

PROTECTION OF RIPARIAN ECOSYSTEMS (SCHEDULE J)

This DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

<p>(a) Any proposed <i>development</i> in the <i>Riparian Ecosystem Protection Area</i> should be located so as to avoid any damaging impact to the <i>Riparian Ecosystem Protection Area</i> and efforts should be made to protect and enhance the natural features of the <i>Riparian Ecosystem Protection Area</i>, including the tree cover and vegetation, drainage patterns and landforms.</p>	<p>Not applicable.</p> <p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p>
<p>(b) New structures on a parcel should be located as far away from the <i>stream</i> as is possible or feasible and in any event as far away from the <i>stream</i> as existing <i>permanent structures</i>, if any, on the parcel.</p>	
<p>(c) Applicants may be required to submit an environmental impact study, prepared by a <i>QEP</i>, to identify any potential issues relating to the proposed <i>development</i> and its impacts on the <i>Riparian Ecosystem Protection Area</i> and relating to protection, preservation and enhancement of the <i>Riparian Ecosystem Protection Area</i>, and to identify any mitigative measures that should be undertaken.</p>	<p>The Cheakamus Crossing area was subjected to a Canadian Environmental Assessment Act review and determined, with measures, to have no significant adverse impacts associated with development of the site.</p> <p>Applicant has submitted an Environmental Impact Study prepared by Cascade Environmental and dated December 19, 2022. No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p> <p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p> <p>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022).</p>
<p>(d) Where land and/or natural vegetation within 15 metres of the high water mark of a <i>stream</i> is or may be disturbed or damaged due to proposed <i>development</i>, the applicant may be required to provide habitat compensation for the portion of the area that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>	<p>Not applicable.</p> <p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p>
<p>(e) To determine the location of the <i>Riparian Ecosystem Protection Area</i> on a parcel, the applicant may be required to confirm, with the assistance of a <i>QEP</i> and illustrated by certified legal survey, the 30 metre distance from the high water mark of the <i>stream</i> in relation to property lines and existing and proposed <i>development</i>.</p>	
<p>(f) Development permits issued may vary applicable zoning or parking regulations, including but not limited to minimum setback requirements, to prevent disturbance to land and/or natural vegetation within the <i>Riparian Ecosystem Protection Area</i>.</p>	
<p>(g) Development permits issued may require that:</p>	

<p>(i) habitat and trees or other vegetation within the <i>Riparian Ecosystem Protection Area</i> be preserved or enhanced in accordance with the permit;</p>	<p>Not applicable.</p>
<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize impact to <i>streams</i>, fish or wildlife species;</p>	<p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p> <p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p>
<p>(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Riparian Ecosystem Protection Area</i>;</p>	<p>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022).</p>
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Riparian Ecosystem Protection Area</i>;</p>	<p>(b) All <i>Vaccinium</i> found wild on the property to be removed.</p>
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	<p>(c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.</p>
<p>(vi) the recommendations contained in the environmental impact study be followed;</p>	
<p>(vii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the Riparian Ecosystem Protection Area (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works.</p>	<p>Under Multi-Family Residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works is required prior to DP issuance, consistent with Council policy.</p>
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of riparian ecosystem development permit. The security taken pursuant to subsection (vii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated</p>	<p>Issuance of future Development Permit will be subject to addressing the above matter to the satisfaction of the General Manager.</p>

PROTECTION OF SENSITIVE ECOSYSTEMS (SCHEDULE K)

This DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

<p>(a) Applicants should engage a <i>QEP</i> to identify and determine the boundaries of any <i>Sensitive Ecosystem Protection Area</i> on the parcel, identify any potential issues and impacts relating to the proposed <i>development</i>, provide recommendations on avoiding the <i>Sensitive Ecosystem Protection Area</i>, or, if encroachment is unavoidable, minimizing encroachment and providing compensatory habitat.</p>	<p>Not applicable. No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.</p>	
<p>(b) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i>.</p>		
<p>(c) Without limiting subsection (b) above, proposed <i>development</i> should be located and designed so as to minimize any alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.</p>		
<p>(d) New structures on a parcel should be located as far away from any <i>Sensitive Ecosystem Protection Area</i> as possible and as far away from any <i>Sensitive Ecosystem Protection Area</i> as any existing <i>permanent structures</i>, if any, on the parcel.</p>		
<p>(e) Plan, design and implement <i>development</i> in a manner that will not lessen the natural function of any <i>Sensitive Ecosystem Protection Area</i> including by removing vegetation, altering surface water and groundwater regimes and flood mitigation capacity, and separating habitat from upland or adjacent habitat.</p>		
<p>(f) Ensure that <i>core forest</i> habitat and <i>CWH forest</i> continue to provide interior conditions unaffected by nearby human activity.</p>		<p>No core forest habitat, no unmanaged CWH forest greater than 300 years old occurs on the site and no Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.</p>
<p>(g) Consider variance of applicable zoning or parking regulations to prevent alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i>.</p>		
<p>(h) Where any <i>Sensitive Ecosystem Protection Area</i> is disturbed or damaged due to <i>development</i>, the applicant may be required to provide habitat compensation for the portion of the <i>Sensitive Ecosystem Protection Area</i> that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>		<p>Not applicable. No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.</p>
<p>(i) On-site habitat compensation is preferred but not mandatory. Habitat compensation may involve either or both restoration of existing habitat and creation of new habitat.</p>		
<p>(j) Development permits issued may require that:</p>		
<p>(i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit;</p>	<p>Not applicable. No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.</p>	

<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact;</p>	<p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none"> (a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022) (b) All Vaccinium found wild on the property to be removed (c) A fence and rock stall wall shall be installed to protect SPEA around Wetland #3 during all development activities. (d) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.
<p>(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Sensitive Ecosystem Protection Area</i>;</p>	
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Sensitive Ecosystem Protection Area</i>;</p>	
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	
<p>(vi) any <i>streams</i> not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;</p>	
<p>(vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;</p>	
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the <i>Sensitive Ecosystem Protection Area</i> (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works</p>	
<p>(ix) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of sensitive ecosystems development permit. The security taken pursuant to subsection (viii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.</p>	

MULTI-FAMILY RESIDENTIAL (SCHEDULE P)

This DP area is designated for the establishment of objectives for the form and character of multi-family residential *development*. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

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 proposed building has a similar relationship to the adjacent buildings and is consistent with the density/proximity of the neighbouring buildings.</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>This Rezoning application requests variances to the zoning bylaw. Staff are of the opinion that the variances requests will further the objectives of the OCP.</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 proposal is considered to be consistent with this guideline.</p> <p>The proposed building will reflect a similar style/architecture as the 2 existing buildings on Lot 1. The scale of the proposed building is consistent with the existing buildings in the Cheakamus Crossing Phase 2 neighbourhood.</p>
<p>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</p>	<p>The project has been reviewed and supported by the Advisory Design Panel. See Panel comments and minutes from June 15, 2022.</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>Building materials, finishes and systems are proposed to be modest and the proposed palette suggest a strong relationship with the existing site neutral colors and textures. The materials and exterior finishes proposed include:</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>	<ul style="list-style-type: none"> • White Finex Cement Panel Fascia • Arctic White Hardie Panel • PVC Windows and Doors – White and Black • Frosted Glass Guardrails • Finex Cement Panel Cladding – Colour Cement / Regent grey flashing • Charcoal Hardie Panel • Standing Seam Cladding – Weathered Copper and matching flashing • Finex Cement Panel Base • Cast in Place Concrete Base
<p>(d) Building materials should be sufficiently durable to withstand Whistler’s harsh climate.</p>	<p>The proposal is considered to be consistent with this guideline.</p> <p>Building materials, finishes, and systems are proposed to be durable.</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>The proposal is considered to be consistent with these guidelines.</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>The proposed building roof is flat and includes 5 drains to collect drainage from roof.</p> <p>The roof form is less modulated than the ones on the existing buildings of Lot 1.</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 RZ001179 include undefined outdoor open spaces that could be used to create opportunities for recreation and social activities.</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>The proposal is considered to be consistent with this guideline. The proposed building has an elevator and accessible pathways and accesses on all floors. The proposal also includes two universally accessible parking stalls. One located in the underground parkade and the other located in front of the main entrance of the building.</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>All the proposed apartment building parking is provided on one level of underground parking underneath the building. Short term convenience (visitor) parking is provided as surface parking.</p>
<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.</p>	<p>Not applicable. No townhouse are proposed on Lot 2B.</p>
<p>(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.</p>	<p>RZ001179 request a reduction in the minimum parking requirements to one stall per unit.</p>
<p>(e) Surface parking should be screened and enhanced with landscaping and berms.</p>	<p>The proposal is considered to be consistent with this guideline. Site and landscape plans submitted with RZ001179 show that surface parking is enhanced with landscaping.</p>
<p>(f) Parking areas should provide adequate areas for snow storage and drainage.</p>	<p>The proposal is considered to be consistent with this guideline.</p>
<p>(g) All accessible parking spaces should be located as close as possible to building entrances.</p>	<p>The proposal is considered to be consistent with these guidelines. All proposed accessible parking spaces (short term and long term) are located as close as possible to the building entrances.</p>
<p>(h) Bicycle storage facilities should be provided within buildings for residents' use.</p>	<p>All apartments have a bike storage room and a space for bike storage is provided in the underground parkade.</p>
<p>(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.</p>	<p>The proposal is considered to be consistent with this guideline. A waste management room is provided within the underground parkade.</p>

