

WHISTLER VILLAGE (SCHEDULE M)

The DP area is designated for revitalization of an area in which a commercial use is permitted; and is also designated for the establishment of objectives for the form and character of commercial or multi-family residential *development*. The following table shows the applicable guidelines for this application, and provides details to indicate how the proposal is consistent with the guidelines.

(a) The Whistler Village Design Guidelines attached as Schedule T.	As attached.
(b) <i>Development</i> , 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, is not to be carried out between July 1 of any year and September 5 of the same year, except as may be specified in the development permit.	<p>Noted. Applicant has submitted a Construction Management Plan that describes mitigation measures for the proposed works throughout the whole proposed construction period.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• The works are to be taken in accordance with Construction Management Plan labeled SP-01 and SP-02 prepared by Whistler Blackcomb dated January 26, 2023.

SCHEDULE T – WHISTLER VILLAGE DESIGN GUIDELINES

OBJECTIVES

To foster Whistler Village’s unique character and sense of place, the following objectives should be considered in all development:

1. Maintain 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.	The proposed replacement lift and associated structures are of high quality. The proposed replacement lift form and character is consistent with the form and character of lifts that have been replaced recently on both mountains (Whistler and Blackcomb)
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.	The goal of the upgrade project is to improve wait times and increase uphill capacity in winter and during summer Bike Park operations.
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.	Not applicable.
4. Create a street scene with significant texture in building façades. Maintain variety in the size of building sites and developments, and design larger buildings as a series of smaller modules.	Not applicable.
5. Create a “user-friendly” atmosphere in the Village: continue the prominent pedestrian orientation and provide <i>open space</i> amenities (e.g., outdoor seating areas, activity areas, site features) that will contribute to its success.	The proposed development is located adjacent to Skier’s Plaza and maintains pedestrian circulation and orientation.
6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and sunlight in public spaces.	Not applicable. The proposed development has no significant impact on sunlight and solar access to public spaces beyond the existing condition and does not affect any protected views, as per the Solar Access Protection Guidelines and Whistler Village View Protection Guidelines (Appendix A and B of the Whistler Village Development Permit Area Guidelines). The proposed base station will have essentially the same foot print and the height will be the same as existing.
7. Express individuality, yet contribute to the image of a cohesive village. To reinforce mountain village character, some uniformity of form, scale, proportion, texture, materials and colour is necessary.	The lift is an essential component of Whistler’s village character at the mountain base and is consistent with form and scale of modern lifts. Ground plane materials and landscape tie to the mountain slopes and the skier’s plaza pedestrian area.
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.	Not applicable.
9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.	The lift base station canopy provides weather protection.
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.	The lift base station area will be re-seeded and rehabilitated at the earliest opportunity. DP approval conditions require landscaping and security with specific topsoil depth for the areas of reseeded and a specified a seed mix for native wildflower hydro-seeding that is not a bear attractant.

	<p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• Upon completion of the work and at the earliest opportunity, the area shall be re-seeded and rehabilitated in accordance with Base Terminal Landscape Plan labelled L1 prepared by Driven by Nature dated March 6, 2023. A minimum 200 millimetre of topsoil depth shall be provided for the area and the re-seeding mix must be made of the following species of perennials:<ul style="list-style-type: none">○ Perennial Lupine (<i>Lupinus perennis</i>)○ Blue Flax (<i>Linum lewisii</i>)○ Lance Leaved Coreopsis (<i>Coreopsis lanceolata</i>)○ Sweet William (<i>Dianthus barbatus</i>)○ Siberian Wallflower (<i>Cheiranthus allionii</i>)○ Purple Coneflower (<i>Echinacea purpurea</i>)○ Blanketflower (<i>Gaillardia aristata</i>)
11. Create a fully accessible and inclusive built environment.	Existing grade within Skier’s Plaza will remain the same.

SITE PLANNING

Building Siting, Form and Massing

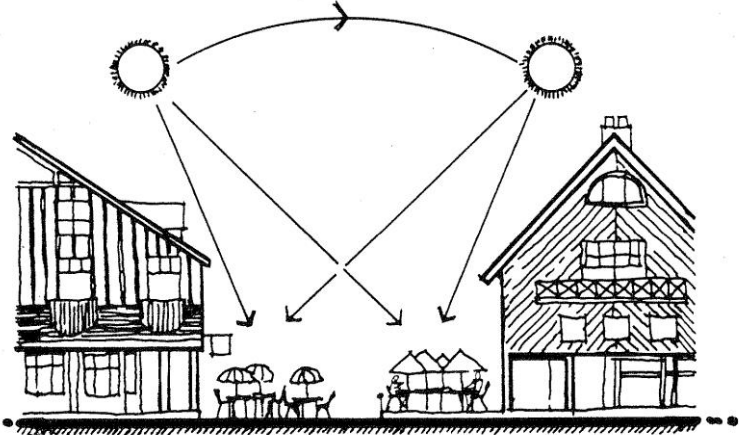
The size and massing of development sites in Whistler Village varies, with each site being unique depending on its location and context. The siting, form and massing of buildings in Whistler Village were established through a master planning process to create a pedestrian-oriented town centre with a “village scale”. All development should consider the original master plan and maintain the scale, structure and organization of buildings, as described in these guidelines. There are limited opportunities for increases in building massing.

