OFFICIAL COMMUNITY PLAN

SCHEDULE A
OFFICIAL COMMUNITY PLAN BYLAW NO. 2199, 2018,
as revised
(dated for reference July 23, 2019)

Resort Municipality of Whistler
whistler.ca

WHISTLER

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CHAPTER 1 INTRODUCTION AND PLANNING CONTEXT

PURPOSE OF THE OCP

The purpose of this Official Community Plan (OCP) is to establish policies that guide decisions on community planning and land use management for the Resort Municipality of Whistler (the municipality) over the next five to 10 years and beyond. The OCP also contains a renewed Community Vision for Whistler that articulates the high level aspirations for our resort community, describing what we collectively seek to achieve now and over Whistler's long-term future. The renewed Community Vision is included within this plan to reinforce the important role of the OCP in pursuing the vision, and to better integrate the vision with supporting municipal policies.

Words that appear in italics are defined in the Definitions section of Chapter 14: Administration and Interpretation. The names of provincial and federal legislation are also italicized.

Our Community Vision is contained in its entirety in Chapter 2; its essence is captured in the following statements:

Whistler: A place where our community thrives, nature is protected and guests are inspired.

- Our resort community thrives on mountain culture and the nature that surrounds us.
- We protect the land – the forests, the lakes and the rivers, and all that they sustain.
- We enjoy a high quality of life in balance with our prosperous tourism economy.
- We seek opportunities for innovation and renewal.
- We recognize the value of our history and the foundations of our resort community.
- We honour those who came before us and respect those who will come after us.
- We move forward with the Lil'wat Nation and Squamish Nation and reconcile with the past.
- We value our relationships and work together as partners and community members.

Municipalities in British Columbia are given the authority to adopt an OCP under the *Local Government Act*. Additionally, Whistler is required to have an OCP under the *Resort Municipality of Whistler Act*. As required in the *Local Government Act*, this plan addresses land use, infrastructure, housing, natural hazards, greenhouse gas (GHG) emissions targets, preservation of *environmentally sensitive areas*, and aggregate (sand and gravel) resources; and contains a regional context statement. This OCP also addresses social and environmental issues and site-specific development controls in the form of development permit area designations and guidelines—content that the *Local Government Act* indicates municipalities may include in an OCP. Further, this OCP has been extensively updated to recognize and integrate the interests of our First Nations partners in Whistler's future, in a way that recognizes *reconciliation* and seeks to achieve our common values and mutual best interests, including the Nations' economic development interests.

This OCP is a statutory policy document adopted by bylaw that guides the actions of the municipality. All bylaws enacted or works undertaken by municipal Council after adoption of this OCP must be consistent with this OCP. The OCP does not affect existing zoning of land, however, future zoning changes and other bylaw amendments must be consistent with the OCP. Development permit requirements within the OCP have an immediate effect.

Consistent with the desires of the community expressed through the preparation of this OCP, this OCP is not intended to be revised on a frequent basis. However, individual changes may be warranted from time to time, so it must be expected that revision will occur. Like the community, the OCP must be flexible in responding to changing conditions and new community-supported opportunities. To ensure fulfilment of the principles of Whistler's Community Vision and this plan, the results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored using the more than 90 indicators that are tracked on an annual or as available basis. To view the full list of indicators, performance data and more information about the monitoring program, visit www.whistler.ca/municipal-gov/community-monitoring.

Whistler's OCP was last comprehensively updated in 1993. A new OCP, which has been used as a framework for this OCP, was adopted in 2013 after a comprehensive community planning process. Provincial approval of the 2013 OCP was later struck down by the B.C. Supreme Court, after the court found that the Province's consultation with First Nations prior to provincial approval of the OCP was inadequate. Since then, the municipality has been working with the Lil'wat Nation, the Squamish Nation and the Province to incorporate principles of *reconciliation* in the OCP, establish policies for improved working relations, increase the cultural presence of First Nations and consider the Nations' economic development interests in the future of Whistler. This process has taken time, and in that time the community has continued to evolve and respond to ever-changing external factors. This updated plan builds on the original 2013 OCP update, providing an improved framework for working with the First Nations, and a renewed Community Vision that reflects new current realties and policy directions that have been developed over the past five years.

THE OCP AT A GLANCE

This OCP is organized in 14 chapters. Chapter 1 provides context and an overview of the community engagement and planning processes that have led to the adoption of this OCP. Chapter 2 provides the Community Vision.

Chapters 3–12 represent specific topic areas that are important to realizing the OCP's Vision. These chapters provide policy direction intended to guide municipal decisions on specific issues. Each of these chapters is organized into the following sections:

Our Shared Future: What Whistler will look like if the goals, objectives and policies for the chapter are achieved.

Current Reality: What Whistler looks like today, including current issues and opportunities.

Goals, Objectives and Policies: What we seek to achieve and guidance for decision-making.

- Goal: An ideal or condition to be achieved expressed as an end goal or aspiration.
- Objective: Means to achieve a goal or desired result (achievable, measurable and relevant).
- Policy: Specific statements, which guide decision-making; represent clear choices that can be made based on goals and objectives, as well as analysis of pertinent data; may describe standards or measures that should be satisfied.

Chapter 13 designates development permit areas and guidelines intended to regulate development in certain areas and circumstances, such as *environmentally sensitive areas*, hazard lands or key form and character areas. This chapter aligns with the overall Community Vision in Chapter 2 and policy directions in Chapters 3–12 and will be used to regulate development through the development permit process.

Chapter 14 contains content intended to fulfil legal and administrative requirements. This chapter also contains a glossary of key terms, which are italicized when used in the OCP. These defined terms warrant a unique definition, as they play an important clarifying role in interpreting and administering this OCP.

OCP COMMUNITY ENGAGEMENT PROCESS

On April 6, 2010, the OCP update process was launched as Council's highest post-2010 Olympic and Paralympic Winter Games planning project and the municipality's first major OCP update since 1993. Community members, partners, visitors, stakeholders, Council and municipal staff participated in a deliberate, community-led engagement process involving over 1,500 participants contributing over 2,500 hours of input to the process. Avenues for participation and feedback included meetings, online questionnaires, workbooks, mapping exercises, interagency referrals, emails, letters, film, art open houses and events, committee review, Council working sessions, and youth events. Thirty-five committed Whistler citizens helped steer this process through The Youth Advisory Group and Community Advisory Group.

The final document was approved by the Province and adopted by Council on May 7, 2013. The OCP fulfilled its purpose as the municipality's most important planning document until June 4, 2014, when the B.C. Supreme Court overturned the Province's decision to approve the OCP. As a result of this decision, the OCP's status reverted back to "third reading" of Council, meaning it had received all the necessary approvals, except for provincial approval and Council's final approval. As a result, the updated OCP was no longer in effect, and the municipality had to return to using the 1993 OCP, as amended.

Subsequently, the municipality re-engaged with First Nations and the Government of B.C. to revisit the interests of the Squamish Nation and Lil'wat Nation in the OCP. The municipality entered a

Memorandum of Understanding with the Province, Squamish Nation and Lil'wat Nation in February 2017, and a Protocol Agreement was signed with the Squamish Nation and Lil'wat Nation in July 2018. As these efforts and ongoing discussions were underway the stage was set for reinitiating the process to adopt an updated OCP. With more than three years of consultation previously completed, Council endorsed a continuation of the 2010–2013 OCP update process on December 19, 2017. This process was undertaken with the following goals: 1) develop and integrate a renewed Community Vision; 2) update the current realities and policies to address factors that have changed since 2013; and 3) integrate ongoing additional engagement with the Lil'wat and Squamish Nations.

Similar engagement methods to those used from 2010 to 2013 were used in the continuation of the OCP update process. Two community forums were held; citizens completed "idea books", online surveys and "postcards to the future"; and committees and focus groups reviewed and discussed updated OCP content and new information pertinent to the OCP. New engagement tools were also used, including social media engagement, real-time polling and a web-based tool for reviewing and submitting input on the OCP chapters. This significant input added to the 2,500 hours committed from 2010 to 2013.

The following images depict the results of online polling that took place at a community forum held during the development of the OCP:

What do you love about Whistler today?

WHISTLER—A BRIEF HISTORY AND CURRENT CONTEXT

Whistler is home to nearly 12,000 permanent residents and approximately 4,000 seasonal residents. We are known globally as Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games and as a world-class, year-round mountain resort, hosting over three million visitors annually.

In order to plan our future, it is important to acknowledge where we came from—the history of this place and people—and the current challenges we face. The content below presents brief information on both.

Alta Lake is the high point on an old trail through the Coast Mountains that once connected the Interior with the West Coast. In Whistler, the valley widens and streams feed a chain of lakes surrounded by dense green forests that are rich with wildlife. These lands and waters lie within the unceded territories of the Lil'wat Nation and Squamish Nation, holding historic and cultural traditions. Over thousands of years, the Nations built vibrant, distinct cultures through an intimate relationship with the natural landscape.

The first non-indigenous pioneers to live in the Whistler area arrived in the 1880s. By this point the Pemberton Trail had been completed, connecting Howe Sound through Pemberton to Lillooet and

the Interior. The first recreational lodge was built in 1913–1914 by Myrtle and Alex Philip on the western shore of Alta Lake. The Rainbow Lodge was the base for fishing and other summer activities and adventures. Travelling the rugged 120 kilometres north from Vancouver took two-and-a-half days back then, but like those that preceded them and the millions that have followed in their footsteps, it took just one look for them to know they had arrived at a remarkable place. The Pacific Great Eastern Railway began serving the community in 1914 and for the next 50 years, summer tourism and logging formed the backbone of Alta Lake life. Cottages, guest lodges, mills and a few farms clustered around the five lakes and the railroad line.

In 1960, four Vancouver ski enthusiasts sought out to develop a site to host the 1968 Winter Games. London Mountain was deemed a "perfect ski mountain" and renamed Whistler in honour of the whistling marmots that lived among its heights. The Olympic bid failed but Whistler Mountain was developed and opened in 1966 with one gondola, one chairlift and two T-bars. The era of funky A-frames and ski-crazed recreation had begun.

As the area continued to grow, in the mid-1970s an assortment of Whistler community members and stakeholders together developed two visionary initiatives to address the growing needs. First, the valley was incorporated by the Province of British Columbia as a new kind of municipality, a "Resort Municipality," which elected a mayor and council and developed a master plan to ensure the resort's ongoing viability, *livability* and success. Second, Blackcomb Mountain would be developed as a second major ski resort.

The municipality, with the input of both residents and the provincial government, developed the innovative plan for Whistler Village and its pedestrian core that has since been imitated the world over. The idea was to create a town centre full of vitality, situated in visual harmony with its environment, and full of "warm beds" to ensure economic sustainability.

The story of Whistler's development from the four-bedroom Rainbow Lodge built in 1913–14 to Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games and the community we know today has been told many times and many ways. What is important within this community planning context is that much of what existed before in terms of the spirit of the people and the connection to the natural environment still exists today—the early pioneering spirit has continued as has our deep connection to the natural environment.

Since becoming a highly desirable place to live and a leading destination resort, Whistler has faced a number of ongoing challenges over time. Below is a partial list to highlight some of the key challenges we face and strive to mitigate and adapt to through this OCP and other existing plans and strategies:

- escalating living, housing and business costs;
- pressures to grow and expand Whistler's physical size;
- climate change impacts on our weather, snowfall and forest fire risk and declining quality and functioning of natural systems;

- uncertain global economic conditions, the changing value of the Canadian dollar and volatile socio-political factors that result in fluctuating visitor numbers;
- increasingly costly limited natural resources such as energy for travel and for operating our amenities and infrastructure;
- growing competition among tourism destinations and changing tourism patterns; and
- changing demographics and population.

Some new or exacerbated challenges are being seen in Whistler more recently. The recent rapid growth in visitation and local population have caused: tension in our community's social fabric; impacts to natural areas and sometimes the experience we have within them; congestion on our roads and in the Village; increasing GHG emissions; unprecedented increases in market housing prices; and a critical shortage in our housing supply.

These current challenges have been top of mind through the 2018 Vision and OCP update process and shaped the content of both. Each policy chapter contains more detailed information about the current reality.

Moving forward, Whistler is focused on these key priorities: maintaining quality of life for residents; continuing our economic success; achieving 'balanced resort and community capacity'; building stronger government-to-government relationships with the Squamish Nation and Lil'wat Nation; limiting our development footprint; and protecting the natural environment.

LIL'WAT NATION AND SQUAMISH NATION—HISTORICAL CONTEXT STATEMENTS

The statements below were prepared by the Lil'wat Nation and Squamish Nation, respectively, at the invitation of the municipality. The views expressed therein are not necessarily the views of the municipality.

Since time immemorial the Lil'wat and Squamish Nations have used, and continue to use, the lands and resources within their respective traditional territories.

Lílwat Historical Context

Líl̓wat people (Lílwat7úl) are the descendants of those who lived throughout the Lílwat Nation Traditional Territory since time immemorial. Lil̓wat Nation territory extends south to Rubble Creek, north to Gates Lake, east to the Upper Stein Valley, and west to the Coast inlets of the Pacific Ocean. The majority of Lil̓wat7úl now reside in Mount Currie.

The Lil̓wat have lived in their Traditional Territory for countless generations. Transformers have arrived, battles have been fought, and families have built a history on these lands. Many important sites in the Traditional Territory help to define the history of our people and form the basis for the

future. Place names help to identify the traditional uses of areas and the historical significance of sites. The continued existence of ceremonies, legends, historic sites, and transportation and trade routes help to protect the heritage of the Líl̓wat Nation.

The Liĺwat7ul̓ were saved during the great flood by anchoring their canoes to Nsé́qts (Gunsight Mountain) (located just east of Whistler) and settling below the mountain once the flood waters subsided. Líl̓wat Ancestors occupied several villages, including one at Green Lake, where archaeological evidence of a village site still remains. From that village, Liĺwat7úl living at Green Lake hunted the upland areas, sometimes travelling west to the headwaters of the Cheakamus and Squamish rivers, and occasionally venturing beyond to the source waters of other coastal streams. After the smallpox epidemics devastated the Liĺwat7úl living at Green Lake in the late 1850s, the few remaining people joined their families in the villages of the Pemberton Valley.

The Whistler-area remained part of an important trade and travel route. Many traditional food and other products, such as goat's hair, goat skins, woven cedar-root baskets and considerable quantities of dried berries of the Traditional Territory, were traded by the Liĺwat7úl with other nations and later with the immigrant miners, fur traders and settlers. In this way, the Líl̓wat way of life became imbedded in the new economy created by the interaction of Indigenous people and Europeans. The route between Pemberton and Howe Sound was one of the most important interior-coastal trading routes in southern British Columbia.

The Liĺwat7úl continued to use the Whistler-area for traditional purposes including hunting, trapping, gathering, and spiritual practices. Their ability to use the area has been impacted by development and government regulation. As recently as the mid-20th century, several Líl̓wat families lived year-round in logging camps in Whistler, and were employed in the lumber industry. Throughout this time, people continued to draw upon the Whistler-area's abundant hunting, gathering, fishing and trapping resources, which is reflected in the Líl̓wat place name for the Whistler Creekside area: "Nsqwítsu", meaning "Rich Area".

Líl̓wat Elders have identified a number of species that were hunted in the Whistler-area including geese, beaver, yellow-bellied marmot, bear, mountain goat, and deer. Liĺwat7úl trapped at Singing Pass/Fitzsimmons Creek, Rainbow Valley and Rainbow Lake, and Wedge Creek from the turn of the century and into the 1940s. Some trappers continued to run winter traplines under the ski lifts into the 1970s.

Government policies over the years have systematically stripped Líl̓wat, and other First Nations, of their land, rights and resources. Our Ancestors were increasingly disenfranchised and confined to the Indian Reserve Lands in Mount Currie. Today, our population is growing and the recognition of our rights and title to our land is increasing. We, the people of Líl̓wat Nation, are firmly connected to the Whistler-area and see this part of our Territory as integral to who we are as Liĺwat7úl.

Squamish (*"Skwxwú7mesh"*) Historical Context

The *Skwxwú7mesh* people's territory extends from Point Grey in the southwest, Port Moody to the southeast, to the Elaho River headwaters in the northwest, Whistler in the northeast, and all the islands of the Howe Sound. United by a shared history and culture, the *Skwxwú7mesh* people have lived within its territory, alongside their indigenous neighbors, since time immemorial.

The upper portion of *Skwxwú7mesh* territory has been of central importance in *Skwxwú7mesh* history. Many of the place names in the region record sites of transformation and power, and many of these are places where *Skwxwú7mesh* people went, and still go, to train for spiritual power. Of particular importance to the *Skwxwú7mesh* are those sacred sites identified by their connection with the four transformer brothers (*Xaay Xays*) including the *siy'am* at the head of the Cheakamus River canyon where a wasteful fisherman was turned to stone to serve as a lesson to others.

It was at Mount Garibaldi, the tallest peak in the region, where the *Skwxwú7mesh* people had tied their canoe to survive the Great Flood. Black Tusk and Mount Cayley are the two resting places of the Thunderbird. And it was at Rubble Creek where the Thunderbird, who, tired of listening to the people squabble, flapped his wings thus causing the rock face to crash down and bury the village of *Spo7ez* at the mouth of the creek – a place still considered a sacred area and a refuge for wildlife. These early *Skwxwú7mesh* people occupied several villages along the Squamish and Cheakamus Rivers, both locations ideally suited for the harvesting of salmon each year. It was from here that the *Skwxwú7mesh* people moved from mountain to mountain harvesting berries, medicinal and other plants. The mountains became a source of valuable resources including the hunting of ungulates, particularly mountain goats and as a place to collect source rock material for tool making and trade.

It was as early as the 1850s that *Skwxwú7mesh* members were documented along the Squamish River and soon afterwards *Skwxwú7mesh* men guided surveyors along "Indian trails" coming from Lillooet Lake down to the Squamish River. *Skwxwú7mesh* Elders have continued to identify routes that were travelled from Squamish to Mount Currie; these trails signify the importance of the valley for trade and commerce between the Lil'wat and the *Skwxwú7mesh.*

Skwxwú7mesh members continue to use the Whistler/Blackcomb area for trapping, hunting, fishing, plant gathering, trading and travelling. The slopes along the west side of Highway 99 from Callaghan Creek to Whistler provide *Skwxwú7mesh* members with berries for sustenance and cedar bark for cultural purposes. Most recently, attempts have been made to protect five Wild Spirit Places, as well as numerous other cultural and spiritual areas, the last untouched wilderness spaces left in the area. This effort is to allow *Skwxwú7mesh* to pass along their teachings for generations to come.

The *Skwxwú7mesh* have been negatively impacted by recent developments in the Whistler area, a common hunting ground for grouse and other big game. Archeological sites have been destroyed and fish populations, including salmon and trout, have been impacted by developments along the Cheakamus River and along the Nita, Alpha and Green lakes, most recently by the construction of the Daisy Lake dam and contaminated sewage run-off from Whistler. Use of the Whistler/Blackcomb

area by *Skwxwú7mesh* members for traditional activities has also been hampered by government regulations on hunting, fishing and plant gathering to this very day.

REGIONAL CONTEXT STATEMENT

Whistler lies 140 kilometres north of Vancouver in the Coast Mountains of British Columbia, Canada in the southern portion of the Squamish-Lillooet Regional District (SLRD).

In the 40-year period from 1976 to 2016 (Census Canada) the population of the SLRD more than doubled from 16,232 to 42,665 residents, of whom almost 12,000 live in Whistler, although on peak holiday weekends or during major events Whistler's population may swell to over 55,000. Strong, sustained growth is predicted for the SLRD in the next 30 years. Under the SLRD's current *Regional Growth Strategy's (RGS's)* "medium growth" scenario, the region's population is projected to grow in the period from 2003 to 2031 from 35,141 to 68,153 residents. Primary factors driving growth include lifestyle choices, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland. Given this projected growth and the associated challenges and opportunities, a collaborative approach to regional growth and land use is essential. This OCP is part of that approach, supporting the *RGS* to guide development and encourage effective regional collaboration.

The SLRD's RGS Bylaw 1062, adopted by the SLRD Board on June 28, 2010, is a long-term planning and growth management agreement intended to guide growth and development over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD. It provides a long-term vision for the region and identifies and prioritizes goals across the region that meet common social, economic and environmental objectives. With the purpose to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources," the *RGS* will guide the SLRD and its member municipalities with respect to land use decisions in accordance with their legislative authority and will be primarily implemented through municipal OCPs and zoning bylaws.

The *RGS* is currently in the five-year review process. Through this process an amendment was adopted on February 28, 2018 under Bylaw No. 1514-2017 (Growth Management Text Amendments) that strengthened existing policies that direct future growth within the region to existing communities—"Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities". A further *RGS* amendment bylaw, Bylaw No. 1562-2018, was given second reading on October 24, 2018. This bylaw, which addresses a more comprehensive update of the *RGS* by way of a major *RGS* amendment process, provides the basis for updates of the *RGS* Settlement Planning Maps, consistent with member municipality OCP policies which have involved extensive community engagement and public review. Schedule A (Whistler Land Use Map and Designations) of this OCP is consistent with the amended Settlement Planning Map for the RMOW included in this *RGS* amendment bylaw. If the SLRD Board does not ultimately adopt that

bylaw, the RMOW Council will propose the RMOW map amendments through an alternative RGS amendment consistent with the amendment processes described in the *RGS* and the *Local Government Act*, to achieve consistency in this mapping.

Whistler's Community Vision, the municipality's overall approach to growth management, and the goals, objectives and policies presented in this OCP are consistent with the *RGS* principles and goals.

The *RGS* articulates nine goals to strategically address growth management challenges. The goals and objectives of this OCP that correspond to each of the nine *RGS* goals are as follows:

Focus Development into Compact, Complete, Sustainable Communities

The overall approach to growth management advocated by this OCP is a focus on enhancing and optimizing existing and approved land use and development primarily within an Urban Development Containment Area. Within that area, the OCP seeks to protect the natural environment, enhance community character and quality of life, make efficient use of existing infrastructure and facilities, strengthen the local economy, and reduce the environmental and energy impacts of the municipality.

Schedule A (Whistler Land Use Map and Designations) establishes the Whistler Urban Development Containment Area (WUDCA), which focuses Whistler's *urban development* within the Whistler valley corridor between Cheakamus Crossing and Function Junction to the south, and Emerald Estates to the north, and is consistent with Whistler's Settlement Area Map (Map 1b) of the *RGS*. Within this corridor, the OCP seeks to maintain a comprehensive network of natural areas, *open space* and parks that separate and provide green buffers between developed areas. Residential *accommodation*, visitor *accommodation*, commercial, light industrial, institutional and community facilities are directed to be located primarily within the WUDCA.

It is noted that Settlement Areas Maps in the *RGS* are intended to generally delineate future potential *urban development* and growth boundaries. Neither the WUDCA nor Whistler's Settlement Area Map in the *RGS* are intended to represent areas dedicated exclusively to "urban" development. Within the same boundaries, lands may be designated as protected natural area, non-urban lands, parks and recreation, and similar designations. These lands are not all intended for *urban development*, but are recognized as generally the main development area within the municipality's boundaries. The land use designations for these lands are shown on Schedule A.

Conversely, because Whistler is a resort community, based on visitor participation in terrain-based outdoor recreation activities, commercial and tourism-related development may occur outside the WUDCA and the Whistler Settlement Area shown in the *RGS*. This includes mountain recreation improvements and operations, and auxiliary uses within the Whistler Blackcomb Controlled Recreation Area (CRA) for the Whistler Mountain Resort and Blackcomb Mountain Resort. In some cases, development of these areas may offer opportunities to enhance the participation of First Nations in the resort economy, furthering the *RGS* goal of enhancing relations with aboriginal communities.

In particular, Schedule A of this OCP identifies "Option Sites", which are lands identified within the provincially approved Whistler Mountain Master Plan Update 2013 as having potential for base area ski developments. There are seven Option Sites that are located within the existing CRA that have potential to add lift staging capacity, new skiing terrain, parking facilities, day skier and commercial facilities, and *accommodation*. In some cases, these sites are immediately adjacent areas to the WUDCA. In other cases, they are not physically contiguous but they are similarly located within the Whistler valley corridor and their development would be as functionally integrated within the municipality's core visitor facilities as development within the WUDCA. These sites are all within the area that has been designated by the Province as a Controlled Recreation Area, and have the same valley terrain as other developed portions of the resort. As all of these sites are contained within the existing CRA, and are an extension of existing terrain and facilities connected directly and integrated with the Whistler community, potential development would from a regional perspective be considered consistent with the Goal of the *RGS* to Focus Development into Compact, Complete, Sustainable, Communities. Any proposed development of any of the Option Sites is subject to an OCP amendment and rezoning consistent with the evaluation criteria in Chapter 4: Growth Management of this OCP, which are consistent with the goals of the *RGS*.

