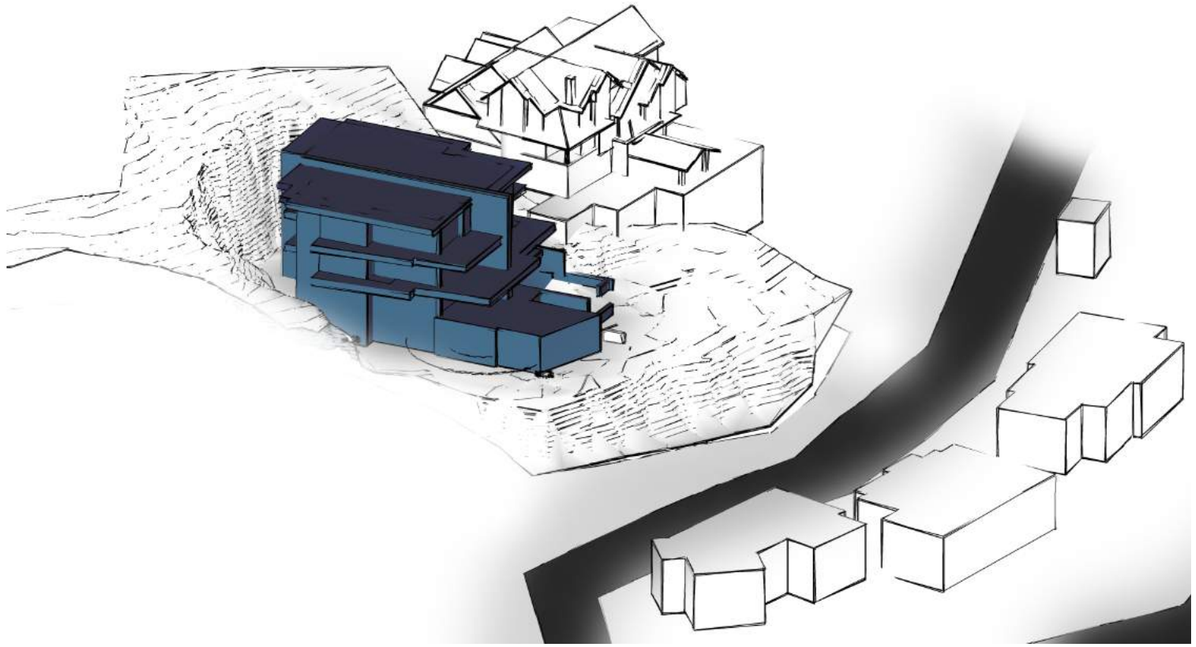
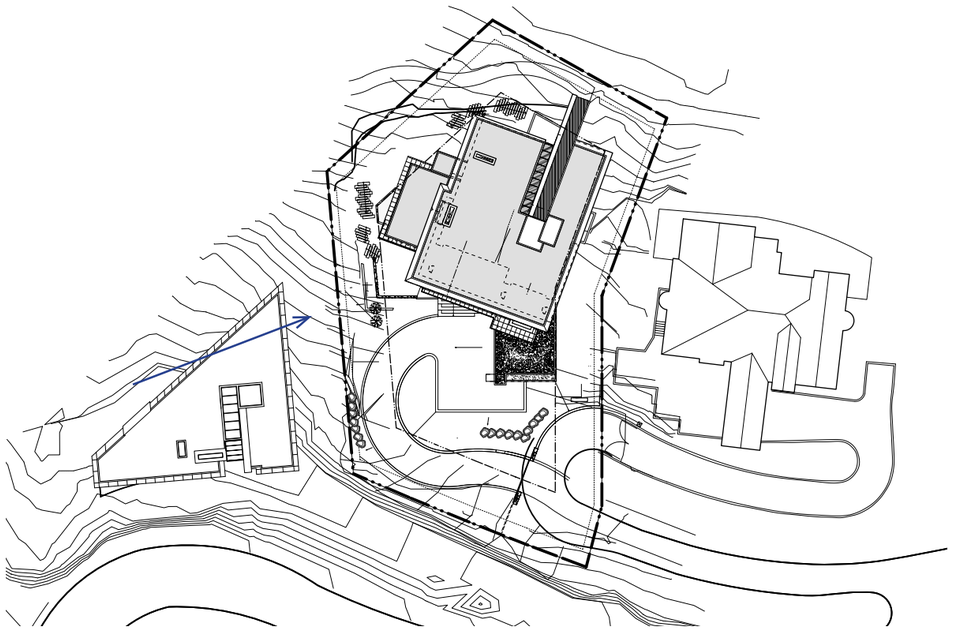
SITE PLAN PROPOSED DESIGN

