

WHISTLER VILLAGE

- designated for revitalization of an area in which a commercial use is permitted; and
- designated for the establishment of objectives for the form and character of commercial or multi-family residential *development*

(a) The Whistler Village Design Guidelines attached as Schedule T.	See review of Whistler Village Design Guidelines 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 recommended that a condition in included on the permit to require that outdoor construction and 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.

WILDFIRE PROTECTION

designated for the protection of *development* from hazardous conditions; specifically protection from wildfire

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

<div> (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: <div> <div>(i) the distance specified in the guideline;</div> <div>(ii) the property line, unless permission has been granted by the adjacent property owner; or</div> <div>(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</div> </div> <div>whichever is closer.</div> </div>	Noted.
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<p>(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.</p>	<p>Not applicable.</p>
<p>(c) Where these guidelines warrant tree removal preference should be given to:</p> <ul style="list-style-type: none"> (i) retaining the largest and healthiest trees; (ii) removing coniferous vegetation located closest to principal buildings; and (iii) retaining deciduous trees and vegetation. 	<p>No trees are proposed to be removed.</p>

HIGH RISK AREAS

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

<p>(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:</p> <ul style="list-style-type: none"> (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. 	<p>The existing coniferous vegetation adjacent to the eastern side of the building does not meet the required ‘High Risk’ separation between the tree canopies and the existing building.</p> <p>The shaft for the exhaust venting is the only building addition that is proposed within proximity to the existing vegetation.</p> <p>As the site is located in the Whistler Village, the spacing of existing coniferous vegetation is further discussed in item (d) below.</p>
<p>(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</p>	<p>Noted.</p>

attached to 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.	No tree removal or new planting is proposed.
<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>	<p>No new conifers are proposed within 3 metres of the buildings.</p> <p>Some existing conifers are located alongside the eastern side of the building, near the location of the proposed new shaft for the mechanical venting. The proposed shaft addition to this area will have a stucco finish to match the existing building. Stucco is fire-resistant, and all other external elements of the shaft and exhaust vent are metal.</p> <p>The existing conifers are separated from any other areas of dense vegetation, and serve as an important visual treatment to the eastern wall of the building, and are proposed to be retained.</p> <p>There are no changes to the building roof or other parts of the siding that front the coniferous vegetation. In this instance, the proposal is considered to meet the guidelines.</p>

(e) The use of bark mulch and similar organic ground cover in landscaped areas within 10 metres of buildings is discouraged.	No bark mulch is proposed within 10 metres of the building.
(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.	<p>The eastern wall of the building is located within 6 metres of existing conifers. The existing conifers serve as an important visual treatment to the proposed extension.</p> <p>The proposed shaft addition on the eastern side will have a stucco finish to match the existing building. Stucco siding provides fire-resistance, and all other external elements of the shaft and exhaust vent are metal.</p>
(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.	<p>The storefront alterations include brick construction, with glass windows using wood trim to match the existing materials. This area is not in proximity to any coniferous vegetation.</p> <p>The proposed shaft addition on the eastern side will have a stucco finish to match the existing building. All other external elements of the shaft and exhaust vent are metal.</p> <p>Provided that the extent of building addition on this side is limited to an exhaust vent shaft, and no additional occupied space is created, stucco is considered acceptable for siding material in this instance.</p>
(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.	No new windows in doors in proximity to vegetation.
(i) Eaves should be closed and vents screened with 3 millimetre wire mesh.	Not applicable.
(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.	No above ground balconies or decks are proposed.
(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 principal buildings should be applied to accessory buildings.	No auxiliary buildings or fuel tanks are proposed.
(l) Chimneys for wood burning fireplaces should have spark arrestors.	No new wood burning chimneys proposed.
(m) Gutters should be made of metal.	No changes to roofs or gutters proposed.

