

MULTI-FAMILY RESIDENTIAL

designated for the establishment of objectives for the form and character of multi-family residential *development*

The following presents the applicable guidelines for the Multi-Family Residential Development Permit designation and the evaluation of the proposed development associated with DP1760 for consistency with the guidelines.

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 site planning building design and landscaping have undergone extensive design development to suit the natural topography and site conditions. The proposed building development optimizes use of the existing cleared and disturbed area and addresses environmental conditions. Buildings are oriented to create individual identity, and a communal open space between buildings. The Mount fee Road extension minimizes land disturbance and responds to site topography. Design has evolved to address the applicable guideline through the design development and review process with reviews by the Advisory Design Panel (see Panel minutes attached as Appendix “E”).</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>A variance has been requested to the rear setback for a portion of the northwest corner of Building A to achieve the siting and building design guidelines and objectives including enhancing a non-urban streetscape, breaking down linear building massing and reinforcing the natural landscape setting.</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> <ul style="list-style-type: none"> (i) Stepping back or providing balcony and terrace areas on the building above the ground floor. (ii) Use of a variety of colours, roof lines, architectural features and building 	<p>The massing has been arranged into two separate buildings over a single terraced underground parking structure. Each building has slightly different characteristics which allows for subtly different orientation, placement, unit mix, and some terracing to reflect the modulation in the terrain.</p> <p>Building massing is broken down with a stepping down of the outer ends of each of the two buildings from four storeys to three storeys. The placement of the buildings creates separation and open space between the buildings, with identifiable entries and individuality.</p>

<p>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>Distinction is addressed through use of colour, materials and façade treatments.</p> <p>Balconies are provided on upper floors and terraces at the grounds level.</p> <p>There is modulation and variety in the roof forms and in the building facades through architectural features and use of a variety of building materials, textures and colours. Selection of building colours is to be finalized but will be muted and consist of natural colours, with a separate but complementary colour scheme for each building.</p>
<p>(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.</p>	<p>Durable materials are proposed for both buildings, which have been used on similar projects and have been proven to withstand Whistler's harsh climate.</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>(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</p>	<p>The building roof designs including breaking up of roof ridge lines with angled planes, stepping of roofs at building ends and lower terraced roofs to achieve identifiable, attractive development. Darker colors for roof materials are used to blend into the forest setting.</p> <p>Low slope roofs are used to hold snow and reduce snow dump. A snowshed report has been completed consistent with Council policy.</p> <p>There is minimal roof top equipment or infrastructure; this is placed into basement locations</p> <p>General stormwater management is controlled and managed through the site stormwater system.</p>

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.	Common areas, improved street relationship, and gathering areas have been provided to encourage interaction and use to establish a sense of presence and pride within the tenants.
(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.	Universal design and accessibility have been incorporated through the design of the proposed development, including access and circulation, public spaces and design of dwelling units. Some detailed items to further address are identified as conditions in Appendix D.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	Grades have been minimized to permit appropriate access and the large majority of parking is located underground, with minimal surface parking for convenience.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	
(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.	Surface parking and loading areas have been located at the ends of the buildings at the access points to underground parking. This provides for enhanced landscaping and naturalized areas at building entries and achieving an open space area between buildings.
(e) Surface parking should be screened and enhanced with landscaping and berms.	Landscape screening and buffering is provided as presented in the landscape plans.

<p>(f) Parking areas should provide adequate areas for snow storage and drainage.</p>	<p>Proposed snow storage areas are to be identified on the development permit drawings as specified in Appendix “D”.</p>
<p>(g) All accessible parking spaces should be located as close as possible to building entrances.</p>	<p>The proposed accessible parking spaces are located in the underground parking areas adjacent to building elevators.</p>
<p>(h) Bicycle storage facilities should be provided within buildings for residents’ use.</p>	<p>Storage is provided within each dwelling unit. Dedicated bicycle storage is provided for each building within the underground parking structure.</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>Solid waste and recycling rooms are provided in the underground parking for each building. The applicant is to confirm the requirements of the RMOW Solid Waste Bylaw are being met.</p>

EXTERIOR LIGHTING

<p>(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>	<p>Minimal lighting for safety and property identification is proposed. All light fixtures are to be cut off style lighting. Detailed lighting plan and specifications for building and landscape lighting are to be provided by applicant.</p> <p>Lighting for Mount Fee Road addresses municipal standards.</p>
<p>(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.</p>	<p>Warm lighting is proposed.</p>
<p>(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.</p>	<p>Cut off fixtures are proposed.</p>

SIGNAGE

<p>(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.</p>	<p>Signage will meet this guideline. Signage plan and details to be submitted as specified in Appendix “D”.</p>
--	---

<p>(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.</p>	<p>Signage will meet this guideline.</p>
--	--