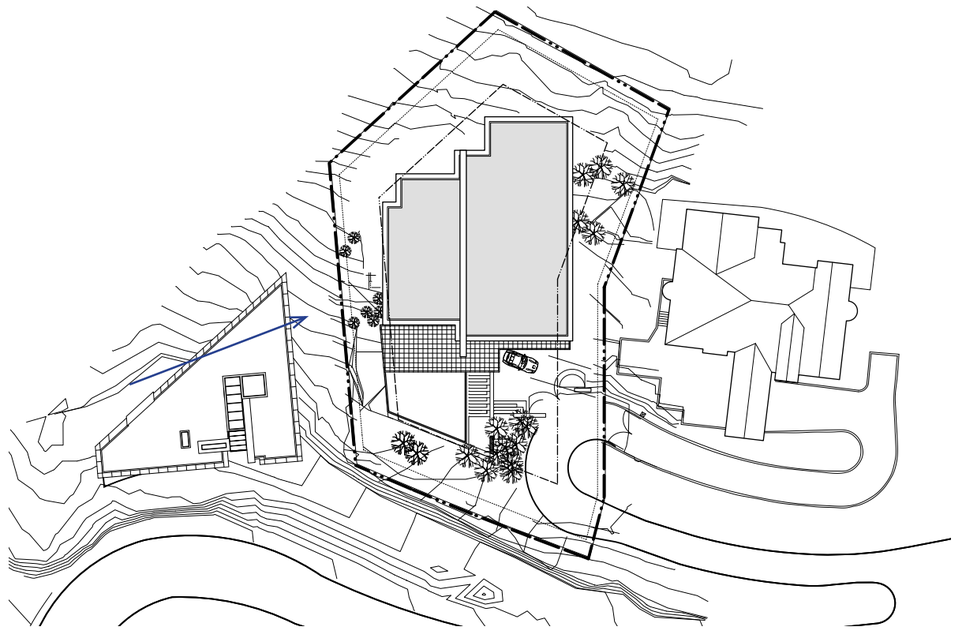
3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022







PROPOSED DESIGN



PREVIOUSLY APPROVED DESIGN

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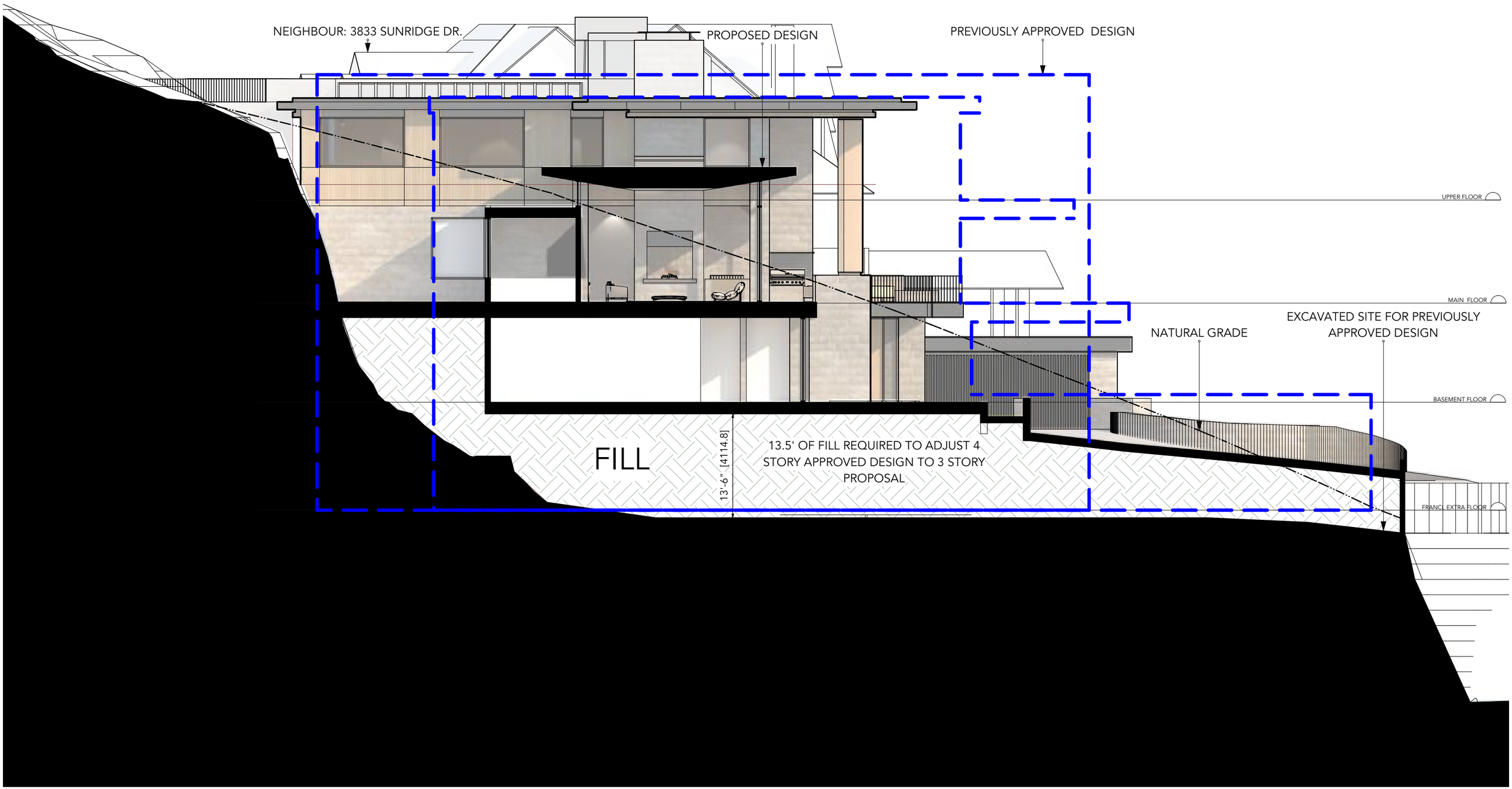
COMPARATIVE DESIGNS IN CONTEXT

