

AQUIFER PROTECTION (SCHEDULE L)

The DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

The proposal under DP001961 is exempt from this DP based on Exemption (b):

- Activities on the lands identified on Schedule L 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, other than the use of a motor vehicle on the land.

(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.	Not applicable - exempt
(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 minimize, to the greatest extent possible, the possibility of any such contamination.	Not applicable - exempt
(c) The municipality may incorporate into any development permit, measures to preserve or protect aquifers and groundwater from contamination.	Not applicable - exempt

COMMERCIAL/INDUSTRIAL (SCHEDULE O)

The DP area is designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development*. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

SITE PLANNING BUILDING DESIGN

(a) Position buildings on the site to create a defined street edge common to attractive commercial areas.	Consistent
(b) Mass and scale of <i>development</i> should fit with the surrounding neighbourhood character and mountain resort community character.	Consistent
(c) Minimize the overall mass appearance of any one building.	Consistent

BUILDING DESIGN

(a) Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial/industrial areas. For example:	Consistent
(i) Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.	Consistent. Although Building C is a duplicate of the approved Building A, it offers minor changes of the exterior finishes, and all of the buildings offer a variety of features and materials and avoid large areas of glass or singular materials.
(ii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.	Consistent. Colours are muted and coordinated on the site.
(iii) Entrances to buildings should be clearly identifiable from sidewalks and other public areas.	Consistent
(iv) Integrate balcony and terrace areas as appropriate to building uses.	Consistent
(b) Building materials should be consistent with the mountain character, sufficiently durable to withstand Whistler's harsh climate, and consistent with the intended use of the building	Consistent
(c) Roof form should be modulated and of a mountain character to reduce the apparent bulk of a building. Deep roof overhangs are encouraged. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	Consistent.
(d) Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.	Consistent. The roof of Building C is torch on in a grey colour.
(e) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	Consistent. The updated development plans have included a request for a minor height variance in part to accommodate a 'thicker' roof package that has higher energy performance.

(f) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	Not applicable. Roof mounted equipment is not proposed.
(g) Site and building design 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. Provide accessible routes from the street and parking to building entrances in all seasons, and at an appropriate width for expected pedestrian volumes. Consideration should be given to snow clearing and snow storage areas.	Consistent. The sidewalk was widened where possible, and accessible routes are provided to each building from accessible parking spaces.
(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.	Not applicable. The revised development proposal does not impact the connectivity of the site to the Valley Trail or other trails.

ACCESS, PARKING AND WASTE FACILITIES

(a) 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.	Consistent.
(b) Locate parking areas to minimize the visual impact of parking from the street. All surface parking areas should be screened by a combination of landscaping and berms.	Consistent. The addition of new employee housing increased the parking requirement, but additional landscaping and streetscaping has been added.
(c) Provide adequate space to accommodate snow storage and drainage from parking areas.	Consistent
(d) Locate all accessible parking spaces as close as possible to building entrances.	Consistent. Accessible parking is in close proximity to the entrance to each building.
(e) Provide adequate bicycle parking facilities on-site and within buildings where appropriate.	Consistent. Bicycle parking is shown at each building.
(f) Service bays and solid waste storage should be integrated with site and building design, contained within the building or suitably screened from the street and public areas, and adequately sized to meet the needs of uses on site.	Consistent. The applicant has provided a Solid Waste Management Plan that is consistent with the Solid Waste Bylaw, and with this guideline.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	Consistent. The applicant has provided a Lighting Plan that shows lighting consistent with the guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.	Consistent. See above
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare.	Consistent. See above

SIGNAGE

(a) Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.	Not applicable. The revised proposal does not impact the signage on the site. Preparation and review of the signage plan by the GM – CAPDS remains a condition of the current
--	--

	DP and is required prior to issuance of any sign permits.
(b) The size, number and placement of signs pertaining to a <i>development</i> 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 business enterprise to which they pertain are encouraged.	Not applicable. See above
(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 and related electrical conduits should be concealed behind fascia.	Not applicable. See above
(d) Signs may support intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.	Not applicable. See above
(e) 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.	Not applicable. See above

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	Not applicable. The proposed revised development proposal does not impact the fencing on the site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	Not applicable. See above
(c) Chain link fencing where utilized should be screened such that the fencing is not visible from pedestrian areas, a street or a highway.	Not applicable. See above

LANDSCAPING

(a) Properties adjacent to Highway 99 should maintain a 20-metre-wide landscaped area adjacent to the Highway 99 right-of-way that contributes to the mountain character and complements the <i>development</i> .	Consistent. The revised development proposal includes new landscaped areas and maintain the 20-metre highway buffer.
(b) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Consistent. The 20-metre highway buffer is preserved.
(c) Landscaping, tree plantings and screening methods should be used to:	
(i) screen surface parking lots	Consistent. Landscaping has been added to improve the streetscape and offer visual interest and shade for open spaces, while also offering some screening.
(ii) screen surface storage areas	Not applicable. There are no surface storage areas.

