

COMMERCIAL/INDUSTRIAL DEVELOPMENT PERMIT GUIDELINES

- designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial development

SITE PLANNING BUILDING DESIGN

(a) Position buildings on the site to create a defined street edge common to attractive commercial areas.	The building creates a defined street edge to the maximum extent possible with the front face of the building aligned to the boundary of the B.C. Hydro right of way, which extends across the site, and includes landscaping treatment.
(b) Mass and scale of development should fit with the surrounding neighbourhood character and mountain resort community character	The proposed industrial building has been designed to coordinate and complement the existing first phase of development. The mass and scale of the proposed building are in keeping with the adjacent buildings.
(c) Minimize the overall mass appearance of any one building.	The proposed building will minimize the overall massing and appearance of the existing phase I building, which was designed in anticipation of a future building to be constructed in front of it.

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:	The building articulation and facade treatment reflect the combined consideration of the first phase and adjacent buildings with the requirements of Canada Post for loading, door placement and type on the east elevation, window placement to provide natural light to the planned staff areas, and articulation to the south wall.  The natural colour scheme continued from Phase 1 uses mid brown as the main colour for the concrete panels, with warm accent colours. The covenant on title in favour of the adjacent golf course requires that the rear wall of the first phase building be either brown or dark green; brown was chosen with the appropriate accent colours.  The entrance to the building is along the east (front) elevation, using Canada Post’s standard door requirements. The doors are clearly identified and enhanced with a continuous
(i) Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.	
(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.	
(iii) Entrances to buildings should be clearly identifiable from sidewalks and other public areas.	
(iv) Integrate balcony and terrace areas as appropriate to building uses.	

	<p>covered sidewalk along the entire front of the building which contributes to the street presence referenced earlier</p> <p>No balcony or terrace areas are proposed.</p>
(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	<p>Similar to Phase I, the materials selected were deliberately robust because of the industrial warehouse use anticipated for all buildings on this site. Insulated prefabricated concrete panels are proposed to achieve a durable finish for both the interior and exterior of the building while meeting the insulation requirement for energy codes for the building.</p>
(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.	<p>The flat roof will be structurally engineered to retain snow during the winter. The roof will be non-reflective and insulated to meet ASHRAE requirements. The structural steel canopy will span across the front of the building to provide weather protection for the three points of access as well as the high level of activity anticipated along the entire building frontage.</p> <p>The height of the single storey building permits the existing building's articulated second storey roof elements to be visible from the street, thereby maintaining an interesting roof scape.</p>
(d) Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.	<p>The proposed roof colour is neutral and consistent with both the existing building onsite and the design covenant registered on title. The roof flashings are a weathered zinc colour, which match the building in the first phase, and decorative features over the windows provide further articulation and are constructed from the same materials used for the canopies on the first phase building to maintain the established industrial theme.</p>
(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.	<p>The roof will be designed to allow for proper and adequate drainage through roof drains complete with rain water leaders connected to the storm system.</p>
(a) 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	<p>The functional needs of persons with disabilities are addressed with accessible parking and let downs at the sidewalk. There are no stairs or other obstructions in the path of travel to the public access. The main entrance door will have</p>

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.	automatic power operators to facilitate barrier-free access. The operations area is also accessible for any Canada Post staff. Slopes throughout the site are designed to be less than 5%. The sidewalk from the street is relatively flat with no steps or trip hazards and connects to an identified let down at the edge of sidewalk extending along the front of the building.
(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.	No impact to existing trail connections are anticipated.

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.	As this is an industrial site, to allow for efficient traffic circulation an independent access point for loading is being proposed.
(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.	Screening of surface parking has been incorporated while also proposing to meet the BC Hydro guidelines for the frontage of the site, which lies within the Hydro right of way.
(c) Provide adequate space to accommodate snow storage and drainage from parking areas.	Adequate snow storage and drainage has been provided.
(d) Locate all accessible parking spaces as close as possible to building entrances.	Accessible parking spaces are sited near building entrances.
(e) Provide adequate bicycle parking facilities on-site and within buildings where appropriate.	Bicycle parking facilities are provide on-site at the front of the proposed 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.	The solid waste storage has been integrated and designed to be contained within the building.

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.	Outdoor lighting has been designed for safe pedestrian passage through parking lot lighting and building mounted lighting around the perimeter.
(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.	Illumination levels have been reviewed and provide sufficient intensity for safe pedestrian movement. No coloured lighting is proposed.
(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.	Acceptable full cut-off lights are proposed.

SIGNAGE

(a)	Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.	The proposed signage is preliminary in nature, however, more details are required respecting sign area and materials. Given the applicant's interest to obtain development and building permits to commence construction this year, staff recommend further details regarding the proposed signage be prepared and submitted for approval by the General Manager of Resort Experience prior to the installation of any signs.
(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.	Please 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	Please see above.

conduits should be concealed behind fascia.	
(d) Signs may support intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.	Please 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.	Please 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, as no additional fencing is proposed.
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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> .	Not applicable. This parcel lies beyond the 20 metre highway buffer.
(b) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Not applicable, the subject property is a previously disturbed site.
(c) Landscaping, tree plantings and screening methods should be used to:	The proposed landscaping meets these screening guidelines. The lot will have a minimum 10% landscaped area in addition to the providing a buffer area to separate land uses and provide a visual screen from the Valley trail and Nesters Road.
(i) screen surface parking lots	
(ii) screen surface storage areas	
(iii) screen blank building façades; and	
(iv) provide buffers between other adjacent land uses.	
(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.	Not applicable.

(e) Landscaping and screening elements should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	The planting list includes vegetation suited to Whistler's climate.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.	Suited to the local climate, the landscape plan includes plant species that are native and native-like.
(g) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	Not applicable.