FENCING

<p>(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>	<p>No fencing is proposed. Staff recommend fencing be considered in select areas for tree and vegetation protection as outlined in Appendix “D”.</p>
<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.</p>	<p>Fencing for tree and vegetation protection to address this guideline.</p>
<p>(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.</p>	<p>None proposed.</p>

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>This guideline is addressed as presented in the landscape plans. The natural setting has been incorporated into the siting planning and selection of planting materials. Attention has been given to maintain solar access. Landscape materials and products selected to fit the native environment with an emphasis on durability and performance and minimize the need for high maintenance.</p>
<p>(b) Landscaping should be able to withstand Whistler’s harsh climatic conditions and be coordinated with adjacent landscaping.</p>	<p>Landscaping will be primarily native plant material.</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</p>	<p>Not applicable.</p>

variety of forest plantings in order to integrate with the surrounding trees and natural setting.	
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	The proposed development site is previously disturbed and cleared. Some tree removal will be required for site grading Mount Fee Road extension.
(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.	This has been incorporated in the landscape design. Additional opportunities for pre-treatment of stormwater to be investigated as outlined in Appendix "D".
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	Landscape materials and products have been selected to fit the native environment with an emphasis on durability and performance and minimize the need for high maintenance.

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.	The Valley Trail extension, pathways and walking routes have been design to meet RMOW standards. Some additional consideration to be given to accessible routes as outlined in Appendix "D".
(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.	The proposed design has been developed to address this guideline as reflected in the development permit drawings. Further detailed consideration to be given to further enhance accessibility as outlined in Appendix "D".

<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>The proposed design meets this guideline.</p>
<p>(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.</p>	<p>The building is adjacent a highly developed trail network and has been positioned to allow a continuity in those trails / roads to access the larger landscape. Several additional enhancements have been made to ensure that the building occupants feel connected to both new and existing pathways. The design provides for the opportunity to connect with future routes and common spaces throughout the Upper Lands.</p>

PROTECTION OF RIPARIAN ECOSYSTEMS

designated for protection of the natural environment, its ecosystems and biological diversity

The proposed development is located within the Cheakamus Crossing Upper Lands, which is currently a single parcel of land (see legal description in Reference section of this Report). This parcel is located adjacent to the Cheakamus River corridor. The extent of the OCP Riparian Ecosystem Protection Area (OCP REPA) for this corridor is designated on Schedule J of the OCP. On this schedule, a small portion of the Upper Lands parcel, located at the southernmost extent of the parcel, lies within the designated area.

As a portion of the parcel is located within the designated area further review is required to determine the applicability of development permit requirements. A comparison of the proposed development associated with DP1760, to the designated OCP REPA shows that the development is located outside of the designated area, and is therefore exempt from the OCP REPA development permit requirements, provided that the boundary of the Riparian Ecosystem Protection Area is fenced with brightly coloured, secure snow fencing or equivalent for the duration that development activities are occurring on the lands (refer to OCP Protection of Riparian Ecosystems, Exemptions, exemption a)). The location of the proposed development outside of the REPA has been confirmed by the applicant Qualified Environmental Professional (QEP) Cascade Environmental Resource Group (CERG). The requirement to fence the boundary of the Riparian Ecosystem Protection Area with brightly coloured, secure snow fencing or equivalent for the duration that development activities are occurring on the lands is identified in Appendix "D" as a detailed condition to address.

Separately, a Site Investigation Report, prepared by CERG, dated September 1, 2020, identified two wetland areas located on the Upper Lands Parcel, that are not shown on the OCP Riparian Ecosystem Protection Area (OCP REPA) map in Schedule J of the OCP. Therefore, they are exempt from the Protection of Riparian Ecosystems designation. However, they are addressed under the Protection of Sensitive Ecosystems designation, which is presented below.

In addition, the two wetland areas identified are subject to Provincial regulations pertaining to riparian areas and water bodies. One of the wetlands, identified as Wetland #3 meets the definition of a *Stream* under the *Provincial Riparian Area Protection Regulation*, because it is connected to Cheakamus River by surface flow. As such the proposed development is required to meet the RAPR regulation for this wetland, which is located in proximity to the proposed building locations, at the rear southeast corner of Building B, as shown on drawing L-1.1. The proposed development has been located to be outside of the Streamside Protection Enhancement Area (SPEA), and mitigation measures have been identified as requirements to address any potential impacts of the proposed development. Mitigation measures include decommissioning and restoration of the existing Forest Service Road. This is provided in the CERG QEP RAPR detailed assessment report to the Province dated September 3, 2020. The acceptance of this assessment report by the Province is recommended as a condition of Development Permit approval. Further the development cannot be undertaken without the approval of the assessment report by the Province, as per the *RAPR*.

