

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 offers details to indicate how the proposal complies.

(a) The Whistler Village Design Guidelines attached as Schedule T.	See Schedule T review below.
(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.	It is not expected that any work will be completed between July 1 and September 5 of any year. Any construction work will be coordinated and completed to minimize impacts to Olympic Plaza and the Village Stroll. Staff recommend that issuance of the DP is subject to receipt of a construction site management plan to the satisfaction of the General Manager of Climate Action, Planning and Development Services.

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.	This project will refresh the roof, building materials, colours and decorative elements to bring the buildings back to a high standard of urban design.
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.	A component of the renovation is to convert an existing open pergola-type roof to a closed asphalt roof over the upper-level walkway connecting the two buildings for improved weather protection for guests.
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.	This objective will be maintained.
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.	This project will improve the texture of building facade by refreshing paint colour, improving the breezeway design elements, and completing repairs to renew the building.
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 breezeway area renovations will provide an improved open space amenity to the building's users (e.g. resort visitors to a tourist accommodation building).
6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and sunlight in public spaces.	This project does not change views and sunlight received in public spaces.
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 north building's proposed Spruce Green colour is seen in nearby portions of buildings such as the centre of Eagle Lodge, trim colour on Marketplace buildings, Clock tower on Eagle Lodge, the trim on the Delta Hotel, Olympic Plaza washroom mural and the street trees in Olympic Plaza, such that this colour is part of a cohesive village design scheme.

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.	Overall character and images of the building will remain as is. Elements of west coast architecture will not be changed.
9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.	Repairs will improve the buildings resilience against extreme climatic conditions. All proposed building materials are suitable for the Whistler climate.
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.	No landscape changes are proposed.
11. Create a fully accessible and inclusive built environment.	Building access is not altered. A component of the renovation is to convert an existing open pergola-type roof to a closed asphalt roof over the upper-level walkway connecting the two buildings for improved weather protection for guests.

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:

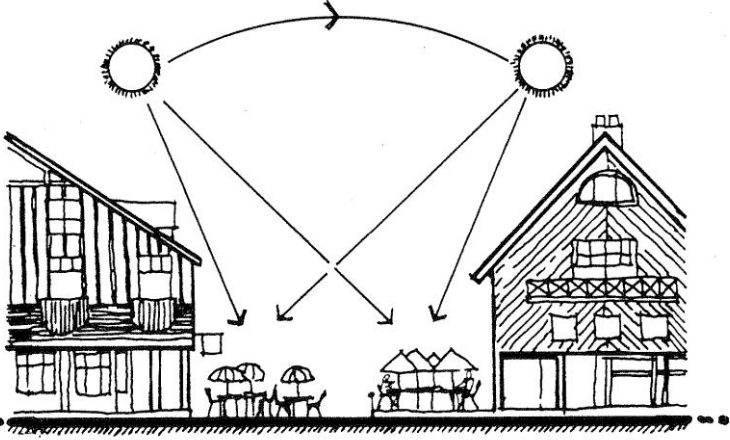
1. the overall Village development context, scale, structure and organization;	No changes proposed to siting, form or massing.
2. adjacent development;	Not applicable.
3. pedestrian and vehicular access and circulation;	Not applicable.
4. topography;	Not applicable.
5. geology or soil conditions;	Not applicable.
6. hydrology, drainage and floodplain considerations;	Not applicable.
7. vegetation;	Not applicable.
8. views and view corridors;	Not applicable.
9. solar and micro-climatic considerations; and	Not applicable.
10. seasonal response and snow management.	A roof snow shed report has been provided per application submittal requirements.

Encroachments onto public lands beyond the property line should be noted on the drawings and considered by the municipality at an early design stage.

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>	Not applicable.
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<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>2. 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>3. 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>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>Not applicable. There is no change to building volumetrics or landscaping.</p>
<p>4. 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>

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>Not applicable.</p>
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Drainage

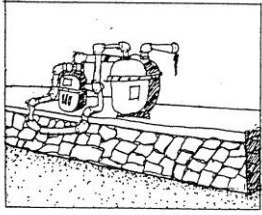
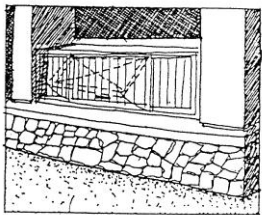
The very heavy snowfalls and precipitation of the Whistler area require special attention to drainage.