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022



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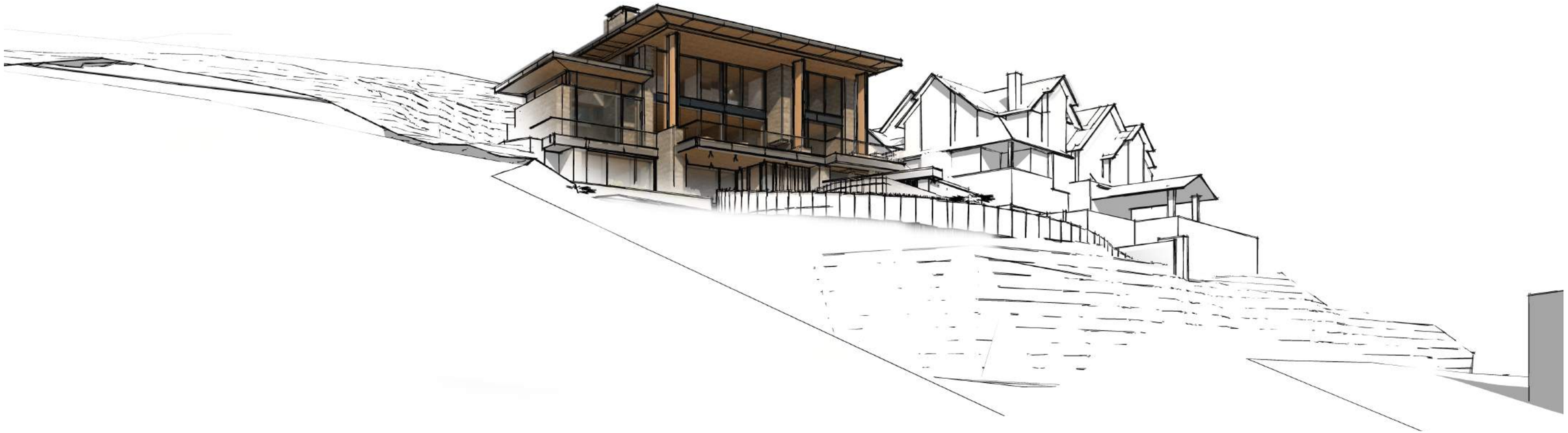
SITE SECTION PROPOSED VS. PREVIOUSLY APPROVED