(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.	The proposed cladding does not include any holes or gaps, and the area of siding closest to the ground is a brick construction.
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SCHEDULE T

Objectives

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

1. Maintain the high standard of urban design, architecture and landscape architecture, which is the trademark of the Village and the basis for its success with visitors.	The proposed storefront alterations are designed to match the existing design, and will contribute to the high standard of urban design and architecture of the Village.
2. Consider that Whistler is a year-round destination resort. Respond to the existing and future needs and interests of a broad range of visitors and residents through the four seasons.	The proposed storefront alterations support the proposed extension of food and beverage uses through the ground floor of the building, and will not detract from Whistler’s identity as a year round destination.
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.	The proposal permits the development of the ground floor of the building for expanded food and beverage use, which will provide further activation to the ground level of this building.
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.	The proposed storefront alteration ‘flatten’ some parts of the building façade where the existing doors will be removed. The proposed ground floor façade will still have 3 separate modules each stepped out from the previous. The ground level planters and pedestrian entrance roof provide additional variety to the façade.
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 existing covered pedestrian walkway along the building frontage will be retained. This contributes to the success of the outdoor areas as part of Whistler’s user friendly areas.
6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and sunlight in public spaces.	The proposed storefront alterations and new exhaust shaft do not impact the mountain views or access to sunlight 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 colours and materials used for the proposed storefront alterations and new exhaust shaft are to match the existing building to maintain the village character. The exposed brick walls for the frontage are retained as a key feature of the ground floor of this building. The form and scale of the building remains consistent with the existing character of Whistler Village.
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.	The proposal aims to re-use the existing bricks for the infilled areas of wall where possible. The window design is proposed to match the existing building. The materials and architectural design remain consistent with character of the village.
9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.	The proposed materials will be of a weather resistant construction and will not be impacted by the climate conditions in the area.
10. Provide substantial landscape planting throughout the Village that links to the mountain environment and creates seasonal variety in colour and texture. Manage this landscape over time to complement the built environment.	The proposal seeks to retain the existing landscaping along the frontage and eastern end of the building. The existing landscaping is consistent with the mountain environment and includes seasonal varieties to increase interest.
11. Create a fully accessible and inclusive built environment.	The proposed storefront alterations do not negatively impact the accessibility or inclusivity of the site.

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;	The proposed storefront alterations increase the gross floor area of the building by 6.1 square metres. This remains within the total gross floor area permitted by the zoning and is consistent with the overall scale of the existing development. The building form is consistent with the overall form of Whistler Village.
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2. adjacent development;	The proposed storefront improvements are within the already developed areas of the site and do not impact adjacent development. The proposed mechanical shaft on the eastern side of the building is designed to match the finish of the existing building and is screened via existing vegetation.
3. pedestrian and vehicular access and circulation;	The proposed works reduce to number of entrance doorways from four to two. The two proposed entrances will be in prominent locations that are easily identifiable. The proposed works to not restrict pedestrian movement along the frontage of the site. The operable windows are sliding windows as to not open into the pedestrian pathway.
4. topography;	The impacted area has already been developed, and the proposed works do not impact the existing topography of the site.
5. geology or soil conditions;	The impacted area has already been developed. Geology and soil conditions are not expected to be impacted.
6. hydrology, drainage and floodplain considerations;	The impacted area has already been developed. Hydrology, drainage and floodplain are not expected to be impacted.
7. vegetation;	The building has already been developed. The proposed scope of works does not include removal of any significant vegetation or impact to the existing planters along the frontage.
8. views and view corridors;	The upper part of the new exhaust venting shaft will be visible from the village stroll north of the proposed works. The shaft has been designed to be as small and simple as feasible to minimise the impact on views from the Village Stroll. The storefront alterations will not impact significant views within and from the village.
9. solar and micro-climatic considerations; and	The proposed frontage works and new exhaust ventilation shaft will not impact the solar and climatic considerations for adjoining buildings or adjacent areas.
10. seasonal response and snow management.	The proposed development will not impact snow management for the site or surrounding area.

