

ULTI-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 does not involve changes to the site and location of the buildings or landscape.</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 works are compliant with the Zoning Bylaw. No variances are required.</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>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</p>	<p>Not applicable.</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>The colour selected for the asphalt roof shingles is “Max Def Moire Black” (black and grey mix). Flashing will be black to complement the shingles. The chosen colour scheme is appropriate.</p> <p>The design of the shingle offers the visual appeal and dimensionality of a wood shake in the form of a durable, polymer-modified asphalt.</p> <p>Dimensions of the materials are noted in Appendix C: Data Sheet and Colour Palette.</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>The applicant has considered this and has received strata approval for the proposed colour scheme. The selected colour scheme is appropriate and will be proportionately muted for the Whistler setting.</p>
<p>(d) Building materials should be sufficiently durable to withstand Whistler’s harsh climate.</p>	<p>CertainTeed NorthGate ClimateFlex asphalt has been selected. These are the most durable (of the Certainteed product range) for high impact (hail) and cold weather conditions. RMOW have had positive experiences with past buildings in Whistler where CertainTeed shingles have been installed.</p> <p>Staff recommends the roof materials and colour scheme be stipulated as a condition in the Development Permit.</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>(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 roof forms are modulated by design and will remain unchanged.</p> <p>The colour scheme adheres to this guideline.</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>The applicant has provided Snowshed Report by a professional engineer as required by Council Snow Shed Policy G-16.</p> <p>The report identifies that the areas between buildings are accessible by pedestrians in most cases, but that these areas are generally not used in the winter.”</p> <p>The reports recommends snow clips for the new asphalt shingle roof design to provide equivalent or better protection than the existing snow stop system.</p> <p>Staff recommends a condition in the Development Permit be adherence to the recommendations contained in the Snowshed Report.</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>No major changes will be made in this regard.</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>Not applicable.</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>Not applicable.</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>Not applicable.</p>

ACCESS, PARKING AND WASTE FACILITIES

<p>(a) Access roads to parking areas should be constructed at minimum available grade differentials.</p>	<p>Not applicable.</p>
<p>(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.</p>	<p>Not applicable.</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.</p>

(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Not applicable.
(e) Surface parking should be screened and enhanced with landscaping and berms.	Not applicable.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Not applicable.
(g) All accessible parking spaces should be located as close as possible to building entrances.	Not applicable.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	Not applicable.
(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.	Not applicable.

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.	Not applicable.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	Not applicable.
(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.	Not applicable.

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	Not applicable.
(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.	Not applicable.

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.	Not applicable.
(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.	Not applicable.
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	Not applicable.

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.	Not applicable.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Not applicable.
(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.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Not applicable.
(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.	No new landscaping is proposed.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.	No new landscaping is proposed.

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.	Not applicable.
(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.	Not applicable. No works are proposed with respect to the building entrances. There is no grade change proposed.
(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.	Not applicable.
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	Not applicable