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.	The proposal is considered to be consistent with these guidelines.
(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

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	The proposal is considered to be consistent with these guidelines.
(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.	

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	The proposal is considered to be consistent with these guidelines. No fences are proposed on site.
(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.	
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	

LANDSCAPING

(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.	Although the immediate building footprint area has been previously disturbed, an effort has been made to preserve the surrounding tree buffer vegetation.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Plant material chosen is suitable for Whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.
(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.	Not applicable. 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	The proposal is considered to be consistent with this guideline.

<p>lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.</p>	
<p>(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest</p>	<p>Plant material chosen is suitable for whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.</p>

STREETSCAPE

<p>(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.</p>	<p>The proposal is considered to be consistent with these guidelines.</p> <p>Mount Fee Road and Valley Trail standards were established via the Cheakamus Crossing Phase 2 rezoning and the Phase 2 lands subdivision and servicing agreement.</p> <p>Mount Fee Road capacity and Valley Trail have been designed to accommodate a project of this scale and density.</p>
<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>	

WILDFIRE PROTECTION (SCHEDULE S)

This DP area is designated for the protection of *development* from hazardous conditions; specifically protection from wildfire. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

ALL AREAS

The following guidelines apply to all areas shown on Schedule S:

<p>(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:</p> <ul style="list-style-type: none"> (i) the distance specified in the guideline; (ii) the property line, unless permission has been granted by the adjacent property owner; or (iii) the boundary of an <i>environmentally sensitive area</i> unless clearing is carried out in accordance with the recommendations of a <i>QEP</i> and approved in writing by the municipality's Manager of Environmental Stewardship whichever is closer. 	<p>Understood.</p>
<p>(b) Where the municipality receives a <i>FireSmart® Assessment</i> in respect of a property which is the subject of an application for a development permit under this section, the municipality may choose to apply, as permit conditions, the recommendations of the report instead of, or in addition to, the guidelines in this section.</p>	<p>The following condition will be contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none"> (a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.
<p>(c) Where these guidelines warrant tree removal preference should be given to:</p> <ul style="list-style-type: none"> (i) retaining the largest and healthiest trees; (ii) removing coniferous vegetation located closest to principal buildings; and (iii) retaining deciduous trees and vegetation. 	<p>Understood</p>

WILDLAND AREAS

In areas shown as “Wildland” on Schedule S, the following guidelines apply:

<p>(a) For new <i>development</i> a <i>FireSmart® Assessment</i> indicating that the proposed <i>development</i> has a hazard score of “Low” or “Moderate” is required and a development permit may require that <i>development</i> be carried out in accordance with any recommendations of the report including:</p> <ul style="list-style-type: none">(i) recommendations related to areas of the land that should be cleared or remain clear of vegetation;(ii) recommendations related to landscaping, including locations of plantings, surface treatments, plant and tree species, thinning and maintenance;(iii) recommendations for particular building materials and features; and(iv) recommendations pertaining to the location of structures in relation to other structures, or topographical or natural features that are wildfire hazards.	<p>A <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting was submitted with RZ001179. The assessment 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.</p> <p>The following condition will be contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none">(a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.
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