

2nd July 2020

To Whom it May Concern:

The owners of the Single Family Dwelling at 9206 Emerald Drive Whistler ('Lot 1') are currently applying for a variance to the siting of two retaining walls on their property. The legal description of the property is PID: 008-895-970 Legal: PLAN VAP12376 BLOCK D LOT 1 DISTRICT LOT 3625 GROUP 1. The owners request to:

- vary the side setback from 3.0 meters to 1.4 meters for a single retaining wall.
- vary the rear setback from 7.6 meters to 3.9 meters for a single retaining wall.

The site is steeply sloping, with the rear property line being 7.51 meters elevation higher than the front property line. The owners were issued a Build Permit in 2018 to build a new Single Family Dwelling on the site. During the construction of the residence, there was a significant volume of soil removed from the site, over 400m³. As a result, the area between Lot 1 and the neighbouring property on the North side, 9210 Emerald Drive ('Lot 52') had become destabilized. The elevation change between the excavation on Lot 1, and the existing grade on Lot 52 is severe, with a vertical differential of 1.92m at it's highest point. In addition, with the excavation completed, it was discovered that there is both significant snow shedding and water runoff from Lot 52 onto Lot 1. And from the rear of the lot, snow shedding and water runoff from multiple properties uphill also is directed through Lot 1.

It was determined on site, and in collaboration with the Geo-technical Engineer, that it was not going to be possible to grade the site in accordance with the zoning and still maintain the stability of the slope. In addition, the Geo-technical engineer was concerned that doing so would direct a large amount of drainage coming down the mountain into the foundations of Lot 1, further exacerbating the erosion problem. The Geo-technical Engineer directed that a retaining wall was the only solution that could be will stabilize the site and prevent erosion and run off. A rock stack wall was selected, as rock stack walls are a very common feature of properties on the street, and would therefore be consistent with the character of the street. A rock stack wall was therefore constructed under the supervision of the Geo-technical Engineer, and for which he issued a Memo on January 20th, 2020.

As can be seen on the survey by Bunbury & Associates, with the toe of the rock-stack retaining wall beginning adjacent to the building's footings, which are within the setback, the top of the rock stack wall finishes 1.46m from the Northern property line. The maximum height differential of the rock stack wall is 1.92m to the West which is the high side, and the height differential decreases towards the East until the height differential becomes less than 0.6m, which is the permitted height for a retaining wall constructed within the side yard setback.

There is also a small rock stack retaining wall at the rear of the property, which is the West side. The maximum height differential of this retaining wall is 1.0m, and it is 3.97m from the rear property line. This shape of this retaining wall is such that it serves the purpose of protecting the new residence from the significant amount of snow drift and subsequent Spring runoff coming down the steep compound slope from further uphill. Free draining material behind this retaining wall, helps to direct runoff to either side of the new residence, where it can continue past the house through the free draining material behind the

non-conforming retaining wall on the North of the property, and another conforming retaining wall on the South of the property which also serves the same function.

The constructed rock stack walls do not negatively impact the neighbors enjoyment of their land, as it maintains the previously existing grade on their side of the property line. As Lot 1 is much lower than Lot 52, this retaining feature increases Lot 52's privacy to the North. In addition, it is planned that the fence between the properties will be re-constructed at the expense of the owner of Lot 1, once the variance is approved, thus restoring the Northern neighbors property to it's original state prior to the commencement of construction. At the rear of the property to the West, there is a significant tree buffer such that the small 1.0m rock stack wall is not visible from any of the properties on that side of the Lot.

Kind Regards,

Edgar Dearden
On behalf of GNAR Inc.