Improve Transportation Linkages and Options

In addition to retaining and reinforcing the existing development pattern to ensure that the viability of public transit use is maintained and improved, this OCP's goal of prioritizing sustainable transportation methods (e.g., walking, biking and transit) over less sustainable transportation methods (e.g., single occupant automobiles) aligns with *RGS* policies to increase alternative transportation choices. This OCP also supports regional transit.

Support a Range of Affordable Housing

This OCP states a goal of housing at least 75 per cent of the local workforce within municipal boundaries and promotes a diversity of housing forms, densities and tenures, including housing that is accessible and affordable.

Achieve a Sustainable Economy

Whistler's overall approach to growth management seeks to reinforce and sustain the local economy through diversification compatible with tourism and optimal use of existing commercial and light industrial developments; housing the majority of the workforce locally; and supporting sustainable, secure local food systems.

Protect Natural Ecosystem Functioning

Managing the development footprint of the municipality limits negative impacts on the land base through development permit requirements and conditions. The OCP seeks to protect local water quality, reduce energy and water use and GHG emissions, decrease materials used and waste

production, manage stormwater and sewer infrastructure to minimize environmental impacts, and maintain a governance structure that is conducive to achieving all of the above.

Encourage the Sustainable Use of Parks and Natural Areas

This OCP affirms the municipality's natural setting as being critical to community well-being and the visitor experience. Careful land use planning will help to ensure natural areas are protected and development impacts are limited. Whistler will continue to provide a range of parks, trails and other outdoor recreational opportunities emphasizing viewscapes and a close connection with the natural environment.

Create Healthy and Safe Communities

The objectives in Chapter 8: Health, Safety and Community Well-Being and the transportation, affordable housing and sustainable economy objectives of this OCP complement this goal of the *RGS*. This OCP articulates goals with respect to local learning opportunities, youth and young adult programs and services, community *health* and social service facilities, secure local food systems, and a dynamic and unique Whistler cultural identity.

Enhance Relations with Aboriginal Communities

The municipality, Lil'wat Nation and Squamish Nation recognize and acknowledge they can best serve their communities by working together in the spirit of *reconciliation* and cooperation to achieve mutual benefits anchored by common values and interests. This OCP and the renewed process of engagement exemplify the commitment to this spirit. This has been achieved through an enhanced awareness and recognition of respective First Nations and the municipality's concerns and interests, and formulated through open government-to-government communications. It is recognized that fulfilling this commitment requires an ongoing process of open dialogue and working together in the pursuit of future of opportunities.

This OCP includes a specific chapter dedicated to First Nations *reconciliation* and has integrated policies throughout the OCP to enhance relations consistent with the goal of the *RGS*.

Improve Collaboration among Jurisdictions

This OCP contemplates continued cooperation on planning and community development issues among the municipality, Province, First Nations, SLRD, health authorities and other local, regional and provincial organizations and agencies whose mandates and interests intersect with those of the municipality.

GLOBAL CONTEXT

Global trends set the context for influencing and shaping the future of resort communities such as Whistler. Climate change and other environmental challenges, economic factors, globalization,

social change, wealth inequality, population and demographic changes and technology will present both challenges and opportunities for Whistler in the future. Climate change will affect weather patterns, threatening weather dependent activities and increasing risks of natural hazards such as wildfire, and changing economics and demographics may decrease demand for some of Whistler's tourism offerings, while increasing demand for others. External factors are likely to escalate the cost of living, housing and doing business in Whistler. Uncertain global economic conditions and volatile socio-political factors have been known to result in fluctuating visitor numbers and there is growing competition among tourism destinations. Technology will revolutionize all industries, shaping how people work, live and play in Whistler and, like social change, will influence visitor expectations. Whistler must continue to adapt and innovate to remain competitive in the global tourism market.

Whistler has an opportunity to be a global leader in sustainable tourism, while continuing to thrive economically by adopting responsible growth management, transportation, land use, and climate change mitigation and adaptation policies. Although it is impossible to prepare for every eventuality, recognizing and adapting to the current realities identified in this OCP, many of which reflect global conditions and trends, will help prepare Whistler for the future. A principled approach allows the municipality to be responsive to both anticipated and unanticipated trends, and effective application of this OCP will allow the municipality to lead global mountain tourism into a successful, low impact future.

CHAPTER 2 COMMUNITY VISION

INTRODUCTION

Our Community Vision defines what must exist in Whistler for us to be successful and sustainable in the long-term. It is intended to be used as a compass for all that we do; all decision-making and activities—whether related to transportation, development, recreation, social programs and so on. Our Community Vision was informed by community input, and social, ecological and economic goals and principles, including the Natural Step. It replaces our previous vision, Whistler2020.

Having a community vision allows us to dream and be inspired. It clarifies what we are collectively trying to achieve, creating a place of agreement, and then providing a platform for dialogue and decision-making. We might not always agree on 'how' to move forward, but the vision gives us a shared future, enabling different people and organizations to contribute in different ways to our community.

This Community Vision builds on a history of setting an aspirational vision for our community and then working to achieve it. From the vision to host the 1968 Olympic Winter Games and develop an international ski destination, to the blueprint for the walkable Village we enjoy today and our desire to work toward sustainability—having a clear vision of what we want to achieve has always been important in Whistler.

OUR COMMUNITY VISION—A PREAMBLE

Sense of place... The character of Whistler is largely defined by deliberate and foundational community design and planning decisions. A lively pedestrian Village as the core town centre remains, and its proximity to the mountain resort area is one of our best attributes. The warm bed covenants continue to ensure a vibrant centre and that rooms don't sit dark. Strict design guidelines ensure that building materials, landscaping and viewscapes are complementary to our mountain environment. The Village encourages people to meet and meander, always in sight of one view or another. Our neighbourhoods are mainly hidden in the trees, between extensive green spaces and parks, offering privacy and tranquility yet easy access to the bustle and vibrancy of town. And the number of beds, and where they are built, continues to be closely overseen to strive toward the best balance of size and experience for both residents and visitors. By design, we can be guardians of the mountain culture and character that has emerged from the uniqueness of the people and place that make up Whistler as it evolves.

A thriving community... Whistler is a place where residents thrive. It offers a high quality of life through the necessary critical elements such as adequate and affordable housing, resilient neighbourhoods, sustainable mobility options, a diverse and resilient local economy, vibrant gathering spaces and more. The passionate risk takers and their families who built Whistler are still here. We have attracted friendly, youthful people who not only share a passion for the mountains,

and have a sense of adventure, but also take a great deal of pride in living and working, learning and playing in a hard-working, resourceful and supportive community. Whistler is made up of young families, adrenaline-seekers, retirees, artists, business people and more who came for one season, discovered so much more, and never left. We gather in Olympic Plaza for concerts and at schools for graduation ceremonies. We seek thrills in the bike park and find peace in the backcountry. We continue the pioneering and entrepreneurial spirit that created this place, taking risks and innovating to make Whistler better.

The resort... Whistler is a vibrant and authentic year-round mountain resort that remains dynamic and successful in a competitive landscape. With its foundation steeped in our snowy winters, the core resort asset is premised on awe-inspiring mountains, lakes and forests, and unparalleled outdoor recreation. Leadership is exhibited in environmental responsibility, sustainable infrastructure and facilities, as well as in the products, events and cultural offerings that showcase our mountain culture. Our pedestrian Village is our town centre full of vitality, situated in visual harmony with the environment where residents rub shoulders with visitors from around the world.

Striking a balance... Those who have made Whistler their home understand that the community and the resort are interwoven. The resort would not be successful without the community and the community would be lesser without the resort. Balancing the needs of each requires constant monitoring and adjustments. When the balance is right, each reinforces the other.

Within the natural environment... This resort-community balance must be maintained within the context of the natural environment—that within our backyard and beyond. We value the protection of wetlands, forests and other natural areas and we seek to conserve natural resources. We understand our fundamental dependence on the environment—for our *health* and well-being, and for the success of our tourism-based economy.

OUR COMMUNITY VISION

Our Community Vision includes a high level vision statement and more detailed vision characteristics that define what must exist in Whistler for us to be successful and sustainable in the long-term. The statements are written in the present tense, articulating the outcomes that we are aiming to achieve.

Ultimately, in the long-term, we want to achieve all statements below, but we recognize there will be short-term trade-offs along the way. Trade-offs occur when a step toward one aspect of the vision means a lack of progress toward, or even a step away from, another aspect or aspects. Therefore, trade-offs should be short-term and the initiatives that cause them should be flexible stepping-stones, not locking us to them over the long-term. Trade-offs should also be evaluated carefully to ensure that critical aspects of the vision are not compromised.

This is the Whistler we are aspiring to achieve now and into the future…

Vision statement

Whistler: A place where our community thrives, nature is protected and guests are inspired.

- Our resort community thrives on mountain culture and the nature that surrounds us.
- We protect the land – the forests, the lakes and the rivers, and all that they sustain.
- We enjoy a high quality of life in balance with our prosperous tourism economy.
- We seek opportunities for innovation and renewal.
- We recognize the value of our history and the foundations of our resort community.
- We honour those who came before us and respect those who will come after us.
- We move forward with the Lil'wat Nation and Squamish Nation and reconcile with the past.
- We value our relationships and work together as partners and community members.

Vision characteristics

Sense of Place

1. CULTURE: Our genuine mountain culture pervades the community and is celebrated. It is enhanced by the rich heritage and culture of the Squamish Nation and Lil'wat Nation, on whose unceded traditional lands our community sits.
2. LANDSCAPE: Natural areas are never far from sight and reach; they are the predominant component of our mountain landscape, core to our mountain culture and the basis of our outstanding recreation offerings.
3. BALANCE: Community life and resort visitation are balanced, both occurring within the carrying capacity of our developed and natural environments.
4. VIBRANT: Vibrant community spaces are full of energy and frequent celebration, while not interfering with natural places of solitude and rejuvenation.

Environment

5. RESPECT: We understand, respect and steward natural areas as the foundation of our community, our tourism-based economy and overall human *health*.
6. PROTECTION: Our development footprint is limited: *sensitive ecosystems*, wildlife habitat and indigenous biodiversity are healthy, protected and where necessary restored. We support the protection of regional ecosystems, wildlife habitat and agricultural land.
7. ACCESS: Where natural areas are accessed and enjoyed for recreation and overall well-being, we do so in a responsible way.

8. RESOURCES: Natural resources and energy are conserved and we have achieved zero waste. Water sources are protected. Natural materials are selected and synthetic substances and emissions are managed to protect human well-being and ecosystem health.
9. CLIMATE: Greenhouse gas (GHG) emissions are being systematically eliminated, all energy is derived from renewable sources and we are increasing our resilience to a changing climate.

Community

10. QUALITY OF LIFE: We enjoy good *health* and high quality of life. Affordable housing and other essentials allow us to meet our needs and participate in Whistler's lifestyle through all stages of life.
11. INCLUSIVE: Residents and visitors of all ages, identities, abilities and incomes are welcome, included, and share our love for nature, active recreation, human connections and innovation.
12. CONNECTED: Community connections are strong and interactions with visitors are valued as an extension of the community.
13. CONDUCT: Everyone is treated with fairness, respect and care, and as a result we enjoy high levels of mutual trust and safety.
14. PARTICIPATION: We are able to meaningfully participate in community decisions, collaborating to achieve our Community Vision.
15. PARTNERSHIPS: We have established strong partnerships with the Squamish Nation, Lil'wat Nation, other levels of government and community stakeholders based on open dialogue, honesty, respect and collaboration, resulting in the achievement of mutual goals and shared benefits.

Tourism-based Economy

16. RESILIENT: Our tourism-based economy is strong, diverse and resilient. Economic opportunities and employment support high quality of life.
17. EXPERIENCE: Whistler offers diverse, year-round and authentic experiences that offer exceptional value and sustain visitation.
18. DEPENDENCE: Economic activity depends on and respects the natural environment, our unique mountain culture and the people of our community.
19. LOCAL: Locally owned businesses are essential and thrive.
20. RENEWAL: Innovation, renewal and reinvestment in Whistler's infrastructure and offerings support livelihoods, quality of life and the visitor experience.

TRACKING PERFORMANCE

For years, Whistler has tracked performance related to our Community Vision using more than 90 indicators that are tracked on an annual or as available basis. The monitoring program provides a number of benefits and essential functions, including:

- tracking progress toward (or away from) Whistler's vision—allowing us to celebrate and build on successful programs, and to correct our course when necessary;
- ensuring transparency and accountability to stakeholders—reporting ensures transparency to community members and other Whistler stakeholders; and
- educating and engaging Whistler businesses, residents and visitors—providing meaningful and timely information in an engaging way helps to illustrate connections between policy, actions and community *health*.

To view the full list of indicators, performance data and more information about the monitoring program, visit www.whistler.ca/municipal-gov/community-monitoring.

CHAPTER 3 RECONCILIATION WITH THE LIL'WAT NATION AND SQUAMISH NATION

Our Shared Future

Skwxwú7mesh Úxwumixw (Squamish Nation), *L'il'wat7úl* (Lil'wat Nation) and the municipality are working together to create an enduring relationship based on trust, honour and good will. The connection that each Nation holds to the lands and waters of Whistler is celebrated and it is acknowledged that Whistler's municipal area is located within the unceded traditional territories of the Lil'wat Nation and Squamish Nation.

In the spirit of a government-to-government relationship, the Squamish Nation, Lil'wat Nation and the municipality recognize that they each have distinct governance authorities and responsibilities towards their respective lands, resources and citizens. At the same time, the municipality and the Nations have moved beyond formality and have interactions rooted in a sincere and genuine relationship of mutual respect and understanding. Through the Protocol Agreement's Working Committee, the three governments meet regularly to discuss issues of mutual interest through open and constructive dialogue.

Recognizing that *reconciliation* is an ongoing process, the municipality and the Nations have demonstrated a commitment to establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples. The municipality is also working to ensure that the rich historical and cultural traditions of both Nations are protected and understood by Whistler's residents and visitors. The governments are working collaboratively to support and ensure that both Whistler and the Nations benefit from the tourism economy and complementary economic development and capacity building opportunities. Economic development opportunities for the Nations are explored through the First Nations' Economic Development Committee and processes established through the Protocol Committee.

Increased collaboration between the municipality and the Nations has resulted in improved local and regional transportation systems. *Employee housing* has also allowed for increased participation by both Nations in economic opportunities and created housing options in Whistler for members of both Nations.

Current Reality

Whistler is in the traditional territories of the Squamish Nation and Lil'wat Nation. The municipality is aware that these Nations have unresolved claims to Aboriginal rights and title, which are recognized and affirmed by the Constitution of Canada. There are no First Nation reserve lands within the municipal boundary, but there are substantial provincial Crown lands within the municipal boundary and in adjacent rural areas, which could play a role in settlements of Aboriginal rights and title claims.

There have been many significant developments affecting the Nations, and First Nations generally, the municipality, the Province and Canada as a whole. The conversation with respect to First Nations continues to shift both within British Columbia and Canada with the release of the Truth and Reconciliation Commission's (TRC) Report in 2015. In addition, in 2016 the Canadian Government announced its full support for the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) without qualification and the Province committed to "embrace and implement UNDRIP" in 2017.

Courts have repeatedly reaffirmed the fundamental importance of the honour of the Crown in all dealings with First Nations. While the municipality, as a local government, is not the Crown, the municipality recognizes the important role and responsibility it holds in establishing and implementing honourable, effective and respectful relationships with the Squamish Nation and Lil'wat Nation.

The *Local Government Act*, *Community Charter* and other applicable federal and provincial legislation govern the development of an OCP. Within these legislative authorities, this OCP strives to build on the effective partnerships among the Province, Lil'wat Nation, Squamish Nation and municipality. Furthermore, the municipality and the Nations recognize and acknowledge that each can best serve their respective communities by working together in the spirit of *reconciliation* and cooperation to achieve mutual benefits anchored by common values and interests.

The Nations were able to successfully conclude agreements with the Province and Whistler Blackcomb (now known as Vail Resorts) providing for the 60-year extension of the Master Development Agreements for Whistler Mountain and Blackcomb Mountain, and for a revenue sharing agreement, employment and training opportunities, land development partnership and other benefits.

The Province, the municipality, Squamish Nation and Lil'wat Nation ratified a *Legacy Land Agreement* in 2007 with respect to the disposition of certain provincial lands to the Nations or their nominee, and the disposition of certain provincial lands to Whistler.

The *Sea to Sky Land and Resource Management Plan (LRMP)* adopted by the Province in 2008 serves as the primary land use planning document for the Nations and the Province. The Squamish Nation and Lil'wat Nation have each ratified a land use planning agreement with the Province that is included in the *Sea to Sky LRMP*. Crown land management processes will be developed by the Province, Lil'wat Nation, Squamish Nation and municipality to further this important planning work.

Much of the historical development in Whistler occurred at a time before the aforementioned agreements had been established and without the participation of the Squamish Nation or Lil'wat Nation. Looking forward, the municipality recognizes the need to create and develop a new relationship that provides for enhanced collaboration and partnership.

The municipality entered into a Memorandum of Understanding (MOU) with the Province, Lil'wat Nation, Squamish Nation and Whistler Blackcomb in 2017. The intent of the MOU is for the parties

to work together and explore interests to seek mutually agreeable outcomes in matters related to development opportunities, Crown land management and community planning.

The Nations and the municipality feel strongly that the OCP is one of a number of opportunities to strengthen their new relationship. The parties recognize that to fulfil the commitment for *reconciliation* an ongoing process of open dialogue and working together in the pursuit of future opportunities are required. One outcome of the MOU discussions is the introduction of a government-to-government Protocol Agreement. In addition to solidifying the cooperative and respectful relationship between the municipality, Lil'wat Nation and Squamish Nation, the Protocol Agreement will serve as a tool for ongoing collaboration. The Protocol Agreement's Working Committee also provides an important avenue channel for monitoring the outcomes and success of the goals and objectives of this OCP.

Goals, Objectives and Policies

3.1. Goal The municipality has initiated the ongoing process towards *reconciliation* with the Squamish Nation and Lil'wat Nation.

3.1.1. Objective Strengthen the relationships with both Nations through initiatives and processes to advance and support *reconciliation* in Whistler.

3.1.1.1. Policy Recognize the TRC Report and the UNDRIP signed by Canada.

3.1.1.2. Policy Work with both Nations to identify opportunities to work towards *reconciliation*, such as community dialogue sessions on the TRC Report's findings to build awareness and understanding of the impacts of Canada's residential schools.

3.1.1.3. Policy Provide cultural competency training for the municipality's senior management and other staff, including sessions on the history of Aboriginal peoples and the history and legacy of residential schools.

3.2. Goal The Lil'wat Nation's and Squamish Nation's history, and the importance of Whistler to the Nations, is widely understood.

3.2.1. Objective Increase opportunities to share the rich history and stories of each Nation with Whistler's community members and visitors.

3.2.1.1. Policy Recognize each Nation's local traditions, knowledge, wisdom and governance within their shared traditional territory.

3.2.1.2. Policy Celebrate the understanding that the people of the Lil'wat Nation and Squamish Nation and the land are one, and recognize the importance of the place of Whistler as part of this connection.

3.2.1.3. Policy Promote awareness and cultural understanding of both Nations by sharing each Nation's stories and place names that tell of the rich history of the Nations and their traditional lands.

3.2.1.4. Policy Recognizing that traditional knowledge and community history are often transmitted through stories, develop appropriate avenues to maintain and share understandings of each Nation's rich history, culture and spiritual values associated with the authentic place of Whistler.

3.2.2. Objective Strive to develop a strong First Nations cultural presence throughout Whistler.

3.2.2.1. Policy Work collaboratively with the Nations to pursue opportunities for sharing the Lil'wat Nation's traditional language of *Ucwalmícwts* and the Squamish Nation's traditional language of *Sḵwx̱wú7mesh Snichem*.

3.2.2.2. Policy Explore opportunities to showcase First Nations artists.

3.2.2.3. Policy Support opportunities to share each Nation's history and culture through events and gatherings in Whistler that draw residents and visitors alike.

3.2.3. Objective Preserve and minimize impacts on sites of cultural significance.

3.2.3.1. Policy Work with the Nations to better understand the impact of development and recreational uses on the Nations' shared traditional territory and associated cultural and spiritual values.

3.2.3.2. Policy Continue to develop policies to protect the Nations' archaeological, heritage and other cultural interests.

3.2.3.3. Policy Develop practices to include the Nations in trail planning and development to ensure the Nations' interests are considered, such as access to sensitive cultural spiritual areas, including the Lil'wat Nation's *A7x7ūlḿecw* (Spirited Ground) Areas and the Squamish Nation's *Kwa kwayx welh-aynexws* (Wild Spirit Places).

3.3. Goal The municipality has established cooperative government-to-government relationships with the Lil'wat Nation and Squamish Nation.

3.3.1. Objective Continue to maintain and build relationships based on the principles of equality, partnership, good faith and mutual respect.

3.3.1.1. Policy Acknowledge the respective governance authorities and traditions of the Squamish Nation, Lil'wat Nation and municipality.

3.3.1.2. Policy Continue to develop a new relationship that is based on a joint commitment to *reconciliation* and utilizes the spirit of cooperation to achieve mutual benefits.

3.3.1.3. Policy Work with the Nations towards meaningful participation in the future direction of the region.

3.3.1.4. Policy As the provincial and federal governments address unresolved Aboriginal rights and title, the municipality will respect ongoing processes and participate in these discussions, where applicable, and work cooperatively towards solutions that meet the needs of all parties.

3.3.2. Objective Implement and leverage the Protocol Agreement entered into by the municipality, Squamish Nation and Lil'wat Nation.

3.3.2.1. Policy Implement the principles of cooperation as set out in the Protocol Agreement to encourage open and constructive dialogue based on mutual trust, honesty and respect.

3.3.2.2. Policy Create a Working Committee comprised of political representatives and staff members to foster the intent of the Protocol Agreement.

3.3.2.3. Policy Use the Working Committee to address areas of mutual interest with the goal of recognizing shared opportunities and community benefits.

3.3.3. Objective The Lil'wat Nation and Squamish Nation meaningfully participate in the future direction of Whistler and the surrounding region.

3.3.3.1. Policy Ensure that opportunities for both Nations' involvement in events and activities that add to the experience of Whistler are explored and considered.

3.3.3.2. Policy Explore new ways to bridge municipal and First Nations community planning, as the communities work to meet their respective goals, priorities and needs.

3.3.3.3. Policy Promote mutual participation in regional plans related to natural hazard mitigation, economic development, tourism, education and training, community *health* and well-being, and stewardship efforts.

3.4. Goal The municipality, Province, Squamish Nation and Lil'wat Nation have established a collaborative process for Crown land planning.

3.4.1. Objective Work collaboratively on Crown land use and management processes.

3.4.1.1. Policy Support development of an ongoing inventory of commercial recreation tenures and activities on Crown land in the region.

3.4.1.2. Policy Participate in provincial Crown land use planning with the Province and the Nations.

3.4.1.3. Policy Continue to collaborate with the Nations on the *Cheakamus Community Forest (CCF)*.

3.5. Goal The Lil'wat Nation and Squamish Nation participate in a meaningful way in the economic development of fee simple lands in which they have an ownership interest.

3.5.1. Objective The municipality and the Nations work together on land use and development opportunities that achieve respective interests.

3.5.1.1. Policy Recognize that existing fee simple lands owned by the Nations, lands in which they have interests through existing partnership agreements, and lands that they may acquire, are important to the Nations' cultural, environmental, political and economic interests to serve the needs of their members and future generations.

3.5.1.2. Policy Recognize Whistler's goal of achieving a balanced resort and community capacity that minimizes Whistler's ecological footprint and strives to maintain: Whistler's mountain resort community character; the quality of its natural environment and sense of place; a stable and healthy economy; a high quality of visitor experience; and a high quality of life for Whistler community members—which are fundamental to Whistler's long-term success.

3.5.1.3. Policy Support land uses and development that achieve Whistler's Community Vision and the policies expressed in this OCP that will guide future municipal decision-making.

3.5.1.4. Policy Recognize the significant economic benefits to the Nations and the Whistler resort community associated with the ongoing success of Whistler Mountain and Blackcomb Mountain recreation activities and related land uses and development within the Whistler Blackcomb Controlled Recreation Area.

3.5.1.5. Policy Work together with the Nations on co-management of provincially directed timber resource harvesting in the *CCF*.

3.5.1.6. Policy Consider creative solutions to optimize land use and respective interests such as partnerships, land exchanges, dedications and *amenity zoning*.

3.5.1.7. Policy Review development priorities for the Nations and the municipality on an ongoing basis through processes established in the Protocol Agreement.

3.5.1.8. Policy Recognize the ongoing long-term evolution of Whistler, and consider short, medium and long-term time frames for achieving economic benefits from land use and development.

3.5.2. Objective Seek common understanding on the processes and criteria that apply to consideration of future development proposals.

