Design Guidelines Appendix
Kicking Horse Mountain Resort

Including Definitions and Regulations

DRAFT

May 2008
(Updated from the 1999 Master Plan Design Guidelines)

A SUPPLEMENT TO THE MASTER PLAN OF
Kicking Horse Mountain Resort, Golden, B.C.

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A. Definitions[1]

ACCESSORY BUILDING, STRUCTURE OR USE means a building structure or use customarily incidental and subordinate to principal building or use.

ADMINISTRATOR means the Developer's CEO or person designated by the Administrator.

APARTMENT/CONDOMINIUM BUILDING means a building divided into three or more self-contained dwelling units as herein defined, each of which is occupied as the permanent home or residence of one person or household, as distinct from a hotel or boarding house with shared entrances and other essential facilities and services and with shared exit facilities above the first storey.

AVERAGE FINISHED GRADE is the average grade elevation around the building's perimeter (exclusive of minor planters or mounding of soil) with any proposed changes to natural grade due to construction placement of fill, or removal of soil.

AVERAGE NATURAL GRADE is the average existing grade elevation (prior to regrading or construction), calculated around the perimeter of the building or structure at or directly below its outermost exterior walls, but excluding uncovered decks, patios, stairs, and outdoor swimming pools.

ACCEPTABLE, APPROPRIATE, APPROVED AND SIMILAR QUALIFICATIONS shall be defined at the sole discretion of the DRP when reviewing the preliminary application prior to application to KHMR for permission to construct. Any prior approvals shall not be used as a precedent to limit the discretion of the DRP in accepting or refusing support of design submissions.

BACHELOR SUITE is a dwelling unit in an apartment building that consists of only one habitable room in addition to cooking facilities and a bathroom.

BASEMENT is a *storey*, the floor of which is more than 0.3 meters below the lesser of *average natural grade* elevation or the *average finished grade*.

BED AND BREAKFAST means an owner occupied dwelling unit in which not more than ten (10) bedrooms, accommodating not more than twenty (20) persons, are rented to paying customers on an overnight basis, with: (i) one on-site parking stall is provided per rented bedroom; (ii) no cooking facilities or other facilities for the keeping of food within the bedrooms intended to be rented.

BED UNIT means the number of beds or pillows that are estimated to be contained for overnight accommodation in each building according to CASP and to the Master Plan.

BUILDING means a structure that is designed, erected or intended for the support, enclosure or protection of persons or property.

BUILDING CODE means the B.C. Building Code in effect from time to time.

BUILDING ENVELOPE means the volumetric preliminary design prepared by KHMR for special sites, typically for hotel, condominium and apartment sites, in order to implement the Master Plan, prior to subdivision, particularly with regard to higher density sites.

CASP means the Commercial Alpine Ski Policy of the province of B.C.

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[1] NOTE: some definitions are repeated or modified to better reflect the unique design of the project, but are derived from by-laws of other authorities having jurisdiction in other areas of B.C.

CANOPY means a non-retractable, solid projection which extends from the face of a building and includes a structure commonly known as the theatre marquee but does not include normal architectural features such as lintels, sills, mouldings, architraves and pediments.

CONDOMINIUM/APARTMENT BUILDING means a building divided into three or more self-contained dwelling units as herein defined, each of which is occupied as the permanent home or residence of one person or household, as distinct from a hotel or boarding house with shared entrances and other essential facilities and services and with shared exit facilities above the first storey;

CORNER LOT means a lot with roadways flanking two or more adjacent lot lines.

DECK means a structure that is elevated more than 250 mm above grade and exceeds the size limits of a landing.

DESIGN REVIEW PANEL (DRP) is as defined in the Design Guidelines for KHMR.

DEVELOPMENT means all new construction regardless of value and all renovations when such renovations are pertaining to but not limited to the following:

- Changes of occupancy of a building;
- Alteration in the size of a building; and
- All alterations that would change existing shape or design of the exterior of the building.

DUPLEX or SEMI-DETACHED DWELLING means a single building designed and built to contain two side-by-side dwelling units, separated from each other by a party wall extending from foundation to roof.

