



ENDA COMMITTEE OF THE WHOLE TUESDAY, JULY 17, 2012 STARTING AT 1:00 P.M.

In the Franz Wilhelmsen Theatre at Maurice Young Millennium Place 4335 Blackcomb Way, Whistler, BC V0N 1B4

APPROVAL OF AGENDA

Approval of the Committee of the Whole agenda of July 17, 2012.

PRESENTATION/DISCUSSION

1:00 p.m. – A workshop regarding the Official Community Plan update working draft document for Council review and direction.

ADJOURNMENT

WORKING DRAFT OFFICIAL COMMUNITY PLAN

PREPARED FOR COUNCIL REVIEW COMMITTEE OF THE WHOLE JULY 17, 2012

The Resort Municipality of Whistler | July 17, 2012



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CHAPTER 1 INTRODUCTION

We are all Mountain People

Mountains are crucial to life. Whether we live at sea level or the highest elevations, we are connected to mountains and affected by them in more ways than we can imagine. Mountains provide most of the world's freshwater, harbour a rich variety of plants and animals, and are home to one in ten people. Yet, each day, environmental degradation, the consequences of climate change, exploitative mining, armed conflict, poverty and hunger threaten the extraordinary web of life that the mountains support. United Nations International Year of Mountains, 2002

The Whistler Experience

On September 6, 1975, the Resort Municipality of Whistler (RMOW) was created – the first of its kind – to facilitate the growth of a destination mountain resort community in British Columbia's Whistler Valley through a series of focused, phased plans and integrated partnerships which included the Province of British Columbia, the municipality, local communities, and mountain owners/operators. In less than a generation, the Whistler model has proven to be a stunning success. The Whistler model has laid the foundation for many other resort communities to be developed in B.C., expanding our provincial tourism capacity and reputation. Whistler is again poised on the *avant garde* of mountain resort communities as we strive for sustained prosperity within our recognized limits to growth.

No successful resort community is developed purely from a focus on needs. Any resort community must make the most of what it has, so that a focus on **what is** rather than **what is not** should be the starting point for resilient, capacity-focused planning and development. For Whistler, resort community planning starts with understanding our quantitative and qualitative capacities and embraces creativity through a positive, open approach. What is Whistler? Above all, it is an experiential place where residents and visitors **feel** this experience as much as they **see** it through an integrated connection among nature, Whistler's built environment and themselves.

Through the hard work and vision of Whistler residents, businesses and resort community stakeholders, Whistler is transitioning from a generation of rapid growth to the next generation where we protect and enhance what is here and all that makes this place special – the Whistler Experience. This transition is made with respect for our past, and building off its strengths, but our responsibility rests with the future. Whistler's capacity for rational, effective planning is surpassed only by our desire to be better.

The connection between the local and provincial governments started with the first elected RMOW Council, in which a provincial appointee sat with elected Councilors to represent provincial interests in

Whistler's land use planning and development. This partnership has been instrumental in enabling focused, carefully managed growth and development, which balances the capacities of municipal infrastructure, accommodation, mountain recreation amenities and resort community offerings.

Whistler's nature as a four-season destination mountain resort community has been structured to support the ongoing success of mountain recreation, a functional four-season tourism economy and to build a strong community. Whistler is the first jurisdiction in contemporary British Columbia to actively refine and integrate the concepts of resort and community, in which the primary resource is not something removed from Whistler but, rather, is a feeling created by experiencing this place and its people. Integrating community and resort has fuelled the growth of a functioning resort community with a global reputation that, in addition to its indirect and intangible benefits, consistently contributes 11 per cent of British Columbia's annual gross tourism revenues.

The Whistler Experience is created, in part, by intangible aspects of Whistler as a "village in the mountains" that Whistler Village designer Eldon Beck envisioned. A place, connected to nature, pervaded with mystery and discovery where development has a human scale designed to integrate, not alienate, the day-to-day lives of Whistler's guests and residents.

This OCP seeks to protect and enhance the qualitative aspects of the Whistler Experience, the quantitative aspects of municipal infrastructure and the capacity of Whistler's environment to continue providing its natural assets like clean air, water, functional ecosystems and unspoiled aesthetic values forever.

Critical to this experience is the concept of balanced resort capacity, defined in the BC All Season Resort Guidelines as "the optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis." relevant

The most important imperative in maintaining the Whistler Experience is to identify and maintain what makes Whistler special. Through their collaborative input to this OCP, community members expressed the following core components of the Whistler Experience:

- **Community:** in the mountains, respectful of the natural energy, identity and vitality the mountains provide Whistler's visitors and residents;
- Conservation: of a pristine natural environment;
- Context: as a village in the mountains composed of authentic, primarily non-urban experiences;
- Commitment: to provide an accessible mountain oasis, whether you are a five-minute visitor or fifth-generation resident; and
- **Connection:** to the world where resilient recreation and responsible tourism, in its manifold forms, enables meaningful connections between visitors and residents and perpetuates Whistler's reputation of sustainability and stewardship.

Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy and healthy, with the entirety

Comment [MK1]: [Resort Development] We think it's appropriate in this section or an alternate section to acknowledge Whistler Blackcomb and its significant past and current contributions to the development of the community, its economy and its recreational offerings. Whistler Blackcomb is the key partner for RMOW as the community moves toward sustained prosperity.] Response: Reference skiing and mountain

development relative to success and growth of resort community. Add this as a point under Economic Development Chapter.

Comment [MK2]: [MJTI] The plan introduces the concept of "balanced resort capacity - the optimum number of visitors that can utilize a resort's facilities per day." In subsequent chapters, goals and strategies mostly pertain to the maximum capacity (through bed unit counts). It is not clear what the ideal balance of resort capacity is. It does suggest in the Visitor Accommodation section that there are currently facilities that are experiencing less than satisfactory occupancy rates –this is an important issue.] [MJTI]

Response: balanced resort capacity is term specific to WB tenure and mountain facilities. However, the concept relates at a macro level to Whistler valley and parallel concerns over capacity for further development and its impact on Whistler Experience. Bed units are a key measure of resort community capacity. Edit to describe applicability. Further discuss resort community capacity existing conditions in Growth Management Chapter Current Reality.

being viable for the long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success – the Whistler Experience.

Being the first resort municipality in British Columbia has created challenges as well as the obvious opportunities for Whistler. Today, our biggest challenge and opportunity is to accept the responsibility of being B.C.'s first mature resort community. Through this OCP we understand our limits to growth and transition from a growing resort community to a developed, mature resort community seeking sustained prosperity.

TEXT BOX: SUSTAINED PROSPERITY

A state of economic development in which individuals, families and communities enjoy a high standard of living and a high quality of life, while respecting and preserving the natural environment;

A new balance of economic competition with economic cooperation that promotes the efficient use and sharing of natural resources, technologies, knowledge and capital at the local, national and global levels; and

The highest expression of a free-enterprise system, which affords social, economic, political, cultural and artistic freedoms, side by side with individual responsibility, mutual respect and special consideration for people truly in need.

This Official Community Plan and Our Future Purpose of this Official Community Plan

This Official Community Plan (OCP) creates a policy framework to implement shared community directions from a land use perspective that will guide Whistler's resort community development, meeting our anticipated needs over the next 5-10 years and beyond in support of our Whistler2020 vision:

To be the premier mountain resort community – as we move toward sustainability.

The OCP is a provincially mandated regulatorystatutory bylaw document and containing a set of highlevel plans and policies, such as land use designations, that guide land use planning, social, economic, and environmental policies, civic infrastructure investments and the provision of services in the community. Municipalities in British Columbia are given the authority to adopt an Official Community Plan under the Local Government Act, section 876. Also, Section 11 of the Resort Municipality of Whistler Act requires the Minister's approval of the bylaw before it can take effect.

As required in the Local Government Act, this plan addresses residential, commercial, industrial, institutional, recreational, and utility uses. As part of this OCP, Whistler presents a Global, Provincial and Regional Context Statement. It also addresses social and environmental issues that the Local Government Act indicates municipalities may include in an OCP. These are important additions to the OCP. For a synopsis of the OCP update, see Page <u>16-21</u>. Snapshot: The OCP at a glance.

Comment [MK3]: Ministry of Jobs, Tourism and Innovation Great to see that the OCP recognizes that the intrinsic value, as well as the Whistler experience value, of the natural environment from both a tourism economic development view and residential view –the natural environment part of the "Whistler Experience".

Comment [MK4]: Keep? This term is not used in policy statements of this plan, only in this introduction where it has significant emphasis. Source?

Comment [MK5]: Edit this section to describe Purposes of OCP, consistency requirements, Vision, relation to Whistler 2020, need for update, current situation. Draw from Council OCP training session.

Comment [MK6]: [Mueller] Authority to adopt an OCP is under section 876 of *Act*. Section 875 sets out the purposes of an OCP. Also, Section 11 of the *Resort Municipality of Whistler Act* requires the Minister's approval of the bylaw before it can take effect. Response: comment integrated.

The OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler. It provides direction and a framework for the decisions that will shape the future form and character of the resort community. The plan establishes the basis for zoning regulations and development permit requirements applied to future land use and development.

Consistent with the desires of the community expressed through the preparation of this OCP, this OCP is not intended to be revised on a frequent basis. However, individual changes may be warranted from time to time, so it must be expected that revision will occur. Like the community, the OCP must be flexible in responding to changing conditions and new community supported opportunities. Whistler's first OCP, adopted in October 1976, states: "This plan is not a final document – no plan is final. The plan does indicate the best direction of growth for the Municipality based on the information available at this date. The Municipal Council, through a process of review and amendment, will maintain the Community needs." The results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored in order to continually improve the overall realization of this plan.

Why Update our Official Community Plan?

Whistler's OCP was last comprehensively updated in 1993. Further amendments followed and a vast amount of functional policy has been developed over the last 18 years. This plan contains and reflects the intent of the RMOW's ongoing policy development, including Whistler2020.

In 1993 Whistler's population was below 5,000, Village North didn't exist and the Whistler Public Library was in the basement of Municipal Hall. Skiers and snowboarders had three ways to access the local mountains without hiking: the Wizard Express chairlift on Blackcomb Mountain and the Village Express and Quicksilver Express lifts on Whistler Mountain. The Spring Creek and Spruce Grove neighbourhoods were not planned and Franz's Trail and the Peak to Creek runs had not been developed at the Creekside base area.

Whistler's high school students bused to Pemberton for school and little of the community's summer tourism was yet realized, although a fledgling strategy was in place. The strategy involved a careful mix of summer amenities that fit into the mountain landscape, like golfing and hiking, and a line-up of street shows, concerts and festivals. Mountain biking was just coming into the foreground and a series of user-developed, non-sanctioned trails were popping up within the RMOW. In the late 1990s the RMOW sanctioned many of these trails, spurring the now-burgeoning summer tourism industry's mountain biking component and diversifying our mountain recreation offerings.

With a growing international acclaim, Whistler has gained a solid reputation as a destination resort. This ongoing success has been due, in large part, to the unique experience residents and visitors feel and take away from this place.

In 2010, the resort community shared Whistler with the global community as the Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games. The Games provided us with an unprecedented opportunity to reveal Whistler's success and soul by showcasing the Whistler Experience to the world and sharing it directly with the thousands who visited here to witness 82 nations go for gold.

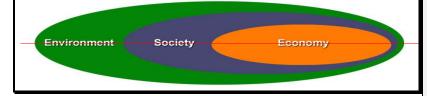
Comment [MK7]: Integrate key points in Purpose of the Plan.

Now with a population over 10,000 and over two million visitors per year. Whistler has grown and matured as a resort community. Looking to our future, this OCP will help manage the transition from developing a resort community to focused community development in Whistler, to a point when the resort community is economically successful and socially responsible without compromising the integrity of the environmental qualities upon which Whistler was founded.pursuing sustained prosperity.

Whistler's Vision

TEXT BOX: We are All Connected





Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

Created and implemented by the resort community, Whistler2020 frames community decision-making and envisions Whistler as a sustainable, low-footprint community. Whistler2020 is a sustainability plan with a target of 2060. The title year of 2020 is a "check-in" time, established during the plan's development, when the resort community will evaluate progress and consider refinements.

Whistler2020 is intended to help inspire and guide strategic planning and actions over time. It contains five key priorities and sets out how Whistler will achieve its vision through 17 strategies and ongoing community-developed actions and descriptions of success.

Our Whistler2020 Priorities reflect what is important to the resort community, and what the resort community needs to do to achieve its vision for 2020 and beyond to 2060. The priorities are interdependent, with no priority more important than the other:

- Enriching Community Life ensures Whistler remains attractive and livable;
- Enhancing Resort Experience ensures Whistler exceeds our visitors' expectations;
- Ensuring Economic Viability sees tourism remaining the economic driver of Whistler's ongoing success, together with complementary diversification ventures;

Comment [MK8]: [MJTI] The inclusion of some statistics on year round population, temporary residents, and seasonal/recreational property residents (second home owners) would provide a greater understanding of the community. It might be good to define each of these community members?] Response: This is provided in Growth Management Chapter – Current Reality.

Comment [MK9]: [Mueller] Would you be able to add a phrase, "and to ensure consistency with the Master Development Agreement." Response: Integrate concept in introductory section, Whistler Experience. Policy addressed in GM chapter, policy 2.3.2.4 (b).

- Protecting the Environment remains a strong community focus because residents understand the importance of the natural environment to the success of the resort, and to the health of current and future generations; and
- Partnering for Success focuses on the spirit of cooperation and support among residents, business owners and other stakeholders.

Whistler is working towards its descriptions of success, outlined in Whistler2020, through community action planning and implementation, as well as integration in RMOW decision-making. An ongoing Whistler2020 community engagement program enables citizens, key stakeholders and relevant sectors to actively participate in our journey toward Whistler2020.

The RMOW maintains a robust Whistler2020 reporting and monitoring program, which is updated annually. This program tracks and reports our status and progress toward Whistler2020 through 25 Core Indicators, 90 Strategy Indicators as well as other contextual community indicators. The monitoring program tracks progress, informs decision making, and ensures accountability while educating and engaging community members and stakeholders. Progress is reported at least annually for most indicators. These indicators will be key components in the ongoing assessment and implementation of this OCP. (Click this link to access Whistler2020 Indicators).

The OCP and Whistler2020

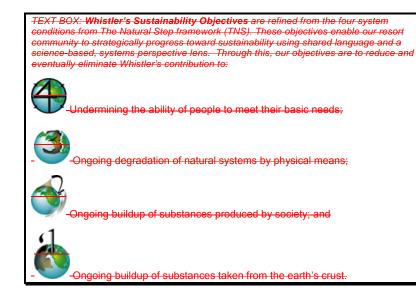
Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

The OCP doesn't replace Whistler2020; they work together to articulate and enshrine our resort community's vision, values and shared commitment to collectively maintain a resilient, four-season tourism resort community and economy.

Whistler2020 is the filter through which the OCP was updated, serving as the overarching guide throughout the OCP update process. Because Whistler2020 takes a systemic view of our resort community and the globe, in which the economy, environment and society are completely interrelated, using it to guide the OCP update focuses our creativity and progression in support of Whistler2020.

Whistler2020 provided direction and framework for the update of the OCP. While Whistler2020 is a vision and policy, it is aspirational, providing a broad strategic scope for our ongoing journey towards success and sustainability.

The OCP has regulatory consequences. The goals, objectives and policies in this OCP articulate our resort community's values and create a growth management framework that adds focus to our land use and development future. This OCP is an integrated land use plan that gives strategic direction to land use and development decisions, in support of the resort community's vision.



OCP Community Engagement Process

TEXT BOX: KEY COMMUNITY THEMES: Throughout the collaborative process of updating this OCP, the Whistler community consistently voiced key themes. These themes resonate throughout this plan. Designed to meet Whistler's land use needs for the next five to 10 years, the key themes of this OCP are:

Work together within a limited growth context;

Define, protect and enhance the Whistler Experience;

Implement Whistler2020;

Increase opportunities for accessibility, inclusion and aging in place;

Expand Whistler's global reputation for responsible tourism; and

Promote economic diversification within compatible with Whistler's tourism economy

Whistler Council made the OCP update the highest post-2010 Olympic and Paralympic Winter Games planning project. Driven by the goal of making the OCP as effective as possible, community members, partners, visitors, stakeholders, municipal Council and municipal staff participated in deliberate, community-led conversations designed to develop a community context for this OCP. The OCP update collaborative process kicked off on April 6, 2010 and the community has been involved every step of the way.

Over 1,500 participants were engaged in the update. The passion for Whistler was evident in the clarity, consistency and commonality of residents and other stakeholders who participated through a variety of community engagement initiatives. There were 'backyard brainstorming', five large

Comment [MK10]: Edit this down to higher level. Identify community desires for on-going engagement.

Comment [MK11]: Good to see that the OCP values the tourism economy, as it is Whistler's economic strength. However, having some diversity in the economy would be beneficial during times such as these and possible future "threats". Not clear in the existing policy statements and OCP wording if this is addressed, per the following examples:

Page 11 (text box 2) – "Promote economic diversification within Whistler's tourism economy". There is some inconsistency within the document that would suggest strategies to expand Whistler's economy outside of tourism (learning institutions, etc) and others that talk of diversifying the existing tourism economy (i.e. new forms of tourism). Response: Changed wording throughout

document from "within" to "compatible with"

community events and open houses, eight-chapter-specific OCP update working group sessions, development permit area designation and guidelines open house, Advisory Design Panel review, council working sessions, youth-led community asset mapping, a meeting with second homeowners in North Vancouver and an Aging in Place Community Forum. Add to this 35 committed Whistler citizens – ranging in age from 13 to retirement – who advised the RMOW on the OCP update through their crucial role on the Youth Advisory Group and Community Advisory Group.

The community will continue to be directly involved through the OCP's implementation and monitoring.

TEXT BOX: Community Collaboration: A Snapshot: The OCP collaboration effort was designed to listen to what Whistlerites had to say about Whistler's past, present and future. This community input has been collected, evaluated and reported on, and it provided direction for this document, which was developed in six phases from April 2010 to November 2011.

Phase 1: Issues and Opportunities (April-Sept. 2010) — Whistler property owners gathered in backyards across the valley and in a couple of gardens across the Atlantic in the U.K., to kick off the OCP update by brainstorming about what mattered most to them about Whistler.

Phase 2 : Community Directions (Oct. 2010-Dec. 2010) — Issues and Opportunities were gathered and aggregated into a package of Community Directions, including input gathered through a well attended North Vancouver Open House. Whistler opened the powderful 2010-11 winter season in style with a Nov. 24 Community Workshop where attendees identified what community directions should be formed into fledgling policy statements.

Phase 3: Made in Whistler Policy Development (Jan.-Feb. 2011) — Community Directions were shaped further by online submissions that culminated in pre-draft policy working groups. These consisted of eight, intensive four-hour sessions where over 250 participants determined what policy ideas were most important to them. These were dissected, discussed and deliberated, forming the basis for the OCP First Draft.

Phase 4: Defining the Whistler Experience (April-Aug. 2011) — The first of the Draft policies were released on April 7. Through the process of defining the Whistler Experience, the community identified and prioritized Whistler's most valuable resort community assets and updated our efficiency, form and character through conversations about development permit guidelines.

Phase 5: Draft OCP Released (Sept. 30, 2011) – Referral of draft OCP to local government, First Nations, provincial government and agencies and to public.

Phase 6: Bylaw Consideration (Nov. 15, 2011) – RMOW Council receives the OCP Bylaw for first reading.

Global Context

Whistler is part of a global family of destination resorts.

We must not ignore the responsibility that comes with this international context. Many of the over two million visitors who come here annually travel great distances to partake in the Whistler Experience. As a resort community with a diverse tourism economy, we are actively participating in this broader

Comment [MK12]: Edit down to focus on situational analysis – policy implications. Remove detailed narrative.

global community and the effect of carbon supported travel and tourism will be a key factor in our decisions.

Global trends set the context for influencing and shaping the futures of resort communities such as Whistler. Changing climate, resource availability and ecosystem quality, increasing globalization and wealth gaps, changing population, demographics and technology will have increasing impacts on Whistler into the future, presenting both challenges and opportunities. Climate change could affect the tourism industry in many ways. Changing weather patterns threaten winter sports and vegetation, and global policies addressing climate change may increase fuel costs, which would affect travel patterns and Whistler's economy.

Whistler has an opportunity to be a global tourism leader by actively demonstrating responsible travel, sustainable tourism and accessible, low-impact land use and lifestyles in our mountain valley. We can develop a Made-in-Whistler conservation ethic that protects and enhances the natural assets that have such value to our residents and visitors. Through our actions here we can help reconnect people to nature and re-shape the way people act when they return home, diffusing the Whistler Experience around the globe. By our nature, we are global tourism leaders. We can now lead global mountain tourism into a successful, low-impact future through the effective application of this OCP.

According to the United Nations Environment Programme and the World Travel and Tourism Council, tourism is one of the largest industries on our planet. Tourism and its related economic activities:

- Generate 11% of global gross domestic product;
- Employ 200 million people;
- Are among the top five exports for 83% of the world's countries; and
- Are the main source of foreign currency for 38% of the world's countries.

Tourism is a resilient industry that transports nearly 700 million international travelers per year, a figure expected to double by 2020.⁴ It has proven over generations to bounce back from global economic troubles, conflicts and terrorism. As a mature mountain resort community in the Canadian Coast Range, Whistler is poised to lead tourism toward a more sustainable future. The journey has just begun.

Provincial Context

The RMOW is in the traditional territory of *Skwxwú7mosh Úxwumixw* (Squamish Nation) and *L'il'wat7úl* (L'íl'wat Nation). The RMOW has worked in partnership with the Province of British Columbia and First Nations and wishes to continue and build upon that relationship through this OCP. The RMOW has consulted with the provincial government, the Squamish Nation and the Lil'wat Nation (the Nations) in the development of the OCP to obtain their input. Comment [MK13]: Identify key historic policy & partnering relationships between Province and RMOW – incorporation (RMOW Act), original OCP, WVLC, BC Ski Policy, Crown Lands in Whistler, Resort Collaborative, LRMP.

Comment [MK14]: FN: delete references to First Nations in this First Nations section. Response: First Nations Context completed as separate section.

⁴ "Tourism and Biodoversity: Mapping Tourism's Global Footprint", Costas Christ, Oliver Hillel, Seleni Matus and Jamie Seeting, United Nations Environment Programme and Conservation International, 2003

The Sea to Sky Land and Resource Management Plan (LRMP) was adopted by the Government of B.C. in April 2008. It provides strategic direction for the management of public lands and natural resources in a plan area covering almost 1.1 million hectares, stretching from Lions Bay to D'Arcy. This includes values such as water, culture, wildlife and recreation. The LRMP identifies land use zones to guide the management of resources including the Frontcountry Area, Cultural Management Areas, Wildand Zones and Protected Areas, each with different use and protection emphases. The Sea to Sky LRMP also serves as the primary land use planning document respecting the Nations and the provincial government.

On July 26, 2007, the Squamish Nation and provincial government ratified an "Agreement on Land Use Planning," which was included in the Sea to Sky LRMP. On April 11, 2008, the Lil'wat Nation and the provincial government ratified a "Land Use Planning Agreement," which was included in the Sea to Sky LRMP. This OCP supports the land use plans that have been agreed by the province, the Squamish and Lil'wat Nations. On May 23, 2007, the RMOW, Squamish Nation and the Lil'wat Nation (the Nations) ratified the "Legacy Land Agreement" with respect to:

- a) "The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands; and
- b) The disposition of certain Provincial lands to Whistler." These lands are shown on SCHEDULE XX.

This OCP strives to continue the longstanding partnership between the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the Sea to Sky LRMP and reconfirmed and strengthened by this plan.

Through the process of updating Whistler's OCP, over 20 approximately 15 provincial agencies were asked to provided a high-level position on the province's ongoing interest in the continued success of Whistler. This plan will continue and deepen the integrated, collaborative relationship between the province and the RMOW, initiated through the passage of our first OCP in October 1976.

Provincial Interests in Whistler's Future

Whistler is recognized world-wide as a global resort destination and is a significant contributor to the provincial economy. Whistler and the Province of British Columbia have a long history of collaboration to achieve mutually beneficial goals. The RMOW wishes to continue to build upon that partnership relationship through this OCP. The province has an interest in the continued economic success of Whistler while supporting efforts to achieve its community, social and sustainability goals. To provide clarity to provincial interests in the ongoing success of Whistler, provincial agencies provided vital input to this OCP: the following interest statements. These statements are addressed within the goals, objectives and policies of this OCP.

Supporting Tourism and Economic Development

 Seeing Whistler's continued success as a premier resort destination by working with Whistler as it transitions to a mature world-class resort community that remains vibrant, economically successful and sustainable.

Sustainable Community Development

Comment [MK15]: [MFLNR0] References to the Sea to Sky LRMP throughout the document vary slightly. The following, eg. "This OCP understanding and supports the Sea to Sky LRMP with respect to areas outside the RMOW boundary." –Should this be the WUDCA boundary, rather than the RMOW boundary? Not sure if the OCP can "understand" the LRMP. Probably better way to describe this (eg. "recognize"). Recommend including the LRMP zoning in a map.

Response: Add description of Sea to Sky LRMP and link to document in the Glossary. Do not show Map in this plan – may be subject to change, requiring update to this OCP. Remove all descriptions of LRMP elsewhere in document.

Comment [MK16]: FN comment: delete Response: This material has been incorporated below in First Nations Context statement.

Comment [MK17]: [Mueller] [Not sure where you got this number from? You received over 30 interest statements from the Ministry but the number of provincial agencies involved in the development of the statements was more like 12-15.]

Response: Reference to number of removed. This text has been incorporated below in Provincial Interest statements.

Comment [MK18]: Insert text box or bulleted list of key historic policy & partnering relationships between Province and RMOW – incorporation (RMOW Act), original OCP, WVLC, BC Ski Policy, Crown Lands in Whistler, Resort Collaborative, LRMP.

- Capitalizing on Whistler's leadership in sustainable development to guide sustainable resort development in other areas of British Columbia.
- Creating a compact, complete "green community" to reduce community-wide emissions to help the province meet its GHG reduction target.

Healthy Communities

- Building a healthy community by supporting affordable housing, social cohesion, and public recreation values; and
- Ensuring a <u>potable</u> clean, safe supply of drinking water, applying conservation measures and <u>protecting aquifers and watersheds.</u>mMinimizing and managing <u>outdoor</u> air pollution through local policies and actions as well as through collaboration with other agencies in the <u>airshed</u>.
- Promotinge community planning and design that prevents potential environmental threats, reduces or eliminates actual or potential public exposure to chemicals, metals, industrial contaminants and environmental noise.

Collaborative Governance in the Region

- Collaborating with the Squamish-Lillooet Regional District and other municipalities in the region to support the implementation of the Regional Growth Strategy;
- Working with Whistler and the Squamish and Lil'wat Nations to further develop relationships and to explore opportunities to work together on economic and tourism related initiatives.
- Continue to support the collaborative and community led planning with the community.
- Provide a leadership and facilitation role in collaborating with government and not for profit agencies in the region.

Natural Resource Management

- Ensuring consistency between municipal planning bylaws and policies and the Sea-to-Sky LRMP;
- Supporting sustainable forestry and clean energy development; and
- Considering OCP policies that can help protect species at risk and reduce contact between wildlife and people.

Protecting the Existing Community and Future Development from Natural Hazards

 Ensuring the existing built environment and new development avoid natural hazard areas like steep slopes, flood-prone areas, and wildfire interface zones.

First Nations Context Statement

<u>The RMOW is in the traditional territory of *Skwxwú7mesh Úxwumixw* (Squamish Nation) and *L'il'wat7úl* (L'il'wat Nation). The Province and the RMOW are aware that these First Nations have unresolved claims to aboriginal rights and title, which are recognized and affirmed by the Canadian</u>

CHAPTER 1 INTRODUCTION | 15

Comment [MK19]: [VCH] Ensuring potable safe supply of drinking water, applying conservation measures, and protecting aquifers and watersheds. Minimizing and managing outdoor air pollution through local policies and actions, as well as through collaboration with other agencies in the airshed. Response: Edits accepted.

Comment [MK20]: [VCH] Suggested new additional new bullet (#3): <u>To promote</u> community planning and design that prevents potential environmental threats, reduces or eliminates actual or potential public exposure to chemicals, metals, industrial contaminants and environmental noise.]_This language is from the Ministry of Health's model core program for the Healthy Built Environment. Response: New bullet added.

Comment [MK21]: FN Comment: delete. Response: Interest statement provided by Province, not deleted.

Comment [MK22]: [VCH] Consider adding a new bullet to emphasize the collaborative and community led planning within the community. For example the annual town hall meeting and consideration of OCP amendments in this format is an innovative commitment that we think should be highlighted. Response: New bullet added.

Comment [MK23]: [VCH] Consider adding a new bullet about collaborating with government and not for profit agencies in the region (e.g. VCH), acknowledging the leadership and facilitation role of the RMOW in bringing partners together. Response: New bullet added.

Comment [MK24]: [MJTI] It would have been helpful to have this section for comments.] Response: Section completed, giving consideration to FN comments received.

Comment [MK25]: This section prepared taken into consideration FN comments.

Comment [MK26]: First Nations Comment below addressed in new First Nations Context Statement :

Comment: The RMOW is in the traditional territory of Skwxwú7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (L'íl'wat Nation). These lands have been used and occupied by both First Nations since time immemorial. The Province of British Columbia has been notified of the existence of each First Nation's respective traditional territories and that there is substantial unresolved Crown lands within the RMOW boundary. Each First Nation asserts unextinguished title to their respective traditional territories, sovereignty over its traditional territory, and a right to self-determination. The First Nations' asserted aboriginal rights, including title, are protected under s. 35 of the Constitution Act, 1982 ... [1]

Constitution. There are no First Nations Reserve lands within the RMOW boundary but there are substantial Crown lands within the municipal boundary and in adjacent rural areas which could play a role in settlements of aboriginal rights and title claims.

The RMOW, Squamish Nation and the L'il'wat Nation ratified a "Legacy Land Agreement" in 2007 with respect to:

- The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands shown on Schedule "—"; and
- The disposition of certain Provincial lands to Whistler shown on Schedule ".".

The Sea to Sky Land and Resource Management Plan (LRMP) adopted by the Government of B.C. in 2008 serves as the primary land use planning document for the First Nations and the Province. The Squamish and L'il'wat Nations have each ratified a land use planning agreement with the Province that is included in the Sea to Sky LRMP. This OCP supports the land and resource management plan including the ratified land use planning agreements.

RMOW recognizes the authority of the provincial and federal governments to address unresolved Aboriginal rights and title and their responsibility to the reach understandings with these First Nations to address their interests. RMOW is prepared to participate in these discussions, where applicable, and to work cooperatively towards solutions that meet the needs of all parties. The provisions of the OCP that protect certain lands from development furthers the opportunities for productive outcomes related to these matters in future.

This OCP strives to continue and build on the effective partnership among the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the Sea to Sky LRMP and reconfirmed and strengthened by this plan. Consultation with First Nations conducted during the preparation of the plan identified the following specific First Nations interests in relation to matters addressed in the plan:

Supporting Tourism and Economic Development

- Working with Whistler and the Province to further develop relationships and to explore
 opportunities to work together on economic and tourism related initiatives.
- Planning sustainable First Nation developments on existing and future First Nation private lands within RMOW boundaries.
- Working with Whistler and the Province to create appropriate land use planning tools to address
 <u>First Nations economic development interests in Whistler</u>

Natural Resources Management

- Seeking consistency between municipal planning bylaws and policies and First Nations land use agreements with the Province.
- Working with Whistler in supporting sustainable forestry through management of the Cheakamus
 <u>Community Forest.</u>
- Working with Whistler and the Province to include traditional ecological knowledge in OCP policies that can help protect species at risk and reduce contact between wildlife and people.

Comment [MK27]: Provide summary description of agreement in Glossary.

Cultural Resource Management

- Working with Whistler and the Province to develop OCP policies to protect First Nation
 archaeological, heritage and other cultural interests.
- Working with Whistler and the Province to develop policies for including First Nations participation in trail maintenance and development to ensure First Nations interests are considered, such as access to sensitive cultural and spiritual areas.
- Working with Whistler to integrate First Nations history and culture within the resort community, such as the incorporation of First Nation place names and historical facts into municipal signage.

Regional Context

Whistler lies 140 kilometres north of Vancouver in the Coast Mountains of British Columbia, Canada in the southern portion of the Squamish-Lillooet Regional District (SLRD). Travelling along the scenic Sea to Sky Highway, voted "most romantic road in the world," brings breathtaking views of Howe Sound, North America's southernmost fjord, and expansive mountain vistas. Whistler is home to two of the highest-rated recreational mountains in North America: Blackcomb Mountain, top elevation 2,284 metres, with lifts reaching 1,609 metres and Whistler Mountain, top elevation 2,182 metres, with lifts to 1,530 metres. With five lakes, many rivers, creeks and streams in a forested setting, Whistler is a valley naturally designed for four season mountain recreation and lifestyle.

There are just over 10,000 permanent residents in Whistler (according to the 2006 census, unadjusted). On peak holiday weekends, the population can swell to 45,000. Whistler's permanent residents together with help from the nearby communities of Squamish and Pemberton, provide the 13,500 employees needed by the resort during the busy season. The overall population is youthful: nearly half the population is 25 to 34 years old, compared to 30% in the rest of the province.

The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada) of whom about 10,000 live in Whistler (though on peak holiday weekends Whistler's population can swell to 45,000). Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Primary factors driving growth include lifestyle choices, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland. Given this projected growth and the associated challenges and opportunities, a collaborative approach to regional growth Strategy (RGS) to guide development and encourage effective regional collaboration.

The SLRD's RGS bylaw 1062, adopted by the SLRD Board on June 28, 2010, is a long-term plan and agreement addressing growth management in the south of the regional district and economic recovery issues in the north over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD, provides a long term vision for the region and identifies and prioritizes goals across the region that meet common social, economic, and environmental objectives. With the purpose to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources," the RGS will guide the SLRD and its member municipalities with respect to land-use decisions in accordance with their legislative authority and will be primarily implemented through municipal OCPs and zoning bylaws.

Whistler's vision as well as the municipality's overall approach to growth management and the Goals, Objectives and Policies presented in this OCP are consistent with the RGS principles and goals.

The RGS articulates nine goals to strategically address growth management challenges. <u>The goals and objectives of this OCP that correspond to each of the nine RGS goals are as follows:</u>

Comment [MK28]: Section completed to address consistency requirements between SLRD RCS and this OCP. Edits made to focus on policy relationships and remove unnecessary narrative.

Comment [MK29]: [Mueller] Regional context statement needs to be approved by the SLRD after public hearing and before final reading. I am checking to see how our provincial approval fits in as we have never had to deal with this situation before. Response: Understood.

Comment [MK30]: FN Comment: Insert "Although the member municipalities approved the bylaw, the interests of First Nations have not yet been adequately integrated into that plan, and further changes may be necessary following provincial or SLRD consultation." Response: Consultations between the Province, SLRD and FNs are not within RMOW jurisdiction. Further, it's not appropriate for the RMOW to make comments in its OCP on the adequacy of SLRD consultation.

- ÷
- 1. Focus Development into Compact, Complete, Sustainable, Communities.

The overall approach to growth management advocated by this plan is a focus on enhancing and optimizing existing and approved land use and development within an Urban Development Containment Area rather than designating new areas for development. Within that area the plan seeks to protect the natural environment, enhance community character and quality of life, make efficient use of existing infrastructure and facilities, strengthen the local economy and reduce the environmental and energy impacts of the municipality.

2. Improve Transportation Linkages and Options.

In addition to retaining and reinforcing the existing development pattern to ensure that the viability of public transit use is maintained and improved, this plan calls for the continued enhancement of walking and cycling opportunities.

3. Support a Range of Affordable Housing.

This plan states as a goal the housing of at least 75% of the local work force within municipal boundaries, and promotes a diversity of housing forms, densities and tenures including housing that is accessible to all persons.

4. Achieve a Sustainable Economy.

Whistler's overall approach to growth management seeks to reinforce and strengthen the local economy through diversification compatible with tourism and optimal use of existing business, service commercial and light industrial nodes, housing the majority of the work force locally, and supporting sustainable, secure local food systems.

Protect Natural Ecosystem Functioning.

Maintaining the existing development footprint of the Resort Municipality enables the effective implementation of a protected areas network through development permit requirements and conditions. The plan seeks to protect local water quality, reduce GHG emissions associated with solid waste management, manage stormwater and sewer infrastructure to minimize environmental impacts, and maintain a governance structure that is conducive to achievement of climate and energy goals

6. Encourage the Sustainable Use of Parks and Natural Areas.

This plan affirms the Resort Municipality's natural setting as the primary foundation of the visitor experience. The protected areas network will enable the balancing of development impacts with environmental values. Whistler will continue to provide a range of parks, trails and other outdoor recreational opportunities emphasizing viewscapes and a close connection with the natural environment.

7. Create Healthy and Safe Communities.

The transportation, affordable housing and sustainable economy objectives of this plan complement this goal of the regional growth strategy. The plan also seeks to maintain a hierarchy of commercial

and light industrial centres serving local and visitor needs, and articulates goals with respect to local learning opportunities, youth and young adult programs and services, community health and social service facilities, secure local food systems and a dynamic and unique Whistler cultural identity.

8. Enhance Relations with Aboriginal Communities.

The plan includes a First Nations context statement that acknowledges and builds on past cooperation in land and resource management planning and legacy lands planning and expresses a range of particular First Nations interests in Whistler's future.

9. Improve Collaboration among Jurisdictions.

The plan contemplates continued co-operation on planning and community development issues between the RMOW and the Province; First Nations; the Squamish Lillooet Regional District; health authorities; and other local, regional and provincial organizations and agencies whose mandates and interests intersect with those of the municipality.

> TEXT BOX: The SLRD and its municipal partners recognize the importance of planning for a sustainable future based on long term visioning and the intermediate steps required to take us in that direction. The SLRD vision of a more sustainable future includes:

- Living within the limits imposed by natural systems;
- Reducing our dependence on non-renewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Managing land, water and air wisely and efficiently;
- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society and environment; and

• Distributing resources and opportunities fairly and with an awareness of future generations.

For a detailed analysis of how this OCP is aligned with the RGS, please go to Schedule XX.

Comment [MK31]: Prepared for reference. Too detailed for inclusion in Plan.

Regional Context Statement: Alignment and Application

A more detailed description of how the RMOW's OCP supports and relates to the SLRD Regional Growth Strategy is provided in Schedule XX - Regional Context Statement-Alignment and Application.

OCP Chapter ContentGuide to Using this Plan

Each OCP chapter is organized to include the following sections:

Our Shared Future: What Whistler will look like if the goals, objectives and policies for this chapter are applied;

Current Reality: What Whistler looks like today, including current issues and opportunities; and

Goals, Objectives and Policies: What we seek to achieve and guidance for decision-making.

TEXT BOX:
Goal: An ideal or condition to be achieved. Expressed as ends or aspiration.
Objective: Means to achieve a goal or desired result. Achievable.
Measurable. Relevant. Time-bound.
Policy: Specific statements which guide decision-making. Represent clear choices that can be made based on Goals and Objectives as well as analysis of pertinent data. May describe standards or measures that should be satisfied.

For interpretation of this OCP, the Our Share Future and Current Reality sections are provided for information only; they are not considered policy and have no legal effect.

Snapshot: The OCP at a Glance

To create a sound understanding about Whistler's land use planning and implementation, this OCP is divided into integrated chapters:

1. Introduction – The OCP's context sets the course for Whistler's continued success through recognizing the investment and inherent costs associated with our rapid growth period. Whistler needs to manage our assets in a reasonable, respectful, resilient manner. A wide and varied community engagement strategy was carried out to allow the resort community to collaborate in this plan's creation and will help build Whistler's future based on our resort community's shared values and vision. We can achieve continued success through the definition and protection of the Whistler Experience as we seek sustained prosperity.

2. Growth Management – Whistler residents want to understand our limits to growth in a tangible way. This plan's updated growth management framework is built on three key tools. Policy setting limits to growth using a development boundary, a hard limit on bed units and a map outlining permitted land uses are the key components of the growth management structure contained in this plan. Specifically, they are:

- The Whistler Urban Development Containment Area (WUDCA);
- The bed unit limit; and
- The Whistler Land Use Map.

This OCP calls for an annual review of land use and development potential, which will involve ongoing community engagement and input. This plan addresses how to consider proposals

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Comment [MK32]: Indicate that Our Shared Future and Current Reality are provided for information only, are not considered policy and have no legal effect in this OCP.

Identify consistency requirements.

Reference schedules and Glossary for definitions of terms.

Incorporate section on Administration of the Plan. See existing OCP section 3.0.

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Comment [MK33]: Consider moving to front of document, as a summary to provide readers with an overview of the plan and key policy content.

Comment [MK34]: <u>VCH</u> We suggest that a short section on health could be added as a subsection in the OCP introductory chapter (under "Snapshot at a Glance", Page 25 to 27) to round out RMOW's intentions for resiliency, protection of natural assets, economic viability, etc. If added, this section would draw out the strength of the Whistler 2020 health and social strategy and the inclusion of health objectives throughout the OCP. Some suggested draft wording for the proposed addition to the list of bullet points under "Snapshot at a Glance": o<u>a healthy community that connects people to one another, and promotes the health and well-being of all</u>

<u>another, and promotes the nearth and weil-being of all</u> residents as well as visitors.]]] Response: This section has changed to be a summary of

the chapter content. Community health, safety are identified in Chapter 6 summary.

that depart from the municipality's growth management framework. Such proposals should be considered exclusively through the annual land use and development review process which strengthens the growth management framework. This will create a higher standard in the level of consideration for proposals not in conformance with the OCP, to the resort community's benefit. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including community-determined limits to growth.

3. Land Use and Development – As Whistler seeks to evolve, diversify, stay competitive and continue delivering a high quality of life and resort experience, we need to consider opportunities for new uses and approaches that add value and benefit the resort community.

This plan supports seeking ways to locate particular land uses and developments where they are best-suited to the location and lands in question, and where they generate the greatest public benefit for the resort community. Whistler's core commercial areas, particularly Whistler Village, are crucial to Whistler's success. This OCP highlights the need to facilitate upgrades in the core commercial areas – Whistler Village, the Upper Village and Whistler Creek.

Residential accommodation is a key focus of this plan. Whistler's current supply of resident restricted housing is sufficient for the next 5-10 years and this plan continues the provision of diverse, mixed use neighbourhoods. Connected, yet diverse, neighbourhoods support variety and choice in the resort community.

This plan supports the continued supply of a diverse mix of visitor accommodation intent on providing the highest quality visitor satisfaction and service. Providing latitude for owner investment in properties, sometimes used as visitor accommodation, will continue to allow Whistler's guests choice, security and service.

4. Economic Viability – After economically challenging years in the 1980s, Whistler experienced dramatic increases in visitation, development of the built environment and economic growth through the 1990s. As a result of external and internal factors, visitation peaked and began to decline in the year 2000. The resort's current economic challenge is to harness its entrepreneurial spirit to continue building a progressive economy and sustaining economic prosperity in a way that integrates the regional economy and optimizes use and stewardship of existing assets, including natural, social and financial capital. Global factors such as increasing competition, plus growing energy and travel costs, must play key roles in our decision-making, Whistler must be creative and proactive in attracting investment, supporting innovative new business ideas and service offerings, and stimulating a vibrant economy that is aligned with community values and contributes to long-term objectives. This OCP includes policies that will strengthen our four-season tourism economy.

5. Natural Environment – Rich and diverse plant and animal life contributes to the quality of Whistler residents' and visitors' natural experience and strengthens our resort community's ecology. This OCP provides direction for protecting natural areas deemed critical to maintaining sustainable populations of all indigenous plants and animals. The Natural Environment chapter identifies sensitive and important ecosystems integral to Whistler's biodiversity and establishes policies for their protection and enhancement

Comment [MK35]: FN Comment: Insert "The interests of First Nations to legitimate economic development must be considered in any growth management strategy. RMOW must work with First Nations to determine a strategy to prioritize First Nation access to bed units or to exempt them from the restrictions herein on Crown land. This OCP should not be read or applied to exclude or restrict such First Nations development."

Response: This plan does not assume the creation of any bed units additional to those allocated in this plan. This is the desire of our community and is expressed in this plan's GM framework.

6. Quality of Life: As a mountain resort community, Whistler seeks to continue on a path of consciously integrating Whistler's visitors with the day-to-day lives of our residents and the ecology of this place. Strengthening Whistler Village as the social and commercial core of the Whistler Experience with ribbons of trails, parks and experiential places emanating from this vibrant centre, this plan aims to continue on this successful path, with resort amenities complementary of our tourism culture and commerce, as a part of our evolving experience.

This plan provides policy direction for increasing accessibility and inclusion, protecting community health and safety, enhancing our park and trail system and further developing a resort community well-designed for aging in place. Children and youth services are interconnected with facilities to meet Whistler's needs. Arts, Culture and Heritage policies will allow Whistler to diversify our economy and resort offerings.

7. Climate Action and Energy – This plan puts Whistler on a course toward a lower carbon future. Whistler has achieved a 20% reduction in GHG emissions over the past four years primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (enough to power more than 4,000 electrically-heated homes in our climate). Polices in this plan provide direction to meet our GHG reduction targets as Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the resort community's current patterns of energy consumption.

8. Transportation and Infrastructure – Whistler's transportation network and municipal infrastructure, through this plan, will continue to support local residents and visitors from around the corner or around the world while maintaining respect for the natural environment and municipal finances. A commitment to reduced emissions and efficiencies, in transportation, buildings and operations will put Whistler on track to understanding and adapting our energy needs and outputs in a changing world.

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Page 15: [1] Comment [MK26]

Mike Kirkegaard

7/13/2012 1:27:00 PM

First Nations Comment below addressed in new First Nations Context Statement : Comment: The RMOW is in the traditional territory of Skwxwú7mesh Úxwumixw (Squamish Nation) and

L'il'wat7úl (L'íl'wat Nation). These lands have been used and occupied by both First Nations since time immemorial. The Province of British Columbia has been notified of the existence of each First Nation's respective traditional territories and that there is substantial unresolved Crown lands within the RMOW boundary.

Each First Nation asserts unextinguished title to their respective traditional territories, sovereignty over its traditional territory, and a right to self-determination. The First Nations' asserted aboriginal rights, including title, are protected under s. 35 of the Constitution Act, 1982.

A series of recent court decisions have:

upheld the existence of aboriginal title in British Columbia;

declared that aboriginal title coexists with crown title;

limited the instances in which aboriginal title can be infringed by British Columbia or a third party; established strict criteria for any such infringement;

declared that aboriginal title includes the right to choose the use to which the land is put;

placed a legal duty on the Province of British Columbia to undertake meaningful consultation with First Nations and accommodate potential infringement; and

declared that accommodation may have economic and/or cultural components.

The Supreme Court of Canada confirmed in the landmark case of Delgamuukw v. British Columbia": "aboriginal title encompasses within it a right to choose to what ends a piece of land can be put... aboriginal title has 'an inescapably economic aspect',

As a consequence of these decisions, British Columbia is under a legal obligation to consult with and, where appropriate, accommodate the aboriginal title and rights of each First Nation. Therefore, as there is a legal requirement for the Province to recognize First Nations interests within the RMOW boundaries the First Nations require substantial input into RMOW land use planning that has the potential to restrict or infringe on their respective First Nation interests.

On July 26, 2007, the Squamish Nation and provincial government ratified an "Agreement on Land Use Planning," which was included in the Sea to Sky LRMP. This Land Use Agreement did not cover the area of the Resort Municipality of Whistler and Crown land adjacent to it. Discussions between the Province and the Squamish Nation for this area of its territory have been deferred to a Phase 2 Land Use Planning process. Until those discussions have resolved, the status of Crown lands in this area must remain uncertain. On April 11, 2008, the Lil'wat Nation and the provincial government ratified a "Land Use Planning Agreement," which was included in the Sea to Sky LRMP. The Lil'wat – BC Land Use Planning Agreement contemplated that the Province and Lil'wat will be holding discussions to allow Lil'wat Nation to participate in new economic opportunities on Crown lands within the planning area, including within RMOW boundaries. This OCP will be subject to the Lil'wat – BC Land Use Planning Agreement and the land use plans to be agreed by the province, and the Squamish.