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> <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>The proposed storefront alterations do not impact the accessibility of the pedestrian areas. An accessible route to the new doorway exists from the western end of the building frontage. The combined tenancy will provide accessible access to the Bar Oso part of the building, which is currently only accessed via stairs.</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>The proposed storefront alterations include a number of operable windows that overlook the existing planters and village stroll. These will help to activate the area and to reinforce social activity and interaction in the area.</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</p>	<p>With the exception of the ventilation shaft, the roof form of the building is not modified as part of this proposal. The proposed development does not impact solar access to the surrounding areas.</p>

<p>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>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>The upper parts of the proposed ventilation shaft will be visible from the village stroll north of the subject site. The upper part of the shaft will be visible when pedestrians are looking towards Whistler mountain, as described in View Sequence 1 of the Whistler Village View Protection Guidelines. The shaft has been designed to be as small and simple as feasible to minimise the impact on views from the Village Stroll. The simplified treatment of the exhaust shaft minimises the visual impact from the Village Stroll to the north of the parcel.</p>

Servicing Infrastructure

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

1. Locate and design unobtrusive service bays and loading

<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>No changes to the service bays and loading areas are proposed as part of this development.</p>
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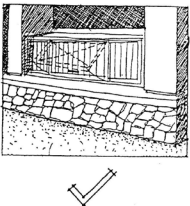
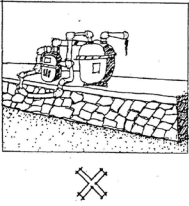
2. Design durable service bays

Select materials to withstand wear and tear. Design service bay entries to prevent ice and snow build-up.	No changes to the service bays and loading areas are proposed as part of this development.
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3. Provide adequate solid waste storage

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).	No external changes to Solid Waste storage as part of this proposal.
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4. Minimize the visual impact of utilities

<p>Confirm locations at an early stage of the design process and locate utilities such as transformers, condensers and utility meters outside the viewscape of the pedestrian realm, or screen with planting or other landscape features.</p> <p>Incorporate fire hose connections and utility meters directly into exterior building walls to avoid damage from snow clearing.</p> <div></div>	<p>The proposed new exhaust ducting will be housed entirely within a shaft up the eastern side of the building. The majority of the lower section of the shaft is screened by established vegetation. The shaft will be finished to match the existing wall of the building, and has designed to be as small and simple as feasible to minimise the impact on views from the Village Stroll.</p>
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Site Design

Pedestrian Mall

<p>1. Create variety and continuity of interest at ground level</p> <p>The pedestrian experience includes stopping, sitting, looking, strolling, as well as walking with directness to distant destinations. As such, the pedestrian system should have variation in width and character. There should be small places for sitting, as well as larger gathering places for groups of people with potential to accommodate street entertainers and small events. Pedestrian</p>	<p>The existing covered pedestrian path along the frontage of the building will remain. The proposed works contribute to a varied and interesting ground level, and does not inhibit the movement of pedestrians.</p>
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<p>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>The proposed development does not change the pedestrian walkways within the village. The proposed exhaust ventilation shaft will be visible from the Village Stroll north of the site. The shaft has been designed to be as small and simple as feasible to minimise the impact on views from the Village Stroll.</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>The proposal does not impact the public seating areas in the village, but does provide additional restaurant seating that overlooks the Village Stroll.</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>The proposal does not impact amenities such as waste containers and ski/bicycle racks in the village.</p>
<p>5. Surface treatment</p> <p>Unit paving, to the municipal standard, is the predominant surface treatment on the pedestrian mall.</p>	<p>The proposed development does not modify the surface treatment to the pedestrian pathway along the frontage of the site.</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>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>No new stairs or ramps are proposed. The existing ramped access along the frontage of the building is covered. The central stairs are also covered, though the eastern stairs No changes to the stairs or ramp are proposed.</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>All areas of existing landscaping are proposed to be retained.</p>
<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</p>	<p>All areas of existing landscaping are proposed to be retained. No changes to the existing planters are proposed.</p>

<p>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>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</p>	<p>All areas of existing landscaping are proposed to be retained. The existing planters at the front of the building will be retained and maintained.</p>