DWELLING UNIT means a self contained unit containing two or more rooms used or intended for the exclusively residential use of one or more individuals living as a single housekeeping unit, with cooking, living, sleeping and sanitary facilities and a separate entrance.

DWELLING, MULTI-FAMILY means a detached building divided into three or more dwelling units: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture.

DWELLING, ONE-FAMILY means a detached building consisting of one dwelling unit: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture.

DWELLING, TWO-FAMILY means a detached building containing two dwelling units: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture.

EAVELINE means the line formed by the intersection of the wall and roof of a building.

FENCE means a structure wall or hedge used as an enclosure or screening about all or part of a parcel of land.

FINISHED GRADE means the final ground level at the outermost exterior walls of the building or structure after the lot is fully graded and landscaped.

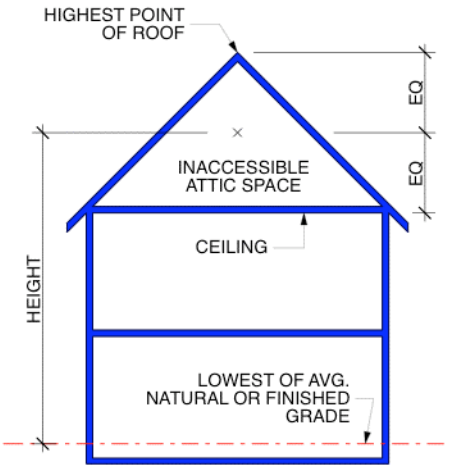
GARAGE means a building or part thereof used or intended to be used for the shelter or storage of motor vehicles but shall not mean a gasoline service station.

HEIGHT means the vertical distance measured from a point representing the lesser of either the *average natural grade* elevation, or the *average finished grade* elevation calculated around the perimeter of a building or structure at or directly below its outermost exterior walls, but excluding uncovered exterior decks and outdoor swimming pools, patios, stairs, to:

- The midpoint between the highest point of the building and the ceiling immediately below on buildings with pitched roofs, (See Figure 1)
- The midpoint between the highest point of the building and a point 2.45 meters or 8 feet above the immediate floor below on buildings with vaulted ceilings (See Figure 2), and
- The highest point of all other structures.

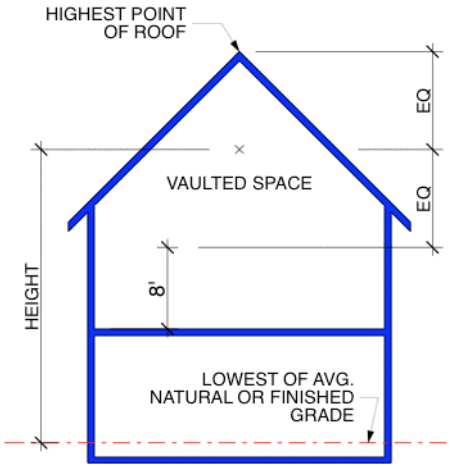
In calculating *height* in accordance with the above noted points, mechanical equipment, including the enclosures thereof, skylights 0.6 meters or 2 feet above the highest point of the roof, chimneys, antennae, etc. shall be included.

