



**RESORT MUNICIPALITY OF WHISTLER**

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## STAFF REPORT TO COUNCIL

**PRESENTED:** January 21, 2025 **REPORT:** 25-003  
**FROM:** Planning - Development **FILE:** 2450-20-0185  
**SUBJECT:** CM000185 - 3841 SUNRIDGE DR – MODIFY BUILDING ENVELOPE

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

### RECOMMENDATION(S)

**That** Council approve a modification to covenant BJ342508 to:

- a) modify the building envelope to add the areas shaded blue and remove the areas shaded pink as illustrated on plan A010 dated January 8, 2025 prepared by Burgers Architecture and attached as Appendix A to Administrative Report No. 25-003; and
- b) require a landscape security administered in accordance with *Council Policy G-09: Landscape Security for Development Permit* prior to issuance of a building permit;

all to facilitate the proposed development of a detached dwelling at 3841 Sunridge Drive.

### PURPOSE OF REPORT

This report presents Covenant Modification CM000185 for Council's consideration to modify covenant BJ342508 to expand the building envelope to support development of a detached dwelling and associated terraces, decks, patios, fences and retaining walls on a challenging undeveloped parcel located at 3841 Sunridge Drive.

Information Report  Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The owners of 3841 Sunridge Drive have applied for a covenant modification to modify the building envelope applicable to their property to develop the property with a detached dwelling and associated terraces, decks, patios, fences and retaining walls.

This property is subject to a lot-specific development covenant registered on the property title as BJ342508. This covenant requires building restrictions including the type of building, floor area limits, geotechnical certification, siting parameters, maximum height, maximum grade change, wastewater

system, sprinkler system and tree preservation covenant requirements. As defined in siting parameters, all buildings and structures must be within the established building envelope as shown on Schedule C sketch plan to the covenant. A copy of covenant BJ342508 is attached as Appendix B.

## **Analysis**

### **Site Context**

3841 Sunridge Drive is a large and very steep wooded lot located in the Brio neighbourhood at the top of the Sunridge subdivision and is accessed by a shared driveway with the three neighbouring lots. A location map is attached as Appendix C.

As mentioned, covenant BJ342508 requires all buildings and structures on the parcel to be within the covenanted building envelope, however, a substantial part of the rear (eastern) portion of the building envelope contains steep, cliff-like terrain as illustrated on figure three, Rationale (Appendix D, page three) and the site survey (Appendix E), which effectively reduces the building envelope area. Further, the covenanted building envelope is located 15 metres from the front parcel line, while the applicable RT6 zoning requires only a 7.6 metre building setback from the front parcel line.

### **Description**

The owner has explored the site and is proposing an appropriate design that seeks to reduce extensive site preparation (and impacts) by locating the proposed dwelling closer to the front of the parcel beyond the existing covenanted building envelope. This approach respects the RT6 zoning setbacks and does not develop within the rear (eastern) portion of the building envelope that contains the steep, cliff-like terrain. The siting also works with the constraints of the shared driveway access location and elevation. The proposed dwelling is illustrated on the plans attached as Appendix F.

The proposed scope of work outside of the existing covenanted building envelope includes a small portion of the building and outdoor pool, patio, stairs, decks, retaining walls and fence. The portion of the proposed dwelling that extends beyond the existing covenanted building envelope totals 64.4 square metres of gross floor area over the main floor and upper floor. The outdoor pool, patio, stairs, decks, retaining walls and fence make up the remainder of proposed development beyond the existing covenanted building envelope, while respecting the applicable RT6 zoning setbacks. All projections beyond the existing covenanted building envelope are shown on Appendix A and all the requested area for building envelope expansion are shown in blue shading. The area for building expansion reduction is shown in pink shading on Appendix A. A rationale for the proposal is attached as Appendix D.

There was concern by staff of increased visibility from Highway 99 with a portion of the dwelling proposed 5.3 metres closer to the front parcel line than the existing covenant building envelope. A visual analysis was completed by the applicant where a boom lift was raised to the proposed roof peak level on site to illustrate that the proposed dwelling would not be visible from Highway 99.