(iii) screen blank building façades; and	Consistent. See above
(iv) provide buffers between other adjacent land uses.	Consistent. The buffer landscaping is not impacted by the revised development plan.
(d) 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 surface parking lots and rooftops.	Consistent. This aspect of the landscaping is not impacted by the revised development plan.
(e) Landscaping and screening elements should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Consistent. The proposed plant list is appropriate for this climate.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.	Consistent. The proposed plant list is appropriate for this climate.

Industrial Service Commercial

SITE PLANNING AND BUILDING DESIGN

(a) Buildings should be developed with 'active' ground floors facing the street frontage, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly gathering spaces. For example: (i) Commercial uses and other public uses, located at-grade and along building façades that front streets, should use clear window glazing. (ii) If additional commercial uses and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to locate these areas. (iii) Blank walls on street-fronting building façades are discouraged.	Consistent.
(b) For <i>developments</i> that also have a multi-family residential component:	
(i) Separate access to residential and commercial parking and loading.	Consistent. There is reserved residential parking adjacent to each building, as well as ample non-reserved spaces for non-residential users. Loading spaces are provided as per the bylaw requirements.
(ii) Give special consideration to the location and illumination level of exterior lighting to avoid light pollution on the residential component of the development.	Consistent. A lighting plan has been prepared that shows fixtures and design that is consistent with the guidelines.
(iii) Provide usable outdoor space for every living unit	Consistent. The amount of open space/lawn has been increased, and improvements have been made to offer additional seating and gathering spaces for residents.

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and should be coordinated 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.	Consistent. The Landscape Plan has been revised to provide additional gathering and outdoor seating spaces, increase the number of plants, and offer a more shaded streetscape with improved aesthetic and shade.
---	---

MULTI-FAMILY RESIDENTIAL (Schedule P)

This DP area is designated for the establishment of objectives for the form and character of multi-family residential *development*. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

SITE PLANNING AND BUILDING DESIGN

(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.	Consistent.
(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.	<p>As noted in the staff report, a height variance of 1 metre is proposed, to allow the full utilization of the space, with appropriate ceiling heights, and helping achieve the required energy performance (with increased depth of floor and roof packages).</p> <p>Additionally, staff are recommending a variance with respect to future non-residential parking calculations, and specifically, that this not be required. This is based on the provision of parking at the site that meets the Zoning Bylaw requirement and exceed other recent residential developments. No variance is requested for the number of spaces, rather it is to request the removal of the need to calculate the non-residential parking with each proposed change in use of a warehouse/commercial/retail unit.</p>
(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	Consistent. The proposed revised design maintains the use of balconies for residential units.
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	Consistent. The proposed redesigned Building C is a duplicate of Building A, which both offer a variety of exterior colours and features.
(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.	Consistent. Colours are muted and coordinated on the site.
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	Consistent. Exterior materials include corrugated metal, sheet metal panels, fibre-cement board, metal flashing, aluminum with tempered glass, and only limited wood trim.
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof	Consistent

colour should be generally neutral or muted in order to blend with the natural landscape.	
(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	Consistent
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	Not applicable. Roof mounted equipment is not proposed.
(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	Consistent. The revised development plans have included a request for a minor height variance, in part for a 'thicker' roof package that has improved energy performance.
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	Consistent. The revised development plan has added open/gathering space, as well as seating and streetscape improvements to enhance the opportunities for social interaction.
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.	Consistent. The revised development plans have included accessible parking spaces in close proximity to building entrances and have widened the sidewalks to improve circulation.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	Consistent
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	Consistent. Based on Zoning Bylaw Part 6, the required number of stalls is 138. Of those, 47 are underground (all under Building B), and 96 are surface.
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	Not applicable
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Consistent.
(e) Surface parking should be screened and enhanced with landscaping and berms.	Consistent. The revised development proposal has enhanced the landscaping.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Consistent. The proposal has included a snow management plan that considers the revised increased parking area.
(g) All accessible parking spaces should be located as close as possible to building entrances.	Consistent. Accessible spaces are provided near the building entrances.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	Consistent. Exterior bicycle parking is shown at each building.
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.	Consistent. The applicant has provided a Solid Waste Management Plan that indicates appropriate space for waste and recycling and provides appropriate access.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	Consistent. The revised proposal includes a lighting plan that indicates consistency with the guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	Consistent. See above
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	Consistent. See above.