Figure 1: Height with Attic Space



PITCHED ROOFS w/ ATTIC SPACE

Figure 2: Height with Vaulted Ceiling



PITCHED ROOFS w/ VAULTED CEILING

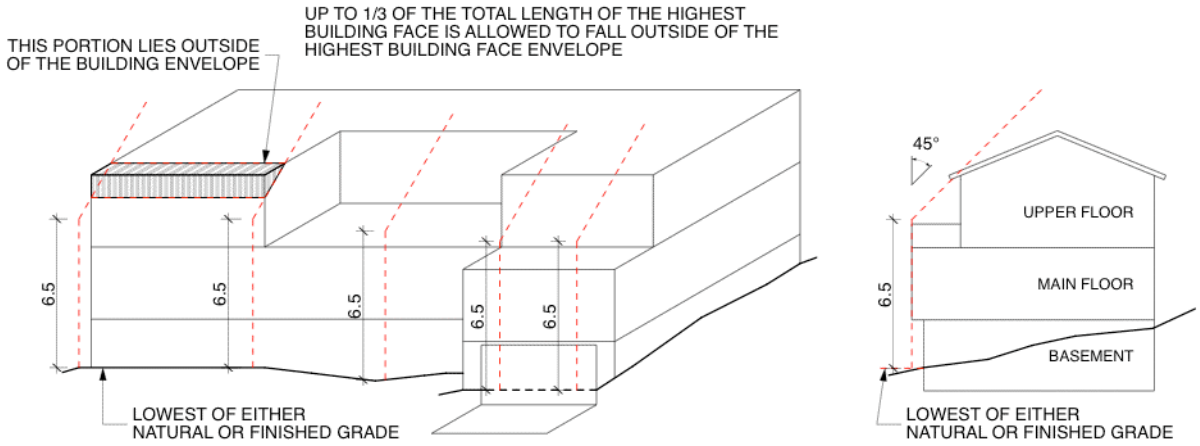
HIGHEST BUILDING FACE means the building face elevation, of the four building plan elevations, (front, rear, both sides) which has the greatest vertical distance between the highest average facing eave or parapet on the elevation and the lower of the average finished or natural grade along the base of that building face elevation.

HIGHEST BUILDING FACE ENVELOPE means the envelope described by a series of lines drawn up the exterior building face of the *highest building face* from ground level at all points along the face showing on the building face elevation for the vertical *height* specified in the zone, then inward over the building at right angles to the plane of the building face at an angle of 45°.

- Any portion of the building that falls outside the line described above is considered to be outside the *highest building face envelope;*
- The top plates of the exterior walls must be within the *highest building face envelope* (except as noted below) but any portion of the roof structure on top of this plate is exempt from the calculation;
- The *highest building face* is allowed to have a maximum of 1/3 of its length fall outside of the *highest building face envelope;*

For purposes of this definition, ground level, except for ground in front of a garage door, means the lower of the finished or natural grade, exterior building face means the outermost face of the building projected to the ground below but excludes decks, eaves and projecting decorative features not enclosing the interior of the building. The ground level in front of a garage door shall be interpreted as a line joining the ground level at each side of the garage door.

Figure 3: Highest Building Face Envelope



HOME OCCUPATION means an occupation, service or profession carried on in a dwelling unit or approved accessory building by an occupant thereof for consideration, which occupation, service or profession is clearly incidental and accessory to the principal use of the dwelling unit for residential purposes and may include bed & breakfast use.

HOTEL means a building wherein accommodation is provided for transient lodgers, with or without meals, in sleeping units only. Access to the individual units is through interior passageways. It does not include boarding houses.

KHMR means Kicking Horse Mountain Resort L.P., the entity having jurisdiction in the development and operation of the mountain resort at Kicking Horse Mountain Resort pursuant to its Master Development Agreement with the Province of British Columbia.

LANDING means the intermediate platform on a flight of stairs, or the area at the top or bottom of a staircase and not exceeding 300 mm on each side of a door, set of doors or an opening and not exceeding 1.2m in depth.

LANE means a highway less than 10m (32.8 ft) in width intended to furnish secondary access to a lot.

LINE OF BUILDING means the extended line of the wall of a building or the extended line of any projecting portion of a building.

LINE OF BUILDING, FRONT means the line of building that faces the front lot line.

LINE OF BUILDING, REAR means the line of building that faces the rear lot line.

LINE OF BUILDING, SIDE means the line of building that faces the side lot line.

LOT COVERAGE means the percentage of the lot covered by buildings and structures, including accessory buildings and structures, but excludes decks and swimming pools or portions of decks built above ground level not exceeding a *height* of 0.6 meters or 2 feet above the higher of natural or *finished grade* below such deck, and eaves and roof projections.

LOT LINE(S) means the property lines bounding any lot.

MASTER PLAN means the Master Plan for KHMR approved by the Province of B.C and included in the Master Development Agreement for KHMR.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

NATURAL GRADE means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be ascertained because of an existing building or structure, the undisturbed existing grade..