3.5.2.1. Policy Recognize and implement outcomes made between the Squamish Nation, Lil'wat Nation, Province and municipality that have resulted from MOU discussions and have been informed by input from community members through the process of updating this OCP.

3.5.2.2. Policy Ensure that the Nations have access to the municipality's Council and senior staff for direct engagement on, and consideration of, development proposals, including how development proposals meet or could meet OCP amendment and rezoning criteria included in Policies 4.1.6.3. and 4.1.6.4., through the collaborative efforts of the First Nations' Economic Development Committee.

3.5.2.3. Policy The municipality supports the designations and processes for consideration of future development proposals for specified lands, as identified in Schedule B.

3.6. Goal The Squamish Nation and Lil'wat Nation are successfully participating in Whistler's resort economy and regional economic growth.

3.6.1. Objective Strengthen cooperation and coordination to realize economic benefits.

3.6.1.1. Policy Work with both Nations and the Province to further develop relationships and to explore opportunities to work together on economic and tourism-related initiatives.

3.6.1.2. Policy Pursue shared opportunities to participate in regional economic growth.

3.6.1.3. Policy Explore opportunities for both Nations to be involved in events and activities that celebrate the authentic place of Whistler.

3.6.2. Objective Support capacity building through economic opportunities.

3.6.2.1. Policy Use the mechanisms provided for in the Protocol Agreement to work together toward capacity building for the members of both Nations.

3.6.2.2. Policy Encourage opportunities for both Nations' members to build capacity of their communities through employment, training and skills development.

3.6.2.3. Policy Recognize opportunities for cross-training and knowledge sharing between the municipality and the Nations.

3.6.2.4. Policy Investigate other options for developing long-term benefits for both Nations from economic development projects.

3.7. Goal The Lil'wat Nation and Squamish Nation are working with the municipality to support and improve local and regional transportation systems.

3.7.1. Objective Work collaboratively with the Squamish Nation, Lil'wat Nation, Province and other local governments to develop transit solutions.

3.7.1.1. Policy Prioritize the establishment of new governance and funding models, which include both Nations as regional partners, to implement enhanced transportation options for the corridor.

3.7.1.2. Policy Recognize that improved transportation systems will support greater participation by both Nations' members in the daily activities of Whistler.

3.7.1.3. Policy Recognize that increased participation by both Nations' members within Whistler will support many of the other shared goals identified in this chapter, such as building capacity through employment, training and skills development, and participating in the tourism economy.

3.8. Goal The Squamish Nation and Lil'wat Nation participate in *employee housing* opportunities.

3.8.1. Objective *Employee housing* initiatives support opportunities for economic development and create housing options for members of both Nations to live in Whistler.

3.8.1.1. Policy Support participation by both Nations in the development of *employee housing* in Cheakamus Crossing, as presented in Schedule B.

3.8.1.2. Policy *Employee housing* provides opportunities for both Nations' members to live in Whistler.

3.8.1.3. Policy Share knowledge for management and administration of the Nations' *employee housing* development.

CHAPTER 4 GROWTH MANAGEMENT

Our Shared Future

By focusing on the qualities that make Whistler unique and special, and recognizing our limits to growth, Whistler continues to prosper and maintain its position among the leading mountain resort communities in the world. Through conscious and coordinated efforts, Whistler effectively applies its growth management framework and land use policies to maintain a special blend of community and resort, in balance, connected by mountain culture and deeply held appreciation for Whistler's mountain environment.

The natural environment that sustains our local biodiversity, provides our connection to nature and sustains Whistler as an attractive mountain destination, has been protected by carefully managing the amount of development, its location, and design and construction, and proactively preserving sensitive areas. This has been achieved by applying a combination of the Whistler Urban Development Containment Area (WUDCA), Whistler Land Use Map and Designations (Schedule A), *accommodation capacity* limit, criteria for Evaluating Proposals for OCP and Zoning Amendments, and development permit area designations and guidelines, implemented through Whistler's land use and development bylaws and processes.

Through these tools, and effective community planning (for housing, mobility, recreation, *health* and wellness, education, and arts and culture), Whistler is able to sustain a robust tourism economy and a highly livable community where residents are able to enjoy a high quality of life and strong sense of belonging. Whistler's thriving community and protected natural environment provide a strong platform for sharing all that Whistler stands for and has to offer.

Whistler and Blackcomb Mountains continue to be Whistler's biggest draw, leading the way in innovation and investment in resort recreation offerings. This investment complements the resort community and helps sustain Whistler's ongoing attraction. The success of the resort and Whistler's tourism economy underwrite the quality of life that community members enjoy and also contributes significantly to the provincial economy, as well as the prosperity of the Lil'wat Nation and Squamish Nation.

Through careful study, collaborative planning and adopting the concept of a balanced resort and community capacity, Whistler is able to balance the qualitative or experiential aspects of Whistler with the capacities of its infrastructure and systems. The *accommodation capacity*, measured in *bed units*, has been carefully managed, and new *employee housing* provides opportunity for Whistler's *employees* to live and work in Whistler, attracting and retaining a stable workforce. The bed base also maintains a diverse and secure supply of high quality visitor *accommodations* that are available for our guests, and have sustainable occupancies, which support ongoing rejuvenation. Along with our growth management tools, Whistler's resort and tourism partners work to optimize visitation and utilization of Whistler's resort community infrastructure within comfortable levels. Whistler is known

as a progressive community that considers the ecological footprint of its activities and seeks ways to conserve and minimize use of natural resources.

Important to Whistler's ongoing success, the Lil'wat Nation and Squamish Nation realize economic benefits in a tangible way, sharing in Whistler's economic activity and development. Collaborative engagement with the Nations through the Protocol Agreement has also resulted in a greater presence for the Nations in Whistler and a broader awareness of First Nations culture and history.

Community members, First Nations and stakeholders, including Whistler Blackcomb, convene regularly to review community priorities and collaboratively consider and pursue new opportunities that advance Whistler's progress towards its Community Vision.

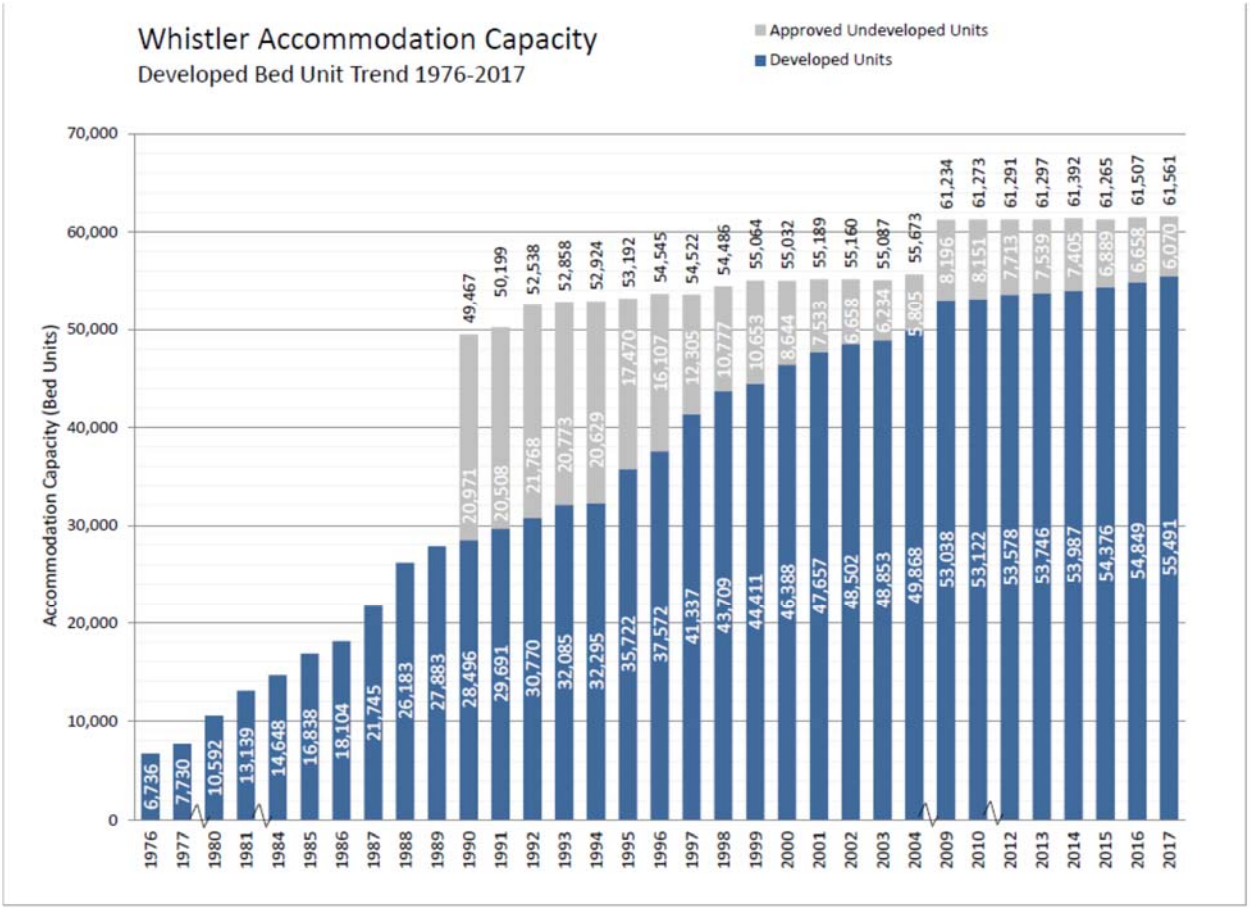
Current Reality

Endowed with tremendous natural assets, and two world-class ski mountains, Whistler's success as a resort community is largely attributable to strong and careful planning and significant investment in infrastructure. Since its incorporation in 1975, the municipality has managed growth and development through its OCP policies and land use regulations to control the location, amount, type and character of development. The foundations of Whistler's success included early decisions to locate a single town centre—the pedestrian-oriented Whistler Village—at the base of the ski mountains; to secure a core supply of warm beds for Whistler's visitors; and to establish uses that supported the day-to-day needs of both residents and visitors.

Whistler has experienced tremendous growth and development over the past 43 years, establishing itself as a major international mountain destination and resort community. This period has been characterized by the development of on-mountain recreation facilities, residential and visitor *accommodation*, commercial and light industrial centres, service infrastructure, seasonal amenities, community facilities and restricted housing for Whistler's *employees*.

The 2010 Winter Olympic and Paralympic Games-related infrastructure, competition venues and legacies, as well as two new mixed-use neighbourhoods and new industrial lands, have added to the resort community's development footprint.

Since 1993, the last update of Whistler's OCP, Whistler's developed *accommodation capacity* measured in *bed units* has grown from 32,085 to 55,491 *bed units* at year-end 2017. During the same period, the amount of developed commercial space has grown from 1.17 million square feet (108,700 square metres) to 2.56 million square feet (237,800 square metres).



Whistler's *accommodation capacity* includes a mix of *accommodation* types dedicated to visitor *accommodation*, residential *accommodation* and *employee housing*. Approximately 45 per cent (or 26,000 *bed units* of Whistler's bed base) is zoned for visitor *accommodation*. Of this, there is a core hotel *accommodation* bed base of approximately 7,900 *bed units*. Through its innovative approaches to achieving *employee housing*, Whistler has secured 6,430 *bed units* dedicated to *employee* occupancy, representing 12 per cent of the total bed base.

With a total approved *accommodation capacity* at year-end 2017 of 61,561 *bed units*, Whistler has now reached 90 per cent buildout of its approved development capacity. Close to 40 per cent of the remaining capacity is dedicated to *employee housing*, primarily in the Cheakamus Crossing neighbourhood.

After experiencing an economic downturn subsequent to the 2010 Olympic and Paralympic Winter Games, Whistler more recently has experienced a sustained period of record-breaking visitation, with average annual occupancy rates for Whistler's core visitor *accommodation* base growing from a low of 48 per cent to nearly 70 per cent. With strong increases in summer and off season visitation, Whistler now has reached just over 3.3 million visitors per year.

Whistler has also experienced a significant increase in its permanent population, adding 2,140 permanent residents over the past 10 years, growing from a population of 9,702 in 2008 to 11,840 in 2017. Combining Whistler's permanent population, seasonal population, overnight visitors and day visitors, Whistler's total daily population equivalent has grown from 25,962 in 2008 to 36,306 in 2017, with a peak occupancy estimated at 55,000.

This growth in Whistler's visitation and daily population has translated into an overall level of "busyness" that has strained some of the capacities of Whistler's ability to accommodate this level of activity. Local businesses are experiencing a shortage of *employees*, which affects service levels and *employee* quality of life. This is largely attributable to increasing *employee* numbers and a shortage of housing. Traffic congestion and lack of space in Whistler's schools for the growing student population are areas of concern. To address these concerns, the municipality has worked with community members through Council-appointed task forces and community forums to develop strategies and implement priority initiatives. Recent transportation initiatives have been impactful and further work is planned to respond to highway and local congestion. In response to community housing challenges, significant progress is being made on the development of 1,000 new *employee* units.

Whistler is now realizing the potential of its existing developed capacity, and community members and stakeholders have expressed concern over the ultimate size of the community and further growth, which impact the unique characteristics of the resort community; demands on the natural environment and its ecosystems; infrastructure and services capacity; economic vitality and sustainability; quality of life; and the capacity of the resort community and its surrounding area to provide enjoyable experiences for visitors and residents.

The ongoing development and improvement of summer and winter recreation on Whistler Mountain and Blackcomb Mountain are major contributors to Whistler's success and evolution. Potential development of on-mountain facilities, as contemplated within the provincially approved Master Plan Updates and associated Master Development Agreements (MDAs) for Whistler Mountain and Blackcomb Mountain, and potential base area developments on Option Sites, are important to consider within the overall development capacity of the resort community. The integration of this activity is important to maintaining a comfortable and balanced resort and community capacity.

In addition, the municipality is working with the Lil'wat Nation and Squamish Nation to explore opportunities for their further participation in Whistler's ongoing success.

This OCP calls for periodic review of land use and development potential, which will involve ongoing community engagement and input, as well as engagement with First Nations and stakeholders including Whistler Blackcomb. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including the community-determined growth management measures, while supporting Whistler's ongoing evolution as a balanced resort community.

Goals, Objectives and Policies

4.1. Goal Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors.

4.1.1. Objective Reinforce and enhance Whistler's mountain community character.

4.1.1.1. Policy Carefully manage the geographic extent of Whistler's *urban development* and the amount of land converted to development.

4.1.1.2. Policy Continue to locate Whistler's *urban development* within the Whistler valley corridor between Cheakamus Crossing and Function Junction to the south, and Emerald Estates to the north. Within this corridor maintain a comprehensive network of natural areas, *open space* and parks that separate and provide green buffers between developed areas.

4.1.1.3. Policy Maintain residential *accommodation*, visitor *accommodation*, commercial, light industrial, institutional and community facilities development within the area shown in Schedule A, designated as the WUDCA, and apply the following policies:

(a) retain the majority of the area within the WUDCA as natural areas, *open space*, parks and green spaces;

(b) protect and, where possible, restore natural areas critical to healthy ecosystems and local biodiversity;

(c) protect unique natural features, scenic viewscapes and scenic corridors including mountain slopes, ridgelines, lakefronts, the highway corridor (20 metre buffer) and significant rock outcroppings;

(d) limit the scale and intensity of development to fit with the mountain environment and reflect a human scale;

(e) in general, maintain building heights in residential neighbourhoods to fit with the surrounding context;

(f) allow taller buildings in core commercial areas and neighbourhood centres, scaled appropriately for the surrounding context;

(g) manage the scale of commercial units to support diversity and variety, and unique local businesses;

(h) maintain outdoor public spaces in all developments sized to accommodate the resident and visitor populations;

(i) maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment;

(j) strive for high standards of green building with efficient use of resources and renewable energies; and

(k) recognize the need for wildfire risk reduction measures within and adjacent to developed areas that may require tree removal, tree thinning and landscape alterations.

4.1.1.4. Policy Recognize and reinforce the importance of the history and cultural character of Whistler associated with the authentic place of Whistler, including the rich history, culture and spiritual values of the Lil'wat and Squamish Nations.

4.1.1.5. Policy Support the goals and policies of the *Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS)* through the following:

(a) Work collaboratively with SLRD member jurisdictions to support the goals of the *RGS* as described in the Regional Context Statement presented in Chapter 1: Introduction and Planning Context.

(b) Support directing future *urban development* within the region to existing municipalities and planned community settlement areas.

(c) Recognize lands within WUDCA and within the Whistler Blackcomb Whistler Master Plan Update Option Sites, as shown in Schedule A, as being included in Whistler's settlement area for the purposes of the *RGS*.

(d) Preserve the natural character of lands outside of the WUDCA and the Whistler Blackcomb Controlled Recreation Area (CRA).

(e) Support low impact outdoor recreation activities and carefully managed resource uses including timber harvesting within the *Cheakamus Community Forest* outside the CRA and the WUDCA. Seek to ensure best management practices and compliance with applicable Crown land regulations, avoid impacts on critical natural areas and protect Whistler's water sources.

(f) Work collaboratively with the Province, Lil'wat Nation and Squamish Nation on provincial Crown land use and management.

4.1.2. Objective Strive to achieve and maintain a comfortable, balanced resort and community capacity, supporting a progressive sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character.

4.1.2.1. Policy Recognize the need for a balanced and integrated resort and community capacity that includes physical, social and environmental considerations.

4.1.2.2. Policy Recognize and understand the importance of the Whistler experience to the success of the tourism economy, and the interplay of the natural environment, history, regional culture, shopping, architecture, arts and culture, food, sport, recreation, leisure, group and family experience, with a strong and vibrant community.

4.1.2.3. Policy Work collaboratively towards both Whistler and the Lil'wat and Squamish Nations benefitting from the local tourism economy and complementary economic development and capacity building opportunities.

4.1.2.4. Policy Recognize and plan for Whistler's daily population equivalent, comprised of permanent and seasonal residents, part-time residents, overnight visitors in paid *accommodations*, overnight friends and guests, and day visitors. Seek to understand and strategically manage each of these segments, and their associated needs, consistent with the desire for a balanced resort and community capacity.

4.1.2.5. Policy Recognize the cyclical nature of Whistler's tourism economy and the significant visitor bed base within Whistler's existing approved and developed *accommodation capacity*. Continue to monitor visitor numbers and *accommodation* use, and seek to sustain comfortable occupancy levels that support ongoing reinvestment in *accommodation* properties.

4.1.2.6. Policy Continue to work collaboratively with resort and community partners and stakeholders, including Whistler Blackcomb, to target sustainable visitation levels that provide for a strong economy and are within a comfortable carrying capacity, taking into consideration the qualitative aspects of the Whistler experience, and quantitative aspects such as infrastructure capacities and housing needs.

4.1.2.7. Policy Seek to instill an appreciation and respect for Whistler's mountain environment and community culture.

4.1.2.8. Policy Recognize Whistler's residential and visitor *accommodation capacity* as a key factor of resort and community growth. Recognize the significant capacity that is already approved, and has not yet been fully developed.

4.1.2.9. Policy Continue to maintain an *accommodation capacity* limit measured in *bed units*, consistent with the following:

(a) Recognize the existing approved *accommodation capacity* estimated at approximately 61,500 *bed units*.

(b) Allow for up to 1,000 additional *bed units* for various initiatives to address Whistler's current critical shortage of *employee housing*. Continue to monitor ongoing housing needs and evaluate proposed developments relative to the municipality's rezoning evaluation criteria.

(c) Support the additional development capacity associated with the proposed development of Kadenwood lands by the Squamish Nation and Lil'wat Nation for low to medium residential development, with a capacity of up to 332 *bed units*. Recognize this initiative as important to *reconciliation*.

(d) Provide regular updates on the *accommodation capacity* inventory, and review treatment of auxiliary residential *dwelling units* within the *accommodation capacity*.

4.1.2.10. Policy Strategically manage municipal lands and actively consider future acquisition opportunities to achieve municipal purposes and objectives.

4.1.2.11. Policy Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development.

4.1.2.12. Policy Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, *amenity zoning* and transfers of development rights.

4.1.2.13. Policy Ensure new land use and developments are complementary to existing development and add to Whistler's success. Avoid expansion and duplication that contributes to oversupply, diminishes the success of existing uses and development, and creates unacceptable impacts on the resort community.

4.1.2.14. Policy Encourage and help facilitate needed reinvestment, renovation and redevelopment of aging properties, in particular in Whistler's core

commercial areas, as a means of enhancing the Whistler experience and individual building performance, both of which are recognized as public benefits.

4.1.2.15. Policy Do not support land use and development proposals that will have unacceptable negative environmental, social, *health* or economic impacts.

4.1.2.16. Policy Maintain cost-effective and efficient delivery of infrastructure and services.

4.1.3. Objective Work collaboratively to integrate the development of recreation activities and associated recreation improvements in a sensitive manner within the CRA.

4.1.3.1. Policy Generally recognize the critical importance of Whistler Mountain and Blackcomb Mountain recreation offerings and their ongoing success to Whistler's mountain character, visitor economy and community lifestyle.

4.1.3.2. Policy Generally support ongoing investment and innovation in on-mountain recreation improvements. Support a high quality of development, recreation experience and environmental sensitivity.

4.1.3.3. Policy Recognize the need for a balanced resort and community capacity.

4.1.3.4. Policy Consider the interrelationships between development of on-mountain improvements, the associated visitor capacities and visitor experience, and the associated demands on the community related to *employee* needs, population growth, housing, visitor *accommodation*, commercial and light industrial uses, parks and recreation, community facilities and services, transportation, water supply and infrastructure—all of which affect the overall extent of development within the community, community character, the broader visitor experience and quality of life for Whistler residents.

4.1.3.5. Policy Recognize the Whistler and Blackcomb Master Plan Updates (dated 2013), and the associated 2017 MDA for each mountain approved by the Province of British Columbia. Apply an open and comprehensive approach to considering existing and proposed activities and developments identified within these plans and agreements, including the following:

(a) Recognize the long-term benefits to Whistler associated with these plans and agreements, which apply for a 60-year period, and help to provide certainty for ongoing investment and a sustainable visitor economy including benefits to First Nations.

(b) Recognize ever-changing visitor expectations, new technologies, and the evolving nature of the Whistler community and the tourism economy, and examine future development proposals with an open mindedness.

(c) Recognize the economic development interests of the Squamish Nation, Lil'wat Nation and Province in the long-term successful operations and development of the Whistler Mountain Resort and Blackcomb Mountain Resort, as well as the success of the Whistler resort community as a whole.

(d) Recognize the commitments within the MDAs, which identify the applicability of municipal authorities and bylaws, and specifically address: the requirement for municipal approval for new development of *accommodation*; balanced resort capacity; environmental requirements; *employee housing*; archaeology and heritage; provincial parks; public recreation; municipal sewer system; traffic and parking; *health* care facilities; and fire prevention and protection.

(e) Recognize that protection of the natural environment relative to Whistler Mountain and Blackcomb Mountain operations and development within the CRA is addressed by the provincial government through the Master Plan approval process and the approved MDA for each mountain, which specify ongoing environmental requirements. Avoid duplicative environmental review and permitting processes.

(f) Generally support complementary multi-season outdoor recreation activities and associated facilities such as lifts, trails, snowmaking equipment, serviced pathways, support utilities, maintenance facilities and service roads approved in the Whistler Mountain and Blackcomb Mountain Master Plan Updates. Consider potential impacts associated with such facilities.

(g) Recognize existing indoor day use and indoor recreation facilities, including existing day lodges, restaurants and commercial facilities. Evaluate and require rezoning approval for any significant expansions to existing facilities and any new facilities to ensure that such developments complement and enhance Whistler as a whole.

(h) Recognize that the Whistler Mountain Master Plan Update identifies Option Sites that may be acquired from the Crown for new base area developments. There are seven Option Sites, shown in Schedule A of this OCP. The proposed "South Base" development would require a

substantial investment by Whistler Blackcomb in recreational infrastructure and servicing on Crown land and has the potential to add significant additional lift staging capacity and new skiing terrain with a new access road and staging route up Whistler Mountain from Cheakamus Crossing. The plan also identifies significant parking facilities, potential day skier and commercial facilities, and the potential for development of *accommodation*.

(i) Given the location, scale and nature of development, any proposals for development of the South Base or any of the other Option Sites would involve careful consideration with significant community input to ensure clear and substantial benefits to both the resort and the community as a whole, and no unacceptable negative impacts on the community, resort or environment. The Option Sites are located outside of the WUDCA, and development in these areas would require an OCP amendment and rezoning to amend the WUDCA and provide for proposed uses.

4.1.4. Objective Provide an adequate amount and variety of land uses and development in appropriate locations to meet the diverse needs of the community and the resort.

4.1.4.1. Policy Maintain a land use plan that designates the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries. The current land use plan is shown in Schedule A.

