

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.

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| <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>(b) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i>.</p> | <p>Not applicable.</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>The applicant has submitted an Environmental Impact Study prepared by Cascade Environmental Resource Group Ltd. dated November 6, 2024.</p> <p>Lot 3 is currently cleared of vegetation and graded. No Sensitive Ecosystem Protection Areas (SEPA's) were identified on Lot 3, as such, no significant impact is anticipated as a result of the proposed development of Lot 3.</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>Revegetation and landscaping following development activities will include native tree and shrub species.</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>Not applicable.</p> <p>No core forest habitat and no unmanaged CWH forest greater than 300 years old occur on the site and no Sensitive Ecosystem Protection Areas (SEPA's) were identified on Lot 3.</p> <p>Lot 3 is currently cleared of vegetation and graded, but it is located adjacent to a natural forest setting. No development activities will be conducted outside the parcel boundaries to avoid impacts to the forested areas north and east of the subject site. To prevent intrusion, orange construction fencing will be installed on the eastern property boundary.</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>Not applicable.</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>The applicant has submitted an Environmental Impact Study prepared by Cascade Environmental Resource Group Ltd. dated November 6, 2024.</p> <p>Lot 3 is currently cleared of vegetation and graded. No Sensitive Ecosystem Protection Areas (SEPA's) were identified on Lot 3, as such, no significant impact is anticipated as a result of the proposed development of Lot 3.</p> |

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| <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>Revegetation and landscaping following development activities will include native tree and shrub species.</p> |
| <p>(j) Development permits issued may require that:</p> | <p>The following will be conditions contained within Development Permit DP002023 (associated with Lot 3):</p> |
| <p>(i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit;</p> | <ul style="list-style-type: none"> • Development of the site is to be carried out per the conclusions, recommendations and mitigations measures contained in Section 5 of the Environmental Impact Study (Cascade Environmental Resource Group Ltd., November 6, 2024) and Environmental Management Plan (Cascade Environmental Resource Group Ltd., November 20, 2024). |
| <p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact;</p> | <ul style="list-style-type: none"> • 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 <i>BC Wildlife Act</i> with an adequate buffer. • Raptor nest survey must be conducted by a QEP or other environmental professional prior to any vegetation clearing or removal at any time of the year. • Must use clean, locally sourced fill only to prevent introduction of invasive species through soil/fill deposits. |
| <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>Under Multi-Family Residential Development Permit Area, 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 G-09.</p> <p>Issuance of future Development Permit DP002023 (associated with Lot 3) will be subject to addressing the above matter to the satisfaction of the General Manager.</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

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| <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 for Lot 3 is consistent with this guideline.</p> <p>The design of the parkade and building carefully considers the shape of the site and the previously disturbed areas. The parkade structure is primarily located within the previously excavated sections to minimize the need for additional excavation and blasting. The main driveway, drop-off area, and courtyard are positioned at the center of the site to shield vehicle movements from the adjacent parcels.</p> <p>The layout prioritizes spatial separation between structures to enhance privacy and increase natural light penetration. The five-storey apartment building on Lot 3 is set back to the east/rear of the parcel, against a backdrop of trees and positioned away from the adjacent park. The two-level townhome buildings are located along the south and west sides of the site, providing a seamless transition to the adjacent single-family/duplex development and the future neighborhood park.</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>Lot 3 is proposed to be developed consistently with “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2462, 2025”.</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 consistent with this guideline.</p> <p>All units are provided with a balcony, contributing to a more interesting façade treatment. The treatment and form of the balconies have been established to provide visual interest and establish an architectural rhythm and character throughout the building.</p> <p>The townhomes feature distinct, individual entrances, incorporating a mix of vertical and horizontal features that reduce visual repetition.</p> <p>The proposed building materials are consistent with the materials used in the Phase 2 lands. The proposed materials and colours are complementary to the neighbouring buildings and consist of natural colours found in the Cheakamus Crossing Phase 2 setting.</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 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>(d) Building materials should be sufficiently durable to withstand Whistler’s harsh climate.</p> | <p>The proposal is 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 consistent with these guidelines.</p> <p>The southern end of the apartment building features modulated roof and is set back and reduced in height from five to three storeys, aligning with the scale of the adjacent River Run detached dwelling/duplex development. This</p> |
| <p>(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof</p> | |

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| colour should be generally neutral or muted in order to blend with the natural landscape. | design integration enhances the overall transition between building types. |
| (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. | The proposal is consistent with this guideline. The proposed building roofs include drains to collect drainage from roof. |
| (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. | The proposal is consistent with this guideline. |
| (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. | The proposal is consistent with this guideline. |
| (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 RZ001194 and DP002023 include an open space lawn area, and sitting areas equipped with benches and picnic tables, and landscaped with naturalized landscape. These spaces could be used to create opportunities for recreation and social activities. |
| (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. | The proposal is consistent with this guideline. The proposed development has an elevator and accessible pathways/accesses on all floors. The proposal also includes universally accessible parking stalls for residents and visitors. All common area doors are equipped with automatic door openers. All pedestrian pathways are minimum 1.6 meters wide, with designated letdowns at key locations to ensure accessibility. In addition, the apartment building includes 10 accessible studio units and 3 accessible two-bedroom units. |