<p>be drained through weep holes in walls creating surface water flow over pedestrian areas.</p>	
<p>4. Plants and planting</p> <p>Use plant species suited to the local climate, which require minimal irrigation and provide dynamic seasonal interest.</p> <p>A mix of evergreen and deciduous trees is required. Planting used for screening must be primarily coniferous. Understory plants are required to add to the seasonal variety of colour and texture. Spring, summer and fall floral displays are encouraged in feature areas. Lawn is acceptable, if it works well in response to social use.</p> <p>Trees should have minimum size for immediate effect. Deciduous trees should be a minimum of 75 millimetres (3 inches) caliper and 3.6 metres (12 feet) height. Conifer trees should be a minimum of 2 metres height. Deciduous trees greater than 100 millimetres (4 inches) caliper and conifer trees greater than 5 metres height are not advised.</p> <p>Trees should have sufficient soil volume and depth for long-term health consistent with BCSLA/BCNTA standards.</p> <p>Plants located in snow dump areas should be sufficiently durable to survive the effects of snow dump.</p>	<p>All areas of existing landscaping are proposed to be retained.</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>	<p>All areas of existing landscaping are proposed to be retained. No changes to irrigation are proposed.</p>
<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</p>	<p>All areas of existing landscaping are proposed to be retained. The existing planters at the front of the building will be retained and maintained.</p>

<p>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>	
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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> <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> <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> <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> <p>Use shut-off controls, such as sensors and timers.</p> <p>Light standards should be of the municipal Village standard.</p> <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>	<p>The proposal includes new downlights within the new soffit for the covered walkway. Staff suggest that final specifications are required to demonstrate that the proposed soffit lighting meets the requirements of the Whistler Village Design Guidelines.</p>
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Signage

<p>Well-executed and creatively designed signage of durable, high quality materials is an important component of the Village visual interest and character.</p> <p>Carefully coordinate the design and placement of signs with the architectural elements of the façade and associated storefronts to complement, not obscure, architectural details.</p> <p>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.</p> <p>All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged.</p> <p>Lighting fixtures should be high quality, unobtrusive fixtures. Electrical conduits should be concealed.</p> <p>Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the associated building. All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.</p>	<p>No new signage proposed as part of this Development Permit.</p>
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Building Design

Building Character and Scale

<p>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.</p> <p>Buildings are usually restricted to 3.5 storeys or less. Higher buildings should be stepped back or otherwise respond to pedestrian scale.</p> <p>Consider a large building as a series of smaller modules; the objective is to create a street scene</p>	<p>The scale and massing of the building are not significantly altered by the proposal. The storefront alterations ‘flatten’ some parts of the building façade where the existing doors will be removed. The proposed ground floor façade will have 3 separate modules of façade wall, each stepped out from the last. The proposed window designs for the combined tenancy differ from the existing windows at Araxi, which will help provide differentiation</p>
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<p>with significant texture in building façades, rather than long buildings featuring a single design idea.</p> <p>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”.</p>	<p>between separate modules of the façade. The inclusion</p> <p>The ground level planters and pedestrian entrance roof provide additional variety to the façade.</p>
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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

<p>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.</p>	<p>The existing covered pedestrian walkway along the frontage of the building is retained. The existing stucco soffit above the covered walkway is being replaced with a stained wooden slat soffit.</p>
<p>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.</p>	<p>Not applicable.</p>
<p>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.</p>	<p>The existing covered walkway is proposed to be retained. The operable windows are sliding windows to ensure that they do not open outwards and obstruct parts of the covered pedestrian walkway.</p>
<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. No changes to the form of the pedestrian walkway are proposed. The existing stucco soffit above the covered walkway is being replaced with a stained wooden slat soffit.</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>

Canvas or acrylic awnings in lieu of structural covered walkways are not acceptable; however, they may be used to add to visual interest, storefront identity and character.	Not applicable.
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2. Inviting building entrances and storefront access

