

MULTI-FAMILY RESIDENTIAL

designated for the establishment of objectives for the form and character of multi-family residential *development*

SITE PLANNING AND BUILDING DESIGN

<p>(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.</p>	<p>The proposal is considered to be consistent with this guideline.</p> <p>The site sits within a dense “campus” style development of 7 existing buildings. The proposed building site itself is previously disturbed. The proposed building site is flanked on two sides by adjacent buildings, a ski-out and a densely forested slope, and poses very little visual impact to adjacent residential development on glacier lane. The proposed building has a similar relationship to the adjacent buildings and is consistent with the density/proximity of the existing buildings to each other.</p>
<p>(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.</p>	<p>The proposed lots meet all requirements of the “Zoning and Parking Bylaw No. 303, 2015”, subject to Council adoption of “Zoning Amendment Bylaw (Glacier 8 – RM13 Zone) No. 2250, 2019”.</p>
<p>(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i>. For example:</p>	<p>The subject property is within the Multi-Family Residential development permit area and is subject to development permit approval and consistency with the designations and guidelines in the OCP established for Multi-Family Residential – Form and Character.</p>
<p>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</p>	<p>Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>
<p>(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.</p>	
<p>(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.</p>	
<p>(d) Building materials should be sufficiently durable to withstand Whistler’s harsh climate.</p>	<p>N/A</p> <p>Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>

<p>(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i>. For example:</p>	<p>N/A</p> <p>Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>
<p>(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.</p>	
<p>(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.</p>	
<p>(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.</p>	
<p>(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.</p>	
<p>(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.</p>	<p>The building and site plans submitted with DP001890 include a large outdoor terrace and a lower gathering/seating area with a fire pit and lawn/open space in order to provide useable outdoor space for residents and communal events.</p>
<p>(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.</p>	<p>Driveway access and road layout minimizes grades</p> <p>Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>

ACCESS, PARKING AND WASTE FACILITIES

<p>(a) Access roads to parking areas should be constructed at minimum available grade differentials.</p>	<p>Driveway access to surface and building entrance is laid out to minimize road grades and to reflect the existing grade of the site to establish ground plane continuity.</p>
<p>(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.</p>	<p>“Zoning Amendment Bylaw (Glacier 8 – RM13 Zone) No. 2250, 2019” includes a reduced parking requirement, with provisions for additional public transit service and provision of two car share vehicles for building residents. Additional parking associated with the Glacier 8 project will be added/integrated to the existing surface parking.</p>

(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	N/A No townhouse are proposed as part of this Development Permit application.
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Building and site plans submitted with DP001890 show that parking and loading plans are in accordance with requirements.
(e) Surface parking should be screened and enhanced with landscaping and berms.	The proposal is considered to be consistent with these guidelines. All new surface parking is added/integrated to the existing surface parking.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Building and site plans submitted with DP001890 include snow storage areas. The proposal is considered to be consistent with this guideline.
(g) All accessible parking spaces should be located as close as possible to building entrances.	New surface parking is added/integrated to the existing surface parking.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	N/A
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.	The current garbage/recycling area consists of large bins and a compactor in the parking lot at the entrance of the complex. The proposal include the construction of a new waste room contained within a building strategically placed on the surface parking area.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	N/A Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time. Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	

SIGNAGE

<p>(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.</p>	<p>N/A Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>
<p>(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.</p>	<p>N/A Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p> <p>Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.</p>

FENCING

<p>(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.</p>	<p>The proposal is considered to be consistent with these guidelines.</p> <p>Permanent fencing is not contemplated for this site.</p>
<p>(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.</p>	
<p>(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.</p>	

LANDSCAPING

<p>(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.</p>	<p>An effort has been made to minimize the area of disturbance and retain surrounding tree buffer vegetation and natural character of the site.</p>
<p>(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.</p>	<p>N/A Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time.</p>

	Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.
(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	N/A The project site is not located adjacent to highway 99.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	Although the immediate building footprint area has been previously disturbed, an effort has been made to preserve the surrounding tree buffer vegetation.
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	Hardscape has been minimized on site. Infiltration drains, swales and rain gardens are proposed for stormwater management. Other sustainable strategies such as locations of grass pavers and absorbing hydrology are proposed in the landscape/site plans submitted with DP001890.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	N/A Design review is not part of the assessment for DP001890. The development will be subject to development permit approval and assessment at that time. Project design review has been completed as part of the rezoning process, including design panel review, and a supported design concept is to be registered by development covenant.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	The proposal is considered to be consistent with these guidelines.
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<p>(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.</p>	
<p>(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.</p>	
<p>(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.</p>	