PERMANENT FOUNDATION means a foundation installed to provide structural support for a building or structure and designed to provide support for a period of at least twenty years and includes slab on grade, concrete strip footings, full basement (concrete or wood) and pile or pier footings.

PERSONAL SERVICES means development used for the provision, on a commercial basis, of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, including barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops and Laundromats, but does not include health services.

PRINCIPAL BUILDING means a building which:

- Occupies the major portion of the lot;
- Is the chief or main building on a lot; or
- Constitutes, by reason of its use, the primary purpose for which the lot is used.

RESIDENTIAL means used as a private dwelling.

SEMI-DETACHED DWELLING or DUPLEX means a single building designed and built to contain two side-by-side dwelling units, separated from each other by a party wall extending from foundation to roof.

SETBACK means the distance between the lot line and the line of building.

SLEEPING UNIT means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes but not including cooking facilities and related kitchen plumbing facilities but which may include a bathroom.

STOREY means the space between two floors or between the floor and roof next above.

STOREY, FIRST means the uppermost storey having its floor level not more than 1.83m (6 ft) above grade.

STRUCTURE means anything that is built, constructed or erected, the use of which or presence thereof requires location on the ground or attachment to something having a location on the ground and shall without limiting the generality of the foregoing include all types of boats, ships and similarly named water vessels, retaining and non-retaining walls and swimming pools.

TOWNHOUSES means attached, two (2) *storey*, self-contained dwelling units with an internal stairway in each unit connecting between the main floor and upper floor.

YARD means that part of a lot or lot which is unoccupied and unobstructed by buildings or parts thereof provided, however, the following may occupy, obstruct or enter into the yard area:

- Ordinary projections, not exceeding 0.6 meters, of sills, belt courses, cornices and eaves;
- Ordinary projections, not exceeding 0.6 meters, of chimneys in front yards and, for an overall or where more than one chimney encroaches a combined length not exceeding

3 meters, in sideyards;

- Ordinary projections of chimneys in rear yards;
- Underground parking structures;
- Swimming pools and decks protruding not more than 0.25 meters above finished grade may extend up to 0.5 meters of any lot line except the front lot line. They may extend up to 5 meters of the front lot line;
- Motor vehicle ramps within rear yards providing access to parking structures;
- Ordinary projections, not exceeding 1.2 meters, of uncovered and unenclosed steps attached to a building in front yards.

YARD, COMBINED SIDE – means the sum of the two side yards. These measurements are established by the minimum distance from the building line to the side lot line.

YARD, FRONT means a yard extending across the full width of a lot from the front lot line to the front *line of building*. Parameters for Hotel and Multiple Dwelling Areas are described in the Master Plan.

YARD, REAR means a yard extending across the full width of a lot from the rear lot line to the rear line of the building. Parameters for Hotel and Multiple Dwelling Areas are described in the Master Plan.

YARD, SIDE means the yard between the side lot line and a line extending along the side of the property from its front lot line to its rear lot line at a distance from the side lot line equal to the closest point that the line of the building comes to that side lot line. In the Hotel and Multiple Dwelling Areas, the side yard shall be defined in the Master Plan.

B. Design Regulations

A. Single Family Chalets, Bed and Breakfast and Duplex Lots

1. Setbacks

1.1. Setbacks for one storey houses

a. *Front yard*: 10 meters;
b. *Rear yard*: 5 meters;
c. *Side yard*: 3.5 meters;
Exception: an attached garage may intrude into the side yard by a maximum of 1 meter over a maximum length of 9 meters;
d. *Corner lots*: designated front yard (to be determined by designer): 10 meters; side yard: 5 meters; adjacent lot: 3.5 meters.

1.2. Setbacks for two storey houses where the upper storey width is less than or equal to 2/3 the width of the first storey

a. *Front yard*: 10 meters;
b. *Rear yard*: 5 meters;
c. *Side yard*: 3.5 meters;
Exception: an attached garage may intrude into the side yard by a maximum of 1 meter over a maximum length of 9 meters;
d. *Corner lots*: designated front yard (to be determined by designer): 10 meters; side yard: 5 meters; adjacent lot: 3.5 meters.