4.1.4.2. Policy Land use designations presented in Schedule A provide a general indication and preferred location of intended future land uses. The plan establishes general categories of land use designations providing some flexibility for more detailed zoning and development permit guidelines that are customized for specific parcels of land to meet the goals, objectives and policies of this OCP. Uses listed are for general guidance only and do not exclude temporary uses, special events, festivals, and uses similar to those listed activities. The land use descriptions with associated examples do not represent a complete list of future intended uses. Furthermore, planning, management and future consideration for development of designated lands are subject to the municipality's policies and development permit guidelines. Any references to density are guides for general massing and approximate development density. OCP land use densities do not regulate actual densities on individual lots; this is the function of the Zoning Bylaw. Council may, at its discretion and subject to a public hearing, consider Zoning Bylaw amendments to permit additional density where the proposed

development is otherwise consistent with the objectives and policies of the OCP. Council may also enact a zoning bylaw that legalizes a lawful non-conforming use despite any land use designation in Schedule A.

4.1.4.3. Policy Community facilities, utilities, parks, schools, daycare facilities, places of worship, home occupation and live-work uses may be located anywhere within the municipality subject to municipal zoning requirements and any additional regulatory approvals and permitting criteria, giving consideration to the policies contained in this OCP.

4.1.4.4. Policy Periodically review community and resort land use and development needs to determine if there are any types and amounts of additional development or changes in land use that are appropriate, necessary or regarded as likely to yield clear and substantial benefits to the community and the resort. If this review identifies types of development that should be considered, the municipality will consider amending the OCP which will include significant community engagement.

4.1.4.5. Policy Recognize the interrelationships between various land uses, community growth and comfortable carrying capacity.

4.1.4.6. Policy Integrate compatible land uses where appropriate to enhance community *livability* and walkability.

4.1.4.7. Policy Work with appropriate agencies and stakeholders to plan for and preserve appropriate lands needed for *health* care, school and daycare facilities.

4.1.4.8. Policy Respect and reinforce Whistler's single town centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character, as established in the Commercial and Light Industrial section of Chapter 5: Land Use and Development.

4.1.4.9. Policy Support diverse, attractive residential neighbourhoods with varying densities and dwelling types that provide needed housing, fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks that also access key destinations.

4.1.4.10. Policy Consider *infill housing* sensitive to existing neighbourhoods to help address the housing continuum and Whistler *employee housing* needs.

4.1.4.11. Policy Support home-based businesses that contribute to resident affordability, complement the local economy and do not negatively impact neighbourhoods.

4.1.4.12. Policy Reinforce land use and development patterns that support the: objectives set out in Chapter 11: Transportation and Chapter 12: Infrastructure; greenhouse gas (GHG) emissions and energy consumption targets; and efficient use of infrastructure and services.

4.1.4.13. Policy Develop sub-area plans when appropriate to address evolving resort and community needs for specific areas of the community and to use as the basis for any proposed changes in land use and development that alter Whistler's overall pattern of land use and development. Consider sub-area plans for Whistler Creek, Function Junction and Whistler's light industrial areas.

4.1.5. Objective Protect human safety and property from natural hazards.

4.1.5.1. Policy Proactively implement initiatives for effective prevention of wildfires and structure fires including Whistler's community wildfire protection plan and comprehensive emergency management plan.

4.1.5.2. Policy A hazard assessment report prepared by a qualified professional may be required for applications for zoning amendments, subdivision and building permits.

4.1.5.3. Policy A wildfire hazard assessment report prepared by a qualified professional in accordance with FireSmart® guidelines may be required for zoning amendment and subdivision applications.

4.1.5.4. Policy Develop and maintain development permit guidelines for the protection of development from wildfire.

4.1.5.5. Policy Ensure all development is protected from flood hazards to the standards accepted by the Province and qualified professionals.

4.1.6. Objective Apply clear and consistent criteria and processes for proposed land uses and developments that require an OCP or zoning amendment.

EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS POLICIES

4.1.6.1. Policy The criteria contained in this section will be used to evaluate all proposed amendments to the OCP and the Zoning Bylaw for the purposes of allowing development or a change in land use.

4.1.6.2. Policy Recognize the designations and processes for consideration of future development and land use proposals for specified lands, as identified in

Schedule B, in which the Lil'wat Nation and Squamish Nation have fee simple land interests.

4.1.6.3. Policy

Proposed OCP amendments or rezonings that increase the *accommodation bed unit* capacity, alter the WUDCA, or alter the Whistler Land Use Map and Designations (Schedule A) will include significant community engagement, and should only be supported if the proposal:

(a) provides clear and substantial benefits to the community and the resort;

(b) is supported by the community, in the opinion of Council;

(c) will not cause unacceptable impacts on the community, resort or environment; and

(d) meets all applicable policies set out in the OCP.

4.1.6.4. Policy

All proposed developments must meet the following conditions:

(a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;

(b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;

(c) the project must comply with all applicable policies of the OCP; and

(d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:

i. balanced resort and community capacity;

ii. overall patterns of development of the community and resort;

iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;

iv. Whistler's *sensitive ecosystems* and biodiversity;

v. scale, character and quality of development;

vi. compatibility with the surrounding area or neighbourhood;

vii. quality of life of Whistler's residents;

viii. quality of experience for Whistler's visitors;

ix. geotechnical, flood and wildfire hazard;

x. archaeological, heritage and cultural resources;

xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;

xii. local economy;

xiii. municipal finance;

xiv. social, *health*, recreation, education and emergency facilities and services;

xv. *employee housing*; and

xvi. community energy and GHG emissions, water supply and conservation and solid waste.

CHAPTER 5 LAND USE AND DEVELOPMENT

RESIDENTIAL ACCOMMODATION

Our Shared Future

Whistler is a community of distinct neighbourhoods, each with a unique character supporting diversity, variety and choice in housing. Whistler residents have access to a continuum of affordable housing types, including market housing, which enables people to live and work in the community through a progression of life stages. Neighbourhoods have a harmonious relationship with the natural landscape, which remains predominant.

Green buffers between neighbourhoods contribute to neighbourhood identity and *livability*. Trail networks provide connections to key destinations and promote walkability. They also extend access into natural areas for peace and tranquility, recreation, leisure and healthy living. Easy access to nature is fundamental to Whistler's quality of life and has been a primary consideration in the development and protection of Whistler's residential neighbourhoods.

Housing has been developed close to transit, pedestrian and bicycle routes, amenities, and services to reduce automobile dependency. Densities have increased in selected areas, supporting the housing needs of the resort community and adding further variety in housing choice.

Whistler's *employees* enjoy a secure supply of affordable and livable *employee housing* that includes a range of housing types, prices and tenures. More than 75 per cent of Whistler's *employees* live in Whistler, contributing to the resort community's vibrancy and success. New *employee housing* has been developed to respond to demonstrated community need and consistent with Whistler's growth management policies.

New housing and renovations are designed and built to meet targets for green building standards, providing sustainable, affordable, healthy homes and reducing energy demand and greenhouse gas (GHG) emissions.

Current Reality

Owing in part to its evolution from a rustic wilderness getaway to an internationally renowned four-season resort, Whistler is characterized by an eclectic mix of residential developments. In many neighbourhoods, small chalets, cabins and condominiums built in the 1970s and 1980s remain alongside newer, larger and more modern dwellings.

As Whistler approaches its approved residential *accommodation capacity* and growth boundaries, market demand and construction activity remain strong, as greenfield residential development becomes more limited. Subsequently, Whistler's original housing stock is undergoing significant renovation and redevelopment; newer, often larger, homes are now appearing in existing neighbourhoods. While redeveloping existing neighbourhoods is considered preferable to expanding

growth boundaries, there are opportunities to encourage utilization of housing in existing neighbourhoods for Whistler residents and *employees*.

Whistler's resort community context and housing affordability policies have shaped residential land use and responded to four distinct markets: resident, *employee*, recreation and investment. Historically, housing affordability, home ownership and quality rental *accommodations* have been the greatest housing challenges in Whistler, challenges that persist today. More recently, these challenges have intensified as Whistler has experienced record visitation, peak workforce numbers, growth in resident population, and strong demand from second homeowners for recreation and investment properties. These factors have driven up the price of market homes to new levels and contributed to a severe housing shortage for *employees*.

The Whistler Housing Authority (WHA), formed in 1997, was created by the municipality to oversee the development of *employee housing* in Whistler for Whistler *employees* (and by definition, retirees who were Whistler *employees* for defined durations). Through a steadfast commitment, the resort community now has over 2,100 units of *employee housing* (both rental and owner-occupied units) reserved for *employees*, with price, eligibility and occupancy restrictions. The municipality's substantial land bank is available to be developed on an as-needed and as-appropriate basis to continue to support the objective of housing at least 75 per cent of Whistler's *employees* in affordable and livable housing within the resort community.

In 2018, the Mayor's Task Force on Resident Housing completed a comprehensive review of Whistler's *employee housing* needs. The task force found that a significant number of Whistler's *employees* were in need of more affordable or more suitable housing. For example, Statistics Canada data cited by the task force indicates that nearly 20 per cent of all rental households (or 380 households) in Whistler are spending over 50 per cent of their income on shelter costs, an income to rent ratio considered to be extremely challenging. The task force also found that *employee housing* needs span the full spectrum of type, tenure, household composition and incomes, with residents facing affordability barriers when seeking stable long-term rental options, affordable ownership, *aging in place* opportunities and homes to accommodate new or growing families. The task force's final report made seven key recommendations which have informed the residential *accommodation* policies in this OCP.

With economic factors (such as exchange rates and current property values) favouring investment, resident and recreational markets, Whistler's policies to meet housing needs for at least the next five years must focus primarily on *employee housing*.

Goals, Objectives and Policies

5.1. Goal Meet Whistler's long-term housing needs consistent with the growth management policies and land use designations in this OCP.

5.1.1. Objective Designate lands for various forms of residential *accommodation* to meet Whistler's diverse housing needs.

5.1.1.1. Policy Apply and maintain the land use designations shown in Schedule A for residential *accommodation* development to meet the location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years.

5.1.1.2. Policy Maximize utilization of Residential Reserve lands for *employee housing* and phase development as required to support Whistler's *employee housing* needs.

5.1.2. Objective House at least 75 per cent of Whistler's workforce within the resort community in livable, appropriate and affordable housing.

5.1.2.1. Policy Project and plan for current and future *employee housing* needs by undertaking ongoing monitoring of key housing need indicators, and adapting supply-related policies and actions accordingly.

5.1.2.2. Policy Strive to add 1,000 new *employee* beds within the next five years.

5.1.2.3. Policy Pursue development of Residential Reserve lands as needed and as appropriate to help address the municipality's *employee housing* needs.

5.1.2.4. Policy Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new *employee housing*.

5.1.2.5. Policy Consider allowing development of *employee housing* on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with policies and criteria established for evaluation.

5.1.2.6. Policy Explore a variety of *infill housing* types and tenure models as a means to secure *employee housing*, building upon existing opportunities.

5.1.2.7. Policy Where new developments are expected to create new jobs, consider requiring *employee housing* contributions in the following preferred order:

(a) units on site, where compatible with adjacent land uses;

(b) units off site and within Whistler; and

(c) cash in lieu contributions consistent with municipal policies.

5.1.2.8. Policy Ensure *employee housing* is occupied consistent with restrictions related to price, use, resale, eligibility and other conditions.

5.1.2.9. Policy Continually monitor the size of Whistler's workforce, and the portion of Whistler's workforce living in Whistler. Seek to ensure the balance between the economy and available supply of *employee housing* is met.

5.1.2.10. Policy When determining if the objective of housing 75 per cent of Whistler's workforce is being met, factor in quality, *livability*, appropriateness and affordability indicators such as number of people per room or dwelling, percentage of income spent on housing, life stage and family size.

5.1.3. Objective Protect Whistler's existing housing and *employee housing* supply.

5.1.3.1. Policy Maintain an inventory of *employee housing* in perpetuity, for rental and ownership tenures, to be available for *employees*.

5.1.3.2. Policy Use housing agreements, covenants and bylaws to ensure housing is occupied as intended for *employee housing*.

5.1.3.3. Policy Consider creative approaches to encourage homeowners to make their underutilized dwellings and auxiliary residential suites available for *employee housing*.

5.1.3.4. Policy Recover housing inventory by actively enforcing against illegal nightly rentals of residentially zoned properties.

5.1.3.5. Policy Explore infill as a tool to support both *aging in place* and *employee housing*.

5.2. Goal Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community.

5.2.1. Objective Encourage a range of price points within *employee housing* to meet the needs of the diverse workforce and retiree groups.

5.2.1.1. Policy Acknowledge there are broad differences in the community's workforce demographics (e.g., family structure, age, income levels) and as such there are different housing needs, which will evolve over time.

5.2.1.2. Policy Identify, implement and update financial and regulatory tools as required to ensure *employee housing* remains affordable as community needs evolve.

5.2.1.3. Policy Collaborate with appropriate agencies and organizations, and where applicable the Lil'wat Nation and Squamish Nation, to source funding for *employee housing* projects.

5.3. Goal Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.

5.3.1. Objective Encourage flexibility and adaptability in residential land uses.

5.3.1.1. Policy Encourage residential neighbourhood and building design to meet *Universal Design* standards and best practices.

5.3.1.2. Policy Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations, such as supporting live-work and infill zoning in appropriate locations.

5.3.1.3. Policy Encourage a diversity of housing types and tenures (rental and ownership) responsive to the needs of all age groups and family types, including singles, couples, young adults and families, seasonal residents, people with disabilities and seniors, and to support their transition through different housing types as their needs change.

5.3.1.4. Policy Collaborate with appropriate agencies and organizations to investigate requirements and provide, on an as-needed basis, affordable housing and special needs housing including emergency shelter, transitional housing or special care facilities.

5.3.1.5. Policy Recognize market housing, including second homeownership, as a significant influence on Whistler's housing mix and local economy.

5.4. Goal Reduce the environmental and energy impacts of residential neighbourhoods to improve the quality of life and sustainability of the resort community.

5.4.1. Objective Encourage environmentally-friendly and energy-efficient design, construction and renovation standards for both new development and redevelopment of residential areas.

5.4.1.1. Policy Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies including by implementing the BC Energy Step Code.

5.4.1.2. Policy Encourage flexibility in zoning and consider infill developments that take advantage of existing infrastructure, have close proximity to transit,

commercial centres, amenities and services, and are compatible with the adjacent neighbourhood character.

5.4.1.3. Policy Ensure all neighbourhoods are well-connected to local transit, trails, green space, amenities and services.

VISITOR ACCOMMODATION

Our Shared Future

Whistler's diverse *accommodation* offerings provide a variety of locations, amenities and services that fulfil visitor expectations and help maintain Whistler's position as a world-class destination resort community. Visitor *accommodations* and tourism capacities have achieved a healthy balance, resulting in sustained occupancy rates and revenues. Nightly rentals and tourist *accommodations* have not displaced residential uses and housing in Whistler's residential neighbourhoods. Constant monitoring of occupancies and visitation helps Whistler target and maintain sustainable levels.

A supportive reinvestment strategy has facilitated maintenance and enhancement of visitor *accommodation* properties, thereby helping Whistler to remain internationally competitive. Reinvestment has incorporated green building practices and *Universal Design* to further the diversity, sustainability and accessibility of the visitor *accommodation* sector.

Current Reality

Whistler's early introduction and ongoing commitment to its 'warm bed' policy has been instrumental in the growth of the resort as an international destination. This policy, supported by zoning and title restrictions like covenants, provides a secure supply of visitor *accommodation* to Whistler's visitors in proximity to resort amenities. The availability of these 'beds' is maximized for visitor use, supporting the resort, recreation infrastructure and the tourism economy.

Whistler's visitor *accommodation* bed base includes a diverse offering of hotels, inns, lodges, hostels, pensions, bed and breakfasts, campgrounds, recreational vehicle parks and vacation rentals. The majority of tourist *accommodation* properties have title restrictions requiring availability of the property for visitor use under various terms.

The municipality recognizes that there are cycles of increased and decreased visitation to Whistler, which are related to a variety of factors like global economic conditions. For instance, after an extended period of increasing visitation that supported an expanding *accommodation* base, Whistler experienced its first declines in overnight visitation in spring 2001. In more recent years, Whistler's visitor *accommodation* sector has been experiencing stronger economic performance than ever before: higher occupancy rates, higher average daily room rates and positive returns on investment for unit owners.

Continual reinvestment in *accommodation* properties is critical to the visitor experience and ongoing success of Whistler as a destination resort community.

Goals, Objectives and Policies

5.5. Goal Maintain an appropriate supply and variety of visitor *accommodation* to support Whistler's sustainable year-round tourism economy.

5.5.1. Objective Maintain a broad range of *accommodation* offerings to serve visitor needs.

5.5.1.1. Policy Provide a diverse supply of visitor *accommodation* that meets visitor needs, supports the unique mountain experience, responds to market trends and provides a variety of locations, unit types and associated amenities compatible with adjacent uses.

5.5.1.2. Policy Maintain zoning and covenant restrictions to ensure an appropriate mix and secure supply of visitor *accommodation*.

5.5.1.3. Policy Balance the visitor *accommodation* supply with Whistler's resort community capacity and growth management principles.

5.5.1.4. Policy Carefully consider any proposed additions to the supply of visitor *accommodation* to complement and support the viability of existing *accommodations*, meet an identified visitor need, support the unique mountain experience, and address balanced resort and community capacity.

5.5.1.5. Policy Conduct annual updates of the *accommodation* land use inventory and use key visitor *accommodation* trends and performance indicators to inform policies and guide future land use decisions.

5.5.1.6. Policy Continue to monitor occupancies and the availability of properties for visitor use, along with trends in visitor needs and expectations.

5.5.1.7. Policy Support strategies and initiatives to maintain sustainable and stable occupancies.

5.5.1.8. Policy Actively enforce against illegal visitor *accommodation* use of residential properties.

5.5.2. Objective Use a variety of approaches to achieve a consistently high quality visitor experience for Whistler's visitor *accommodations*.

5.5.2.1. Policy Support provision of visitor *accommodation* facilities, amenities and services that exceed visitor expectations across a range of service levels, while maintaining the unique mountain experience.

5.5.2.2. Policy Support an appropriate and competitive supply of full-service visitor *accommodation*.

5.5.2.3. Policy Investigate opportunities to facilitate the private sector in providing an enhanced experience for all visitor *accommodation* types.

5.5.2.4. Policy Encourage and support the provision of adequate space and facilities within visitor *accommodation* developments for operations and guest services, and consider alternative service delivery models, such as shared facilities, where appropriate.

5.5.2.5. Policy Support ongoing renewal, renovation and redevelopment of visitor *accommodations* to maintain a high quality visitor experience and remain internationally competitive.

5.5.2.6. Policy Facilitate property maintenance and reinvestment to ensure visitor *accommodations* provide a high quality visitor experience.

5.5.2.7. Policy Require a high standard of quality for building and property maintenance and for all renovation, redevelopment and development projects utilizing available mechanisms such as development permit requirements, covenants and a property maintenance bylaw.

5.5.2.8. Policy Encourage collaboration to facilitate continued reinvestment, enhancement and maintenance of visitor *accommodation* properties.

5.5.2.9. Policy Support sustainable management and use of materials, energy and water in Whistler's visitor *accommodations*.

5.5.2.10. Policy Require all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies, including by implementing the BC Energy Step Code.

5.5.2.11. Policy Require the provision of adequate space within visitor *accommodation* developments for waste reduction (recycling and composting) operations and services.

5.5.2.12. Policy Require developments to meet municipal wildfire mitigation guidelines.

COMMERCIAL AND LIGHT INDUSTRIAL

Our Shared Future

Whistler has a well-located and well-established distribution of mixed-use commercial and light industrial centres that are complementary to Whistler's mountain character and support the diverse needs of the local community and tourism economy. Each of these centres has a distinct role, character and mix of uses that are supported by ongoing monitoring, sub-area planning and community input. Public spaces and unique local businesses contribute to community character and a sense of belonging, social interaction and the overall experience of visitors. High quality mountain

design, architecture, landscaping and green building practices are common in all developments. A balanced supply of commercial and light industrial space supports ongoing optimization, maintenance and reinvestment in existing developments. Developments are connected by transit and the Valley Trail, and other initiatives to reduce automobile trips and encourage walkability have been successfully implemented.

Commercial recreation activities on-mountain, and outside of Whistler's developed areas, have also been considered as part of the overall commercial offering supported by the resort community.

Recognizing the linkages and interdependencies between Whistler's various commercial and industrial activities, and related demands on other land uses, facilities and services including *employee housing*, Whistler has been able to able to maintain a comfortable balance and preserve its mountain resort community character.

Current Reality

Whistler has an established hierarchy of mixed-use commercial centres based on historic development patterns and the resort community's evolving needs. Commensurate with the buildout of Whistler's visitor and residential *accommodation* bed base and the associated growth in Whistler's visitation and population, the amount of developed commercial and light industrial space has significantly grown, with significant expansions and new locations added over the years. These have included the expansion of Whistler Village, the development of Franz's Trail in Whistler Creek, the expansion of Function Junction, a new convenience commercial centre for the Rainbow neighbourhood and the addition of the Nesters Crossing industrial development. There have also been ongoing expansions and additions to on-mountain facilities for Whistler and Blackcomb Mountains.

Overall, the current supply of developable commercial and industrial space is considered to be largely congruent with commercial demand and the capacity of the tourism economy with strong commercial performance. Over the next five years, any new development proposals should be carefully considered relative to Whistler's growth management policies, recognizing buildout of existing approved locations, and supporting the potential for local convenience commercial to serve the day-to-day needs of the Cheakamus Crossing neighbourhood.

Whistler's predominant centre is Whistler Village. The master planned Village was strategically located at the base of Whistler and Blackcomb Mountains and established as Whistler's town centre within Whistler's first OCP in 1976. The Village North expansion (north of Village Gate Boulevard) developed through the mid-90s has been fully integrated as part of the Village including the addition of Whistler Olympic Plaza. The plaza, site of the medals ceremonies and a legacy of the 2010 Olympic and Paralympic Winter Games, is a major public destination for a wide array of activities and cultural programming, anchoring the north end of the Village and providing a counterbalance to the mountain's base area. The Upper Village, separated by Fitzsimmons Creek, is seen as an extension of the Village with enhanced connections and attractions including the Squamish-Lil'wat Cultural Centre and the highly successful Whistler Farmers' Market. With the addition of the Audain Art

Museum, and investments in the Cultural Connector, the Skate Park and bike skills area, cultural and recreation activities are being further integrated within Whistler's core.

As a major asset and destination for the majority of Whistler's visitors and residents, it is important that Whistler Village continues to evolve and provide a high quality, authentic experience. This requires ongoing collaboration and investment by the municipality and the private sector with a focus on ensuring that the Village remains relevant and interesting to the local community.

Whistler Creek, Whistler's secondary core commercial area, is located at the south base of Whistler Mountain, the original ski base area. This area, situated in a gateway location, has a number of distinct developments that require better integration to create a stronger destination. As a major base area with adjacent visitor *accommodations*, this area has not yet achieved a successful offering or vibrancy as an attractive destination. There is significant potential to strengthen this historically important area with a unique identity and sense of place distinct from Whistler Village. This should be pursued through a focused and coordinated effort, giving consideration to redevelopment and *infill housing* opportunities within the core commercial area and surrounding neighbourhood. The addition of the Creekside Base as a downhill mountain biking venue will help support year-round activity, and other creative programming and unique activities suited to this area should be considered and supported.

Whistler's other commercial centres are oriented to convenience commercial uses, personal services and food and beverage uses to meet the day-to-day needs of residents and visitors. Nesters and Rainbow are designated as expanded convenience commercial centres scaled to serve the broader community and multiple adjacent neighbourhoods. Alpine Market is a local convenience commercial location scaled to meet the needs of the immediate neighbourhood. Additional convenience commercial should be considered within the second phase of development of the Cheakamus Crossing neighbourhood to meet the growing day-to-day needs of this resident neighbourhood and its further expansion.

In addition, on-mountain retail and food and beverage facilities serve Whistler and Blackcomb Mountain visitors. It is important that these facilities complement base area commercial developments in Whistler Village and Whistler Creek and that all areas provide a consistently high level of guest service and experience.

Whistler has two areas designated for service commercial and industrial activities: Function Junction and the Mons area. These areas provide space for essential back-of-house activities that support the needs of the local community and Whistler's tourism economy.

Function Junction, originally developed as Whistler's industrial area, has evolved over time into a general business district, and is Whistler's primary location for light industrial, service commercial and retail sales of hardware, household goods and building supplies. The area has continued to evolve incrementally with a broad and interesting mix of businesses that are mainly oriented to serving local businesses and residents, and that are not well-suited to the core commercial areas. Unique manufacturing and servicing activities, many related to skiing and mountain biking, reinforce

Whistler's mountain culture and, along with other unique local businesses, add to the character of Function Junction as a creative district. Function Junction now also has significant indoor recreation activities and *employee housing*, which are further altering the nature and character of uses.