The subject lands only have one adjacent neighbour and the only structure outside of the existing covenanted building envelope on that neighbour's side is a retaining wall meeting zoning bylaw siting regulations. Further, it is not expected that there will be privacy concerns as the lower floor of the proposed dwelling is located 10.6 metres (35 feet) above Sunridge Drive and supplementary landscaping is proposed to further screen the dwelling from Sunridge Drive as illustrated in Appendix G. To ensure the landscaping is completed, the covenant modification will require a landscape security to be submitted prior to issuance of a building permit, and that such landscape security is administered in accordance with *Council Policy G-09: Landscape Security for Development Permit*.

The proposal is considered a desirable outcome that works with existing topography, with only minor grade changes proposed. As shown on Appendix F, plans A011-A012 longitudinal site sections, the rear (eastern) portion of the existing covenanted building envelope contains steep, cliff-like terrain and to locate the dwelling within this area would require substantial blasting and shoring of the cliff area.

The proposal meets all regulations of the RT6 Zone and all other applicable regulations of “Zoning and Parking Bylaw No. 303, 2015”.

This proposal results in a preferred development outcome. As this proposal is new development, the proposed dwelling is required to meet Step 5 with Strong Carbon Performance, which results in an extremely energy efficient building that is “net-zero energy ready”.

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## **POLICY CONSIDERATIONS**

### **Relevant Council Authority/Previous Decisions**

This application requires Council’s consideration of approval as it is not eligible for delegated approval in the municipality’s “Land Use Procedures and Fees Bylaw No. 2205, 2022.”

The application is presented for Council consideration relative to the applicable regulations in the covenant and applicable municipal policies.

### **2023-2026 Strategic Plan**

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

#### **Strategic Priorities**

Housing

*Expedite the delivery of and longer-term planning for employee housing*

Climate Action

*Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan*

Community Engagement

*Strive to connect locals to each other and to the RMOW*

Smart Tourism

*Preserve and protect Whistler’s unique culture, natural assets and infrastructure*

Not Applicable

*Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs*

### **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The recommended resolution included within this report is consistent with the goals, objectives and policies of the OCP, specifically:

**Policy 4.1.1.3 (i)** - Maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment.

**Policy 5.3.1.5** - Recognize market housing, including second homeownership, as a significant influence on Whistler's housing mix and local economy.

The proposal is considered to address site constraints that the existing covenanted building envelope appeared to not address, is well integrated with the surrounding neighbourhood and is of a high-quality design.

### **Development Permit Areas**

A Development Permit is not required; however, the applicant has demonstrated that the proposal will generally meet the High-Risk Area Guidelines of the Wildfire Protection Development Permit Area. Specifically, the planting plan is comprised of mostly deciduous species and any coniferous vegetation will meet the three-metre spacing requirement between tree canopies and the principal building.

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### **BUDGET CONSIDERATIONS**

There are no budget considerations with this application. Covenant Modification application fees provide for recovery of costs associated with processing this application.

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### **LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the Lílwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

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### **COMMUNITY ENGAGEMENT**

Level of community engagement commitment for this project:

Inform     Consult     Involve     Collaborate     Empower

Two information signs are posted at this site. Staff were concerned the single information sign was not visible to the majority of neighbours. A second information sign was installed at the bottom of the semi-private driveway that is visible from Sunridge Drive. No inquiries have been received about this application.

There are no consultation requirements with a covenant modification application.

## REFERENCES

Location: 3841 Sunridge Drive  
Legal: Strata Lot 30 District Lot 4750 Group 1 New Westminster District Strata Plan LMS2202  
Owners: 0757861 B.C. Ltd., Inc. No. 0757861  
Zoning: RT6 Zone (Two Family Residential Six)

Appendix A – Covenant Modification Plan  
Appendix B – Covenant BJ342508  
Appendix C – Location Map  
Appendix D – Rationale  
Appendix E – Survey  
Appendix F – Architectural Plans  
Appendix G – Landscape Plans

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## SUMMARY

This report presents Covenant Modification CM000185 for Council's consideration to modify covenant BJ342508 to amend the building envelope for development of a detached dwelling and associated landscape features at 3841 Sunridge Drive.

The report recommends that Council approve the modification of BJ342508.

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## SIGN-OFFS

### Written by:

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### Reviewed by:

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Dale Mikkelsen,  
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