The second wetland area (Wetland #2), is also shown on drawing L-1.1, located adjacent to the proposed surface parking area. This wetland is not subject to protection requirements under the RAPR, because it is not connected to a fish-bearing stream, but is subject to the Provincial *Water Sustainability Act*. Under the Act, the waterbody to the top of bank is required to be protected without a requirement for riparian buffers. As per the CERG report the proposed development is located outside of the top of bank and therefore complies with the *Water Sustainability Act*. As a condition of development permit approval staff recommends investigation of opportunities to address pre-treatment of stormwater

discharge into adjacent water bodies, as outlined in Appendix “D” and to give consideration to the location, extent and design of the surface parking area to enhance the buffer area.

PROTECTION OF SENSITIVE ECOSYSTEMS

- designated for protection of the natural environment, its ecosystems and biological diversity

<p>(a) Applicants should engage a QEP 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>The Upper Lands parcel on which the proposed development is located is designated as a Sensitive Ecosystem Protection Area on Schedule K of the OCP.</p> <p>The development permit section of the OCP identifies sensitive ecosystem areas to be land which may contain species at risk habitat; ecosystems at risk; raptor's nesting sites; core forest habitat; CWH forest; cottonwoods; and forested floodplain. Further definitions define these terms.</p> <p>A Canada Environmental Assessment Act environmental assessment was conducted for the subject lands prior to the 2010 Winter Olympic and Paralympic Games. More recently, starting in 2016, site investigation and planning has been conducted with the applicant QEP Cascade Environmental Resources Group (CERG). A Site Investigation Report, dated September 1, 2020, has been completed that specifically evaluates existing environmental conditions relative to the DP1760 proposed development.</p> <p>The QEP has determined that none of the identified sensitive ecosystems of concern are present within the DP1760 development area, and are not adversely impacted by the development.</p> <p>One blue listed plant community is identified on the Upper Lands parcel but this is not adjacent or connected to the proposed development.</p> <p>As described above, under the Riparian Ecosystem Protection evaluation the SIR identifies two Wetland areas that are also addressed below.</p>
--	---

<p>(b) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i>.</p>	<p>The proposed development is located on an existing disturbed site and has been located to minimize impacts on any sensitive areas. Some additional measures are recommended in Appendix "D" to further achieve this guideline.</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 proposed development has been located and designed consistent with the recommendations of the applicant QEP to avoid impacts to the identified wetland areas. Restoration of the previous FSR is proposed to enhance natural tree cover, and historic drainage patterns are maintained.</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>The proposed buildings are located outside of the defined SPEA for the adjacent wetland area.</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>Proposed protection measures are identified in the RAPR assessment report for Wetland The proposed development will not contribute significantly to adverse effects to sensitive ecosystems.</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>The core forest habitat within the Upper Lands parcel is not adversely affected by the proposed development and existing areas will continue to provide interior conditions unaffected by human activity.</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>No variance is considered to be required to avoid alteration, damage or disruption to any Sensitive Ecosystem Protection Area (SEPA).</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 QEP and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>	<p>The QEP has indicated that there is no disturbance or damage to any identified sensitive ecosystems of concern. The two existing wetland areas are addressed separately below.</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>On site habitat compensation will occur through the restoration of the decommissioned Black Tusk Forest Service Road (FSR) in relation to Wetland #3.</p>
<p>(j) Development permits issued may require that:</p> <ul style="list-style-type: none"> (i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit; (ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact; (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>; (iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or 	<p>The staff report recommendation includes recommended conditions for development permit approval that address this guideline.</p>

restore habitat within the *Sensitive Ecosystem Protection Area*;

- (v) if any *species at risk* habitat and/or *ecosystems at risk* is identified protection measures be undertaken that follow best management practices for the *species* or *ecosystem at risk*;
- (vi) any *streams* not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;
- (vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;
- (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 *Sensitive 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.
- (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

<p>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>	
--	--

WILDFIRE PROTECTION

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

The proposed development is designated to be located in a WILDLAND AREA.

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 preliminary <i>FireSmart® Assessment</i> has been conducted showing significant compliance in both building envelope materials as well as the proposed landscape configuration. Subject to on-site assessment of the FireSmart Priority Zone 2, defined to be 10 to 30 metres beyond the building structures, the proposed development may reflect a “Low” to “Moderate” hazard score.</p> <p>Specific recommendations of the preliminary assessment were to:</p> <ul style="list-style-type: none"> 1) confirm use of fire-rated solid deck surfaces for decking material; 2) confirm 3 millimeter metal vent screens for soffits/closed eaves and other vents. 3) conduct site investigation and evaluation of the Firesmart Priority Zone 2, defined to be 10 to 30 metres beyond the building structures, and address any further recommendations. It was recommended that this be conducted as an on-going evaluation as the project progresses on the ground. <p>The project architect has confirmed items 1) and 2).</p> <p>Item 3) has been added as a condition of development approval in the Council report recommendation.</p>
--	--