<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>Repairs will be made to roof gutters to improve collection of run off.</p> <p>A new downspout is proposed off of the North building corner on the west side of the building that will be directed into a landscape planter.</p>
<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>	<p>Not applicable.</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</p>	<p>Not applicable.</p>

<p>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 style="display: flex; justify-content: space-around; align-items: center;">   </div>	
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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, 2015” (Zoning Bylaw) 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 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>Not applicable.</p>
<p>3. Driveways</p> <p>Refer to Zoning Bylaw for permitted driveway gradients.</p>	<p>Not applicable.</p>
<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 Bylaw 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>	<p>Not applicable.</p>

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</p>	<p>Not applicable.</p>
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<p>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>	
<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>	<p>Not applicable.</p>
<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>	<p>Not applicable.</p>
<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> <p>Street amenities should be placed in areas that do not impede pedestrian movement, maintenance, or winter snow clearing.</p>	<p>Not applicable.</p>
<p>5. Surface treatment</p> <p>Unit paving, to the municipal standard, is the predominant surface treatment on the pedestrian mall.</p> <p>In some places, a mixture of surface types can be interesting and effective in modulating the scale of a space.</p> <p>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.</p>	<p>Not applicable.</p>
<p>6. Stairs and ramps</p> <p>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.</p> <p>Exterior steps should be wider and shallower than those used within buildings, so the tread can accommodate the size of a ski boot.</p>	<p>Not applicable.</p>

Landscaping

<p>1. Landscape standards</p> <p>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.</p> <p>A landscape security deposit may be required.</p>	<p>Not applicable.</p>
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<p>2. Integration and coordination</p> <p>Landscaping is a major, integral part of project design, and planting should be substantial to emphasize the natural setting.</p> <p>Preserve and protect existing vegetation, especially significant trees wherever appropriate. Replant and re-landscape areas that have been cleared.</p> <p>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.</p> <p>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.</p> <p>Incorporate managed “higher impact” planting with texture and bold colour in the central pedestrian mall area.</p> <p>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.</p> <p>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.</p> <p>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>	<p>Not applicable.</p>
<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</p>	<p>Not applicable.</p>

<p>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>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>Provide drip irrigation for hanging planters. Irrigation lines should be concealed.</p>	Not applicable.
<p>6. Landscape elements</p> <p>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.</p> <p>Special features such as public art, fountains, water, exterior display kiosks, flags, banners and graphics are encouraged provided they contain no commercial message.</p>	Not applicable.

Lighting

<p>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.</p>	Not applicable.
<p>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.</p>	Not applicable.
<p>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, where downward lighting cannot be accommodated, if light pollution is minimized.</p>	Not applicable.
<p>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.</p>	Not applicable.
<p>Use shut-off controls, such as sensors and timers.</p>	Not applicable.
<p>Light standards should be of the municipal Village standard.</p>	Not applicable.
<p>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.</p>	Not applicable.

Signage

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

<p>Carefully coordinate the design and placement of signs with the architectural elements of the façade and</p>	<p>One new building identification sign is proposed in a location that is coordinated</p>
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associated storefronts to complement, not obscure, architectural details.	with the architectural elements of the façade. A Sign Permit will be required.
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, materials and individual mounting brackets to create interest and individual business expression.	
All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged.	This will be ensured through the required Sign Permit.
Lighting fixtures should be high quality, unobtrusive fixtures. Electrical conduits should be concealed.	Not applicable.
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.	This will be ensured through the required Sign Permit.

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.	Not applicable.
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.	There is no change to the building form and massing. In conjunction with the existing building form, the proposed location of colour on the building will help to break up the building massing.
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".	Facade design does not change. The existing building has ground floor commercial on all sides, and the building repainting and envelope renovations will refresh all sides of the building.