Building entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both sides.	The two proposed building entrances face the pedestrian mall in identifiable locations.
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.	The proposed development retains the existing entrance to the 'Bar Oso' part of the tenancy. The new entrance to the 'Provisions' occupancy is moved slightly closer to the central access stairs than the existing entrance to Unit 120, which is proposed to be removed as part of this proposal. A five ft wide door is proposed to create a noticeable entrance, without disrupting the façade. The entrance to the 'Provisions' part of the tenancy would be more noticeable if it were located further east, near the existing entrance to Unit 130, however, this would impact the proposed internal layout of the combined tenancy. The proposed entrance location provide suitable connection to the pedestrian mall
In some instances, there may be overall advantages to the pedestrian experience to permit encroachments into the pedestrian mall to enhance stair and/or ramp access to building and storefront entrances. Such proposals will be considered on an individual basis by the municipality.	Not applicable.

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

Create pedestrian interest with use of scale and modulation in the placement and detailing of architectural elements such as canopies, entrances, doorways, windows, lighting and signage.	The proposed storefront alterations maintain pedestrian interest though retaining three separate modules of storefront wall, in addition to the retention of the existing canopies, planters, and the use of the exposed brick for the lower walls. The proposed operable windows add to the pedestrian interest of the frontage.
The quality of individual storefronts is of highest priority. Design shop façades as individual entities,	The storefront alterations 'flatten' some parts of the building façade where the existing doors will be

<p>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>removed. The proposed ground floor façade will have 3 separate modules of façade wall, each stepped out from the last. The proposed window designs for the combined tenancy differ from the existing windows at Araxi, which will help provide differentiation between separate modules of the façade.</p> <p>The ground level planters and pedestrian entrance roof provide additional variety to the façade.</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>The proposed window panes will have stained wood trim to match the existing building, and will be divided with mullions. The proposed operable windows add to the pedestrian interest of the frontage. The window glass does not extend to ground level.</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

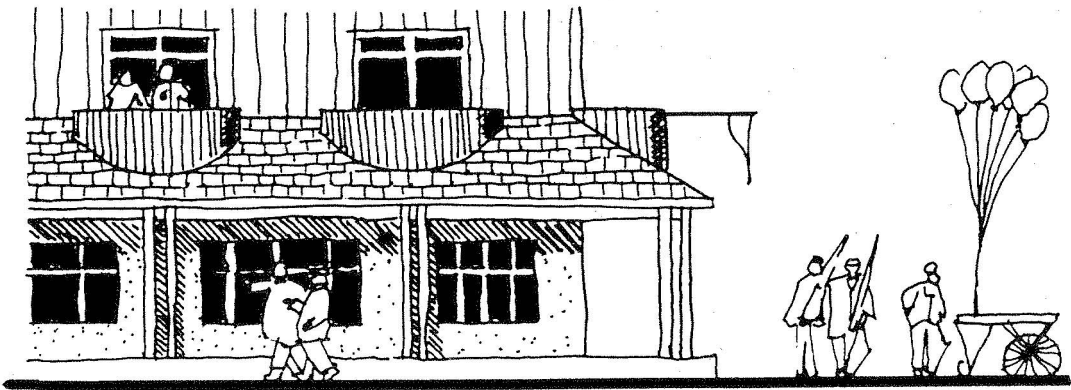
The design of the upper façade of buildings is important to the scale and texture of the Village. The building faces are envisioned as a rich collection of varied yet harmonious façades, adding interest, scale and rhythm to the Village.

5. 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>No changes to the upper level of the building are proposed.</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>No changes to the upper level of the building are proposed.</p>

6. 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>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>Decks and balconies should consider proper detailing to minimize snow catching, interior leakage, water staining and improper runoff.</p>	<p>No changes to the upper level of the building are proposed.</p>
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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.