Building siting, form and massing should be responsive to:

1. the overall Village development context, scale, structure and organization;	<p>The proposed lift base station height will be the same as the existing lift (7.3 metres tall). Existing grade within Skier’s Plaza will remain the same.</p> <p>The proposed plans and development permit conditions are responsive to the identified considerations.</p> <p>Appendix C – Development Plans (Whistler Blackcomb, December 28, 2022)</p> <p>Appendix D – Supporting Infrastructure Plan (Whistler Blackcomb, February 20, 2023)</p> <p>Appendix E – Terminal Grading Plans (Driven By Nature, March 6, 2023)</p> <p>Appendix F – Construction Site Plans (Whistler Blackcomb, January 26, 2023)</p> <p>Appendix G – Landscape Plan (Driven By Nature, March 6, 2023)</p> <p>Appendix H – Exterior Lighting Plan (Whistler Blackcomb, March 3, 2023)</p>
2. adjacent development;	
3. pedestrian and vehicular access and circulation;	
4. topography;	
5. geology or soil conditions;	
6. hydrology, drainage and floodplain considerations;	
7. vegetation;	
8. views and view corridors;	
9. solar and micro-climatic considerations; and	
10. seasonal response and snow management.	

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.

<p>1. Provide inclusivity and choice</p> <p>For ease of pedestrian movement throughout the Village, provide a pedestrian system that offers diversity and choices, and includes accessible routes to a universally acceptable standard.</p> <p>Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.</p>	<p>Existing grade within Skier's Plaza will remain the same.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• The works are to be taken in accordance with Base Terminal Grading Plans labelled C1, C2, C3, C4, and C5 prepared by Driven by Nature dated March 6, 2023.
<p>2. Provide inclusivity and choice</p> <p>For ease of pedestrian movement throughout the Village, provide a pedestrian system that offers diversity and choices, and includes accessible routes to a universally acceptable standard.</p> <p>Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.</p>	
<p>3. Create outdoor activity areas</p> <p>Provide visible outdoor activity areas accommodating a range of ages and activities to reinforce social activity and interaction.</p> <p>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.</p> <p>Optimal locations for restaurant patios are adjacent to a plaza, a pedestrian crossroad, or a bend on the central pedestrian mall. These locations should be preserved, as they help 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.</p> <p>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.</p>	<p>Not applicable.</p> <p>The subject property doesn't affect any protected views designated under Appendix B of the Whistler Village Development Permit Area Guidelines.</p>
<p>4. Preserve solar access</p> <p>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.</p> 	<p>The proposed lift base station size increase is minimal, does not extend further into Skier's Plaza than the existing base station, and does not involve any height increase over the existing base station. No significant impact on solar access for Skier's Plaza is expected.</p>

<p>Landscape features and plantings should provide for maximum solar access.</p> <p>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.</p>	
<p>5. Preserve and enhance views</p> <p>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 (e.g., ski runs, ski lifts, peaks, ridgelines, mountainsides).</p> <p>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 should meet the same criteria and guidelines established in Appendix B.</p>	<p>Not applicable.</p> <p>The subject property doesn't affect any protected views designated under Appendix B of the Whistler Village Development Permit Area Guidelines.</p>

Grading

<p>Grading requirements should be resolved within the property boundary.</p> <p>Cuts and fills should be minimized and blended into the existing terrain.</p> <p>Slopes of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote re-vegetation opportunities. The maximum allowable slope is 2:1 (3:1 grass).</p> <p>No retaining wall should be higher than 1.0 metre adjacent to pedestrian corridors or patios.</p> <p>Walls up to 3 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.</p>	<p>The proposal is consistent with this guideline.</p> <p>Existing grade within Skier's Plaza will remain the same.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• The works are to be taken in accordance with Base Terminal Grading Plans labelled C1, C2, C3, C4, and C5 prepared by Driven by Nature dated March 6, 2023.
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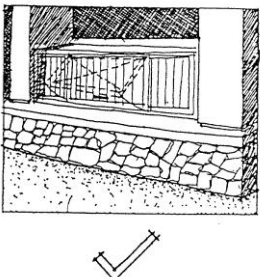
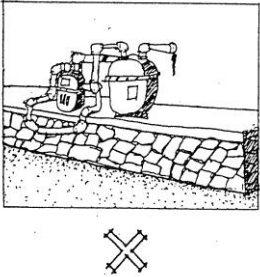
Drainage

The very heavy snowfalls and precipitation of the Whistler area require special attention to drainage.

