



December 5, 2022

The Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V8E 0X5

Attention: Mr. Louis-Felix Renaud-Tremblay, Planner

Dear Sir,

Re: Development Permit Application for Lot 2A – Cheakamus Crossing Phase 2

Please find attached our Development Permit Application for the development of a three-storey building on proposed Lot A of the subdivided Lot 2 at Cheakamus Crossing. The subdivision has received Tentative Approval from the Approving Officer and a Development Permit for subdivision (DP 001894) The following documents are attached in support of our application:

1. A completed DP Application Form
2. A proposed subdivision plan created by McElhanney & Associates
3. Servicing plans by Webster Engineering Ltd, date November 28, 2022
4. A site and Landscape Plan by Murdoch & Company Architecture
5. Building plans by Murdoch & Company Architecture
6. A Design Rationale from Murdoch & Company
7. An Environmental Site Investigation by Cascade Environmental Resource Group
8. A FireSmart Report of Lot 2 prepared by Diamondhead Consulting Ltd dated November 29, 2022

Lot 2 has four applicable DP areas: Wildfire Protection, Sensitive Ecosystems, Riparian Ecosystems and Multifamily Development. The attached reports address the four DP conditions.

Wildfire Protection:

The FireSmart report by Diamondhead Consulting found that the adjacent forest had a low wildfire threat rating and that the development would have a “low wildfire risk rating” if the report recommendations are followed. The recommendations of the report have been followed by the architect and landscape architect.

Sensitive Ecosystems:

While Lot 2 is within the Sensitive Ecosystems DP area and therefore requires a development permit application, Lot 2 itself does not contain any sensitive ecosystems as described in the guidelines. The Environmental Impact Study (EIS) from Cascade Environmental Resource Group (CERG) confirms that no sensitive ecosystems are present on Lot 2 (see section 3.5.4 of the attached EIS) and thus our DP application is exempt from the Sensitive Ecosystem guidelines.

Riparian Ecosystems:

Lot 2 does contain riparian ecosystems, specifically a wetland that connects to the Cheakamus River. The wetland is also protected through a registered Environmental Conservation and Monitoring S. 219 Covenant (CA9354645) which was a requirement when the lands were rezoned. The perimeter of the wetland will be surrounded by construction fencing during all times to ensure it isn't disturbed. Silt fence will be placed to minimize sediment runoff into the wetland (see Erosion and Sediment Control Plan by Webster Engineering).

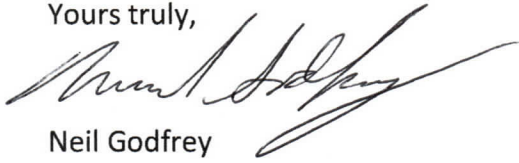
The already mentioned EIS report by CERG identifies the wetland on Lot 2. WDC can confirm CERG have been monitoring water quality on a regular basis throughout the 2021 construction season and have observed very little change. This environmental monitoring will continue during any construction activity on the site as detailed in the attached Environmental Management Plan by CERG. Applications do not require a development permit if "the Development occurs outside of the *Riparian Ecosystem Protection Area*, provided that the boundary of the *Riparian Ecosystem Protection Area* is fenced with brightly coloured, secure snow fencing or equivalent for the duration that development activities are occurring on the lands." The development we are proposing is outside of the REPA as shown on the site plan.

Multifamily Development:

Lot 2 is proposed to be developed as an employee housing rental development. The RM-CD2 zoning allows a maximum density of 4,900m² over all of lot 2 in the form of apartments or townhomes. Upon the subdivision of lot 2 into two new lots (A and B) the maximum density will be dictated by the maximum FSR of 0.5 (less any SPEA area). Lot A will be 4,950 m² after subdivision and will have a SPEA area of 600m² which will allow a maximum GFA of $(4,950 - 600\text{m}^2) \times 0.5 = 2,175 \text{ m}^2$. The plans being submitted have a maximum GFA of 2,084 m² and site coverage of 15%, both within the current allowed by the RM-CD2 zoning. Furthermore, the maximum height of 10.01 m is within the maximum allowable height of 10.7 m. WDC has engaged Murdoch & Company as Architects to develop the detailed design of the apartment buildings on Lot 2 and their design rationale is attached to this DP application.

WDC trusts that all the necessary documents to support the application are included in this submission. Please contact the undersigned if there is any further information required for the application of if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Neil Godfrey", written in a cursive style.

Neil Godfrey
Development Manager
604-966-1220

February 7rd, 2023

MURDOCH + CO – 1400 MOUNT FEE DESIGN BRIEF

The proposed building at 1400 Mount Feed Road is a three story, light wood framed, purpose built rental apartment building. The developer, Whistler 2020 Development Corporation (WDC) is providing an essential amenity for the community, with the construction of social housing projects. 1400 Mount Fee Road is the continuation of the successful multi-family projects at 1340 Mount Fee Road, 1360 Mount Fee Road and 1330 Cloudburst Drive, that we have developed over the last five years.

1400 Mount Fee is situated on the site in response to the location of the recently established Mount Fee Road, the boundary of the Stream Protection and Enhancement Area (SPEA) to the north-east, the grade change from north to south and the siting of the adjacent apartment at 1450 Mount Fee Road. The main entrance is situated at the South end of the building and shares street access with the proposed building at 1450 Mount Fee Road. Four visitor surface parking stalls including a universally accessible stall are located close to the primary building entrance. Planting on the site is a response to the requirements of Whistler Green Building Policy, Bear Smart, and the Wildfire Hazard Assessment Report. Access to the underground parkade structure is shared with 1360 Mount Fee Road to limit instances where driveways cross the valley trail. A bike wash station will be provided at the parkade entrance and significant secured bike storage will be provided within. This is in addition to bike storage space located in each unit.

The form of the building has been optimized to minimize the vertical surface area to floor area ratio (VFAR). There are minimal steps in the form of the building, including the top floor. This is the most economically and environmentally responsible approach to achieving the building envelope requirements of the BC Energy Step Code. In this specific climate, overheating is main challenge high performance buildings face. Therefore, orienting the long facade of the building along the north-south access minimizes solar heat gain and eliminates the requirement for mechanical cooling within the building. Large overhangs and thermally broken exterior supported balconies further reduce solar heat gain during the warm summer months.

The facade of the building is wrapped in warm blanket of continuous exterior insulation, keeping the majority of the structure warm while minimizing thermal bridging. The articulation of the decks and changes in cladding material break up the flat facade. Random vertical standing seam cladding creates a durable yet unique cladding texture that is an abstraction of trees in the forest. The dark cement fibre cladding creates the illusion of depth inside all of the decks. The roof fascia and cladding on the upper floor is white to visually reduce the mass of the building. White and black triple pane windows are colour matched with the adjacent cladding to create contemporary overall look. Unique guard rail details echo the textural cladding details. The frosted glass behind randomly spaced and profiled picket conceals the contents of the tenants' decks. All of the cladding strategies identified are part of a holistic strategy to meet the BC Step Code performance targets, Whistler Green Building Guidelines, and WDC's financial and durability requirements, while creating sense of depth over a flat surface.

Together WDC and Murdoch & Company are designing and providing an environmentally high-performing, fiscally responsible, durable, and aesthetically appealing building at 1400 Mount Fee Road. Housing that meets the unique lifestyle demands of residents in the Sea to Sky Corridor.

Sincerely,

Nick MacLeod
IA AIBC

Murdoch and Company Architecture and Planning Ltd.