On May 23, 2007, the RMOW, Squamish Nation and the Lil'wat Nation (the Nations) ratified the "Legacy Land Agreement" with respect to:

a) "The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands which are shown on Schedule XX; and

b) The disposition of certain Provincial lands to Whistler." These lands are shown on SCHEDULE XX. The Legacy Land Agreement was specific to those particular lands. The aboriginal title of the Lil'wat and Squamish Nations to the other Crown lands within RMOW boundaries remains unresolved. The Lil'wat and Squamish Nations seek further economic activities on those Crown lands which must be resolved between the Province and the First Nations before this OCP can be effective.

First Nations have economic as well as environmental and cultural aspirations within RMOW's boundaries. The development that has occurred to date within the RMOW has largely been without the participation of the Squamish and Lil'wat Nations. The historical development limits and bed unit caps have been placed without consultation with the First Nations, and without recognition of their legitimate rights to economic development of their aboriginal title lands. As Crown lands are returned to the First Nations through various processes, it would not be fair to apply those fixed development limits and bed unit caps in a manner which would preclude fair opportunities for economic development with the First

Nations. The Lil'wat and Squamish Nations and RMOW will need to work together to identify a means for priority application of remaining bed units to the First Nations, or to ensure that there will be exemptions for any First Nation-lead development.

The constitutional obligations to First Nations have a greater precedence in law than the OCP, and this OCP should not be read or applied to exclude or restrict such First Nations development.

CHAPTER 2 GROWTH MANAGEMENT

Our Shared Future:

Understanding our limits to growth has allowed Whistler to focus its efforts to sustain our resort community success and prosperity. The growth management framework that has been adhered to has given clear direction for land use and development and on-going enhancement of the Whistler Experience.

Whistler is proving daily we can sustain prosperity without sustained growth and land use development. Citizens and stakeholders convene on an annual basis to review community priorities and collectively consider new opportunities that advance Whistler's progress towards its vision.

The Whistler Urban Development Containment Boundary, bed unit cap and Whistler Land Use Map have proven to be successful tools in achieving the greatest benefit to the resort community from existing and planned development while preserving Whistler's natural assets. Whistler has a hierarchy of strong mixed use centres with Whistler Village serving as the town centre and hub of the resort community. Sensitive natural areas and green spaces remain intact preserving natural functions, community character and visitor and resident activities. Whistler's residential neighbourhoods are diverse and support healthy living. The local economy has benefited from strategic and collaborative efforts that have leveraged Whistler's existing built and natural assets.

By recognizing and seizing the opportunity created to grow less, innovate and remain true to our values, Whistler continues to break ground as the premier mountain resort community. We are healthy, happy and prosperous. We did this together, and in spite of global economic challenges, we are effectively participating, and adding to, the global tourism sector.

Comment [KD1]: FN comment: insert new paragraph - The interests of First Nations to legitimate economic development must be considered in any growth management strategy. RMOW must work with First Nations to determine a strategy to prioritize First Nation access to bed units or to exempt them from the restrictions herein on Crown land. This OCP should not be read or applied to exclude or restrict such First Nations development. Response: FNs interests are considered by this plan. This plan recognizes aboriginal rights and title and leaves any economic or land based negotiations regarding this in provincial jurisdiction, where it legally rests.

Current Reality

Whistler has experienced tremendous growth over the past 35 years, establishing itself as a major international destination resort community. This period has been characterized by the development of mountain skier facilities, residential and commercial accommodation, commercial and light industrial centres, service infrastructure, seasonal amenities, community facilities and resident restricted housing for Whistler's employees.

Most recently, the 2010 Winter Olympic and Paralympic Games-related infrastructure, competition venues and legacies, as well as two new residential neighbourhoods, have added to the resort community's development footprint.

The bed unit measurement was introduced in Whistler's first OCP adopted in 1976 as a means to manage the future growth of Whistler to be consistent with infrastructure capacity, highway capacity and ski lift capacity. Over time, and through OCP updates, bed units have become enshrined as a critical measure and tool for achieving a progression of community development objectives such as major resort amenities, land acquisition and employee housing. Bed units have become a key reference point for the resort community's understanding of and expectations for Whistler's ultimate size and capacity.

The number of developed bed-units has grown from 6,736 in 1975 to 53,038 in 2009. At year-end 2009, there was a remaining undeveloped potential of 8,196 bed units, with a total approved development capacity of 61,234 bed units.

Whistler's history of growth management policies and development capacity increases are summarized below:

OCP	Key Policy Objectives
1976	Focused development on Whistler and, later, Blackcomb
	Mountain ski facilities, and Village at ski area base. Concept of
	bed units introduced to balance skier, highway and infrastructure
	capacity.
	"Warm Bed" policy established to secure supply of
	accommodation for overnight visitors - implemented through land
	use regulations and development covenants.
1982	Maximum approved development potential set at 45,000 bed
	units (based on municipal/regional infrastructure capacity and
	recognized concern to preserve natural environment and quality
	of resort experience).
	Accommodation phasing tied to provision of service infrastructure
	highway and lift capacity. Provision of a variety of commercial
	uses and accommodation focused within Whistler Village and
	Whistler Creek to increase employment opportunities, stabilize
	the local economy and increase mountain utilization.
1989 Major Amendment	A further 7,500 bed units were allowed through zoning
	amendments to secure summer amenities and affordable residen

Comment [MK2]: Edit this section to: reinforce Whistler's history of strong community planning and growth management initiatives – first plan – Town Centre, warm beds. Importance of these foundations. Progression of planning and growth mangement policies – ability to achieve community objectives. Describe growth and expansion phase – tie to expansion of mountain facilities and capacity – importance of future mtn planning to planning of community.

Current size and struggle to maintain viability of developed capacity. Significant remaining zoned undeveloped potential. Reference beds unit as key measure of capacity; as well as measurements for commercial land uses. Highlight community themes from engagement process – reinforce/strengthen growth limits, pursue new compatible economic opps. Transition from expansion to optimization. Strong community sentiment to be engaged in major decisions affecting the future of the community

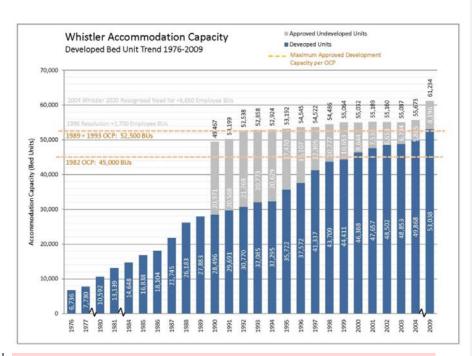
Comment [KD3]: FNs comment: Insert "The bed unit measurement limits were introduced and applied without First Nations' involvement, and their lawful application to Crown lands remains to be resolved with the Province and First Nations." Response: Bed Units have existed since the

RMOW was created by provincial law in 1975. They are a measure of Whistler's development capacity and were agreed on as such by both FNs during the formation of the Legacy Lands Agreement May 22, 2007. FNs understand and have applied BUs to their economic benefit in the sale of the Baxter Creek lands. This statement is not recommended for inclusion in this OCP.

Comment [MK4]: Delete this table. Too detailed a history to include in this OCP. Information is contained within Growth Management and Land Use Background report prepared as part of the OCP planning process. Summarize evolution in narrative.

	housing. The amendment brings potential development capacity
	to 52,500 bed units, in addition to new employee housing.
	to 52,500 bed units, in addition to new employee nousing.
1993 CDP and OCP	Community members recognized there was little need to further
	increase approved development capacity through new rezoning
	capacity limit of 52,500 bed units is carried forward. Rezoning to
	increase this capacity only considered under extraordinary
	circumstances and benefit.
1996 Council Resolution	An increase of 1,700 bed units is approved, allocated 100% to
	affordable resident housing. Figure based on projected future
	employee generation and was to be aligned with number of bed
	units and employees generated under the new Employee Works
	& Services Charge Bylaw.
2004 Whistler 2020	New resort community vision and sustainability plan provides for
	up to 6,650 additional bed units to accommodate the resort
	community's housing needs and the overall goal of maintaining
	75% of the workforce living within Whistler.
2011 OCP update	Community members seek fixed development capacity limit
	measured in bed units. Bed unit capacity policy written into this
	OCP: Restrict Whistler's accommodation capacity to a maximum
	of 61,750 bed units. (This capacity limit comprises both market
	and resident-restricted accommedations.) The growth
	management framework established within this plan also includes
	the Whistler Urban Development Containment Area and Land
	Use Map, providing further direction for growth management decisions.

Comment [KD5]: From FNs: 2 The application of the Whistler Urban Development Containment Area and Land Use Map on Crown lands must take into account First Nations interests, and so may not apply to First Nation activities and developments. Response: Zoned and unzoned Crown Lands have been designated "non-urban" lands for the purpose of this OCP. It is RMOW's position that this designation clearly does not infringe on aboriginal rights and title by designating these lands for urban development. Hereby initiating a process that might result in the lands being acquired for development. RMOW has no jurisdiction in treaty, economic or other negotiations between the Province and FNs. IF these lands are the subject of agreements between FNs and the Province regarding economic development or other activities that do not change the constitutional status of the lands, RMOW does have a role and jurisdiction in the zoning and development of these lands in future, and would be involved in the same way that it was involved in the Legacy Lands process.



Whistler's current developed accommodation capacity is 15,380 dwelling/accommodation units comprising 53,038 bed units. Of this total, 49% is for residential and residential tourist accommodation, while 44% is commercial tourist accommodation and 7% is resident-restricted housing. The current developed capacity of non-residential space is 2.4 million square feet (64% commercial, 12% industrial, 20% public/institutional and 4% vacant).

Whistler has significant remaining development potential as part of its already committed and approved capacity under existing zoning for residential, commercial and light industrial land uses. The remaining potential for each land use category as of year-end 2010 was mapped and inventoried as part of the initial phase of this OCP update process<u>and is presented in the Growth Management and Land Use Backgrounder report</u>. This information is documented separately and is to be updated and reported as part of the annual resort community review of development priorities.

Through this OCP update process, community members and stakeholders expressed strong support for renewed growth management and land use policies to address:

- Concern over further growth and <u>expansion and potential impacts the effects growth could</u> have on<u>on</u> the resort community's character, <u>experience</u>, quality of life, and property values and viability of existing businesses — the Whistler Experience;
- Desire to look for new, diverse opportunities to strengthen the tourism-based economy;
- Desire to have a forward-looking plan that provides some certainty by setting limits to growth, and anticipating and identifying desired future land use and development; and

Comment [mkirkega6]: Do not include detailed information and data. This is captured in the background reports and is maintained through the municipality's inventorying and monitoring programs. This plan also recommends an annual process for sharing information with the community on development priorities and existing and remaining development potential for all types of land uses.

Insert text that more generally describes growth and expansion that has taken place, current size and issues in ensuring viability of capacity that we have in place, as well as substantial undeveloped zoned capacity.

• Desire to better utilize and enhance our built environment in ways that are progressive, optimize space/usage and evolve over time.

These ideas have been supported through policy in this OCP and will help take our resort community from our current reality to our desired shared future.

Goals, Objectives and Policies

Goal 2.1. Guide Whistler's next phase of evolution as a maturing resort community focused on enhancement and optimization of existing and approved land use and development.

Objective 2.1.1. Establish and adhere to community-determined growth limits through this OCP.

- 2.1.1.1 Policy Work with the provincial government, local governments and the First Nations to prevent establishment of any new settlement areas and to restrict urban development in the Whistler region of interest (generally described as being north of the District of Squamish municipal boundary and south of the Village of Pemberton municipal boundary).
- 2.1.1.2. Policy Contain Whistler's urban development within the boundary of the *Whistler Urban Development Containment Area* (WUDCA) as shown on the Whistler Land Use Map in Schedule "A" (generally described as encompassing the area from Cheakamus Crossing and Function Junction to the south, through Emerald Estates to the north).

TEXT BOX: These policies establish limits to expansion of human settlement and urban development within Whistler and its region. This is consistent with goals and strategies established by the SLRD Regional Growth Strategy. The policies support a compact regional and local urban development pattern that results in: distinct community boundaries reinforcing community identity; uninterrupted natural areas supporting biodiversity and scenic quality; efficiency in the provision of infrastructure and services minimizing costs to taxpayers; efficiency in transportation reducing energy requirements and GHG emission; and consistency in regulations and polices guiding the character and quality of development.

2.1.1.3. Policy

Restrict Whistler's accommodation capacity to a maximum of 61,750 bed units.

Comment [KD7]: [VCH] [General comment, applies throughout the document: The terms and associated figures for 'workforce' and 'residents' could be defined and distinguished from one another, to be more understandable and transparent. For example, page 31 "Resident Housing" subheading.] Response: Okay. Define terms in glossary and review consistency of usage of terms throughout document.

Comment [KD8]: [Resort Development] [Recommend that it be noted that the province is currently reviewing draft Master Plan updates for Whistler and Blackcomb. The updates propose significant upgrades to the recreational offering and guest experience at WB including the addition of 23 lifts, 13 restaurants and 4 mountain lodges to ensure guests have an excellent experience on the mountains. The Province and the RMOW should work together to ensure that there is continued consiste between the OCP and the resort master plans all of which will be updated from time to time. Recommend that this objective be included in the OCP.1 ... [1]

Comment [KD9]: [Resort Development] [Our Branch understands and generally agrees with th policy of restricting development along the corridor to a resort in order to maintain a sense of arrival; however situations may arise in the future where it is in the provincial or local government interest to permit some form of development outside of Whistler's municipal boundaries. Recommend adding wording that allows for development in certain cases.] ... [2]

Comment [KD10]: FNs Comment: other than those approved by First Nations. Response: This edit is not recommended for inclusion. Any regional boundary expansion or new urban land designations would contravene the SLRD RGS and would be inconsistent with the Regional Context Statement included in this plan. RMOW does not want to be in conflict with the SLRD RGS which has a mapped schedule outlining all "settlement lands" (....[3]

Comment [KD11]: [While I appreciate that Whistler has interests about resource management, and restrictions on urban development, on the lands surrounding the municipal boundary, Whistler has no direct control over these areas/activities.] [Mueller] Response: Understood. The municipality is stating its interests for consideration. These interests are consistent with the adopted RGS and purpos [... [4]

FULL COMMENTS FROM PAGE 29

Comment KD 8

[Resort Development] [Recommend that it be noted that the province is currently reviewing draft Master Plan updates for Whistler and Blackcomb. The updates propose significant upgrades to the recreational offering and guest experience at WB including the addition of 23 lifts, 13 restaurants and 4 mountain lodges to ensure guests have an excellent experience on the mountains. The Province and the RMOW should work together to ensure that there is continued consistency between the OCP and the resort master plans, all of which will be updated from time to time. Recommend that this objective be included in the OCP.]

Response: In current reality section add paragraph about importance of mountains to success and evolution of Whistler. Identify Master Plan updates underway and importance for consistency with the municipality's OCP. This objective is addressed by policy 2.3.2.4.

Comment KD 9

[Resort Development] [Our Branch understands and generally agrees with th policy of restricting development along the corridor to a resort in order to maintain a sense of arrival; however situations may arise in the future where it is in the provincial or local government interest to permit some form of development outside of Whistler's municipal boundaries. Recommend adding wording that allows for development in certain cases.]

Response: This policy is consistent with the Regional Growth Strategy. It supports the community planning objectives as described in the test box. It does not suggest prohibiting any and all development in the region. See related policy 2.3.2.4 for land uses and development supported by municipality. RMOW seeks to strengthen coordinated planning and reivew of Crown Land tenure applications to achieve provincial and RMOW interests. Urban development is defined in the glossary.

Comment KD 10

FNs Comment: other than those approved by First Nations.

Response: This edit is not recommended for inclusion. Any regional boundary expansion or new urban land designations would contravene the SLRD RGS and would be inconsistent with the Regional Context Statement included in this plan. RMOW does not want to be in conflict with the SLRD RGS which has a mapped schedule outlining all "settlement lands" within the RMOW boundary. Through the Regional Context Statement, RMOW has made the WUDCA and Land Use Map in this plan "consistent" with the goals and associated mapping in the SLRD RGS.

Comment KD 11

[While I appreciate that Whistler has interests about resource management, and restrictions on urban development, on the lands surrounding the municipal boundary, Whistler has no direct control over these areas/activities.] [Mueller]

Response: Understood. The municipality is stating its interests for consideration. These interests are consistent with the adopted RGS and purpose and goals established in the Local Government Act. Objective 2.3.2 further sets forth Whistler's

Comment KD 12

FNs Comment: Insert "other than those undertaken by First Nations on lands owned or acquired by them."

Response: This requested exclusion has been commented on earlier. The plan cannot lawfully apply discriminatory policies based on what persons acquire interests in Crown land. If land outside the WUDCA moves outside Whister's jurisdiction by designation as Reserve or treaty settlement land, those lands will be the subject of future discussions between the parties.

TEXT BOX: The <u>development</u> capacity limit established in this plan provides a limited allowance of 477 additional bed units for new rezoning proposals providing the municipality with limited flexibility to achieve recognized resort community benefits and to deal with special circumstances, understanding that the current employee housing inventory provides adequate supply for the next 10 years. Current priorities are:

Protecting and enhancing the existing built and natural environment;

Major renovation and redevelopment projects in high-profile areas; and

New resort offerings which Initiatives that strengthen the local tourism economy and are compatible with tourism.

2.1.1.4. Policy

Strive to achieve targets specified through the OCP consultation process for the following key indicators:

- Percentage of area within the WUDCA that is undeveloped. Target: Minimum of 56%.
- b) Whistler Blackcomb visitor capacity. Target: 2.8 million annual visits.
- Average annual commercial accommodation occupancy. Target: Minimum of 65%.
- d) Net promoter score. Target: Minimum of 8.5 out of 10.
- e) Percentage of Whistler employees residing in Whistler. Target: Minimum of 75%.
- f) GHG emissions. Target: 33% below 2007 levels by 2020 measured in tonnes of CO_2 equivalent.
- g) Energy use. Target: 10% below 2007 levels by 2020 measured in GJ.
- h) Average potable water consumption. Target: Maximum of 425 litres/person/day.
- i) Solid waste disposal. Target: Zero waste.
- j) Hectares of disturbed land returned to natural conditions. Target: 10 hectares in next five years.

POLICY TEXT BOX: Community-wide key indicators with targets provide focus and will assist the community in achieving the goals, objectives and policies in this OCP.

Objective 2.1.2. Optimize the use and function of existing and approved development.

Comment [KD14]: FNs Comment3 Insert: "Other than those undertaken by First Nations on lands owned or acquired by them." Response: This concept has been commented on previously. Land acquired by First Nations but still within Whistler's jurisdiction would be counted and Whistler cannot lawfully exempt land from the calculation by reference to who owns it.

Comment [MK13]: Broaden. Also not just

new

Comment [MK15]: Review validity of this indicator – how calculated. Is there a better measure that reinforces desire to focus new development to existing impacted areas, minimize new 'greenfield development' and remaining green spaces a buffers.

2.1.2.1. Policy	Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.			
2.1.2.2. Policy	Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights.			
2.1.2.3. Policy	Ensure new land use and developments are complementary to existing development and add to Whistler's success; avoid expansion and duplication that contributes to oversupply, diminishes the success of existing uses and development, and creates additional burdens on the resort community.			
2.1.2.4. Policy	Support needed reinvestment, renovation and redevelopment of aging properties in Whistler's core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as public benefits.			
2.1.2.5. Policy	Do not support land use and development proposals that will have unacceptable negative environmental, social, health, or economic impacts.			
and 2.2. Manage land use and development to protect the natural				

Goal 2.2. Manage land use and development to protect the natural

environment, enhance the mountain resort community's

character and quality of life, support efficient use of

infrastructure and facilities and strengthen the local economy.

Objective 2.2.1.	Reinforce Whistler's mountain resort character, compact development pattern, social fabric, economic vitality and diversity.
2.2.1.1. Policy	Maintain the natural forested mountain character and scenic quality of Whistler and its surrounding areas.
2.2.1.2. Policy	Protect and rehabilitate natural areas critical to local biodiversity and ecological form and function, as described in the Natural Environment chapter.
2.2.1.3. Policy	Minimize land disturbance and conversion of remaining undisturbed natural areas to development.
2.2.1.4. Policy	Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character and values.

Comment [KD16]: The Resort Development Branch supports this approach.

Comment [MK17]: [VCH] Add "health" to the list. Also, VCH has available health impact assessment criteria that can be adapted to assess health impact of major development proposals, which could be drawn upon as needed.] [VCH] Resort Development: Does Whistler 2020 cover this? I would think that it does

Response: Health added to list. A copy of the health impact assessment criteria would be appreciated for review of proposals. Criteria too detailed for inclusion in OCP. Ultimately, unacceptable negative impacts decided by bylaws and Council consideration of rezonings.

Comment [MK18]: Policies related to wildfire and hazards protection are located in the Quality of Life Chapter under Public Safety. Consider moving or repeating here. They pertain primarily to land use and development.

	2.2.1.5. Policy	Respect and reinforce Whistler's single Town Centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character as established in the Commercial and Light Industrial Land Use chapter.	
	Oi	DLICY TEXT BOX: The Town Centre concept established in Whistler's initial ficial Community Plan has been fundamental to the success of the resort mmunity.	
	2.2.1.6. Policy	Support a diversity of attractive and distinctive residential neighbourhoods with varying densities and dwelling types that fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks.	
	2.2.1.7. Policy	Encourage home-based businesses that support quality of life and the local economy.	 Comment [MK19]: From Rollo policy review.
	2.2.1.7. Policy2.2 2.2.1.8. Policy2.2 a)	1.8. Policy Reinforce land use and development patterns that support the objectives set out in the Transportation and Infrastructure chapter; GHG emissions and energy consumption targets; and efficient use of infrastructure and services. 1.9. Policy Enhance the high visual quality along the highway corridor through Whistler, through measures including:	Comment [MK20]: [MFLNRO] [Enhance the high visual quality along the highway corridor through Whistler, through measures including: Adopting this policy to enhance visual quality has potential to impact forest harvesting. The existing scenic area designations and visual quality objectives provide some guidance through the corridor. Visual quality may not be enhanced by attempting to hide resource activities. Measures such as buffers may not be appropriate (eg. May blow down, not provide expected screening). Consider this as an opportunity for education (interpretive signs) in recognition for resource activities such as forestry.] Response: New policy added to address comments.
	b) c) d)	activities.	Comment [CDaniels21]: [MFLNRO] Consider the statement to protect green buffers as screens for aesthetics. 20 metre leave strips along highways would probably not screen development, in addition to being susceptible to blowdown. Consider greater setback distances from travel corridors for development. [MFLNRO] Response: 20 metre minimum. Corridor enhancement plan and guidelines to further address.
	e)		 Comment [MK22]: [MOTI] [except as required by the Minsitry of Transportation and Infrastructure for the safety and operation of Highway 99.] Response: suggested text added.
1	"fri to	DLICY TEXT BOX: The highway corridor through Whistler is our community's ont door" and is therefore critical to the impression people form of Whistler and their overall experience.	 Comment [MK23]: [MOTI] [in consultation with the Ministry of Transportation and Infrastructure. [Is the obejective to develop design guidelines for developments along the highway or design guidelines for the highway – this should be clear] Response: Suggested text added. Policy
		rotect human safety and property from natural azards <mark>.</mark>	 clarfied to apply to development along highway not highway design.

Comment [MK24]: This objective and related policies have been moved here from Quality of Life, Public Safety.

CHAPTER 2 GROWTH MANAGEMNT | 32

2.2.2.1. Policy	A hazard assessment report prepared by a qualified professional may
	be required for applications for zoning amendments, subdivision,
	development permits and building permits.
2.2.2.2. Policy	Create wildland/urban interface guidelines based on Whistler's forests,
	topography, access, built form and wildfire characteristics and
	situations.
2.2.2.3. Policy	Encourage an integrated approach with Cheakamus Community
	Forest Society to use the future Whistler wildland/urban inerface
	guidelines, once developed, in the community forest.
2.2.2.4. Policy	Coordinate wildland/urban interface guidelines with the OCP's natural
	environment policies.

Goal 2.3. Guide the type, location, amount and timing of land use and development to move towards the resort community's Whistler2020 vision, priorities and descriptions of success.

Objective 2.3.1.	Plan land use and development to complement and better capitalize upon Whistler's existing development and remaining natural areas.	
2.3.1.1. Policy	 Designate the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries as shown on the Whistler Land Use Map and associated descriptions of map designations contained within this plan as Schedule A. Establish and maintain a the Whistler Land Use Map that depicts all parcels of land within the municipal boundaries and designates general land uses that are supported by this OCP for each parcel. a) Establish Schedule B1 of the OCP as the current Whistler Land Use Map. b)a) Require an amendment to this OCP and the Whistler Land Use Map for any proposed use departing from the general uses depicted for that parcel. c)b)Recognize the municipality's commitments between the municipality and the Squamish and Lil'wat First Nations under the Legacy Land Agreement, as amended, with Squamish and Lil'wat First Nations dated May 23, 2007, as provided for within that agreement. The lands that are the subject of this agreement are shown on Schedule ''.] d)c) Community facilities, utilities, parks, schools, daycare facilities and places of worship may be located anywhere within the municipality 	Co su ww of pa id id su id Re Co su id co su id co su id co su id co co su id co co su id co co co co co co co co co co co co co

Comment [MK25]: [Mueller] [Question: Not ure what role this has and the link to Schedule B. What regulatory direction can this give if it is not ontained within the OCP bylaw itself?] tesponse: Text revised to clarify. Note, description of map designations to be placed in plan on next lage after map.

Comment [MK26]: [Resort Development] suggest inserting (d) Recognize developments as identified in Whistler and Blackcomb approved Master Plans]

Response: Comment is addressed in Policy 2.3.2.4.

Comment [MK27]: Prepare new schedule and include for reference along with use designations. subject to municipal zoning requirements and any additional regulatory approvals and permitting criteria.

e)d) Land use and development of the lands commonly known as the Tennis Resort Lands shall be subject to amenity zoning requirements supporting Whistler's resort community economy and quality of life.

POLICY TEXT BOX: The zoning of properties is to be consistent with these general land use designations. A proposed use or development not permitted under current zoning requires rezoning. If the proposed use or development is not generally consistent with the OCP Whistler Land Use Map designation, then an OCP amendment is also required.

The Whistler Land Use Map will provide strategic direction, certainty and transparency for land use and development within the municipality. The map establishes general categories of land use designations providing some flexibility for more detailed zoning and development permit guidelines that are customized for specific parcels of land to meet the goals, objectives and policies of this OCP. Uses listed are for general guidance only and don't exclude ephemeral uses, special events, festivals, and uses similar to those listed.

2.3.1.2. Policy Establish the Cheakamus Crossing neighbourhood as the primary location for any new resident restricted residential development.

POLICY TEXT BOX: Cheakamus Crossing is a master-planned neighbourhood with a significant undeveloped land base that is owned by the municipality and is committed to resident restricted housing use under the Community Land Bank agreement with the Province. It has been developed with additional infrastructure and services capacity to meet future demand. Municipal ownership of the land and infrastructure provides for the most cost-effective delivery of additional resident housing and supports existing investments. Any employee housing obligations associated with other developments, as required under the municipality's policies and bylaws, should be directed to this site. The Phase I area of Cheakamus Crossing has the potential for an additional 166 dwelling units, estimated at 695 bed units. The Phase II residential reserve lands are undeveloped and have the potential for 419 dwelling units or 1,674 bed units under existing zoning. Any future development should proceed according to an amended phased master plan for this area.

2.3.1.3. Policy Develop sub-area plans for Whistler Village, Whistler Creek and Function Junction as delineated on the Whistler Land Use Map.

- Objective 2.3.2. Seek to coordinate land use development and redevelopment outside of the Whistler Urban Development Containment Area and within the municipality's regional of interest adjacent to the municipality' to maximize consistency with Whistler's vision, policies and bylaws.
 - 2.3.2.1. Policy Strengthen relationships with agencies and stakeholders that have interests or authority in Whistler or the Sea to Sky corridor.

Comment [MK28]: [VCH] suggest add "[and additional regulatory approvals and permitting criteria"] Response: Text added.

Comment [KD29]: FNs Comment: Insert f) Recognize that for Crown lands now owned or subsequently acquired by First Nations will not be restricted by the Land Use Map or this OCP. Response: This concept has been commented on previously. The edit is not accepted.

Comment [MK30]: [Additional restricted resident development in the Cheakamus Crossing neighbourhood is a concern because of the land use conflict and impact on residents health from the neighbouring resource gravel extraction and removal uses. Designation of this area for future residential development conflicts with Policy 3.10.1.1 that discourages land uses or development that may be adversely affected by rock and mineral extraction operations located near them (Other policies referring to Cheakamus Crossing residential development include 3.1.1.2, etc.) VCH is supportive of plans to enhance and add neighbourhood amenitie within areas that are intensified and further developed with residential uses. This encourages people to be more physically and mentally healthy by being physically active, interacting, and accessing healthy and ffordable food.] [VCH]

Response: The Cheakamus Crossing neighbourhood has significant additional capacity for development with land granted from the Province under the legacy land agreement, and infrastructure and servicing investments funded in part through the 2010 Games. This location is now an established neighbourhood with the best opportunity for delivering cost effective 'affordable' housing. A new park amenity for the neighbourhood is currently under development. The municipality is working to minimize the impact of adjacent resource extraction uses.

Comment [MK31]: Revised to correctly define area to which objective and policies apply.

CHAPTER 2 GROWTH MANAGEMNT | 34

- 2.3.2.2. Policy Support implementation of the Squamish-Lillooet Regional District Regional Growth Strategy.
- 2.3.2.3. Policy Implement directions established in the Provincial Sea to Sky LRMP.
- 2.3.2.4. Policy Restrict land use and development outside of the WUDCA to public open space, non-urban development, low impact recreation and carefully managed resource uses, in order to protect environmentally sensitive lands, hazardous areas and aesthetic values, with the following provisos:
 - a) Recognize the municipality's commitment under the Legacy Land Agreement for potential development of the Callaghan Valley Lands for golf course and outdoor recreation facilities, as provided for within that agreement-

a)b) Consider First Nations economic development objectives

- b)c)Support Whistler and Blackcomb Mountain Controlled Recreation Area land uses and development as approved by the provincially adopted Master Plan Update for each mountain subject to conformance with Whistler2020, this OCP, building permit regulations, employee housing requirements and infrastructure and services capacity limits.
- e)d)Support municipal co-management of provincially directed timber resource harvesting through the municipality's participation in the Cheakamus Community Forest.
- d)e)____Establish and maintain an inventory of Crown land tenures and associated master plans within the region.
- e)f) Update and apply procedures and guidelines by which to review and provide comment on referrals by the provincial government in respect of applications for Crown land tenures.
- f)g) Work with relevant agencies and stakeholders to prepare a sub-area plan for the Callaghan Valley.
- <u>g)h</u> Amend the Rural Resource One zone to allow only non-urban land uses and development densities.

POLICY TEXT BOX: The use and development of lands outside of WUDCA are critical to Whistler's success and sustainability and the goals and objectives of this OCP. It is important, therefore, to articulate Whistler's vision for these lands. This policy supports policy 1.1.1, Whistler's limits to growth, and the desires to prevent any new settlement areas and to restrict urban development outside the containment area. Crown lands comprise the vast majority of lands outside WUDCA (approximately 85%). The use and protection of these lands is critical for maintaining visual quality and recreation values

Comment [KD32]: FNs Comment: Insert "once such strategy has received the support of the First Nations."

Response: Not recommended for inclusion. The RMOW is required to include in the OCP a Regional Context Statement with which the rest of the OCP including this statement is consistent, and this edit makes the RMOW's support of the RGS conditional on the FN's acceptance of other entities. The SLRD has its own First Nations consultation obligation towards the FNs.

Comment [MK33]: FNs Comment: Insert new "b) Respect and encourage First Nations economic development objectives;" Response: Add text, be open to consideration of proposals that are consistent with objectives of RMOW.

Comment [MK34]: [General Comments: Terry Pratt, Resort Development The OCP Update process was very inclusive and is a good model for other destination resorts as they move from a growth phase to a community development phase with limited growth. The document is clear and very wellaid out and provides a good foundation for Whistler's future. Our key interests are to ensure the OCP update is aligned with what is existing at Whistler and Blackcomb resorts and what is being proposed in their Master Plan updates as both the RMOW and the Province have a keen interest in ensuring the continued success of the resorts. The Master Plan updates include conceptual plans for additional residential and commercial development in the South Base of Whistler and a park and ride concept at Cheakamus Crossing however, the company is aware that future development in those areas will require additional municipal and provincial approvals and an amendment to the bed unit cap. Our Branch appreciates that the OCP update provides for some flexibility in land evelopment options within the Whistler Urban Development Containment Area.]

Comment [MK35]: FNS comment: and for allowing fair economic development opportunities for First Nations. Response: Not accepted

CHAPTER 2 GROWTH MANAGEMNT 35

2.3.2.5. Policy	Evaluate and pursue expansion of the municipal boundary as deemed		
,	appropriate, considering municipal interests, associated		
	responsibilities and fiscal impacts, and the interests of First Nations.		
2.3.2.6. Policy	Establish municipal OCP policy and zoning regulations for any lands		
,	incorporated within the municipality as a result of boundary expansion		Comment [MK36]: [Mueller] [Comment: As you probably know, regional district bylaws that are in place at the time of a boundary expansion are inherited by the municipality. They can of
Objective 2.3.3.	Apply clear fair and objective procedures and criteria for consideration of community priorities and opportunities including proposed land uses and		course be subsequently amended.] Response: Recognized. Municipality's objective is to achieve consistency and recognize existing land uses and developments that have been permitted under SLRD zoning.
	developments.	Ň	
the community er there is a role in t	d and supportive of the annual review process for the OCP, particularly gagement piece for consideration of OCP amendments. Perhaps his process for participation by agencies that work in the corridor o be included in the process by providing comments on health impacts		Comment [KD37]: FNS comment: delete policies 2.3.2.5 and 2.3.3.6 Response: RMOW will consult FNs on any proposed boundary extension. RMOW proposes to retain these policies, adding to 2.3.2.5 "and the interests of First Nations".
of proposed OCP			Comment [mvance38]: Great idea
2.3.3.1. Policy	Conduct an annual review process for updating and engaging the		
2.0.0.1.1 0109	community on land use and development that includes community		
	input on new opportunities and resort community priorities, including a		Comment [MK39]: Wording revised to
	review of future development potential and consideration of significant		capture intent and provide flexibility – existing wording too prescriptive.
	land use and development proposals that require an amendment to		wording too preservate.
	this OCP, require rezoning for additional bed units or require rezoning		
	for a significant change in permitted use or density.		
ī	POLICY TEXT BOX: The proposed annual process responds to the resort		
	community's desire to be engaged in considering new opportunities and proposals for enhancing the success of the resort community.	/	Comment [KD40]: FNs Edit: Replace existing to read: When dealing with consultation matters under s.879 of the Local Government Act have
2.3.3.2. Policy	Any proposed OCP or zoning amendment must address and be	/	substantive consultation with First Nations on
2.0.0.2.1 0109	evaluated against the relevant goals, objectives and policies	1	significant amendments to this plan in relation to previously undeveloped lands.
	expressed in the OCP, Whistler2020 and any other relevant municipal	į.	Response: This change is not acceptable.
	policies or bylaws.	1 1	Comment [MK41]: [MFLNRO] [Cultural areas were identified through the LRMP and could be
2.3.3.3. Policy	When dealing with consultation matters under s.879 of the Local Government Act, provide to First Nations an opportunity to comment on significant amendments to this plan in relation to previously		included in the OCP maps. However this would not replace consultation with First Nation on any new areas.] [MFLNRO] Response: Refer to FN for inclusion of maps.
	undeveloped lands, that could reasonably be expected to affect Spirited Ground Areas, Wild Spirit Places or sites of cultural significance to First Nations that are within the lands that are the subject of the proposed amendments, or that could potentially be inconsistent with the cultural values of First Nations.		Comment [KD42]: FNs Comment: Insert "other than a proposal by First Nations" Response: This addition is not being recommended for inclusion in the revised draft OCP. RMOW looks at this plan, and the FNs opportunities associated with it relative to: "benefits to the resort community and will
2.3.3.4. Policy	Any land use or development proposal that:	/	substantially strengthen Whistler's progress towards achieving its vision." RMOW does not
	 Does not conform to WUDCA; or 		want to exclude FNs from this policy for the future mutual benefit of both parties.

CHAPTER 2 GROWTH MANAGEMNT | 36

- Proposes to raise the bed unit limit; or
- Does not conform to the Whistler Land Use Map,

Should not be favourably considered unless it is a strategic opportunity that demonstrates extraordinary benefits to the resort community and will substantially strengthen Whistler's progress towards achieving its vision. Any such proposals shall be subject to significant community engagement to obtain the views of community members and stakeholders, and this shall be in addition to the statutory public hearing process. evid only be considered through the annual review process.

- 2.3.3.5. Policy Evaluations required for considering land use and development proposals should be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the municipality.
- 2.3.3.6. Policy Such evaluations are deemed advisory to provide staff and Council with the information needed to evaluate a proposal. Council is not bound by them.

Comment [MK43]: Existing wording was too narrow and prescriptive. This reflects input from OCP engagement process.

CHAPTER 3 LAND USE & DEVELOPMENT

RESIDENTIAL ACCOMODATION

Our Shared Future

Whistler is a community of distinct neighbourhoods each with a unique character supporting diversity, variety and choice in housing. Neighbourhoods have a harmonious relationship with the natural landscape which remains predominant.

Green buffers between neighbourhood pods contribute to neighbourhood identity, pride and social-wellbeing. Trail networks provide connections and promote walkability. They also extend access into nature for peace and tranquility, recreation, leisure and healthy living. Easy access to nature is fundamental to Whistler's quality of life and has been a primary consideration in development and protection of Whistler's residential neighbourhoods.

Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency. While single family housing remains the largest segment of housing in Whistler, densities in selected areas have increased with the support of the neighbourhood adding further variety in housing choice.

Whistler's employees enjoy a secure supply of resident restricted housing that includes a range of housing types, prices and tenures. This supply has maintained at least 75% of employees living in Whistler and contributing to resort community vibrancy.

New housing and renovations incorporate a variety of green building features helping to reduce energy demand and GHG emissions and providing healthy homes.

Current Reality

Owing in part to its rapid evolution, from a rustic wilderness getaway to an internationallyacclaimed four-season resort, Whistler is characterized by an eclectic mix of residential developments. In many neighbourhoods small chalets, cabins and condominiums built in the 1970s and 1980s remain alongside newer, larger and more significant dwellings in detached and multi-unit buildings. The variation in building type reflects a range of residential uses and ownership.

Whistler's resort community context and local government housing affordability policies have shaped residential land use and responded to four distinct markets including the recreation, local resident, local resident-restricted and investment markets. Given the limited supply of land for development and the large number of recreation home buyers, developers have preferred to target the high end recreational market. Increasing land prices precluded the private sector development of rental housing and more affordable housing units for the local workforce. As a result, home ownership and quality rental accommodations have historically been a challenge for the local resident market.

The Whistler Housing Authority (WHA), formed in October 1997, was created to oversee the development of resident restricted housing in Whistler for Whistler employees and retirees. Through a steadfast commitment, the resort community now has approximately 2,000 units of resident-restricted housing (both rental and owner occupied units). The municipality also has a substantial land bank for future resident restricted housing that may be developed on an as needed basis to continue to achieve Whistler's goal of housing 75% of its employees within the resort community.

Goals, Objectives and Policies

Goal 3.1. House at least 75% of the local workforce within the resort community.

Objective 3.1.1.	Maintain and augment an inventory of resident- restricted housing in perpetuity, for rental and ownership tenures to be available for resident employees and retirees.
3.1.1.1. Policy	Collaborate with the WHA in reviewing and delivering the housing needs of the resort community.
3.1.1.2. Policy	Establish Cheakamus Crossing as the primary location for any new resident-restricted development.
3.1.1.3. Policy	Notwithstanding Policy 3.1.1.2 designate and maintain additional Residential Reserve lands as identified on the Whistler Land Use Map for potential future resident-restricted housing, as required to support Whistler's evolving housing needs.
3.1.1.4. Policy	New developments, other than residential, must include resident- restricted units on or off-site, or pay the cash in lieu contribution in accordance with municipal bylaws.
Goal 3.2 Promo	te a diversity of housing forms, tenures, residential
uses and c	lensities to support the resort community's needs.
Objective 3.2.1.	Encourage accessibility, flexibility and adaptability in residential land uses.
3.2.1.1. Policy	Encourage residential neighbourhood and building design to meet accessibility and inclusivity standards and best practices.
3.2.1.2. Policy	Support additional "Live/Work" zoning in appropriate locations.
3.2.1.3. Policy	Encourage the development of seniors' housing to help meet the needs of retiring workers and support aging-in-place.
3.2.1.4. Policy	Encourage <u>Collaborate with</u> appropriate agencies and organizations to investigate requirements and provide on an as-needed basis, affordable housing for residents, special needs housing including
	emergency shelter, transitional housing and/or special care facilities.
	housing, including emergency shelter, transitional housing and/or special care <mark>facilities</mark> .

Comment [MK1]: [VCH strongly supports this policy, and we encourage RMOW to reference or articulate the standards that are referred to in order to strengthen this policy.] Response: Standards are subject to change and on-going updates. Policy speaks to "best practices". Staff to develop policy outside of OCP that consider authority for requirements for different types of development and approval requirements.

Comment [MK2]: <u>VCH suggest inserting</u> <u>affordable housing for residents</u> Response: text added. The municipality's resident housing program is directed at providing and securing affordable housing for resident employees.

Comment [MK3]: [VCH] [We recommend that this policy should be strengthened with additional commitment and acknowledgement that RMOW will work collaboratively with local agencies and partners to strategically facilitate meeting and supporting identified needs of people in the community through partnerships, collaboration and leadership.] Response: Text revised to collaborate with.

3.2.1.5. Policy Recognize market housing, including second homeownership, as a critical component of Whistler's housing mix.

Goal 3.3. Reduce the environmental and energy impacts of residential

neighbourhoods to improve the <u>quality of life and</u> sustainability of the resort community.

Objective 3.3.1. Encourage environmentally friendly and energyefficient design, construction and renovation standards for both new development and redevelopment of residential areas.

3.3.1.1. Policy	Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies representing best practices.
3.3.1.2. Policy	Discourage zoning for low-density detached dwellings and increase efficient use of existing infrastructure in developed areas as a means to prevent urban sprawl.
3.3.1.3. Policy	Consider designating additional areas within existing neighbourhoods for infill housing subject to infrastructure review and community consultation.
3.3.1.4. Policy	Ensure neighbourhoods are well connected to local transit, trails, green space, amenities and services.

VISITOR ACCOMODATION

Our Shared Future

Whistler's diverse accommodation offerings provide exceptional value with a variety of locations, amenities and services exceeding visitor expectations and helping maintain Whistler's position as a premiere destination resort. Visitor accommodations and tourism capacities have achieved a healthy balance resulting in increased occupancy rates and revenues.

A supportive reinvestment strategy has facilitated maintenance and enhancement of visitor accommodation properties. Reinvestment has incorporated green building practices helping Whistler to remain internationally competitive as a global tourism leader through the provision of a diverse and accessible visitor accommodation sector.

Comment [MK4]: [VCH strongly supports policy 3.3.1.4: Ensure that neighbourhoods are well connected to local transit, trails, green space, amenities and services. This policy is included with an objective for environmental efficiency, but significant physical and mental health benefits are also achieved when people living close to healthy food, places to meet and gather, transit, etc.] Response: Addressed. Point recognized by edit to goal 3.3 to recognize benefits to quality of life.

Current Reality

Whistler's early introduction and on-going commitment to its 'warm bed' policy has been instrumental in the growth of the resort as an international destination. This policy, supported by zoning and title restrictions, has provided a secure supply of overnight accommodation available to Whistler's visitors in proximity to its amenities.

The visitor accommodation base now includes <u>developed bed units, including a diverse</u> <u>offering of</u> commercial accommodations such as hotels, inns and lodges, as well as accommodations that may be used for either residential use or visitor use. Within this capacity approximately X percent have title restrictions requiring availability of the unit for visitor use under various terms.

After an extended period of increasing visitation that supported an expanding accommodation base, Whistler experienced its first declines in overnight visitation in the Spring of 2001. Since then the resort community has worked hard to return to healthy occupancy rates and revenues.

Goals, Objectives and Policies

Goal 3.4. Maintain an adequate supply and variety of visitor accommodation to support Whistler's year-round tourism

economy.

Objective 3.4.1.	Maintain a broad range of accommodation offerings to serve the needs of visitors.	
3.4.1.1. Policy	Provide a diverse supply of visitor accommodation that meets visitor needs, responds to market trends and provides a variety of locations, unit types, and associated amenities compatible with adjacent uses.	
3.4.1.2. Policy	Utilize zoning and covenant restrictions to maintain an adequate and diverse supply of visitor accommodation.	
3.4.1.3. Policy	Apply guidelines to bed and breakfast and pension locations to ensure compatibility with adjacent residential uses; discourage new locations in residential neighbourhoods.	
Objective 3.4.2.	Balance the visitor accommodation supply with Whistler's resort and tourism capacity.	
3.4.2.1. Policy	Restrict Limit further expansion of the of the supply of visitor accommodation to support the viability of existing accommodations supply.	

Comment [MK5]: Edit to be more descriptive of current situation and issues confronting accommodation sector. Overall supply and capacity, distribution of accommodation types, core areas, viability, challenges.

Comment [MK6]: [MJTI] [Page 43-44 (Visitor Accommodation – Shared Future & Current reality). In this and other Future vs. Reality sections, the described states are not aligned. - For example, in the Visitor Accommodation the Shared Future talks of a sustainable annual

occupancy rate, visitors perceiving good value for their stay, longer visits to Whistler, high visitor satisfaction, adequate services/amenities, energy efficiency in properties etc. - In the Current Reality, none of these current states

are described. Rather, the Current Reality section describes the current bed unit environment (caps, developed, approved, undeveloped) and visitor to resident accommodation ratios.

- Also, what is the Shared Future targets for visitor to resident accommodation ratios (besides the 75% of employees living in the PMW area.) Are there any

RMW area). Are there any unit/dwelling/ownership targets?] [MJTI] Response: Address through edits to current reality. Target 65% year-round occupancy for TA. Room rates also important factor.

Comment [MK7]: [Mueller] [Question: How does this policy align with the MDA and the resort's interests?

Response: Proposed WB on mountain accommodation may introduce unique product that may be of overall benefit to the resort. Provided for in CRA Land Use designation. Subject to Bed Unit and zoning requirements.

POLICY TEXT BOX: Approximately 94% of Whistler's currently designated visitor accommodation capacity has been built. Given the current economic climate and below-target average occupancies, development of additional visitor accommodation in the near term could be expected to compromise the viability of and dilute the success of Whistler's stock existing supply of visitor accommodations.

3.4.2.2. Policy	Conduct annual updates of the accommodation land use inventory, and utilize key visitor accommodation trends and performance indicators to inform policy and guide future land use decisions.
3.4.2.3. Policy	Work with resort partners and the accommodation sector to enhance utilization of existing visitor accommodations.
3.4.2.4. Policy	Consider opportunities to support alternative uses of visitor accommodation, at owners' request, where it is to the benefit of the resort community and consistent with this OCP.
3.4.2.5. Policy	Review and establish policy for consideration of proposed changes in ownership and tenure models for existing visitor accommodation to enhance the mix of visitor accommodations.

Goal 3.5. Support provision of visitor accommodation facilities,

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amenities and services that exceed visitor expectations across a

range of service levels.					
Objective 3.5.1. Support provision of a consistently high-quality visitor experience.					
3.5.1.1. Policy	Support an adequate supply of full-service visitor accommodation.				
3.5.1.2. Policy	Investigate opportunities to facilitate the private sector in providing an enhanced visitor accommodation experience for all visitor accommodation types.				
3.5.1.3. Policy	Encourage and support the provision of adequate space and facilities within visitor accommodation developments for operations and guest services and consider alternative service delivery models, such as shared facilities, where appropriate.				
Goal 3.6. Support on-going renewal and renovation of visitor					

accommodations, to remain internationally competitive.