With the evolving nature of uses, the addition of the new First Nations development site, the expansion of the adjacent Cheakamus Crossing neighbourhood and limited remaining development potential, it is important that any further changes in land use or development density be given careful consideration to address further potential impacts on traffic, parking and pedestrian circulation, as well as on the back-of-house space needs of the resort community.

Whistler's second industrial area is centrally located in the middle of the community in the Mons area, encompassing a number of development sites located in close proximity of each other. These sites include public facilities and infrastructure, such as the municipality's public works yard, the recycling and waste transfer facility, BC Transit and BC Hydro work sites, as well as private developments in the Nesters Crossing subdivision located on the west side of Highway 99 and Mons located on the east side of Highway 99. These sites primarily serve community infrastructure needs that benefit from the central location in the community and larger parcel areas, and include heavy equipment, storage, transportation, distribution, utility and works yards. As some of these uses have transitioned to this location from Function Junction, it is important that the space needs associated with these uses are maintained. Any proposed changes in uses need to be carefully considered and consistent with current uses.

To maintain and reinforce Whistler's mountain character, Whistler's industrial areas should be well-landscaped and screened from views along the highway corridor. In some locations, this requires augmentation of existing landscaping. Whistler should also restrict its industrial activities to the two existing locations, carefully managing uses and available development capacity in these locations to protect back-of-house space needs.

With a balanced supply of commercial and industrial space, largely congruent with commercial demand, there are strong occupancies, rents, and commercial performance, supporting new investment and reinvestment in properties and facilities. However, linkages between Whistler's commercial and industrial activities, the number of jobs and *employees*, and the need for *employee housing*, must be recognized and addressed. Many existing businesses are understaffed and not fully operational due to a current shortage of housing, which in turn affects customer service and visitor experience. This needs to be addressed through Whistler's *employee housing* initiatives and strategies to achieve a balance with commercial activity. Understanding the dynamic relationships between new business growth, changes in uses and interrelated land use demands is instrumental in maintaining Whistler's mountain character and comfortable capacity.

Goals, Objectives and Policies

5.6. Goal **Maintain a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, meet the needs of the community and support the local tourism economy.**

5.6.1. Objective Maintain a balanced supply of commercial and industrial space and associated land uses.

5.6.1.1. Policy Over the next five years, carefully consider any proposed additions of new commercial and industrial space that is not currently zoned in order to ensure it complements existing developments, meet an identified need, support to the unique mountain experience, and address associated *employee housing* needs and growth management policies relative to balanced resort and community capacity.

5.6.1.2. Policy Consider small amounts of space for local convenience commercial, personal services and food and beverage uses in appropriate locations within or adjacent to existing neighbourhoods to enhance *livability*, walkability and social connections, and reduce automobile trips and GHG emissions.

5.6.1.3. Policy Support additional space for convenience commercial, personal services and food and beverage uses in the Cheakamus Crossing neighbourhood to meet the growing day-to-day needs of this resident neighbourhood and its further expansion.

5.6.1.4. Policy Limit industrial and back-of-house land uses to Function Junction and the Mons area and seek to maintain space for storage, warehousing, wholesaling and distribution activities helping to minimize vehicle trips outside the community and support related commercial activities.

5.6.1.5. Policy Consider establishing a location for storage of heavier, seasonal and infrequently used equipment in an out of the way location that does not impact views and is compatible with the surrounding area.

5.6.1.6. Policy Evaluate any proposed rezoning for additional space or changes in use for consistency with the intended purpose and role of the location, compatibility of the surrounding area, the potential displacement of other essential uses, and potential impacts on the vitality and success of other existing developments.

5.6.1.7. Policy Consider conflicting land uses with respect to odours, noise and air quality when mixing residential, commercial and industrial land uses.

5.6.1.8. Policy Do not support further commercial and industrial development with frontage along Highway 99 beyond currently designated developments as shown in Schedule A.

5.6.1.9. Policy Consider development of on-mountain commercial facilities to meet the needs of mountain guests, benefit the resort economy and complement Whistler's core commercial areas. Recognize associated back-of-house space needs, *employee* and housing requirements.

5.6.1.10. Policy Support planning initiatives to strengthen existing centres and provide for Whistler's ongoing evolution and associated commercial and industrial space needs.

5.6.1.11. Policy Recognize and plan for the commercial activities that are located outside of Whistler's commercial and industrial centres, largely associated with outdoor recreation.

5.6.1.12. Policy Seek to ensure the community has the capacity to support business operations maintaining a high level of service, including development of an adequate supply of *employee housing*.

5.6.1.13. Policy Seek to provide *employee housing* for a stable workforce in balance with commercial activity through Whistler's housing initiatives and strategies.

5.6.2. Objective Maintain a high quality of development that reinforces Whistler's mountain character.

5.6.2.1. Policy Apply development permit guidelines to achieve high quality urban design, architecture, landscape architecture and green building that reinforce Whistler's mountain resort character.

5.6.2.2. Policy Seek to enhance the character and local culture of Whistler's commercial areas.

5.6.2.3. Policy Seek to ensure that Whistler's industrial areas and developments are adequately screened from public views; rehabilitate and maintain vegetated buffers to protect and enhance the visual quality along Highway 99.

5.6.2.4. Policy Work collaboratively with property owners and the business community to support rejuvenation, reinvestment and the ongoing success of Whistler's commercial areas.

5.6.2.5. Policy Support sustainable management and use of materials, energy and water in Whistler's commercial and industrial developments.

5.6.2.6. Policy Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies including by implementing the BC Energy Step Code and addressing water conservation.

5.6.2.7. Policy Support provision of adequate space within developments for waste reduction (recycling and composting) operations and services.

5.6.2.8. Policy Require developments to meet municipal wildfire mitigation guidelines.

5.6.2.9. Policy Support mechanisms to ensure Bear Smart principles are followed in commercial and industrial areas.

5.6.3. Objective Reinforce Whistler Village as Whistler's town centre, functioning as the commercial, cultural, entertainment and social hub of the resort community.

5.6.3.1. Policy Reinforce Whistler Village as the primary multi-use centre with a wide variety of retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor *accommodation* uses.

5.6.3.2. Policy Maintain the ambiance of Whistler Village as a people-friendly, pedestrian-oriented environment.

5.6.3.3. Policy Support a variety of experiences and interesting places within Whistler Village, working collaboratively with businesses and property owners and applying successful place-making principles.

5.6.3.4. Policy Maintain investments in public spaces, landscaping and programming.

5.6.3.5. Policy Ensure public spaces are safe and accessible to everyone, aesthetically pleasing and comfortable social spaces.

5.6.3.6. Policy Support initiatives that help to tell the rich story of the history and culture of the Lil'wat Nation and Squamish Nation and their relationship to the Whistler region.

5.6.3.7. Policy Support ongoing investment in the Cultural Connector.

5.6.3.8. Policy Pursue strategies to support the success of unique local businesses.

5.6.3.9. Policy Monitor and consider mechanisms to manage the mix and character of retail and food and beverage uses in locations along the Village Stroll to maintain the mountain village scale and character, and provide a unique visitor experience, including:

(a) Limit retail store sizes and encourage opportunities for local businesses;

(b) Use zoning to protect important food and beverage locations, and associated outdoor patio areas, that provide animation and vibrancy in key locations adjacent to public spaces;

(c) Consider limits on restaurant sizes;

(d) Consider restrictions on office and personal service uses in locations along the Village Stroll.

5.6.3.10. Policy Pursue initiatives that reinforce Whistler Village as a place that is relevant to residents, encourages residents to use Whistler Village and supports a sense of community.

5.6.3.11. Policy Facilitate use of the Village's network of squares, plazas and other public spaces for festivals, events and other programming consistent with the characteristics of each location.

5.6.3.12. Policy Facilitate the evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler's mountain resort character.

5.6.3.13. Policy Support storefront improvements, merchandising and activities that create visual interest and unique offerings and enhance the Village streetscape experience.

5.6.3.14. Policy Encourage reinvestment, enhancement and redevelopment of Village properties and public spaces to maintain a high quality built environment that is comfortable, attractive and universally designed.

5.6.3.15. Policy Support a variety of entertainment and recreation activities, including activities that are family-oriented.

5.6.3.16. Policy Provide convenient and well-maintained public washroom facilities and drinking water facilities.

5.6.3.17. Policy Work with relevant agencies to maintain a safe and comfortable inviting Village experience.

5.6.3.18. Policy Manage liquor licensing to support a wide variety of food and beverage offerings and maintain a safe and friendly atmosphere. Work with relevant agencies and stakeholders to reduce negative impacts of liquor-related issues associated with late-night entertainment uses.

5.6.3.19. Policy Work to address potential impacts associated with federal legalization of cannabis.

5.6.3.20. Policy Support transportation strategies and investments in the Whistler Village area that reduce automobile traffic and encourage preferred modes of transportation.

5.6.3.21. Policy Address the transportation needs of late-night service workers.

5.6.4. Objective Integrate the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience.

5.6.4.1. Policy Recognize the Upper Village as a unique extension and a key component of the Whistler Village core commercial sub-area.

5.6.4.2. Policy Encourage retail, dining, food and beverage, entertainment and service uses specifically serving adjacent visitor *accommodation* and the Blackcomb Base area, while also serving as a broader resort community destination.

5.6.4.3. Policy Maintain strong pedestrian experiences and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities.

5.6.4.4. Policy Encourage reinvestment in the public spaces and quality of the retail streetscape in this area.

5.6.4.5. Policy Support programming of public spaces that adds vitality to the experience in this neighbourhood, such as the Whistler Farmers' Market and the Family Activity Zone.

5.6.5. Objective Strengthen the sense of place and vibrancy of the Whistler Creek core commercial sub-area as a mixed-use destination for visitors and residents, anchored by the Creekside ski base and Whistler Creek neighbourhood area.

5.6.5.1. Policy Encourage a range of visitor and resident *accommodations*, restaurants, retail, entertainment, leisure, and convenience goods and services uses.

5.6.5.2. Policy Seek to better integrate the Whistler Creek sub-area, including the Creekside Base, Creekside Village commercial, highway gateway commercial and Lake Placid Road extension, to Nita Lake Lodge.

5.6.5.3. Policy Encourage renovation and redevelopment of commercial and multi-family *accommodation* properties to enhance the attractiveness, character and experience of this sub-area.

5.6.5.4. Policy Consider the potential for multi-family *infill housing* with increased densities in this sub-area and the adjacent neighbourhood to provide needed *employee housing* and add critical mass to this neighbourhood.

5.6.5.5. Policy Investigate the potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.

5.6.5.6. Policy Encourage investment and programming at the Creekside Base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.

5.6.5.7. Policy Support collaborative planning for the Whistler Creek sub-area.

5.6.6. Objective Strengthen Function Junction as Whistler's general-purpose business district with a broad mix of uses that are not well-suited to locate in Whistler's core commercial areas and mainly serve local businesses and residents.

5.6.6.1. Policy Maintain Function Junction as the primary location for service commercial, light industrial, wholesaling and retail sales of hardware, household goods and building supplies.

5.6.6.2. Policy Support compatible retail, office, services and indoor recreation uses that primarily serve the needs of Whistler's residents and businesses and do not duplicate uses that are principally located in Whistler's core commercial areas.

5.6.6.3. Policy Monitor the ongoing evolution of Function Junction, including the character and quality of development, trends in uses, development and redevelopment potential, parking, pedestrian and vehicular circulation, and user amenities.

5.6.6.4. Policy Encourage enhancement of the area through renovation, redevelopment, property maintenance and investments in user amenities.

5.6.6.5. Policy Review and seek to simplify zoning designations consistent with intended uses.

5.6.6.6. Policy Support *employee housing* in existing approved locations.

5.6.6.7. Policy Monitor auxiliary residential use to ensure compatibility and safety with co-located light industrial uses.

5.6.6.8. Policy Encourage creative local businesses that support Whistler's mountain culture.

5.6.6.9. Policy Protect, rehabilitate, maintain and augment vegetated buffers to screen Function Junction development from Highway 99.

5.6.7. Objective Maintain centrally located lands in the Mons sub-area for back-of-house, industrial and service commercial uses.

5.6.7.1. Policy Maintain lands in the Mons sub-area for community infrastructure needs that benefit from the central location in the community and require larger parcel areas, including works yards and utilities, transportation, distribution, heavy equipment and storage.

5.6.7.2. Policy Contain the back-of-house and industrial uses within existing locations, comprised of sites for municipal facilities and operations, BC Transit, BC Hydro, the Nesters Crossing subdivision and the original Mons industrial area.

5.6.7.3. Policy Address non-conforming land uses and development in the original Mons industrial area consistent with historic uses and community needs.

5.6.7.4. Policy Carefully consider any proposed changes in uses to ensure compatibility with existing uses, ensure that essential back-of-house needs of the resort community are not displaced, and that the proposed use supports the local economy and community objectives.

5.6.7.5. Policy Ensure that the appearance and attractiveness of the Mons sub-area is consistent with Whistler's desired resort community image and character, and does not detract from the surrounding area, while supporting the permitted industrial uses on site.

5.6.7.6. Policy Rehabilitate and maintain adequately sized vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99.

5.6.7.7. Policy Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.

5.6.8. Objective Maintain well-located convenience commercial developments that meet the day-to-day needs of Whistler's residents and visitors.

5.6.8.1. Policy Support larger scale convenience commercial uses within Whistler's core commercial areas that serve both visitors and residents.

5.6.8.2. Policy Recognize Nesters Square and Rainbow as locations for expanded convenience commercial developments scaled to serve a larger market area beyond the immediate neighbourhood.

5.6.8.3. Policy Recognize Alpine Market and Cheakamus Crossing as locations for local convenience commercial areas scaled to primarily meet the day-to-day needs of the immediate neighbourhoods.

5.6.8.4. Policy Ensure that all convenience commercial developments are designed to complement the surrounding neighbourhood and reinforce the resort

community character, including considerations related to pedestrian connections, traffic, access and parking, and scale and massing of development.

5.6.8.5. Policy Allow for limited auxiliary commercial uses associated with visitor *accommodation*, parks and recreation uses.

RESOURCE EXTRACTION

Our Shared Future

Whistler has identified and managed the use of extractable natural resources wisely. Protection and enhancement of the natural environment are the key factors in resource use decisions designed to provide Whistler with adequate and accessible rock, sand and gravel for local use in the maintenance of the municipality's transportation routes and other infrastructure. Resource extraction operations minimize intrusion on human settlement areas, while maximizing value to the resort community.

The *Cheakamus Community Forest (CCF)*, as shown in Schedule C, is a leading example of partnership and ecological forestry practices through the application of *ecosystem-based management (EBM)* establishing a new best practice in community forestry operations that has been applied in other jurisdictions.

Current Reality

Whistler has a variety of resource extraction, processing and forestry operations at several locations throughout the municipality and nearby areas as shown in Schedule A. The uses include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. These contribute directly or indirectly to the local or provincial economy and job market. They also have significant potential to impact the environment, Whistler's natural setting and visual assets as well as adjacent land uses.

Goals, Objectives and Policies

5.7. Goal Minimize the negative environmental, community and economic impacts associated with rock and mineral extraction operations.

5.7.1. Objective Cooperate with provincial government regulators to insist that all rock and mineral extraction operations, both active and inactive, abide by industry best practices and codes of conduct to reduce the negative environmental, community and economic impacts.

5.7.1.1. Policy To the greatest extent possible, work with provincial agencies to limit rock and mineral extraction in the vicinity of residential neighbourhoods.

5.7.1.2. Policy Discourage new rock and mineral extraction operations that may adversely affect existing land uses and development.

5.7.1.3. Policy Encourage provincial regulators to insist that active rock and mineral extraction operations use industry best practices and codes of conduct.

5.7.1.4. Policy To the greatest extent possible, encourage provincial regulators to ensure that rock and mineral extraction operations are not visible from travelled routes in order to protect the intrinsic aesthetic value that the landscape contributes to the resort community lifestyle and visitor experience.

5.7.1.5. Policy To the greatest extent possible, work with provincial regulators to limit rock and mineral extraction in the vicinity of *sensitive ecosystems* and *species and ecosystems at risk*.

5.8. Goal **Achieve a sustainable community forest, balancing forest harvesting, recreation, visual management, watershed protection, the Squamish Nation and Lil'wat Nation cultural values, and community and environmental values in the *CCF*.**

5.8.1. Objective Promote sustainable, efficient and effective uses of the *CCF*.

5.8.1.1. Policy Promote use of the *EBM* plan to guide timber harvesting and land management practices within the *CCF*.

5.8.1.2. Policy Encourage the *CCF* to obtain and maintain Forest Stewardship Council certification as a commitment to and recognition of best management practices.

5.8.1.3. Policy Encourage the *CCF* to address a broader range of issues within *CCF* activities that are reflective of community values, such as public and commercial recreation.

5.8.1.4. Policy Promote timber harvesting and land management practices within the *CCF* that minimize harvesting old growth and minimize negative impacts to *sensitive ecosystems* and *species and ecosystems at risk*.

AGRICULTURAL

Whistler has no agricultural land within its boundaries and relies on agricultural lands within the Squamish-Lillooet Regional District (SLRD) for locally produced food. The *SLRD Regional Growth*

Strategy and the regional context statement in this OCP outline how the municipality is a part of regional agricultural policy. The Food section of this OCP provides further supporting policies.

CHAPTER 6 ECONOMIC VIABILITY

Our Shared Future

Whistler is a bustling resort community with stable year-round visitation and business activity. Local businesses flourish and generate sustainable livelihoods for residents and economic returns for investors, while delivering an authentic mountain experience for all. Whistler has a stable workforce supported by the business community and *employees* are able to enjoy a high quality of life. Tourism remains the primary driver of Whistler's economic success, supported by compatible tourism-related activities that provide a healthy diversified marketplace.

Whistler was designed as a destination resort and the community supports ventures that complement tourism to maintain its attractiveness as a destination resort. Whistler has proven to be resilient through collaboration and partnerships. The resort's success continues to be based on its ability to promote meaningful and vibrant experiences and offerings that represent core values associated with Whistler's mountain culture, and differentiate Whistler with unique and authentic character, products and services. These range from the core recreational activities to shopping and dining, along with relevant festivals, events and arts and cultural activities, meetings and conferences, as well as spa and wellness retreats.

Whistler's prosperity and resilience is due in part to its ability to track and adapt to external trends, such as globalization, demographic changes, upward pressures on energy and transportation prices, and growing competition—as well as tracking the quality of the resort experience. Through proactive strategies and commitment to community values, Whistler maintains its position as a leader among destination mountain resort communities.

Community investments in municipal facilities, works and services, operations, maintenance levels and community programming including events are an important factor in maintaining the authentic mountain experience. Investments undergo scrutiny to maximize benefit to the resort community and minimize taxpayer impact, ensuring the highest and best use of limited financial, social and natural resources in the long-term. Costs are shared equitably among visitors, residents and investors through a user-pay and pay-as-you-go approach for services such as recreation, parking and utilities. Revenues from this approach are placed in reserve funds to pay for infrastructure projects, while also pursuing financial contributions from senior levels of government and, wherever feasible, avoiding debt financing and associated borrowing costs. These are the foundations of the Five-Year Financial Plan, Whistler's budget document and plan for efficient fiscal planning and investment.

Current Reality

Designed as a destination resort community centred on a pedestrian-friendly Village at the foot of two world-class alpine skiing mountains, Whistler's economy is primarily based on tourism. In 2016, Whistler attracted over three million visitors setting new records for several monthly results.

With the number of visitors to Whistler recently reaching peaks in both summer and winter periods, businesses have also increased their need for staff; however, this demand has not always been fulfilled. The strong visitation growth has provided the opportunity for the *accommodation* and mountain activities sectors to drive higher pricing and margins, driving up visitor spending. These higher prices are influencing the visitor mix, as some visitors are deterred by high costs, while others with a higher socio-economic level have been attracted. There is potential for higher prices to also have an impact on lowering the overall level of visitation with a change in mix; however, it is important to balance both regional and destination guests to support the resort through economic peaks and troughs. Peak visitation periods need leveling off to minimize the impact on the resort experience for visitors and residents, while shoulder seasons may continue to grow to provide a balanced year-round business environment.

As a tourism-dependent local government, the municipality faces inherent revenue uncertainty greater than that faced by municipalities with more diverse local economies. Revenue sources to maintain the authentic mountain experience are primarily tied to visitation and associated tax mechanisms. While Whistler has experienced recent growth, the impact to taxpayers of cost increases or required new services has been cushioned through revenues generated by increasing visitation. However, as Whistler has recently celebrated its 40th anniversary, it is also experiencing the effects of aging infrastructure, which requires investment for rejuvenation and ongoing revitalization. While it is noted that many factors affecting visitation are well beyond the municipality's influence, with expected eventual declines in revenue sources, alternative sources of revenue or reduced expenditures are required.

Whistler has many externalities that directly impact its viability and competitiveness. For example, changing global economic conditions, currency fluctuations, climate change and shifting demographic travel patterns all have causal effects on the resort and the community as a whole. Changes in the mix of regional versus destination visitors change occupancy patterns and revenue generation. Many of these factors, which can have the potential to dramatically change the economic viability of Whistler, are well beyond the municipality's influence. For example, the 2008 economic recession had a prolonged impact on Whistler and many businesses and community members were negatively impacted. Recovery was slow and challenging. Accordingly, the municipality has a role as a community leader to carefully monitor these external variables and be attentive in economic planning to contribute to the continued success of the resort community.

The municipality is committed to being fiscally responsible and at the same time must continue to invest in infrastructure, amenities and services, which are integral to the authentic Whistler mountain experience.

Goals, Objectives and Policies

6.1. Goal Provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimizes taxpayer costs, and consider allocating the value of infrastructure replacement to future users.

6.1.1. Objective Ensure capital reserves and borrowing ability are maintained at levels sufficient to fund future infrastructure construction or replacement.

6.1.1.1. Policy Continuously evaluate Whistler's method of infrastructure financing through a savings approach and continue to save for future infrastructure needs, while considering the advantages of funding future replacement through borrowing.

6.1.1.2. Policy Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not on historical cost.

6.1.1.3. Policy Pursue and maximize senior government contributions in funding municipal infrastructure.

6.1.1.4. Policy Rationalize and prioritize capital investments that have the greatest impact on maintaining the resort community and its appeal to visitors and residents.

6.1.1.5. Policy Where required or prudent, consider borrowing to finance new infrastructure projects.

The municipality makes plans for annual replacement of certain infrastructure components. Historically, the municipality has funded this work with money on-hand in our reserves. These reserves have been built up over time to fund infrastructure replacement using a savings approach rather than a borrowing approach. However, it is recognized that there will be occasions where borrowing for infrastructure replacement will be the best course of action. The municipality will carefully consider the appropriateness of funding infrastructure through borrowing versus through cash-on-hand. Further, instead of being based on historical costs, reserve amounts are established at levels calculated to be sufficient to meet projected future costs.

Timely reinvestment in infrastructure in part recognizes Whistler's importance beyond its boundaries. As such, it is appropriate in some circumstances to seek cost-sharing from senior levels of government.

6.2. Goal Support a stable Whistler workforce that contributes to a superior quality of experience for our visitors and residents and helps maintain Whistler's competitive position.

6.2.1. Objective Support Whistler's workforce by encouraging *employee*-focused initiatives related to customer service, affordable housing, living wages and resident retention.

6.2.1.1. Policy Recognize the important roles Whistler's workforce play in the success of Whistler's tourism economy and encourage appropriate training initiatives related to providing a high level of customer service.

6.2.1.2. Policy Encourage recruitment and retention strategies to attract and maintain an appropriate supply of labour and mix of skills needed in the resort commensurate with sustainable and balanced resort community capacity.

6.2.1.3. Policy Recognize that the availability of appropriate labour supply is linked to business success and as such businesses play a key role in enabling the workforce to live and prosper in the community.

6.2.1.4. Policy Recognize Whistler's living wage and communicate with resort partners about opportunities for using the range of living wage concepts.

6.2.1.5. Policy Support housing initiatives that address Whistler's *employee housing* needs and provide for a stable workforce, supporting business operations with a high level of service, while retaining consistency with planning and land use policies.

6.3. Goal Implement and monitor the Five-Year Financial Plan.

6.3.1. Objective Ensure alignment of long range financial planning with the Five-Year Financial Plan and OCP.

6.3.1.1. Policy The Five-Year Financial Plan will provide the framework for efficient financial planning and investment consistent with the goals, objectives and policies of the OCP.

6.3.1.2. Policy Review economic indicators to gauge the economic health of the community to ensure that Whistler's economic performance is aligned with the Community Vision.

6.4. Goal Reduce reliance on property taxes.

6.4.1. Objective Consider a range of funding sources such that taxypayer contributions via property taxes are balanced with visitor contributions in a sustainable way.

6.4.1.1. Policy Support the user-pay approach to municipal services while taking into consideration affordability measures and the policies of this OCP.