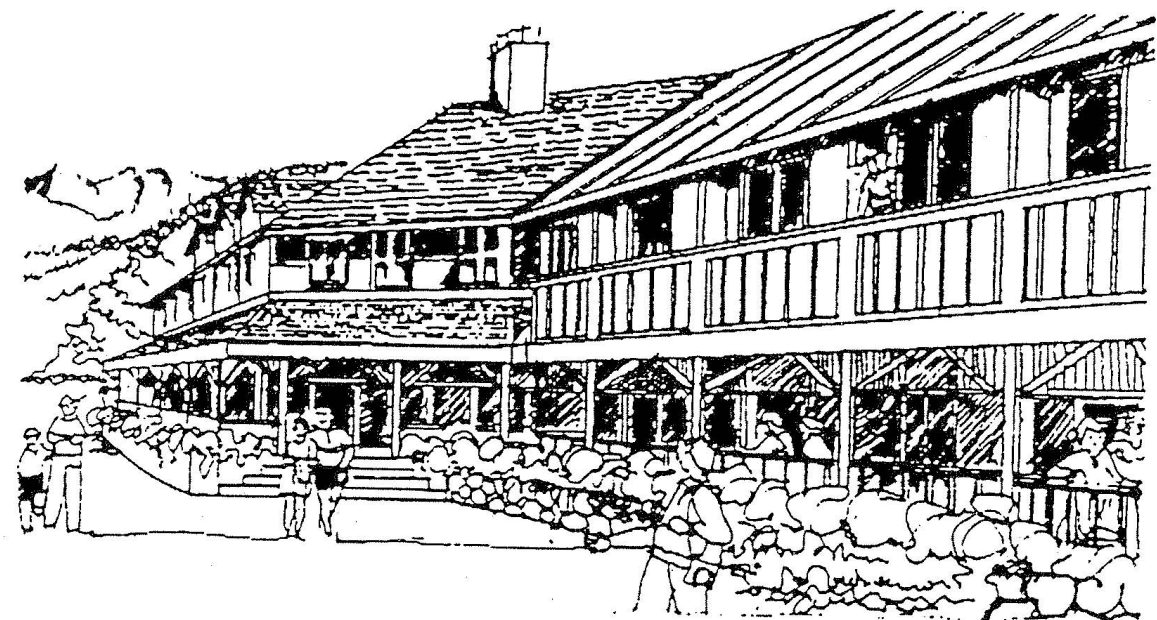
7. Roof form should be modulated

<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>With the exception of the new exhaust ventilation shaft, no changes to roof design are proposed. The proposed shaft may provide visual similarities to a chimney.</p>
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8. 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</p>	<p>The existing roof is sloped as per the original construction of the building. With the exception of the exhaust ventilation shaft, no changes to roof design are proposed.</p>
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meets the objectives of the Roof Design guidelines. Large areas of flat roofs are not acceptable.	
Roof overhangs should be sufficient to protect the building fascia from rain and snow	Roof overhangs are provided on the existing roof, and are not changed as part of this proposal.



9. Fully coordinate roofs of connected and adjacent buildings

Consider coordination with adjoining eaves, peaks, gables and slopes.	With the exception of the exhaust ventilation shaft, no changes to roof design are proposed.
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.	With the exception of the exhaust ventilation shaft, no changes to roof design are proposed. No party walls are proposed.

10. Flat roof design

All flat roofs should incorporate a neutral or muted coloured roof membrane or roof aggregate.	With the exception of the exhaust ventilation shaft, no changes to roof design are proposed. No flat roofs are proposed.
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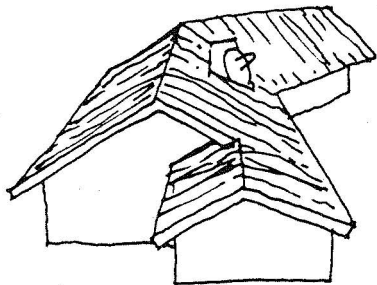
11. Roof materials and colour

Roof materials should be of high quality and architectural dimension and texture, and sufficiently durable to withstand Whistler’s harsh climate.	With the exception of the exhaust ventilation shaft, no changes to roof design or materials are proposed.
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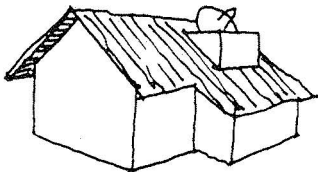
The colour of roof materials should be generally neutral or muted to blend with the colours of the natural landscape. Brightly coloured enamelled metal roofs will not be considered.	With the exception of the exhaust ventilation shaft, no changes to roof design or materials are proposed.
All roof flashing materials should be pre-finished metal to match roof colour.	With the exception of the exhaust ventilation shaft, no changes to roof design or materials are proposed.
All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).	The exhaust ventilation will be enclosed in a shaft to give a similar appearance to a chimney. The shaft will have stucco siding to match the existing building.