<p>1. Site drainage</p> <p>No surface drainage should be directed off the site.</p> <p>Runoff from impervious surfaces such as roofs and pavement areas should be collected and directed to planting areas or drains. Internal storm drainage or stormwater retention may be required.</p>	<p>The proposal is consistent with this guideline.</p> <p>The applicant has submitted a Dust and Erosion Mitigation Plan describing the proposed measures for dust and erosion mitigation and the Terminal Grading Plans address site grading and drainage. The plan has been reviewed and accepted by staff.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• The works are to be taken in accordance with Memorandum titled "Fitzsimmons 8 Proposed measures of Dust and Erosion Mitigation" prepared by Whistler Blackcomb dated February 21, 2023; the Base Terminal Grading Plans labelled C1, C2, C3, C4, and C5 prepared by Driven by Nature dated March 6, 2023.
<p>2. Area drains</p> <p>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.</p>	

Servicing Infrastructure

The predominant pedestrian orientation and compactness of the Village warrants special consideration to servicing infrastructure.

<p>1. Locate and design unobtrusive service bays and loading</p> <p>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 and provide permanent visual screening.</p> <p>Organize service vehicle access, circulation, queuing and loading to address functionality and aesthetics, and minimize impacts on the pedestrian experience.</p>	<p>Not applicable.</p>
<p>2. Design durable service bays</p> <p>Select materials to withstand wear and tear.</p> <p>Design service bay entries to prevent ice and snow build-up.</p>	<p>Not applicable.</p>
<p>3. Provide adequate solid waste storage</p> <p>Solid waste storage should be integrated with the site and building design, contained within the building or suitably screened, and adequately sized to meet the needs of uses on the site. Ventilation should be provided (i.e., exhaust to roof).</p>	<p>Not applicable.</p>
<p>4. Minimize the visual impact of utilities</p> <p>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.</p> <p>Incorporate fire hose connections and utility meters directly into exterior building walls to avoid damage from snow clearing</p> <div></div>	<p>Not applicable.</p>

Vehicular Access and Parking

Vehicular access, circulation and parking should minimize conflicts between vehicle and pedestrian circulation.

<p>1. Underground parking prevails</p> <p>Provide all parking in underground structures. For convenience, small amounts of surface parking may be permitted to complement the underground parking.</p> <p>Refer to Zoning and Parking Bylaw 303 for additional parking and loading regulations.</p>	<p>Not applicable.</p>
<p>2. Provide easily identifiable parking entrances</p> <p>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</p>	<p>Not applicable.</p>

<p>private parking. Consider colour coding to identify intended use.</p> <p>Consider automatic garage doors for aesthetic and security reasons.</p> <p>Consider making underground parkade clearance higher than usual, given the prevalence of larger vehicles made taller with ski racks.</p>	
<p>3. Driveways</p> <p>Refer to Zoning and Parking Bylaw 303 for permitted driveway gradients.</p>	Not applicable.
<p>4. Surface parking</p> <p>Surface parking should 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.</p> <p>Ensure accessible pedestrian connections from the parking lot to adjacent sidewalks.</p> <p>Consider providing separate pedestrian circulation routes within large surface parking areas.</p>	Not applicable.

SITE DESIGN

Pedestrian Mall

<p>1. Create variety and continuity of interest at ground level</p> <p>The pedestrian experience includes 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.</p>	Not applicable.
<p>2. Consider views</p> <p>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 should consider the composition of views within spaces and views to the mountains and the nearby landscape.</p>	Not applicable.
<p>3. Year-round seating/social organization</p> <p>Sitting places should 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 per cent 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.</p> <p>Increase opportunities for year-round seating.</p>	Not applicable.
<p>4. Other street amenities</p> <p>Garbage and recycling containers should be of the municipal Village standard and be frequently located.</p> <p>Ski and bicycle racks for use by the general public should be provided near entries to commercial spaces (e.g., stores, restaurants).</p>	Not applicable.