Comment [MK9]: [Page 46 (policy 3.4.2.5 -"enhance mix of visitor accommodations" - this is mentioned a few times but the desired mix of visitor accommodation is never stated. What is the preferred mix? Or will this be fluid with the fluctuating visitor demand/markets??] [MJTI] Response: This is fluid based on -going monitoring and defined through identified policy review.

Comment [MK8]: [Page 45(Policy text Box) – The percentage of Whistler currently built visitor accommodation capacity (94%) does not match what is previously stated in paragraph 3 on page 44 (92%).] [MJTI]

Response: This figure is accurate only to a specific reference date. Delete reference.

Objective 3.6.1.	Facilitate property maintenance and reinvestment to ensure visitor accommodations provide a high-quality visitor experience.			
3.6.1.1. Policy	Require a high standard of quality for building maintenance and all renovation, redevelopment and development projects.			
3.6.1.2. Policy Encourage collaboration to facilitate continued reinvestment, enhancement and maintenance of visitor accommodation propertion		1		
Goal 3.7. Support sustainable management and use of materials, energy and water in Whistler's visitor accommodations.				
Objective 3.7.1.	Support Whistler's targets for GHG emissions reduction and energy and water conservation.	[
3.7.1.1. Policy	Encourage new construction and renovations to meet Whistler's Green Building Policy.			
3.7.1.2. Policy	Support provision of adequate space within visitor accommodation			

developments for waste reduction (recycling and composting)

COMMERCIAL AND LIGHT INDUSTRIAL

operations and services.

Our Shared Future

Complementary commercial and light industrial centres have been created, each with a distinct role, character and mix of uses, achieved through neighbourhood-level planning and community input.

Whistler Village is the municipality's commercial and social hub. Collaborative work with business owners on "place-making" has resulted in distinct neighbourhoods being created within the Village. Vibrant public spaces and unique local businesses work symbiotically to intensify the Whistler Experience.

Meanwhile, Whistler Creek is a thriving mixed-use centre, while Function Junction continues to be the general-purpose business district and "Back-of-House" area for the resort community. Centrally located pockets of service commercial and light industrial provide convenient and accessible space and facilities for local businesses. The social connections and walkability of neighbourhoods have been strengthened through appropriately-scaled convenience commercial that work to meet the day-to-day needs of Whistler's neighbourhoods. High-quality mountain design, architecture, landscaping and green building

Comment [MK10]: [VCH supports this, and acknowledges that VCH staff plays a regulatory role with business licensing, complaints collaboration etc.] Response: Comment recognized, no edit required.

Comment [MK11]: [VCH notes that RMOW will likely require additional volume to ensure continuous water supply, keeping in mind longterm risks of drought years and climate change trends and impacts.] Response: Recognized and addressed in Transport and Infrastructure chapter Goal 8.5 are a common thread throughout the resilient resort community commercial and light industrial sectors.

Current Reality

Whistler's commercial space is concentrated in its primary commercial nodes in Whistler Village (66,414 m2 or 46% of all commercial space), the Upper Village (16,712 m2 or 12%) and Whistler Creek (14,333 m2 or 10%). Function Junction has another 23,264 m2 or 16%. Neighbourhood-serving commercial centres include Nesters (total developed commercial are of 2,266 m2), Rainbow (approved undeveloped commercial area of 2,100 m2) and Cheakamus Crossing (1,780 m2 approved of which 1,076 m2 is built)[°] There are additional small local commercial areas at Alpine South (483 m2) and Mons (1,993 m2).

Since 2000, commercial floor area has grown by 27,688 m2, with the largest growth occurring in the categories of personal service, food/restaurant and recreation/tourism uses. Additions include Franz's Trail commercial, a 77-unit lodge at Nita Lake, a Scandinavian-style spa, the Athlete Centre at Cheakamus Crossing, as well as additions to support Whistler Blackcomb operations and the new Peak 2 Peak terminal building.

Light Industrial

Approximately 68% (18,520m2) of Whistler's approved total industrial floor space of 27,197 m2 is located in Function Junction, with another 2,175 m2 at Mons. The remaining area is scattered throughout the municipality in maintenance facilities and on-mountain operations space.

Industrial area has increased by 4,274 m2 since 2000, predominantly due to a shift in use to wholesale/storage primarily in Function Junction as well as an addition of approximately 680 m2 of new storage and light manufacturing capacity.

Growth potential in both categories

Committed and approved capacity for additional undeveloped non-residential floor area potential includes:

- 4,360 m2 (~47,000 ft2) of commercial (Rainbow, RMOW Olympic Plaza Lot 9, and an additional allowance of 20 m2 per CC1 property within Whistler Village);
- 2,300 m2 (~25,000 ft2) of public/institutional (Whistler Olympic Plaza Lot 1 Master Plan estimate); and,
- 32,516 m2 (350,000 ft2) of light industrial, service commercial, restricted office and restricted retail (Function Junction)

These figures do not include commitments under the First Nations Legacy Land Agreement for tourism and resort-related opportunities in the Callaghan Valley (potential for golf course and outdoor recreation facilities excluding accommodation development) and existing gravel pit operations at the Cougar Pit Lands. A number of rezoning applications are in process that may

CHAPTER 3 LAND USE & DEVELOPMENT |45

Comment [MK12]: Too much detailed data. Edit to focus on hierarchy and distribution of centres; importance of Whistler Village as Town centre; high level analysis of supply, performance and viability. Draw from Rollo Study. Summary, high level directional. to add capacity, including Mons Light Industrial, Tennis Resort Lands, and Rainbow Commercial.

Goals, Objectives and Policies

Goal 3.8. Achieve a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, enhance resident and visitor experience and support the local economy.

Comment [MK13]: [Resort Development] [WB is proposing significant increases for its guest services including 13 restaurants over the 60 year build out term. These could be referenced here as future commitments.] Response: Identify WB Master Plans and proposed additional development to meet guest services as potential, subject to OCP consistency and rezoning requirements.

Comment [MK14]: Policy does not address WB commercial facilities, role and relationship to other commercial. Consider adding a policy under Objective 3.8.1,e.g., "Support development of on-mountain commercial facilities to meet the needs of mountain guests and benefit the resort economy.

Ob	ijective 3.8.1.	Achieve a balanced supply of commercial space and reinforce Whistler's historic nodal development pattern, commercial hierarchy and mountain resort community character.		
	3.8.1.1. Policy	Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments.		
	3.8.1.2. Policy	Conduct on-going monitoring of supply, economic viability and consumer spending.	1	Comment [MK15]: From Rollo policy review.
	3.8.1.2. Policy	3.8.1.3. Policy Evaluate any proposed rezoning for additional commercial space for consistency with the intended purpose and role of its location and potential impacts on the vitality and success of		
1		other existing commercial developments		Comment [KD16]: FNs Comment: or for First Nation developments
		 3.8.1.4. Policy Do not support further commercial development with frontage along Highway 99 beyond currently designated developments as shown on the Whistler Land Use Map. 3.8.1.5. Policy Develop updated sub-area plans for the Whistler 		Comment [KD17] : Not recommended for inclusion. Whistler's character and success is determined by the ongoing policy level support for existing core commercial areas. The community spoke against any future highway frontage commercial development.
I		Village (including the Upper Village), Whistler Creek and Function Junction sub-areas as delineated on the Whistler Land Use Map. Sub-area plans encompass land use, parking and circulation, form and character of development, green building standards, facilities and amenities, and programming.		
	3.8.1.6. Policy	Apply development permit guidelines to achieve high quality urban design, architecture, landscape architecture and green building that reinforce Whistler's mountain resort character.		

3.8.1.7. Policy	Seek to enhance the character and local culture of Whistler's	
	commercial centres.	Comment [MK18]: From Rollo policy review
3.8.1.8. Policy	Work collaboratively with property owners and the business	
	community to support the economic viability and success of Whistler's	
	<u>commercial <mark>centres</mark>.</u>	Comment [MK19]: From Rollo policy review
	on and optimize Whistler's commercial, business,	
service co	mmercial and light industrial centres and nodes.	
Objective 3.9.1.	Reinforce Whistler Village as Whistler's Town Centre,	
	functioning as the commercial and social hub of the	
	resort community and focused on delivering a	
	dynamic and authentic resort experience for residents	
	and visitors.	
	OBJECTIVE TEXT BOX: Designed to support the ongoing success of Whistler Village as the Town Centre and commercial core of the resort community, these polices will reinforce Whistler Village as the resort community's key asset. The form, character and function of Whistler Village determine the strength of this asset, which is crucial to Whistler's continuing success as a destination resort community. Oft-copied by our competition, but hard to reflect, the look and feel of Whistler Village will be protected and enhanced so that the Village may	
	progressively evolve.	
3.9.1.1. Policy		
	office, service, food and beverage, entertainment, recreation, leisure,	
	institutional, cultural and visitor accommodation uses.	
3.9.1.2. Policy		
	within Whistler Village, each with a unique character and offering,	
	applying principles for successful place-making, and working collaboratively to achieve success for each neighbourhood.	
3.9.1.3. Policy		
3.9.1.4. Policy	Limit store sizes in Whistler Village to maintain the village character.	
3.9.1.5. Policy	Support and protect important food and beverage locations that are	
	important to the life and vitalityvibrancy, experience and economic	
	success of Whistler Village.	Comment [MK20]: [VCH] [From an environmental health perspective, we
		recommend that an integrated pest management plan would be helpful to
		maintaining and supporting these amenities and public health. See more information below in
3.9.1.6. Policy	Facilitate use of the Village's network of squares, plazas and other	this letter, under the subheading
	public spaces for festivals, events and other programming, consistent	"Infrastructure".] Response: Health generally addressed through
	with the characteristics of each location.	edit to policy 3.9.1.8. Integrated Pest management Plan is specific proposal that will
		be considered outside of OCP to support policies of OCP.

3.9.1.7. Policy	Facilitate the evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler's mountain resort character.
3.9.1.8. Policy	Support reinvestment, enhancement and redevelopment of Village properties to maintain a high quality built environment that is attractive, safe, healthy, accessible and sustainable.
3.9.1.9. Policy	Maintain the commitment to enhancing the Village's public spaces to help achieve an exceptional Whistler experience.
3.9.1.10. Polic	 Work with relevant agencies to maintain a safe and comfortable Village experience.
3.9.1.11. Polic	Work with relevant agencies and stakeholders to reduce negative impacts of liquor-related issues associated with late-night entertainment uses.
Objective 3.9.2.	Integrate the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience.
3.9.2.1. Policy	Recognize the Upper Village as a unique extension and a key component of the Whistler Village sub-area.
3.9.2.2. Policy	Encourage retail, dining, food and beverage, entertainment and service uses specifically serving adjacent visitor accommodation and the Blackcomb base area, while also serving as a broader resort community destination.
3.9.2.3. Policy	Strengthen the pedestrian experience and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities.
3.9.2.4. Policy	Work to enhance the retail streetscape's quality to be consistent with the character of visitor accommodation developments in this neighbourhood.
3.9.2.5. Policy	Support programming of public spaces that adds vitality to the experience in this neighbourhood, such as the Whistler Farmer's Market and the Family Activity Zone.
Objective 3.9.3.	Strengthen the village character and function of Whistler Creek as a mixed-use resort community destination for visitors and residents, anchored by the Creekside ski base.
3.9.3.1. Policy	Encourage a range of visitor and resident accommodations, restaurants, retail, entertainment, leisure, and convenience goods and services uses.

	3.9.3.2. Policy	Integrate the Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Road to the Nita Lake Lodge and the train station within this sub-area.	
	3.9.3.3. Policy	Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character and experience of this sub-area.	
	3.9.3.4. Policy	Investigate the longer-term potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.	
	3.9.3.5. Policy	Encourage programming at the Creekside base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.	
01	bjective 3.9.4.	Reinforce Function Junction as Whistler's general- purpose business district and "Back-of-House" area for the resort community.	
		OBJECTIVE TEXT BOX: Originally developed as Whistler's industrial area, Function Junction has evolved over time to a mixed-use, general business district. As Function Junction evolves, so too does its planning context. This OCP will enable a rationalization and reasonable application of ongoing mixed uses for this sub-area that support the resort community in general plus Cheakamus Crossing. In addition we must maintain our commitment to focus the "Back-of-House" support for the resort community in this sub-area.	
	3.9.4.1. Policy	Review and rationalize zoning designations to provide flexibility and compatibility for a wide range of uses appropriately located in Function Junction.	
	3.9.4.1. Policy	3.9.4.2. Policy Support optimization and repurposing of exisiting development.	Comment [MK21]: Rollo policy review.
	3.9.4.2. Policy	3.9.4.3. Policy Maintain Function Junction as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage uses. Support compatible retail, office and services uses that primarily serve the needs of Whistler's residents and businesses	
		and cannot be supported <mark>do not duplicate or detract from</mark> in Whistler Village.	Comment [MK22]: Rollo policy review – add clarity.
	3.9.4.3. Policy	3.9.4.4. Policy Support retail and service uses that provide for the extended day-to-day convenience needs of the Cheakamus Crossing neighbourhood.	
	3.9.4.4. Policy	3.9.4.5. Policy Review and address provisions for auxiliary residential use to ensure compatibility and safety.	
	3.9.4.5. Policy	<u>3.9.4.6. Policy</u> Investigate the potential for Function Junction to have a greater role as a creative cultural precinct.	

 3.9.4.6. Policy
 Protect, rehabilitate, and maintain and augment as

 necessary
 vegetated buffers to screen outdoor storage areas and to enhance the visual quality along Highway 99.

3.9.4.7. Policy<u>3.9.4.8. Policy</u> Support a Local Service Area that would include installation of sidewalks and streetlights to enhance the neighbourhood character and pedestrian safety.

Objective 3.9.5. Establish pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location.

> OBJECTIVE TEXT BOX: Mons is a central location easily accessible from Highway 99 with the infrastructure capacity and land area suited to meet the needs of transportation, maintenance and resort community service providers.

3.9.5.1. Policy	Support transportation, heavy equipment, works yard and facilities, and businesses requiring significant yard space, circulation and storage space for sites in the Mons area designated on the Whistler Land Use Map.
3.9.5.2. Policy	Review and rationalize zoning designations to allow for uses appropriate for the designated Mons area sites.
3.9.5.3. Policy	Ensure that the appearance and attractiveness of the Mons area is consistent with Whistler's desired resort community image and character.
3.9.5.4. Policy	Rehabilitate and maintain vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99.
3.9.5.5. Policy	Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.
Objective 3.9.6.	Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas.
3.9.6.1. Policy	Designate Nester's Square and Rainbow as locations for expanded convenience commercial centres that are scaled to serve a larger market area beyond the immediate neighbourhood.

Comment [CDaniels23]: [MFLNRO] Consider the statement to protect green buffers as screens for aesthetics. 20 metre leave strips along highways would probably not screen development, in addition to being susceptible to blowdown. Consider greater setback distances from travel corridors for development.

Response: Policy does not limit to 20 metres. Text added to augment vegetated buffers to achieve policy objective.

3.9	.6.2. Policy	Do not support any additional expanded convenience commercial centres.
3.9	.6.3. Policy	Designate Alpine Meadows and Cheakamus Crossing as locations for convenience commercial development scaled to meet the day-to-day needs of the respective neighbourhoods.
3.9	.6.4. Policy	Ensure that all convenience commercial centres and development are designed to complement the surrounding neighbourhood and reinforce the resort community character, including considerations related to traffic, access and parking, and scale and massing of development.
3.9	.6.5. Policy	Limit other locations of convenience commercial development to small amounts of space for local convenience-commercial uses, personal service uses, and food and beverage uses that strengthen Whistler's residential neighbourhoods by enhancing walkability and social connections and support the reduction of GHG emissions by reducing automobile trips.
3.9	.6.6. Policy	Allow for small amounts of space for convenience commercial uses associated with visitor accommodation and recreation developments.

Goal 3.10. Support sustainable management and use of materials,

energy and water in Whistler's commercial and industrial

developments.

	oport Whistler's targets for GHG emissions luction and energy and water conservation.
3.10.1.1. Policy	Encourage new construction and renovations to meet Whistler's Green Building Policy.
3.10.1.2. Policy	Support provision of adequate space within developments for waste reduction (recycling and composting) operations and services.

RESOURCE EXTRACTION

Our Shared Future

Whistler has identified and managed the use of extractable natural resources wisely. Protection and enhancement of the natural environment are the key factors in resource-use decisions designed to provide Whistler with adequate and accessible rock, sand and gravel for localized use in the maintenance of the municipality's transportation routes and other infrastructure. Resource extraction operations minimize intrusion on human settlement areas while maximizing value to the resort community.

The Cheakamus Community Forest is a leading example of partnership and ecological forestry practices through the application of ecosystem-based management – establishing a new best practice in community forestry operations that has been applied in other jurisdictions.

Current Reality

Whistler has a variety of resource extraction, processing activities and forestry operations at several locations throughout the municipality and nearby area as shown on the Whistler Land Use Map. The uses include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. They contribute directly or indirectly to the local and/or provincial economy and job market. They also have significant potential to impact the environment and the Whistler Experience.

Goals, Objectives and Policies

Goal 3.11. To minimize the negative environmental, community, and

economic impacts associated with rock and mineral extraction
operations.

Objective 3.11.1.	Cooperate with provincial government regulators to insist that all rock and mineral extraction operations, both active and inactive, abide by industry best practices and codes of conduct in order to reduce the negative environmental, community, and economic impacts.
3.11.1.1. Polic	y Discourage land uses or developments that may be adversely impacted by existing rock and mineral extraction operations from locating near them.
3.11.1.2. Polic	 Discourage new rock and mineral extraction operations that may adversely affect existing land uses and development from locating near them.
3.11.1.3. Polic	 Encourage provincial regulators to insist that active rock and mineral extraction operations use industry best practices and codes of conduct.
3.11.1.4. Polic	Y To the greatest extent possible, encourage provincial regulators to ensure that rock and mineral extraction operation are not visible on the landscape in order to protect the intrinsic aesthetic value that the landscape contributes to the Whistler Experience.

Goal 3.12. Achieve a sustainable community forest balancing forest

harvesting, recreation, visual management, watershed protection,

Comment [MK24]: Add high level summary of CCF and partnership with First Nations.

Comment [MK25]: [See above in 3.2.1.4, re VCH concerns about incompatibility of Cheakamus Crossing residential growth with rock and mineral extraction uses.] Response: addressed above. First Nations' cultural values, and environmental values in the Cheakamus Community Forest (CCF).

	omote sustainable, efficient and effective uses of e CCF.
3.12.1.1. Policy	Promote timber harvesting and land management practices within the CCF guided by the ecosystem-based management (EBM) plan on the lands designated for this use.
3.12.1.2. Policy	Encourage the CCF to obtain and maintain its Forest Stewardship Council (FSC) certification as a commitment to and recognition of best management practices.
3.12.1.3. Policy	Encourage the CCF to request that the provincial government include a broader range of management responsibilities that are reflective of community values, such as commercial recreation, within CCF activities tenures.

Comment [MK26]: [Resort Development] Although not a part of the CCF, there will be additional land clearing and timber removal to facilitate run clearing and other developments in accordance with existing and future approved WB Master Plans. In addition, there will be timber removal as required for forest health reasons (insects, disease, etc.). It is recommended that these activities be referenced in this section so the public is aware that it will be occurring within the Controlled Recreation Areas (CRA's). Timber extraction in the CRA's will be done in accordance with the Resort Timber Administration Act (RTAA). Response: Reference in Current Reality section.

[Resort Development] There is also no reference to other types of resources or resource extraction eg. Independent power projects or wind power developments. Fitzsimmons Creek run of river project is within the WB CRA's so you may want to include a statement about Whistler's view on these kinds of developments in the municipality.] Response: Position on these uses has not been developed. Addressed generally in growth Management chapter under Objective 2.2.1

Comment [MK27]: [Wording should be updated to something such as "Encourage the CCF to consider a broader range of management responsibilities that are reflective of community values, such as commercial recreation, in CCF activities."] [MFLNRO] Response: edit made.

CHAPTER 4 ECONOMIC VIABILITY

Our Shared Future

Whistler is a bustling resort community with stable year-round visitation and business activity. Local businesses flourish and generate sustainable livelihoods for our residents and economic returns for investors. Tourism remains the primary driver of Whistler's economic success, supported by <u>complementary compatible</u> activities that provide a healthy diversified marketplace.

Whistler was designed as a destination resort and the community supports building on that foundation and continues to expand into ventures that complement tourism to increase its attractiveness as a destination resort. Whistler has proven to be resilient through collaboration and partnerships. The resort's success continues to be based on its ability to promote meaningful and vibrant experiences and offerings, from the core recreational activities to shopping and dining along with numerous festivals, events and arts and cultural activities, corporate conferences, spa and wellness retreats.

Whistler's resilience is due in part to its ability to track and adapt to external trends such as globalization, demographic change, upward pressures on energy and transportation prices, and growing competition. Through proactive strategies and commitment to community values, Whistler maintains its position as a global leader amongst destination mountain resort communities.

Community investments in municipal facilities, works and services, operations, maintenance levels and resort community programming including events are an important factor in maintaining the Whistler Experience. Investments undergo scrutiny to maximize benefit to the resort community and minimize taxpayer impact. Costs are shared equitably among visitors, residents and investors through a user-pay and pay-as-you-go approach for services such as recreation, parking and utilities. Revenues from this approach are placed in capital reserve funds to pay for infrastructure projects, avoiding debt financing and associated borrowing costs. These are the foundations to the Five-Year Financial Plan, Whistler's plan for efficient fiscal planning and investment.

Current Reality

Designed as a destination resort community centred on a pedestrian-friendly village at the foot of two world-class alpine skiing mountains, Whistler's economy is based on tourism. In 2009 Whistler attracted approximately 2.6 million visitors.

Although the number of visitors to Whistler has recently rebounded, and continues to set new records in the summer-time, Whistler has seen a decline in the average length of stay per visitor and decreases in visitor expenditures. Year-round visitor accommodation occupancies and revenues remain below industry targets for a healthy accommodation sector.

As a tourism-dependent local government, the RMOW faces inherent revenue uncertainty greater than that faced by municipalities with more diverse local economies. Revenue sources to maintain the Whistler Experience are primarily tied to visitation and associated tax mechanisms. While Whistler was experiencing its extended period of growth and expansion, the impact to taxpayers of cost increases or required new services was cushioned through increasing visitation and development generated revenues. With declines in these revenue sources, alternate sources of revenue and/or reduced expenditures are required.

Economic Development. Great to see that the OCP recognizes that the intrinsic value, as well as the Whistler experience value, of the natural environment from both a tourism economic development view and residential view –the natural environment part of the "Whistler Experience". Ministry of Jobs, Tourism and Innovation (MJTI)

Economic Development - Good to see that the OCP values the tourism economy, as it is Whistler's economic strength. However, having some diversity in the economy would be beneficial during times such as these and possible future "threats". Not clear in the existing policy statements and OCP wording if this is addressed, per the following examples:

- Page 11 (text box 2) "Promote economic diversification within Whistler's tourism economy". There is some inconsistency within the document that would suggest strategies to expand Whistler's economy outside of tourism (learning institutions, etc) and others that talk of diversifying the existing tourism economy (i.e. new forms of tourism).
- Goal 4.6.1 is this just focused on tourism related business?] [MJTI]

Labour Market – Suggestions for possible policy consideration; or perhaps you have an economic development plan or the Whistler 2020 plan already addressed these?

- Attract and retain skilled tourism workers to support the economy of Whistler
- Attract and welcome temporary workers into the community
- Ensure the Whistler experience through tourism training. [MJTI]

Visitor Accommodation – mix of visitor accommodations addressed in Goal 4.4. Is there a desired or preferred mix? Or will this be fluid with the fluctuating visitor demand/markets??? [MJTI]

Comment [mvance1]: We are now saying compatible with Whistler's tourism economy, which learning is.

Comment [mvance2]: compatible

Comment [BM3]: I think that 4.6.1.1 is broad enough that it addresses this. If the business community supports this specific initiative, they will let us know as we move forward.

Comment [BM4]: This seems to be a bit of a gap in the policies that I have read. Does it belong here or in the QoL section? I have inserted: "Recognize the importance of Whistler's tourism economy by supporting tourism related education programs" after policy 4.5.1.2 for consideration. I am also mindful of the post secondary opportunities review that REX is leading on behalf of Council and appreciate that my wording suggestion may presuppose an outcome.

Comment [mvance5]: Fluid based of regular performance monitoring

Goals, Objectives and Policies

Goal 4.1. Provide effective, appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs.

Objective 4.1.1. Ensure capital reserves are maintained at levels sufficient to fund infrastructure construction or replacement.

OBJECTIVE TEXT BOX: The RMOW makes plans for annual replacement of certain infrastructure components. We prefer to fund this with money on-hand in our reserves. These reserves have been built-up over time to fund infrastructure replacement using a savings approach rather than a borrowing approach. Further, instead of being based on historical costs, reserve amounts are established at levels calculated to be sufficient to meet projected future costs.

OBJECTIVE TEXT BOX 2: Timely reinvestment in infrastructure in part recognizes Whistler's importance beyond its boundaries. As such, it is appropriate in some circumstances to seek cost-sharing from senior levels of government.

4.1.1.1. Policy	Maintain Whistler's proven method of infrastructure financing through a savings approach and continue to save for future infrastructure needs on an annual basis, funding future replacement using accumulated capital reserves.
4.1.1.2. Policy	Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not historical cost.
4.1.1.3. Policy	Pursue and maximize senior government contributions in funding municipal infrastructure.
Objective 4.1.2.	Ensure that Whistler's infrastructure continues to contribute to the superior quality of experience for our visitors and residents, and to maintaining Whistler's

4.1.2.1. Policy Rationalize and prioritize capital investments that have the greatest impact in enhancing the resort community and its appeal to visitors and residents.

4.1.2.2. Policy Where required and/or prudent, consider borrowing to finance new infrastructure projects.

Goal 4.2. Implement and monitor the Five-Year Financial Plan.

competitive position.

Comment [BM6]: . CCS is going to be working to develop a "reserves policy" that will flesh out some of this in the future.

Objective 4.2.1.	Ensure alignment among the existing <mark>Long-Term</mark> Financial Plan, the Five-Year Financial Plan and the OCP.	Comment [BM7]: Rev
4.2.1.1. Policy	The Five-Year Financial Plan will provide the framework for efficient financial planning and investment consistent with the goals, objectives and policies of the OCP.	
4.2.1.2. Policy	Review economic indicators to gauge the economic health of the community in order to ensure that Whistler's economic performance is aligned with the OCP's vision.	
Goal 4.3. Reduc	e reliance on property taxes.	
4.3.1.1. Policy	Support the user-pay approach to municipal services.	
4.3.1.2. Policy	Identify alternative revenue streams, in part by allowing development of fee-generating industries that are compatible with tourism and the overall goals, objectives and policies of the OCP.	
4.3.1.3. Policy	Prioritize entrepreneurship across the Resort Municipality's organization while delivering affordable service excellence.	
4.3.1.4. Policy	Implement new tools and procedures to minimize revenue uncertainty related to provincial revenue sources.	
	in a balance of visitor accommodation types to serve of visitor markets.	
Objective 4.4.1.	Continue to monitor the mix and performance of accommodation types in Whistler.	
4.4.1.1. Policy	Continue to support and promote the required mix and performance of accommodation types in Whistler.	
4.4.1.2. Policy	Identify alternative ownership types and covenant restrictions for nightly accommodation once the Resort Municipality is confident the overall amount and mix of the original ownership types supports the success of the resort community and enhances the Whistler Experience.	
	rt sustainable diversification and growth within e with the tourism economy.	
	,	

iew.

	Objective 4.5.1. Support the accommodation and commercial sectors through economic diversification within <u>compatible</u> with Whistler's four-season tourism economy.
	4.5.1.1. Policy Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy.
	<u>4.5.1.2. Policy</u> Support diversification opportunities through an enhanced learning sector.
	4.5.1.2. Policy4.5.1.3. Policy Recognize the importance of Whistler's tourism economy by supporting tourism related education programs.
	4.5.1.3. Policy4.5.1.4. Policy Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure.
	4.5.1.4. Policy4.5.1.5. Policy Support off-site experiences and/or virtual tourism that provide sustainable growth in tourism and complementary revenue sources.
	4.5.1.5. Policy <u>4.5.1.6. Policy</u> Support shoulder-season tourism development opportunities based on recreation, arts events and festivals that use existing infrastructure.
	4.5.1.6. Policy4.5.1.7. Policy Develop and support strategies and technologies that reduce energy consumption and emissions by focusing on local sourcing, waste reduction, energy and land conservation and low carbon emissions that connect sustainability to our tourism economy.
	4.5.1.7. Policy <u>4.5.1.8. Policy</u> Provide leadership in sustainability and a progressively sustainable tourism-based economy.
	4.5.1.8. Policy <u>4.5.1.9. Policy</u> Support the development and implementation of a comprehensive Sport Tourism Strategy by Tourism Whistler.

Goal 4.6. A vibrant, growing and successful local business community.

Objective 4.6.1.	Strengthen support for local business.
4.6.1.1. Policy	Support new and existing businesses that utilize local Whistler skills and expertise and support the Whistler Experience.
Objective 4.6.2.	The Resort Municipality will support local business through effective land use and supporting programs.

4.6.2.1. Policy Support and encourage the development and/or acquisition of commercial real estate to support community-based business start-up and incubation that enhance Whistler's character and authenticity.

Goal 4.7. Sustain efficient, appropriate and revitalized Whistler land

uses.	
Objective 4.7.1.	Ensure that the resort community's investments in the built environment provide optimum levels of service and are continually renewed.
4.7.1.1. Policy	Support repurposing, reusing and/or optimizing built space instead of constructing new buildings.
4.7.1.2. Policy	Consider rezoning or repurposing land and buildings, including municipal lands, for lease or use by businesses and organizations that showcase business practices that are:
	a) Sustainable.
	b) Financially viable.
	c) Supportive of the community.
	d) Community development-oriented.
	e) Environmentally friendly.

CHAPTER 5 NATURAL ENVIRONMENT

Our Shared Future

Whistler's natural environment is one of the resort community's greatest assets, and residents and visitors continue to understand the its importance of the natural environment to Whistler's success and to the health of current and future generations. Whistler's stewardship ethic has informed land use decisions to maintain healthy ecosystems, beautiful landscapes and a close connection between developed and natural areas.

Sensitive ecosystems with high biodiversity values are protected through legal and policy tools. Native plants continue to thrive in the Whistler valley. Invasive species are, wherever possible, eliminated and prevented.

Residents enjoy clean water thanks to a municipal strategy that focuses on the entire water system from sourcing, through distribution and use, to treatment/disposal, as well as the state of infrastructure and management practices. Whistler's air quality exceeds provincial guidelines, due in part to a reduction in particulates and other emissions from transportation, industry, home heating and other human-created sources. At night, residents can enjoy the night sky through conservative use of lighting that still meets safety needs.

Current Reality

Protecting Whistler's natural beauty and environmental resources has been identified as a priority since Whistler's creation as a resort municipality. Through significant development over the last 40 years, Whistler's natural areas and local biodiversity are challenged by land conversion and habitat fragmentation but the municipality is committed to mitigating the impacts and restoring habitats where possible by careful land management and better understanding of the species that live here. Whistler identified its most sensitive and important ecosystems, and initiated its Protected Areas Network strategydeveloped rigourous guidelines and planning practices to protect remaining sensitive and important ecosystem which and support local biodiversity and ecological functions. This is part of the ecosystem based management approach that the municipality has adopted for protection of the natural environment.

The Sea to Sky Corridor also enjoys relatively clean, healthy air but trends indicate that air quality could deteriorate if emissions are not proactively managed. To offset the trend, the municipality has partnered with the Sea to Sky Clean Air Society in planning and implementing the Sea to Sky Air Quality Management Plan <u>which</u>, identifies priorities and goals for <u>air</u> <u>quality to protect the airshed throughout its growth and development. The</u> management plan actions include integrating corridor transit systems, reducing vehicle idling, encouraging transit providers to reduce emissions, and promoting opportunities for residential and visitor access to public transportation and transportation initiatives, which will rely on good planning principles such as limiting

Comment [HBeresfo1]: from the provincial referral suggestions. The first 2 paragraphs they provided were too detailed compared to the rest of the section so not included.

development to currently built areas within the corridor, new technologies and clean energy sources.

Whistler works to maintain, protect and enhance ecological assets such as water quality, biodiversity, clean air, ecosystems, viewscapes. The community acknowledges that water guality in lakes, streams and groundwater sources are vital to safe drinking water supply, recreational use, and the protection of functioning ecosystems. The municipality is engaged in reducing human-bear conflicts through partnership with key organizations, as well as actively protecting ecosystems and viewscapes through initiatives such as the Cheakamus Community Forest.

Content has changed, but here are the comments that applied to this section:

- a) In the Current Reality section (Page 63), could add to the paragraph regarding air quality by mentioning transportation strategies, woodstove exchange program, and anti-idling bylaw.
- b) Natural Environment Current Reality (page 63): We note that 21 Mile Creek does not have a watershed protection plan as of yet and is recommended
- c) Below is some context information about air quality and the Sea to Sky Air Quality Management plan, which we suggest that RMOW consider adding to context information (i.e. our shared future, and/or current reality) for this chapter:

The geographic features and climate conditions in the Sea to Sky corridor can result in air pollutants being trapped. 2009 ambient levels of pollution levels in BC communities indicate PM 2.5 and Ozone levels in Whistler are below current objectives and standards; however, in Sea to Sky 54 days exceeded the PM 10 health reference level and 19 days exceeded the PM 2.5 level (based on 24 hour rolling average).

According to the Sea to Sky Clean Air Society the main source of air pollution in the Sea to Sky airshed is from cars and trucks. Although indoor heating and burning contributes significantly to PM 10 levels, transportation fuel combustion contributes to PM 2.5 and Ozone. It is interesting to note that during the period of the 2010 Games, the B.C. Ministry of Environment monitored air quality in the Sea-to-Sky Corridor at three established stations (Squamish, Whistler Meadow Park, and Pemberton) and at two temporary sites (Whistler Olympic Park and Whistler Function Junction). During this time transportation in the corridor was atypical; mass transit was employed for most guests, volunteers, athletes and many commuters. Corridor air quality monitoring results showed an improvement during 2010, some of which was also attributed to industrial factors.

An air quality management plan prepared by the Sea to Sky Clean Air Society has identified priorities for air quality actions in the corridor to reach air quality goals and for the protection of the airshed throughout its growth and development. The management plan actions include: integrate corridor transit systems, reduce vehicle idling, lobby transit providers to

Comment [HBeresfo2]: done

Comment [HBeresfo3]: Added Policy 5.3.1.3 relating to protecting surface water supplies (21 Mile not the only source)

Comment [HBeresfo4]: I included info from the last paragraph, rest is too detailed.

reduce emissions, promote opportunities for residential and visitor access to public transportation and transportation initiatives, etc] [VCH]

Goals, Objectives and Policies

Goal 5.1. Implement an ecosystem based management system

protected areas network (PAN) as a primary element of Whistler's commitment to the environment. [Explore the "Protected Areas Network" more and weigh it against the values and policy direction in the LRMP.] [MFLNRO]

[The "protected areas strategy" was a provincial process that identified parks and has been completed. Further protection of old growth and biodiversity in the Whistler Landscape Unit will be managed through Ecosystem Based Management plan (EBM) by the Cheakamus Community Forest (CCF). Other protected areas exist for wildlife. It is not clear how additional protected areas of Crown forest will be identified or designated by the OCP.] [MFLNRO]

Objective 5.1.1.	Recognize <u>that ecosystem mapping and the</u> <u>development permit area guidelines for protection of</u> <u>the natural environment are the foundation to</u> Whistler's PAN as an ecosystem-based approach_to protecting the natural environment <u>during land</u> <u>development</u> , with a hierarchy of protection measures.	
5.1.1.1. Policy	Ensure that future development respects the importance of the PAN approach.	
5.1.1.1. Policy	Review development permit applications against objectives, best management practices and guidelines that seek to ensure ecologically-sensitive development and the protection of Whistler's PAN.	
5.1.1.2. Policy	Update the municipal ecosystem mapping as new information becomes available.	
5.1.1.2. Policy	5.1.1.3. Policy Review the development permit area guidelines periodically against current best management practices.	

Comment [HBeresfo5]: Outcome of meeting with Mike and Bill Brown was to remove references to PAN and replace with a more generic term.

Comment [HBeresfo6]: The sensitive ecosystems are identified by TEM mapping for entire RMOW. In reality, DP guidelines for protection will only be activated on private land, not Crown land (unless there is a conversion of Crown land to private). The OCP can identify them but doesn't mandate steps to more formally protect or designate them.

**The Lil'wat and Squamish First Nations wish to further discuss the inclusion of the PAN process within the OCP. To the extent that PAN encompasses wilderness and undeveloped Crown lands, the function of land use planning for such lands is a matter to be resolved between the Province and First Nations. RMOW has no jurisdiction for land use planning on such lands. (FN)

Goal 5.2. Maintain and prioritize healthy ecosystems, beautiful

viewscapes and a close connection between developed and

natural areas in the land use planning process.

Objective 5.2.1.	Recognize the physical and visual value of a		
	harmonious, interconnected, built and natural		
	environment.		

[Consider specifying the preferred 'qualified environmental professional' to conduct assessments, e.g. Professional Biologist, Registered Professional Forester, Professional Engineer, etc.] [MFLNRO]

- 5.2.1.1. Policy Identify the most important natural areas in Whistler for biodiversity, recreation and aesthetic values., in consultation with First Nations (FN).
- 5.2.1.2. Policy5.2.1.1. Policy POLICY TEXT BOX: The Resort Municipality's Terrestrial Ecosystem Mapping identifies the location of Whistler's sensitive and important ecosystems as defined through the Protected Areas Network strategy. These ecosystems are those that are rarest and have been identified to bethat are most important to local biodiversity and ecological function:wetlands, riparian areas; old growth and mature forests; early succession forests; high mountain ecosystems; and avalanche tracks.See Development Permit Areas section for further details and guidelines -

5.2.1.3. Policy Make land and resource decisions in consultation with relevant agencies and stakeholders to protect the natural environment in alignment with Whistler's values as a nature based resort community.

- 5.2.1.4. Policy5.2.1.2. Policy Seek and apply best management practices to new development, significant redevelopment, and operations/maintenance of existing infrastructure.
- 5.2.1.5. Policy <u>S.2.1.3. Policy</u> When considering changes to the landscape, ensure that new development or significant redevelopment assesses the cumulative environmental effects of the proposal and uses the information to minimize negative environmental impacts.

CHAPTER 5 NATURAL ENVIRONMENT | 63

Comment [MK7]:

By letter dated August 18, 2009 Chief Phillips, then Lil'wat Land and Resources expressed support for PAN. This land is in within RMOW's jurisdiction and RMOW is required under the Fish Protection Act to protect the extensive portions of this land that constitute riparian habitat. The LGA (s. 877) also requires the OCP to include statements and map designations regarding the protection of land that is environmentally sensitive. Thus there is a statutory duty to adopt these types of policies. If the status of wilderness and undeveloped Crown land under the Constitution changes in the future then jurisdiction may change but until then these policies are both appropriate and required.

Comment [mvance8]: Ok In 5.2.1.4?

Comment [HBeresfo9]: This detail will be included in the Environmental Assessment process being developed for the Fees & Procedures Bylaw. Plus QEP definition in OCP clearly states need for appropriate area of expertise for the work required.

Comment [MK10]: FN Comment not recommended for inclusion based on policy edit below in 5.2.1.2 BB

Comment [HBeresfo11]: Move this text box to sit under Objective 5.1.1

Comment [MK12]: Deleted. KD/BB review.

5.2.1.6. Policy 5.2.1.4. Policy Limit development to the least environmentally			
sensitive lands within the WUDCA.			
5.2.1.7. Policy <u>5.2.1.5. Policy</u> During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization/mitigation, thirdly by restoration and lastly by compensation for impacts.			
Policy TEX <u>T</u> BOX: The RMOW will clearly identify its preference for avoiding negative environmental impacts and require a qualified environmental professional to conduct an assessment in all significant development or redevelopment proposals. In determining whether to grant permit approval, the municipality shall determine whether less-intrusive methods have been adequately evaluated and shown not to be feasible.			
5.2.1.8. Policy 5.2.1.6. Policy To promote long-term ecosystem integrity and human health, land use decision-making shall apply the Precautionary Principle.			
5.2.1.9. Policy <u>5.2.1.7. Policy</u> Support sustainable forest harvesting using ecosystem-based management (EBM) in the Ceakamus Community Forest, in partnership with Squamish and Lil'wat First Nations.			
5.2.1.10. Policy <u>5.2.1.8. Policy</u> Apply targets, indicators, monitoring and evaluation to maintain the integrity of the natural environment and to reverse negative environmental trends.			
5.2.1.9. Policy Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.			
5.2.1.11. Policy 5.2.1.10. Policy Promote a stewardship ethic and awareness of environmental issues through public education.			
Objective 5.2.2. Maintain and enhance native species, habitat and biodiversity.			
5.2.2.1. Policy Support the development of a Whistler biodiversity protection plan that builds upon the objectives, goals and actions of the Whistler Biodiversity Challenge.			
5.2.2.2. Policy Encourage the use of native plant species for development and significant redevelopment as a means of protecting local biodiversity and minimizing watering requirements, subject to policy 5.2.3.1 and avoidance of wildlife attractants.			
5.2.2.3. Policy Protect biodiversity by prohibiting the use of invasive plant species and support eradication of existing invasive plants.			

POLICY TEXT BOX: An invasive plant has the potential to pose undesirable or detrimental impacts on humans, animals or ecosystems. Invasive plants have the capacity to establish quickly and easily on both disturbed and undisturbed sites, and can cause widespread negative economic, social and environmental impacts. Second to habitat loss, invasive species have been identified as the most significant threat to biodiversity. Controlling invasive plant species in the Resort Municipality assists in protecting the natural environment that is integral to the success of our community.

5.2.2.4. Policy	Protect and, where possible, restore the habitats, ecosystems and	
	connectivity that sustain biodiversity including populations of species at risk.	
5.2.2.5. Policy	Apply an ecosystem-based management approach that focuses on	

	,	FF 3
	maintaining the interconnected components, functions and processes	
		of local ecosystems.

5.2.2.6. Policy Minimize habitat fragmentation during development and significant redevelopment.

Objective 5.2.3. Minimize human/wildlife conflict.

5.2.3.1. Policy	Avoid In landscape plans requiring municipal approval, avoid using	
	approving plants in areas of concentrated human use that are known	
	to be highly attractive as food sources for bears in areas of	
	concentrated human use.	

[Consider change of text, from "Avoid using plants..." to "Avoid the establishment of plants..."] _____ Comment [mvance13]: ok [MFLNRO]

5.2.3.2. Policy	Ensure that the municipal solid waste management system is inaccessible to wildlife.
5.2.3.3. Policy	Collaborate with community partners to continue minimizing human/bear conflicts.

Goal 5.3. Protect water quality and quantity in local water bodies,

streams and groundwater.

Objective 5.3.1. Maintain water quality in Whistler's water bodies and groundwater to provincial standards or better.

[Note: Schedule B – Land Use Designations Map – identifies a community water supply area within Blackcomb's CRA. There will be development within the CRA that is consistent with existing and future approved Master Plans so those objectives will likely conflict with a protective area. This designation should be removed from the OCP Update if it will conflict with resort development activities.] [Resort Development]

Comment [mvance14]: Is this an issue? Will the master plan permit activities that will compromise water quality? Can they not coexist?

Comment [HBeresfo15]: On the WB Masterplan, two ppotential lifts are identified high in the Blackcomb Creek watershed. I agree with Mike that the two can co-exist and do not see need to change policy wording.

5.3.1.1. Policy	Continue to monitor Whistler streams and lakes, compare results to provincial water quality objectives, and take action to improve trends when necessary.
5.3.1.2. Policy	Implement the recommendations in the <u>RMOW_</u> Groundwater Resource Protection Plan_(2008).
5.3.1.3. Policy	Continue to monitor and implement best management practices to protect Whistler's surface water supply zones as identified in Schedule "E".

[The OCP's (draft) goals that relate to groundwater (5.3 to protect groundwater and 8.5 go ensure safe and reliable drinking water) appear consistent with typically accepted standards and practices (i.e., well protection planning, using the Living Water Smart guidelines, promoting groundwater recharge). However, a point of clarification may be required: The OCP (draft) recommends implementation of a "Groundwater Resource Protection Plan (GWPP)"- no details of this plan are provided, though it is assumed that it would be similar to a "Well Protection Plan" and that the GWPP would be developed with reference to the province's Well Protection Toolkit, available online at: http:

www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/well_protection/wellprotect. html] [MFLNRO]

Objective 5.3.2.	Promote water conservation to achieve Whistler2020's water consumption targets.	
5.3.2.1. Policy	Develop a "Whistler Water Wise" policy that meets the provincial government's Living Water Smart program commitments.	
5.3.2.2. Policy	Encourage the use of native landscape plants, xeriscaping and water conservation technologies.	
5.3.2.3. Policy	Collaborate with relevant agencies and stakeholders to implement water conservation technologies and programs.	
Objective 5.3.3.	Maintain overland and in-stream water flows during development and significant redevelopment.	
5.3.3.1. Policy	Maintain natural stream channel alignments and riparian areas unless a significant environmental benefit can be gained through alteration.	
5.3.3.2. Policy	Maintain pre- and post-development groundwater recharge and stream base flow rates.	
5.3.3.3. Policy	Evaluate the use of the Water Balance Model or other appropriate model as a land use decision-making tool for assessing effects of development on streams and the watershed.	

Comment [HBeresfo16]: Citation style confirms that the plan is in existence.

Comment [HBeresfo17]: Added to address earlier comment calling for a 21 Mile Creek watershed management plan. That was too narrow a focus, so added this more general policy statement for all surface water supply zones.

Comment [mvance18]: ok

5.3.3.4. Policy	Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.	
5.3.3.5. Policy	Control access to watersheds used for municipal water supply, and seek cooperation from relevant agencies and stakeholders to comply with access restrictions.	
•	aintain Whistler's air quality so that it exceeds	
[We commend RMO	<i>rovincial guidelines.</i> W's progressive and health promoting second hand smoke bylaw.]	Comment [mvance19]: ok
5.4.1.1. Policy	Reduce particulates and other emissions from transportation, industry, building heating and other human-created sources.	
5.4.1.2. Policy	Continue to partner with the Sea-to-Sky Clean Air Society in planning and implementing the Sea-to-Sky Air Quality Management Plan.	
[VCH supports the in stated in this policy.]	nplementation of the Sea to Sky Air Quality Management Plan as [VCH]	Comment [mvance20]: 0k

CHAPTER 6 QUALITY OF LIFE

[Throughout the document especially when referring to public transportation, recreation, housing, food accessibility, daycare, etc. it is important to stress "affordability for residents" when creating or maintaining amenities.] [VCH]-

Our Shared Future

Our resort community's high quality of life is supported by the widespread availability of social, health, recreational and educational facilities and services. As a mountain resort community that attracts more than two million guests annually, Whistler continues to make significant investment in infrastructure and services not found in most other similar-sized communities.

Our wide array of recreation, parks and wilderness experiences remains a cornerstone of the Whistler experience for visitors and of the quality of life for residents. Parks and recreation planning continues to address the need for a mix of community and visitor-related recreational and cultural facilities.

Current Reality

Changes in our community's demography are increasing demand for existing services and changing the types of services needed. These trends are especially the case for seniors' health and support care facilities and services, day care, and family support services.

This chapter is organized into a number of sub-chapters, reflecting the key categories of quality of life.

Public Safety

Our Shared Future

Whistler is kept safe for visitors and residents alike through the provision of police, fire, rescue and emergency services. In addition, the community is prepared for potential emergency events from man-made to naturally occurring emergency situations. Whistler is a healthy community and residents and visitors enjoy resort community amenities peacefully and safely.

Current Reality

Whistler provides public safety services through its own efforts and in partnership with other agencies and senior levels of government. Public safety planning must address the unique characteristics of Whistler as a resort community, with large influxes of visitors and temporary residents from around the world, which can more than quadruple the local population.