12. Conceal roof mounted equipment

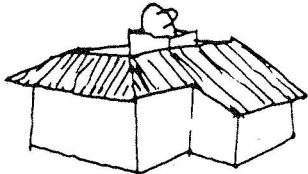
Satellite dishes, communications antennae and mechanical equipment should be planned as part of the roof, so they are concealed from pedestrian viewpoints and overlooking development.	No new roof mounted equipment proposed.
Venting stacks, flues and other similar projections should be concealed or integrated within the roof form as sculptural elements.	The exhaust ventilation will be enclosed in a shaft to give a similar appearance to a chimney. The shaft will have stucco siding to match the existing building. The treatment of the top of the exhaust vent shaft is simplified to ensure minimal disturbance to significant views.
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	No changes to drainage are proposed.



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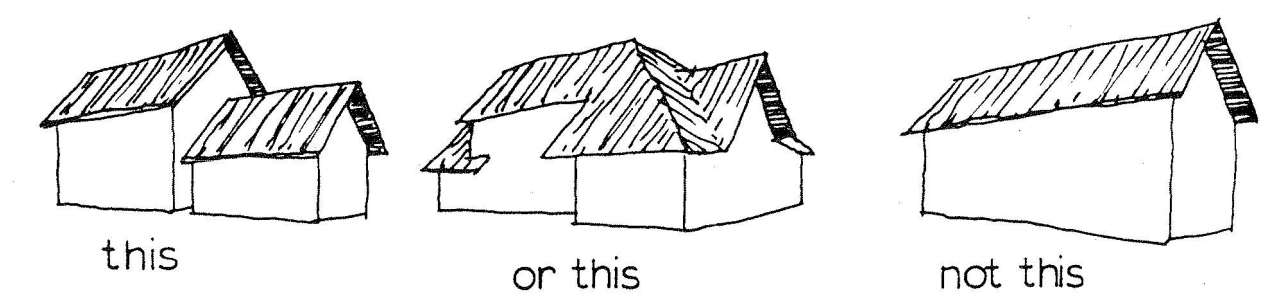
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13. Trim and eave lines

Trim and eave lines should have substantial appearance for visual interest; thin wood trim sections are discouraged.	No changes proposed to roof form.
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.	No changes proposed to the existing roof form.



BUILDING MATERIALS

A consistent use of a small number of materials chosen for their durability and natural quality is an important component of the Village visual harmony and character. The materials and their method of application should reflect the regional style and ruggedness of the Whistler region and convey the image of a mountain village.

1. Materials should be complementary to those of adjoining buildings

All building materials are to be sufficiently durable and detailed to withstand Whistler’s harsh climate.
 Primary exterior materials include stone, wood, stucco and architectural concrete.
 Other materials may be acceptable subject to particular technical and design justification that meets the objectives of the Building Materials guidelines.

<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>Stone walls are being retained for the existing planters. No additional stone is proposed.</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</p>	<p>Wood trim is proposed for the windows to match the existing form. Wooden slat soffit is proposed to replace the existing stucco soffit.</p>

<p>buildings. Small areas of wood shingle are appropriate.</p> <p>Plywood or particle board is not acceptable as exterior cladding.</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>Stucco is proposed for the exhaust ventilation shaft to match the existing eastern wall of the building.</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>Exposed brick is to be retained for the existing wall on the frontage. Where possible, brick from the parts of the walls being removed will be used for the areas of new wall. If required, new brick to match will be used.</p>