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 or ramp relationship.	Unit paving will be tied into Skier's Plaza.
6. Stairs and ramps All stairs and ramps providing access to buildings should be roofed. Building access ramps with a steeper than five per cent slope should be heat traced, if not roofed. Exterior steps should be wider and shallower than those used within buildings, so the tread can accommodate the size of a ski boot.	Not applicable.

Landscaping

1. Landscape standards All landscaping is to be designed, installed, and continuously maintained and managed to current British Columbia Society of Landscape Architects/British Columbia Landscape & Nursery Association (BCSLA/BCNTA) standards. Landscaping should be replaced when damaged. A landscape security deposit may be required.	Consistent.
2. Integration and coordination Landscaping is a major, integral part of 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. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. 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 clustered to simulate the scale and variety of forest plantings and 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. Property owners or developers should 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.	<p>The proposal is consistent with this guideline.</p> <p>The lift base station area will be re-seeded and rehabilitated at the earliest opportunity. RMOW staff required specific topsoil depth for the areas of reseeding and specified a seed mix/imposed restriction on what can be in the seed mix. Staff recommends the use of native wildflower hydro-seeding. This is consistent with the character of the location at the bottom slope of the mountain.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• Upon completion of the work and at the earliest opportunity, the area shall be re-seeded and rehabilitated in accordance with Base Terminal Landscape Plan labelled L1 prepared by Driven by Nature dated March 6, 2023. A minimum 200 millimetre of topsoil depth shall be provided for the area and the re-seeding mix must be made of the following species of perennials:<ul style="list-style-type: none">○ Perennial Lupine (<i>Lupinus perennis</i>)○ Blue Flax (<i>Linum lewisii</i>)○ Lance Leaved Coreopsis (<i>Coreopsis lanceolata</i>)○ Sweet William (<i>Dianthus barbatus</i>)

	<ul style="list-style-type: none">○ Siberian Wallflower (<i>Cheiranthus allionii</i>)○ Purple Coneflower (<i>Echinacea purpurea</i>)○ Blanketflower (<i>Gaillardia aristate</i>)
<p>3. Planters</p> <p>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.</p> <p>Planter walls integral to building designs are encouraged. Walls should be primarily stone, at heights varying from 0.2 metre to 1.0 metre. Higher walls discourage seating and are not in scale with pedestrian areas, and should be stepped.</p> <p>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.</p> <p>Planter beds located over structures should be drained into the storm drainage system and cannot be drained through weep holes in walls creating surface water flow over pedestrian areas.</p>	<p>Not applicable.</p>
<p>4. Plants and planting</p> <p>Use plant species suited to the local climate, which require minimal irrigation and provide dynamic seasonal interest.</p> <p>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.</p> <p>Trees should have minimum size for immediate effect. Deciduous trees should be a minimum of 75 millimetres (3 inches) caliper and 3.6 metres (12 feet) height. Conifer trees should be a minimum of 2 metres height. Deciduous trees greater than 100 millimetres (4 inches) caliper and conifer trees greater than 5 metres height are not advised.</p> <p>Trees should have sufficient soil volume and depth for long-term health consistent with BCSLA/BCNTA standards.</p> <p>Plants located in snow dump areas should be sufficiently durable to survive the effects of snow dump.</p>	<p>The proposal is consistent with this guideline.</p> <p>The area will be re-seeded and rehabilitated at the earliest opportunity. RMO staff required specific topsoil depth for the areas of reseeded and specified a seed mix/imposed restriction on what can be in the seed mix. Staff recommends the use of native wildflower hydro-seeding.</p> <p>The following will be conditions contained within Development Permit DP001926:</p> <ul style="list-style-type: none">• Upon completion of the work and at the earliest opportunity, the area shall be re-seeded and rehabilitated in accordance with Base Terminal Landscape Plan labelled L1 prepared by Driven by Nature dated March 6, 2023. A minimum 200 millimetre of topsoil depth shall be provided for the area and the re-seeding mix must be made of the following species of perennials:<ul style="list-style-type: none">○ Perennial Lupine (<i>Lupinus perennis</i>)○ Blue Flax (<i>Linum lewisii</i>)○ Lance Leaved Coreopsis (<i>Coreopsis lanceolata</i>)○ Sweet William (<i>Dianthus barbatus</i>)○ Siberian Wallflower (<i>Cheiranthus allionii</i>)○ Purple Coneflower (<i>Echinacea purpurea</i>)○ Blanketflower (<i>Gaillardia aristate</i>)
<p>5. Irrigation</p> <p>Provide programmable automatic irrigation systems to current Irrigation Industry Association of British Columbia (IIABC) and BCSLA/BCNTA standards, except for naturalized landscape that may not require an irrigation system.</p>	<p>The proposal is consistent with this guideline.</p>

Provide drip irrigation for hanging planters. Irrigation lines should be concealed.	
6. Landscape elements All landscape elements adjacent to areas that require snow clearing by machinery should be designed to resist damage by incorporating durable materials and 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.	The proposal is consistent with this guideline.