Although Whistler is located in a temperate coastal rainforest, its climate is characterized by dry summers which contribute to extreme risk of forest fires. Whistler's emergency plan and wildfire guidelines have been prepared to protect public safety and minimize potential damage to property from wildfire hazards.

Comment [KD1]: [Throughout the document especially when referring to public transportation, recreation, housing, food accessibility, daycare, etc. it is important to stress "affordability for residents" when creating or maintaining amenities.] [VCH] This comment is addressed through the Health and Social and Resident Affordability Descriptions of Success in Whistler2020. Falls outside the scope of this OCp update. This update was to create an implementation land use plan for Whistler2020, not to restate existing policy from Whistler2020. Perhaps this could be addressed in an email to the agency.

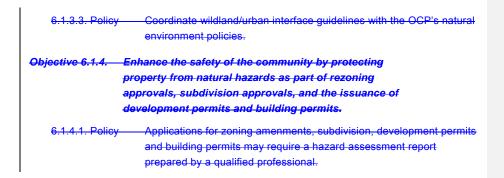
Goals, Objectives, and Policies

Goal 6.1. Ensure that Whistler is a safe and secure resort community.

Objective 6.1.1.	Maintain a safe and secure resort community through effective law enforcement and good design practices.	
6.1.1.1. Policy	 Review and maintain RCMP detachment location to ensure effective service delivery. Location of the RCMP detachment is shown on the Municipal Facilities Map (Schedule C). 	
6.1.1.2. Policy	 Encourage best practices for crime reduction through design for all development in the municipality. 	
Objective 6.1.2.	Maintain a safe community through the provision of sufficient fire, rescue and emergency services.	
6.1.2.1. Policy	 Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. Locations of current fire rescue facilities are shown on the Municipal Facilities Map (Schedule C). 	
6.1.2.2. Policy	Review fire and safety considerations for all significant development.	
6.1.2.3. Policy	 Review and maintain the RMOW Emergency Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response. 	
6.1.2.4. Policy	 Facilitate a centrally located, multi-agency Emergency Operations Centre. 	
Objective 6.1.3.	Enhance the safety of the community and	
	surrounding forest through the development of	
	Whistler-specific wildland/urban interface guidelines.	Cor and
	rojects are under way and will continue throughout the CRA and Municipality. Much	dev
	ds abuts dense, second growth forests with a high urban interface fire potential.	Cor
	the municipality and the CRA. It may be appropriate to reference the CWPP here.]	des
Resort Management	9	
6.1.3.1. Policy	Create wildland/urban interface guidelines based on Whistler's	
	forests, topography, access, built form and wildfire characteristics and	
	situations.	
6.1.3.2. Policy	Encourage an integrated approach with the Cheakamus Community	
	Forest Society to use the future Whistler wildland/urban interface	
	guidelines, once developed, in the community forest.	
	-	

Comment [MK2]: Objectives 6.1.3 and 6.1.4 and related policies relate to land use and development and have been moved to

Comment [BM3]: I support this deletion as it describes operational action rather than policy.



Accessibility

Our Shared Future

Supported by many community partners and the provincial government, the RMOW is a fully accessible and inclusive resort community for residents and visitors. Everyone, regardless of background or ability has the opportunity to enjoy the Whistler Experience.

Current Reality

Preparing for and hosting the 2010 Paralympic Winter Games helped to accelerate Whistler's journey toward accessibility and inclusion. Implementation of accessibility initiatives have been supported by the municipality's participation in the Government of B.C.'s Measuring Up program and through its own initiatives including the creation of a Measuring-Up Select Committee of Council.

Goals, Objectives, and Policies

Goal 6.2. Ensure that Whistler is an inclusive and accessible resort

community.

Objective 6.2.1. Implement inclusive and accessible design principles in the development and maintenance of Whistler's commercial centres, neighbourhoods, parks, trails, and municipal facilities.

6.2.1.1. Policy Encourage development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users to be served by the development/redevelopment in question, including barrier-free and accessibility design principles.

6.2.1.2. Policy

Encourage the establishment of land use patterns, transportation routes and community **facilities**, amenities and spacesfacilities that _ meet the needs of a changing demographic in the resort community.

[VCH supports the sections of the OCP that support and encourage accessibility throughout the community (page 70, Objective 6.2.1) and would recommend a specific and additional commitment to accessible public amenities and spaces.]

Children and Youth

Our Shared Future

The health and well-being of Whistler's children and youth are supported by a variety of programs, facilities and services facilitated by the municipality and resort community partnerships. Youth are proud of where they live and are actively engaged in the future of the resort community.

Current Reality

The resort community has been able to maintain young families living and working in Whistler as a result of the municipality's resident restricted housing initiatives. Whistler continues to have demand for child care programs and services for working parents. This demand is provided for by a wide range of programs from licensed care facilities, to private home care, to on the mountain ski school programs. The municipality and the resort community work collaboratively to address child care needs.

Whistler youth are actively involved in a variety of endeavors from outdoor leadership, competitive athletics, arts and culture, and employment and mentoring opportunities. The municipality has created opportunities for youth engagement in its resort community planning initiatives and operates a youth centre providing a safe, stimulating and fun environment for youth aged 13 to 18.

Goals, Objectives, and Policies

Goal 6.3. Support a variety of childcare opportunities for Whistler's

children.

Objective 6.3.1. Improve access to preschool and childcare facilities and services

[With respect to child and youth facilities, we encourage an active role by RMOW in meeting these needs, by acting in coordination with community partners. We note the following (Objective 6.3.1, Improve Access to preschool and childcare facilities and services, Page 73):

i) Family daycare is needed in Whistler. Family daycare provides care for younger children, and these needs are not met by other day cares unless they are dedicated to this particular younger age group. It has been noted by VCH staff that family

Comment [KD4]: [VCH supports the sections of the OCP that support and encourage accessibility throughout the community (page 70, Objective 6.2.1) and would recommend a specific and additional commitment to accessible public amenities and spaces.].

Comment [BM5]: I support this change

day care requirements have conflicted with fencing bylaw requirements, resulting in rejection of some proposals in the past.

6.3.1.1. Policy	Encourage the availability of licensed childcare facilities, including a location in Whistler Village.
6.3.1.2. Policy	Support childcare programs within municipal facilities with licensing, as deemed appropriate.
6.3.1.3. Policy	Consider neighbourhood multi-use facilities with space for childcare programs.
6.3.1.4. Policy	Encourage development of a network of in-home family childcare, with appropriate licensing, throughout the community.
6.3.1.5. Policy	Consider requiring new development and redevelopment to provide dedicated space that may be leased at affordable rates to licensed childcare operators.

Goal 6.4. Support the health and well-being of Whistler's youth and

young adults and their active participation in the resort

community.

Objective 6.4.1.	Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.	
6.4.1.1. Policy	Explore the development and implementation of a youth engagement strategy in the resort community.	
6.4.1.2. Policy	Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.	

[Adult care facilities do not appear to be addressed in this section of the OCP. (We note that there is mention of housing for retiring workers in the resident accommodation section.) There is only one long-term care facility in the Sea to Sky corridor, Hilltop House in Squamish, and it has a waiting list. Corridor residents who require care in a long-term care facility are relocated to North Vancouver. This has a negative impact on their health and is also a hardship for their families. We would suggest that RMOW's OCP address this need.] [VCH]

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Comment [BM6]: I agree with the decision to not include these comments. RMOW "acting in coordination with community partners" potentially gets us further into a service that rests with senior levels of government

Comment [KD7]: Comment not integrated. Fencing is regulation and does not fit within the scope of an OCP. These policies would allow for the relaxation of some regs if a proposal was being denied because of them, at Council's discretion. These i) Family daycare is needed in Whistler. Family daycare provides care for younger children, and these needs are not met by other day cares unless they are dedicated to this particular younger age group. It has been noted by VCH staff that family day care requirements have conflicted with fencing bylaw requirements, resulting in rejection of some proposals in the past.

Comment [KD8]: Policy includes language supportive of this comment: ii) Particularly regarding Policy 6.3.1.3, it may be useful to clarify that family daycares must be operated out of a home and not from the facilities that are mentioned here (e.g. multi use facilities)] [VCH]

Comment [BM9]: It is key that we note that daycares need to be licenced.

Comment [KD10]: [With respect to child and youth facilities, we encourage an active role by RMOW in meeting these needs, by acting in coordination with community partners. We note the following (Objective 6.3.1, Improve Access to preschool and childcare facilities and services, Page 73):

Education

Our Shared Future

Whistler offers residents and visitors a variety of options for diverse and accessible lifelong learning. The community boasts a learning culture that is nurtured and promoted locally and regionally through these opportunities.

Families choose Whistler because the community's education system is designed to support students who are striving to achieve excellence in all aspects of education, including personalgrowth and self-esteem. The resort community provides high quality learning opportunities and facilities by supporting and collaborating with relevant school administrations, the BC Ministry of Education and post-secondary institutions. Many additional learning opportunities are available, such as speaker series, conferences and community forums. Education is an important contributor to Whistler's culture and local economy.

Current Reality

Whistler has a well-educated population that expects high-quality and diverse opportunities to meet lifelong learning and formal education needs. Its schools include Myrtle Philip Community School, Spring Creek Community School, Whistler Secondary, École la Passerelle and the Whistler Waldorf School, as well as a variety of private educational enterprises. The Whistler Public Library, the Squamish-Lil'wat Cultural Centre, Whistler Museum and Archives, Millennium Place, the Whistler Centre for Sustainability and Whistler Forum also provide learning opportunities.

The resort community has identified and is supportive of pursuing and growing learning opportunities in the areas of: tourism, English-as-a-second language, culinary, sustainability, event management and film. These opportunities complement and diversify Whistler's tourism economy, support local learning initiatives, and enhance the visitor experience.

Goals, Objectives, and Policies

Goal 6.5. Ensure that an array of learning opportunities is available for

residents and visitors.

Objective 6.5.1.	Collaborate with relevant school administrations and
	the BC Ministry of Education to ensure that high
	quality kindergarten, elementary and secondary
	school facilities are provided in the resort community.

6.5.1.1. Policy Identify potential sites to be reserved for future kindergarten, elementary and secondary schools, if required. Existing permanent school locations are shown on the Municipal Facilities Map (Schedule C). Comment [KD11]: FNs Comment: Squamish-Lil'wat Cultural Centre, Comment [KD12]: Accept this comment in revised draft.

Comment [BM13]: OK

	6.5.1.2. Policy	Encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the resort community.
	6.5.1.3. Policy	Consider independent school proposals for additional kindergarten, elementary or secondary school facilities that enhance the resort community.
Obj	ective 6.5.2.	Support improved access to post-secondary educational opportunities that enhance the resort community.
	6.5.2.1. Policy	Support post-secondary opportunities that complement the resort community.
Obj	ective 6.5.3.	Support the Whistler Public Library as an important resort community asset.
	6.5.3.1. Policy	Continue to work with the Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services.

Health and Wellness

Our Shared Future

Whistler's focus on health has evolved to treat the physical body, mind and spirit holistically. Whistler benefits from a healthy natural environment and abundant recreation and leisure activities.

The provincial medical health system is viable and provides high-quality service that meets the diverse needs of residents and visitors. In addition, the resort community has a wide range of world class health and wellness services provided by private practitioners. These services benefit resort community quality of life and enhance the attractiveness of Whistler as a resort destination.

Current Reality

Whistler residents consistently rate their health status as very good or excellent.

Vancouver Coastal Health, <u>Sea to Sky</u>-Authority (VCHA) operates the Whistler Health Care Centre which provides urgent and emergency health care services. There are also onsite radiology, CT scanner and laboratory services. The demand for services and the number of admittances has grown as the resort community population and visitation have grown. There are also a relatively high number of incidents of medical visits due to injuries associated with high risk recreation activities. please refer to Vancouver Coastal Health, Sea to Sky. Also please refer to "VCH" rather than "VCHA" throughout the document.] Comment [KD14]: please refer to Vancouver Coastal Health, Sea to Sky. Also please refer to "VCH" rather than "VCHA" throughout the document.]

As the resort community's population ages, Whistler is confronted with finding ways to accommodate more people with mobility, cognitive, visual and hearing limitations. The community's most vulnerable groups, including children, seniors, people with disabilities, the homeless and youth at risk also have needs that must be addressed.

Goals, Objectives, and Policies

Goal 6.6. Strive to ensure community health and social service facilities

meet the physical, mental, spiritual and social needs of residents

and visitors.

[We are supportive of the objectives and policies that support the overall goal "to have community health and social service facilities that meet the physical, mental, spiritual, and social needs of residents and visitors". VCH would suggest that RMOW add and to promote and enable collaboration in the community to meet the needs of those who are most vulnerable.]

<u>Objective 6.6.1.</u>	Engage with health service providers to maintain a? high quality services and to promote and enable collaboration in the community to meet the needs of		
	those who are most vulnerable.		Comment [KD15]: [We are supportive of the
Objective 6.6.1. high quality servic	Engage with health service providers to maintain a	ר ו ו ו ו ו ו ו	objectives and policies that support the overall goal "to have community health and social service facilities that meet the physical, mental, spiritual, and social needs of residents and visitors". VCH would suggest that RMOW add
6.6.1.1. Policy	(VCHA) expansion of the existing site for additional health services,		and to promote and enable collaboration in the community to meet the needs of those who are most vulnerable.
	as necessary. The Whistler Health Care Centre is shown on the Municipal Facilities Map (Schedule C).		Comment [BM16]: Consider rewording to: Engage with health service providers and the community to maintain high quality services with
6.6.1.2. Policy	Explore with the VCHA future healthcare sites for additional health		a particular focus on the needs of those who are most vulnerable.
	services, if required.		Formatted: No bullets or numbering
6.6.1.3. Policy	Engage the VCHA in reviewing health care infrastructure capacity in conjunction with future community development, resort development and activities.		

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	-			
		POLICY TEXT BOX: The VCH <u>. Sea to Skv</u> A is responsible to the provincial government for all health budget and program decisions for its region, which includes Whistler. The municipality will communicate with all relevant agencies in regard to their health care resource, infrastructure and service needs as well as their land use needs and impacts within the municipal boundaries. Other levels of government and agencies are responsible for health service decisions which impact land use within the municipal boundaries. The municipality needs to play an active role to ensure these organizations keep our community's values and objectives in mind.		
	6.6.1.4. Policy	Support the private sector in providing a full range of specialized		
		health and wellness services that complement the public health care		
		system.		
	6.6.1.4. Policy	6.6.1.5. Policy Work with relevant agencies and stakeholders to		
		assess the need and delivery strategies for adult and senior care		
		facilites in the resort community.		Comment [KD17]: [Adult care facilities do
				not appear to be addressed in this section of the OCP. (We note that there is mention of
Ob	ojective 6.6.2.	Engage with social service providers to ensure an		housing for retiring workers in the resident accommodation section.) There is only one
		adequate level of social services is maintained	i -	long-term care facility in the Sea to Sky corridor,
		through RMOW leadsership and partnerships.	A State	Hilltop House in Squamish, and it has a waiting list. Corridor residents who require care in a
	dership and pa	s that RMOW consider strengthening the policy with a commitment to artnership with local agencies.]		long-term care facility are relocated to North Vancouver. This has a negative impact on their health and is also a hardship for their families. We would suggest that RMOW's OCP address this need.] [VCH]
	6.6.2.1. Policy	Support the coordinated and comprehensive delivery of social	11	Comment integrated.
		services by the relevant agencies and stakeholders.		Comment [BM18]: Interesting – while I am wary of downloading and how this might get interpreted, it is hard to argue that this is not a
Ob	ojective 6.6.3.	Engage with providers to ensure adequate animal care	- N	need that may have a similar demand to childcare in the next twenty years. I think that
		facilities are maintained for the wellbeing of residents'	1	we should begin to address this in our plan.
		and visitors' pets.		Comment [KD19]: . [VCH recomments that
	6.6.3.1. Policy	Support responsible animal control, shelter and care through a local shelter program.		RMOW consider strengthening the policy with a commitment to leadership and partnership with local agencies.] Response: Comment integrated as RMOW does work in partnership with local agencies, WCSS in particular

Food

Our Shared Future

Whistler enjoys a community-supported local food system, whether it's at the local farmer's market, hobby farm, community garden, local restaurant or grocer.

Whistler supports regional agricultural land being preserved and enhanced for increased production. Opportunities for food production on protected farmland and developed lands are encouraged and are supported by Whistler's population of residents and visitors. Regional food producers, retailers and First Nations food traditions are celebrated and supported in the marketplace as valuable components of the region's identity, health, vitality and economic prosperity.

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Current Reality

Local and regional stakeholders have been working on a strategy to bring Whistler's food system closer to home, with a shift in emphasis to healthier food choices and regional or local production to improve food security and community sustainability.

With a focus on integrating the agricultural history, production capacity and local knowledge of our neighbour communities of Mount Currie, Pemberton, the Squamish Valley and Whistler's internationally recognized food service industry, food policy is a coordinated, collaborative regional effort to create stronger bonds among food producers, retailers and consumers.

Through enhanced food security and the support of our regional partners, our communities will look at food, its delivery and preparation as an integral part of our regional identity and market opportunity. The protection of capable and suitable farmland throughout the Squamish-Lillooet Regional District is necessary for the long-term sustainability of the community and the food security of residents in the Sea-to-Sky Corridor.

Goals, Objectives, and Policies

Goal 6.7. Support and value sustainable, secure local and regional food

systems.

[VCH supports Goal 6.7. VCH commends the policy supporting access to healthy food. A suggestion is to add a policy (or refer to earlier sections in the OCP) about the importance of retail sale of convenient local healthy food and amenities in each neighbourhood, i.e. groceries. Evidence shows that the availability of healthy food makes a significant and positive impact with more physical activity, obesity, and eating healthier food.]

Objective 6.7.1. Improve access, education and initiatives to increase the sustainability and resiliency of the resort community's food system.

6.7.1.1. Policy Investigate the creation of a sustainable food plan that encourages awareness, initiatives and the expansion of the local food system-, notably within a 50 km driving distance of Whistler.

[The Commission's only interest is in the OCP's goals, objectives and policies related to food systems. It is noted that goal 6.7 highlights the importance of food systems. I have noted a suggestion in the attached copy of that goal, objectives and policies, under which Policy 6.7.1.1 would specifically support nearby food production in the Upper Squamish Valley, Pemberton Valley and other arable lands in Electoral Areas C and D.] [Agricultural Land Commission]

- 6.7.1.2. Policy Work with resort community partners and stakeholders to provide increased access to safe, nutritious and affordable food.
- 6.7.1.3. Policy Collaborate with regional and provincial agencies and stakeholders in support of regional food security initiatives.

Comment [BM20]: This is so not our mandate! Also – we are not resourced to evaluate the healthfulness of food choices...

Comment [KD21]: The Commission's only interest is in the OCP's goals, objectives and policies related to food systems. It is noted that goal 6.7 highlights the impo rtance of food systems. I have noted a suggestion in the attached copy of that goal, objectives and policies, under which Policy 6.7.1.1 would specifically support nearby food production in the Upper Squamish Valley, Pemberton Valley and other arable lands in Electoral Areas C and D.] [Agricultural Land Commission] Comment integrated.

Comment [KD22]: Objective 6.1.1.Comment not integrated. This policy supports the provision of food, in neighbourhoods if that is where the demand is. No need to specify neighbourhoods in the policy as it may limit other opportunities during the scope of this plan. This is supported by LuD Objective 3.9.6: "Support neighbourhood serving commercial development that meets the day

to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas."

[VCH supports Goal 6.7. VCH commends the policy supporting access to healthy food. A suggestion is to add a policy (or refer to earlier sections in the OCP) about the importance of retail sale of convenient local healthy food and amenities in each neighbourhood, i.e. groceries Evidence shows that the availability of healthy food makes a significant and positive impact with more physical activity, obesity, and eating healthier food.]

6.7.1.4. Policy	Explore additional	opportunities for	farmers'	markets in Whistler.

- 6.7.1.5. Policy Encourage small-scale, neighbourhood-level food production within the resort community.
- 6.7.1.6. Policy Showcase local and regional food and beverage offerings through resort community celebrations and events.

Arts, Culture & Heritage

Our Shared Future

Whistler has a unique cultural identity with a rich and diverse offering of arts, cultural and heritage events and programs for the enjoyment and enrichment of residents and visitors. Whistler's people, history, First Nations culture, natural environment and sport heritage are showcased and celebrated. The resort community's spirit is alive with creative energy and aesthetic appreciation. Cultural tourism initiatives attract visitors and contribute to the Whistler Experience and local economy. Local and regional artists contribute to the resort community's health, vitality and economic prosperity. Whistler's community organizations and businesses regularly showcase the work of local and regional artists in the resort. Thanks to non-profit as well as private-sector participation, Whistler offers many opportunities for education and participation as well as enjoyment of arts, culture and heritage.

Whistler is further enriched by an array of stunning public art placed throughout the resort community. The municipality continues to encourage the installation of art throughout the resort community.

Current Reality

The resort community has recognized the importance of arts, culture and heritage to its local economy and quality of life. Cultural tourism is a significant and growing market opportunity for Whistler that complements its world class sport and recreation offering.

Whistler's arts, culture and heritage infrastructure and resources have demonstrated an increasing capacity and capability to execute high quality events and programs. Festivals and events are an important part of the Whistler Experience providing visitors and residents with memorable experiences.

Whistler has a number of organizations and facilities dedicated to the enhancement of arts, culture and heritage within the resort community. Private enterprise is also active and plays a vital role in the promotion, production and advancement of this sector.

Community building and cohesion can be strengthened through further support for Whistler's arts, culture and heritage programs and services, activities and events that bring people together to create individual involvement and community partnerships.

Goals, Objectives, and Policies

Goal 6.8. Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.

Objective 6.8.1.	Support programs and venues for furthering Whistler's arts, culture and heritage sectors.
6.8.1.1. Policy	Support collaborative efforts within the resort community to strengthen Whistler's arts, culture and heritage sector.
6.8.1.2. Policy	Promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
6.8.1.3. Policy	Support the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
Objective 6.8.2.	Increase opportunities for education, participation and enjoyment of arts, culture and heritage for residents and visitors.
6.8.2.1. Policy	Support non-profit and private-sector efforts to increase arts, culture, and heritage opportunties.
6.8.2.2. Policy	Collaborate with the appropriate agencies and stakeholders to develop a strategy to showcase local and regional artists and their achievements.
Objective 6.8.3.	Enrich the built environment through public art that promotes awareness, understanding, access to and enjoyment of art as part of everyday life.
6.8.3.1. Policy	Continue to showcase public art as an integral component of the resort community.
6.8.3.2. Policy	Encourage the installation of art on or within the built environment, including private properties, public spaces, parks, trails and streets, where appropriate.
6.8.3.3. Policy	Encourage public and private art installations to include First Nations themes and topics.
Objective 6.8.4.	Celebrate, protect and commemorate Whistler's diverse heritage including First Nations.
6.8.4.1. Policy	Maintain an inventory of Whistler's heritage resources and ensure these are considered in the review of new development proposals.
6.8.4.2. Policy	Encourage appropriate agencies and historical organizations to identify, manage, interpret, preserve and promote Whistler's heritage.

6.8.4.3. Policy

Work with the Squamish and Lil'wat Nations to integrate First Nations history and culture within the resort community, and to consider _____ documented heritage and cultural resources for First Nations use, ____

[The Resort Development Branch is very supportive of this policy and RMOW's continuing efforts to support the Squamish Lil'wat Cultural Centre] [Resort Development]

Community Cemetery

Our Shared Future

Whistler's cemetery design and development is in response to the sloped topography, and preserves the tranquil forested nature of the site and provides a greater range of service options.

Current Reality

The municipality has owned and operated a cemetery since 1986. A plan has been developed for the cemetery site that maintains the natural forested character of the site and meets the resort community's long term needs.

Goals, Objective, and Policies

Goal 6.9. Continue to offer commemoration opportunities within the

Whistler Cemetery.

Objective 6.9.1.	Ensure an adequate provision of land for the resort community's needs and maintain the cemetery's tranquil character.
6.9.1.1. Policy	Continue to manage the Whistler Cemetery to provide a range of service options within a forested setting. The cemetery is located as shown on the Municipal Facilities Map (Schedule C).
6.9.1.2. Policy	Manage land uses adjacent to and within the cemetery site to preserve its tranquil and forested character.

Comment [KD23]: [The Resort Development Branch is very supportive of this policy and RMOW's continuing efforts to support the Squamish Lil'wat Cultural Centre] [Resort Development]

Comment [BM24]: I have added the word "documented".

Comment [MK25]: First Nation comment, accepted.

Recreation & Leisure

Our Shared Future

Whistler is globally recognized as a leader in offering innovative and unique recreation, sport and leisure activities. Residents and visitors of all ages and abilities enjoy year-round opportunities that encourage an active resort community lifestyle.

Whistler's outdoor recreation and leisure opportunities take advantage of Whistler's mountain landscape and natural beauty. The resort community is recognized for its efforts to minimize impacts on the natural environment associated with recreation and leisure infrastructure and operations. Whistler is best known throughout the world for its alpine skiing, snowboarding and mountain biking, in addition to a broad range of other activities. An extensive network of open space, trails and parks is continually enhanced and provides an abundance of opportunities for recreation and leisure. The municipality's Recreation Master Plan (RMP) reflects the needs of Whistler residents and achieves a balance between recreation and leisure infrastructure and provides direction for municipal council to ensure that Whistler's natural and recreational resources are preserved and that parkland is set aside for future use. The RMP allows the resort community to be strategic in the provision of recreation and leisure infrastructure. Recreational trends, issues and opportunities are always changing, but Whistler remains at the leading edge, continually providing new or refreshed reasons to come to the resort.

Current Reality

Recreation and leisure in the natural mountain environment are at the heart of Whistler's culture and a major driver of the local economy. Whistler and Blackcomb mountains regularly attract more than two million visitors annually for on-mountain activities.

Whistler's recreation and leisure opportunities are diverse and innovative. Residents and visitors choose from an impressive variety of physical and leisure activities supported by Whistler's natural areas, open spaces, trails, parks and recreation facilities. The diversity of opportunities is delivered through the combined efforts of private enterprises, local government, community members and dedicated not-for-profit groups.

Many of the recreational opportunities enjoyed and planned for by the community cross a variety of jurisdictional boundaries. Cooperation amongst all jurisdictions is essential for all to achieve individual goals that are often mutually beneficial to all.

Recreation and leisure foster psychological, social, economic and spiritual benefits that support the wellbeing of Whistler's residents and visitors. This focus is a natural extension from the community's roots in recreation-based active lifestyles.

Content has changed, but this is the commentary that applied to this section:

[VCH supports the importance and health benefits of accessing the natural environment, active transportation, and use of parks to people's health.]

[Objective 6.1.1 (page 69) re Safety on Streets: We suggest that policies could be augmented with commitments to safe design of streets and trails for all modes of transportation, with particular attention to safety and injury prevention for people using non-motorized modes like walking and cycling. Some of these items are addressed in the Transportation chapter as well, and perhaps a link could be added.] [VCH]

[Currently many of the recreational opportunities enjoyed and planned for by the community cross a variety of jurisdictional boundaries, private land, crown land, provincial parks, etc. Perhaps this current reality section should include a paragraph reflecting this challenge and the need for cooperation amongst all groups for all our benefit.] [LFNR:EX]

Goals, Objectives, and Policies

activities.] [MFLNRO]

Goal 6.10. Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.

Objective 6.10.1. Value and preserve Whistler's scenic qualities.

6.10.1.1. Policy	Identify, preserve, improve and maximize areas of special scenic importance within municipal boundaries in participation with relevant agencies and stakeholders in accordance with and to the extent permitted by legislation.		
6.10.1.2. Policy	Strive to preserve viewscapes and scenic corridors as part of the development approval and rezoning process.		
[Consider clarification of this point. Should we interpret 'development' strictly as defined, to not			
include forest harvesting	? Otherwise, there would be concern that the policy to 'preserve'		
viewscape and scenic co	rridors will be more restrictive than the existing visual quality objectives		
established for forest ha	rvesting in the corridor.] [MFLNRO]		
6.10.1.3. Policy	Retain scenic views to and from key open spaces to the extent permitted by legislation.		
6.10.1.4. Policy	Prioritize non-motorized and low-environmental-impact recreation and leisure activities over motorized activities while recognizing the key contribution of mechanized lift access on Whistler Blackcomb to the local economy and to the overall Whistler Experience.		
[OCP encourages growth	n and diversification in the tourism economy yet discourages motorized		
recreation which genera	Ily has a stronger economic model than non-motorized commercial		

Comment [MP5]: . This has been clear

direction from the community for some time

Comment [MP4]: Development is defined in part "as altering the land". In my opinion no

change to policy required.

Comment [mvance1]: ok

Comment [mvance2]: ok
Comment [MP3]: included above

[If there is a desire within the community to strongly favour non motorised recreation within the RMOW it may be wise to work with RSTBC and other outside agencies to promote the use of established motorised recreation areas around Pemberton and Squamish. –There is undoubtably a portion of the Wistler recreation community the is interested in motorised recreation. Helping to provide direction for optionsoutside the RMOW may help you achieve higher compliance with non motorised goals.] [FLNR: EX]

6.10.1.5. Policy	Support provincial and federal regulations that restrict motorized boat
	use and fishing on Whistler's water bodies.

[What are these "regional and water specific regulations" in 6.10.1.5 and their relationship to boating?[[MFLNRO]

Objective 6.10.2. Preserve large areas of natural environment through a variety of means <u>and in cordination with the</u> <u>Cheakamus Community Forest.</u>

[Consider that the objective or the policies associated with this objective may not be in line with the objective of the CCF. Wholesale preservation of natural areas in the absence of CCF forest planning may cause conflict. Consider rewording the policies to include the CCF requirements for certified forest management following EBM.] [MFLNRO]

- 6.10.2.1. Policy Promote the preservation of public lands through park designations or other regulatory and legislative means.
- 6.10.2.2. Policy Designate natural areas for preservation, where appropriate and in alignment with OCP objectives.
- 6.10.2.3. Policy Manage natural areas to take into account long-term wildfire fuel management impacts and the mitigation of fuel-load hazards.
- Objective 6.10.3. Retain a variety of open spaces for resort community needs.
 - 6.10.3.1. Policy Promote retention of a variety of open spaces, ranging from natural forests to open lawn areas to constructed urban spaces as shown on Schedule "J".

Goal 6.11. Continue to provide a variety of high quality recreation and

leisure amenities.

Objective 6.11.1. Maintain a variety of recreation and leisure amenities.

6.11.1.1. Policy Maintain and improve where feasible Whistler's overall recreation and leisure infrastructure as generally shown in Schedules "I" and "J".

CHAPTER 6 QUALITY OF LIFE |83

Comment [MP6]: A worthwhile consideration but not part of our OCP. The RMOW certainly provides input on crown referrals around municipal boundaries and is actively working with RSTBC on trails crossing municipal boundaries onto crownlands.

Comment [MP7]: Several Lakes in Whistler are governed by provincial and federal regulations, hence the policy to acknowledge those and raise awareness to them. Refer to BC Freshwater Fishing Regulations defined by provincial and federal regulators. www.env.gov.bc.ca/fw/fish/regulations/docs/1011/ fish-synopsis_2010-11_region2.pdf

Comment [MP8]: good point, included above.

Objective 6.11.2. Utilize a proactive and consultative approach in the planning, development and maintenance of recreation and leisure amenities and guiding documents.

6.11.2.1. Policy Integrate planning and development with relevant agencies and stakeholders.

[VCH is committed to support park planning and development logistics as required, as described in Policy 6.11.2.1. For example, VCH can assist from a regulatory perspective to advise about infrastructure requirements (e.g. plumbed water, sewer required if there are food premises in parks and amenity spaces).]

6.11.2.2. Policy	Review recreational amenities on an on-going basis to ensure that they remain sufficient in scale and relevant to the resort community.
6.11.2.3. Policy	Utilize best practice design principles to integrate parks with overlapping and adjacent land uses.
6.11.2.4. Policy	Maintain an active role with relevant agencies and stakeholders in reviewing proposals for recreational activities and development within and adjacent to Whistler's municipal boundaries.
	<u>Policy used to read (see how comments were applied)</u> : Continue an active role with relevant agencies and stakeholders in reviewing recreational and development proposals [on crown land within and]
	[FLNR:EX] beyond Whistler's municipal boundaries.

Objective 6.11.3.	Strategically provide recreation and leisure
	infrastructure.

- 6.11.3.1. Policy Utilize the Recreation Master Plan (RMP) as the guiding document for Whistler's recreational and leisure amenity needs.
- 6.11.3.2. Policy Review and update the RMP periodically.

[Will the updated RMP be open to comment by stakeholder groups When expanding trail networks on or within crown land work collaboratively with RSTBC to authorize and establish those trail under Sec 56,57 of FRPA to ensure the continued enjoyment of said trails by future generations.] [FLNR:EX]

Objective 6.11.4. Acquire lands to realize the RMP's objectives.

6.11.4.1. Policy Explore opportunities to acquire and or access lands in support of the RMP.

Comment [mvance9]: good

Comment [MP11]: Yes the RMP will include stakeholder consultation and partner agencies reviews. Specific to trails the RMOW is in the process of establishing a Trails Working Group to develop a 5 year strategic plan regarding trails in the Whistler area. The Working Group includes area stakeholders including RSTBC and BC Parks and is intended to upload into the RMP.>

6.11.4.2. Policy	Require recreational trails (shown on Schedule "I") to be dedicated as
	a public right-of-way or otherwise provided to the RMOW, in
	accordance with and to the extent permitted by provincial legislation.

[On crown land purse FRPA sec 56,57 authorisation/establishment ,through RSTBC, of new and existing trails before development takes place to achieve this [FLNR:EX]_____

6.11.4.3. Policy	Require recreation areas or open space (as shown on Schedule "J") to be dedicated as park or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation.
6.11.4.4. Policy	Maintain a park acquisition reserve fund to secure properties in

support of the RMP. Goal 6.12. Achieve a balance between users' needs and the natural

environment in providing recreational opportunities.

,	sure that recreational opportunities highlight and spect Whistler's natural environment.	
6.12.1.1. Policy	Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP policies, wetland and rRiparian <u>Aarea Regulations protection guidelines</u> and other legistaltion regulations and best management practices. barian Area Regulations, other legislation and best management	
practices.] [FLNR:EX]		Comment [MP14]: Included see above
6.12.1.2. Policy	Promote use of preferred modes of transportation to access recreation and leisure amenities in order to reduce vehicle parking requirements, with site-by-site accessible parking maintained.	
Goal 6.13. Whistler provides diverse parks, trails and recreation opportunities.		
•	sure that an appropriate range of recreation and sure amenities is available to visitors and residents.	
6.13.1.1. Policy	Provide a variety of recreation and leisure amenities for the use and enjoyment of the resort community as shown in Schedules "I" and "J".	
6.13.1.2. Policy	Provide opportunities in the natural environment for organized and passive activities.	

Comment [mvance12]: Ok, whatever this means
Comment [MP13]: Yes, see comment above.

6.13.1.3. Policy	Integrate and prioritize new recreation and leisure activities with existing recreation and leisure amenities where feasible.	
6.13.1.4. Policy	Provide accessible information and features within municipal parks and facilities so people may choose the type of recreation opportunities that best meet their needs.	
for	ovide a system of major and neighbourhood parks visitor and resident use and enjoyment in support the RMP.	
6.13.2.1. Policy	Continue to designate, develop and maintain major parks possessing unique and or highly popular qualities as shown in Schedule "J".	
6.13.2.2. Policy	The planning, design and programming of major parks will reflect the broad needs and opportunities of the resort community.	
6.13.2.3. Policy	Achieve a balance between neighbourhood and resort community needs in major parks located within or adjacent to residential neighbourhoods.	
6.13.2.4. Policy	Support sport and tournament facilities within major parks in consideration of sport tourism strategies and adjacent uses.	
6.13.2.5. Policy	Continue to designate, develop and maintain neighbourhood parks as shown in Schedule "J".	
6.13.2.6. Policy	The planning and design of neighbourhood parks will reflect the recreation and leisure needs of the neighbourhood's residents.	
Objective 6.13.3. Pro	ovide a network of recreational trails.	
6.13.3.1. Policy	Continue to develop, maintain and protect a comprehensive network of non-motorized multi-use recreational trails that link built and natural amenities as shown in Schedule "1".	
the RMOW for the bene	nate the development of new trails with existing and new trails outside of fit of all users. Collaborate with RSTBC to plan the development of trails d outside of the RMOW boundary.] [FLNR:EX]	

6.13.3.2. Policy	Further improve the recreational Valley Trail network to efficiently link	ļ
	commercial centres, neighbourhoods, schools, parks, trailheads and	
	lakes where reasonably practical and in support of the RMP and the	N.
	Transportation Cycling Plan (Schedule H).	$\sim \frac{N_{\rm eff}}{N_{\rm eff}}$
6.13.3.3. Policy	Continue to participate with other relevant agencies and stakeholders in the planning of the recreational Sea to Sky Trail.	
6.13.3.4. Policy	Continue to lead the implementation of the recreational Sea to Sky Trail within municipal boundaries and in support of the RMP.	

Comment [mkirkega15]: reference

Comment [mkirkega16]: refernce

Comment [mvance17]: good

Comment [MP18]: copy and pasting

Comment [MP18]: copy and pasting comment from above: Specific to trails the RMOW is in the process of establishing a Trails Working Group to develop a 5 year strategic plan regarding trails in the Whistler area. The Working Group includes area stakeholders including RSTBC and BC Parks and is intended to upload into the RMP.>

Comment [KD19]: FNs Comment: Further With the prior consent of the First Nations, further

Response: Network shown to provide certainty as part of OCP.

Comment [KD20]: I think this comment was meant for the policy above, which deals mostly with forested terrain away from the valley bottom. Suggest revising Objective 6.13.3 to: Provide a network of recreational trails that protect First Nations heritage and cultural resources through consultation.

Comment [mkirkega21]: refernce

6.13.3.5. Policy	Continue to collaborate with relevant agencies and stakeholders regarding recreational cycling and trail management issues in Whistler and the Sea to Sky corridor.	
	Visitors and residents integrate non-motorized recreation into their daily lives.	
6.13.4.1. Policy	Encourage non-motorized recreation to promote the health and wellbeing of residents and visitors.	
6.13.4.2. Policy	Provide and maintain a network of on and off-road cycling routes supporting recreation and transportation as shown in Schedules "H" and "I".	Comment [mkirkega22]: reference

Goal 6.14. Balance the commercial use of public amenities with resort community values and the needs of residents and guests.

	Ensure that commercial uses are consistent with overall resort community values and are respectful of potential impacts to use by residents, guests and adjacent lands and facilities.
6.14.1.1. Policy	 Use of public amenities by commercial operators is to be consistent with overall resort community values as defined by Whistler2020 and this OCP.
6.14.1.2. Policy	Consider residents' and guests' use and enjoyment of public amenities, adjacent land uses, and the OCP's general preference for no negative impact and non-motorized activities, when assessing commercial operators' use of a given amenity.

CHAPTER 7 CLIMATE ACTION & ENERGY

Our Shared Future

Across Whistler, residents and businesses are using less energy and are reducing emissions while enjoying unprecedented success as a resort community. Whistler has effectively decoupled energy consumption from economic progress, and continues to thrive, becoming a richer, healthier, lower-carbon society.

Whistler has dedicated itself to energy conservation as a core strategy for achieving its climate change mitigation commitments. While maintaining tourism as its primary economic engine, the resort community took the lead in reducing GHG emissions from passenger vehicle transportation, commercial fleets, transit, residential and commercial buildings, <u>as well as</u> municipal and community infrastructure. Committing to our community-adopted targets, Whistler has reduced its community-wide energy consumption by more than 10% from 2007 levels. Whistler has concentrated development within the area bounded by Function Junction in the south and Emerald Estates in the north, utilizing existing infrastructure systems and avoiding the negative traffic and GHG emission impacts characteristic of a more spread-out development pattern. Usage of preferred modes of transportation such as public transit, bicycles and walking have increased considerably, leading to greater use of our commuter trail networks, reduced single-occupant vehicle use, and an increasingly successful public transit system.

Small-scale, renewable energy production has become prominent across the community, with cost-effective rooftop solar water heating making up the largest sharean increasing share. Green building techniques and energy-sharing solutions like district energy systems have reduced energy consumption and GHG emissions – while proving cost-effective. A community-supported new district energy system is being evaluated for integration into the higher-density areas of Whistler Village – a community investment that could further reduce energy consumption in the core commercial area, generating operating cost savings and still further GHG emissions - using our contribution to a changing climate.⁻

Moreover, Whistler has recognized that despite our best efforts, the climate is unfortunately changing – and with these changes, comes the need to strategically adapt. Ongoing vulnerability assessments for all key social, economic and environmental systems have become core to informed planning and decision making, and collectively increasingly shape the way the community prepares for its ongoing prosperity and well-being.

In sum, the simultaneously higher-quality and lower energy visitor experience in Whistler continues to set the resort apart from other places in North America and has helped to ensure its success as a world-class resort community – all while decreasing the emissions associated with traditional tourism patterns and infrastructure, as well as limiting <u>energy</u> cost increases of <u>energy utilities toto</u>-local businesses and residents, and protecting key community assets...

Comment [TBattist1]: fact need to be changed

Current Reality

As a mountain town, Whistler has long been concerned about climate change. The community has a special dependence on weather patterns that deliver sufficient snowfall throughout the winter season. This <u>almost life-or-deathintrinsic</u> relationship to the weather has heightened awareness about Whistler's shared responsibility to managing our GHG emissions – and the potential impacts if we do not.

The RMOW is a signatory of the BC Climate Action Charter committing to a 33 percent reduction in <u>community-wide</u> GHG emissions by 2020. In 2010, the main source of our community GHGs was passenger vehicles (49%), followed by commercial natural gas use (24%), and residential natural gas use (10%).

Whistler's has achieved a 20% reduction in GHG emissions over the past four years, primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (32%) -(enough to power more than 4,000 electrically-heated homes in our climate). To meet our GHG reduction targets, Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the community's current patterns of energy consumption.

There are many signs that the resort community is taking energy efficiency and climate protection seriously. Private-sector initiatives have included Whistler's first net-zero home. <u>Passivhaus-certified residential construction</u>, as well as many other innovative green building and highly energy efficient projects, increasing residential uptake of home energy improvement grants as well as over 1,000 local registrations in BC Hydro's residential Team Power Smart program. Moreover, numerous local businesses have integrated energy and emission inventories into their <u>quality assurance and operational</u> management systems.

In the public sector, leadership has included a new PassivHaus-certified community building at Lost Lake, an innovative alternative energy-based district energy system at Cheakamus Crossing, LEED-certified public buildings and substantial energy efficiency upgrades_to our community pool. Other large-scale emission reduction projects include the cap-and-capture of landfill methane, a new organics recycling facility as well as work supporting Terasen Gas (Whistler) Inc.'s (now FortisBC) propane to natural gas conversion and pipeline installation project.

[Good to see adaptation within policy; however the shared future and current reality does not directly speak of adaptation. Climate change impacts could create threats and opportunities for Whistler.] [MJTI]

Comment [TBattist2]: paragraph added above in Our Shared Future.

Goals, Objectives and Policies

Goal 1.1. Substantially reduce GHG emissions from stationary sources.

GOAL TEXT BOX: Emissions from Stationary Sources include emissions from commercial and residential buildings as well as from key municipal and community infrastructure. Stationary Sources in Whistler (primarily buildings) represent approximately 65% of total community energy use, and 45% of GHG emissions. Increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption. Objective 1.1.1. Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals. 1.1.1.1. Policy Establish the entire municipality as a development permit area (Schedule UV) for the purposes of promoting energy and water Comment [TBattist3]: fixed Comment [mkirkega4]: reference conservation as well as the reduction of GHG emissions. 1.1.1.2. Policy Maintain, update and apply the RMOW Green Building Policy to reflect current trends in energy efficiency and local government jurisdiction, and support our community-wide commitment to GHG reduction and energy performance. Encourage increased uptake of building energy retrofit programs 1.1.1.3. Policy (provincial, federal and utility-based). 1.1.1.4. Policy Remove barriers to higher building envelope insulation standards from local regulations and standards. 1.1.1.5. Policy Encourage opportunities and approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio heaters and heated driveways. Objective 1.1.2. Create an incentive structure to encourage energyefficient, low-carbon construction and development practices. 1.1.2.1. Policy Create and deploy incentives to facilitate upgrades of existing infrastructure and buildings that improve energy efficiency. 1.1.2.2. Policy Work to structure municipal fees and charges on development to reflect energy efficiency and lower-environmental-impact development.

Objective 1.1.3.	Evaluate opportunities for low-carbon, district-based energy systems.
1.1.3.1. Policy	Designate Whistler Village as a District Energy Investigation Area.
1.1.3.2. Policy	Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.
1.1.3.3. Policy	Where sufficient demand exists, support the development of district heating and cooling systems that increase energy efficiency, increase the share of energy production from renewable sources, reduce operating costs and decrease GHG emissions.
Objective 1.1.4.	Work with senior levels of government to encourage carbon fuel reduction and energy conservation policies in jurisdictional realms beyond local government control.
1.1.4.1. Policy	Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.
	POLICY TEXT BOX: Increasing the renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels). As the integration of renewable energy infrastructure in building design is outside local government jurisdiction, working with the provincial government through building code extensions (such as a solar-hot-water-ready code) is one of our best strategies for furthering such regulations.
Objective 1.1.5.	Support local and regional low-carbon energy production that includes a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.
1.1.5.1. Policy	Encourage increased energy self-sufficiency through on-site renewable energy generation opportunities for existing and new buildings.
1.1.5.2. Policy	Support local and regional renewable electricity production opportunities.
Goal 1.2. Substa	ntially reduce GHG emissions from mobile sources.

Objective 1.2.1. OBJECTIVE: Treat land use as a primary determinant of transportation-based energy use.

1.2.1.1. Policy Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.

Comment [KD5]: FNs Comment: 4 The application of the Whistler Urban Development Containment Area and Land Use Map on Crown lands must take into account First Nations interests, and so may not apply to First Nation activities and developments . Response addressed in FN context statement and Growth Management chapter.

1.2.1.2. Policy	Proposals for new development or significant redevelopment should be required to quantify future GHG emissions and energy consumption and incorporate measures to minimize and/or mitigate projected increases.
1.2.1.3. Policy	Consider extended application of residential infill policies as a means of reducing GHG emissions.
1.2.1.4. Policy	As a strategy to reduce commuting emissions, investigate opportunities to include live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood's character.
1.2.1.5. Policy	Consider approval of new development or significant redevelopment only near settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.
1.2.1.6. Policy	Reduce regional transportation emissions by supporting appropriate opportunities for increasing local food production
Objective 1.2.2.	Prioritize infrastructure development and policies that support preferred modes of transportation for intra- community travel.
1.2.2.1. Policy	Use every reasonable opportunity to further the use of preferred modes of transportation.
1.2.2.2. Policy	Continue to support transportation demand strategies that pass the infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.
1.2.2.3. Policy	Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.
1.2.2.4. Policy	Increase year-round connectivity for active transportation modes throughout the community – especially in areas near convenience services.
1.2.2.5. Policy	Investigate potential sites, facility requirements and alternative funding models to support developing one or more centralized multimodal transportation hubs, potentially including the Whistler Village Visitor Centre, to enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.
Objective 1.2.3.	Increase integration of lower-impact technologies for community mobility.

OBJECTIVE TEXT BOX: The reduction of energy use as well as the reduction of GHG emissions produced by passenger vehicle travel patterns will require both fewer, 'vehicle-kilometres-travelled' across the community, as well as fewer GHG emissions per kilometre that is travelled. Both strategies will be required to achieve our community targets for GHG reduction.

1.2.3.1. Policy	Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.
1.2.3.2. Policy	Support the development of and increased access to reduced-carbon mobile fuel options such as natural gas, appropriate biofuels and electricity.
1.2.3.3. Policy	Encourage commercial recreation and leisure operators to minimize the GHG emissions associated with their activities.

Goal 1.3. Substantially reduce GHG emissions associated with solid waste management.