6.4.1.2. Policy Identify alternative revenue streams, in part by allowing development of fee generating industries that are compatible with tourism and the overall goals, objectives and policies of the OCP.

6.4.1.3. Policy Emphasize resourcefulness across the municipality while delivering cost-effective and affordable service excellence.

6.4.1.4. Policy Implement new tools and procedures to minimize revenue uncertainty related to provincial revenue sources.

6.5. Goal Support sustainable diversification compatible with the tourism economy.

6.5.1. Objective Support the commercial sectors through economic diversification compatible with Whistler's four-season tourism economy.

6.5.1.1. Policy Support increased cultural, education and learning, arts, entertainment, events, sport tourism, and *health* and wellness opportunities that diversify our tourism-based economy using existing infrastructure.

6.5.1.2. Policy Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure.

6.5.1.3. Policy Support shoulder-season tourism development opportunities, including weather independent options based on recreation, arts, events and festivals that use existing infrastructure.

6.5.1.4. Policy Develop and support strategies and technologies that reduce energy consumption and emissions by focusing on local sourcing, waste reduction, energy and land conservation, and low-carbon emissions that connect sustainability to our tourism economy.

6.5.1.5. Policy Provide leadership in sustainability and a progressively sustainable tourism-based economy.

6.5.1.6. Policy Support the development and implementation of a comprehensive Sport Tourism Strategy by the Whistler 2010 Sport Legacies Society and other stakeholders.

6.6. Goal Support a vibrant, growing and successful local business community.

6.6.1. Objective Strengthen support for local business.

6.6.1.1. Policy Develop a municipal culture that seeks to deliver municipal services in a manner that supports local businesses.

6.6.1.2. Policy Work with resort partners to deliver an unparalleled arrival experience for our resort guests.

6.6.1.3. Policy Support new and existing businesses that enhance the use of local Whistler skills and expertise and support the authentic mountain culture.

6.6.1.4. Policy Explore opportunities to incorporate Squamish Nation and Lil'wat Nation owned and operated businesses into the local business economy.

6.6.2. Objective Support local business through effective land use and supporting programs.

6.6.2.1. Policy Support and encourage community-based businesses that enhance Whistler's character and authenticity.

6.7. Goal Sustain efficient, appropriate and revitalized Whistler land uses.

6.7.1. Objective Ensure that the resort community's investments in the built environment provide optimum levels of service and are continually renewed.

6.7.1.1. Policy Support repurposing, reusing and optimizing built space instead of constructing new buildings.

6.7.1.2. Policy Consider rezoning or repurposing land and buildings, including municipal lands, for lease or use by businesses and organizations that showcase business practices that are:

(a) sustainable;

(b) financially viable;

(c) supportive of the community;

(d) community development-oriented; and

(e) environmentally-friendly.

CHAPTER 7 NATURAL ENVIRONMENT

Our Shared Future

Whistler's natural environment is one of the resort community's greatest assets and residents and visitors continue to understand the need to protect its inherent values. A healthy natural environment in the Whistler valley not only provides a significant benefit for tourism, recreation and our quality of life, but supports local wildlife and ecosystems with its contiguous natural areas connecting all ecosystems within the broader landscape. Our residents are proud and passionate about the scenic beauty, clarity of the night sky and healthy environment in which we live and recognize the need for taking action to maintain it.

Whistler's stewardship ethic drives land use policies and decisions that proactively consider climate change, and maintain connected, functioning ecosystems that provide high quality habitat for local wildlife species, beautiful landscapes and forested areas with reduced risk of wildfires. *Sensitive ecosystems* with high biodiversity values are protected through legal and policy tools. Native plants continue to thrive in the Whistler valley and invasive species are, wherever possible, eliminated and prevented.

As a result, the valley boasts clean water, good air quality, thriving wildlife and healthy, resilient forests in an interconnected and functioning landscape that also supports water filtration, stormwater management and flood protection.

Current Reality

Protecting Whistler's natural beauty and environmental resources has been a priority since Whistler's creation as a resort municipality. While Whistler's natural areas and local biodiversity are challenged by land development, climate change, population and visitation increases, and the expanded area of recreational use by residents and visitors, the municipality is committed to mitigating the impacts and restoring habitats, where possible, by careful land management and better understanding of the species that live here.

To track trends and take action as necessary, the municipality monitors and manages environmental parameters in the Whistler valley, such as water quality, *sensitive ecosystems*, *species at risk* and other environmental issues. Monitoring results have led to actions such as the geese management program, which was introduced to reduce negative impacts on lake water quality, and the significant efforts initiated to minimize air quality impacts from increased transportation emissions. Bears still hold a special place in the Whistler community, so the municipality and partners continue to work together to reduce human-bear conflict.

Climate modelling for the *Community Energy and Climate Action Plan (CECAP)* clearly shows that the Sea to Sky corridor will experience longer, hotter, drier summers in the future and that among other effects, wildfire risk to both the built and natural environment will increase. The municipality

prioritizes wildfire management and places significant resources into fuel management, private property owner outreach through the FireSmart® program, and administrative policy and process improvements.

Protecting the environment, while accommodating tourism, housing, recreation and infrastructure development, is a priority for the community. Careful planning and implementation are required to protect the natural environment that underpins the sense of place that makes Whistler such a special community to live in and visit.

Goals, Objectives and Policies

7.1. Goal Whistler's *sensitive ecosystems*, wildlife, habitat and biodiversity are protected, managed and restored.

7.1.1. Objective Implement land development approaches that minimize negative impacts on the natural environment.

7.1.1.1. Policy Strive to concentrate any new development or human activities to the least environmentally sensitive lands.

7.1.1.2. Policy Minimize habitat fragmentation, while focusing on maintaining the interconnected components, functions and processes of local ecosystems.

7.1.1.3. Policy Wherever possible, link *sensitive ecosystems*, such as aquatic habitats, to parks, greenways or other natural areas to minimize habitat fragmentation.

7.1.1.4. Policy The provision of sufficient buildable area, and accessible and usable outdoor *open space* outside of riparian and other *sensitive ecosystems*, must be demonstrated at subdivision.

7.1.1.5. Policy Locate trails outside *sensitive ecosystems*, including riparian areas, but allow for trails in these areas when this use can be shown to be compatible with OCP policies and development permit guidelines, the *Riparian Areas Regulation*, Qualified Environmental Professional (QEP) recommendations, other relevant legislation and best management practices.

7.1.1.6. Policy Protect and, where possible, restore the habitats, hydrologic pathways and connectivity that sustain biodiversity, including green spaces, *sensitive ecosystems* and *species and ecosystems at risk*.

7.1.1.7. Policy During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by

minimization or mitigation, thirdly, by restoration and, lastly, by compensation for impacts.

7.1.1.8. Policy When considering landscape alterations, assess the cumulative environmental effects of the proposal at the larger scale and over time and use that information to consider project suitability, minimize negative environmental impacts and identify required environmental management.

7.1.1.9. Policy Refer to provincial guidelines, Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, for best management practices.

7.1.1.10. Policy Apply monitoring and evaluation of relevant environmental indicators against targets established to maintain the integrity of the natural environment and to reverse negative environmental trends.

7.1.1.11. Policy To promote long-term ecosystem integrity and human *health*, land use decision-making shall apply the *Precautionary Principle*.

7.1.1.12. Policy Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.

7.1.1.13. Policy Eliminate or manage chemicals, as appropriate, that are harmful to human and environmental health.

The municipality will clearly identify its preference for avoiding negative environmental impacts and require a QEP to conduct an assessment in all significant development or redevelopment proposals. In determining whether to grant permit approval, the municipality shall determine whether less intrusive methods have been adequately evaluated and shown not to be feasible.

7.1.2. Objective Regularly update policies, processes and bylaws regarding protection of Whistler's natural environment.

7.1.2.1. Policy Identify, map and restore *sensitive ecosystems* including *species and ecosystems at risk* habitat to protect sufficient natural landscapes and increase community and ecological resilience.

7.1.2.2. Policy Explore a Priority Habitat Management Strategy that prioritizes connectivity and protects and manages *sensitive ecosystems*.

7.1.2.3. Policy Update the municipal GIS as new information on *species and ecosystems at risk*, *sensitive ecosystems*, recovery strategies, wildlife and habitat becomes available, and incorporate it into municipal processes.

7.1.2.4. Policy Manage *species and ecosystems at risk* according to provincial and federal regulations. In the absence of such regulations, develop Whistler-specific management approaches that provide protection.

7.1.2.5. Policy Investigate the application and integration of natural capital and municipal natural assets into the municipality's asset management program to recognize and assign value to the role of ecosystem services in the functioning of Whistler's infrastructure.

7.1.2.6. Policy Identify and prioritize the acquisition, where possible, of *environmentally sensitive areas*, including drinking water source areas, for addition to municipal *natural area parks*.

7.1.2.7. Policy Continue to regulate the non-essential and cosmetic use of pesticides to promote and protect the environment and public *health*.

7.1.3. Objective Partner with others to protect the environment and wildlife.

7.1.3.1. Policy Work with the Lil'wat Nation, Squamish Nation, regional and senior governments, agencies and community organizations in the protection and management of *sensitive ecosystems* and habitat.

7.1.3.2. Policy Use the Protocol Agreement's Working Committee to enhance dialogue with the Squamish Nation and Lil'wat Nation to help inform initiatives for the protection of the natural environment and consideration of the land use policies of the Nations.

7.1.3.3. Policy Recognize the Lil'wat Nation's and Squamish Nation's cultural, spiritual and recreational values associated with the natural environment.

7.1.3.4. Policy Continue to be a partner with the Squamish Nation and Lil'wat Nation in the *Cheakamus Community Forest* (*CCF*).

7.1.3.5. Policy Support sustainable forest harvesting using *ecosystem-based management (EBM)* in the *CCF*.

7.1.3.6. Policy Promote a stewardship ethic and awareness of environmental issues through ongoing public education.

7.1.3.7. Policy Continue to partner with and support the Sea to Sky Invasive Species Council.

7.1.4. Objective Minimize human-wildlife conflict.

7.1.4.1. Policy In landscape plans requiring municipal approval, do not approve the bear attractant plants identified in Procedure P-5.

7.1.4.2. Policy Prefer development approaches and activities that reduce the potential for negatively affecting wildlife and wildlife habitat.

7.1.4.3. Policy Ensure that the municipal solid waste management system is inaccessible to wildlife.

7.1.4.4. Policy Collaborate with community partners to continue minimizing human-bear conflicts.

7.2. Goal Natural areas are proactively managed for and resilient to climate change.

7.2.1. Objective Ensure municipal wildfire management programs reduce risk to natural areas and private properties.

7.2.1.1. Policy Update the Community Wildfire Protection Plan and related wildfire plans periodically and implement the recommendations.

7.2.1.2. Policy Reduce wildfire risk in the Wildland Urban Interface areas.

7.2.1.3. Policy Partner with provincial agencies and Whistler Blackcomb regarding wildfire fuel management and evacuation planning.

7.2.1.4. Policy Support residents in reducing wildfire risk on private property in alignment with FireSmart® Canada guidelines and consistent with other municipal priorities.

7.2.1.5. Policy Develop landscape level fuel breaks to provide defensible space to fight wildfires.

7.2.1.6. Policy Continue to seek provincial support and funding for Whistler's wildfire management programs.

7.2.2. Objective Manage, protect and restore native species, habitat and biodiversity in response to climate change forecasts and impacts.

7.2.2.1. Policy Deliver the adaptation objectives of the *CECAP*.

7.2.2.2. Policy Enhance natural resilience to climate change by reducing threats such as habitat fragmentation, degradation and destruction, eutrophication, pollution and the introduction of invasive species.

7.2.2.3. Policy Encourage the use of native plant species that minimize the necessity for significant watering as a means of protecting local biodiversity and adapting to climate change.

7.2.2.4. Policy Prohibit the use of invasive plant species and support eradication of existing invasive plants.

7.2.2.5. Policy Provide information to the public to deter the use of invasive species and encourage the removal of such species on private property.

7.2.2.6. Policy Identify and protect natural areas to mitigate flooding using revised municipal flood hazard and risk mapping that incorporates the *CECAP* climate change modelling.

7.2.2.7. Policy Maintain connectivity of natural landscapes to allow species the opportunity to shift to more suitable habitats, as climate change impacts are experienced.

An invasive plant has the potential to pose undesirable or detrimental impacts on humans, animals or ecosystems. Invasive plants have the capacity to establish quickly and easily on both disturbed and undisturbed sites, and can cause widespread negative economic, social and environmental impacts. Second to habitat loss, invasive species have been identified as the most significant threat to biodiversity and are expected to expand their range due to climate change. Controlling invasive plant species in Whistler assists in protecting the natural environment that is integral to the success of our community.

7.3. Goal Water quality and quantity in local water bodies, *streams* and groundwater are protected.

7.3.1. Objective Maintain water quality in Whistler's water bodies and groundwater to provincial standards or better.

7.3.1.1. Policy Continue to monitor Whistler *streams* and lakes, compare results to local lake water quality objectives and take action to improve trends when necessary.

7.3.1.2. Policy Continue to monitor and implement best management practices in conjunction with Vancouver Coastal Health to protect Whistler's surface and groundwater supply zones.

7.3.2. Objective Maintain overland and in-stream water flows after development and significant redevelopment.

7.3.2.1. Policy Maintain natural *stream* channel alignments and riparian areas, unless a significant environmental benefit can be gained through alteration.

7.3.2.2. Policy Maintain pre- and post-development groundwater recharge and *stream* base flow rates.

7.3.2.3. Policy Evaluate the use of the Water Balance Model or other appropriate model as a land use decision-making tool for assessing effects of development on *streams* and the watershed.

7.3.2.4. Policy Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.

7.3.2.5. Policy Manage access to watersheds used for municipal water supply, and seek cooperation from relevant agencies and stakeholders to comply with access restrictions.

7.4. Goal Air quality is protected.

7.4.1. Objective Maintain Whistler's air quality so that it exceeds provincial guidelines.

7.4.1.1. Policy Take actions to reduce particulates and other emissions from transportation, industry, building heating and other human-created sources.

7.4.1.2. Policy Continue to partner with Sea to Sky corridor communities, provincial agencies and other relevant bodies in planning and implementing the Sea-to-Sky Air Quality Management Plan and other air quality improvements.

7.4.1.3. Policy Provide regular air quality monitoring and take action if trends are moving away from targets, goals and objectives.

CHAPTER 8 HEALTH, SAFETY AND COMMUNITY WELL-BEING

SENSE OF COMMUNITY

Our Shared Future

Residents feel a strong sense of community and close connections to the place and people of Whistler. Social connections, the unique culture of the community and its small town feel help to keep Whistler livable. There is a stable local community because residents have opportunities to remain in Whistler and transition through the life stages from young adults, to families with children, to retirees. Resident retention is seen as important as it promotes the continuity and sharing of community values, experiences and knowledge across generations.

The passion of our community for the mountains, natural environment and recreational opportunities is celebrated and shared with visitors. Whistler is a vibrant and diverse community, which is welcoming and inclusive of all cultures, ages, religions, abilities and identities. People who are drawn here share our love of nature, active recreation, human connection, innovation and opportunity. A culture of sustainability and environmental protection is supported and embodied by residents and visitors.

Current Reality

Whistlerites consistently report a strong sense of belonging to Whistler, interactions with visitors are mostly positive, and trust among community members continues to be relatively high. Whistler's community character and sense of belonging are enriched through vibrant locations for social connections, community engagement, access to natural areas and recreational pursuits, and unique locally owned businesses. These important assets currently exist in Whistler and are essential to maintain going forward.

Efforts across Whistler and especially in local schools for increased inclusivity, understanding of diversity as well as a closer connections to First Nations seek to grow respect among younger people. Our population has become more diverse with 13 per cent of residents in 2016 (versus 11 per cent in 2006) stating that the language they speak most often at home is neither English nor French. With respect to immigration, 32 per cent of Whistler residents (versus 22 per cent in 2006 and 25 per cent in 2011) are now either immigrants or non-permanent residents (including individuals residing in Whistler on work or study permits). Between 2011 and 2016, the number of immigrant citizens in Whistler increased by 970, representing almost 50 per cent of Whistler's total population increase of 2,030 residents during this same period. A total of 41 mother tongues are spoken here, and while the vast majority still speak English, our other official language of French is closely followed by Japanese and Filipino.

Recent permanent population growth and a significant increase in the number of visitors, especially in the summer, have introduced many new faces to the community. This growth has brought low housing vacancy rates and rising costs of living, especially related to housing where market prices have risen significantly in recent years. While investments in *employee housing* have helped to house the majority of Whistler's workforce in the community, making ends meet has become increasingly challenging for many residents.

Goals, Objectives and Policies

8.1. Goal Promote, encourage and support initiatives that strengthen the community's sense of place and sense of belonging.

8.1.1. Objective Protect and enhance Whistler's character and sense of place.

8.1.1.1. Policy Support initiatives that preserve and celebrate Whistler's character, sense of place and unique, authentic mountain culture.

8.1.1.2. Policy Support existing and new local, unique businesses that are essential to Whistler's sense of place, culture and product mix.

8.1.1.3. Policy Encourage interaction between residents and visitors, so that residents can share their passion for the community.

8.1.2. Objective Promote and support connections to the natural environment.

8.1.2.1. Policy Create and promote ways for all community members to have access to the natural environment.

8.1.2.2. Policy Promote and encourage a culture of environmental protection and sustainability and living and playing within the community's carrying capacity.

8.2. Goal Promote efforts to enhance the quality of life for all residents and *employees*.

8.2.1. Objective Strive to increase affordability for residents.

8.2.1.1. Policy Create strategies and mechanisms to ensure basic needs, including housing, food, transportation, childcare, recreation and *health* care, are affordable for all who live and work in Whistler.

8.2.1.2. Policy Work with resort partners and businesses to move towards a living wage for all *employees*.

8.3. Goal Strengthen opportunities for social cohesion and connectedness for residents and visitors.

8.3.1. Objective Support community initiatives that aim to create greater social connectedness.

8.3.1.1. Policy Provide opportunities for residents to connect with each other during municipal initiatives, events and activities.

8.3.1.2. Policy Continue to provide well-designed places and opportunities for social interaction throughout the resort community.

8.4. Goal Encourage and strengthen a culture of inclusion and diversity.

8.4.1. Objective Encourage opportunities for interaction, understanding and sharing between residents and visitors.

8.4.1.1. Policy Work with community partners to provide and support activities and events where community members and visitors can learn about and enjoy experiences with other cultures.

8.4.1.2. Policy Provide opportunities to be welcoming, inclusive and supportive of all ages, genders, gender identities, abilities, cultures and religions at community events and activities.

8.4.1.3. Policy Encourage opportunities for interaction among residents, second homeowners, seasonal *employees*, retirees, students and visitors.

8.4.1.4. Policy Work with the Lil'wat Nation and Squamish Nation to create activities and opportunities for sharing each Nation's history and culture with community members and visitors.

8.4.1.5. Policy Support the work of community-based service groups and organizations to bring community members and visitors together through arts, culture, festivals and events that enhance cross-cultural understanding with a focus on incorporating First Nations culture.

8.5. Goal Provide and support meaningful opportunities for community engagement.

8.5.1. Objective Encourage community engagement at all levels, from volunteerism to participation in municipal initiatives.

8.5.1.1. Policy Provide appropriate and meaningful opportunities for community and partner engagement in policy-making and other decisions where relevant and appropriate.

8.5.1.2. Policy Foster a culture of volunteerism, provide opportunities wherever possible and recognize volunteers' efforts.

8.5.1.3. Policy Encourage greater diversity in municipally-led engagement initiatives, considering a variety of ways to engage diverse community stakeholders.

8.6. Goal Create and embed effective governance mechanisms and partnerships to create trust, responsibility and accountability.

8.6.1. Objective Implement leading practices for good governance.

8.6.1.1. Policy Implement strategies to be an open and transparent government.

8.6.1.2. Policy Ensure planning and decision-making is aligned with the community's articulated Community Vision and OCP goals.

8.6.1.3. Policy Ensure the budgeting process supports the achievement of the Community Vision and OCP goals.

8.6.1.4. Policy Continue to monitor, evaluate and report on progress relative to the Community Vision and OCP goals.

8.6.1.5. Policy Ensure the municipality effectively and efficiently balances its costs and expenditures.

8.6.2. Objective Work with partners to achieve mutual benefits.

8.6.2.1. Policy Collaborate with community and regional partners wherever possible and practical.

8.6.2.2. Policy Support partners in engaging community members where possible.

PUBLIC SAFETY

Our Shared Future

Whistler is a place where residents and visitors enjoy the resort community peacefully and safely. Whistler residents have strong community connections and people look out for one another.

Whistler is kept safe through the provision of police, fire, search and rescue, bylaw and emergency services. In addition, the community is well-prepared for potential emergency situations from small-scale incidents to disasters affecting the entire community.

Careful planning across the municipality and other community stakeholders has ensured that Whistler's infrastructure, natural environment and socio-economic systems have become increasingly resilient to a changing climate. In particular, the key risks posed by the threat of wildfire

have been significantly reduced, and as a result the community has increased resiliency to forecasted longer, hotter and drier summers and other locally forecasted impacts of a changing climate.

Current Reality

Whistler provides public safety services through partnerships with other agencies and senior levels of government. Public education and prevention are priorities. Public safety planning must address the unique characteristics of Whistler as a resort community with high visitation and seasonal residents from around the world, which combined can more than quadruple the local population.

Although Whistler is located in a temperate coastal rainforest, its climate is characterized by hot, dry summers, which often contribute to extreme forest fire risk. Proactive and effective prevention of wildfires and structure fires help to safeguard lives and property. Whistler's comprehensive emergency management plan and community wildfire protection plan have been prepared to protect public safety and minimize potential damage to property from wildfire and other risks. Initiatives include forest fuel management, creating resilient structures, early detection and rapid response.

Goals, Objectives and Policies

8.7. Goal Ensure Whistler is a safe and secure resort community.

8.7.1. Objective Maintain a safe and secure resort community through effective law enforcement and good design practices.

8.7.1.1. Policy Maintain RCMP detachment and review current infrastructure capacity and security requirements in conjunction with future community and resort development to ensure effective service delivery. The location of the current RCMP detachment is shown in Schedule D.

8.7.1.2. Policy Encourage best practices for crime reduction through design for all development in Whistler.

8.7.1.3. Policy Reduce crime through proactive initiatives and education.

8.7.1.4. Policy Ensure that victims of crime have access to services and are provided with timely and adequate support.

8.7.1.5. Policy Enhance road safety through education and proactive enforcement.

8.7.1.6. Policy Provide backcountry rescue support through partnering with the Whistler Search and Rescue Society.

8.7.1.7. Policy Ensure Bylaw Officers work to help the resort community to understand and voluntarily comply with bylaws, effectively balancing the needs of

various stakeholders, business owners, Whistler residents and visitors alike.

8.7.1.8. Policy Review current bylaws and develop amendments in conjunction with future resort community priorities.

8.7.2. Objective Maintain a safe community through the provision of sufficient fire, rescue and emergency services.

8.7.2.1. Policy Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. The locations of current fire rescue facilities are shown in Schedule D.

8.7.2.2. Policy Provide effective response to fires and support provincial resources for emergency medical situations including swiftwater, confined space and high angle rope rescue.

8.7.2.3. Policy Review the existing fire service delivery model and develop innovative approaches that provide an acceptable level of public safety in the most cost-effective manner possible.

8.7.2.4. Policy Provide core services including fire prevention, inspection programs and fire investigation services as mandated by the Province.

8.7.2.5. Policy Deliver an effective education and prevention program to promote public safety.

8.7.2.6. Policy Ensure apparatus and equipment are appropriate and maintained to industry standards.

8.7.2.7. Policy Ensure training standards are met and staff is able to effectively respond to emergency events.

8.7.2.8. Policy Partner with neighbouring jurisdictions to reduce costs and increase effectiveness by entering into mutual aid agreements.

8.7.2.9. Policy Promote wildfire risk reduction initiatives and programs designed in accordance with wildfire prevention best practices.

8.7.2.10. Policy Support responsible animal control, shelter and care through a local shelter program.

8.7.2.11. Policy Review fire and safety considerations for all significant development.

8.7.2.12. Policy Review and maintain the Comprehensive Emergency Management Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response.

8.7.2.13. Policy Facilitate a centrally located, multi-agency Emergency Operations Centre.

8.7.2.14. Policy Identify and maintain locations for emergency reception centres and group lodging.

8.7.2.15. Policy Provide emergency social services, including food, lodging, clothing, emotional support, information about the emergency and family reunification, in emergency situations.

8.7.2.16. Policy New subdivisions should have at least two paved ingress and egress routes in case of an emergency evacuation.

8.7.2.17. Policy Ensure upgrades and additions to the Valley Trail system are built to accommodate emergency vehicles. The Valley Trail may be required as an alternate evacuation route in emergencies.