Lighting

Outdoor lighting should be used primarily for safe pedestrian passage and property identification. Seasonal festive lighting and limited architectural and landscape feature lighting are also supported.	The proposal is consistent with this guideline.
Use the correct amount of light. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification, but not to overpower the nightscape. The overall preference is for a soft, lower illumination level and even lighting experience.	The proposal is consistent with this guideline.
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. Limited applications of up lighting may be permitted to illuminate architectural and landscape features, here downward lighting cannot be accommodated, if light pollution is minimized.	The proposal is consistent with this guideline. Exterior lighting details and plans submitted show that all proposed lighting is directed downward.
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, blinking and neon lights are not permitted.	The proposal is consistent with this guideline.
Use shut-off controls, such as sensors and timers.	The Operator Enclosure light, is switch controlled with timer and motion. This light would only be used to loading people in darkness or if there was maintenance work being performed on the lift that required lighting at the load board location.
Light standards should be of the municipal Village standard.	The proposal is consistent with this guideline
Design interior lighting so that it sufficiently illuminates window displays and reduces the mirror effect of dark interiors, but does not contribute to glare outdoors.	Not applicable. Proposed glass/windows on the lift base station and Operator Enclosure are clear and non-reflective.

Signage

Well-executed and creatively designed signage of durable, high quality materials is an important component of the Village visual interest and character.

Carefully coordinate the design and placement of signs with the architectural elements of the façade and associated storefronts to complement, not obscure, architectural details.	Not applicable.
The size, number and placement of signs for a building or development should ensure a hierarchy of signage. Within this hierarchy, provide 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,	The proposal is consistent with this guideline. Proposed signage for the new lift is consistent with signage for all recent chairlift that were replaced in the last years on both mountains (Whistler and

materials and individual mounting brackets to create interest and individual business expression.	Blackcomb). Proposed signs are subject to sign permit requirements and consistency with Sign Bylaw No. 558, 1987.
All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged.	The proposal is consistent with this guideline.
Lighting fixtures should be high quality, unobtrusive fixtures. Electrical conduits should be concealed.	The proposal is consistent with this guideline.
Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the associated building. All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	<p>The proposal is consistent with this guideline.</p> <p>Proposed signage for the new lift is consistent with signage of recent chairlift replacements on Whistler mountains and Blackcomb mountain.</p>

BUILDING DESIGN

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.

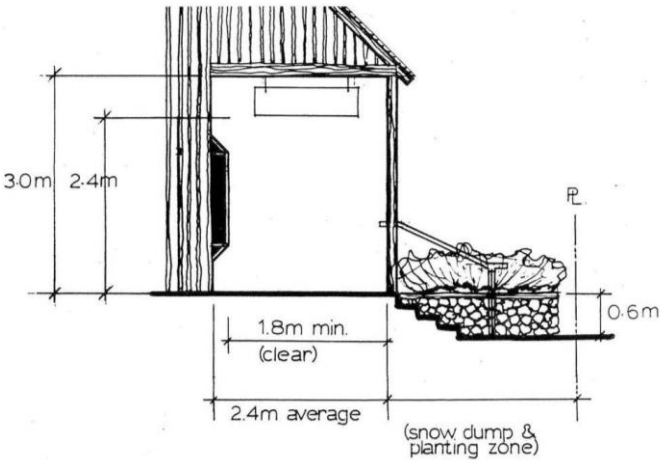
Buildings are usually restricted to 3.5 storeys or less. Higher buildings should be stepped back or otherwise respond to pedestrian scale.	The proposal is consistent with this guideline.
Consider a large building as a series of smaller modules; the objective is to create a street scene with significant texture in building façades, rather than long buildings featuring a single design idea.	Not applicable.
Façade design should 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”.	Not applicable.

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.	Not applicable.
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.	Not applicable.
Covered walkways should have a varied width to enable pedestrian circulation and provision for outdoor displays and amenities. Covered walkways should have a 1.8 metre minimum clear width and 3 metre minimum clear height.	Not applicable.
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.	Not applicable.

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. Refer to section 4.3 Lighting	Not applicable.
Canvas or acrylic awnings in lieu of structural covered walkways are not acceptable; however, they may be used to add to visual interest, storefront identity and character.	Not applicable.
	

