

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 proposal includes, and staff supports, a variance to reduce the side setback. Council has the authority to vary the setback as part of this development permit in accordance with this DPA objective clause (b).</p> <p>The proposal requests a variance to reduce the side setback from 7.6 metres to 5.9 metres to allow the apartment building. Given the characteristics of the site and considering the position of new building with regards to the neighboring buildings, staff support this variance request. Reducing the side setback will allow the new building to have appropriate setbacks from the other buildings and respect the general character of the campus.</p> <p>Staff are of the opinion that the proposed variance to reduce the side setback furthers the objectives of this OCP, specifically:</p> <p>5.1.2 Objective</p> <p>House at least 75 per cent of Whistler’s workforce within the resort community in livable appropriate and affordable housing.</p> <p>5.1.2.6 Policy</p> <p>Explore a variety of infill housing types and tenure models as a means to secure employee housing, building upon existing opportunities.</p> <p>5.4.1.2 Policy</p> <p>Encourage flexibility in zoning and consider infill developments that take advantage of existing infrastructure, have close proximity to transit, commercial centres, amenities and services, and are compatible with the adjacent neighbourhood and character.</p>
<p>(c) Innovative and interesting façade treatments are strongly encouraged on all</p>	<p>The proposal is considered to be consistent with this guideline.</p>

apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	The proposed building will reflect a similar style/architecture as the 7 existing buildings on site. The scale of the proposed building is consistent with the existing buildings on site.
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	This project has been reviewed and supported by the Advisory Design Panel. See Panel comments and minutes from July 17, 2019 and November 20, 2019. Staff are of the opinion that the applicant adequately addressed the Panel's comments with respect to these guidelines. Building materials, finishes, and systems are proposed to be modest and the proposed palette suggest a strong relationship with the existing site colors and textures. The colour palette is consistent with the other buildings on site and neighborhood. The materials and exterior finishes proposed include:
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	
(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.	
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	The proposal is considered to be consistent with this guideline. Building materials, finishes, and systems are proposed to be durable.
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	The proposal is considered to be consistent with this guideline. The proposed building roofs are pitched roofs similar to the existing buildings on site. The proposal takes both building and site design measures to consider snow dump with the use of canopies and consideration of dump zones.
(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.	
(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.	
(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.	
(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.	
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	The building and site plans submitted with DP001906 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.
(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>A Design and Development covenant has been registered on title in conjunction with adoption of Glacier 8 Zoning Bylaw. The covenant specify that “at least four of the residential dwelling units must be designed and constructed as accessible units in accordance with BC Housing Design Guidelines and Construction Standard.</p> <p>The proposal includes elevator to access all floors and the building is provided with an exterior ramp equipped with handrails on both sides to access the main entrance. The proposal also includes two universally accessible parking stalls located in front of the main entrance of the building to deserve its residents.</p>

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	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.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	<p>There is limited opportunity to increase parking across the entire site. Therefore, the proposed parking is added/integrated to the existing surface parking.</p> <p>Parking requirements through the rezoning process were reduced recognizing the site location, tenant needs and proximity to transit and Whistler Village. The applicant has provided a fee in-lieu contribution in the amount of \$1.08 million to assist with costs associated with transit serving the development.</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>N/A</p> <p>No townhouse are proposed as part of this Development Permit application.</p>
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Building and site plans submitted with DP001906 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 this 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 DP001906 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.	The proposal is considered to be consistent with this guideline.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	A bicycle room is proposed on the ground floor of the new building.
(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.	<p>The proposal is considered to be consistent with these guidelines.</p> <p>Exterior full cut-off fixtures and lighting choices consistent with the Multi-Family guidelines will be used. No fixtures violating the DPA guidelines are proposed.</p>
(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 this guideline.
(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.	The proposal is considered to be consistent with this guideline.

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.	<p>The proposal is considered to be consistent with these guidelines.</p> <p>Permanent fencing is not contemplated for this site.</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.	
(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.	An effort has been made to minimize the area of disturbance and retain surrounding tree buffer vegetation and natural character of the site.
(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.	<p>N/A</p> <p>The project site is not located adjacent to highway 99.</p>
(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 DP001906.
(f) Use plant species suited to the local climate, requiring minimal irrigation,	Plant material chosen is suitable for Whistler. The mixture includes hearty and native

which also provide dynamic seasonal interest	species, with a preference for drought tolerant species.
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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>To establish ground plane continuity with the whole staff housing complex, the entry elevation was set at a grade that is proximate to the existing buildings. Paths are provided all around the building to deserve each side and provide access to all exterior doors along with the outdoor area located behind the building. The building is also provided with an exterior ramp equipped with handrails on both sides to access the main entrance</p> <p>As the infill site is more topographic than that of adjacent buildings, a below grade level that daylights to the rear side is proposed. This space aids in mitigating the topography while providing a means for the entry to reflect a similar entry grade elevation to adjacent buildings.</p> <p>The access to the rear terrace and egress has been adjusted to recognize code exit requirements and general desire lines to ski run and village. A trail connection to ski-out is provided from the rear side of the building.</p> <p>The snow management and snow shed areas were reviewed with better protection over the access and exit locations.</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

designated for the protection of *development* from hazardous conditions; specifically protection from wildfire