Objective 1.3.1. Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.

1.3.1.1. Policy	Develop, expand and promote programs and infrastructure that
	increases local recycling diversion rates, especially of organics.

Goal 1.4. Ensure municipal decision-making is structured to achieve energy goals and GHG reduction targets.

Objective 1.4.1. Ac	hieve community-level GHG reduction targets.
1.4.1.1. Policy	Lead a community-wide effort to reduce total community GHG emissions to a level 33% lower than 2007 levels by 2020; 80% lower than 2007 levels by 2050; and 90% lower than 2007 levels by 2060.
1.4.1.2. Policy	Lead a community-wide effort to reduce total energy consumption to a level 10% below 2007 levels by 2020.
1.4.1.3. Policy	Monitor and report annually on both community-wide and corporate energy and GHG emission performance.
1.4.1.4. Policy	Respect the resort community's adopted GHG reduction target when evaluating changes to development and land use patterns.
1.4.1.5. Policy	Ensure that the Resort Municipality's Energy and Climate Action Plan is updated every five years.

- Objective 1.4.2. Support community marketing and outreach programs that raise awareness of the benefits of reducing personal energy use and decreasing our collective GHG emissions.
 - 1.4.2.1. Policy Promote awareness of climate change mitigation and adaptation, as well as the importance of energy efficiency, through community outreach that targets personal energy and emission reduction opportunities.
- Objective 1.4.3. Ensure that climate change adaptation planning is integrated in community decision-making.

OBJECTIVE TEXT BOX: Adapting to climate change is a new, inevitable reality, particularly in mountain resort communities. Despite genuine efforts to mitigate climate change, leading scientists tell us that a changing climate is inevitable and we can expect increasing temperatures, more frequent storms and sea level rise. Rising mobile fuel costs and consequent impact on travel and tourism patterns need to be understood for continued resort success. Failure to strategically evaluate and act upon these issues could substantially and unnecessarily increase the vulnerability of Whistler primary economic engine – tourism.

- 1.4.3.1. Policy Pursue strategic adaptation planning that regularly assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler's tourism economy.
- 1.4.3.2. Policy Ensure that strategic directions related to climate change risk management and climate change adaptation are considered in decision-making processes.

CHAPTER 8 TRANSPORTATION & INFRASTRUCTURE

Our Shared Future

Whistler's transportation and infrastructure systems are integral to the livability and success of Whistler as a resort community. Whistler residents are encouraged to use walking, cycling and public transit, supported by an excellent transportation infrastructure oriented to these modes. As a result, residents and visitors increasingly choose preferred modes over single-occupancy vehicle trips.

Whistler's transit system continues to experience the highest ridership in British Columbia and is delivered efficiently and cost effectively while maintaining affordability and the highest possible service levels. With a wide range and frequency of regional bus services, it's never been easier to travel to Vancouver and beyond.

Whistler's water, wastewater, rainwater management, and solid waste infrastructure systems set a high standard, consistent with the resort community's standing as a world class destination that is steadily moving towards sustainability. Whistler residents and visitors enjoy high quality drinking water and do their best to conserve this valuable resource. A dependable water supply is in place for personal, commercial and fire protection needs. Rainwater management and flood control measures replicate natural hydrological systems and functions as much as possible. Continual innovation in solid waste treatment as well as aggressive composting and recycling programs ensure that Whistler's Zero Waste Goal has been met and is being sustained.

Current Reality

Whistler relies on an efficient transportation infrastructure to people and goods to, from and within the resort community. Initiatives have been undertaken to promote shifts away from the private automobile to preferred modes of transportation. Recent upgrades have been completed to Highway 99, BC Transit facilities, the Valley Trail system and pedestrian and bicycle networks.

Whistler has relatively high participation in preferred modes of transportation including carpooling, transit, walking and biking. The Whistler Transit System has been a strong success, experiencing the highest ridership per service hour in British Columbia and consistently serving almost 3 million riders per year.

Whistler has also completed major infrastructure upgrades to its wastewater treatment facility, water supply system, rainwater management systems, and solid waste management facilities that incorporate sustainability measures and meet Whistler's future needs.

Goals, Objectives and Policies

Transportation

Goal 8.1. Encourage walking, cycling and transit as Whistler's preferred modes of transportation.

Objective 8.1.1.	Create engineering systems and supporting systems that make preferred modes attractive by being affordable, convenient, safe and enjoyable throughout the year, while minimizing environmental impacts.
8.1.1.1. Policy	Encourage residents and visitors to shift from personal motor vehicles towards preferred modes of transportation through incentives, disincentives, supportive land use, education and awareness.
8.1.1.2. Policy	Collaborate with the provincial government to enhance the character of Highway 99 in key areas to ensure the highway approach to the resort community is as interesting and vibrant as Whistler itself, including measures such as vegetative buffers, medians, landscaping, public art and safe pedestrian, bicycle and transit facilities, in a manner that is compatible with encouraging preferred modes of transportation.
8.1.1.3. Policy	Work with the provincial government to upgrade and develop safe crossings for pedestrians and cyclists in the Highway 99 corridor through the improvement of sightlines, crossing distances, lighting, visibility and other measures.
8.1.1.4. Policy	Monitor crosswalks and intersections in the resort community to identify safety issues and implement measures, such as improved lighting, that make crossings more comfortable for pedestrians, cyclists, and those in wheelchairs or having other mobility challenges.
8.1.1.5. Policy	Ensure the needs of pedestrians, cyclists and those using wheelchairs or having other mobility challenges are given equal consideration to the needs of those using motor vehicles during construction and maintenance activities.
8.1.1.6. Policy	Maintain a pedestrian and bicycle network throughout the valley as shown in Schedule "H" that encourages year-round use of preferred modes of transportation.
8.1.1.7. Policy	Use the recommendations of the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.
8.1.1.8. Policy	Reduce conflicts between different types of users on sidewalks and the pedestrian and bicycle network, and continue to develop bicycle and pedestrian infrastructure in areas with demonstrated need.

8.1.1.9. Policy	Work with resort community stakeholders to develop and implement outreach and awareness measures to improve the safety of all road users.
8.1.1.10. Polic	Continue to operate a successful and accessible transit system in collaboration with funding and operating partners, expanding service area coverage and frequency as demand and resources permit.
8.1.1.11. Polic	Work with the provincial government and regional stakeholders to develop an equitable regional transit model.
8.1.1.12. Polic	Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel.
8.1.1.13. Polic	Accommodate the staging and parking requirements of buses transporting visitors to, from and within Whistler in a manner that minimizes impacts to the resort community and enhances visitor experience.
8.1.1.14. Polic	Recognizing that current technologies are unlikely to permit the immediate return of passenger rail service, continue to encourage the provincial government and private sector to pursue the return of higher-volume, affordable and more frequent passenger rail service to Whistler and to continue to develop infrastructure compatible with the return of higher-volume passenger rail service.
8.1.1.15. Polic	Support the development of fiscally responsible facilities that centralize multi-modal transportation within Whistler Village, enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.
	POLICY TEXT BOX: Studies have indicated and community businesses have suggested that an impediment to using preferred modes for travel is the requirement for multiple ticketing, multiple modes and several luggage transfers, which can be particularly difficult during long-haul travel and for certain user groups such as seniors, the disabled and families with multiple children. This policy supports partnerships to allow visitors to "check in" once at their origin and receive single ticketing and continuous luggage transfers all the way to their Whistler accommodation.

8.1.1.16. Policy Encourage the development of infrastructure required for passenger arrival and departure from preferred travel modes to, from and within the resort community.

[To further support the sustainability, transportation, accessibility – policy does not clearly speak to infrastructure supports within residential and visitor accommodation – particularly in strata condo/townhouse/other rental units developments (new and incentives) to support bike storage, scooter (ageing population, ageing in place) storage within

accommodation unit, electrical charging stations both bikes, scooter, and possible cars.] [MJTI]

Goal 8.2. Accommodate general-purpose traffic in a way that supports

economic viability, environmental protection and community

liveability.	
Objective 8.2.1.	Support appropriate levels of service for general- purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.
8.2.1.1. Policy	Develop a safe local network road system, as shown in Schedule "G", which services development anticipated within this OCP in a way that minimizes negative impacts on neighbourhoods, subdivisions or other developed areas.
8.2.1.2. Policy	Work with the provincial government to develop the local network road system to provide access to Highway 99 in a way that minimizes delays and congestion.
8.2.1.3. Policy	 system modifications: a) Preserve opportunities to modify Highway 99, such as queue-jumper lanes for transit vehicles, while providing for local uses. b) Complement the provincial roles and priorities for Highway 99. c) Minimize negative circulation impacts on established neighbourhoods and subdivisions resulting from new developments. d) Avoid modifications that compromise Whistler's liveability, attractiveness or economic viability.
	of Whistler's transportation system serving local, regional and long-distance traffic for many purposes, including personal and commercial. Whistler and the provincial government understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and long-distance roles.
8.2.1.4. Policy	Provide alternate routes [away from Highway 99] for [all modes of] local traffic to provide choice to local residents and emergency access alternatives [in order to reduce congestion and improve safety on Highway 99] during periods of congestion on Highway 99. [MOTI]

Comment [mvance1]: Sure. Could be new policy 3.5.1.4

Comment [mvance2]: ok

8.2.1.5. Policy	Monitor use by all transportation modes of Highway 99 and the local network road system <u>and work to improve transportation to and from</u> <u>Vancouver</u> .	
8.2.1.6. Policy	Maintain construction standards for local roads that are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing and removal.	
8.2.1.7. Policy	Evolve technical standards and best practices for more sustainable neighbourhood infrastructure when designing the road network.	
8.2.1.8. Policy	Incorporate appropriate traffic-calming measures that improve liveability when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.	
8.2.1.9. Policy	Manage parking, including day-visitor parking, throughout the resort community in a manner that supports municipal transportation objectives.	
8.2.1.10. Policy	Support the creation of one or more future satellite skier parking areas at the periphery of the resort community, provided that any such facilities support the resort community's objectives of preserving economic viability and positive visitor experiences.	
[With large visitor mar	kets coming from Metro Vancouver (residents and airport) – a	
stronger policy statement could focus on working to improve transportation to and from		
Vancouver (buses and trains).] [MJTI]		

Goal 8.3. Accommodate other transportation modes that support

economic via	bility, environmental protecti	on and community
liveability.		

Objective 8.3.1.	Support appropriate levels of service by transportation modes other than preferred modes and general- purpose traffic for trips to, from and within Whistler while minimizing community and environmental impacts.
8.3.1.1. Policy	Work with the railway companies and government regulators to improve the safety of railway crossings by roads and the Valley Trail within the Resort Municipality.
8.3.1.2. Policy	Maintain ownership/leasehold of the Municipal Heliport and continue to work with the Whistler Heliport Society to concentrate helicopter

activity at this location as a means of protecting the community from noise and other helicopter traffic impacts.

8.3.1.3. Policy Support the operation of the existing float plane site at Green Lake in cooperation with Transport Canada, the aviation community, and the provincial government as the issuer of Crown land tenure.
8.3.1.4. Policy Discourage further helicopter/aircraft facilities within the developed areas of Whistler, particularly Whistler Village and Whistler Creek.
8.3.1.5. Policy Discourage float plane activity at other locations within the Resort Municipality.

Infrastructure

- Goal 8.4. Maintain and enhance Whistler's sewer and stormwater systems and infrastructure in a way that is cost-effective and minimizes or eliminates environmental impacts.
- Objective 8.4.1. Develop sewer and drainage systems to service planned development in a manner compatible with the environmental sensitivities of Whistler's natural areas, by setting exceptionally high standards consistent with Whistler's move toward sustainability.

[Related to Objective 8.1.1. (page 99) regarding the water system, VCH provides the following information and recommendations:

We understand that RMOW is pursuing an updated engineering study to review a longterm water supply strategy. We support this project, which builds on several previous engineering studies and updates knowledge as growth and development occurs. We believe that RMOW will require additional volume to assure continuous supply of water, taking into consideration long-term risks of drought years and climate change. The study is expected to involve a sophisticated engineering analysis to develop the best long-term approach. Perhaps RMOW would find it valuable to include in the OCP a policy directing this study, its rationale and parameters.

VCH's sources of concern with respect to water supply are noted below with our suggestions:

a) 21 Mile Creek - This source of supply has dual disinfection and essentially meets our expectations. As yet however it does not have a watershed protection plan, nor is it capable of providing water during any naturally occurring turbidity events. Current accepted practice is to shut down the intake when water turbidity > 1 ntu. Long term plans should be developed to provide filtration to meet additional water flow needs

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Comment [mvance4]: The design brief is underway. I don't think adding it to the OCP is necessary during episodes of elevated turbidity. Further, we suggest a building site should be identified and held in reserve for future construction if necessary.

b) Agnew Creek - We understand this source of water supply has informally been decommissioned, and suggest that it should be confirmed. This source does not meet VCH current expectations for treatment (chlorination only).

c) Blackcomb Creek – We acknowledge that this water source is typically operated on a seasonal basis, providing water for 3 to 4 months of the year. It also does not meet our treatment expectations (chlorination only). Accordingly, plans will need to be developed to either decommission this source or provide enhanced treatment.

d) Additional / new volumes of water are likely available from the aquifer in the vicinity of the RMOW wastewater treatment plant. This aquifer has been studied in considerable detail during the construction of the Cheakamus Crossing development, and is thought not to be under the influence of pathogens. Any potential increase in extraction rates will necessitate a further hydrogeological assessment in this regard. Further, should volumes > 75 L/sec be required, a Project Certificate through the Environmental Assessment Office will be required.

e) Emerald Estate Wells (W202 - 1. 2 and 3): It now appears (based on bacteriological sampling, etc) that 2 of the 3 wells serving the Emerald Estates area may be GUDI - potentially at risk of pathogens. The current treatment includes chlorination with full CT values being met, however enhanced disinfection (ie UV) is likely required. It expected that a hydrogeologist will review this need in the neat future, an that appropriate follow up will occur. The DWPA/R provide sufficient authority to assure this work is followed (assuming it is required) and may not require comment within an OCP document.

f) The RMOW Groundwater Resource Protection Plan is an important document and must be reviewed and updated on a regular basis as new data and information becomes available. VCH strongly recommends that this document be given high level consideration to assure land use and zoning do not conflict with the protection of the valuable aquifer resource.]

8.4.1.1. Policy	Construct and maintain only tertiary-level wastewater treatment facilities and an advanced sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown on Schedule "D".
8.4.1.2. Policy	Evaluate the cost-effectiveness of conservation measures and compare them to the capital and operating costs of developing new capacity through conventional means, before developing the sewer system capacity required to serve the development identified in this OCP.
8.4.1.3. Policy	Maintain sewage and drainage systems that minimize impacts on the natural environment and receiving streams.

8.4.1.4. Policy	Require lands within the sewer system service area, as shown in Schedule "D", to be connected to the sewer system when considering land development applications.	
8.4.1.5. Policy	Withhold approval of any proposed development outside the sewer system service area that would have a sewage disposal system that would result in negative environmental impact.	
8.4.1.6. Policy	Assess the capital and long-term operating costs of providing sewer services to areas outside of the sewer system service area when reviewing new land development proposals.	
8.4.1.7. Policy	Implement sewage and stormwater volume reduction measures.	
8.4.1.8. Policy	Reduce odours in the sewer system.	
8.4.1.9. Policy	Adhere to the requirements set out in the liquid waste management plan and update the plan and best practices as required by the provincial government.	
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Goal 8.5. Ensure safe and reliable drinking water and water supplies for Whistler's residential and commercial needs and for its fire protection using methods that consider conservation measures, maintain a high quality infrastructure and minimize environmental impacts.

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Objective 8.5.1.	Maintain a water system that continues to produce safe drinking and domestic water supplies sufficient for planned future development in a manner compatible with Whistler's environmental stewards <u>h</u> ip ethic.
8.5.1.1. Policy	Maintain a healthy water supply system, as shown on Schedule "E" that is capable of providing high-quality water for domestic uses and sufficient quantities to provide for fire protection for the built environment plus future development.
8.5.1.2. Policy	Evaluate the cost-effectiveness of conservation measures before developing the water supply system capacity required for planned development through conventional capital means.
8.5.1.3. Policy	Require lands within the water service area shown in Schedule "E" to be connected to the water supply system for the provision of potable water when considering land development applications.
8.5.1.4. Policy	Assess the capital and long-term operating costs of providing water supply and treatment services to areas outside of the WUDCA when

reviewing and considering approval of new land development proposals.

8.5.1.5. Policy Pursue water conservation and demand-side management measures in an efficient and cost-effective manner.
8.5.1.6. Policy Implement the recommendations in the Groundwater Resource Protection Plan. This plan, developed using the province's "Well Protection Toolkit" as a guideline, was endorsed as a Council Policy

<u>in 2008</u>.

[The OCP's (draft) goals that relate to groundwater (5.3 to protect groundwater and 8.5 go ensure safe and reliable drinking water) appear consistent with typically accepted standards and practices (i.e., well protection planning, using the Living Water Smart guidelines, promoting groundwater recharge). However, a point of clarification may be required: The OCP (draft) recommends implementation of a "Groundwater Resource Protection Plan (GWPP)"- no details of this plan are provided, though it is assumed that it would be similar to a "Well Protection Plan" and that the GWPP would be developed with reference to the province's Well Protection Toolkit, available online at: http:

www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/well_protection/wellprotect. html] [MFLNRO]

8.5.1.7. Policy	Recognize the importance of groundwater and address impacts that land uses may have upon the well protection areas by applying the requirements identified in the Acquifer Protection Development Permit Area as shown on Schedule "F".
8.5.1.8. Policy	Restrict human, industrial and commercial activities in the surface water supply zones identified in Schedule "E".
8.5.1.9. Policy	Evaluate the development of infrastructure that allows recycled water to be distributed for non-potable uses, to the extent accommodated by evolving provincial legislation and in a manner considering the overall capital and operating costs.

Goal 8.6. Move progressively toward zero solid waste in a cost-

effective, efficient and environmentally sound manner.

Objective 8.6.1. Limit, minimize impacts of, and eventually eliminate in a cost-effective manner Whistler's contribution of substances and materials returned to the earth.

8.6.1.1. Policy	Continue moving towards the Zero Waste goal endorsed in 2005, and continue to monitor and update Zero Waste indicators, objectives and goals.	
8.6.1.2. Policy	Operate and encourage the private sector to participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.	
8.6.1.3. Policy	Make land use decisions that can accommodate facilities for evolving extended producer responsibility programs.	
8.6.1.4. Policy	Require new development or significant redevelopment to incorporate measures minimizing solid waste, and encourage alternative and evolving methods of waste diversion.	
8.6.1.5. Policy	Require new development to implement waste reduction programs during demolition, construction and land clearing.	
8.6.1.6. Policy	Solid waste incineration will not be supported, as the environmental trade-offs required are not acceptable to our community.	
	POLICY TEXT BOX: Incineration (including gasification and plasmafication) of solid waste is utilized in other jurisdictions. In some cases it also generates energy. The negative trade-offs include impacts on air quality and, when energy is being produced, creation of a disincentive to divert waste from the incineration stream. This would move our resort community away our Zero Waste goal. This type of facility is not compatible with a healthy resort community environment.	
8.6.1.7. Policy	Operate centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule "C".	Comment [mkirkega5]: reference
8.6.1.8. Policy	Evaluate and implement efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.	
	POLICY TEXT BOX: Whistler promotes use of preferred transportation modes, and it is currently inconvenient for many of those users to access collection facilities. Whistler Transit prohibits transportation of solid waste. This policy promotes alternatives to support preferred mode users, which supports community livability and, by reducing travel to central collection facilities, GHG emission reductions.	
8.6.1.9. Policy	Operate a solid waste transfer station and drop-off facility for commercial, industrial, and institutional solid waste and recycling at the location identified in Schedule "C", in recognition of the business, industrial and institutional sectors' special waste disposal needs.	Comment [mkirkega6]: reference
8.6.1.10. Polic	y Continue to operate a regional composting facility at the location shown in Schedule "C" to process compostable materials from	

adjacent communities and regional businesses, industries, and institutions.

8.6.1.11. Policy	Manage solid waste in accordance with the Regional Solid Waste Management Plan.
8.6.1.12. Policy	Collaborate with regional and provincial agencies and stakeholders regarding zero waste issues locally and regionally.
8.6.1.13. Policy	Encourage the use of the Re-Build-It Centre for the reuse of building materials and support of community services.

Goal 8.7. Ensure Whistler is adequately serviced with

telecommunications and energy services in a way that minimizes environmental and resort community impacts.

Objective 8.7.1.	Support the provision of a full range of high-quality energy and telecommunications offerings to support community livability and economic viability, while minimizing costs and potential resort community and environmental impacts resulting from infrastructure installations.	
8.7.1.1. Policy	Utilize BC Hydro as the primary supplier of electrical energy within the municipality, while considering appropriately-scaled, small-scale electrical generation facilities that are in alignment with other policies (particularly in the Natural Environment and Climate Change and Energy Conservation chapters) in this OCP and do not impose negative impacts on the resort community.	
8.7.1.2. Policy	Support one primary supplier of piped natural gas.	
8.7.1.3. Policy	Discourage the use of exterior propane tanks to provide gas energy for interior cooking and heating in the resort core areas.	
8.7.1.4. Policy	Encourage choice in telecommunications for residents and visitors to the community, provided that the number of service providers and the impacts of their infrastructure do not degrade liveability or the resort experience or increase costs to the Resort Municipality.	
8.7.1.5. Policy	Recover costs from energy and telecommunications providers, taking into consideration actual ongoing costs to the Resort Municipality, to ensure that telecommunications providers install, maintain, operate and renew their infrastructure within public lands.	

Objective 8.7.2. Protect the resort community's aesthetics by discouraging new overhead telecommunications and electrical energy installations within the municipality.		
8.7.2.1. Policy	Partner with provincial agencies and regulators to discourage any new overhead telecommunications and electrical energy installations within the municipality.	
	e the safety and protection of humans, property and ure in Whistler from floods.	
Objective 8.8.1.	Require development to be adequately protected from	

- flood hazards.
 - 8.8.1.1. Policy Collaborate with provincial and federal organizations with respect to evolving standards for the operation, maintenance, renewal and restoration of flood-protection infrastructure.

POLICY TEXT BOX: Whistler, like many mountain communities, is surrounded by waterways that can present serious risks to persons, property and infrastructure. As navigation on these waterways is usually regulated by senior governments and frequently traverses varying jurisdictions, it is important to work with such relevant organizations to address upstream and downstream flooding issues using best practices and funding mechanisms.

[Supporting Active Transportation

We recognize and applaud that active transportation objectives and policies are included throughout the plan. In particular we support:

a) Objective 3.9.6 (page 53) and policies for neighbourhood serving commercial areas The availability of daily needs (healthy food options, services, opportunities to connect socially) is important for people's physical as well as mental health.

b) Objective 6.13.4 (Page 87) regarding the convenient incorporation of non-motorized recreation into daily life, because it is a significant contributor to people's health, reduction of chronic diseases etc.

- b) Objective 7.2.1 and the policies that prioritize active transportation modes (for utilitarian and leisure trips), and promote coordination between land use and transportation and infrastructure design.
- c) The objectives and policies in Chapter 8 (Transportation) that emphasize active modes of transportation and transit, are well aligned with Health interests in an active population and health benefits.] [VCH]

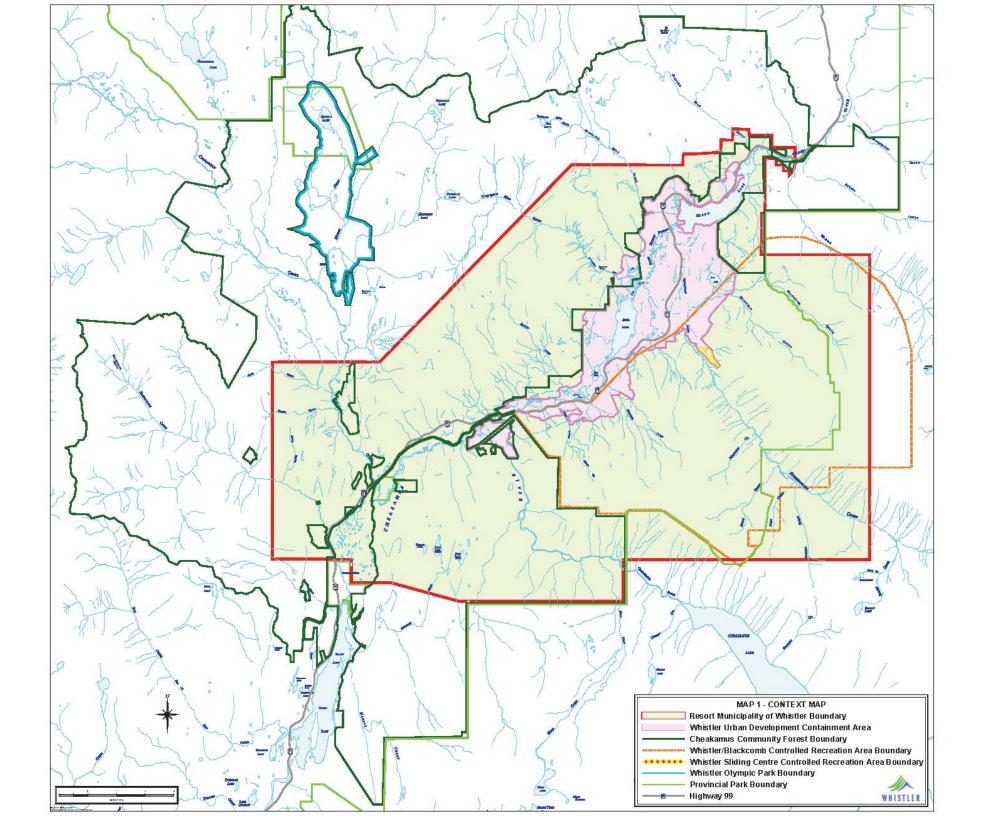
Schedule Comments from Provincial Ministries

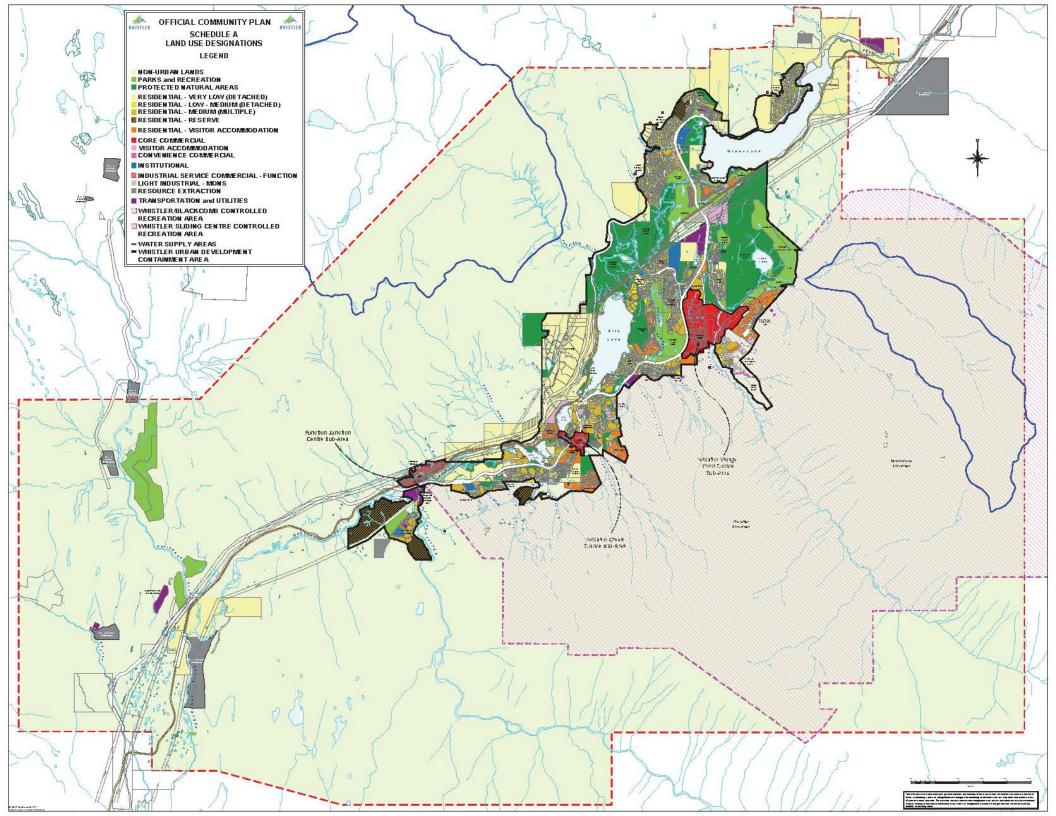
Schedule G – Transportation Network

- Highlight Highway 99 as a distinct route depicted by a distinct colour and added separately to the legend. Highway 99 is not jurisdictionally part of RMOW's network and serves other purposes than simply moving residents around the resort.
- The Alta Vista frontage road appears to indicate a Hwy connection at the old location not where it currently connects to the Highway (via Hillcrest).

Schedule H – Transportation Cycle Plan

- Legend currently reads "Highway 99 Shoulder Bikeway (Existing)" and "Highway 99 Shoulder Bikeway (Proposed)". These should read "Highway 99 Shared Use Shoulder (Existing) " and "Highway 99 Shared Use Shoulder (Proposed)". These are not dedicated bike lanes.
- The map depicts a cross section (Diagram 1) of a Hwy 99 Shoulder Bikeway. Diagram should be labelled "HWY 99 Shared Use Shoulder". This is not a dedicated bike lane.
- Cross Section (Diagram 1) Caption Edit as follows: On uncurbed roads, cyclists have a
 demarcated lane dedicated to bikes. This lane is signed and stencilled and is also used
 as an emergency stopping lane for vehicles". This is a "Shared Use Shoulder" not just
 dedicated to bikes and is not signed.
- Cross Section (Diagram 1) The lane widths indicated are not correct. Was the Ministry consulted in the development of this diagram and give approval for its use? Ministry input and approval, to ensure adherence with standards, should be received for any features along Highway 99. Widths referenced in drawing should be removed.
- The map shows a proposed bike lane along highway 99 north of Village Gate Boulevard. Has a review of the current conditions and reviews/reports of the feasibility of this proposal been completed? It would be a concern is by including this in the OCP we draw more attention to the use of this corridor without having the proper facilities in place.





Schedule B1: Land Use Designations

NON-URBAN LANDS: Largely undeveloped lands that generally fall outside the WUDCA. These lands provide mountain character and natural setting and form the visual backdrop integral to the Whistler Experience, as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public open space, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected.



WATERSHED PROTECTION AREA: Non-urban lands that must be kept in pristine condition as they are a source of Whistler's drinking water. Supported uses should be limited to low impact recreation uses.



PROTECTED NATURAL AREA: Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation,

passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.



PARKS & RECREATION: Municipal parks and natural areas designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation,

outdoor gathering and assembly use, and may also allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.



RESIDENTIAL – VERY LOW (DETACHED): Very low-density residential lands consisting of detached housing on large parcels. These lands allow for larger dwellings.



RESIDENTIAL – LOW TO MEDIUM (DETACHED): Lands for ground-oriented detached and duplex dwellings characterized by low- to medium-density lot sizes.



RESIDENTIAL – MEDIUM (MULTIPLE): Lands for multi-unit dwelling types including medium-density townhouses and apartments. These developments are generally located close to commercial, recreational, institutional, transit and trail connections.



RESIDENTIAL – RESERVE: Lands available for resident-restricted housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and ancillary uses may

be included as outlined in the Community Land Bank Agreement.

RESIDENTIAL - VISITOR ACCOMMODATION: Lands permitting residential and visitor accommodation use in various dwelling types.

CORE COMMERCIAL: The Whistler Village and Whistler Creek subareas are the resort community's multiple-use commercial centres. Whistler Village is the Town Centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.

VISITOR ACCOMMODATION: These lands provide commercial visitor accommodation outside of the core commercial areas and may include limited auxiliary commercial uses and resident-restricted housing.

CONVENIENCE COMMERCIAL: Lands designated for neighbourhood-oriented convenience commercial development at a scale with uses that meet the day to day convenience oriented goods and services needs of the neighbourhood. Uses include

retail, restaurant, office, and personal service functions. Convenience commercial centres at Nester's Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods.



INSTITUTIONAL: These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.



INDUSTRIAL SERVICE COMMERCIAL — FUNCTION JUNCTION: Function Junction is the general purpose business district and 'Back of House' for the resort community and is the primary location for business, service commercial, light industrial and manufacturing,

wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service uses that do not fit the form, character and function of the Core Commercial areas and is designated to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.



LIGHT INDUSTRIAL — MONS: Centrally located service commercial and light industrial area for transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of "back-of-house" uses requiring

significant yard space, circulation, equipment and other storage requirements.



RESOURCE EXTRACTION: Lands that are designated for aggregate (rock, gravel and sand) extraction.

TRANSPORTATION & UTILITIES: Lands that are designated for transportation, utility and communication uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste

transfer station and community waste and recycling facilities, reservoirs, Hydro substations and telecommunication facilities.

CONTROLLED RECREATION AREAS (CRAs):

WHISTLER/BLACKCOMB CRA: Crown lands leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses

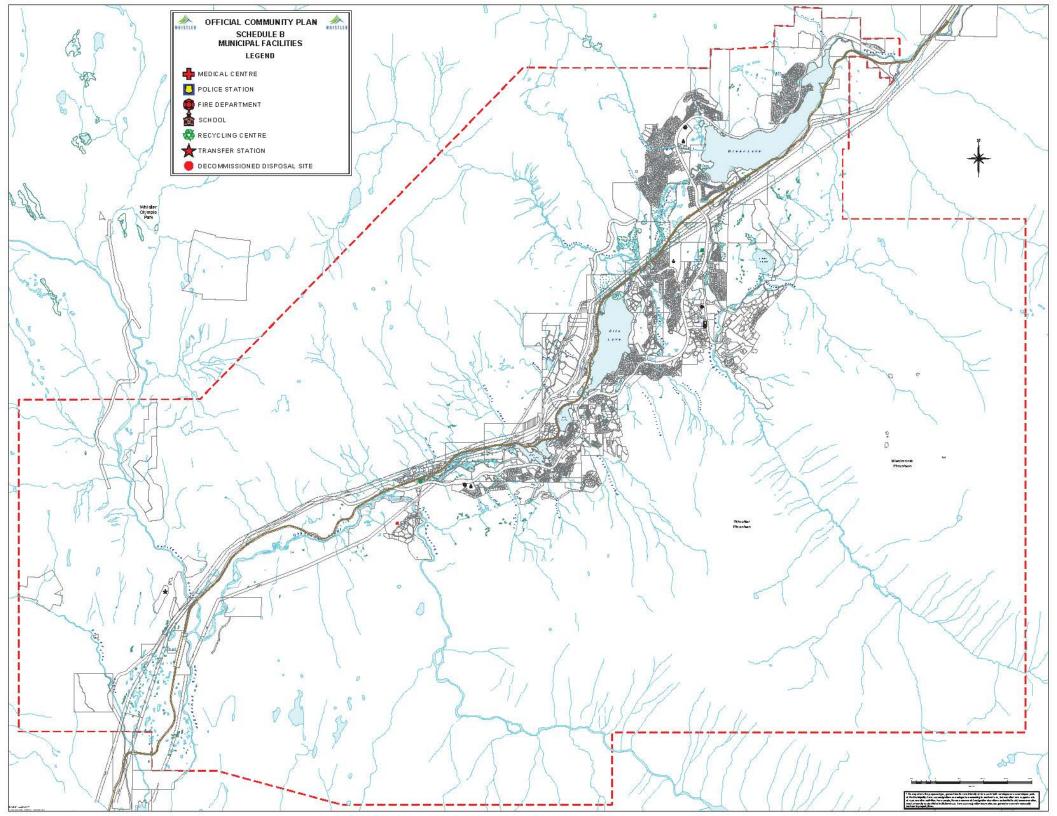
such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and accommodations.

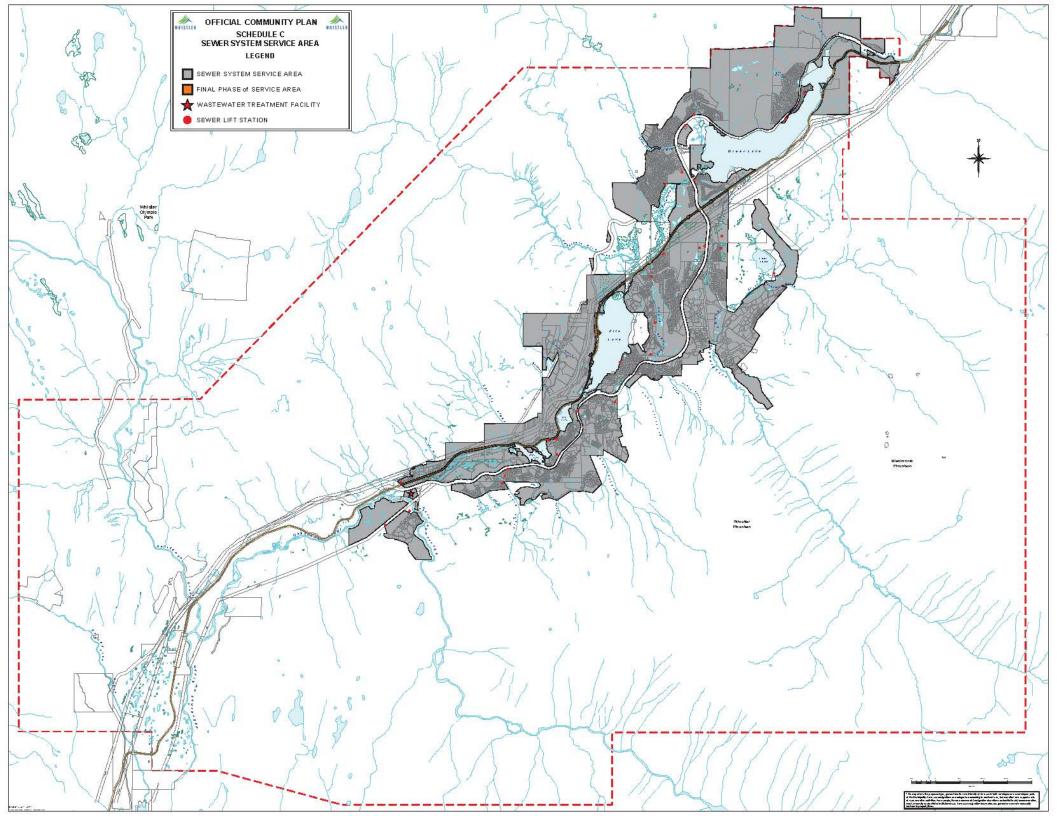


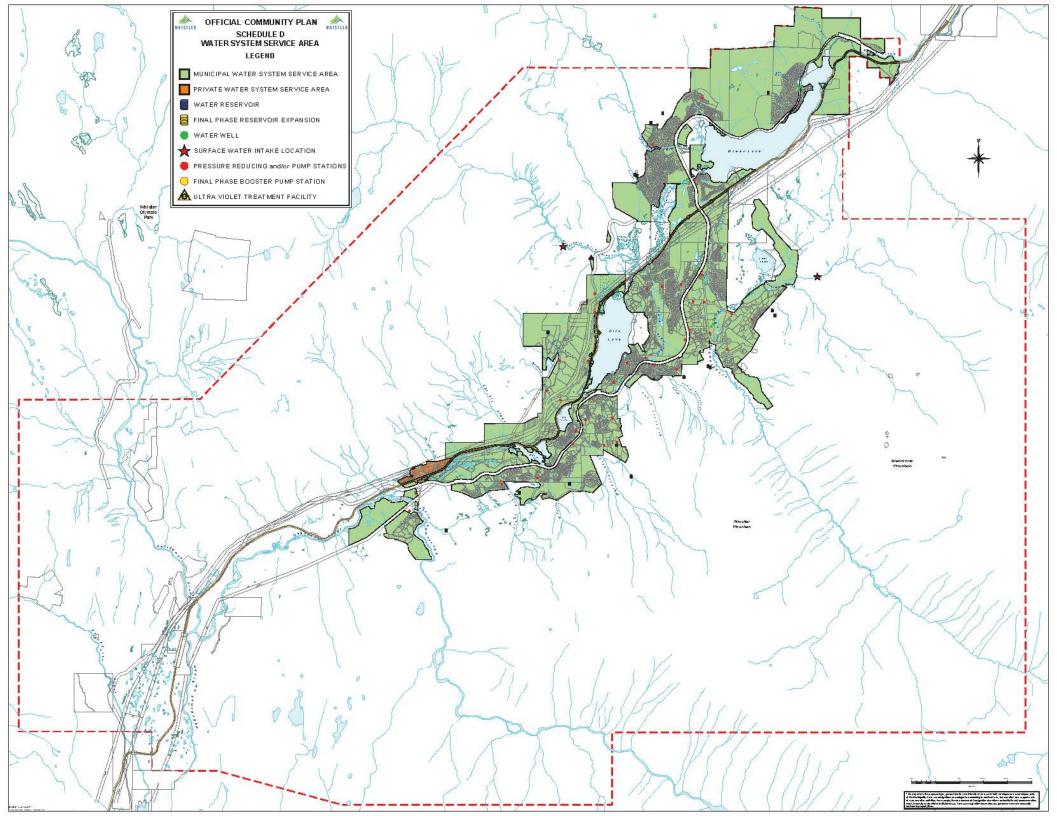
WHISTLER SLIDING CENTRE CRA: Crown lands leased to the Whistler Sport Legacies Society for a high-performance sport training and competition facility consisting of the sliding track for bobsleigh, luge and skeleton and public sport/leisure rides, operations

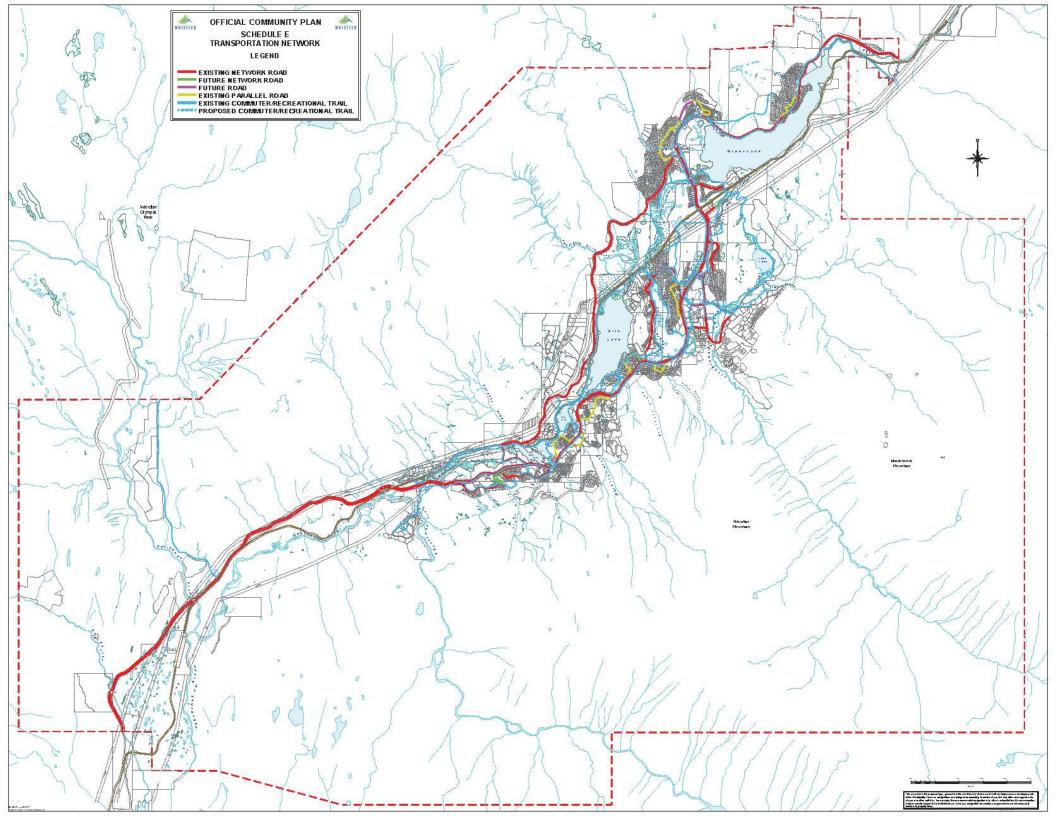
facilities (track operations and control buildings, refrigeration plant) as well as associated outdoor recreation, assembly, entertainment, auxiliary retail, office and parking uses.

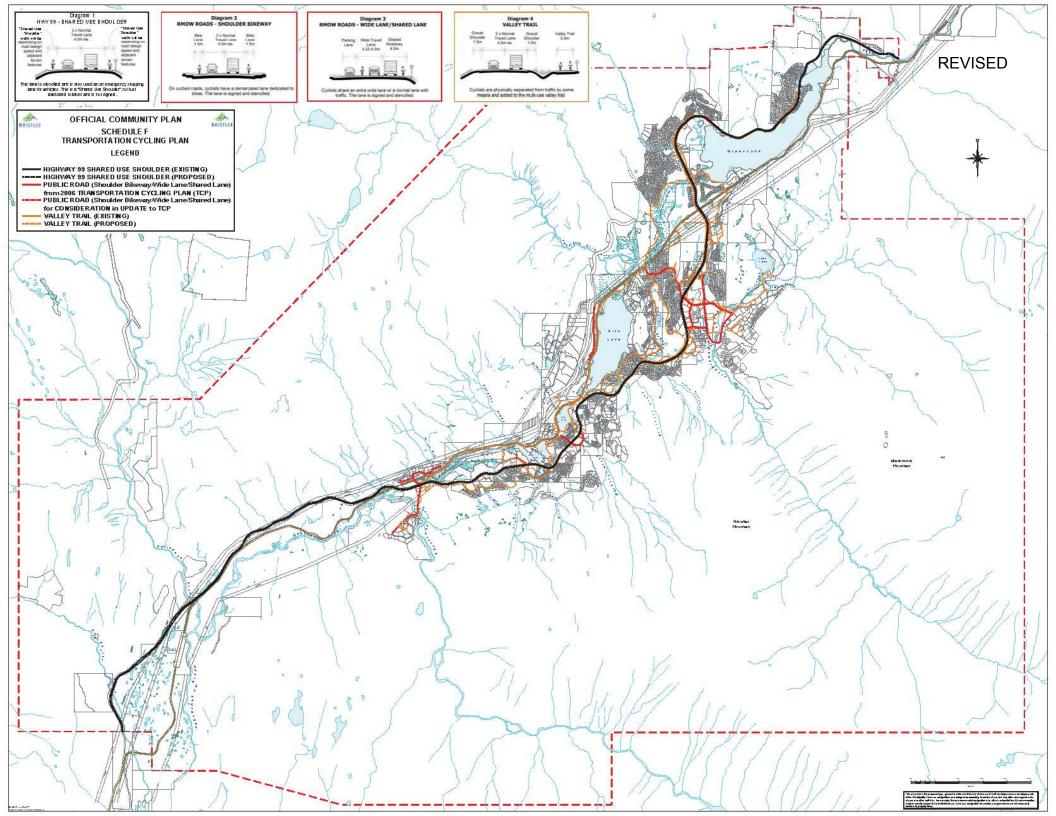
WUDCA: The area within the Municipal boundary within which all urban land uses and development including residential, commercial, industrial, institutional and recreational are contained. This area also includes lands designated as protected area, open space and park that are not designated nor intended for urban development but are recognized as part of the resort community activity area.