2. Inviting building entrances and storefront access

Building entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both sides.	Not applicable.
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 a minimum of 0.6 metre above the adjacent pedestrian mall for flood-proofing. Where the vertical separation is greater than 0.6 metre, intermediate terraces should be created to break up the vertical separation and enhance the connection between storefronts and the pedestrian mall; in no case should the vertical separation exceed 1.2 metres.	Not applicable.
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.	Not applicable.

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.	Not applicable.
The quality of individual storefronts is of highest priority. Design shop façades 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.	Not applicable.

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.	Not applicable.
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4. Consider outdoor displays

High quality outdoor displays that contribute to Village visual interest and storefront character are encouraged. Ensure 1.5 metre minimum clear width is maintained for pedestrian circulation.	Not applicable.
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UPPER FLOOR DESIGN

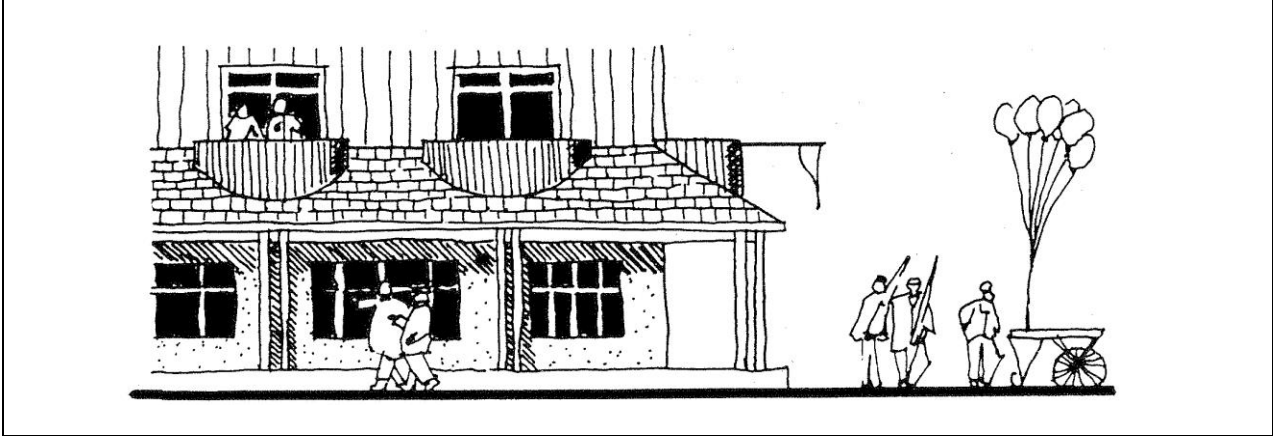
The design of the upper façade of buildings is important to the scale and texture of the Village. The building faces are envisioned as a rich collection of varied yet harmonious façades, adding interest, scale and rhythm to the Village.

1. Use façade elements to reflect “Village scale”

Building façades should include architectural features including bay windows, balconies, dormers and façade detailing as textural elements, which strengthen the Village scale and resort image.	Not applicable.
Building façades 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 circulation systems are not permitted.	Not applicable.

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.	Not applicable.
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.	Not applicable.
Decks and balconies should consider proper detailing to minimize snow catching, interior leakage, water staining and improper runoff.	Not applicable.




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.

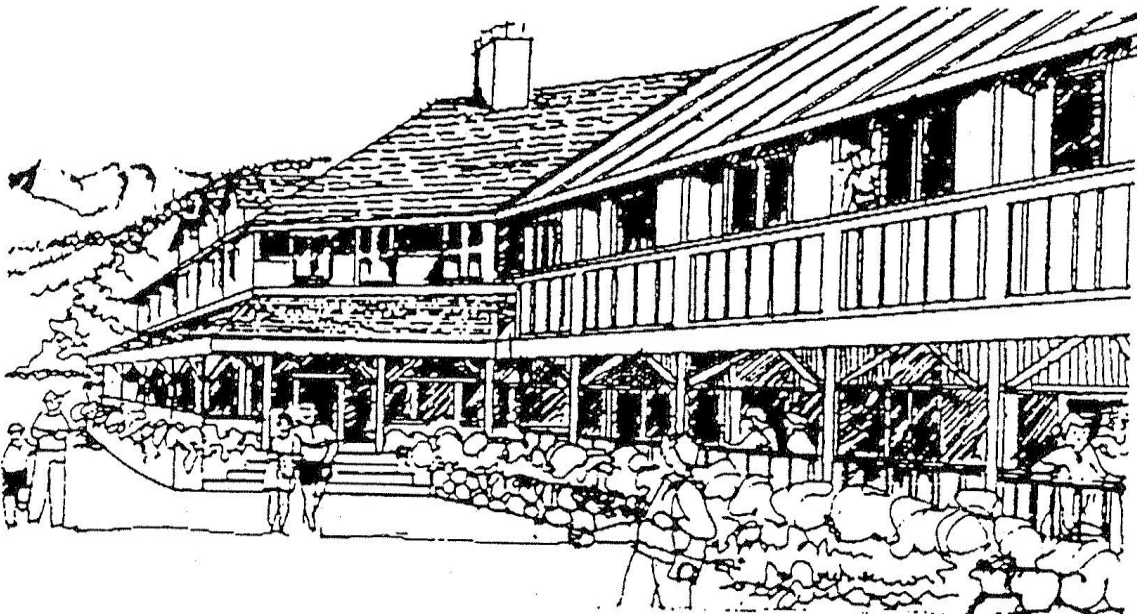
The skyline of the Village is conceived as a unified composition of sloping roofs in a limited variety of materials and colours.