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022



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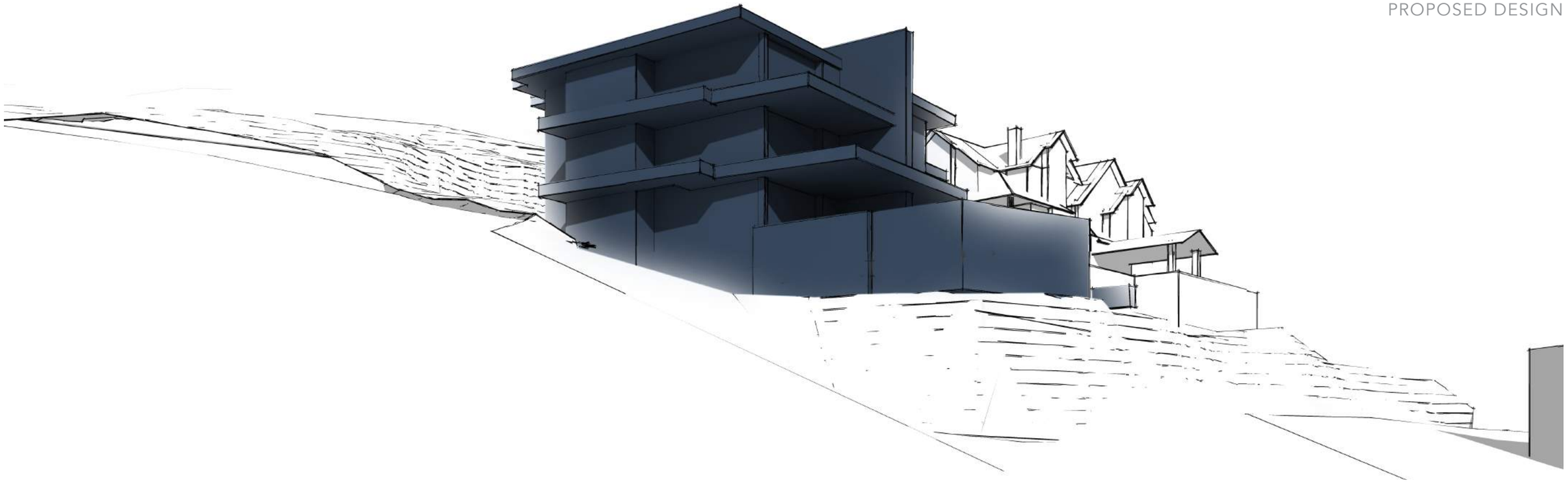

PREVIOUSLY APPROVED DESIGN

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COMPARISON PERSPECTIVE VIEW 1

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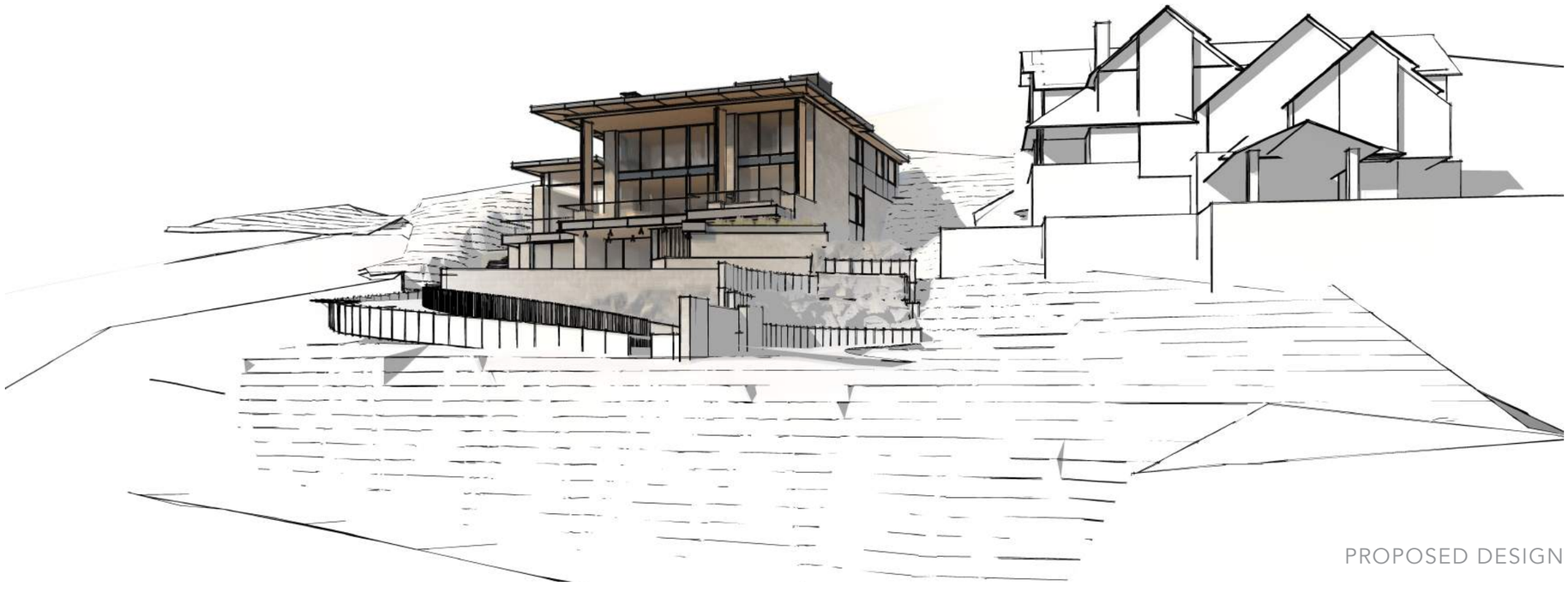
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022