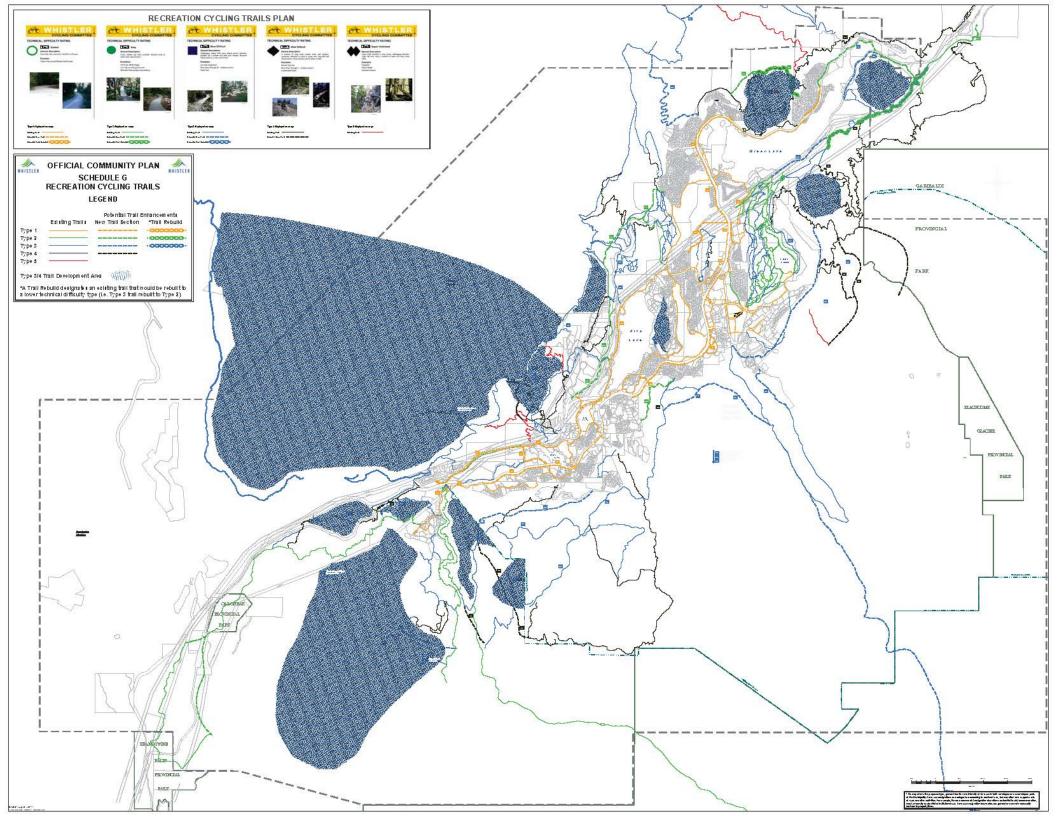


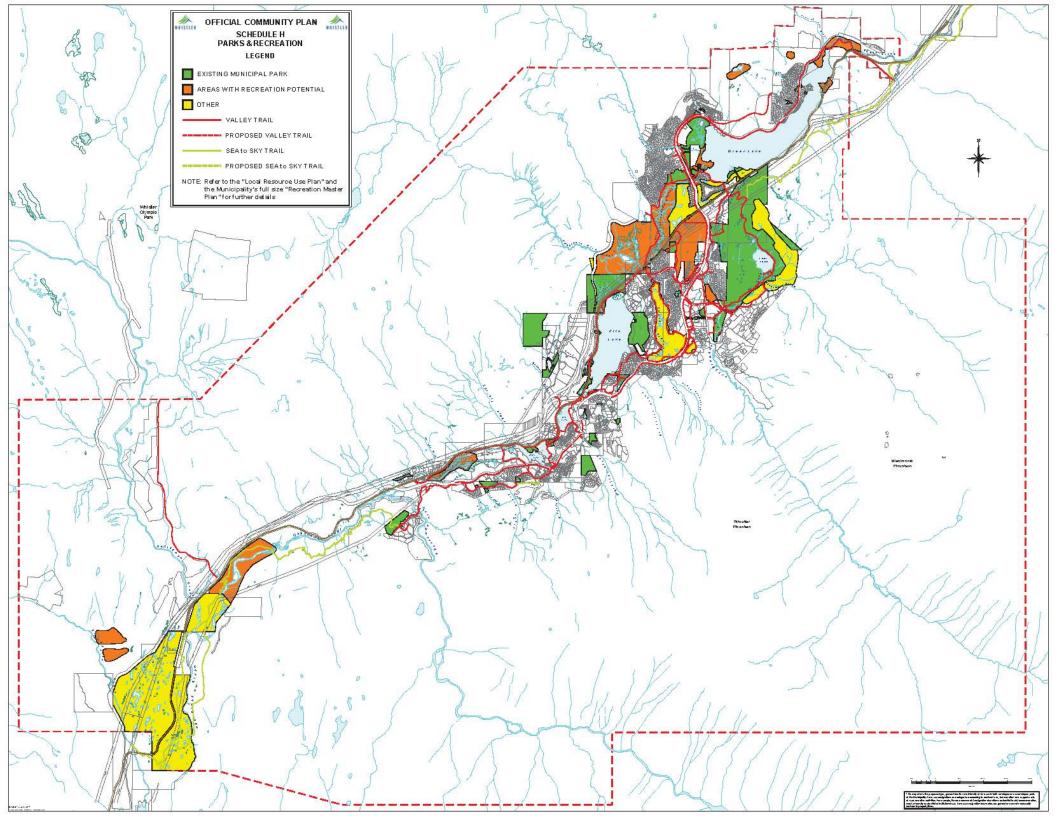


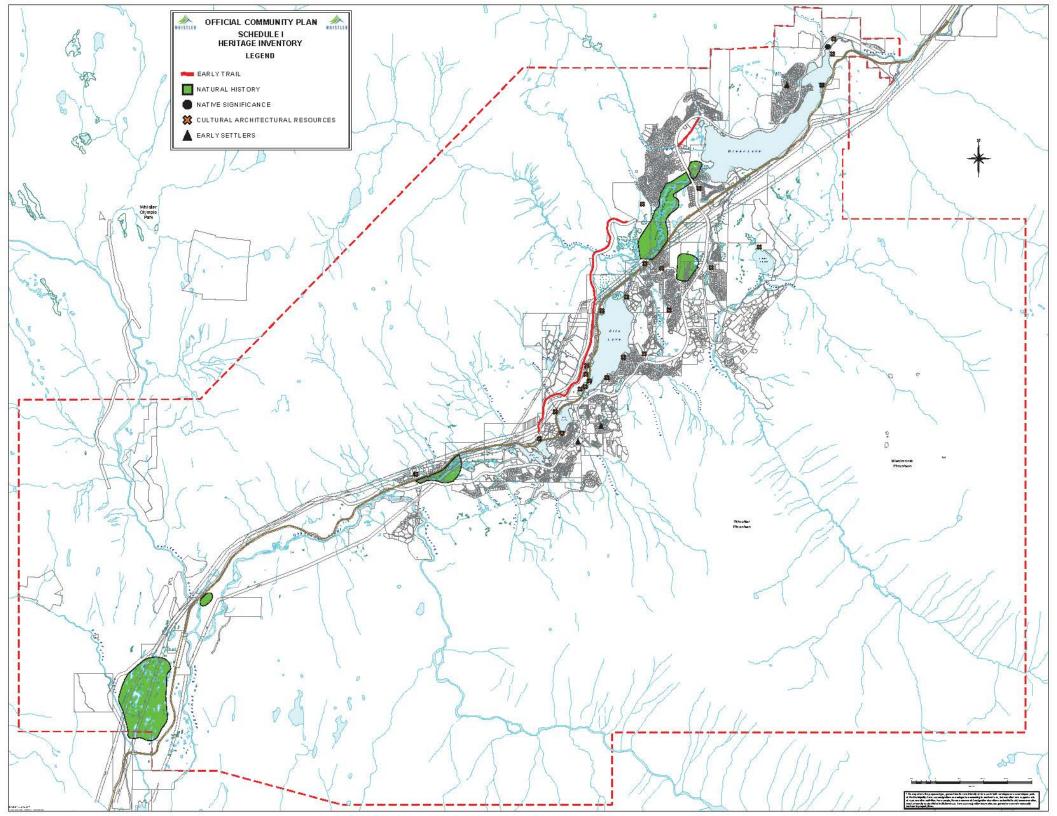


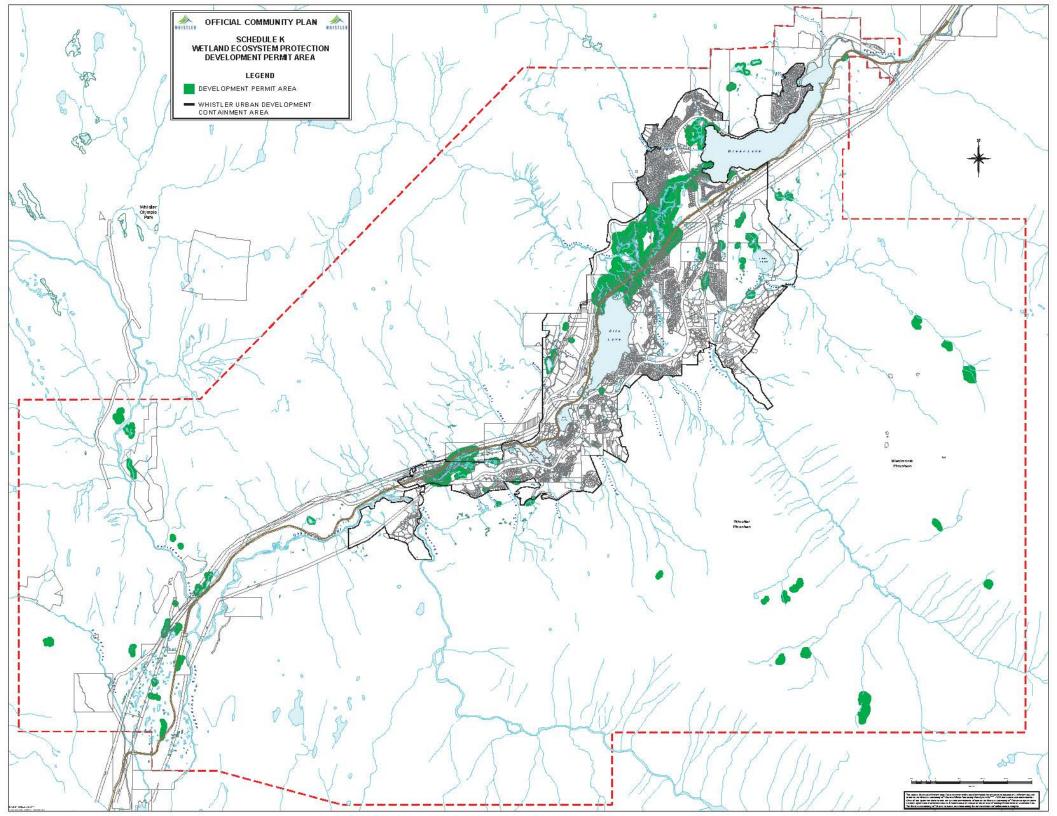


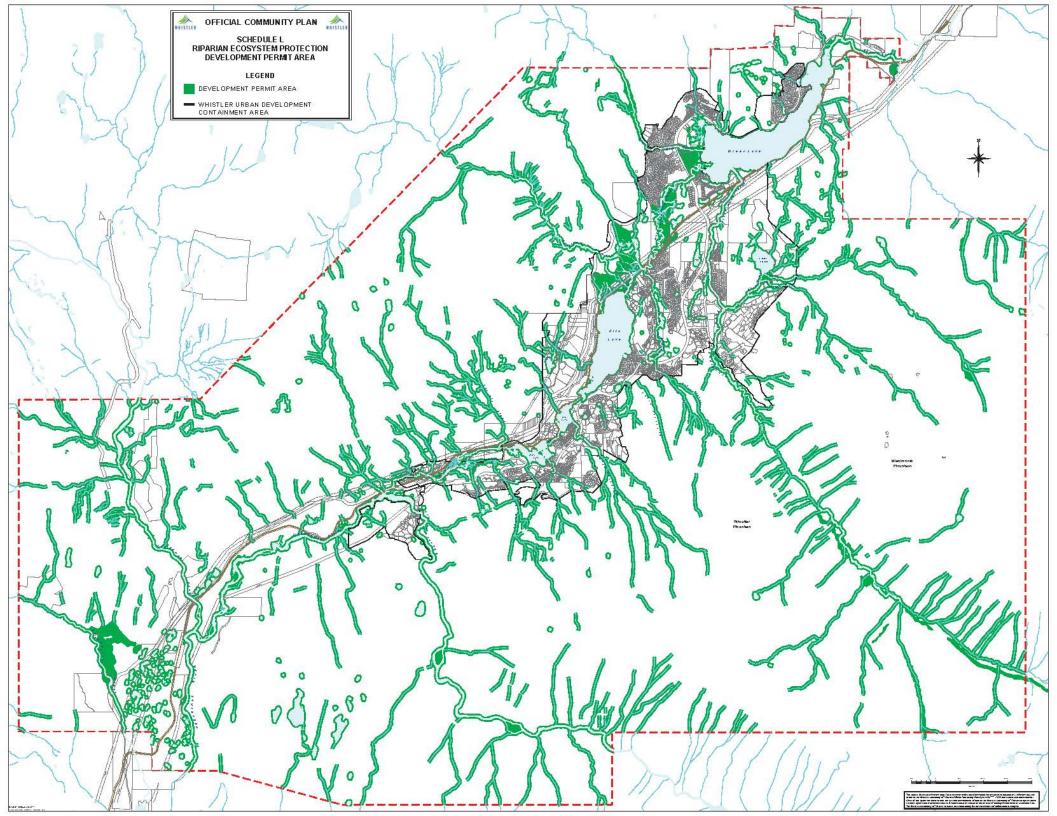


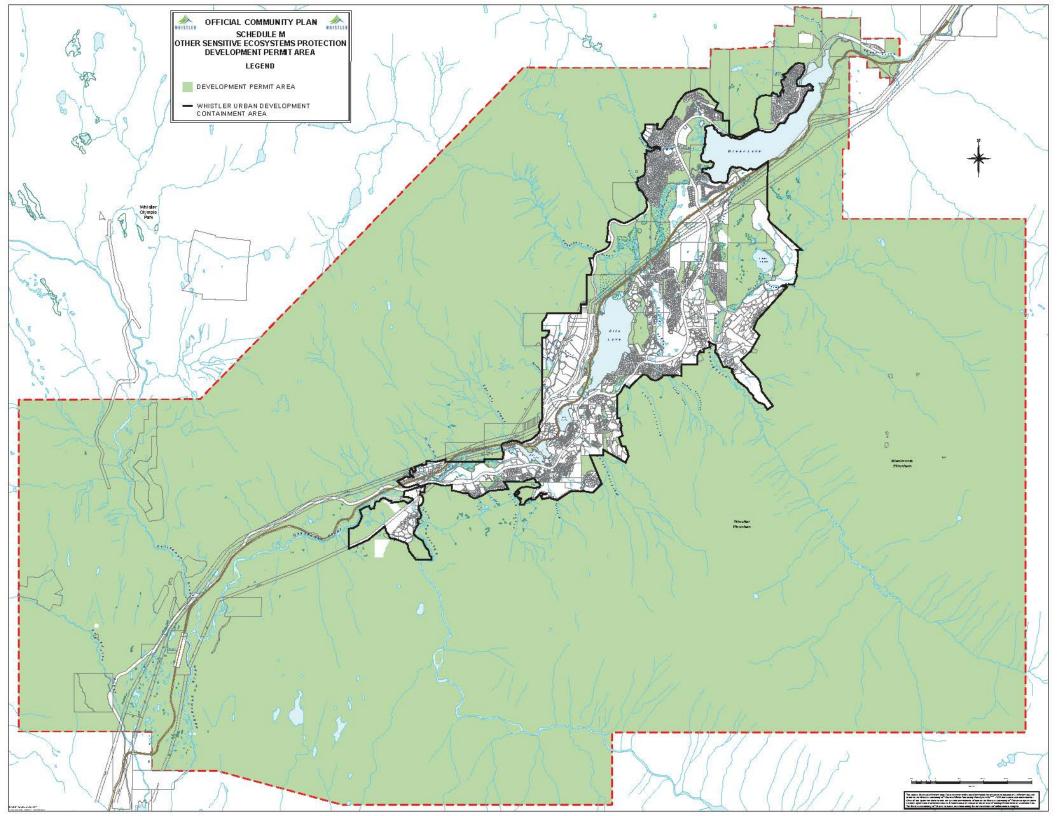


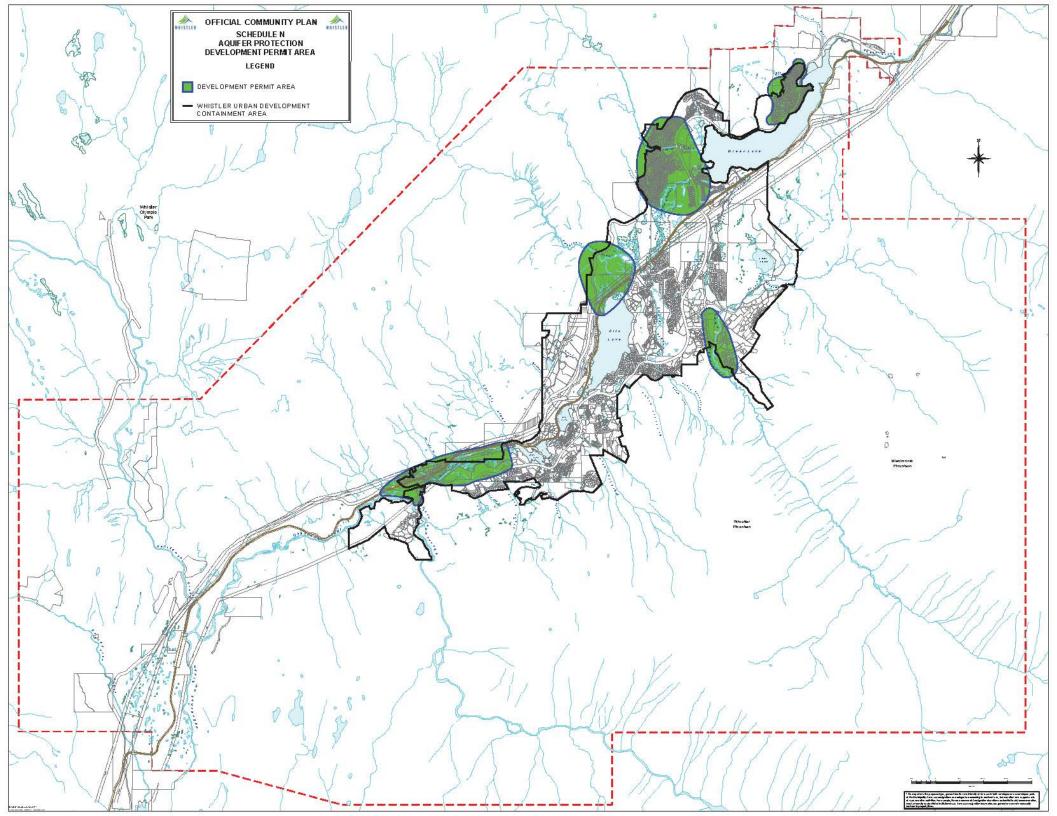


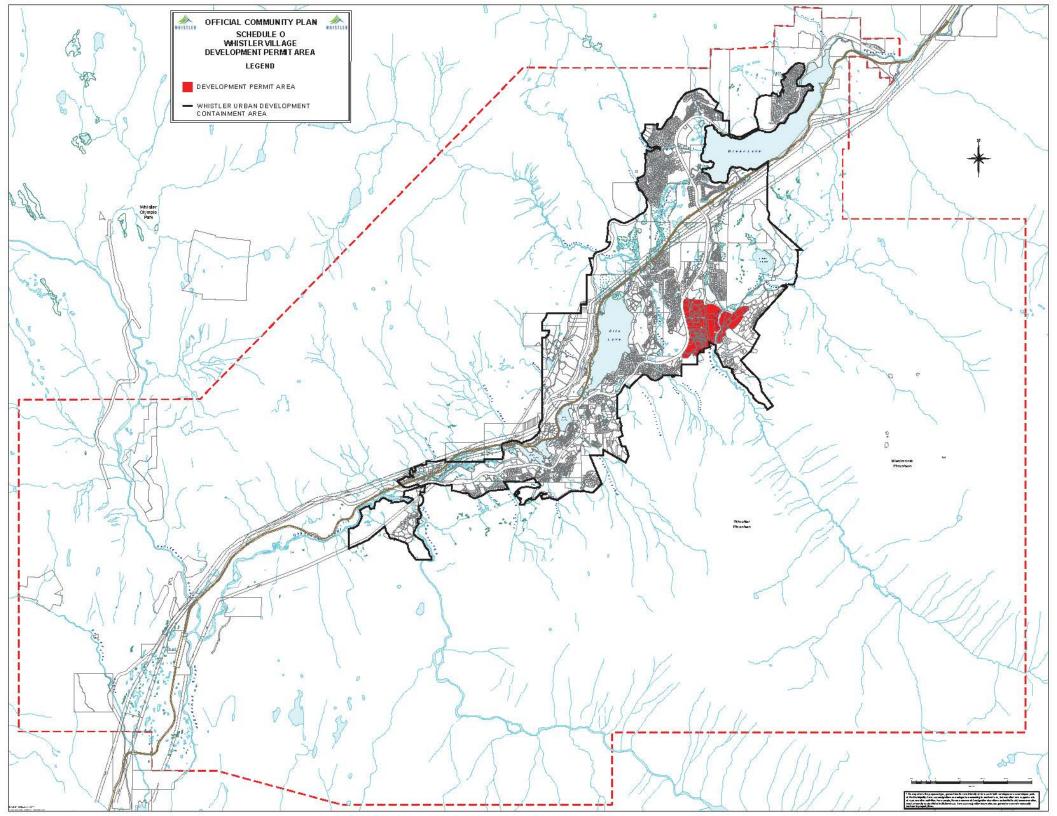


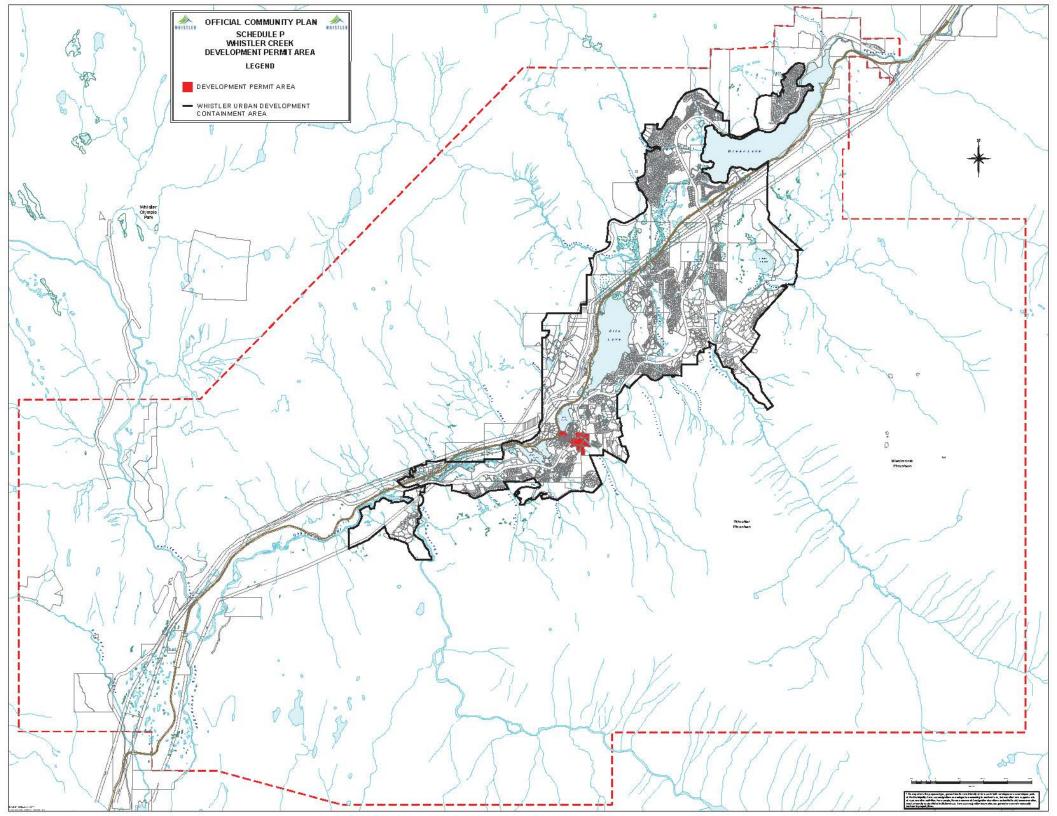


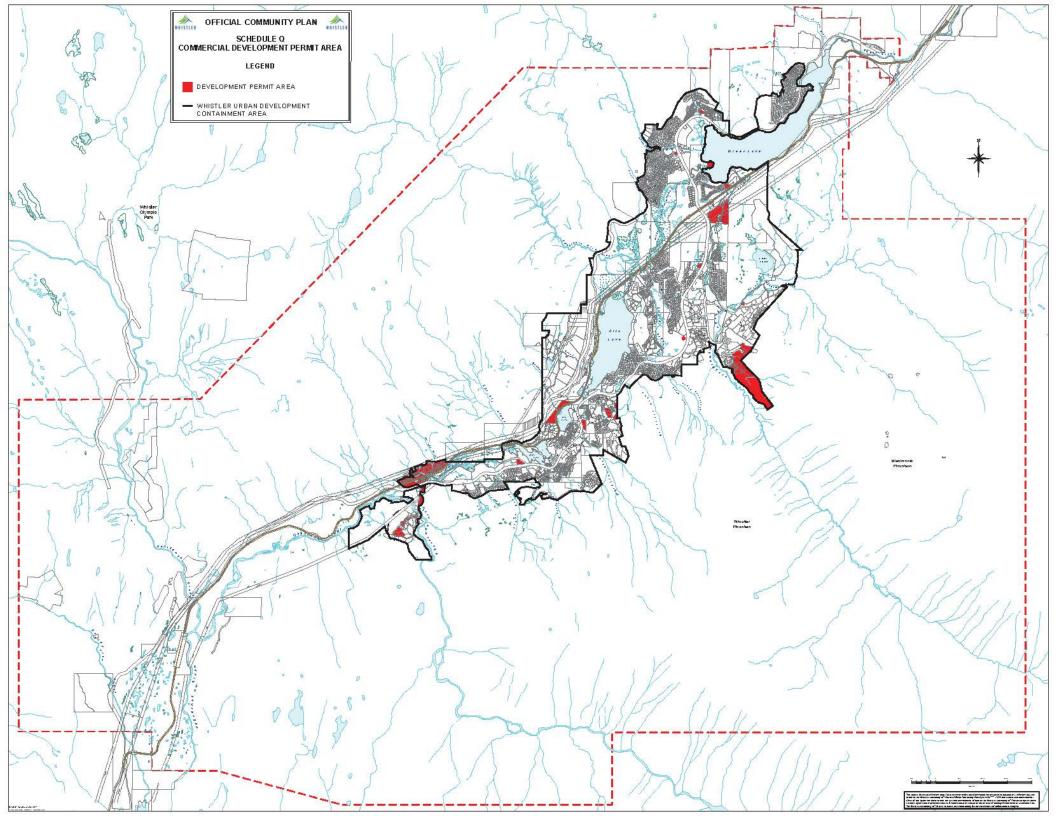


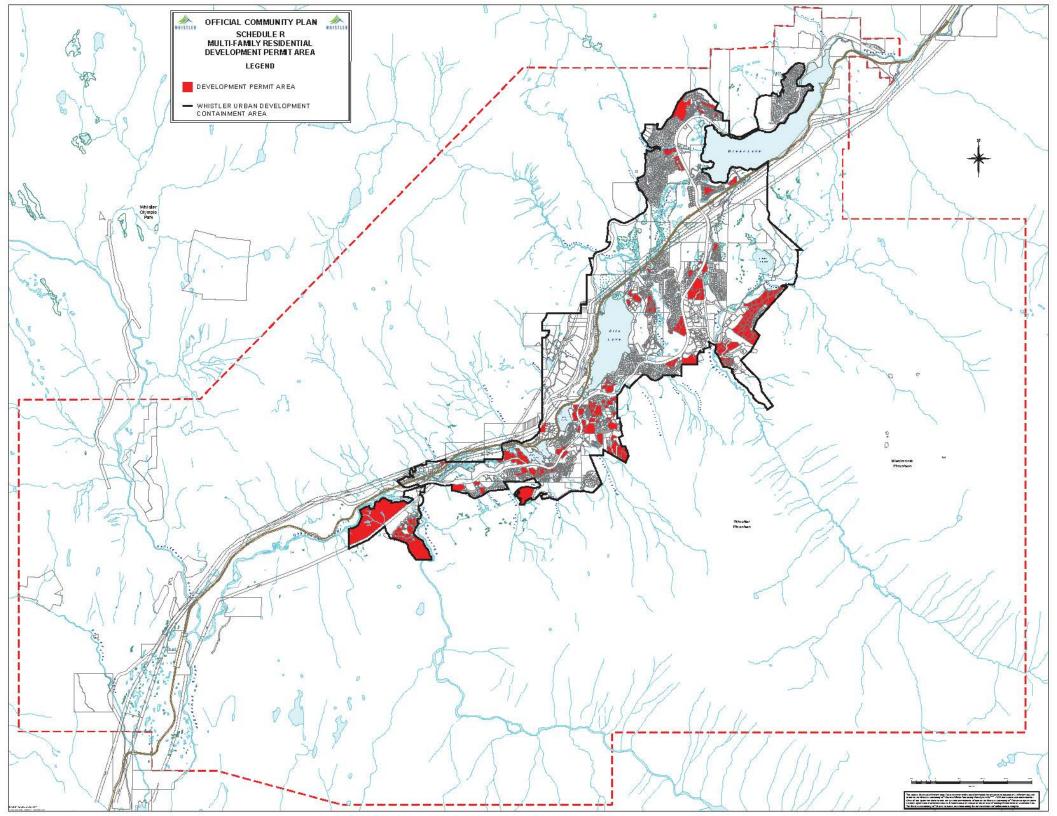


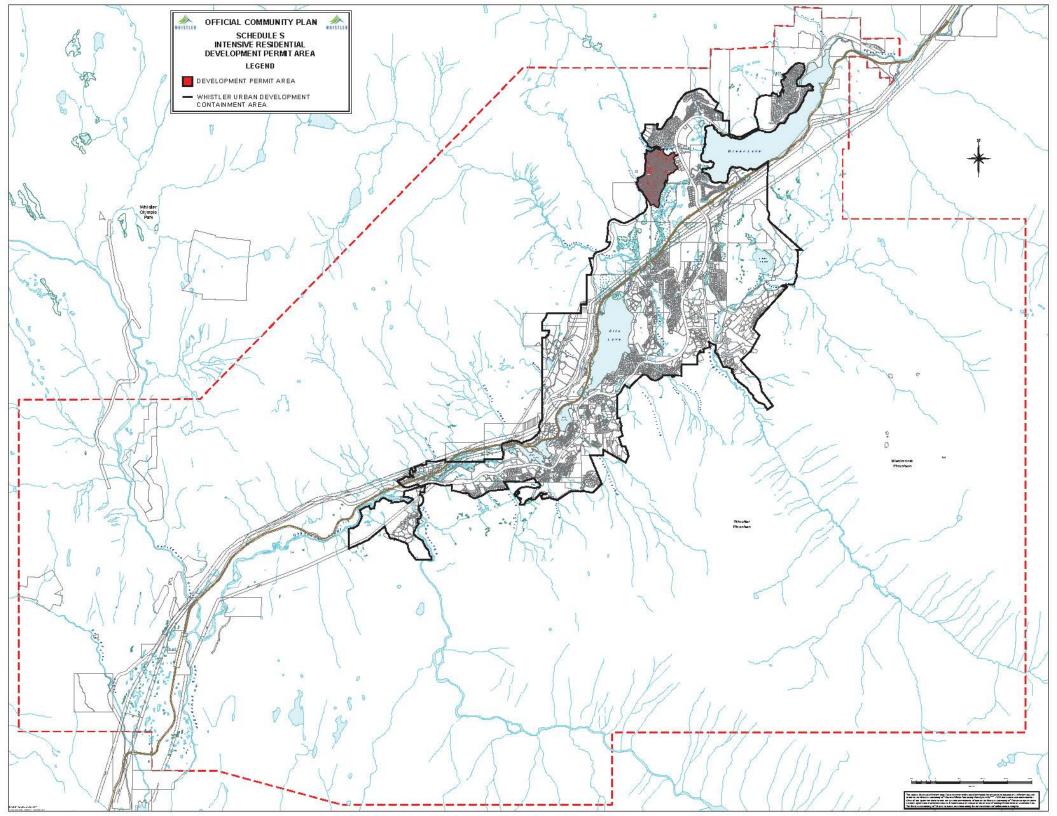


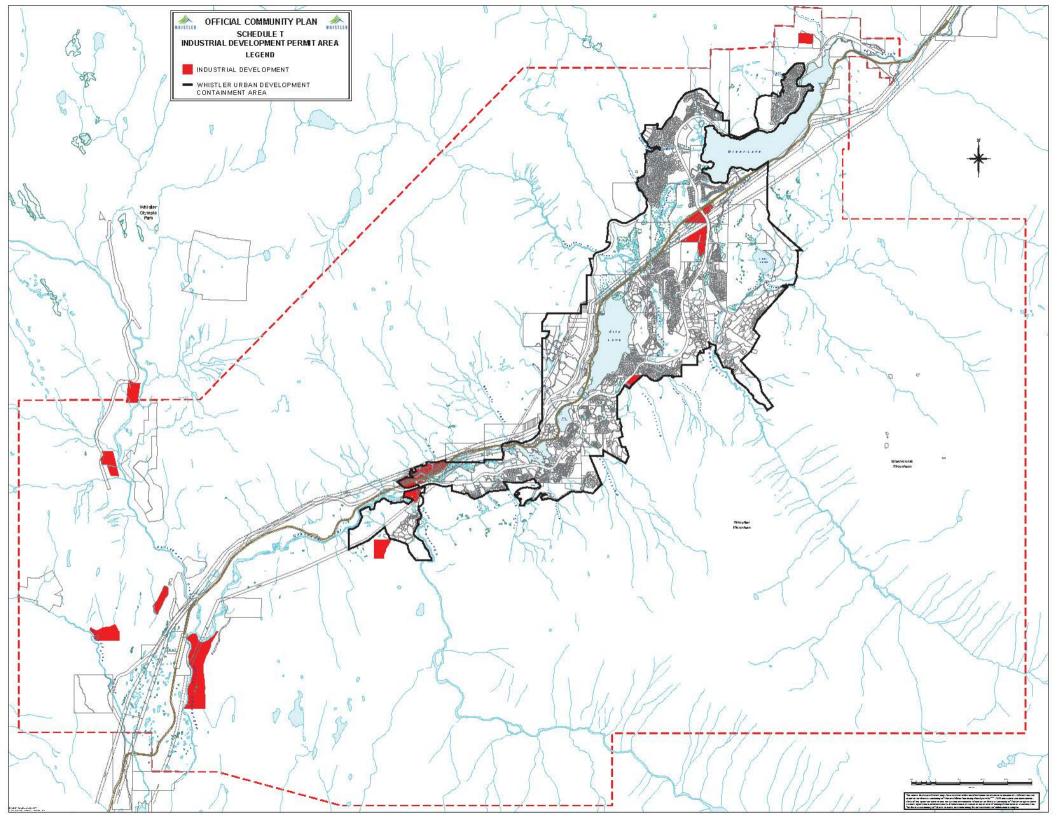


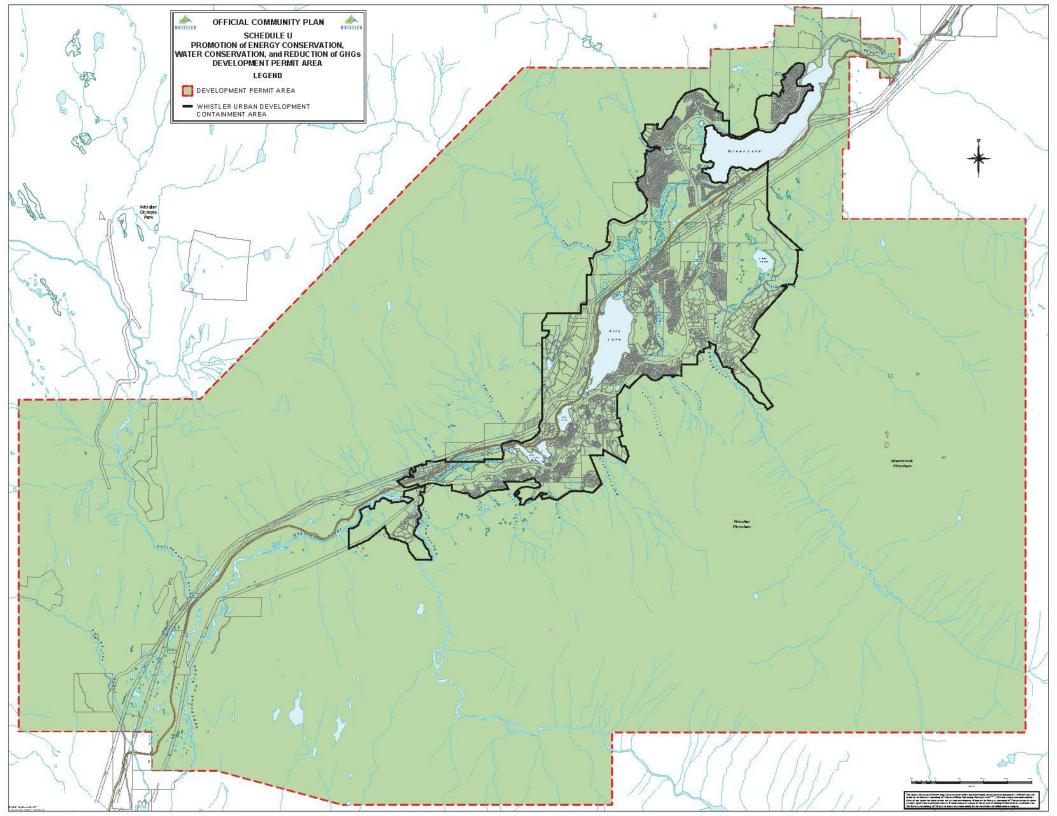


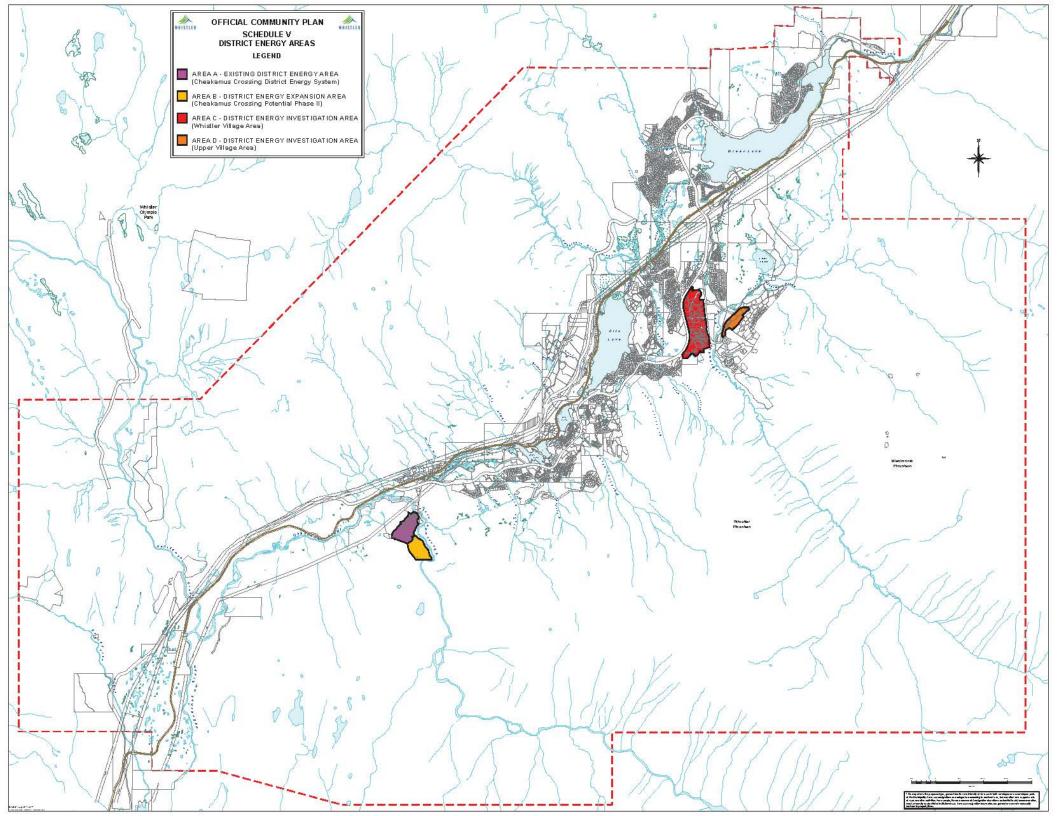












GLOSSARY

Α

В

Quick links: <u>A |B |C |D |E |F |G |H |I |J |K |L |M |N |O |P |Q |R |S |T |U |V |W |X |Y |Z | TOC</u>

Terms and Definitions

Accommodation	Means development for permanent or temporary residential purposes, including without limitation sleeping units, guest rooms or dwelling units, but excludes a campground.
Active Transportation	Active Transportation refers to any form of travel that is self-propelled, it may include in- line skating, walking, jogging, cycling, hand propelled wheelchair use, cross-country skiing and/or skateboarding.
Auxiliary Residential Accommodation	Means residential accommodation which is auxiliary to the principal use of the building in which it is located.
Avalanche 30 Metre Buffer	Means an area measured 30 metres from the boundary of the avalanche track.
Avalanche Track	Means an area on upper mountain slopes created by the slidepath of avalanche(s), consisting of plant communities dominated by shrub, herb, young conifer and brushy talus slopes.
Bed and Breakfast	Use of a detached dwelling for the rental of three or less guest rooms for the temporary lodging of paying guests and the use of common living and dining areas by such guests (adapted from zoning bylaw 303 and existing OCP definition).
Bed Unit	Means a measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows:
	The bed unit measure means "a measure of development intended to reflect servicing and facility requirements for one person." Different accommodation types and sizes are allocated

Comment [MK1]: Need to do complete review of glossary. Ensure all land use terms are defined.

Comment [CDaniels2]: Need to fill this in.

	a specified number of bed units – six bed units for single-family detached and duplex dwellings, and two to four bed units for multi- family dwellings and commercial accommodation units based on the gross floor area of the unit.
Best Management Practices	Means approaches based on known science that, if followed, should meet the required standard or achieve the desired objective.
Best Practice Design Principles	Generally-accepted, informally-standardized design techniques, methods, or processes that have proven themselves over time to accomplish desired results.
Biological Diversity (or Biodiversity)	Means the range of variation found among microorganisms, plants, fungi and animals. Also the richness of species of living organisms.
Business	Means the use of land, buildings or structures in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and includes the administrative offices of a non-profit or charitable organization.
Campsite	Means a site within a campground intended for occupancy by travel trailers, tent trailers, tents, or similar transportable accommodation.
Commercial	Means the use of land, buildings or structures for the purpose of buying and selling commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction or other similar uses.
Commercial Accommodation	Means a hotel or other development offering short-term lodging with a guest registry and lobby facilities.

С

Commercial Use of Public Amenities	Licensed or otherwise permitted auxiliary uses upon municipally controlled lands that act in a for-profit, private or charity capacity. Includes but not limited to rental of outdoor recreation equipment and supplies, food and beverage services, sale of retail merchandise, recreational experience providers (i.e. guided watercraft tours, tree ropes course etc), other services (i.e. dog walking business, fitness training etc).
Community Emissions	Means the greenhouse gas emissions resulting from activities that occur within the boundary of the Resort Municipality of Whistler.
Connectivity	Means contiguous tracts of wildlife habitat that provide continuous structural linkages among habitats, and provide habitat connectivity by allowing or facilitating movement among habitat patches, as well as latitudinal or elevation movements responding to seasonal climate change.
Corporate Emissions	Means greenhouse gas emissions associated with the Municipality's operations including administration & governance; drinking, storm and waste water management; solid waste collection, transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.
Cumulative Environmental Effects	Means changes to the environment that are caused by an action in combination with other past, present and future human actions.
Dangerous Wildlife	Means bear, cougar, coyote or wolf, or a species of wildlife that is prescribed as dangerous under the <i>BC Wildlife Act</i> .
Detached Dwelling	Means a residential building containing one principal dwelling unit.
Development	Means construction of a building or structure, alteration of land or a building or structure, or a change in use of land, a building or structure.

D

District Energy Investigation Area

Ε

Comment [CDaniels3]: Needs to be defined

Dormitory	Means a building or part of a building including a hostel containing a room or rooms forming one or more habitable units which are used or intended to be used by residents for living or sleeping, with common kitchen or washroom facilities.
Duplex Dwelling	Means a building consisting of two principal dwelling units placed one above the other or attached side by side.
Dwelling Unit	Means a self-contained set of habitable rooms with one set of cooking facilities in a building.
Early Succession Ecosystems	Means areas that have been previously disturbed by human or natural activity, and includes vegetation structural stages ranging from sparse/bryoid to forests less than 80 years old.
Ecosystem	Means a portion of the landscape with relatively uniform vegetation and soils, comprising the biotic (living) organisms and abiotic (non-living) components of the landscape, together with the processes that link them including nutrient cycling and energy flow.
Ecosystem Based Management (EBM)	Means an adaptive management approach to managing human activities that seeks to ensure the coexistence of healthy, fully functioning ecosystems and human communities. The intent is to maintain those spatial and temporal ecosystems such that component species and ecological processes can be sustained, and human well-being supported and improved.

Environmental Impact Assessment	Means an impact analysis prepared in accordance with the submission requirements and process described in Schedule O to determine the potential impact of a proposed development in a particular area.
Environmental Review	Means an environmental inventory and assessment prepared in accordance with the requirements and process as described in Schedule <mark>O</mark> .

Comment [CDaniels4]: Need to fill in.

Comment [CDaniels5]: Need to fill in.

F

G

Forested Floodplain Sites <2ha	Means forested floodplain sites less than two hectares in area that are designated PAN 2 Conservation.
Forested Floodplain Sites >2ha	Means forested floodplain site units greater than two hectares in area that are designated PAN 1B Preservation.
Forested Floodplains	Means low, medium and high bench floodplain sites on rich, wet areas with poorly drained alluvial soils.
Full Service (visitor accommodation)	Visitor accommodations that focus on consistent service quality, providing user- friendly reservations, full check-in/out facilities, as well as other guest amenities such as concierge, 24-hour room service, turn down service, business centre and other related services and generally exhibit a high level of maintenance and refurbishment.
Greenhouse Gas (GHG)	Means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed as a greenhouse gas by Provincial regulation.
Guest Room	Means one habitable room that is used for temporary accommodation of paying guests and may include a bathroom and some uses may include cooking facilities.

Η

I

Means the place or type of site where an organism or population naturally occurs.
Means areas that consist of alpine krummholz, alpine meadow, sub-alpine parkland, and transition parkland site units, that occur on upper slopes above the treeline.
Means the visible high water mark of a stream where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct form that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.
Means any constructed surface that has a runoff coefficient greater than 0.8, including, but not limited to, rooftops and surfaces covered by asphalt and concrete, such as parking lots, driveways and roads. The runoff coefficient is a multiplier that is a function of rainfall intensity, catchment relief, catchment storage and ground characteristics.
Means habitat for species at risk including ecosystems that are at risk, and/or are biologically diverse, and/or that provide linkages between natural areas.
The incremental addition of new Dwelling Units within existing developed areas (<i>from Bylaw</i> 1913, 2009).
Means flora and fauna that colonize and dominate the habitats of native species.
dominate the habitats o

J K

L

	Light Industrial	Means the use of land, buildings or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses, but does not include uses, which generate noxious waste or materials.	
	Live-Work	Use of a dwelling unit for the conduct of a home occupation; home occupation means a craft or occupation conducted as an accessory use subordinate to the principal use of a residential dwelling <i>(adapted from zoning bylaw 303)</i> .	
	Legacy Land Agreement		Comment [CDaniels6]: Needs to be defined
М			
	Maximum Potential	Industrial uses typically do not build to the maximum permitted densities, due to parking, loading and storage requirements.	
	Major Park	Municipally controlled land possessing unique, diverse and highly popular recreation and leisure amenities and opportunities including lakefront. Major parks cater to the resort community and consequently attract people from beyond neighbourhood boundaries because of their special amenities.	
	Material Extraction	Means the extraction of material for construction, industrial or manufacturing purposes, including but not limited to rocks, gravel, sand, clay and soil.	
	Multiple Residential	Means a residential building containing three or more dwelling units.	
	Municipality	Means the Resort Municipality of Whistler.	
Ν			
	Natural Areas	A subset of Open Space that is primarily in a natural and undeveloped condition.	