1.3. Setbacks for two storey houses where the upper storey width is greater than or equal to 2/3 the width of the first storey

a. *Front yard*: 10 meters;
b. *Rear yard*: 5 meters;
c. *Side yard*: 3.5 meters for each side with a combined total of 8 meters;
Exception: an attached garage may intrude into the side yard by a maximum of 1 meter over a maximum length of 9 meters;
d. *Corner lots*: designated front yard (to be determined by designer): 10 meters; side yard: 5 meters; adjacent lot: 3.5 meters.

2. Height

a. The *height* of the building shall not exceed 2 *storeys* plus a basement;
b. The maximum *height* permitted for the principal building is 8 meters;
c. The maximum *height* of an accessory building, where permitted, is 3 meters.

3. Highest Building Face Envelope

a. The *highest building face envelope* (established by drawing a line from the lowest natural or finished grade at any point along the exterior face of the building towards the building at 45 degrees up to the *height* specified for the lot type) shall have a vertical dimension of 6.5 meters to the change in direction.

4. Site Coverage

a. *Site coverage* for all buildings on a single-family chalet, duplex, or bed and breakfast lot is not to exceed a maximum of 30%.

5. Detached Garages

a. Detached garages are not permitted.

6. Carports

a. Carports are not permitted.

B. Townhouse (maximum group of four)

1. Setbacks

1.1. Setbacks for one storey townhouses

a. Front *yard*: 10 meters;
b. Rear *yard*: 5 meters;
c. Side *yard*: 3.5 meters;
Exception: an attached garage may intrude into the side yard by a maximum of 1 meter over a maximum length of 9 meters;
d. Corner lots: one side to be chosen by designer as front yard: 10 meters, other sides: 5 meters.

1.2. Setbacks for two storey townhouses

a. Where townhouses are two stories, side *yards* are a minimum of 3.5 meters each but the combined total of the side *yards* is to be 8 meters;
b. Other *setback* requirements are the same as for one *storey* townhouses.

2. Height

a. The height of the building shall not exceed 2 *storeys*;
b. The maximum height permitted for the principle building is 8 meters;
c. The maximum height of accessory buildings, where permitted, is 3 meters.

3. Highest Building Face Envelope

a. The *highest building face envelope* (established by drawing a line from the lowest natural or finished grade at any point along the exterior face of the building towards the building at 45 degrees up to the *height* specified for the lot type) shall have a vertical dimension of 6.5 meters to the change in direction.

4. Site Coverage

a. *Site coverage* for a building block comprising a group of townhouses is not to exceed a maximum of 40%.

5. Detached Garages

a. Detached garages are not permitted.

6. Carports

a. Carports are not permitted.

C. Multifamily Lots (hotels, condominiums, apartments)

Shall be Comprehensive Development Areas, with building envelopes, including height limitations and setbacks defined by the individual building envelopes, uses and regulations developed as part of the Master Plan implementation and approved by the DRP prior to each subdivision or sale for each multifamily lot.

D. Commercial Lots

Shall be Comprehensive Development Areas, with building envelopes, including height limitations and setbacks defined by the individual building envelopes, uses and regulations developed as part of the Master Plan implementation and approved by the DRP prior to each subdivision or sale for each commercial lot.

E. Accessory Buildings

Accessory buildings shall not be permitted, but gazebos and hot tubs may be permitted at the discretion of the Design Review Panel if they complement an approved design.

F. Parking

For Hotel, Condotels, and other three story or higher residential multi-unit buildings, parking requirements may be set out on a per parcel basis prior to subdivision to comply with the overall parking plan for the skiing and the resort base as outlined in the Ski Area Master Plan. The intent will be to provide at least .75 car space per hotel room and one car space per other type of suite, all underground. Parking requirements include 2 on-site spaces for each chalet, 1 and one half spaces for each townhouse and one space per suite in multiple residential unit buildings. All parking must be enclosed or underground, except as shown on the approved Master Plan. Guest parking should be provided on the basis of an additional 10% of the per unit requirements. The parking space standards will be in accordance with the I.C.B.C. parking recommendations, which could be relaxed by the DRAA, for freehold parcels in the case of either hardship or reasonable engineering considerations.

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