

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 evaluates the proposed development associated with DP1762 against those 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 proposal is situated on the site to minimize the need for disturbance by pushing to the southern property line and leaving the existing forested knoll at the north relatively undisturbed. Also, the articulation of the building into three segments allows it to curve around the site to better align with the curve of Cloudburst Drive.</p> <p>The landscape plan includes numerous trees and plantings to provide interest, shade, and privacy.</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 applicant is seeking minor variances to the side and rear setbacks to accommodate a portion of the underground parking area, and small sections of finwalls and overhanging projections. The largest requested variance to the south side property line is 1.7m, and the variance requested at the east side parcel line is 3.0m.</p> <p>These minor variances facilitate the siting of the building to preserve the forested knoll at the north side of the site, thus minimizing disturbance to natural contours and existing vegetation. The finwalls, overhanging eaves and decks and rakewalls are part of an interesting façade treatment and help create an attractive building.</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 building is somewhat articulated as it fits the curve of Cloudburst Way. The central section is the main entrance and has a climbing wall feature, standing seam metal wall cladding, and eaves that extend to the ground, making an interesting and attractive building overall. On either side of the central section are the residential ‘wings’, with 4 stories on one side and three on the other.</p>
<p>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</p>	<p>The building includes decks for above grade units, and patios for at grade units.</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 materials list includes standing seam metal cladding, Hardi-panels, Hardi-siding, board and batten, glulam posts and beams and concrete.</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 colours are generally muted and earthtone, including deep grey, concrete, and natural wood. Each deck has an accent orange privacy screen which adds interest and lightness.</p>
<p>(d)</p>	

(e) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	The proposal meets this guideline.
(f) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	The proposal meets this guideline. See above.
(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.	See above
(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.	See above
(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.	See above
(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.	See above
(g) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	The site includes a large lawn/gathering area at the western portion, at the corner of Legacy Way and Cloudburst Drive. In addition the forested knoll at the north is preserved and has trail connections to the adjacent High Performance Centre. There is a terrace/amphitheatre, several dry pond/ raingardens, and trails and pathways throughout.
(h) 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 building includes 6 accessible units. There is a ramp for access to the building from the at-grade parking, and an elevator to access all floors. Accessible parking is provided adjacent to the elevators and also adjacent to the bicycle storage and garbage and recycling rooms in the underground parkade.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	The project meets this guideline.
(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	The project meets this guideline.

with parking, loading and landscaping requirements.	
(e) Surface parking should be screened and enhanced with landscaping and berms.	The project meets this guideline.
(f) Parking areas should provide adequate areas for snow storage and drainage.	The project meets this guideline.
(g) All accessible parking spaces should be located as close as possible to building entrances.	The project meets this guideline.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	The project meets this guideline.
(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 project meets this guideline. A Solid Waste Management Plan was prepared as part of the zoning amendment package and will be reviewed and confirmed prior to permit issuance.

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.	The applicant will be asked to provide lighting details for review and approval prior to issuance of the permit.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	See above
(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	See above

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	The applicant will be asked to provide signage details for review and approval prior to issuance of the permit.
(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.	See above

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

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.	The project meets this guideline. The landscape plan calls for a mix of trees, shrubs, groundcovers, perennial and grasses to be planted throughout.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	The proposal meets this guideline.
(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.	N/A
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	Most of the existing trees will be retained, and many trees will be planted to integrate into the existing and provide privacy, shade and interest.
(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 project incorporates dry ponds/raingardens to help manage stormwater, and there is limited use of impermeable surfaces.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	The proposal meets this guideline.

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 proposal meets this guideline. Pedestrian flow is indicated through the site. Snow storage areas are shown on the landscape plan.
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as	The proposal meets this guideline. The main entrance is a feature with visual interest, a climbing wall, a minimal grade change and an accessibility ramp from Cloudburst Drive.

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, and heavier more durable materials should be provided.	The proposal meets this guideline. It appears the common areas and hallways are adequate for people and their equipment.
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	The proposal meets this guideline.

COMMERCIAL/INDUSTRIAL

- designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development*

While the site is within the Commercial/Industrial Development Permit area the proposed development is a multi-family residential building. The guidelines of the Multi-Family Development Permit Area consider many of the same elements as the guidelines for Commercial-Industrial development, and as noted in the OCP, for mixed-use developments the goal is to apply the guidelines in a manner that results in an effective and coherent design overall. To that end, staff have provided the above analysis of the project against the multi-family residential guidelines,

WILDFIRE PROTECTION

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

The subject lands are designated to be in a High Risk Wildfire Area.

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 applicant has provided an assessment of each of the Firesmart Priority zones and indicated how no conifers will be planted within 1.5m of the building. Staff will review and confirm proposed tree spacing and species selection as per the guidelines.</p> <p>DP will be conditional on landscaping plan meeting these guidelines.</p>
<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>Forest within Priority Zone 2 will be thinned and pruned.</p>
<p>(c) Planting native deciduous trees and shrubs is encouraged especially in cases where coniferous vegetation has been removed.</p>	<p>Plant list indicates a mix of conifers and deciduous trees, as well as shrubs, grasses, etc.</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>	<p>Not within Whistler Village – Not Applicable</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>None proposed</p>
<p>(f) Exterior building surfaces, including deck surfacing, roofing and cladding, that is situated under, or within 6 metres of,</p>	<p>Proposal complies with this. Exterior cladding is a mix of standing seam metal, hardi panels and hardi siding. There are accent areas with wood</p>

coniferous vegetation should be non-flammable materials such as stone, metal, concrete, masonry or fiber-cement.	board and batten, however they are only a small percentage of the exterior of the building.
(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.	See above
(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.	The proposal meets this guideline
(i) Eaves should be closed and vents screened with 3 millimeter wire mesh.	Eaves are closed, soffits are tongue and groove hemlock.
(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.	Exterior building materials are non-combustible.
(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.	Staff will confirm.
(l) Chimneys for wood burning fireplaces should have spark arrestors.	None proposed
(m) Gutters should be made of metal.	Exterior building materials are non-flammable.
(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.	Proposal meets this guideline.