Native Plant Species	means plants that occur naturally in a given area or region.
Neighbourhood Park	Municipally controlled land with space, recreation and leisure amenities designed specifically for the immediate neighbourhood in which it is located.
No Net Habitat Loss	Means the amount of habitat within the RMOW remains the same through the active conservation of the current productive capacity of habitats, the restoration of damaged habitats and the development of habitats.
Non-motorized	Travelling without electric or fossil-fueled powered means. Includes <u>walking</u> , cycling, <u>small-wheeled transport</u> (skates, skateboards, push scooters and hand carts) and <u>wheelchair</u> travel (motorized wheelchairs permitted). These modes provide both recreation (they are an end in themselves) and transportation (they provide access to goods and activities), although users may consider a particular trip to serve both objectives.
Occupancy Rate	Represents the proportion of occupied visitor accommodation on a seasonal or annual basis, calculated as the total number of paid room nights divided by the total number of rooms available within the resort community (<i>TW</i> ; <i>definition adapted from Whistler 2020</i> <i>'occupancy rate' core indicator measure</i>).
Old Growth and Mature Forests	Low Elevation Old Growth (>50%) means areas of forest below 1,000 metres in elevation, in which more than 50% of the trees are over 250 years old, and including a 30 metre buffer
	Low Elevation Old Growth (<50%) means areas of forest below 1,000 metres in elevation, in which less than 50% of the trees are over 250 years old, and including a 30 metre buffer

0

	Low Elevation Mature Forest means areas of forest below 1,000 metres in elevation, containing predominantly trees between 80 and 250 years old.
	High Elevation Old Growth & Mature Forests means areas of forest above 1,000 metres in elevation, containing both old growth and mature forests (containing predominately trees older than 80 years old).
Open Spaces	A parcel of land that is suitable for passive, active, programmed, or un-programmed recreation and leisure purposes. Includes forested natural areas to urban spaces.
Pension	Use of a building for visitor accommodation for the rental of four to eight guest rooms for the temporary lodging of paying guests and the use of common living and dining areas in the building by such guests. <i>(adapted from zoning bylaw 303 and existing OCP definition.)</i>
Precautionary Principle	Means the avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.
	The key element of the precautionary principle is avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.
Preferred Modes of Transportation	Whistler2020 prioritizes preferred modes of transportation in the following order: (1) pedestrian, bicycle and other non-motorized means, (2) mass transit (3) private automobile (high occupancy vehicles and leading low- impact technologies), (4) private automobiles (single occupancy vehicles, traditional technologies).

Ρ

Public Lands

Lands whose responsibility lies with the municipality or Crown.

[Definition of "Public Lands" is inappropriate: Lands under the Crown's responsibility are not automatically public.][MFLNRO]

Q

R

Qualified Environmental Professional (QE	EP) Means an applied scientist or technologist, acting alone or together with another qualified environmental professional to prepare an environmental review or environmental impact assessment, if:
	 a) The individual is registered and in good standing in British Columbia with a recognized professional organization, acting under that association's code of ethics and subject to disciplinary action by that association;
	b) The individual's area of expertise is recognized in the environmental report's terms of reference as one that is acceptable for the purpose of providing all or part of a report in respect of the particular development proposal that is being assessed; and
	c) The individual is acting within that individual's area of expertise.
Recreation and Leisure Amenities	(modified from W2020) Any naturally occurring or constructed feature that supports activities for residents and visitors to freely choose to do with their time, including: engaging in physical activities; participating in organized sports; participating in un programmed, self-directed, passive or free flowing activities; visiting parks and natural areas; and nature appreciation.
Recreation Master Plan	A document that outlines municipal level strategies and direction for the development and management of park, recreation, and

leisure amenities.

Renewable Energy

means an energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources1.

1http://www.treia.org/mc/page.do?sitePageID= 49495 OR

Renewable energy is derived from natural processes that are replenished constantly. In its various forms, it derives directly from the sun, or from heat generated deep within the earth. Included in the definition is electricity and heat generated from solar, wind, ocean, hydropower, biomass, geothermal resources, and biofuels and hydrogen derived from renewable resources.

International Energy Agency

Resident Accommodation	Means residential accommodation restricted pursuant to a lease, covenant or other instrument to occupancy by persons employed or residing within the Municipality.
Residential Accommodation	Means a fixed place of living, excluding any temporary accommodation, to which a person intends to return when absent.

Regional and Water Specific Regulations BC Freshwater Fishing Regulations defined by provincial and federal regulators.

www.env.gov.bc.ca/fw/fish/regulations/docs/10 11/fish-synopsis 2010-11 region2.pdf

Relevant Agencies and Stakeholders	 Organizations that have interests within and outside of Whistler's municipal boundaries. Includes but not limited to Whistler Blackcomb, Tourism Whistler, Whistler Chamber of Commerce, Squamish Lil'wat Cultural Centre, BC Hydro, Terasen Gas, CN Rail, BC Ministry of Transportation and Infrastructure, BC Parks, TELUS, Whistler Sport Legacies 2010, Whistler Museum and Archives, Vancouver Coastal Health Authority, BC Transit, Department of Fisheries and Oceans, BC Ministry of Environment, Conservation Officer, 	
	RCMP, and a variety of non profit community organizations.	Comme of this is Forests L
Resort Community Values (from W2020)	Our values are the foundation for all we do. They represent what is important to us as a resort community. Guided by our values, we are able to make difficult decisions about Whistler's future, and formulate the priorities and actions necessary to achieve our vision.	you are n with our Developr role.] [M Respons agencies
	A sustainable community – where social and ecological systems are sustainable and supported by a healthy economy, today and in the future.	
	A strong, healthy community – where the needs of residents are met, where community life and individual well-being are fostered, where the diversity of people is celebrated, and where social interaction, recreation, culture, health services and life-long learning are accessible.	
	A well-planned community – where growth and development are managed and controlled.	
	Our natural environment – and our role as responsible stewards of it, respecting and protecting the health of natural systems today and for generations to come.	

ent [MK7]: [Not sure what the purpose s? Some I think you at least need to add Lands, and Natural Resource Operations if not going to list all agencies. Perhaps along r Ministry (Community, Sport and Cultural iment) because of the Minister's approval fueller] ise: Delete. Impossible to reference all is and stakeholders.

A strong tourism economy – where a healthy, diversified tourism economy is sustainable through thoughtful, long range planning, strategic marketing and business partnerships.

A safe community – where diverse residents and guests are comfortable and secure.

The people who live work and play here – our families, children, neighbours, colleagues and friends.

Our guests – and our desire to provide exceptional service in all we do.

Our partners – and the positive, cooperative relationships that recognize the values of all the communities in the corridor.

Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee for five of the six years, within the boundaries of the Resort Municipality of Whistler, immediately preceeding the date on which the individual ceased employment. Employees are either employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located with the boundaries of the Resort Municipality of Whistler which holds an RMOW business license or recognized equivalent (WHA).

Retirees and Resident Employees

Retiree

	Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee within the Resort Municipality for five of the six years preceding the date on which the individual ceased employment. Employees are individuals who are either employed or self- employed for an average of not fewer than 20 hours per week on an annual basis at a business located within the Resort Municipality which holds a local business license or recognized	
Riparian 100 Metre Assessment Area	Means an area within 100 metres of high water mark of a permanent stream.	
Riparian Areas Regulation	Means the B.C. Riparian Areas Regulation, BC Reg. 837/2004.	
Riparian Buffer	Means an area within 30 metres of the high water mark of permanent streams and non- permanent streams connected to fish habitat, or within 30 metres of top of ravine bank in the case of a stream in a ravine, or within 15 metres of the high water mark of non- permanent streams not connected to fish habitat, or within any polygon identified as a riparian area by terrestrial ecosystem mapping (TEM).	
Riparian Ecosystem	Means an area of land adjacent to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent upland areas.	

Sea to Sky LRMP

Comment [CDaniels8]: Needs to be defined

Seniors Housing	Housing for individuals who are at least 65 years of age, and have met the eligibility requirements to be a member of the Mature Action Committee or who qualify as an eligible employee or retiree under the WHA eligibility requirements (Seniors Housing Task Force report definition; note Council resolution December 15, 2003 includes age restriction of 65 years). Consideration for the location of seniors housing generally include proximity to services, amenities and access to transportation.	
Sensitive Ecosystem	Means an ecosystem that is fragile and/or rare.	
Service Commercial	means the use of land, buildings or structures for repairing, installing, servicing or renting things and equipment, wholesaling, and ancillary office use.	
Significant Redevelopments	<u>-????</u>	
Significant Waterfront	Means environmentally sensitive rivers, creeks, streams or lakes which currently offer important fish or wildlife habitat and/or riparian vegetation.	
Sleeping Unit	Means not more than two habitable rooms that are used for accommodation and which may include a bathroom and one set of cooking facilities.	
Species at Risk	Means flora and fauna that are considered nationally and/or provincially at risk.	
Spoza7	????	Comment [CDaniels9]: Define.
Stream	Means a watercourse, whether it usually contains water or not, a pond, lake, river, creek or brook; and a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook that provides fish habitat.	

Т

Transportation Centre	Means a building or premises where commercial motor vehicles pick up and discharge fare-paying guests. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.	
U Urban Development		
	Development means the construction of a building or a structure, or a change in use of land, a building or a structure. Urban development is defined to be any development for which any of the following conditions apply: 1) a development that is connected to municipal water and sanitary sewer service, or 2) a development with a density of greater than one dwelling unit per 40 hectares, or 3) a development with a building or structure larger than 465 m ² , or 4) a development for any non- resource use with a land disturbance affecting an area of greater than 1 hectare. (Move to glossary – also define non-urban, as anything that is not urban)	
Viewscape and scenic corridors	Areas of scenic value as visible from public lands to be in the broader public interest and a backbone to the Whistler Experience.	
Visitor Accommodation	Means accommodation available for nightly rentals and used for temporary lodging by visitors, including hotel, inn and lodge accommodations, as well as bed and breakfast and pension guest rooms, campgrounds, hostel and club cabins.	
Water Body	????	Com
Warm Bed Policy		Com

Comment [CDaniels10]: Define. If necessary, see Heather B. Comment [CDaniels11]: Needs to be defined

Glossary | 126

W

V

Wetland 100 Metre Assessment Area	Means an area within 100 metres of a wetland that is larger than 10 hectares, measured horizontally to the outer limit of vegetation tolerant of saturated soil conditions.
Wetland 30 Metre Buffer	Means an area within 30 meters of a wetland, measured horizontally from the outer limit of vegetation tolerant of saturated soil conditions.
Wetland Ecosystems	Means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream. PAN adheres to the Canadian Wetland Classification System for defining wetlands.
Whistler Experience	An experiential place where residents and visitors feel this experience as much as they see it through an integrated connection among nature, Whistler's built environment and themselves. (W2020) Providing exceptional experiences and excellent value to increase repeat visitation and recommendations, setting Whistler apart from its competitors. Authentic differentiation is particularly important as an increasing number of destinations attempt to replicate the Whistler model.
Xeriscaping	Means landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation.

Χ

Y Z

Zero Waste Goal

"Zero Waste is a goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use. Zero Waste means designing and managing products and processes to systematically avoid and eliminate the volume and toxicity of waste and materials, conserve and recover all resources, and not burn or bury them. Implementing Zero Waste will eliminate all discharges to land, water or air that are a threat to planetary, human, animal or plant health." Zero Waste International Alliance, 2004.

DRAFT DEVELOPMENT PERMIT AREA GUIDELINES

The Resort Municipality of Whistler | November 15, 2011



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DEVELOPMENT PERMIT AREA: PROTECTION OF WETLAND & RIPARIAN ECOSYSTEMS

1.1. AREA

All lands shown on Schedules K and L together with all land on the same parcel as such lands are designated as a Development Permit Area for Protection of Wetland and Riparian Ecosystems. In the case of wetland ecosystems, Schedule K is intended to illustrate the designation of all areas of land within 35 metres of the natural boundary of the wetland, and 100 metres in the case of wetlands with an area greater than 10 hectares. In the case of riparian ecosystems, Schedule L is intended to illustrate the designation of all areas of land within 35 metres of the natural boundary of a watercourse.

1.2. DESIGNATION

Pursuant to Section 919.1(1)(a) of the Local Government Act, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity, and in particular wetland and riparian ecosystems. These lands are also designated under section 920.01 of the *Local Government Act* as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

1.3. JUSTIFICATION

Wetland and riparian ecosystems represent areas of high biological function offering a range of habitat features, including access to water. They provide an important nutrient cycling function between land and water and are important components of the hydrological cycle, as well as functioning in natural erosion, deposition, metabolism, photosynthesis, and succession processes. They are also important as areas within which energy is stored and released into the environment. Riparian areas may also function as corridors for movement of wildlife, from insects to large mammals, as well as genetic material for Protista, fungus and plants. They provide local microclimates, and aesthetic and economic values of great significance to the RMOW. For all these reasons, wetland and riparian ecosystems warrant protection from development. In addition, the RMOW is obliged by the *Fish Protection Act* to protect riparian areas from the effects of residential, commercial and industrial development. This development permit area protects and enhances habitat for vegetation and other species of wildlife, as well as for fish species. The RMOW's development permit application procedures require applicants to provide environmental impact assessments that result in a level of protection of wetland and riparian ecosystems, comparable or exceeding that described in the Riparian Areas Regulation.

1.4. EXEMPTIONS

The following activities are exempt from the development permit requirement established by this section, but other development permit requirements may apply.

a. Activities on land that is subject to a land use contract

- b. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time
- c. Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas
- d. Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by a biologist knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question.
- e. Activities conducted under the Provincial Emergency Program or the Resort Municipality's emergency plan.
- f. Works in or about a stream approved under Section 9 of the Water Act.
- g. Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works.
- h. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW.
- i. Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process.
- j. Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia.
- k. Activities conducted in the Cheakamus Community Forest pursuant to the Province of British Columbia *Forest Act.*
- Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- m. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
 - i. Ecological restoration and enhancement projects
 - ii. Vegetation management related to wildfire hazard reduction
 - iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of an environmental professional

1.5. GUIDELINES

GENERAL GUIDELINES

- a. Require that development be carried out in accordance with any recommendations of an environmental professional contained in development approval information provided with the development permit application, including:
 - i. recommendations as to areas of the land that should remain free of development
 - ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
 - iii. recommendations that the bed of any privately-owned natural water courses on the land be dedicated to the Crown
 - iv. recommendations that works be constructed on the land to preserve, protect or enhance wetlands or riparian areas or restore degraded habitat
 - v. recommendations for protection measures, including the retention or planting of vegetation or trees on the land to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage or erosion, or protect the banks of watercourses
 - vi. recommendations as to when any such work should be carried out on the land
- vii. recommendations that the performance and completion of such work on the land be monitored by the environmental professional
- b. Require provision of compensatory habitat where permanent impact to a wetland or riparian ecosystem cannot be avoided. Compensation should be provided at a 2:1 ratio. On-site compensation is preferred but not mandatory. Compensation for lost habitat and ecological functions may involve either or both restoration of existing habitat and creation of new habitat.
- c. Require that the applicant provide security in the amount of 110% of the environmental professional's estimate of the cost of any of the foregoing work.

WETLAND ECOSYSTEMS GUIDELINES

- a. Maintain the natural groundwater and surface water hydrologic systems that support the wetland's ecological processes
- b. Protect water quality by preventing pollutants, deleterious substances, sediment and nutrients from entering the water either directly or indirectly
- c. Maintain or restore historic flood frequency and storage capacity
- d. Maintain or restore wildlife and plant habitat including breeding, nesting and feeding areas for wildlife, especially species at risk
- e. Maintain or enhance the water recharge and discharge and nutrient exchange functions of wetlands
- f. Maintain the original vegetative composition, soil characteristics, nutrient cycling, and water chemistry features of the wetland, or restore them if they have been altered

- g. Do not locate buildings, structures or impervious surfaces within 35 metres of the wetland unless an environmental professional has advised that such development will not harmfully alter, disrupt or destroy fish habitat.
- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 35 metres of the wetland and 100 metres for wetlands with an area greater than 10 hectares.
- i. Protect wetland buffers and connectivity corridors with development permit conditions.
- j. Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect wetland ecosystems, without impeding wildlife access.
- k. Identify the outer boundary of the wetland buffer area with brightly coloured, secure snow fencing or equivalent, and appropriate signage, to prevent disturbance during construction or land alteration activities.

RIPARIAN ECOSYSTEMS

- a. Avoid harmful alteration, disruption or destruction of natural features, functions and conditions that support riparian plant and animal life.
- b. Locate development on portions of the land that are least environmentally sensitive.
- c. Allow the continuation of the natural processes of disturbance events and ecological succession such as natural flow regimes of streams, seasonal flooding, stream channel movement, senescence of seral species, windthrow or blowdown of trees, and natural slope failures.
- d. Retain all natural vegetation that contributes to the normal functioning features and conditions of riparian ecosystems.
- e. Avoid the net loss of riparian habitat within 35 metres of the top of bank of the watercourse.
- f. In redevelopment situations, locate replacement buildings, structures and impervious surfaces no closer to the watercourse than existing or previously existing buildings, structures and surfaces.
- g. Do not locate buildings, structures or impervious surfaces within 35 metres of the top of bank of the watercourse unless an environmental professional has advised that such development will not harmfully alter, disrupt or destroy fish habitat.
- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 35 metres of the top of bank of the watercourse.
- i. Preserve natural wildlife corridors and connectivity of riparian species and habitats with adjacent upland ecosystems.
- j. Avoid locating trails, roads and utility corridors along, parallel to or across riparian ecosystems, and if such crossings are unavoidable, design riparian area crossings that:

- i. are perpendicular to the riparian area, as narrow as practically possible, and elevated where possible
- ii. provide passage for fish and wildlife
- iii. are sited so as to minimize impacts on the stream channel and riparian vegetation
- iv. are sited so as to conform to the natural topography as much as possible
- v. are constructed and maintained so as to prevent erosion and allow the natural movement of surface water and groundwater
- k. Design and construct permitted lakefront docks in accordance with best practices for lakeshore development and applicable provincial and federal regulations.
- I. Schedule all work in and around riparian ecosystems to minimize negative impacts.
- m. Incorporate into construction plans measures to protect against erosion, sedimentation of watercourses, uncontrolled drainage, infiltration of deleterious substances into watercourses or groundwater, restriction of groundwater movement, slides, habitat disturbance, and excessive excavation or deposit of fill or removal or disturbance of vegetation.
- n. Use brightly coloured snow fencing or equivalent temporary measures during construction to identify the boundary of riparian buffer areas.
- Conduct fuel reduction and management of ladder fuels for wildfire hazard protection without degrading riparian habitats, by trimming lower dead branches and maintaining green, shrubby vegetation.
- p. Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect riparian ecosystems, without impeding wildlife access.

DEVELOPMENT PERMIT AREA: PROTECTION OF OTHER ECOSYSTEMS

1.6. Area

All lands shown on Schedule M are designated as a Development Permit Area for Protection of Other Ecosystems, other than wetland and riparian ecosystems.

1.7. DESIGNATION

Pursuant to Section 919.1(1)(a) of the *Local Government Act*, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity. These lands are also designated under section 920.01 of the *Local Government Act*

as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

1.8. JUSTIFICATION



Whistler's Protected Areas Network (see Goal No. 1.0 under "Natural Environment") has identified five sensitive ecosystem types located throughout the municipality, in addition to the wetland and riparian ecosystems. Lands shown on Schedule "O" represent the municipality's best opportunity to manage development so as to preserve, protect, restore and enhance these other sensitive ecosystems; land in other designations has generally been developed or altered such that protection and restoration opportunities in redevelopment or new development are very limited. The RMOW's objectives for this designation are to protect sensitive ecosystems from the effects of development and to restore and enhance degraded ecosystems where possible.

<u>Forested floodplains</u> provide essential ecosystem functions including flood control and water storage and purification. They provide critical upland habitat for riparian organisms, promoting connectivity across the landscape. <u>Old growth and mature forest</u> ecosystems are very important to biodiversity, accommodating highly specialized species of plants and animals. <u>Early succession forest</u> ecosystems support high levels of local biodiversity, providing habitat for species that are generally more adaptable and tolerant to change. <u>High mountain</u> ecosystems, while they tend to escape development due to their location and site conditions, are well-used recreation areas and need to be managed to protect their fragile nature. <u>Avalanche tracks</u> are formed by dramatic and intense releases of energy resulting in alterations to the edges of adjacent forests and the establishment of specialized flora and fauna that are sensitive to development. The municipality's development permit application procedures require applicants to identify specific sensitive ecosystem types in the vicinity of proposed development and assess the impact of proposed development on those ecosystems, so that appropriate development permit conditions may be established.

1.9. EXEMPTIONS

The following activities are exempt from the development permit requirement established by this section, but other development permit requirements may apply.

- a. Activities on land that is subject to a land use contract
- b. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time.
- c. Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas
- d. Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by a biologist knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question
- e. Activities conducted under the Provincial Emergency Program or the RMOW's emergency plan

- f. Works in or about a stream approved under Section 9 of the Water Act
- g. Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works
- h. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW
- Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process
- j. Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia
- k. Activities conducted by in Cheakamus Community Forest pursuant to the Province of British Columbia *Forest Act*.
- I. Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- m. Alteration of land or construction of a building or structure involving, in any period of 5 or fewer calendar years, the disturbance of soil or vegetation or the placement of fill affecting an aggregate land area of less than 1000 m², including in any disturbance of soils or vegetation or placement of fill within an area wholly or partially contiguous to the area of the alteration of land and on a separate parcel, whether or not related to the development in question, and any disturbance of soils or vegetation or placement of fill on any highway or statutory right of way providing access or services to the land being developed
- n. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
 - i. Ecological restoration and enhancement projects
 - ii. Vegetation management related to wildfire hazard reduction
 - iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of an environmental professional

1.10. GUIDELINES

(If proposed development within this Development Permit Area is within an area comprising a wetland or riparian ecosystem on Schedule "M" (Wetland Ecosystems) and "N" (Riparian Ecosystems), the guidelines for Development Permit Area Protection of Wetland and Riparian Ecosystems also apply.)

GENERAL GUIDELINES

- a. Require that development be carried out in accordance with any recommendations of an environmental professional contained in development approval information provided with the development permit application, including:
 - i. recommendations as to areas of the land that should remain free of development
 - ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
 - iii. recommendations that the bed of any privately-owned natural water courses on the land be dedicated to the Crown
 - iv. recommendations that works be constructed on the land to preserve, protect or enhance environmentally sensitive areas or restore degraded habitat
 - v. recommendations for protection measures, including the retention or planting of vegetation or trees on the land
 - vi. recommendations as to when any such work should be carried out on the land
- vii. recommendations that the performance and completion of such work on the land be monitored by the environmental professional
- b. Require that the applicant provide security in the amount of 110% of the environmental professional's estimate of the cost of any of the foregoing work

FORESTED FLOODPLAIN ECOSYSTEMS GUIDELINES

- a. Plan, design and implement development in a manner that will not lessen the natural function of forested floodplains, including by removing vegetation, altering surface water and groundwater regimes, and separating forested floodplain habitat from upland habitat
- b. Schedule work in forested floodplains to occur when impacts to wildlife, hydrology and other ecosystem elements will be minimal
- c. Maintain or restore the historical pattern of inundation
- d. Manage runoff from development by filtering and infiltration into the soil
- e. Minimize impervious surfaces in forested floodplains, ensuring that at least 90% of the site area remains permeable
- f. Install appropriate permanent signage indicating the environmentally sensitive nature of the area

OLD GROWTH AND MATURE FOREST ECOSYSTEMS GUIDELINES

- a. Ensure that old growth and mature forests continue to provide interior conditions unaffected by nearby human activity
- b. Preserve to the greatest extent possible remaining low elevation old growth forest; consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent loss of low elevation old growth forest.

- c. Ensure that areas of mature forest are managed to develop into old growth forest.
- d. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of old growth and mature forests while minimizing damage to human infrastructure and values.
- e. Plan, design and implement development activities to minimize impact to ecosystem functions and connectivity by protecting large old trees, snags, large woody debris on the forest floor and understory vegetation while minimizing life safety hazards, and designing linear utility corridors to be as narrow as possible.
- f. Keep free of development old forest ecosystems that are red or blue-listed by the Conservation Data Centre, or are otherwise identified as regionally rare or at risk.
- g. Conduct harvesting and tree removal in accordance with site-specific minimum patch size evaluations based on the specific characteristics of the forest ecosystem and its contribution to local biodiversity and ecosystem integrity, including the amount of interior habitat, proximity to connectivity corridors and other old growth or mature forest patches, constituent elements of the patch including the presence of red or blue-listed ecological communities, and patch condition.

EARLY SUCCESSION FOREST ECOSYSTEMS

- a. Provide for a mix of succession stages within Whistler forests.
- b. Design development so that early succession forest ecosystems maintain connectivity of forest functions, species and habitats with adjacent ecosystems.
- c. Design transportation and utility corridors to be as narrow as possible, and configured to allow for wildlife crossings.
- d. Manage early succession and second growth forests to develop mature and eventually old growth forest characteristics to improve habitat quality and connectivity and, where appropriate, wildfire management.
- e. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of early succession forests and minimize damage to human infrastructure and values.

HIGH MOUNTAIN ECOSYSTEMS

- a. Plan, design and implement development in a manner that does not diminish slope stability.
- b. Manage development on individual sites with a view to conserving high alpine forests within the municipality in an undisturbed state.

AVALANCHE TRACK ECOSYSTEMS

a. Plan, design and implement development in a manner that does not diminish slope stability or disturb natural drainage patterns.

b. Plan, design and implement development in a manner that does not adversely affect or disturb biodiversity or ecosystem function.

DEVELOPMENT PERMIT AREA: AQUIFER PROTECTION

1.11. Area

Any land use that involves the use, storage, processing, manufacturing or sale of chemicals, substances, compounds, whether in solid, liquid or gaseous form, that could accidentally or intentionally migrate into the ground and affect the groundwater aquifer, within those areas identified as Aquifer Protection Development Permit Area shown on Schedule "N", must adhere to the guidelines contained herein.

1.12. Justification

The designation of this development permit area, will ensure that development applications identify the proposed land uses, the local drainage measures that can be carried out to protect the aquifer, spill protection measures, transportation of dangerous goods techniques that can be implemented to minimize risk of aquifer contamination, and spill response plans

1.13. Exemptions

Aquifer Protection Guidelines shall apply to all zones except the following:

- a) Subdivision of land.
- b) Activities within those areas identified as Aquifer Protection Areas on Schedule "N" that do not involve the use, storage, processing, manufacturing or sale of chemicals, substances, or compounds, whether in solid, liquid or gaseous form, that could migrate into the ground and affect the groundwater aquifer.
- c) Activities of all types in the following zones:

All zones within Section 10 Leisure Zones

All zones within Section 11 Residential Zones

All zones within Section 12 Multiple Residential Zones

All zones within Section 14 Tourist Accommodation Zones

All zones within Section 15 Tourist Pension Zones

The following zones in Section 16 Lands North Zones: LA1, LA2, LA3, HA1, HA2, LNR, LNP, CNL, LNRTA1, LNRTA2, LNRTA3

All zones within Section 19 Institutional Zones

All zones within Section 21 Parking Zones.

1.14. Guidelines

- a) All improvements, buildings and structures and alterations to land must be designed, constructed, undertaken and maintained in a manner that does not result in contamination of any aquifer or groundwater.
- b) Buildings, structures and uses involving the transportation, storage or use of materials, chemicals, compounds or substances that could contaminate an aquifer or groundwater, including materials or substances used during land alteration and construction activities, must be located, designed, constructed, and maintained to eliminate the possibility of any such contamination.
- c) The RMOW may incorporate into any development permit, measures to preserve or protect aquifers and groundwater from contamination.

DEVELOPMENT PERMIT AREA: WHISTLER VILLAGE

1.15. AREA

All lands located within the Whistler Village Development Permit Area, as shown on Schedule "O".

1.16. **DESIGNATION**

Pursuant to Section 919.1(1) (d) and (f) of the Local Government Act, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multi-family residential development.

1.17. JUSTIFICATION

Whistler Village is a master planned town centre designed as a pedestrian-oriented environment for people's comfort, convenience, interest and experience.

This original design has endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this Village "gem", there is recognition that ongoing rejuvenation, revitalization, and evolution is needed in order to remain vital and alive and continue to be competitive in the destination resort market.

The elements of the character, quality and identity of Whistler Village which help to make it a unique and special place requires coordinated site planning, architecture and landscaping.

1.18. EXEMPTIONS

Pursuant to Section 919.1(4) of the Local Government Act a development permit is not required in respect of the following:

- a. interior renovations, except renovations that impede views into a store per Section 5.2.3 of Schedule 1;
- b. lands regulated by a land use contract and;
- c. all roads and municipal parks.

1.19. GUIDELINES

Any proposed development shall be in accordance with the Whistler Village Design Guidelines attached as <u>Schedule 1</u>.

- a. Development, including construction and alterations that will inconvenience or jeopardize the use of public areas in Whistler Village by creating construction noise or the placement of construction materials or barriers in public areas shall not be carried out between July 1 of any year and September 5 of the same year, except as specified in the Development Permit.
- b. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

DEVELOPMENT PERMIT AREA: WHISTLER CREEK

1.20. AREA

All lands located within the Whistler Creek Development Permit Area, as shown on Schedule "P".

1.21. DESIGNATION

Pursuant to Section 919.1(1)(d) and (f) of the Local Government Act, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multi-family residential development.

1.22. JUSTIFICATION

Whistler Creek is the historical gateway to Whistler anchored by the Creekside ski base. The area has evolved into a mixed use destination for visitors and residents, encompassing recently developed ski base area visitor accommodations and a village-scaled mixed commercial development with day skier parking facilities, known as Franz's Trail. The area extends to include mixed commercial development on adjacent corners at the Highway 99 and Lake Placid Road intersections, and runs along Lake Placid Road to the recently developed Nita Lake Lodge and train station, where the area is connected to the Valley Trail to Alpha Lake and Nita Lake. Revitalization of remaining aging commercial and multi-family residential properties and further improvements to enhance the interconnectivity and pedestrian-orientation of the area through high quality urban design, architecture and landscape architecture will reinforce and strengthen the character, economic viability and historic value of Whistler Creek.

1.23. EXEMPTIONS

Pursuant to Section 919.1(4) of the Local Government Act a development permit is not required in respect of the following:

- a. interior renovations, except renovations that close in storefront windows with display walls and cabinets that impede views into a store;
- b. construction of, addition to or alteration of a detached or duplex dwelling;
- c. lands regulated by a land use contract;
- d. all roads and municipal park lands.

1.24. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

SITE PLANNING

- a. Provide for a mixed commercial, residential, cultural and recreational character for both visitors and residents on a year round basis.
- b. A pedestrian scale should be maintained by limiting commercial, retail and mixed use facilities to three storeys, and restricting the larger building forms to designated anchor points.
- c. Minimize the overall mass appearance of any one building. Building height, massing and setbacks should ensure view corridors, view opportunities and solar access.
- d. Building siting and design should reflect the importance of separating vehicular and pedestrian circulation. Service bays and waste storage should be contained within the building or suitably screened.

- e. Provide visible outdoor activity areas to reinforce social activity and interaction. All development should maximize sun penetration to pedestrian and outdoor activity areas.
- f. Pedestrian oriented routes and street patterns through Whistler Creek should be created providing strong pedestrian routes from the train station to the Creekside ski base to integrate the area. The pedestrian system should provide accessible routes to an acceptable standard.
- g. Valley Trail connections through Whistler Creek should be strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.
- h. All surface parking areas should be screened by a combination of landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.

SITE DESIGN

- a. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- b. Existing vegetation should be preserved wherever possible. Replant and re-landscape areas that have been cleared. Coordinate planting to create a pleasing composition and cohesive look.
- c. All landscaping should be designed, installed, and continuously maintained and managed to current BCSLA/BCNTA standards.
- d. Planted areas must incorporate programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards. Drip irrigation is required for hanging planters. Irrigation lines should be concealed.
- e. Streetscape elements should be located along pedestrian routes to include: boulevard trees, lighting, planters and planting displaying seasonal variety and colour, all able to withstand Whistler's harsh climatic conditions.
- f. Special features such as public art, fountains, water, exterior display kiosks, flags and banners are strongly encouraged provided they contain no commercial message.
- g. 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. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification but not over-power the nightscape. Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cutoff and fully shielded fixtures that shield the light source to reduce glare. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.

BUILDING DESIGN

a. Roof form should be modulated and suited to mountain shapes and views and have a sloped appearance to reduce the apparent bulk of a building and to create more visual interest. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material

selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour must be generally neutral or muted to blend with the colours of the natural landscape.

- b. Building materials should be consistent with the mountain character, complementary to those of adjoining buildings and sufficiently durable and detailed to withstand Whistler's harsh climate. Materials including stone, wood, acrylic, stucco and treated/textured concrete are appropriate. Other materials may be acceptable in limited areas subject to particular technical and design justification. Reflective or heavily tinted glass is not permitted. Large areas of glass and singular materials are discouraged. Building colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
- c. Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting building façades are discouraged.
- d. Building entrances should front the street and pedestrian routes and should be visible and identifiable from both. The ground level of a building should be as close as possible to street/pedestrian route grade.
- e. Building façades that front streets should be developed with active ground floors to ensure businesses are easily identifiable and to promote pedestrian-friendly streets.
- f. Design shop façades as individual entities to strengthen their character and interest to the pedestrian. Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor/outdoor connections. Interior renovations that close in storefront windows with display walls and cabinets that impede views into a store are discouraged.
- g. All stairs and ramps accessing buildings are encouraged to be roofed. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, building access ramps steeper than 5% slope should be heat traced if not roofed.
- h. Roof mounted equipment should be planned as part of the roof so they are concealed from pedestrian viewpoints.

SIGNAGE

- a. Signage programs must be integrated in design and coordinated with the architectural features of the building and character of the area.
- b. The size, number and placement of signs pertaining to a development should ensure a hierarchy of signage. Within this hierarchy, there should be a balance between consistency and individual creativity. Consistency may come in the location, size, and materials of signage and lighting to create a rhythm; creativity may come in the shape, colour, materials, and individual mounting brackets to create interest and individual business expression. Signs that visually exhibit or express the character of their site or location or the business enterprise to which they pertain are encouraged.

- c. All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures.
- d. Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.
- e. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

DEVELOPMENT PERMIT AREA: COMMUNITY COMMERCIAL

1.25. AREA

All lands located within the Community Commercial Development Permit Area, as shown on Schedule "Q".

1.26. **DESIGNATION**

Pursuant to Section 919.1 (1)(f) of the Local Government Act these lands are hereby designated a development permit area for the establishment of objectives for the form and character of commercial development in the resort community outside of the Whistler Village and Whistler Creek core areas.

1.27. JUSTIFICATION

The objectives of the Community Commercial Development Permit Area designation are to:

- a. Encourage visually attractive commercial development for visitors and residents.
- b. Encourage economic viability of commercial developments.
- c. Encourage commercial developments that are compatible with adjacent land uses.
- d. Create and strengthen highly livable commercial areas, where commercial development is human-scaled, pedestrian friendly and respects the form and character of adjacent residential uses.
- e. Maintain and enhance the commercial areas of Whistler.
- f. Reinforce the Whistler mountain resort community character.

1.28. EXEMPTIONS

Pursuant to Section 919.1 (4) of the Local Government Act, a development permit is not required in respect of the following;

- a. Lands regulated by Land Use Contracts.
- b. Regular building and landscape maintenance.
- c. Emergency works, including tree cutting to remove an immediate danger.
- d. Tree cutting pursuant to a valid tree cutting permit.
- e. Signs authorized by permit under the Sign Bylaw.
- f. Minor site clearing for topographic or other surveys for site and servicing work.
- g. Whistler Sliding Centre track.

1.29. GUIDELINES

These guidelines illustrate various design elements which need to be considered by prospective developers and set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Mass and scale of commercial development should fit with the surrounding neighbourhood character and mountain resort community character.
- b. Minimize the overall mass appearance of any one building. Building height, massing and setbacks should be oriented to view corridors, view opportunities and solar access.
- c. At least one building face of each building, should be sited at the lot boundary abutting a street, to create the defined street edges common to attractive commercial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - ii. Where buildings front major streets the building should relate to the street through design features such as large windows that allow building occupants to observe street life and people on the street to observe what is happening in the building.

- iii. Buildings on corner sites, or a portion of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
- d. Building faces that directly abut streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - i. Offices, reception areas and other public uses, located at-grade and along building faces that front streets, should have entrances with direct street access and clear window glazing.
 - ii. If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - iii. Blank walls on street-fronting building façades are discouraged.
 - iv. Architectural features/articulation of the elevation and window glazing should be used.
- e. Innovative and interesting façade treatments, consistent with the resort community experience, are strongly encouraged on all commercial buildings, to create identifiable, attractive commercial areas. For example:
 - 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 materials including stone, wood, recycled composites and treated or textured concrete. Large areas of unvaried material such as stucco are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - iv. Use of attractive and innovative signage.
 - v. Large areas of mirrored surfaces, singular material, such as stucco, sheet or profiled metal cladding, standard concrete block and blank walls are strongly discouraged.
 - vi. Design shop facades as individual entities to strengthen their character and interest to the pedestrian.
- vii. Entrances to shops and building lobbies should be clearly identifiable from sidewalks and other public areas.
- f. Building materials should be sufficiently durable to withstand Whistler's harsh climate.
- g. Roof form should be modulated and suited to mountain shapes and views and have a sloped appearance to reduce the apparent bulk of a building and to create more visual interest. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle

and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.

- h. Commercial developments should provide usable, public and private open spaces to create pedestrian interest, opportunities for social activity, and should provide buffers between commercial and other uses.
- i. Commercial developments should provide user amenities such as seating, waste and recycling receptacles, public art, ambient lighting and bicycle racks.
- j. Building lighting
 - i. Use of high pressure sodium bulbs is discouraged.
 - ii. All lighting should use cut-offs to prevent light from escaping into the night sky or onto adjacent properties.
 - iii. All entrances and exits should be illuminated with lighting that renders colours properly and allows enough light that occupants can see the faces of people outside the building.
 - iv. Parking areas should be adequately illuminated to allow people to safely access and egress their vehicles at night.
- k. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.
- I. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- m. All disabled parking spaces should be located as close as possible to building entrances.
- n. Bicycle storage facilities, should be provided on commercial building sites and within buildings themselves, where possible.
- o. Diminish the visual impact of parking and the car-oriented nature of a development by reducing the scale and visual impact of the parking lots and placing an emphasis on pedestrian-oriented scale and development. Locate parking areas to minimize the visual impact of parking on the streetscape and from adjacent roadways.
- p. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.
- q. All surface parking should be screened and enhanced with landscaping and berms.
- r. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- s. Parking areas must provide adequate areas for snow storage and drainage.

- t. Garbage and recycling areas should:
 - i. Be contained within the commercial building where possible or within a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - ii. Use building design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
 - iii. Be secured from bear access; and
 - iv. Be screened and enhanced with landscaping.
- u. Service bays should be contained within the building and suitably screened.

SIGNAGE

- a. Comprehensive sign plans should consider the following design objectives:
 - i. Signage should be designed to be architecturally consistent with associated buildings and complements the character of the local commercial area.
 - ii. Street-fronting buildings' signage should be directly integrated into building façades or hung perpendicular to building façades.
 - iii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
 - iv. All aspects of signage should be coordinated including sign brackets/mounting, lighting and materials.
 - v. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

FENCING

- a. Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.
- 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 its visual impact.
- c. The use of chain link fencing is discouraged and such fencing should not be visible from pedestrian areas, a municipal road or highway.

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 should maintain a 20 metre wide treed area adjacent to the highway.
- b. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- c. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of commercial development sites, should be preserved and integrated with new landscaping.
- d. Landscaping, tree plantings and screening methods should be used to screen:
 - i. Surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Commercial buildings and structures from streets and adjacent development.
- e. Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.
- f. The use of 'Green roof' technology is encouraged to reduce site stormwater runoff and reduce energy costs.
- g. Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from commercial building surface parking lots and rooftops.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. 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. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

NEIGHBOURHOOD CONVENIENCE CENTRES

- Design of neighbourhood convenience centres should reinforce their role as neighbourhood-orientated centres providing for daily shopping, business, and community needs of residents in a setting complementary to the local neighbourhood character.
 Developments should reinforce the image of a neighbourhood gathering place as a pedestrian-oriented, community focal point.
- b. Development should be designed to reinforce its relationship with the surrounding community, and to help integrate it with existing pedestrian and vehicular circulation routes, open spaces, and other public amenities.
- c. Development should be pedestrian-orientated.
- d. Form of development should typically be low-rise buildings in scale with surrounding development, with pedestrian-scale building facades, articulated to enhance visual interest.
- e. Upper storeys of buildings should be set back where appropriate to provide pedestrian scale and allow sunlight access to the street.
- f. Diminish the visual impact of parking and the car-oriented nature of the development by reducing the scale and visual impact of the parking lots and placing an emphasis on pedestrian-oriented scale and development.
- g. Developments should include special open space, landscape, street furnishing, and landmark features which enhance the character and reinforce the role of the service centre as a neighbourhood focus.

DEVELOPMENT PERMIT AREA: MULTI-FAMILY RESIDENTIAL

1.30. AREA

All lands located within the Multi-Family Residential Development Permit Area, as shown on Schedule R.

1.31. DESIGNATION

Pursuant to Section 919.1 (1) (f) of the Local Government Act, these lands are designated as a development permit area for the establishment of objectives for the form and character of multi-family residential development.

1.32. JUSTIFICATION

The objectives of the Multi-Family Residential Development Permit Area designation are to:

- a. Encourage visually attractive multi-family residential developments that respond to natural features, and enhance and strengthen the character of existing neighbourhoods for visitors and residents.
- b. Encourage multi-family development designs that complement adjacent land uses.
- c. Create and strengthen highly livable multi-family developments that are human-scaled, pedestrian friendly and compatible in form and character with adjacent uses.
- d. Ensure the mass and form of individual buildings are scaled and organized to respect Whistler's mountain village character and enhance the resort experience of Whistler.

1.33. EXEMPTIONS

Pursuant to Section 919.1 (4) of the Local Government Act a multi-family development permit is not required in respect of the following;

- a. Lands regulated by a Land Use Contract.
- b. Routine maintenance of buildings and landscaping.
- c. Minor building additions or alterations (under 10 square metres of gross floor area) that do not require a Building Permit.
- d. Patio and outdoor improvements.
- e. Emergency works, including tree cutting to remove an immediate danger.
- f. Tree cutting pursuant to a valid tree cutting permit.
- g. Signs authorized by permit under the Sign Bylaw.
- h. Minor site clearing for topographic or other surveys for site and servicing work.

1.34. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- b. Site planning is required to minimize disturbance to natural contours and existing vegetation. Extensive site excavation and alteration are discouraged
- c. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.
- d. Building setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.
- e. Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family developments. For example:
 - 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 materials including stone, wood, recycled composites and treated or textured concrete. Large areas of unvaried material such as stucco are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.
- f. Building materials should be sufficiently durable to withstand Whistler's harsh climate.
- g. Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive multi-family developments. For example:
 - i. Roof forms should be broken up with the use of dormers or other architectural features.
 - ii. Ridgelines should not be continuous but varied in height or broken with chimneys, cupolas, towers or other features.
 - iii. Roof colour should be generally neutral or muted in order to blend with the natural landscape.
 - iv. All roofs should be designed to safely handle snow accumulation.
 - v. Sloped roofs are encouraged and sloping sections may vary from 5/12 to 12/12 pitch. The integration of flat roofs is acceptable for certain types of buildings.
 - vi. All roofs should be designed to safely handled snow accumulation and snow shedding. Roof snowshedding areas incorporated into the design should avoid

conditions which result in ice build-up, and ensure the attic space is properly ventilated.

- vii. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- viii. Roof appurtenances such as, exit stairs, chimneys, vents, air conditioning and water cooling units, T.V. satellite dishes, and similar items, are permitted to project above the roof height; provided they are adequately screened and integrated with the overall roof design of the building.
- h. Designers of multi-family residential developments should consider the provision of usable, public and private open spaces to create pedestrian interest, opportunities for recreation and social activity, and provide buffers between multi-family residential developments and other uses.
- i. Building designs should 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.

VEHICLE ACCESS, PARKING AREAS AND RECYCLING FACILITIES

- a. Access roads to parking areas should be constructed at minimum available grade differentials.
- b. Parking areas should be located to provide convenient access during heavy snow conditions.
- c. The majority of apartment building parking should be provided in parking structures beneath the buildings.
- d. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.
- e. All surface parking should be screened and enhanced with landscaping and berms.
- f. Townhouse parking may be a combination of covered parking attached to or within the dwelling unit and surface clusters as site conditions permit.
- g. Landscaping and screening elements **must** be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- h. Parking areas **must** provide adequate areas for snow storage and drainage.
- i. All disabled parking spaces should be located as close as possible to building entrances.
- j. Bicycle storage facilities, should be provided within apartment buildings for residents' use.
- k. Garbage and recycling areas should:

- Include a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the site's needs and RMOW waste management programs;
- ii. Use structure design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
- iii. Be secured from bear access; and
- iv. Be screened and enhanced with landscaping and berms.

EXTERIOR LIGHTING

- a. Low level or indirect lighting should be used to avoid "hot spots" and contrasting shadow areas, and to reduce lighting glare.
- b. No flashing, blinking, or coloured lighting is permitted,
- c. Walkways should be adequately lit for both winter and summer use.
- d. Security lighting should be carefully integrated with landscape design and building planning. It is not necessary to over-light, nor to uniformly light everything to achieve security.

SIGNAGE

- a. All signage associated with multi-family sites should achieve the following design objectives:
 - vi. Signs should be designed to be architecturally consistent with associated buildings and complements the character of the local commercial area.
- vii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
- viii. All aspects of signage should be coordinated including sign brackets/mounting, lighting and materials.
 - i. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

FENCING

- a. Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.
- 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 its visual impact.

c. The use of chainlink fencing is discouraged, and such fencing should not be visible from pedestrian areas, a municipal road or highway.

ON-SITE LANDSCAPING

- a. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- b. Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.
- c. Landscaping and screening elements such as seating, lighting, planter design, and plant types must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- d. Properties adjacent to Highway 99 should maintain a 20 metre wide treed area adjacent to the highway.
- e. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of multi-family development sites, should be preserved and integrated with new landscaping.
- f. Landscaping, tree plantings and structures should be used to screen:
 - i. surface parking lots;
 - ii. surface storage areas; and
 - iii. buildings and structures from adjacent development.
- g. The use of 'Green roof' technology is encouraged where appropriate.
- h. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from multifamily building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

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 travel for both pedestrians and persons with accessibility challenges.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the site. 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 to accommodate skier traffic.
- d. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: INTENSIVE RESIDENTIAL DEVELOPMENT

1.35. AREA

All lands located within the Intensive Residential Development Permit Area, as shown on Schedule "S".

1.36. DESIGNATION

Pursuant to Section 919.1 (1) (e) of the Local Government Act, these lands are designated as a development permit area for the establishment of objectives for the form and character of intensive residential development.

1.37. JUSTIFICATION

The objectives of the Intensive Residential Development Permit Area designation are to:

- a. Encourage visually attractive residential development that enhance and strengthen the character of existing neighourhoods.
- b. Encourage intensive residential developments that are compatible with existing neighbourhoods, by creating infill solutions such as smaller lots and duplex dwellings,

using careful site planning and design to maintain or approximate a forested mountain setting.

- c. Create compact, efficient dwelling units relying on existing amenities, services and infrastructure that contribute to the long-term affordability and supply of restricted housing for employees.
- d. Maintain and enhance the mountain resort character of Whistler.