2. Windows

<p>a) Reflective or heavily tinted glass is not permitted.</p>	<p>Noted.</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>The proposed storefront alterations will retain the existing colours of the façade. The face brick is proposed to be retained and the stained wooden trim for the windows will be continued.</p> <p>The exhaust ventilation shaft will have stucco siding to match the existing building colour.</p>
<p>Colour schemes should accent the architectural detailing of the building.</p>	<p>The stained timber colour scheme is proposed to remain.</p>
<p>Deeper shades and more vibrant colours may be used in the design of individual retail storefronts to</p>	<p>Not applicable. The stained timber colour scheme is proposed to remain.</p>

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.	
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.	No changes to the roof or signage are proposed as part of this proposal.
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.	The existing stained timber window trim and exposed brick reflect the colours outlined in the ‘Combination Style’ building style of the Whistler Village Colour Guide.

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 	The proposed expansion of food and beverage uses and operable windows contribute to further activation and social opportunity in the area.
<ul style="list-style-type: none"> Improvements in ease of access to stores 	The proposed new entrance door allows the combined tenancy to be accessed via the accessible ramp along the building façade. This improves on the current situation to provide more accessible access to the Bar Oso tenancy.
<ul style="list-style-type: none"> Improvements in storefront visibility, life, colour and interest 	The flattening of the façade to remove the redundant doors will improve the functionality and visibility of the combined tenancy.
<ul style="list-style-type: none"> Changes to the base of buildings and improvement of the building connection to the land 	The proposed development is located within the already developed lower level of the building.
<ul style="list-style-type: none"> Entrance improvements (e.g., shelter, welcoming, personality) 	No changes to the covered walkway are proposed. The building entrance is designed to provide suitable width to be identifiable, but not overbearing.

<ul style="list-style-type: none"> • Preservation or creation of intimate, close-up views 	The proposed storefront alterations improve the visual interest of the property from the adjacent pathways.
<ul style="list-style-type: none"> • Preservation or creation of distant mountain views 	The proposed shaft on the eastern side of the building is visible when viewing Whistler Mountain. The simplified shaft treatment ensures minimal disruption to the mountain views.
<ul style="list-style-type: none"> • Improvements in solar access, brightness, colour and delight 	The proposed development does not negatively impact solar access, brightness, colour or delight of the pedestrian precinct.
<ul style="list-style-type: none"> • Improvements to the landscape 	The proposal does not impact the existing planters or areas of landscaping.
<ul style="list-style-type: none"> • Accessibility improvements 	The proposed development does not reduce accessibility for the building, and provides accessibility improvements for the existing Bar Oso by combining the tenancy with ramp access.

2. Modification of roof forms

<ul style="list-style-type: none"> • Forms better suited to mountain shapes and views 	No changes to roof form proposed.
<ul style="list-style-type: none"> • Resolution of snow dump issues, which impact on the form and usability of pedestrian spaces 	No changes to roof form proposed.
<ul style="list-style-type: none"> • Improved forms that contribute to Village visual harmony 	No changes to roof form proposed.
<ul style="list-style-type: none"> • Forms that protect the building envelope 	No changes to roof form proposed.

3. Modification of building façades

<ul style="list-style-type: none"> • Changes that emphasize horizontal features, rather than vertical features 	The proposed ground floor storefront alterations includes a lower wall of exposed bricks, to create a base for the windows. The operable windows slide horizontally to create visual interest.
<ul style="list-style-type: none"> • Windows and balconies that are direct and well-shaped 	The proposed windows are well shaped to suit the building, and include mullions.
<ul style="list-style-type: none"> • Surface colours and textures that catch the light and are not dull 	The colours and materials for the proposed works will match the existing building, and include stained wood and brick to ensure brightness. A lighter stain colour is proposed for the soffit replacement to ensure that the walkway does not appear dark.
<ul style="list-style-type: none"> • Façades that are weather resistant 	The façade for the ground floor is protected by the roof of the covered walkway, and utilizes material that are weather resistant.