ACCESS, PARKING AND WASTE FACILITIES

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| (a) Access roads to parking areas should be constructed at minimum available grade differentials. | The proposal is consistent with this guideline. 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. | The proposal is consistent with this guideline. All resident parking stalls are provided in the underground parkade. Only the visitor/short-term convenience parking stalls are provided as surface parking. |
| (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. | The proposal is consistent with this guideline. The townhouse parking stalls are provided in the underground parkade. |
| (d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements. | The proposal is consistent with this guideline. The visitor/short-term convenience parking stalls are provided as surface parking. |
| (e) Surface parking should be screened and enhanced with landscaping and berms. | The proposal is consistent with this guideline. |

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| | Site and landscape plans submitted by the applicant show that surface parking is enhanced with landscaping. |
| (f) Parking areas should provide adequate areas for snow storage and drainage. | The proposal is consistent with this guideline. Site and landscape plans submitted by the applicant show that parking areas provide adequate areas for snow storage and drainage. |
| (g) All accessible parking spaces should be located as close as possible to building entrances. | The proposal is consistent with this guideline. All proposed accessible parking spaces (short term and long term) are located as close as possible to the building entrances and the elevator inside the parkade |
| (h) Bicycle storage facilities should be provided within buildings for residents' use. | The proposal is consistent with this guideline. All apartments and townhouses have a bike storage room within the unit and a bicycle storage facility in the parkade. |
| (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 proposal is consistent with this guideline. A waste management room is provided in the parkade. |

EXTERIOR LIGHTING

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| (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 consistent with these guidelines. Exterior lighting will comply with dark sky criteria and provide adequate security lighting. It will also enhance the identity of the main entrance, ensuring no light spillage into residential units. |
| (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

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| (a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings. | The proposal is consistent with these guidelines. There is no intended signage for the project other than wayfinding and building entry signage. |
| (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

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| (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 consistent with these guidelines. Chilco fences at the location with significant grade changes to ensure safety. A 1.2 metres chain link fence is proposed around the rear mean of egress as per code requirements. The chain link fence will be black and enhanced with landscaping to attenuate its |
| (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. | |

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| (c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway. | impact on the form and character of the building. |
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LANDSCAPING

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| (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. | The proposal is consistent with this guideline. Lot 3 is located near and within a natural forest area. Although the site has been cleared, the landscape design aims to blend seamlessly with the surrounding environment by incorporating native plants to create a naturalized landscape. |
| (b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping. | The proposal is consistent with this guideline. Plant material will be suitable for Whistler. The mixture will include 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 | The proposal is consistent with this guideline. The proposed development is located within an already cleared and graded area. No vegetation removal will be required for the proposed development. Additionally, a group of mature trees are preserved and integrated with the new landscaping. |
| (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. | The proposal is consistent with this guideline. Focused on integration with the surrounding natural environment, the proposal integrates native, drought-tolerant plant species, and minimize turf grass to foster resident interaction with the natural surrounding environment. |
| (f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest | The proposal is consistent with this guideline. Plant material will be suitable for Whistler. The mixture will include hearty and native species with a preference for drought tolerant species. |

STREETSCAPE

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| (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. | The proposal consistent with these guidelines. 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. Mount Fee Road capacity and Valley Trail have been designed to accommodate a project of this scale and density. |
| (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. | |
| (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, | |

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| and heavier more durable materials should be provided. | |
| (d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged. | |

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:

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| <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>The proposal is consistent with this guideline.</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 Wildfire Hazard Assessment Report (Diamond Head Consulting, November 25, 2024) was provided by the applicant.</p> <p>The following will be conditions contained within Development Permit DP002023 (associated with Lot 3):</p> <ul style="list-style-type: none"> • Development of the site is to be carried out per the recommendations contained within the Wildfire Hazard Assessment Report (Diamond Head Consulting, November 25, 2024). |
| <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 proposal is consistent with this guideline.</p> |

WILDLAND AREAS

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

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| <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 Wildfire Hazard Assessment Report (Diamond Head Consulting, November 25, 2024) was provided by the applicant.</p> <p>The assessment report found that the first ~20 metres of the adjacent forest has been treated and poses a low wildfire threat, while the forests further away from the development are untreated and pose a high wildfire threat. The report found that future structural hazard of the new development would likely have a low overall wildfire risk rating if the recommendations for building design, landscaping and fuel treatments are followed.</p> <p>The following will be conditions contained within Development Permit DP002023 (associated with Lot 3):</p> <ul style="list-style-type: none">• Development of the site is to be carried out per the recommendations contained within the Wildfire Hazard Assessment Report (Diamond Head Consulting, November 25, 2024). |
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