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 <p>whichever is closer.</p>	<p>This guideline is understood and will be applied.</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>A <i>FireSmart® Assessment</i> is not required as part of this Development Permit application. .</p>
<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>The developable portion of the site has been cleared. Trees to be removed must be flagged and approved for removal by the General Manager prior to any removal.</p>

HIGH RISK AREAS

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

<p>(a) New and existing coniferous vegetation within 10 metres and where practical 20 metres of principal buildings should maintain a typical spacing between tree canopies and between tree canopies and principal buildings of at least 3 metres. This can be achieved by:</p> <ul style="list-style-type: none"> (i) planting/removing conifers to achieve a trunk to trunk or trunk to building spacing of 6 metres or more; or (ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a minimum 3 metre vertical and horizontal separation between tree canopies and between tree canopies and principal buildings. 	<p>The following is a recommended condition to be written into the development permit:</p> <ul style="list-style-type: none"> • Within 10 metres of principal buildings plant/remove conifers to achieve a trunk to trunk or trunk to building spacing of 6 metres, • Trees to be removed must be flagged and approved for removal by the General Manager prior to any removal.
<p>(b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to logs greater than 17 centimetres wide or trees they should be trimmed to the trunk of the tree or log and in the case of trees, to a height of 2 metres.</p>	<p>The following is a recommended condition to be written into the development permit:</p> <ul style="list-style-type: none"> • Within 20 metres of principal buildings dead branches and twigs should be cleared and standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches.
<p>(c) Planting native deciduous trees and shrubs is encouraged especially in cases where coniferous vegetation has been removed.</p>	<p>The planting includes a variety of native deciduous trees and shrubs.</p>
<p>(d) Notwithstanding guideline (a) in areas shown as “High Risk” within Whistler Village, as indicated on Schedule S, the following guidelines will also apply:</p> <ul style="list-style-type: none"> (i) Individual coniferous trees may be located within 3 metres of a building, provided: <ul style="list-style-type: none"> 1. no other conifers are within 6 metres 	<p>N/A</p> <p>Proposal is not located within the area designated as Whistler Village.</p>

<p>(measured from trunk to trunk) of the conifer;</p> <p>2. exterior portions of the building fronting the tree's existing and eventual canopy are clad in non-flammable materials such as stone, metal, concrete, masonry or fiber-cement; and</p> <p>3. building roofing is comprised of metal, clay tile, fibre-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable.</p> <p>(ii) To preserve coniferous landscaping in Whistler Village, as indicated on Schedule S, landscaped areas, especially landscaped areas beyond 3 metres from a building, should incorporate coniferous trees and vegetation so as to achieve an overall mix of coniferous to deciduous trees. Clusters of mature coniferous trees should be <i>spiral pruned</i>.</p>	
<p>(e) The use of bark mulch and similar organic ground cover in landscaped areas within 10 metres of buildings is discouraged.</p>	<p>The following is a recommended condition to be written into the development permit:</p> <ul style="list-style-type: none"> The use of bark mulch or similar organic ground cover in landscaped areas within 10 metres of the building is not permitted;
<p>(f) Exterior building surfaces, including deck surfacing, roofing and cladding, that is situated under, or within 6 metres of, coniferous vegetation should be non-flammable materials such as stone, metal, concrete, masonry or fiber-cement.</p>	<p>The proposal is considered to be consistent with these guidelines.</p>
<p>(g) Fire-resistant or non-flammable cladding that is consistent with mountain character (e.g., fiber-cement siding, stone, logs or heavy timbers) is encouraged. Stucco and vinyl siding are discouraged.</p>	<p>Cladding is considered fire-resistant or non-flammable.</p>

(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.	<p>The following is a recommended condition to be written into the development permit:</p> <ul style="list-style-type: none"> Windows and doors shall utilize double-paned or triple-paned glass.
(i) Eaves should be closed and vents screened with 3 millimetre wire mesh.	This is a recommended condition to be written into the development permit.
(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.	This is a recommended condition to be written into the development permit.
(k) Auxiliary buildings and fuel tanks should be located as far away from principal buildings as possible. A distance of 15 metres or more is ideal. Where a distance of 15 metres or more is impractical, guidelines in this section that apply to principal buildings should be applied to accessory buildings.	Proposal is considered to be consistent with this guideline.
(l) Chimneys for wood burning fireplaces should have spark arrestors.	No chimneys for wood burning fireplaces are proposed.
(m) Gutters should be made of metal.	This is a recommended condition to be written into the development permit.
(n) Cladding should be free of gaps and holes and separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance.	This is a recommended condition to be written into the development permit.