1.38. EXEMPTIONS

A Development Permit within the Intensive Residential Development Permit Area is required only in respect of the following:

- a. A subdivision that would create one or more parcels smaller than 695 square metres;
- Development of detached dwellings and auxiliary buildings on parcels smaller than 695 square metres, unless the parcel was created by a subdivision plan deposited prior to January 2009;
- c. Development of a duplex dwelling.

1.39. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Buildings should use layout, orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring buildings and properties.
- b. Front parcel line dimensions may be varied to permit subdivisions resulting in the creation of at least one employee-restricted parcel.
- c. Setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.
- d. Any variances to front parcel width and setbacks should consider potential impacts on adjacent properties including views and solar access.

- e. Buildings and landscaping should be sensitively located and designed to minimize disturbance to natural topography, hydrology and existing vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- f. Site design should include adequate snow storage areas.
- g. Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways are encouraged for adjacent parcels to reduce driveway width at street.

ON-SITE LANDSCAPING

- a. Wherever possible, mature trees and significant specimens, including those along property lines, should be preserved and integrated with new landscaping.
- b. Landscape designs should preserve existing native vegetation where appropriate, or use plants suited to the local climate, to minimize irrigation requirements.
- c. Disturbed portions of a development site should be re-vegetated to maintain a forested setting.
- d. The use of 'Green roof' technology is encouraged to allow rainwater collection systems for irrigation purposes.

DEVELOPMENT PERMIT AREA: INDUSTRIAL DEVELOPMENT

1.40. AREA

All lands located within the Industrial Development Development Permit Area, as shown on Schedule "T".

1.41. DESIGNATION

Pursuant to Section 919.1 (1)(f) of the Local Government Act, these areas are designated as a development permit area for the establishment of objectives for the form and character of industrial development.

1.42. JUSTIFICATION

The objectives of the Industrial Development Permit Area designation are to:

- a. Encourage visually attractive industrial development for visitors and residents.
- b. Encourage industrial developments that are compatible with adjacent land uses.

1.43. EXEMPTIONS

An industrial development permit is not required in respect of the following;

- a. Regular maintenance of buildings, structures, and landscaping;
- b. Patio and outdoor improvements;
- c. Tree removal pursuant to a valid Tree Cutting Permit;
- d. Signs authorized by permit under the Sign Bylaw;
- e. Emergency works, including tree cutting to remove an immediate danger; and
- f. Minor site clearing for topographic or other surveys for site and servicing work.

1.44. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Applicants should review these guidelines and meet with planning staff at the outset of the of the design process to discuss the design objectives and issues. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands.

Development permits issued under this designation should comply with the following guidelines:

SITE DEVELOPMENT AND BUILDING DESIGN

- a. The design of proposed building or redevelopment of existing industrial buildings should ensure minimum exposure or visibility as viewed from Highway 99.
- b. At least one building face of each building should be sited at the lot boundary abutting a street, to create a defined street edge common to attractive industrial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - ii. Where buildings front major streets, an additional setback area may accommodate one row of surface parking and one associated maneuvering aisle.
 - iii. Buildings on corner sites, or portions of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
 - Visually unattractive portions of industrial sites, such as loading bays and exterior storage areas, should be located behind buildings, architectural treatments, and/or landscaping whenever possible.

- v. Industrial developments, involving large vehicle and other surface storage yards, should be designed to ensure that street fronting portions of a building are occupied by reception or office uses whenever possible, and any remaining unoccupied portions of the street fronting building are treated with architectural or landscaping features to maintain a defined and attractive street edge.
- c. Building faces that front streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - i. Offices, reception areas and other public uses, located at-grade and along building faces that directly abut streets, should have entrances with direct street access and clear window glazing.
 - ii. If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - iii. Blank walls on street-fronting building façades are discouraged. Architectural features/articulation of the elevation and window glazing should be used.
- d. Innovative and interesting façade treatments are strongly encouraged on all industrial buildings, to create identifiable, attractive industrial areas. For example:
 - 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 materials including stone, wood, recycled composites and treated or textured concrete. Large areas of mirrored surfaces, uniform material such as stucco, sheet or profiled metal cladding, standard concrete block and blank walls are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - iv. Use of attractive and innovative signage.
 - v. Roof materials should be non-reflective.
 - vi. Flat sections on roofs are permissible for functional reasons and for design effect. Flat roofs should have a cornice that directs water away from the building face.
- vii. Roofs may be a surface for energy collection and designers should consider how to incorporate the physical elements that allow photovoltaic cells, solar hot water heaters, or other solar energy collection devices to be attached in the future.
- viii. Neutral non-reflective colours are preferred for roofs.
- e. Building materials should be sufficiently durable to withstand Whistler's harsh climate.

- f. Industrial buildings should provide usable, public and private open spaces to create pedestrian interest, opportunities for outdoor seating, and should provide buffers between industrial and other uses.
- g. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- h. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- i. Vehicle circulation should be designed to avoid conflicts between trucks or other heavy vehicles and employees' and visitors' passenger vehicles.
- j. All accessible parking spaces should be located as close as possible to building entrances.
- k. Bicycle storage, should be provided on industrial building sites and within buildings themselves, where possible.
- I. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements;
- M. All surface parking should be screened and enhanced with landscaping and berms. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- n. Parking areas must provide adequate areas for snow storage and drainage.
- o. Parking area must provide adequate area for industrial traffic and circulation.
- p. Garbage and recycling areas should:
 - i. Be a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - ii. Use building design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
 - iii. Be secured from bear access; and
 - iv. Be screened and enhanced with landscaping and berms.
- q. Lighting:
 - i. High pressure sodium lighting is discouraged.
 - ii. Light must not be cast or reflected onto adjacent properties.
 - iii. High cut off fixtures that are night-sky friendly are encouraged.
 - iv. Entrances and parking lots must be lit to ensure personal safety of occupants and visitors who access and egress the building at night.

SIGNAGE

- a. All signage associated with industrial sites should consider the following design objectives:
 - i. Designed to be architecturally consistent with associated buildings and complements the character of the local industrial area.
 - ii. Street-fronting buildings' signage should be directly integrated into building facades or hung perpendicular to building facades.
 - iii. Consolidated sign displays are encouraged.
 - ix. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
 - x. All aspects of signage should be coordinated including sign brackets/mounting, lighting and materials.
 - iv. All signage must also meet the requirements of the RMOW's Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 to maintain a 20 metre wide treed area adjacent to the highway.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of industrial development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Industrial buildings and structures from streets and adjacent development.
- d. Planting of new trees is strongly encouraged.
- e. The use of 'Green roof' technology is encouraged where appropriate.
- f. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from industrial building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

g. Chain link fencing adjacent to a public road should be screened with vegetation.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. 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. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: PROMOTION OF ENERGY & WATER CONSERVATION AND THE REDUCTION OF GREENHOUSE GASES

1.45. AREA

All lands shown on Schedule 'U' are designated as a Development permit area for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.46. **DESIGNATION**

Pursuant to Section 919.1(1)(h),(i) and (j) of the Local Government Act, the entire Municipality is hereby designated as an area for the establishment of objectives for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.47. JUSTIFICATION

The justification for a development permit area designation for the purposes of promoting energy and water conservation and the reduction of GHGs is as follows:

a. It is in the community interest that all new development and significant redevelopment should be consistent with the community's overarching goals for energy and water conservation as well as the reduction of greenhouse gases. The construction and operation of buildings has a substantial impact on the natural environment and collectively produces a significant contribution to the municipal carbon footprint. In 2010, approximately 66% of the total energy consumption in the municipality, and 43% of the total GHG emissions are attributable to the operation of local buildings.

- b. The community has committed to reducing its community GHG emissions by 33% from 2007 levels by 2020, 80% by 2050, and 90% by 2060. These reductions will be achieved through the combined impact of local government influence (land use and transportation planning, development/building guidelines as well as waste reduction strategies), as well as the programs and initiatives of both senior levels of government and progressive private sector initiative.
- c. The community has also committed to leading a community-wide effort to reduce total energy consumption to a level 10% lower than 2007 by 2020.
- d. Encouraging the development and building community to integrate measures designed to reduce a building's impact on the environment is an important step for reducing the portion of Whistler's energy consumption and GHG emissions attributable to the construction and operation of our built environment.
- e. Water-saving measures are also encouraged to minimize the burden on municipal utilities, reduce local water abstraction levels, as well as to reduce the potential for negative impacts on local hydrological cycles and ecosystem function.

1.48. EXEMPTIONS

Development Permits for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs) will <u>not</u> be required for any properties within this DPA <u>except</u> those that meet one or more of the following conditions:

- a. new building construction with a gross floor area greater than 200 square meters,
- b. alteration of more than 25% of the exterior surface area of a commercial, industrial or institutional building,
- c. subdivision of land

Exempted projects are not required to comply with the following guidelines. However, designers are still encouraged to consider these guidelines in the design and implementation of their projects.

1.49. GUIDELINES

Development Permits issued for new buildings or significant renovations should be undertaken in accordance with the following Guidelines in Section 0.

NOTE: If this Development Permit application is associated with a 'significant renovation or alteration of a building' (1.4(b) above), this Development Permit review process will only apply or pertain to the portion of the building or property that is being proposed for renovation/alteration.

Subdivisions should be designed such that the resultant subdivision plan achieves the Guidelines in Section 0.

FOR BUILDINGS: ENERGY CONSERVATION AND GHG REDUCTIONS

Building Orientation and Access to Sunlight

- a. Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. south facing windows), reduce heat loss and support natural ventilation.
- b. While acknowledging that buildings should be oriented to the street, whenever possible encourage building massing/shape to improve the passive solar performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis is more appropriate for maximizing passive heat gain.
- c. Reduce the energy consumption of electric lighting by maximizing opportunities for the distribution of natural daylight into a building's interior spaces (excluding the use of skylights).
- d. Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of daylight.
- e. Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access.
- f. While respecting the importance of Whistler's naturally forested character encourage the design of on-site landscaping to minimize negative shading impacts on the potential for solar thermal or photovoltaic systems on the site and surrounding properties.

Roof Design

- g. Roof overhangs and window placement should be coordinated to provide cooling and shade during the summer and solar access for passive heating in the winter.
- h. Roof surfaces should be designed to accommodate solar energy collection devices.
- i. Skylights are discouraged, as the benefit of natural daylight penetration is not sufficient from an energy perspective, to outweigh their heat loss due to low insulation value.
- j. Green roofs are encouraged where they can be shown to reduce heating and cooling needs, enhance biodiversity, reduce fire hazards, or realize other benefits.

Renewable and Alternative Energy

- k. Strongly support the installation of on-site renewable energy systems wherever feasible (e.g. solar thermal hot water, solar photovoltaic (PV) panels, micro-wind turbines and ground source heat pumps).
- Design mechanical systems to enable interconnection with future district energy systems in those areas identified as having potential for such systems – refer to OCP Schedule V (District Energy Areas Map).
- m. Encourage the recovery of available waste heat resources as a strategy to preheat incoming ventilation or domestic potable water supply.

Outdoor Areas

- n. Snow management should be premised on sound design principles and not be reliant on the integration of heat trace devices. Heated driveways, stairs, or pedestrian walkways are strongly discouraged.
- o. While still supporting safe pedestrian mobility, all outdoor lighting should minimize wattage and be directed downward with full cut-off fixtures.
- p. The control of all outdoor lights with motion detectors or timers is encouraged.
- q. Outdoor lighting should be well designed to protect dark skies and avoid light pollution.

Materials Management

- r. Recycling infrastructure and bear-proof storage areas especially for organics recycling are encouraged.
- s. Building materials which are durable for the use intended should be sourced locally or regionally to reduce transportation requirements whenever possible.
- t. Reuse existing building materials where practical.
- u. Encourage construction waste diversion planning as part of the development process, including the identification of designated areas for the collection of recyclable materials during construction.

Preferred Transportation Choices

v. Bicycle storage and racks are strongly encouraged for multiple-family residential, commercial, institutional and industrial developments.

FOR BUILDINGS: WATER CONSERVATION

On-site Landscaping

- a. Landscaping design should preserve existing native vegetation wherever appropriate, or use plant species suited to the local climate, requiring minimal irrigation. Measures should include:
 - i. incorporating drought-tolerant, native plants and other xeriscaping techniques to minimize the need for landscape irrigation;
 - ii. maximizing the use of topsoil or composted waste for finish grading to assist in infiltration and to increase the water holding capacity of landscaped areas;
 - iii. maximizing the use of mulch layers above soil for all landscape planting areas; and utilizing rainwater capture systems for appropriate end uses where possible.
- b. Use or manage as much stormwater and building water discharge on site as possible. Site and building design measures should include:
 - i. maximizing pervious surfaces to enhance stormwater infiltration opportunities by reducing building footprints, paved parking areas and pedestrian pathways,

- ii. incorporating stormwater capture measures including bioswales and rain gardens for infiltration
- c. Utilize automated control systems where temporary or permanent mechanical irrigation systems are required.

FOR SUBDIVISION: ENERGY CONSERVATION AND GHG REDUCTIONS

Parcel Orientation and Access to Sunlight

- a. Parcels should be subdivided and oriented to take advantage of opportunities for improving passive solar heating, reducing heat loss and supporting natural ventilation.
- b. Lot layout should minimize negative shading impacts on surrounding properties.
- c. While acknowledging that buildings should be oriented to the street, whenever possible encourage lot layout permitting building massing/shape to improve the passive performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis is more appropriate for maximizing passive heat gain.

Renewable and Alternative Energy

 Encourage lot layouts that enable interconnection with future district energy systems in those areas identified as having potential for such systems – refer to OCP Schedule V (District Energy Areas Map).

Preferred Transportation Choices

e. Neighbourhood design and subdivision layout that supports convenient use of preferred modes of travel is encouraged.

SCHEDULE 1 WHISTLER VILLAGE DESIGN GUIDELINES

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Whistler Village Design Guidelines is to convey a sense of the expected quality and image of the built environment and landscape for Whistler Village and describe its important design principles and features in order to facilitate the ongoing evolution of Whistler Village as a successful people-place integrated within its mountain setting. The guidelines are intended to assist property owners, business owners, architects, landscape architects and other design consultants to understand the expectations regarding Whistler's built environment and landscape.

These guidelines have been updated in 2011 to incorporate lessons learned from previous projects, recognize a focus on renovation and redevelopment, and recognize advances in building technologies and materials. The guidelines pertain to the original area of Whistler Village, Village North and the Upper Village lands. They continue to place significant emphasis on landscape and design at the human scale, and carry forward the original planning and design principles fundamental to the success of the original Whistler Village, as well as detailed guidelines for solar access protection, view

protection and building colour specific to the original area of Whistler Village.

Applicants are invited to submit creative and imaginative proposals which build on these guidelines and contribute to the overall form and character of Whistler Village. Applicants should review the guidelines and meet with municipal planning staff at the outset of the design process to discuss the design objectives/issues relative to their property and immediately surrounding area. Each design will be reviewed in the context of surrounding development and specific design objectives for the property.

1.2 HISTORY AND EVOLUTION OF WHISTLER VILLAGE

Whistler Village is a master planned mountain resort village and community town centre that has been developed over multiple phases with a consistent vision and application of village design principles.

The economy of the Whistler area is based on tourism, and the original area of Whistler Village was designed as a focal point for destination visitors. Begun in 1978, the original area of Whistler Village was conceived as a winter destination featuring direct skier access to both

An inspiring and enduring Vision

In 1978, the vision was charted for a multi-use pedestrian town centre set in the forest and the mountains; offering visitors a setting distinct from their everyday environment, Whistler Village was to be a place of life and excitement in all seasons; a social place, a restful place, a place of discovery and delight, a place to catch the sun, a place to be entertained, and a place to participate. Carefully situated buildings responsive to light and landscape, linked by a meandering central pedestrian promenade connecting lively public plazas and squares, were central to this vision of the Village as a journey of constant discovery and a destination in and of itself.

Whistler Mountain and Blackcomb Mountain, two of North America's largest ski mountains. The quality and continuity of the pedestrian system and the location and scale of public spaces was, and still is, the controlling fabric of the Village. These spaces were to have sunlight even in winter months, views of mountains, comfortable human-scaled proportions, architectural design appropriate to the mountain environment and the presence of a mountain landscape throughout. The design encouraged meandering and discovery through the careful placement and orientation of the pedestrian system, public spaces and buildings. Each development parcel had very specific design parameters including building siting, massing, volumetrics, density and specific uses. The idea was to build a nucleus of essential services in the town centre that would draw both residents and tourists to the areas.

By the mid 1980's the original Village was substantially complete and construction began for the Upper Village, a pedestrian oriented environment located at the base of Blackcomb Mountain and a short walk over Fitzsimmons Creek from the original Village. Shortly thereafter, a design plan for Village North was developed including building volumetrics and parcel specific design guidelines. Village North was designed to be of a scale consistent with the original Village and an extension of the pedestrian oriented environment. In 1991 construction began and by the end of 1997 virtually all of the development parcels in Village North had been constructed.

With all parcels developed in accordance with approved development permits and designs, Whistler Village has evolved and matured into a successful four-season destination mountain resort village and community town centre.

Through this evolution and maturity, the master plan vision and design guidelines have endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this renowned Village "gem", there is recognition that ongoing rejuvenation, revitalization, and evolution is needed within the framework of these design guidelines to remain vital and alive and continue to be competitive in the destination resort market. While the basic village scale, structure and organization is fixed and there is limited opportunity for increases in building massing, there are opportunities to add detail, richness, diversity and functionality to the existing built environment as well as create distinct neighbourhoods or subareas within the larger Whistler Village.

2.0 OBJECTIVES

To foster Whistler Village's unique character and sense of place, the following objectives should be considered in all development:

- 1. Continue the high standard of urban design, architecture and landscape architecture, which is the trademark of the Village and the basis for its success with visitors.
- 2. Consider that Whistler is a year round destination resort. Respond to the existing and future needs and interests of a broad range of visitors and residents through the four seasons.
- 3. Build upon the sense of a small and dynamic town centre that has grown and continues to evolve, while ensuring that all development is planned and designed as an integral part of the Village.
- 4. Create a street scene with significant texture in building facades. Maintain variety in the size of building sites and developments and design larger buildings as a series of smaller modules.
- 5. Create a "user friendly" atmosphere in the Village: continue the prominent pedestrian orientation; provide open space amenities (outdoor seating areas, activity areas, site features, etc.) that will contribute to its success.
- 6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and sunlight in public spaces.
- 7. Express individuality, yet contribute to the image of a cohesive village, yet still. To reinforce mountain village character, some uniformity of form, scale, proportion, texture, materials and colour is necessary.
- 8. Build on the existing character and image, i.e., "mountain village" built by local craftsmen of local materials, incorporating elements of "West Coast" architecture.
- 9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.
- 10. Provide substantial landscape planting throughout the Village that links to the mountain environment and creates seasonal variety in colour and texture. Manage this landscape over time to complement the built environment.
- 11. Create a fully accessible and inclusive built environment.

3.0 SITE PLANNING

3.1 BUILDING SITING, FORM AND MASSING

Whistler Village contains variety in the size of development sites and building form and massing, with each site being unique depending on its location and context. The siting, form and massing of buildings in Whistler Village have been established through the master planning process to create a pedestrian oriented town centre with a "village scale". All future development shall give consideration to these master plans and continue this scale, structure and organization as described in these guidelines; there is limited opportunity for increases in building massing.

Building siting, form and massing must be responsive to:

- 1. the overall Village development context, scale, structure and organization;
- 2. adjacent development;
- 3. pedestrian and vehicular access and circulation;
- 4. topography;
- 5. geology/soils conditions;
- 6. hydrology, drainage and flood plain considerations;
- 7. vegetation;
- 8. views and view corridors;
- 9. solar and micro-climatic considerations; and
- 10. seasonal response and snow management.

Encroachments onto public lands beyond the property line must be noted on the drawings and considered by the municipality at an early design stage.

3.2 PEDESTRIAN AND OUTDOOR ACTIVITY AREAS

The scale, quality and continuity of the pedestrian spaces are instrumental to the pedestrian experience and are of highest priority.

The unifying element of the village is the central pedestrian mall, which comprises the pedestrian stroll and plaza areas. Buildings and landscape forms should create a sequence of stopping and sitting places along this space.

1. Provide inclusivity and choice

For ease of pedestrian movement throughout the Village, provide a pedestrian system that offers diversity and choices, and includes accessible routes to an acceptable standard.

2. Create outdoor activity areas

Provide visible outdoor activity areas accommodating a range of ages and activities to reinforce social activity and interaction

Seating areas and restaurants overlooking pedestrian areas create special comfort areas and are encouraged to contribute to the social life and vitality of the Village.

Optimal locations for restaurant patios are adjacent to a plaza, a pedestrian crossroad or bend on the central pedestrian mall. These locations should be preserved as they assist to activate the pedestrian mall, leverage views and sun exposure, create view terminuses, and create an active and interesting environment to entice people to walk further along the pedestrian mall.

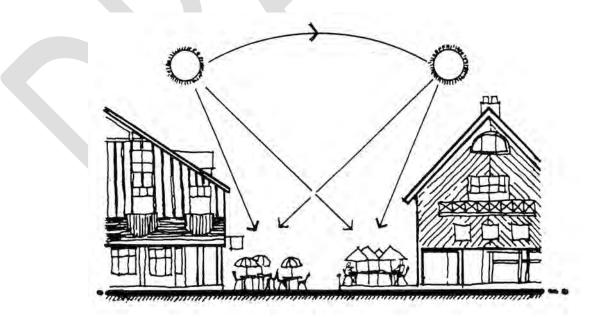
In some instances, there may be overall advantages to the pedestrian experience for an extension of a restaurant patio or other individual property use into the pedestrian mall. Such proposals will be considered on an individual basis by the municipality.

3. Preserve solar access

Building volumetrics should preserve and enhance year-round sunlight on pedestrian and outdoor activity areas and neighbouring indoor spaces. To encourage winter use, design building volumetrics to create sheltered sunny pockets in public spaces.

Landscape features and plantings should provide for maximum solar access.

Detailed solar access guidelines applicable to the original Whistler Village area are provided in the Whistler Village Solar Access Protection Guidelines, attached as Appendix A.



4. Preserve and enhance views

Preserve and enhance public views to the mountains and the natural landscape beyond the village precinct. Public views are views from public locations within and adjacent to Whistler Village that contain view characteristics that make a positive contribution to the aesthetics, character, identity or image of Whistler and contain special view features to protect (ski runs, ski lifts, peaks, ridgeline, mountainsides).

Detailed guidelines applicable to the original Whistler Village area are provided in the Whistler Village View Protection Guidelines, attached as Appendix B. Development within the other areas of Whistler Village shall meet the same criteria and guidelines established in Appendix B.

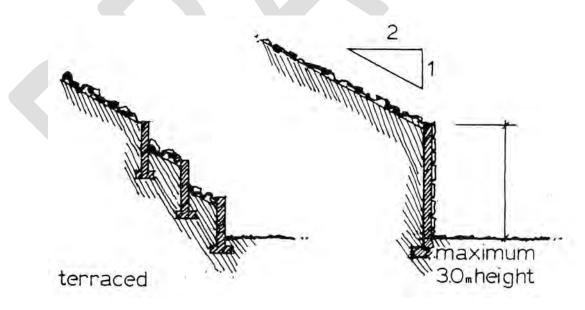
3.3 GRADING

Grading requirements should be resolved within the property boundary.

Cuts and fills should be minimized and blended into the existing terrain.

Slopes of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote re-vegetation opportunities. Maximum allowable slope is 2:1 (3:1 grass).

No retaining wall should be higher than 1.0 metres adjacent to pedestrian corridors or patios. Walls up to 3.0 metres in height may be permitted elsewhere. Timber retaining walls are generally discouraged, especially where they front onto public property. Terraced or battered retaining walls are preferred.



3.4 DRAINAGE

The very heavy snowfalls and precipitation of the Whistler area requires special attention to drainage.

1. Site Drainage

No surface drainage shall be directed off the site.

Runoff from impervious surfaces such as roofs and pavement areas should be collected and directed to planting areas or drains. Internal storm drainage or storm water retention may be required.

2. Area Drains

Positive drainage of all public and private plaza and walkway areas is required. Drains should be full catch basins or trench drains. Balcony floor type drains are not acceptable.

3.5 SERVICING INFRASTRUCTURE

The predominant pedestrian orientation and compactness of the Village warrants special consideration to servicing infrastructure.

1. Service bays and loading docks should be unobtrusive

Locate service bays within the building or parking structure. If exterior service bays are necessary, avoid locations visible to the central pedestrian mall and main entrances to hotels or commercial businesses. Provide permanent visual screening where exterior service bays are located.

Service vehicle access, circulation, queuing and loading must be organized to address functionality, aesthetics and minimize impacts on the pedestrian experience.

2. Service bay design should be durable

Select materials to withstand wear and tear.

Design service bay entries to prevent ice and snow build-up.

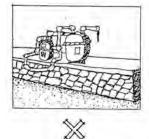
3. Solid waste storage should be internal

Provide adequate space within a building or parking structure for an enclosed solid waste (garbage, recycling and compost) storage room. Ventilation should be provided (exhaust to roof).

If exterior storage is necessary, it must be in a wildlife resistant container or enclosure, and locations visible to the central pedestrian mall and main entrances to hotels or commercial businesses should be avoided. Provide permanent visual screening where exterior storage facilities are located.

4. Minimize the visual impact of utilities

Confirm locations at an early stage of the design process and locate utilities such as transformers, condensers and





utility meters outside the viewscape of the pedestrian realm, or screen with planting or other landscape features.

Incorporate fire hose connections and utility meters directly into exterior building walls to avoid damage from snow clearing.

3.7 VEHICULAR ACCESS AND PARKING

Vehicular access, circulation and parking must be designed to minimize conflicts between vehicle and pedestrian circulation.

1. Underground parking prevails

All parking must be underground. For convenience purposes, small amounts of surface parking may be permitted to complement the underground parking.

Refer to Zoning and Parking Bylaw 303 for additional parking and loading regulations.

2. Parking entrances designed to be easily identifiable

Parking entrances should be easily identifiable from the street. Consider the use of landscaping, materials and signage to make parking entrances a positive feature of the Village architecture. Signage should be illuminated and clearly indicate parkade use for either public or private parking. Consider colour coding to identify proposed use.

Consider automatic garage doors for aesthetic and security reasons.

Consider making underground parkade clearance higher than usual, given the prevalence of larger vehicles made taller with ski racks.

3. Driveways

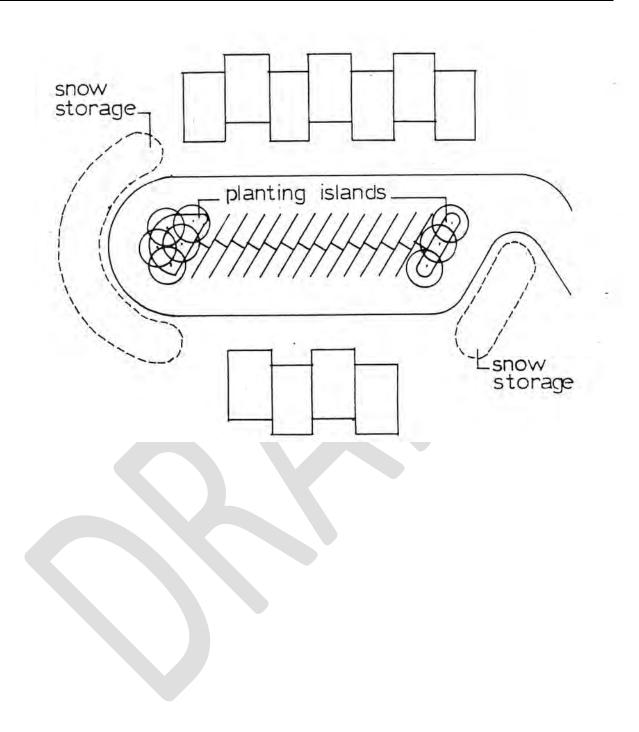
Refer to Zoning and Parking Bylaw 303 for permitted driveway gradients.

4. Surface Parking

Surface parking must be screened by a combination of landscaping and berms, sufficiently illuminated and appropriately drained. Designated snow storage areas should be provided. Large surface parking lots should incorporate planted islands. Refer to Zoning and Parking Bylaw 303 for specific surface parking regulations.

Ensure accessible pedestrian connections from parking lot to adjacent sidewalks.

Consider providing separate pedestrian circulation routes within large surface parking areas.



4.0 SITE DESIGN

4.1 PEDESTRIAN MALL

1. Create variety and continuity of interest at ground level

The pedestrian experience is that of stopping, sitting, looking, strolling, as well as walking with directness to distant destinations. As such the pedestrian system should have variation in width and character. There should be small places for sitting, as well as larger gathering places for groups of people with potential to accommodate street entertainers and small events. Pedestrian movement should be able to pass comfortably around entertainment places.

2. Consider views

Walkways and sitting places should be carefully organized to direct views toward the mountains as well as specific spaces or objects. The physical layout of buildings and landscape spaces must consider the composition of views within spaces and of views to the mountains and the nearby landscape.

3. Year round seating/social organization

Sitting places must be frequent. Benches should be organized, in some places, to permit and promote talking between people on adjacent benches. In other places, single and private benches are appropriate. Within a given area, at least 50% of the available seating should be on benches with backs and at least one armrest. Other surfaces, such as steps, low walls and lawn areas should be designed to permit casual seating.

Increase opportunities for year round seating.

4. Other street amenities

Garbage and recycling containers should be of the Village standard and be frequently located.

Ski and bicycle racks for use by the general public should be provided near entries to commercial spaces (stores, restaurants).

Street amenities should be placed in areas that do not impede pedestrian movement, maintenance, or winter snow clearing.

5. Surface treatment

Unit paving, to the municipal standard, is the predominant surface treatment on the pedestrian mall.

In some places, a mixture of surface types can be interesting and effective in modulating the scale of a space.

There should be a course of pavers at the base of walls, stairs and ramps to neatly edge the paver to wall/stair/ramp relationship.

6. Stairs and Ramps

All stairs and ramps accessing buildings are encouraged to be roofed. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, building access ramps steeper than 5% slope should be heat traced if not roofed.

It is recommended that exterior steps be wider and shallower than those used within buildings such that the tread can accept the size of a ski boot.

4.2 LANDSCAPING

1. Landscape standards

All landscaping shall be designed, installed, and continuously maintained and managed to current BCSLA/BCNTA standards. Landscaping should be replaced when damaged.

A landscape security may be required.

2. Integration and coordination

Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.

Preserve and protect existing vegetation, especially significant trees wherever appropriate. Replant and re-landscape areas that have been cleared.

Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.

Incorporate managed 'higher impact' planting with texture and bold colour in the central pedestrian mall area.

Landscaping along the outer forested edges of the Village, along primary roadways including Highway 99, and around surface parking lots should be densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.

In a few instances outside of the central pedestrian mall area a more orderly planting is appropriate; in particular, at hotel entrances and along Main Street.

The Owner/Developer must install parking, curbing, landscaping and lighting to municipal standards beyond the edge of the parcel boundary up to the centreline of any pedestrian system or adjacent street.

3. Planters

The pedestrian mall is to have substantial planting in raised beds a minimum of 1.5 metres in width to create transition from the building to the pedestrian mall.

Planter walls integral to building designs are encouraged. Walls should be primarily stone, at heights varying from .200 to .800 metres. Higher walls discourage seating and are not in scale with pedestrian areas, and should be stepped.

Where appropriate, visually break up long linear planter beds or walls and consider alternative plant bed edge treatment to give relief to the rigidity of continuous walls and curbs.

Planter beds located over structures must be drained into the storm drainage system and cannot be drained through weep holes in walls creating surface water flow over pedestrian areas.

4. Plants and Planting

Use plant species suited to the local climate, requiring minimal irrigation, which also provides dynamic seasonal interest.

A mix of evergreen and deciduous trees is required. Planting used for screening must be primarily coniferous. Understory plants are required to add to the seasonal variety of colour and texture. Spring, summer and fall floral displays are encouraged in feature areas. Lawn is acceptable if it works well in response to social use.

Trees should have minimum size for immediate effect. Deciduous trees should be a minimum of 75mm (3") Caliper and 3.6m (12') height. Conifer trees should be a minimum of 2.0m height. Deciduous trees greater than 100 mm (4") Caliper and conifer trees greater than 5 m height are not advised on account of winter snow load.

Trees must have sufficient soil volume for long term health consistent with BCSLA/BCNTA standard. Trees in planters overtop of structures or where the subsoil drains poorly shall have 1000 mm soil depth. Trees in hard surfaced areas must use silva cell type or other approved equal to meet soil volume requirements.

Plants located in snow dump areas must be sufficiently durable to survive the effects of snow dump.

6. Irrigation

Planted areas must incorporate programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards.

Drip irrigation is required for hanging planters. Irrigation lines should be concealed.

7. Landscape elements

All landscape elements adjacent to areas which require snow clearing by machinery should be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions.

Special features such as public art, fountains, water, exterior display kiosks, flags, banners and graphics are encouraged provided they contain no commercial message.

4.3 LIGHTING

Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is also supported.

Use the correct amount of light. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification but not over-power the nightscape. The overall preference is for a soft, lower illumination level and even lighting experience.

Direct light downward by selecting full cut-off and fully shielded fixtures that shield the light source to avoid light pollution and protect dark skies. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, limited applications of up lighting may be permitted to illuminate architectural and landscape features where downward lighting cannot be accommodated if light pollution is minimized.

Select the correct light source (bulb type) to create good colour rendition and warm colour temperature. Coloured lighting is permitted, but is restricted to seasonal festive lighting and public amenities. Flashing and blinking lights and, with the exception of window signs, neon, are not permitted.

Utilize shut off controls such as sensors and timers.

Design interior lighting so that it sufficiently illuminates window displays but does not illuminate the outdoors.

4.4 SIGNAGE

Well executed and creatively designed signage of durable, high quality materials is an important component of the Village visual interest and character.

The design and placement of signs shall be carefully coordinated with the architectural elements of the facade and associated storefronts, and complement, not obscure architectural details.

The size, number and placement of signs pertaining to a building or development should ensure a hierarchy of signage. Within this hierarchy, there must be a balance between consistency and individual creativity. For instance, consistency may come in the location, size, materials or lighting to create a rhythm, and creativity may come in the shape, colour, materials, and individual mounting brackets to create interest and individual business expression; character signs are encouraged.

All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged.

Lighting fixtures should be quality, unobtrusive fixtures.

Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated

All signage must also meet the requirements of Whistler's Sign Bylaw.

5.0 BUILDING DESIGN

5.1 BUILDING CHARACTER AND SCALE

The continuity, enjoyment, and excitement of the pedestrian areas are to be created in large part by thoughtful massing, scale and detail of each building.

Buildings are usually restricted to 3-1/2 storeys or less. Higher buildings must be stepped back or otherwise respond to pedestrian scale.

Consider a large building as a series of smaller modules; the objective is to create a street scene with significant texture in building facades, rather than long buildings featuring a single design idea.

Façade design must display a consideration of the building's appearance on all sides of the building: there are very few buildings in the Village with only a "front" and "back".

5.2 PEDESTRIAN LEVEL DESIGN

The ground floor building design, in coordination with the related landscape design, provides the opportunity for the greatest visual interest. All design efforts should focus on the organization of form and materials so that the pedestrians relate clearly to the retail shops and pedestrian level activities.

1. Continuous covered walkway system

The ability for a pedestrian to walk undercover throughout the central pedestrian mall area is important for visitor weather protection and comfort and covered walkways on one or two sides of all commercial buildings are typically provided.

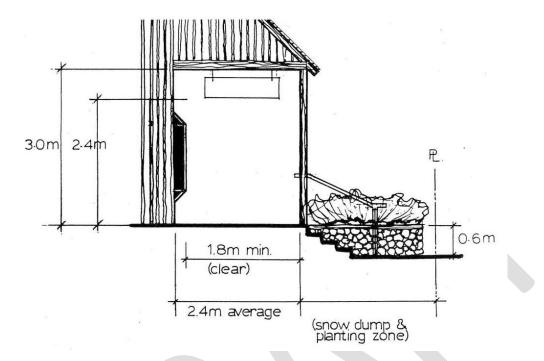
In some instances, covered walkways may be changed and storefronts may extend outward to the edge of the pedestrian mall if weather-protected access into the retail space is provided.

Covered walkways should have a varied width to enable pedestrian circulation and provision for outdoor displays and amenities. Covered walkways shall have a 1.8 metre minimum clear width and 3.0 metre minimum clear height. Doors shall not swing into this required width.

Walkways may be within the building (i.e. set in from the face of upper storeys) or may extend partially or fully outwards from the building face. Walkway roof and column design should be an integral part of the building design and strike a balance between the creation of a strong building base and unobstructed views of storefronts from the pedestrian mall.

The ceilings and the space of the covered walkways should be illuminated in a creative way to create a welcoming and engaging environment between the pedestrian mall and the store interior.

Canvas or acrylic awnings in lieu of structural covered walkways are not acceptable; however, may be used to add to visual interest, storefront identity and character.



2. Inviting building entrances and storefront access

Building entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both.

Although the main entrances into buildings from the pedestrian mall should be noticeable, they should not be monumental such that they disrupt the continuity and flow of retail façades and the harmony of the pedestrian mall. Street entrances may be more prominent and may include a porte-cochere. The ground floor level of the building should be as close as possible to the pedestrian mall grade. In many instances, the ground floor level is typically a minimum of 0.6 metres above the adjacent pedestrian mall for floodproofing. Where the vertical separation is greater than 0.6 metres, intermediate terraces should be created to break up the vertical separation and enhance the connection between storefronts and the pedestrian mall; in no event should the vertical separation exceed 1.2 metres.

In some instances, there may be overall advantages to the pedestrian experience to permit encroachments into the pedestrian mall to enhance stair and/or ramp access to building and storefront entrances. Such proposals will be considered on an individual basis by the municipality.

3. Façade design requires variety, scale and modulation while achieving visual harmony

Create pedestrian interest with use of scale and modulation in the placement and detailing of architectural elements such as canopies, entrances, doorways, windows, lighting and signage.

The quality of individual storefronts is of highest priority. Design shop facades as individual entities, to strengthen their character and interest to the pedestrian. Continuous linear storefronts are not acceptable. The organization of the upper floors does not have to dominate the order of the retail level; allow retail frontages to be evident in the architecture of the building at street level and break up the structural rhythm of the building. This may be achieved by stepping of façades, by material change, or by colour change.

Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor/outdoor connections. Windowpanes should be divided with a muntin or mullion bars to add detail and expression. Glass should not extend to the ground level. Interior lights should illuminate the merchandise to reduce the mirror effect of dark interiors. Interior renovations that close in storefront windows with display walls and cabinets and that impede views into a store are discouraged.

4. Consider outdoor displays

High quality outdoor displays that contribute to Village visual interest and storefront character are encouraged. Ensure 1.5 metre metre minimum clear width is maintained for pedestrian circulation.

5.3 UPPER FLOOR DESIGN

The design of the upper façade of buildings is important to the scale and texture of the Village. The building faces are envisioned as a rich collection of varied yet harmonious façades, adding interest, scale and rhythm to the Village.

1. Façade elements must reflect "Village scale"

Building façades must include architectural features including bay windows, balconies, dormers and facade detailing as textural elements which strengthen the Village scale and resort image.

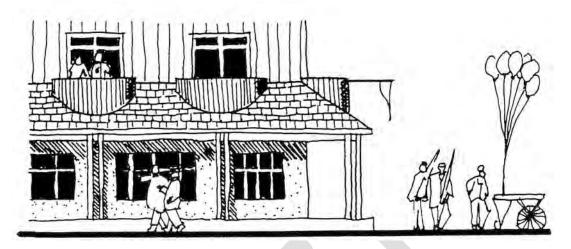
Building facades should give a substantial appearance consisting of "punched" openings. Curtain walls or façades incorporating long horizontal strip windows are not permitted. Long, motel-like balconies and exterior circulations systems are not permitted.

2. Every living unit should have a spot to catch the sun

Decks, balconies, and porches are strongly encouraged as they provide sunny usable outdoor space and add life and interest to the street.

In the design and positioning of elements such as decks, balconies, bay windows, and living area windows, incorporate the opportunity of formal and informal "overlooks" to activity outside.

Decks and balconies should consider proper protection to minimize snow catching, interior leakage, water staining and improper runoff.



5.4 ROOF DESIGN

Roof design is important for snow management, and is a major contributor to Village visual harmony and character. Roofscapes are an important design element, which are viewed from the pedestrian level, the ski slopes above the Village, Highway 99 and the Village approaches.

The skyline of the Village is conceived as a unified composition of sloping roofs in a limited variety of materials and colours.

1. Roof form should be modulated

Roof form should be suited to mountain shapes and views, and broken up with the use of dormers, or other architectural features to reduce the apparent bulk of a building and to create more visual interest. The ridgeline should not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features.



2. Roofs must have sloped appearance and sufficient overhangs

A composition of sloped roofs is required for each development with small areas of flat and/or mansard roofs acceptable. Roof slopes should be between 5:12 and 12:12; lower sloped roofs may be permitted subject to design justification that meets the objectives of the Roof Design guidelines. Large areas of flat roofs are not acceptable.

Roof overhangs should be sufficient to protect the building fascia from rain and snow.

3. Roofs of connected and adjacent buildings must be fully coordinated

Consider coordination with adjoining eaves, peaks, gables and slopes.

Minimize exposure of party walls. Where present, consider them as an important design feature designed in a manner to complement the overall building design while minimizing flashing workmanship problems.



4. Flat roof design

All flat roofs shall incorporate a neutral or muted coloured roof membrane or roof aggregate.

5. Roof materials and colour

Roof materials should be of high quality and architectural dimension and texture, and sufficiently durable to withstand Whistler's harsh climate.

The colour of roof materials must be generally neutral or muted to blend with the colours of the natural landscape. Brightly coloured enamelled metal roofs will not be considered.

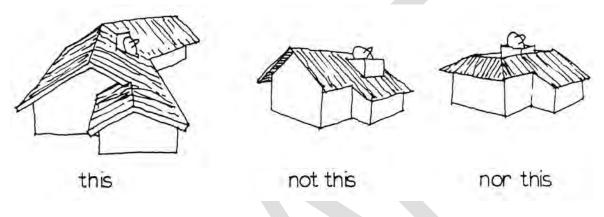
All roof flashing materials shall be pre-finished metal to match roof colour.

All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).

6. Roof mounted equipment must be concealed

Satellite dishes, communications antennae and mechanical equipment should be planned as part of the roof so they are concealed from pedestrian viewpoints and overlooking development.

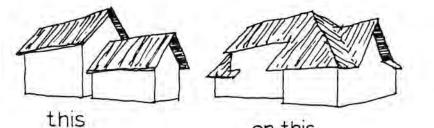
Venting stacks, flues and other similar projections should be concealed or integrated within the roof form as sculptural elements.



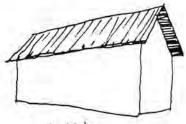
7. **Trim and Eave lines**

Trim and eave lines should have substantial appearance for visual interest; thin wood trim sections are discouraged ...

Eave lines or a major cornice/trim line should be located below the third storey to bring the building face down to a pedestrian scale.



or this



not this

5.5 BUILDING MATERIALS

A consistent use of a small number of materials chosen for their durability and natural quality is an important component of the Village visual harmony and character. The materials and their method of application must reflect the regional style and ruggedness of the Whistler region and convey the image of a mountain village.

- 1. Materials should be complementary to those of adjoining buildings.
- 2. Primary exterior materials include stone, wood, stucco and architectural concrete. Other materials may be acceptable subject to particular technical and design justification that meets the objectives of the Building Materials guidelines.
- a) Stone

The use of natural stone is required at ground level; both for building base and for streetscape elements. Artificial or "cultured" stone is not acceptable.

b) Wood

Wood siding is strongly encouraged. Priority is given to resawn or rough sawn vertical boards. Board and batten is recommended. Wood may also be present as timber elements and for infill panels in non-wood frame buildings. Small area of wood shingle is appropriate.

Plywood or particle board is not acceptable as exterior cladding.

c) Stucco

Stucco must be acrylic based and incorporate an acrylic (as opposed to painted) finish.

Stucco must incorporate heavy reveals and expansion joints. Stucco must be protected from weather exposure by deep overhanging eaves.

Stucco is acceptable for large areas, only where it is combined with heavy timber, wood or stone cladding.

d) Concrete

Exposed concrete must be trowel finished, heavily ribbed, textured or bushhammered; unfinished exposed concrete is not acceptable.

Seal all finished concrete.

Special finish concrete block may be used in limited areas with complementary materials; standard concrete block shall not be exposed.

3. All building materials are to be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.

4. Windows.

Reflective or heavily tinted glass is not permitted.

5.6 BUILDING COLOUR

Building colours consisting of muted tones or shaded tints, neutrals and earth tones that are drawn from Whistler's surrounding natural environment contribute to the Village visual harmony and character. Building colours should also be complementary to neighbouring buildings.

Colour schemes should accent the architectural detailing of the building.

Deeper shades and more vibrant colours may be used in the design of individual retail storefronts to create a sense of uniqueness and visual interest at the street level. Storefront colour schemes however, should acknowledge, and be harmonious with adjacent storefronts as well as the general colour scheme of the larger building to which it is a part.

Building accessories such as awnings and signs may support fairly intense colour applications drawn from the surrounding natural environment, but should be harmonious with the colour scheme of the building with which they are associated.

Detailed guidelines applicable to the original Whistler Village area are provided in the Whistler Village Colour Guide, attached as Appendix C. Development within the other areas of Whistler Village shall meet the general colour principles as established in Appendix C.

5.7 NOISE CONTROL

The relatively high density of Whistler Village, combined with the mix of residential, commercial and entertainment facilities creates the potential for noise problems.

1. Locate nightclubs below grade.

Nightclubs must be located primarily below grade unless exceptional noise isolation measures are included.

2. Locate entrances to nightclubs, licensed lounges and pubs away from tourist or residential accommodation.

Provide vestibule (double door) entrances.

No operable windows are permitted facing a public street or mall for nightclubs. Other licensed premises may have operable windows facing a public street or mall subject to limiting noise escaping to the street.

Nightclubs must be sound-isolated from any tourist accommodation or residential uses.

5.8 BUILDING RENOVATION AND REDEVELOPMENT CHECKLIST

Renovation and redevelopment creates opportunities for improvements that could produce measurable benefits to the Village character and quality, contributing to the overall success of the Village. Targeted improvements are categorized and listed below:

- 1. Enhancement of the pedestrian precinct
- Changes that promote social life in public spaces
- Improvements in ease of access to stores
- Improvements in storefront visibility, life, colour and interest
- Changes to the base of buildings, improvement of the building connection to the land
- Entrance improvements (shelter, welcoming, personality)
- Preservation/creation of intimate, close up views
- Preservation/creation of distant mountain views
- Improvements in solar access, brightness, colour, delight
- Improvements to the landscape
- Accessibility improvements
- 2. Modification of roof forms
- Forms better suited to mountain shapes and views
- Resolution of snow dump issues (which impact on the form and usability of pedestrian spaces)
- Improved forms that contribute to Village visual harmony
- Forms that protect the building envelope
- 3. Modification of building façades
- Changes that emphasize horizontal features rather than vertical
- Windows and balconies that are direct, well shaped, not cute
- Surface colours and textures that catch the light, are not dull
- Façades that are weather resistant

6.0 SNOW MANAGEMENT

The effects of snow and ice build-up, if improperly handled, can be destructive to buildings, pose risks to pedestrians and vehicles, and impose high ongoing snow removal and maintenance costs. The heavy snows and extreme freeze/thaw cycle of Whistler combine to make snow management an important design consideration. Designers not thoroughly familiar with snow country design should retain an expert consultant early in the design process.

1. Snow management is the responsibility of each developer

Snow and drainage from roofs must not be dumped onto adjoining streets or properties.

Snow must be positively shed or positively retained. Snow diverters or snow retainers should be designed as an integral part of the roofscape.

Building entrances and pedestrian routes must be fully protected.

Snow dump areas must not be accessible to pedestrians.

Building projections below the main roof must be durable. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snowshed.