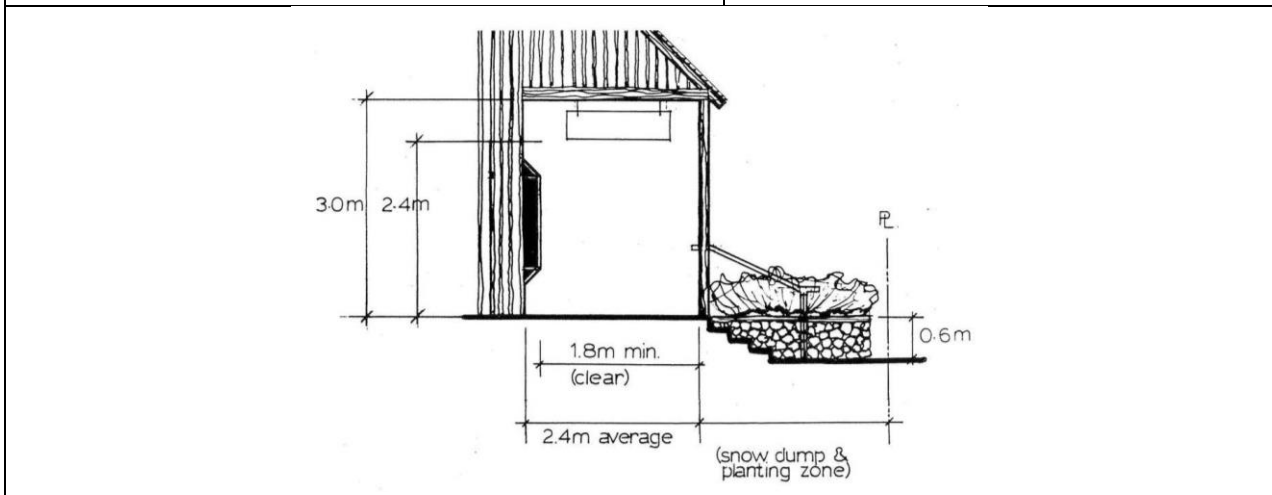
Pedestrian Level Design

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.	The upper floor walkway connecting the north and south Tyndal Stone Lodge buildings will become covered with a roof providing improved weather protection for visitors.
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.

<p>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.</p>	<p>Not applicable.</p>
<p>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</p>	<p>Not applicable.</p>
<p>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.</p>	<p>Not applicable.</p>



2. Inviting building entrances and storefront access

<p>Building entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both sides.</p>	<p>There is no change to location of existing building entrances. The building façade itself will be more inviting through this project with new shingled treatment to stucco exterior wall, concealing of downspouts, new building identification sign and replacement of decorative rafters to match original condition.</p>
<p>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.</p>	<p>There is no change to location of existing building entrances.</p>
<p>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.</p>	<p>No encroachments proposed.</p>

3. Façade design requires variety, scale and modulation while achieving visual harmony

<p>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.</p>	<p>One new building identification sign is proposed in a location that is coordinated with the architectural elements of the façade.</p>
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<p>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.</p>	<p>Degraded rafter decorations above storefronts will be replaced as new, which will be an improvement to the quality of storefronts.</p>
<p>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.</p>	<p>Not applicable.</p>

4. Consider outdoor displays

<p>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.</p>	<p>Not applicable.</p>
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UPPER FLOOR DESIGN

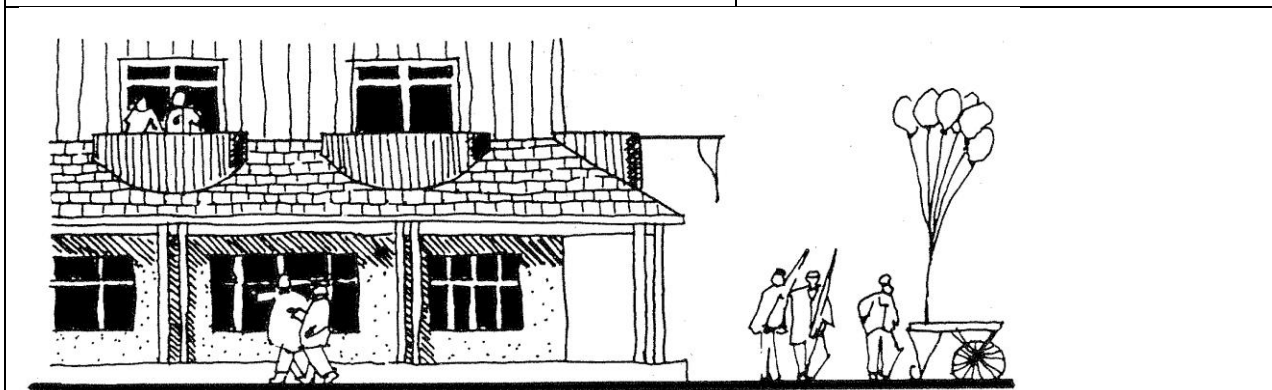
The design of the upper façade of buildings is important to the scale and texture of the Village. The building faces are envisioned as a rich collection of varied yet harmonious façades, adding interest, scale and rhythm to the Village.