8.7.2.18. Policy Support neighbourhood resilience initiatives that strengthen connections and relationships between neighbours in an effort to build a stronger and more cohesive community that will be better able to support each other during and after an emergency.

8.7.3. Objective Maintain a safe and enjoyable community by encouraging compliance with bylaws.

8.7.3.1. Policy Provide core services including responding to complaints on all bylaw matters, animal control and business licensing.

8.7.3.2. Policy Prioritize direct, proactive enforcement of key priority issues.

8.7.3.3. Policy Deliver effective education programs to promote and enhance bylaw compliance.

8.7.3.4. Policy Conduct patrols of Whistler Village and surrounding neighbourhoods to ensure compliance with bylaws, including bylaws related to illegal nightly rentals.

8.7.4. Objective Ensure emergency prevention, preparedness, response and recovery policies actively anticipate the impacts of climate change.

8.7.4.1. Policy Utilize the best available climate forecasts to identify and understand future risk scenarios.

8.7.4.2. Policy Prepare and maintain emergency plans that consider increasing hazards as a result of a changing climate.

8.7.4.3. Policy Provide public education opportunities that ensure citizens are prepared for, and can respond to, climate-related emergencies.

8.7.4.4. Policy Prioritize disaster recovery strategies that reduce future disaster risks and contribute to improved community resilience.

ACCESSIBILITY

Our Shared Future

Whistler's residents and businesses have adapted to accommodate the changing needs of an aging population. The community understands that universally designed buildings, public spaces and programs not only allow everyone to have the opportunity to enjoy Whistler with dignity and respect, but also support a highly adaptable and sustainable resort economy and community.

Whistler is a leader in inclusive resort communities and maintains this position by monitoring how Whistler is meeting the needs of people with disabilities and staying informed on changing technologies and best practices related to *livability*, accessibility and inclusion. Whistler recognizes that making the community livable and enjoyable for residents and visitors with disabilities elevates the resort community experience for everyone, thereby strengthening Whistler's reputation of being socially responsible, while remaining economically viable.

Current Reality

Preparing for and hosting the 2010 Paralympic Winter Games helped accelerate Whistler's journey toward accessibility and inclusion. As access to services and employment for people with disabilities increases, so too does consumer spending and demand for accessible tourism opportunities both in Whistler and around the world.

In 2018, the Conference Board of Canada published The Business Case for Building Physically Accessible Environments, which noted that the number of Canadians living with a physical disability that affects mobility, vision or hearing will rise from 2.9 million to 3.6 million by 2030. Subsequently, consumer spending by Canadians with physical disabilities is projected to increase by over five per cent over the same period—nearly three times the projected rate of growth for total consumer spending. This projected increase is not likely to be limited to essentials and household goods. In a 2015 study of travel habits of Americans with disabilities, the Open Doors Organization reported that 70 per cent of Americans with disabilities had travelled in the last two years, typically travelling with one or more adults, and having an economic impact on travel of $34.6 billion USD annually. Whistler must recognize that consumer trends are shifting, and businesses and community sports and recreational organizations must adapt to meet these growing demands.

Whistler Adaptive Sports offers over a dozen different adaptive sports opportunities for residents and visitors with disabilities. Meadow Park Sports Centre (MPSC) offers four senior-specific exercise programs, with an additional eight programs that are seniors friendly. Additionally, MPSC is able to provide extra support for any child with a disability participating in its recreation programs. Sea to Sky Community Services offers 10 programs for families of children with disabilities, providing support from infancy into adulthood and two programs that support seniors and their families.

The municipality continues to invest in accessibility improvements in municipal parks and Whistler Village. Aging docks have been replaced with accessible docks in Alpha Lake Park, Wayside Park, Alta Lake Park, Rainbow Park and Lakeside Park, thereby improving access to these community amenities for residents with disabilities. Generally, the municipality seeks to replace aging infrastructure and site furnishings with accessible alternatives whenever possible.

Implementation of accessibility initiatives has been supported by the municipality's participation in the B.C. government's Measuring Up program and through its own initiatives including the creation of the Measuring-Up Select Committee of Council.

As further accessibility policy is developed, the municipality will seek to create a built environment that supports a positive resort experience for people of all abilities.

Goals, Objectives and Policies

8.8. Goal Ensure Whistler is an inclusive and accessible resort community.

8.8.1. Objective Encourage and promote *Universal Design* principles in the development and maintenance of Whistler's built environment.

8.8.1.1. Policy Encourage development and redevelopment to implement *Universal Design* principles.

8.8.1.2. Policy Encourage recreation activity operators to implement *Universal Design* principles.

8.8.1.3. Policy Promote land use patterns, transportation routes and community facilities, amenities and spaces that meet the needs of an aging demographic.

8.8.2. Objective Create a positive resort experience for people of all ages and abilities.

8.8.2.1. Policy Collaborate with community partners to monitor and evaluate the needs of residents and visitors with disabilities and work collectively to adapt programs, the built environment and the overall resort experience to meet these needs.

CHILDREN, YOUTH, YOUNG ADULTS AND SENIORS

Our Shared Future

Whistler is a community of diverse age groups. The *health* and well-being of Whistler's children, youth, young adults and seniors are supported by a variety of programs, facilities and services facilitated by the municipality and resort community partnerships. These groups are healthy, proud of where they live and actively engaged in the future of the resort community. They are also valued

members of the community, who contribute to its vibrancy, history and culture. The resort community has been able to keep young families living and working in Whistler as a result of *employee housing*, childcare programs, services for working parents and other initiatives.

Current Reality

As a resort community, Whistler has a higher than average proportion of young people. Over 25 per cent of permanent residents are under the age of 25 with many more seasonal *employees*, temporary residents and visitors adding to the number of youth in the community. The resort community strives to keep young families living and working in Whistler. This has in turn resulted in high demand for childcare programs and services for working parents. Similarly, demands on youth support services in areas such as mental health and housing are high. The municipality and the resort community work collaboratively to address child and youth care needs, but it is acknowledged that needs have outpaced the available services.

Despite its high proportion of children and youth, like the rest of Canada, Whistler is expected to see an increase in the number of seniors residing in the community as the baby boomer generation ages. Currently, approximately seven per cent of Whistler's permanent residents are over the age of 65. As Whistler has matured as a community, so have its original residents. Many residents, who settled in Whistler during its early growth years in the 1980s, are seeking to retire here and will require age-friendly housing, *health* services and recreational programs.

Vancouver Coastal Health (VCH) and a network of non-profit and non-governmental organizations provide *health* and social support services for children, youth and seniors. A variety of services such as licensed childcare facilities, private home care and recreational programs are available for children, youth and seniors. These programs often reflect Whistler's mountain culture, focusing on outdoor leadership, mountain sports, arts and culture. They also provide employment, mentoring and volunteering opportunities. The municipality seeks input from parents, youth and seniors by engaging these groups in resort community planning and other policy initiatives.

Goals, Objectives and Policies

8.9. Goal Support a variety of childcare opportunities for Whistler's children.

8.9.1. Objective Improve access to preschool and childcare facilities and services.

8.9.1.1. Policy Encourage the availability of licensed childcare facilities, including facilities providing infant care.

8.9.1.2. Policy Support licensed childcare programs within municipal facilities.

8.9.1.3. Policy Consider neighbourhood multi-use facilities with space for childcare programs.

8.9.1.4. Policy Encourage development of a network of in-home family childcare with appropriate licensing, throughout the community.

8.9.1.5. Policy Encourage new development and redevelopment to provide appropriately scaled space that may be leased at affordable rates to licensed childcare operators.

8.9.1.6. Policy Explore opportunities to partner with School Districts No. 48 and No. 93 to provide services and incorporate childcare facilities into the design of new schools.

8.10. Goal Support the *health* and well-being of Whistler's youth, young adults and seniors, as well as their active participation in the resort community.

8.10.1. Objective Promote initiatives for youth and young adults that support their developmental needs, *health*, well-being and social connections.

8.10.1.1. Policy Encourage services, programs and facilities in Whistler that support the *health* and social needs of youth and young adults, including programs with a focus on mental health and education about substance use and abuse.

8.10.1.2. Policy Encourage opportunities for youth and young adults to remain in the community, including opportunities for stable and affordable housing, and career development and advancement.

8.10.1.3. Policy Support ongoing provision of facilities and programs for youth.

8.10.2. Objective Promote initiatives for seniors that support their *health*, well-being and ability to be a valued part of the community.

8.10.2.1. Policy Encourage services, programs and facilities that support the *health* and social needs of seniors, with a focus on cultural and recreational opportunities and social programs tailored to the needs of Whistler's seniors.

HEALTH AND WELLNESS

Our Shared Future

Whistler's focus on *health* has evolved to address a more holistic vision of *health*. Whistler benefits from a healthy natural environment and abundant recreation and leisure activities. Whistler residents eat healthy food, exercise regularly and make other healthy life choices.

The provincial medical and mental health system provides high quality services that meet the diverse needs of residents and of visitors while they are here. In addition, the resort community has a wide range of world-class *health* and wellness services provided by private practitioners servicing our active culture. These services benefit the resort community quality of life and enhance the attractiveness of Whistler as a resort destination meeting the needs of both residents and visitors.

Current Reality

Residents consistently self-report their overall *health* status (including physical, mental and social *health*) as very good or excellent.

Vancouver Coastal Health (VCH) operates the Whistler Health Care Centre, which provides public *health* and emergency services. There are also on-site radiology, CT scanner and laboratory services. The municipality and VCH signed a Healthy Communities Partnership Agreement to promote the *health* and wellness of the Whistler community and prevent chronic diseases such as diabetes, cancer and heart disease.

The demand for services and the number of admittances has grown as the resort community population and visitation have grown. There are a relatively high number of medical visits due to injuries associated with high risk recreation activities. This has stretched the capacity of existing equipment and facilities, including the trauma centre.

Whistler has several medical clinics. However, there is concern over a shortage of medical practitioners serving the resort community and a gap in primary care needs. General practitioners find it relatively less affordable to operate in Whistler and are losing staff. Some residents have expressed difficulty finding a family doctor.

As the resort community's population ages, Whistler is being confronted with finding ways to accommodate more people with mobility, cognitive, visual and hearing limitations. Other vulnerable groups, including children, young adults, people with disabilities and the homeless, also have needs that must be addressed.

Goals, Objectives and Policies

8.11. Goal Strive to ensure community *health* and social services and facilities meet the physical, mental, spiritual and social needs of residents and visitors.

8.11.1. Objective Engage with service providers and the community to maintain and coordinate high quality services with a particular focus on the needs of those who are most vulnerable.

8.11.1.1. Policy Review with VCH the expansion of the existing Whistler Health Care Centre, as shown in Schedule D, for additional *health* services, including overnight care, as necessary.

8.11.1.2. Policy Explore with VCH future *health* care sites for additional *health* services, if required.

8.11.1.3. Policy Engage VCH in reviewing *health* care infrastructure capacity in conjunction with future community development, resort development and activities.

8.11.1.4. Policy Foster a community culture that prioritizes prevention and holistic care as the approach to combating illness and substance abuse with early and ongoing intervention and a strong focus on youth.

VCH is responsible to the provincial government for all *health* budget and program decisions for its region, which includes Whistler. The municipality will communicate with all relevant agencies about community *health* care resource, infrastructure and service needs, as well as land use needs and impacts within municipal boundaries. Other levels of government and agencies are responsible for *health* service decisions, which impact land use within the municipal boundaries. The municipality will play an active role to ensure these organizations keep our community's values, objectives and needs in mind.

8.11.1.5. Policy Support the private sector in providing general family medicine through a variety of mechanisms, including the possible provision of subsidized space to doctors who provide complex, comprehensive care.

8.11.1.6. Policy Encourage the private sector in providing a full range of specialized *health* and wellness services, including sports medicine and injury recovery, that complement the public *health* care system.

8.11.1.7. Policy Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities and services in the resort community, including those focused on mental health and assisted living.

8.11.1.8. Policy Partner with the Lil'wat Nation, Squamish Nation and VCH wherever possible on community *health*, education and training initiatives and monitoring to improve *health* outcomes.

8.11.1.9. Policy Engage with social service providers to ensure an adequate level of services is maintained.

8.11.1.10. Policy Advocate for and support a strong, local mental health system adapted to Whistler's unique demographics and community needs.

8.11.1.11. Policy Provide core levels of recreation services, programs and facilities, recognizing that these services are essential preventive *health* care and injury rehabilitation services.

FOOD

Our Shared Future

Whistlerites can access locally produced food from a number of sources including: the farmers' market, hobby farms, community gardens, local restaurants or grocery stores. All residents, *employees* and visitors have access to nutritious, affordable and culturally appropriate food. The food system from farm to fork to disposal allows all suppliers to make a fair living and is sustainable with minimal waste, water use and no persistent chemicals.

Regional agricultural land has been preserved and enhanced for increased production. Residents and visitors encourage and support opportunities for food production on private property, protected farmland and developed lands, and in community gardens. Regional food producers, retailers, restaurants and First Nations food traditions are celebrated and supported in the marketplace as valuable components of the region's identity, health, vitality and economic prosperity. Whistler's food offerings are a vital part of the resort's economy.

Current Reality

Local and regional stakeholders have been working to bring Whistler's food system closer to home with a shift in emphasis to healthier food choices and regional or local production to improve food security and quality, as well as community sustainability.

With a focus on integrating the agricultural history, production capacity and local knowledge of the neighbouring communities of Mount Currie, Pemberton and Squamish, and Whistler's internationally recognized food service industry, food policy is moving towards a greater coordinated, collaborative regional effort to create stronger bonds among food producers, retailers and consumers.

Whistler residents are increasingly aware of and interested in local, healthy food choices, as demonstrated by the growth of Community Supported Agriculture food boxes, the popularity of the community greenhouses and the ever-increasing success of the Whistler Farmers' Market. In general, Whistler residents are satisfied with food services (grocery stores and restaurants), although satisfaction with grocery stores is slightly lower than with restaurants. A number of Whistler restaurants are internationally recognized for their organic offerings, as well as local procurement and food production. There is a tremendous demand by visitors for local food, which currently exceeds supply.

Food is more expensive to purchase in Whistler than in the region, resulting in food purchases at larger stores in Squamish or Vancouver, and there is limited food production on private property due to the potential of human-bear conflicts and our limited growing season. Wages in the food services industry are lower than average, making it difficult for some sector *employees* living in Whistler to make a living wage.

The protection of suitable farmland throughout the Squamish-Lillooet Regional District (SLRD) is necessary for the long-term sustainability of the community and food security of residents in the Sea

to Sky corridor. To that end, the SLRD has detailed policies in the *SLRD Regional Growth Strategy (RGS)* for the protection of farmland and the support of food production. All areas in the SLRD are on their way to completing an Agriculture Land Use Assessment, Agriculture Area Plan, Food Strategy or other food-related plan.

Currently, food waste is the largest component of the SLRD landfilled waste by weight, accounting for 43 per cent of the total waste sent to landfill. The municipality operates a municipal compost facility and is also serviced by a commercial composting facility in the Sea to Sky area.

Goals, Objectives and Policies

8.12. Goal Support, preserve and enhance sustainable, secure local and regional food systems.

8.12.1. Objective Improve education and initiatives to increase the sustainability and resiliency of the resort community's food system.

8.12.1.1. Policy Support the SLRD in developing a sustainable food plan that encourages awareness about and the expansion of the regional food system.

8.12.1.2. Policy Work with resort community partners and stakeholders, and regional and provincial agencies, to increase community awareness of the benefits of nutritious and affordable food.

8.12.1.3. Policy Collaborate with regional and provincial agencies and stakeholders in support of regional initiatives to enhance community food security.

8.12.1.4. Policy Encourage small-scale, neighbourhood-level food production within the resort community.

8.12.1.5. Policy Showcase local and regional food and beverage offerings, including First Nations culture, through resort community celebrations and events.

8.12.1.6. Policy Explore opportunities to learn about the Squamish Nation's and Lil'wat Nation's understandings of the seasonal cycles of the land and associated traditional practices of gathering and preparing local foods and remedies.

8.12.1.7. Policy Support and advocate for the SLRD *RGS* and other related strategies to protect regional farmland and provincial Agricultural Land Reserve land for food production.

8.13. Goal Community members have dignified access to sufficient, nutritious, affordable and culturally appropriate food.

8.13.1. Objective Improve access to and opportunities for providing nutritious and affordable food.

8.13.1.1. Policy Work with the Whistler Food Bank, other resort community partners and stakeholders, and regional and provincial agencies to provide increased access to nutritious, affordable and culturally appropriate food.

8.13.1.2. Policy Support opportunities for farmers' markets in Whistler and their work with the BC Association of Farmers' Markets to enhance the affordability of food sold at the markets.

8.13.1.3. Policy Encourage and enable backyard and community gardens on private and public lands where appropriate and feasible.

8.13.1.4. Policy Support opportunities to showcase culturally diverse food offerings.

8.13.1.5. Policy Consider adopting the Healthier Choices in Vending Machines in BC Public Buildings Policy for municipal buildings.

8.13.2. Objective Increase the use of organic farming practices.

8.13.2.1. Policy Support organic, chemical-free farming and processing practices, and access to the foods produced by these practices.

8.14. Goal Water is used efficiently and that water quality is protected throughout Whistler's food system.

8.14.1. Objective Promote water conservation in the food system.

8.14.1.1. Policy Promote and encourage conservation of potable water throughout all food-related activities, including watering of gardens, preparation of food and use of water in restaurants and hotels.

8.15. Goal Support the food system and related activities to enhance the regional economy, and increase regional jobs and wealth from farm to fork.

8.15.1. Objective Encourage procurement from local and regional food systems and businesses.

8.15.1.1. Policy Support opportunities for buy local food programs in resort businesses and organizations.

8.16. Goal Reduce waste from the food system and divert waste from landfills.

8.16.1. Objective Encourage and provide facilities and services to reduce food waste.

8.16.1.1. Policy Encourage resort partners, restaurants and businesses to reduce food waste following preferred methods in this order: reduce surplus food generated; divert extra food to first feed people and then animals; divert for industrial and energy use; compost; and finally, landfill.

8.16.1.2. Policy Work with food distributors and suppliers to reduce food packaging.

8.16.1.3. Policy Support local and regional composting services and facilities.

8.16.1.4. Policy Encourage and support initiatives to upcycle food waste.

COMMUNITY CEMETERY

Our Shared Future

Whistler's cemetery design and development respond to the sloped topography and preserve the tranquil forested nature of the site, while providing a greater range of service options.

Current Reality

The municipality has owned and operated a cemetery since 1986. A plan has been developed for the cemetery site that maintains the natural forested character of the site and meets the resort community's long-term needs.

Goals, Objective and Policies

8.17. Goal Continue to offer commemoration opportunities within the Whistler Cemetery.

8.17.1. Objective Ensure adequate provision of land for the resort community's needs and maintain the cemetery's tranquil character.

8.17.1.1. Policy Continue to manage the Whistler Cemetery to provide a range of service options within a forested setting.

8.17.1.2. Policy Explore environmentally-friendly burial options where possible.

8.17.1.3. Policy Manage land uses adjacent to and within the cemetery site to preserve its tranquil and forested character.

CHAPTER 9 LEARNING, CULTURE AND RECREATION

EDUCATION AND LEARNING

Our Shared Future

Lifelong learning—including education for skills development, for accreditation or for enjoyment—is an integral component of Whistler's culture and an important contributor to the local economy.

In addition to basic education to grade 12 delivered in local schools through the Ministry of Education, residents and visitors of all ages have access to a diverse range of stimulating learning experiences within the resort community and through online courses—from one-hour seminars, to multi-day workshops and training sessions, to curricula that span several weeks, months or years.

Several not-for-profit organizations including the Whistler Chamber of Commerce, Whistler Public Library and Whistler Learning Centre have affiliations with post-secondary institutions through which education for accreditation is offered including several courses which focus on the development of skills pertinent to the tourism/hospitality industry.

There is also a myriad of opportunities to learn in Whistler's rich outdoor classroom. Many of those courses—whether for accreditation, professional skills development, personal skills development or individual enrichment—reflect Whistler's passion for and commitment to sports, outdoor education, the arts, nature, heritage and First Nations culture.

Current Reality

Whistler has established a solid foundation of education and learning opportunities for residents and visitors.

Whistler's schools—some of which are close to capacity—include Myrtle Philip Community School, Spring Creek Community School, Whistler Secondary School, École la Passerelle and the Whistler Waldorf School, as well as private educational enterprises. Whistler's school facilities are shown in Schedule D.

Skills development in a wide range of sports—from novice to professional—is available through commercial activity providers, not-for-profit sports clubs and associations, and individual instructors. Skills development in the arts is provided by Arts Whistler, the Point Artist-run Centre, the Audain Art Museum, commercial art galleries and others across a wide range of disciplines including fine arts, performing arts, literary arts, film and video.

Business-oriented skills development and accreditation on a variety of subjects is available both in-resort and online through the Whistler Chamber of Commerce, Whistler Public Library, Whistler Centre for Sustainability, Whistler Learning Centre and others.

However, opportunities for education and learning about First Nations, Whistler's biodiversity and geodiversity, and Whistler's recent history—all central to Whistler's unique character and culture—remain underdeveloped.

Even though opportunities to learn about First Nations, Whistler's natural environment and Whistler's recent history are available through, respectively, the Squamish Lil'wat Cultural Centre (SLCC), Whistler Naturalists, Association of Whistler Area Residents for the Environment (AWARE), the Whistler Museum and the Whistler Public Library (for all subject areas), awareness of and participation in seminars, workshops or field trips on those topics is relatively low.

Also, Whistler's population and workforce increasingly include new residents and workers for whom English is not their first language and for whom Adult Basic accreditation programs—including English as a second language—will be essential for both personal growth and for the ongoing success of the resort community.

Therefore, building on the existing solid foundation, the resort community is supportive of expanding education and learning initiatives to include disciplines that will strengthen and diversify Whistler's tourism economy and that are central to Whistler's character and culture.

Goals, Objectives and Policies

9.1. Goal Ensure that an array of learning opportunities is available for residents and visitors.

9.1.1. Objective Collaborate with school administrations and the Ministry of Education to ensure that high quality elementary, middle and secondary school facilities are provided in the resort community.

9.1.1.1. Policy Identify potential sites to be reserved for future elementary, middle and secondary schools, if required. Existing permanent school locations are shown in Schedule D.

9.1.1.2. Policy Encourage the design of school district facilities so that they are able to provide recreational programs, cultural programs, and learning and educational programs—including lifelong literacy—thereby optimizing use of the facilities.

9.1.2. Objective Support improved access to post-secondary educational opportunities, including accreditation programs, that enhance the resort community.

9.1.2.1. Policy Support learning and post-secondary opportunities that complement and are complemented by the resort community, including arts, heritage and natural history training, and skills pertaining to the hospitality industry and tourism economy.

9.1.3. Objective Support the Whistler Public Library as an important resort community asset.

9.1.3.1. Policy Continue to work with the Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services, including space, equipment and staff time for online learning.

9.1.4. Objective Support and promote learning opportunities that reflect Whistler's unique character and culture.

9.1.4.1. Policy Work with Whistler's diverse range of educators, skilled professionals, service providers and cultural institutions to provide learning experiences for all ages that reflect Whistler's culture and natural environment.

9.1.5. Objective Collaborate with the Lil'wat Nation and Squamish Nation to provide opportunities to learn about both Nations.

9.1.5.1. Policy Continue to promote the SLCC as the principal centre for learning about the languages, cultures and histories of the Squamish Nation and Lil'wat Nation.

9.1.5.2. Policy Encourage collaboration between Whistler schools and the Lil'wat Nation and Squamish Nation to create opportunities for students to learn about both Nations.

ARTS, NATURE AND HERITAGE

Our Shared Future

Whistler is a community of creative thinkers inspired by a rich heritage and by the natural wonders surrounding the resort community.

Whistler's artists, naturalists, curators and other cultural workers are engaged in a rich, enduring and mutually rewarding conversation with residents and visitors about Whistler's culture.

In return, residents have a deep appreciation for Whistler's Arts, Nature and Heritage (ANH) sector and for the sector's immense influence on community pride and in shaping Whistler's 'sense of place' that is felt so passionately by residents and is so captivating to visitors.

Organizations and workers in Whistler's ANH sector collaborate within and across disciplines to develop and produce a fascinating and often provocative range of initiatives, programs and narratives that emanate from within Whistler to inform, inspire, engage and entertain residents and visitors throughout the year.

The ANH sector plays a central role in identifying, protecting and celebrating Whistler's places—natural and constructed, ancient and new—as well as traditions, lifestyle and characters.

Even though Whistler's not-for-profit ANH-sector organizations are largely financially self-sufficient, they work closely with and receive support from private enterprise and all levels of government to provide a fertile environment for the continued vitality of the ANH sector, thereby enabling Whistler's artists, naturalists, curators and other cultural workers to live and work in the resort community.