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	Not applicable.
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features to reduce the apparent bulk of a building and 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 should have sloped appearance and sufficient overhangs

A composition of sloped roofs is required for each development, and small areas of flat or mansard roofs are 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.	Not applicable.
Roof overhangs should be sufficient to protect the building fascia from rain and snow	Not applicable.
	

3. Fully coordinate roofs of connected and adjacent buildings

Consider coordination with adjoining eaves, peaks, gables and slopes.	Not applicable.
Minimize exposure of party walls. Where present, consider them as an important feature designed in a manner to complement the overall building design, while minimizing flashing workmanship problems.	Not applicable.


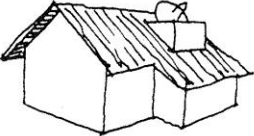
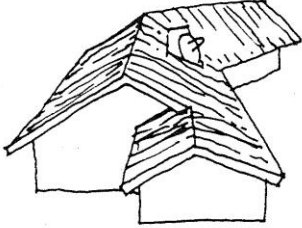
4. Flat roof design

All flat roofs should incorporate a neutral or muted coloured roof membrane or roof aggregate.	Not applicable.
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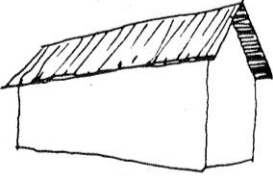
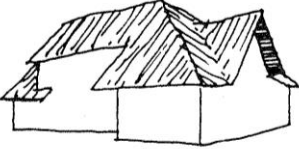

5. Roof materials and colour

Roof materials should be of high quality and architectural dimension and texture, and sufficiently durable to withstand Whistler's harsh climate.	The proposal is consistent with this guideline.
The colour of roof materials should be generally neutral or muted to blend with the colours of the natural landscape. Brightly coloured enamelled metal roofs will not be considered.	The main proposed colours for the lift base station are Ruby Red and Telegrey, creating an attractive contrasting effect.
All roof flashing materials should be pre-finished metal to match roof colour.	The proposal is consistent with this guideline. The proposed roof flashing materials are pre-finished metal.
All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).	Not applicable.

6. Conceal roof mounted equipment

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.	Lift base terminal equipment is concealed and weather protected within the canopy of the base station.
Venting stacks, flues and other similar projections should be concealed or integrated within the roof form as sculptural elements.	Not applicable.
Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of the overall Roof Design guidelines	Not applicable.
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7. Trim and eave lines

Trim and eave lines should have substantial appearance for visual interest; thin wood trim sections are discouraged.	Not applicable.
Eave lines or a major cornice or trim line should be located below the third storey to bring the building face down to a pedestrian scale.	Not applicable.
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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 should 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

All building materials are to be sufficiently durable and detailed to withstand Whistler’s harsh climate.	The proposal is consistent with this guideline. Building materials, finishes, and systems are proposed to be durable.
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.	The chairlift base station is primarily a metal frame on concrete footings. This is an appropriate material considering the technical requirement of such a structure.
(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.	Not applicable.
(b) Wood Wood siding is strongly encouraged. Board and batten is recommended. Wood may also be present as timber elements and for infill panels in non-wood frame buildings. Small areas of wood shingle are appropriate. Plywood or particle board is not acceptable as exterior cladding.	The proposal is consistent with this guideline. The Operator Enclosure is clad with wood siding. This is consistent with other Operator Enclosures located on the mountain.
(c) Stucco Stucco should be acrylic based and incorporate an acrylic (as opposed to painted) finish. Stucco should incorporate heavy reveals and expansion joints. Stucco should 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 detailing.	Not applicable.
(d) Concrete Exposed concrete should be trowel finished, heavily ribbed, textured or bushhammered; unfinished exposed concrete and exposed standard concrete block are not acceptable. Seal all finished concrete.	The chairlift base station is primarily a metal frame on concrete footings. This is an appropriate material considering the technical requirement of such a structure.