1. Use façade elements to reflect “Village scale”

<p>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.</p>	<p>Upper floor pedestrian walkway will be repaired and restored while maintaining original architectural detailings.</p>
<p>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.</p>	<p>There is no change to the building form and massing. In conjunction with the existing building form, the proposed location of colour on the building will help to break up the building massing.</p>

2. Every living unit should have a spot to catch the sun

<p>Decks, balconies and porches are strongly encouraged, as they provide sunny usable outdoor space and add life and interest to the street.</p>	<p>Not applicable.</p>
<p>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.</p>	<p>Not applicable.</p>
<p>Decks and balconies should consider proper detailing to minimize snow catching, interior leakage, water staining and improper runoff.</p>	<p>Not applicable.</p>




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.

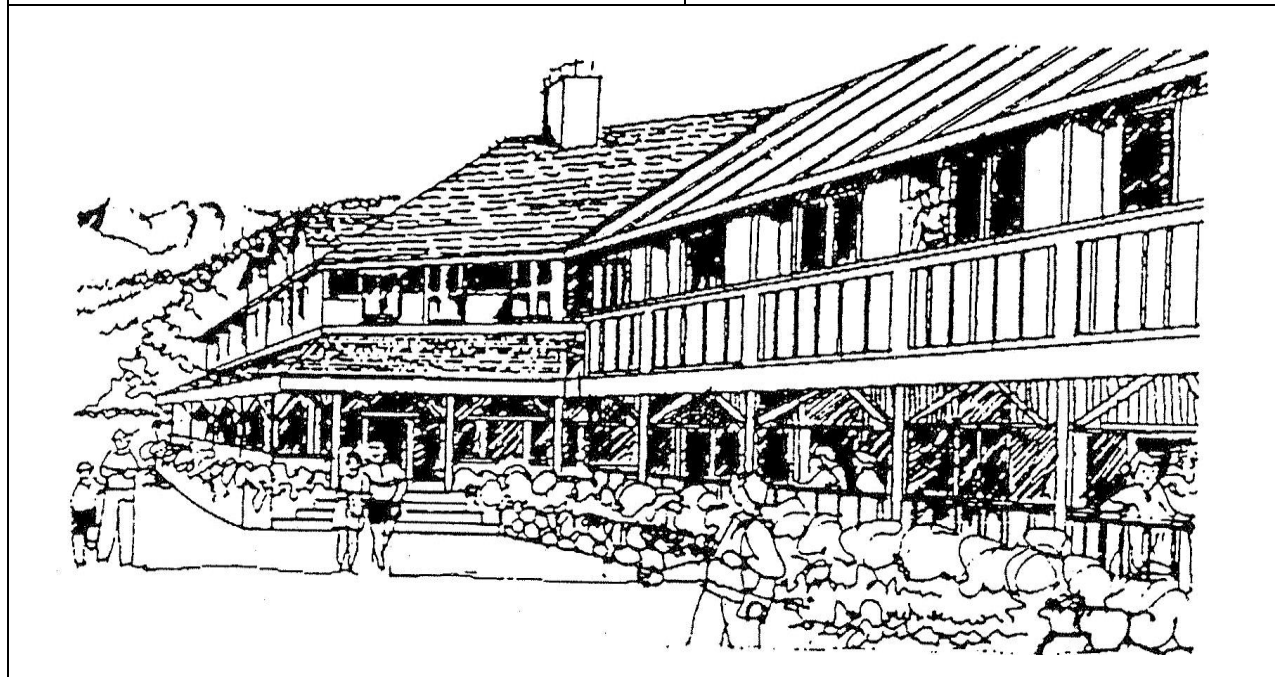
The skyline of the Village is conceived as a unified composition of sloping roofs in a limited variety of materials and colours.