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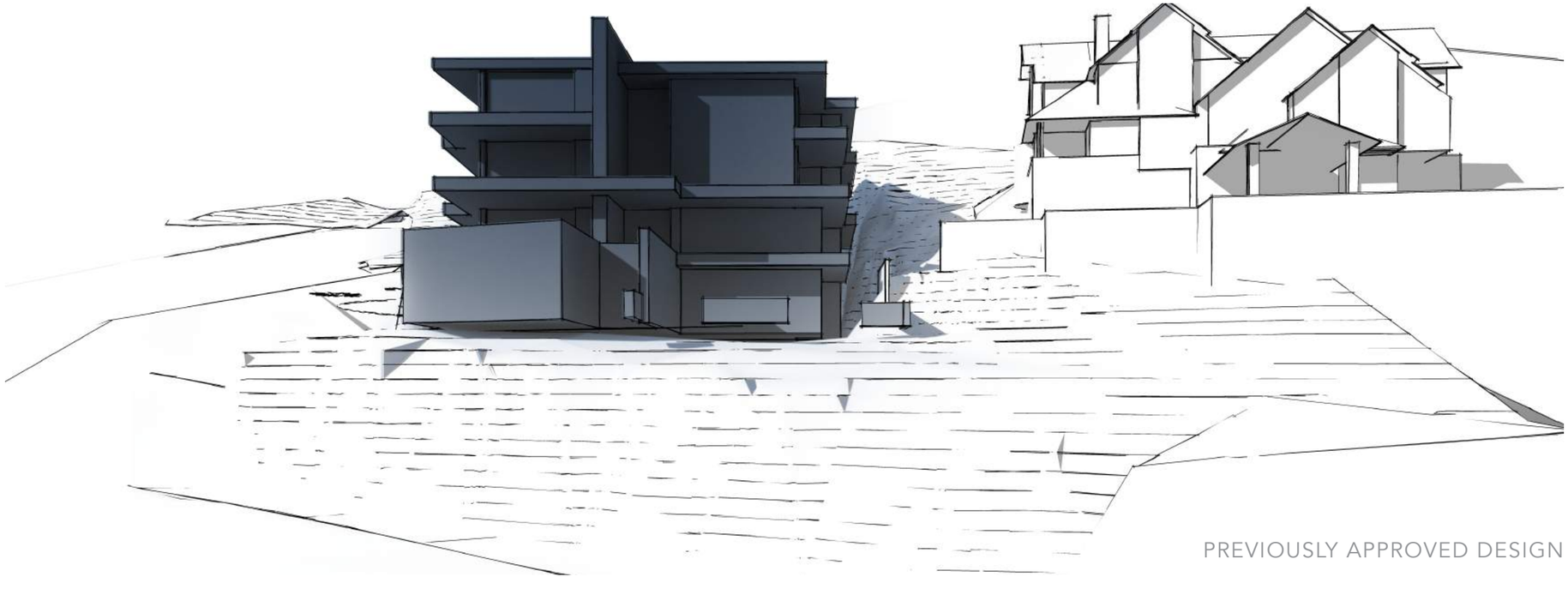