2. Windows

Reflective or heavily tinted glass is not permitted	Proposed glass/windows on the lift base station and Operator Enclosure are clear and non-reflective.
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BUILDING COLOUR

Building colours should consist of muted tones or shaded tints, neutrals and earth tones that are drawn from Whistler’s surrounding natural environment and contribute to the Village visual	Building colors for the Operator Enclosure will match the materials and finishes of other existing Operator Enclosure present on the mountain.
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harmony and character. Building colours should also be complementary to neighbouring buildings.	
Colour schemes should accent the architectural detailing of the building.	The proposal is consistent with this guideline.
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. A storefront colour scheme, however, should acknowledge and be harmonious with adjacent storefronts, as well as the general colour scheme of the larger building to which the store belongs.	Not applicable.
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.	The main proposed colours for the lift base station are Ruby Red and Telegrey, creating an attractive contrasting effect.
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 should meet the general colour principles as established in Appendix C.	

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 should be located primarily below grade, unless exceptional noise isolation measures are included.	Not applicable.
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2. Locate entrances to nightclubs, licensed lounges and pubs away from tourist or residential accommodation

Provide vestibule (double door) entrances.	Not applicable.
No operable windows for nightclubs are permitted facing a public street or mall. Other licensed premises may have operable windows facing a public street or mall subject to limiting noise escaping to the street.	Not applicable.

BUILDING RENOVATION AND REDEVELOPMENT CHECKLIST

Renovation and redevelopment create 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

<ul style="list-style-type: none">• Changes that promote social life in public spaces	Not applicable.
<ul style="list-style-type: none">• Improvements in ease of access to stores	Not applicable.
<ul style="list-style-type: none">• Improvements in storefront visibility, life, colour and interest	Not applicable.
<ul style="list-style-type: none">• Changes to the base of buildings and improvement of the building connection to the land	Not applicable.
<ul style="list-style-type: none">• Entrance improvements (e.g., shelter, welcoming, personality)	Not applicable.
<ul style="list-style-type: none">• Preservation or creation of intimate, close-up views	Not applicable.
<ul style="list-style-type: none">• Preservation or creation of distant mountain views	Not applicable.
<ul style="list-style-type: none">• Improvements in solar access, brightness, colour and delight	Not applicable.
<ul style="list-style-type: none">• Improvements to the landscape	The proposal is consistent with this guideline. The area will be re-seeded and rehabilitated at the earliest opportunity. RMOW staff required specific topsoil depth for the areas of reseeded and specified a seed mix/imposed restriction on what can be in the seed mix. Staff recommends the use of native wildflower hydro-seeding.
<ul style="list-style-type: none">• Accessibility improvements	Not applicable.

2. Modification of roof forms

<ul style="list-style-type: none">• Forms better suited to mountain shapes and views	The chairlift base station roof is mostly flat and the snow dump area won't be accessible during the winter months as the lift will be in operation.
<ul style="list-style-type: none">• Resolution of snow dump issues, which impact on the form and usability of pedestrian spaces	
<ul style="list-style-type: none">• Improved forms that contribute to Village visual harmony	
<ul style="list-style-type: none">• Forms that protect the building envelope	

3. Modification of building façades

<ul style="list-style-type: none">• Changes that emphasize horizontal features, rather than vertical features	Not applicable.
<ul style="list-style-type: none">• Windows and balconies that are direct and well-shaped	
<ul style="list-style-type: none">• Surface colours and textures that catch the light and are not dull	
<ul style="list-style-type: none">• Façades that are weather resistant	

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 freezing and thawing cycles of Whistler combine to make snow management an important design consideration. Designers, who are 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

The basic building form should be conducive to snow management.	The proposal is consistent with this guideline. The lift base station roof is mostly flat and the snow shed area will not be accessible during the winter month as the lift will be in operation.
Snow and drainage from roofs should not be dumped onto adjoining streets or properties.	Not applicable.
Snow should be positively shed or positively retained. Snow diverters or snow retainers should be designed as an integral part of the roofscape.	Not applicable.
Fully protect building entrances and pedestrian routes from snow shed and ice accumulation utilizing dormers, angled roofs, canopies or other means.	The proposal is consistent with this guideline.
Snow dump areas should not be accessible to pedestrians.	The proposal is consistent with this guideline. The lift base station roof is mostly flat and the snow dump area will not be accessible to pedestrians during the winter months as the lift will be in operation.
Building projections below the main roof should be durable. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snow shed.	Not applicable.