1. Roof form should be modulated

<p>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 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.</p>	<p>No change to roof form.</p>
	

2. Roofs should have sloped appearance and sufficient overhangs

<p>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.</p>	<p>Not applicable.</p>
<p>Roof overhangs should be sufficient to protect the building fascia from rain and snow</p>	<p>Not applicable.</p>



3. Fully coordinate roofs of connected and adjacent buildings

<p>Consider coordination with adjoining eaves, peaks, gables and slopes.</p>	<p>Not applicable.</p>
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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.
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4. Flat roof design

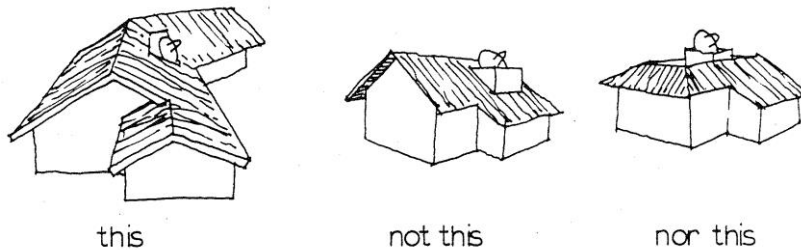
All flat roofs should incorporate a neutral or muted coloured roof membrane or roof aggregate.	Not applicable.
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5. Roof materials and colour

Roof materials should be of high quality and architectural dimension and texture, and sufficiently durable to withstand Whistler's harsh climate.	The proposed roof material for the North Building is a hidden-fastened double fold roll-formed standing seam metal roof over a full waterproof underlay. Snowbars will be added to the roof to match the South Building.
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.	North Building proposed roof colour is weathered zinc. Chosen to match the colour of the South Tyndal Stone Lodge building. This is a neutral colour.
All roof flashing materials should be pre-finished metal to match roof colour.	Roof flashing materials will match roof colour.
All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).	Chimneys are currently clad in stucco and this will be changed to metal in colour weathered zinc to match the roof colour.

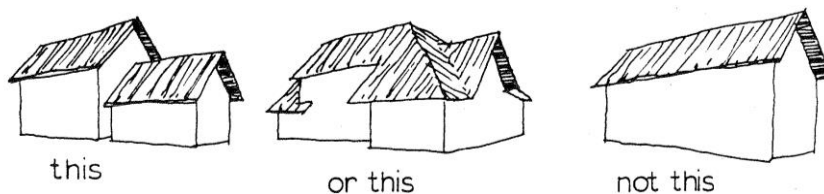
6. Conceal roof mounted equipment

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.	Not applicable.
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.



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.



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

<p>All building materials are to be sufficiently durable and detailed to withstand Whistler’s harsh climate.</p>	<p>Roof: North building roof is fastened metal panel roof that is currently causing leaks into the building. New roof is expected to be much improved with 20-40 years of service and little maintenance.</p> <p>Cladding: there is no changes proposed to building materials used for cladding. Where shown on the plans, building materials will be repaired to match existing.</p>
<p>Primary exterior materials include stone, wood, stucco and architectural concrete.</p> <p>Other materials may be acceptable subject to particular technical and design justification that meets the objectives of the Building Materials guidelines.</p>	<p>Not applicable.</p>
<p>(a) Stone</p> <p>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.</p>	<p>Not applicable.</p>
<p>(b) Wood</p> <p>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.</p> <p>Plywood or particle board is not acceptable as exterior cladding.</p>	<p>Not applicable.</p>
<p>(c) Stucco</p> <p>Stucco should be acrylic based and incorporate an acrylic (as opposed to painted) finish.</p> <p>Stucco should incorporate heavy reveals and expansion joints. Stucco should be protected from weather exposure by deep overhanging eaves.</p> <p>Stucco is acceptable for large areas, only where it is combined with heavy timber, wood or stone detailing.</p>	<p>Not applicable.</p>
<p>(d) Concrete</p> <p>Exposed concrete should be trowel finished, heavily ribbed, textured or bushhammered; unfinished exposed concrete and exposed standard concrete block are not acceptable.</p> <p>Seal all finished concrete.</p>	<p>Not applicable.</p>