PREVIOUSLY APPROVED DESIGN

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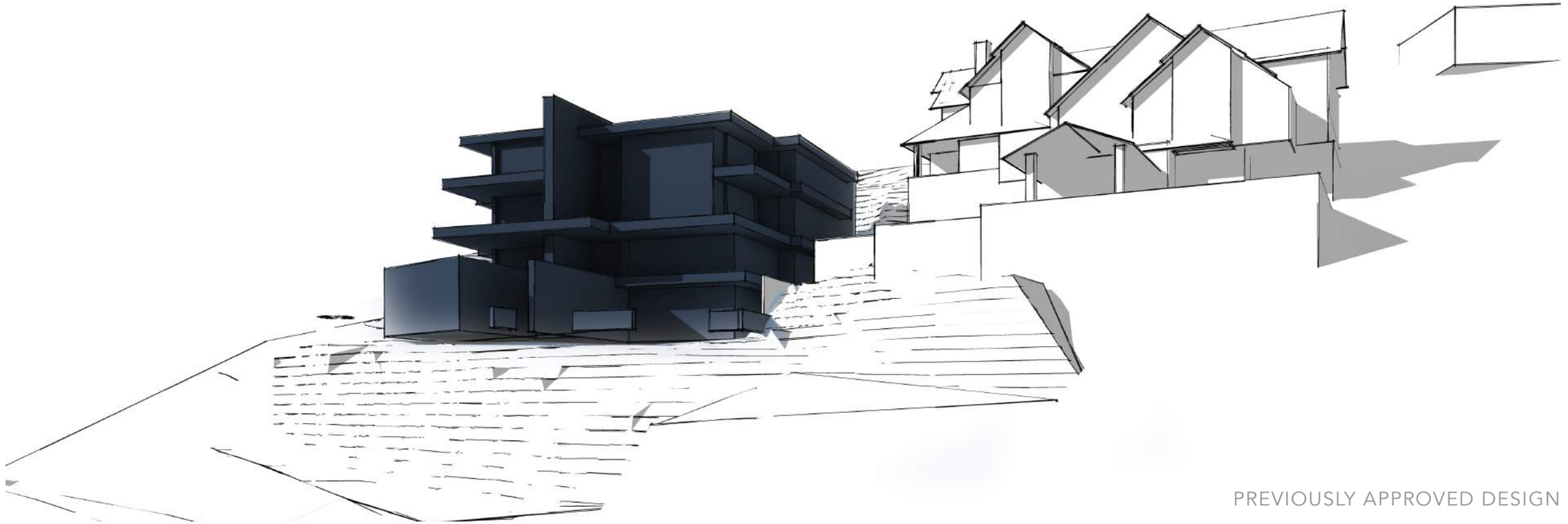
COMPARISON PERSPECTIVE VIEW 2

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

PROPOSED DESIGN



PREVIOUSLY APPROVED DESIGN

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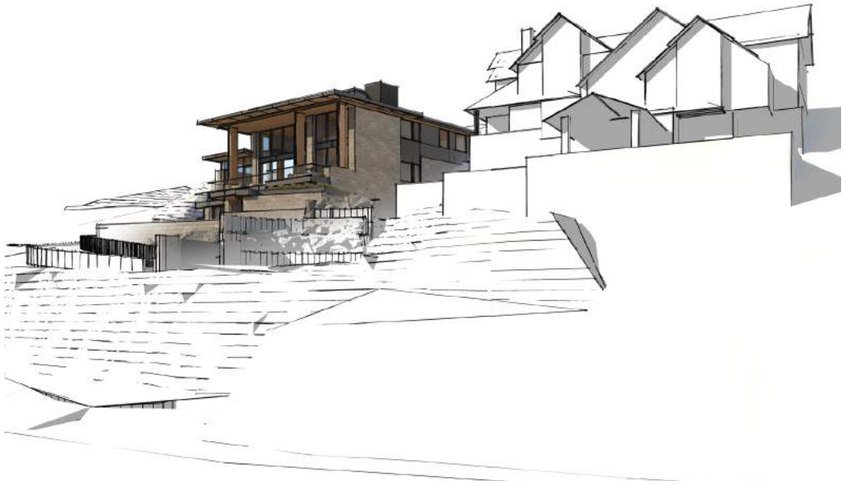
COMPARISON PERSPECTIVE VIEW 3

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

VIEW 1

VIEW 2



VIEW 3

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COMPARISON OF PROPOSED VS. PREVIOUSLY APPROVED DESIGN

3831 SUNRIDGE DR.
WHISTLER, BC
DP PRESENTATION
19 SEPTEMBER 2022

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PROPOSED DESIGN IN SITE CONTEXT

3831 SUNRIDGE DR.
WHISTLER, BC
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