

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>N/A</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>N/A No variance is requested as part of this Development Permit application.</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>Building materials and colour palette suggest a strong relationship with the existing site neutral colours and textures, and complement the existing roof colour.</p> <p>The Ironwood Building Strata Council has voted and approved the following colour scheme:</p> <ul style="list-style-type: none"> • Cladding, flashing, soffits, gutters and downspouts: Aged Pewter based on James Hardie Board colour options; • Columns and trim: Iron Grey based on James Hardie Board colour options; • Guard railings, window and door frames: Black <p>For clarity, this colour scheme will be a specified condition in the Development Permit.</p>
<p>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</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 neighboring 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>The proposal is considered to be consistent with this guideline.</p> <p>Building materials are proposed to be durable and of high quality. The proposed materials and exterior finishes include:</p> <ul style="list-style-type: none"> • New rainscreen cladding • Hardiplank fibre-cement lap siding • New face-mounted guardrails system • New metal privacy panel with infill opaque glass • Sheet vinyl membrane • Aluminum perforated soffits • Aluminum flashing • New double-glazed vinyl framed windows, sliding doors and exterior swing doors <ul style="list-style-type: none"> ○ Starline Windows – 7100 Series vinyl casement/awnings/fixed windows, 8500 Series vinyl patio sliding doors and 2500 Series vinyl swing doors.

	<ul style="list-style-type: none"> ○ Vinyltek Windows – 6000 Series vinyl casement/awnings/fixed windows, Series 7000 vinyl patio sliding doors and Series 6300 Euro Twist swing doors. ○ Euroline Windows – 1800 Series casement/awnings/fixed windows, 4700 Series fibreglass vinyl (hybrid) patio sliding and swing doors. ○ Pre-approved equal by Consultant and Owner.
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	<p>The proposal is considered to be consistent with this guidelines.</p> <p>DP001929 maintains the current building roof form, but replaces the low-sloped roof assembly above the elevator machine room, including waterproofing membranes, deck sheathing, flashings, drains, overflow scuppers, perimeter curb, gutters, and downspouts. The new visible material will be 2-ply SBS asphalt roof membrane, matching the color of the existing unchanged asphalt on the other roofs.</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.	
(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.	<p>The existing balcony assemblies for each unit will be replaced. In addition, the proposal includes new metal privacy panels with opaque for side-by-side balconies to improve privacy between neighbours.</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.	N/A

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	N/A
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	N/A
(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

(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	N/A
(e) Surface parking should be screened and enhanced with landscaping and berms.	N/A
(f) Parking areas should provide adequate areas for snow storage and drainage.	N/A
(g) All accessible parking spaces should be located as close as possible to building entrances.	N/A
(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.	N/A

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 No changes to exterior lighting proposed.
(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.	N/A No new signage proposed.
(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.	N/A No new fencing proposed.
(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

<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>N/A No changes to the landscaping proposed.</p>
<p>(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.</p>	
<p>(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>	
<p>(d) Wherever possible, mature trees should be preserved and integrated with new landscaping</p>	
<p>(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.</p>	
<p>(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest</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>N/A</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>N/A</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>N/A</p>
<p>(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.</p>	<p>N/A</p>