2. Windows

<p>Reflective or heavily tinted glass is not permitted</p>	<p>Not applicable.</p>
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BUILDING COLOUR

<p>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 harmony and character. Building colours should also be complementary to neighbouring buildings.</p>	<p>Proposed Spruce Green colour is based on a blue spruce tree commonly seen in Whistler’s environment. Similar and complementary colours are found in neighbouring buildings such as the trim on the Marketplace buildings, mural on Olympic Plaza washrooms, street trees in Olympic Plaza and the clock tower on Eagle Lodge.</p>
<p>Colour schemes should accent the architectural detailing of the building.</p>	<p>Spruce Green is proposed to be used as the primary background colour. Existing colours on architectural detailing’s will not be changed.</p>
<p>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.</p>	<p>No changes proposed.</p>
<p>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.</p>	<p>Not applicable.</p>
<p>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.</p>	<p>Proposed colours are consistent with the Whistler Village Colour Guide.</p>

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

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

<p>Provide vestibule (double door) entrances.</p>	<p>Not applicable.</p>
<p>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.</p>	<p>Not applicable.</p>

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 	No changes proposed.
<ul style="list-style-type: none"> • Improvements in ease of access to stores 	No changes proposed.
<ul style="list-style-type: none"> • Improvements in storefront visibility, life, colour and interest 	The proposed building colours will refresh the building, complement the architectural features and form of the building, complement neighbouring buildings and be consistent with the Whistler Village Colour Guide.
<ul style="list-style-type: none"> • Changes to the base of buildings and improvement of the building connection to the land 	No changes proposed.
<ul style="list-style-type: none"> • Entrance improvements (e.g., shelter, welcoming, personality) 	No changes proposed.
<ul style="list-style-type: none"> • Preservation or creation of intimate, close-up views 	No changes proposed.
<ul style="list-style-type: none"> • Preservation or creation of distant mountain views 	No changes proposed.
<ul style="list-style-type: none"> • Improvements in solar access, brightness, colour and delight 	The proposed building colours will refresh the building, complement the architectural features and form of the building, complement neighbouring buildings and be consistent with the Whistler Village Colour Guide.
<ul style="list-style-type: none"> • Improvements to the landscape 	No changes proposed.
<ul style="list-style-type: none"> • Accessibility improvements 	A component of the renovation is to convert an existing open pergola-type roof to a closed asphalt roof over the upper-level walkway connecting the two buildings for improved weather protection for guests.

2. Modification of roof forms

<ul style="list-style-type: none"> • Forms better suited to mountain shapes and views 	No changes proposed to roof form.
<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 	No changes proposed.
<ul style="list-style-type: none"> • Windows and balconies that are direct and well-shaped 	No changes proposed.
<ul style="list-style-type: none"> • Surface colours and textures that catch the light and are not dull 	The proposed building colours will refresh the building, complement the architectural features and form of the building, complement neighbouring buildings and be consistent with the Whistler Village Colour Guide.
<ul style="list-style-type: none"> • Façades that are weather resistant 	The proposal meets this guideline.

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.	No changes proposed to roof form.
Snow and drainage from roofs should not be dumped onto adjoining streets or properties.	No snow or draining from roofs is expected to be dumped onto adjoining streets or properties. New downspouts drain into existing landscape planters on the property.
Snow should be positively shed or positively retained. Snow diverters or snow retainers should be designed as an integral part of the roofscape.	Additional snow bars will be added to the north building's roof as part of the roof reconstruction. These will be designed to match the south buildings roofscape.
Fully protect building entrances and pedestrian routes from snow shed and ice accumulation utilizing dormers, angled roofs, canopies or other means.	No changes are proposed to building entry roofs or covered pedestrian walkways. New closed roof for upper level walkway between buildings will improve weather protection.
Snow dump areas should not be accessible to pedestrians.	No changes are proposed to existing snow dump areas.
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.	Upper walkway roof uses heavy duty eaves troughs to drainage. Being that this is a small roof this should be sufficiently durable for managing drainage.