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	Not applicable. The revised proposal does not impact the signage on the site. Preparation and review of the signage plan by the GM – CAPDS remains a condition of the current DP and is required prior to issuance of any sign permits.
(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	See above

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	Not applicable. The proposed revised development proposal does not impact the fencing on the site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	See above
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	See above

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.	Consistent. The proposed revised development plan provides visual interest, shade for seating areas, and variety to the streetscape.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Consistent.
(c) Properties adjacent to Highway 99 should maintain a 20-metre-wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	Consistent. The revised proposal does not impact landscaping within the 20-metre highway buffer.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Consistent. The proposed revision does not impact this aspect of the guidelines.
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to	Consistent. The proposed revision does not impact this aspect of the guidelines.

reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	Consistent.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	Consistent
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops, and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.	Consistent
(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.	Consistent
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	Not applicable. The revised development proposal does not impact trail links.

WILDFIRE PROTECTION (SCHEDULE S)

This DP area is designated for the protection of *development* from hazardous conditions, specifically protection from wildfire. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

ALL AREAS

The following guidelines apply to all areas shown on Schedule S:

(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to: (i) the distance specified in the guideline; (ii) the property line, unless permission has been granted by the adjacent property owner; or (iii) the boundary of an <i>environmentally sensitive area</i> unless clearing is carried out in accordance with the recommendations of a <i>QEP</i> and approved in writing by the municipality’s Manager of Environmental Stewardship whichever is closer.	Consistent
(b) Where the municipality receives a <i>FireSmart® Assessment</i> in respect of a property which is the subject of an application for a development permit under this section, the municipality may choose to apply, as permit conditions, the recommendations of the report instead of, or in addition to, the guidelines in this section.	Not applicable. The revised development proposal has not provided a <i>FireSmart® Assessment</i> .
(c) Where these guidelines warrant tree removal preference should be given to: (i) retaining the largest and healthiest trees; (ii) removing coniferous vegetation located closest to principal buildings; and (iii) retaining deciduous trees and vegetation.	Not applicable

HIGH RISK AREAS

In areas shown as “High Risk” on Schedule S, the following guidelines apply:

(a) New and existing coniferous vegetation within 10 metres and where practical 20 metres of principal buildings should maintain a typical spacing between tree canopies and between tree canopies and principal buildings of at least 3 metres. This can be achieved by: (i) planting/removing conifers to achieve a trunk to trunk or trunk to building spacing of 6 metres or more; or (ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a minimum 3 metre vertical and horizontal separation between tree canopies and between tree canopies and principal buildings.	Consistent. The revised development plan does not affect the wildfire mitigation requirements under the existing DP.
(b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to	Consistent. See above

logs greater than 17 centimetres wide or trees they should be trimmed to the trunk of the tree or log and in the case of trees, to a height of 2 metres.	
(c) Planting native deciduous trees and shrubs is encouraged especially in cases where coniferous vegetation has been removed.	Consistent. See above
<p>(d) Notwithstanding guideline (a) in areas shown as “High Risk” within Whistler Village, as indicated on Schedule S, the following guidelines will also apply:</p> <p>(i) Individual coniferous trees may be located within 3 metres of a building, provided:</p> <ol style="list-style-type: none"> 1. no other conifers are within 6 metres (measured from trunk to trunk) of the conifer; 2. exterior portions of the building fronting the tree’s existing and eventual canopy are clad in non-flammable materials such as stone, metal, concrete, masonry or fiber-cement; and 3. building roofing is comprised of metal, clay tile, fibre-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable. <p>(ii) To preserve coniferous landscaping in Whistler Village, as indicated on Schedule S, landscaped areas, especially landscaped areas beyond 3 metres from a building, should incorporate coniferous trees and vegetation so as to achieve an overall mix of coniferous to deciduous trees. Clusters of mature coniferous trees should be <i>spiral pruned</i>.</p>	Consistent. See above
(e) The use of bark mulch and similar organic ground cover in landscaped areas within 10 metres of buildings is discouraged.	Consistent. See above
(f) Exterior building surfaces, including deck surfacing, roofing and cladding, that is situated under, or within 6 metres of, coniferous vegetation should be non-flammable materials such as stone, metal, concrete, masonry or fiber-cement.	Consistent. See above
(g) Fire-resistant or non-flammable cladding that is consistent with mountain character (e.g., fiber-cement siding, stone, logs or heavy timbers) is encouraged. Stucco and vinyl siding are discouraged.	Consistent. See above
(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.	Consistent. See above
(i) Eaves should be closed, and vents screened with 3 millimetre wire mesh.	Consistent. See above
(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.	Consistent. See above
(k) Auxiliary buildings and fuel tanks should be located as far away from principal buildings as possible. A distance of 15 metres or more is ideal. Where a distance of 15 metres or more is impractical, guidelines in this section that apply to	Consistent. See above

principal buildings should be applied to accessory buildings.	
(l) Chimneys for wood burning fireplaces should have spark arrestors.	Consistent. See above
(m) Gutters should be made of metal.	Consistent. See above
(n) Cladding should be free of gaps and holes and separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance.	Consistent. See above