Current Reality

Whistler is home to several ANH organizations including not-for-profit societies, private enterprise—consisting of individual artists and performers, ANH consultants, commercial galleries and others—and public sector facilities, all of which contribute significantly to Whistler's ANH sector.

Whistler enjoys a robust calendar of festivals, events and exhibitions, many of which include programs or performances created from within Whistler's ANH sector. Six of Whistler's ANH facilities—Whistler Museum, Whistler Public Library, Maury Young Arts Centre, Audain Art Museum, PassivHaus and Squamish Lil'wat Cultural Centre—are physically linked along the Cultural Connector in Whistler Village. Public art is showcased throughout the resort community and residents and visitors are informed and enlightened by numerous interpretive panels regarding Whistler's biodiversity, geodiversity and human heritage.

Much of the work conducted by the ANH sector is guided by recommendations contained in Whistler's Cultural Plan which, itself, is the recent (June 2018) result of merging the content of two earlier documents—Whistler's Cultural Tourism Development Strategy (2011) and Whistler's Community Cultural Plan (2013)—both of which involved significant community consultation and engagement.

As a result, Whistler residents increasingly recognize that the breadth of activity—and of creativity—in Whistler's ANH sector is a hugely valuable complement to Whistler's celebrated sport and outdoor recreation ethos, and that the ANH sector is an integral component of a healthy community and a healthy economy.

Even so, for many workers in Whistler's ANH sector the opportunity to thrive is precarious; that situation persists across all ANH disciplines and genres—music, film, photography, literary arts, theatre, heritage, visual arts and natural history.

Goals, Objectives and Policies

9.2. Goal Support and enhance the growth and vitality of Whistler's ANH sector, including fostering conditions that enable Whistler's ANH sector workers to live and work in the resort community.

9.2.1. Objective Support programs, partnerships and venues to further develop Whistler's ANH sector.

9.2.1.1. Policy Support collaborative efforts within the resort community to strengthen Whistler's ANH sector by implementing the recommendations in Whistler's Cultural Plan.

9.2.1.2. Policy Promote ANH programming and venues for residents and visitors.

9.2.1.3. Policy Support the use of parks, civic buildings and public spaces, where appropriate, as venues for creating and expressing Whistler's ANH including natural history, heritage, the arts, festivals, exhibitions, studios and workshops.

9.2.2. Objective Increase opportunities for education, participation and enjoyment of ANH for residents and visitors.

9.2.2.1. Policy Support non-profit and private sector efforts to increase opportunities for individuals to learn about and participate in ANH.

9.2.2.2. Policy Collaborate with the appropriate agencies and stakeholders to showcase local ANH initiatives.

9.2.2.3. Policy Work with external funders including other levels of government to secure funds for ANH infrastructure and ANH programs in Whistler.

9.2.3. Objective Enrich the built environment through public art and other enhancements that promote awareness, understanding, as well as access to and enjoyment of art, natural history and heritage as part of everyday life.

9.2.3.1. Policy Showcase public art as an integral ANH feature of the resort community.

9.2.3.2. Policy Encourage the installation of art and other enhancements such as interpretive panels on or within the built environment, including private properties, public spaces, parks, trails and streets, where appropriate.

9.2.3.3. Policy Encourage public and private art and other enhancements, including art created by the Lil'wat Nation or Squamish Nation artists or that includes First Nations themes and topics.

9.2.4. Objective Celebrate and protect Whistler's natural history and heritage.

9.2.4.1. Policy Develop a Heritage Strategy and Plan for Whistler.

9.2.4.2. Policy Maintain an inventory of Whistler's heritage assets and ensure all identified heritage assets are considered in the review of new development proposals.

9.2.4.3. Policy Encourage appropriate agencies and organizations to identify, manage, interpret, preserve and promote Whistler's heritage.

9.2.4.4. Policy Develop a Natural History Strategy and Plan for Whistler.

9.2.4.5. Policy Maintain an inventory of Whistler's natural history assets and ensure all identified natural history assets are considered in the review of new development proposals.

9.2.4.6. Policy Encourage appropriate agencies and organizations to identify, manage, interpret, preserve and promote Whistler's natural history.

9.2.4.7. Policy Work with the Squamish Nation and Lil'wat Nation to integrate both Nations' history and culture within the resort community and to consider documented heritage and cultural resources for both Nations' use.

RECREATION AND LEISURE

Our Shared Future

Whistler is recognized as a leader in offering recreation, sport and leisure activities in a beautiful mountain environment.

Known for our healthy and engaged recreation-minded culture, residents and visitors of all ages and abilities enjoy year-round, affordable and diverse opportunities that encourage active living. Collectively, our recreation and leisure offerings provide opportunities to be physically, mentally and socially active for life, while at the same time being a foundation for athlete development and growth in recreation and sport.

Whistler's outdoor recreation and leisure opportunities occur in, and celebrate, our mountain landscape and natural beauty—characteristics that are key to our sense of place and well-being. The resort community is recognized for its efforts to protect, as well as minimize and manage impacts on, the natural environment associated with recreation and leisure infrastructure and operations.

An extensive network of *open spaces*, trails, parks, natural areas and facilities is continually enhanced and provides diverse opportunities for recreation and leisure. Whistler's lakes remain a quiet reflection providing needed contrast to the energetic resort community vibe.

Whistler's indoor recreation and leisure opportunities include a range of weather independent, scalable and flexible use indoor community activity and recreation spaces for programs and services, including Meadow Park, which is a full-service recreation centre.

Whistler's *recreation and leisure amenities* and services are not only provided by the municipality. Partnerships, collaborations and private enterprise expand offerings and maintenance responsibilities, and help achieve mutual local, regional, environmental and economic goals.

The community-developed *Recreation and Leisure Master Plan (RLMP)* continues to be the guiding document for Whistler's *recreation and leisure amenity* needs, and is periodically updated with public and stakeholder engagement. Recreational trends, issues and opportunities are always changing, and Whistler continues to provide new or refreshed reasons to be active for life and come to the resort.

Current Reality

Recreation and leisure in the natural environment are the foundation of Whistler's culture and our sense of place, and are major drivers of the local economy.

Recreation and leisure foster psychological, social, economic and spiritual benefits that support the well-being of Whistler's residents and visitors. This focus is a natural extension of the community's roots in recreation-based active lifestyles.

Whistler's recreation and leisure opportunities are diverse. Residents and visitors choose from an impressive variety of physical and leisure activities supported by Whistler's natural areas, *open spaces*, trails, parks, lakes and recreation facilities. The diversity of opportunities is delivered through the combined efforts of private enterprises, local government, partnerships, community members and dedicated not-for-profit groups. Recreation opportunities typically exist on municipal and Crown lands. Whistler's recreation and leisure facilities are shown in Schedules E1, E2 and F. Additionally, *active transportation* infrastructure is shown in Schedule E3.

The Council-adopted *RLMP* (2015) reflects the needs of Whistler residents and achieves a balance between recreation and leisure infrastructure and protection of the natural environment. With input from relevant stakeholders and agencies, the *RLMP* provides direction for municipal Council to ensure that Whistler's natural and recreational resources are preserved, demand is managed and that parkland is set aside for future use. The *RLMP* allows the resort community to be strategic in the provision of recreation and leisure infrastructure.

Many of the recreational opportunities enjoyed and planned for by the resort community cross a variety of jurisdictional boundaries. Cooperation among all jurisdictions is essential to achieve individual goals that are mutually beneficial to all.

Goals, Objectives and Policies

9.3. Goal Continually reaffirm our sense of place as the foundation to Whistler's recreation and leisure experience.

9.3.1. Objective Whistler's natural landscapes and scenic qualities are highly valued and preserved.

9.3.1.1. Policy Recognize the value of the natural environment in contributing to our sense of place and the impacts of incremental change.

9.3.1.2. Policy Identify, preserve, improve and maximize areas of physical and scenic importance within municipal boundaries in participation with relevant agencies and stakeholders in accordance with and to the extent permitted by legislation.

9.3.1.3. Policy Identify, preserve, improve and maximize areas of physical and scenic importance outside of municipal boundaries and in coordination with the *Cheakamus Community Forest*, as well as other land managers and stakeholders.

9.3.1.4. Policy Promote the preservation of suitable public lands through park designations or other regulatory and legislative means.

9.3.1.5. Policy Designate natural areas for preservation, where appropriate and in alignment with OCP objectives.

9.3.1.6. Policy Manage natural areas and recreation assets for long-term wildfire fuel management impacts and the mitigation of fuel-load hazards.

9.3.1.7. Policy Strive to preserve viewscapes and scenic corridors as part of the development approval and rezoning process.

9.3.1.8. Policy Retain scenic views to and from key *open spaces* to the extent permitted by legislation.

9.3.1.9. Policy Support existing provincial and federal regulations that restrict motorized boat use, motorized activities, fishing and *accommodation* on Whistler's water bodies.

9.3.2. Objective Whistler's recreation and leisure system contributes to the social well-being of residents and visitors.

9.3.2.1. Policy Recognize that recreation and leisure provide opportunities for social interaction and add social value to our community, thus building upon our sense of belonging to this place.

9.3.2.2. Policy Encourage opportunities for social interaction, diversity and inclusion that further our collective well-being and the Whistler way of life.

9.3.3. Objective Residents and visitors are knowledgeable about and engaged with our unique natural environment, cultural history and way of life.

9.3.3.1. Policy Regularly communicate responsible ways of interacting with our natural environment and each other.

9.3.3.2. Policy Encourage opportunities to communicate our natural and cultural history and local culture within Whistler's recreation and leisure system.

9.3.3.3. Policy Encourage opportunities to restore and embrace our natural environment.

9.3.4. Objective *Non-motorized* recreation and leisure experiences are preferred.

9.3.4.1. Policy *Non-motorized*, low-environmental-impact and low intensity recreation and leisure activities are preferred over other activities, while recognizing inevitable motorized technology changes, as well as the key contribution of mechanized lift access on Whistler Blackcomb to the local economy.

9.3.4.2. Policy Encourage *non-motorized* recreation to promote the *health* and well-being of residents and visitors.

9.3.4.3. Policy Encourage existing motorized recreation providers to transition to more environmentally sustainable and responsible operating models consistent with Whistler's values.

9.4. Goal Achieve a balance between user needs, the natural environment and user experiences in providing recreational opportunities.

9.4.1. Objective Ensure that recreational opportunities respect Whistler's natural environment.

9.4.1.1. Policy Allow for public use and enjoyment of natural watercourses, water bodies, wetlands, natural forested areas and alpine areas on a site-by-site basis, where such use can be shown to be compatible with OCP policies and development permit guidelines, the *Riparian Areas Regulation*, public safety including source water protection, provincial biologist recommendations, other legislation and best management practices.

9.4.1.2. Policy Continue to monitor and manage user levels, including backcountry and alpine areas, to prevent overuse and environmental damage.

9.4.1.3. Policy Promote use of preferred modes of transportation to access *recreation and leisure amenities* to reduce public vehicle parking requirements with consideration given to maintaining site-by-site accessible parking.

9.4.1.4. Policy Recognize that public vehicular access to and parking at *recreation and leisure amenities* may be targeted, restricted, discouraged or managed due to environmental concerns, neighbourhood disruption, demand management, feasibility and cost.

9.4.1.5. Policy Evaluate access, parking and ancillary support facilities needs at remote areas on a site-by-site basis, in consideration of Policy 9.4.1.4. above.

9.4.2. Objective Proactively manage assets to ensure responsible use and retention of the natural environment.

9.4.2.1. Policy The Parks Bylaw in conjunction with the Animal Control Bylaw will be the primary means of determining acceptable human behaviour and activities in municipal parks and along the Valley Trail network.

9.4.2.2. Policy The Parks Bylaw and Animal Control Bylaw will be reviewed and updated periodically or on an as-needed basis.

9.4.2.3. Policy Continue to use the RCMP, municipal Bylaw Services, conservation officers, and third party security services to enforce, manage and further monitor responsible use.

9.4.2.4. Policy Continue to proactively manage four-season recreational use in and around the 21 Mile Creek watershed.

9.4.2.5. Policy Use seasonal or temporary closures, event restrictions, signage, social media and other public communications to encourage responsible use and protect assets.

9.4.3. Objective Growth and capacity are managed to maintain experiential values and sense of place.

9.4.3.1. Policy Work with tourism and marketing partners to strategically promote (or not promote) particular amenities in respect of current use levels and social media trends.

9.4.3.2. Policy Where possible, work with online and traditional media and other marketing and communication channels to strategically promote (or not promote) particular amenities in respect of current use levels or other issues.

9.4.3.3. Policy Establish qualitative and quantitative baseline user level data for key amenities to inform future studies about limits of acceptable change.

9.4.3.4. Policy Consider a process by which amenities can be prioritized and limits of acceptable change can be determined.

9.5. Goal Continue to maintain, improve and provide a diverse variety of high quality and affordable *recreation and leisure amenities* and experiences.

9.5.1. Objective Maintain a variety of *recreation and leisure amenities*.

9.5.1.1. Policy Maintain Whistler's high quality overall recreation and leisure infrastructure.

9.5.1.2. Policy Ensure amenities are well-connected and integrated.

9.5.1.3. Policy Public space is accessible and suitable to a range of ages, abilities and income levels.

9.5.1.4. Policy Active and passive spaces provide areas to congregate, socialize, recreate, be physically active and spend time outdoors.

9.5.2. Objective Retain a variety of *open spaces* for resort community needs.

9.5.2.1. Policy Promote retention and careful management of a variety of *open spaces*, ranging from natural forests, alpine areas, waterbodies and open lawn areas to constructed urban spaces.

9.5.3. Objective Ensure that an appropriate range of *recreation and leisure amenities* and services is available to residents and visitors.

9.5.3.1. Policy Provide a variety of *recreation and leisure amenities* for the use and enjoyment of the resort community as shown in Schedules E1, E2, E3 and F.

9.5.3.2. Policy Maintain a variety of affordable recreation and leisure opportunities.

9.5.3.3. Policy Continue to provide a broad range of age appropriate recreation and leisure services.

9.5.3.4. Policy Continue to provide recreation and leisure services and amenities catering to a broad range of knowledge, skills and abilities.

9.5.3.5. Policy Provide accessible information and features within municipal websites, parks and facilities, so people may choose the type of recreation opportunities that best meet their needs.

9.5.3.6. Policy Consider and test new recreation and leisure ideas, trends and opportunities.

9.5.4. Objective Ensure that recreational opportunities highlight Whistler's natural environment and cultural history.

9.5.4.1. Policy Continue to develop and maintain natural environment and cultural history interpretive information that educates and connects the public to our landscape, while advancing natural area and cultural tourism objectives.

9.5.4.2. Policy Collaborate with partners and stakeholders when developing natural and cultural history information.

9.5.4.3. Policy Collaborate with the Squamish Nation and Lil'wat Nation when developing interpretive information to integrate both Nations' history.

9.5.5. Objective Provide and manage a system of *major parks* for resident and visitor use and enjoyment in support of the *RLMP*.

9.5.5.1. Policy Continue to designate, develop and maintain *major parks* possessing unique or highly popular qualities as shown in Schedule F.

9.5.5.2. Policy The planning, design and programming of *major parks* will reflect the broad needs and opportunities of the resort community.

9.5.5.3. Policy Achieve a balance between neighbourhood and resort community needs in *major parks* located within or adjacent to residential neighbourhoods.

9.5.5.4. Policy Consider sport, tournament facilities and event uses within *major parks* in consideration of sport tourism strategies and adjacent uses.

9.5.6. Objective Provide a system of *neighbourhood parks* for resident and visitor use and enjoyment in support of the *RLMP*.

9.5.6.1. Policy Continue to designate, develop and maintain *neighbourhood parks* as shown in Schedule F.

9.5.6.2. Policy The planning and design of *neighbourhood parks* will reflect the recreation and leisure needs of the neighbourhoods' residents.

9.5.7. Objective Provide a recreational Valley Trail network.

9.5.7.1. Policy Maintain and protect a comprehensive multi-use recreational Valley Trail network that links built and natural amenities as shown in Schedules E1, E2, E3 and F.

9.5.7.2. Policy Use of the Valley Trail will be consistent with relevant municipal bylaws including the Parks Bylaw and the Animal Control Bylaw.

9.5.7.3. Policy Plan, improve, expand and connect the recreational Valley Trail network in support of the *RLMP*, *active transportation* objectives and the Cycling Network Plan as shown in Schedules E1, E2, E3 and F.

9.5.7.4. Policy With respect to future Valley Trail linkages shown in Schedules E1, E2, E3, and F, use a range of measures to legally establish the linkages, including: acceptance of trail dedications and grants of rights-of-way by landowners related to subdivision and other development approvals; voluntary donations; density bonuses in zoning regulations; amenity provisions in phased development agreements; and acquisition in cases where municipal funds are available.

9.5.7.5. Policy Use the Valley Trail network for emergency access and egress where possible.

9.5.7.6. Policy Plan, design and construct the Valley Trail network to allow appropriately sized service and emergency vehicles, where reasonably possible.

9.5.7.7. Policy Apply wildfire risk reduction principles to the Valley Trail network to reduce ignition probabilities and the rate of fire spread, and to protect the network's emergency capabilities in a prioritized manner.

9.5.8. Objective Provide a recreational off-road trail network.

9.5.8.1. Policy Continue to maintain and protect a comprehensive multi-use recreational off-road trail network as shown in Schedule E2.

9.5.8.2. Policy Ensure the use of recreational off-road trails is consistent with relevant municipal bylaws including the Parks Bylaw and the Animal Control Bylaw, as well as the *Forest and Range Practices Act* where required.

9.5.8.3. Policy With respect to electric powered bicycles, monitor ongoing policy development, uptake and enforcement at senior levels of government and in other jurisdictions, and update municipal policy as required.

9.5.8.4. Policy Develop, implement and communicate trail management programs and infrastructure.

9.5.8.5. Policy Continue to collaborate with relevant agencies, user groups, stakeholders, local health authorities and the Squamish Nation and Lil'wat Nation regarding recreational trail management and development issues in Whistler and the Sea to Sky corridor, including the Sea to Sky Trail.

9.5.8.6. Policy Improve, expand and connect the recreational off-road network in support of the *RLMP* and in consideration of other off-road trail user groups and stakeholders.

9.5.8.7. Policy With respect to future off-road recreational trail linkages shown in Schedule E2 and located upon Crown lands, use the section 57 "Authorization to construct, rehabilitate or maintain a recreation trail" and section 56 "Established recreation trail" process under the *Forest and Range Practices Act* to legally establish the linkages.

9.5.8.8. Policy Apply wildfire risk reduction principles at off-road trailheads and congregation areas in a prioritized manner to reduce ignition probabilities and the rate of fire spread.

9.6. Goal Continue to work collaboratively with partner organizations to provide quality *recreation and leisure amenities* and experiences.

9.6.1. Objective Municipal, regional and provincial land managers offer an array of quality offerings and services.

9.6.1.1. Policy Encourage land managers responsible for areas of physical, scenic and recreational importance outside of municipal boundaries to identify, preserve and improve assets in response to demand and resort community objectives.

9.6.1.2. Policy Maintain an active role with relevant agencies and stakeholders in reviewing proposals for non-municipal recreational activities and development within and adjacent to Whistler's municipal boundaries.

9.6.1.3. Policy Maintain and enhance, where necessary, existing School District 48 Joint Use Agreements.

9.6.1.4. Policy Give consideration to new School District 48 Joint Use Agreements for any new or substantially changed School District No. 48 facilities.

9.6.1.5. Policy Actively engage with senior levels of government to maintain experiential and natural habitat values on Whistler's lakes.

9.6.2. Objective Non-profit third party recreation service providers thrive, complement resort offerings and contribute to the social well-being of residents and visitors.

9.6.2.1. Policy Continue to monitor and support local recreation groups, clubs and non-profits in the provision of integrated and well-rounded recreation and leisure offerings.

9.6.2.2. Policy Partner with local recreation groups, clubs and non-profits on more significant initiatives as required.

9.7. Goal Strategically plan, engage, design and monitor significant recreation and leisure initiatives.

9.7.1. Objective The *RLMP* is the guiding document for Whistler's recreational and leisure needs.

9.7.1.1. Policy Review and update the *RLMP* periodically.

9.7.1.2. Policy Areas with recreation potential will be identified through the *RLMP*.

9.7.2. Objective Use a proactive and consultative approach in the planning and development of recreation and leisure guiding documents, master plans and other significant and related initiatives.

9.7.2.1. Policy Consider other high level municipal documents and initiatives, including the Economic Partnership Initiative, the Community Cultural Plan and the Corporate Plan, when planning, developing and reinvesting in recreation and leisure initiatives.

9.7.2.2. Policy Integrate efforts with relevant agencies, committees of council and stakeholders where necessary.

9.7.2.3. Policy Consider public engagement in the planning and development of recreation and leisure guiding documents, master planning processes and other related significant initiatives.

9.7.3. Objective Investigate and test new initiatives where appropriate.

9.7.3.1. Policy When required, undertake planning and feasibility studies when considering new amenities or reinvestment in existing amenities.

9.7.3.2. Policy Use pilot programs to test the feasibility of new initiatives, where appropriate.

9.7.4. Objective Strategically design recreation and leisure infrastructure.

9.7.4.1. Policy Integrate and prioritize new recreation and leisure activities and amenities with existing or other new amenities where feasible.

9.7.4.2. Policy Use best practice design principles to integrate amenities with overlapping and adjacent land uses and the natural environment.

9.7.4.3. Policy Ensure infrastructure is universally accessible where possible, accommodating the functional needs of all individuals, including children, adults and seniors and those with visual, mobility or cognitive challenges.

9.7.5. Objective Monitor amenities to inform operational needs or design modifications.

9.7.5.1. Policy Review and monitor recreational amenities on an ongoing basis to ensure that they remain sufficient in scale, relevant to the resort community and environmentally appropriate.

9.8. Goal Continue to acquire lands to maintain a sense of place and to benefit the public.

9.8.1. Objective Acquire lands to realize the *RLMP's* objectives.

9.8.1.1. Policy Explore opportunities to acquire or access lands in support of the *RLMP*.

9.8.1.2. Policy Identify potential public access threats to recreation areas and explore opportunities to secure long-term public access.

9.8.1.3. Policy Require recreation areas or *open space* to be dedicated as park or otherwise be provided to the municipality in accordance with and to the extent permitted by provincial legislation.

9.8.1.4. Policy Maintain a park acquisition reserve fund to secure properties in support of the *RLMP*.

9.8.1.5. Policy Require recreational trails shown in Schedule E2 to be dedicated as a public right-of-way or otherwise be provided to the municipality in accordance with and to the extent permitted by provincial legislation.

9.9. Goal Balance the use of public amenities for commercial and event use with the needs of residents and guests.

9.9.1. Objective Ensure that commercial and event uses are consistent with the overall Community Vision and do not erode community needs or sense of ownership.

9.9.1.1. Policy Use of public amenities by commercial and event operators is to be consistent with the overall Community Vision.

9.9.1.2. Policy Continue to discourage intensive use, negative impact and motorized commercial business applications on Whistler's lakes and throughout our recreation and leisure system.

9.9.1.3. Policy Continue to discourage commercial watercraft uses at Lost Lake.

9.9.1.4. Policy Recognize the limited capacity for commercial recreational opportunities in the public park and trail system.

9.9.2. Objective Ensure that commercial and event uses consider potential impacts to use by residents, guests, adjacent lands and facilities.

9.9.2.1. Policy Consider residents' and guests' use and enjoyment of public amenities and adjacent lands with respect to impacts of incremental use when assessing a potential commercial or event use of a given amenity.

9.9.2.2. Policy Consider an amenity's current levels of use, as well as any necessary ancillary lands and uses, when assessing a potential commercial or event use.

9.9.2.3. Policy Manage and protect assets from potential impacts of commercial and event uses through municipal bylaws and concession agreements.

CHAPTER 10 CLIMATE ACTION AND ENERGY

Our Shared Future

Across Whistler, residents and businesses are using less energy and are producing fewer emissions, while still enjoying enduring success as a resort community. Whistler has effectively decoupled energy consumption from economic progress and continues to thrive, becoming a richer, healthier, lower-carbon society.

Whistler has committed to energy conservation as a core strategy for achieving its climate change mitigation commitments. While maintaining tourism as its primary economic engine, the resort community has taken a leadership position in reducing greenhouse gas (GHG) emissions from passenger vehicle transportation, commercial fleets, transit, and residential and commercial buildings, as well as municipal and community infrastructure. Through this leadership, community GHG reduction and community energy consumption targets have been met. Whistler has concentrated development within the area bounded by Function Junction in the south and Emerald Estates in the north, using existing infrastructure systems and avoiding the negative traffic and GHG emission impacts characteristic of a more spread out development pattern. Use of preferred modes of transportation, such as walking, cycling and public transit, has increased considerably, leading to greater use of the Valley Trail network as well as reduced single occupant vehicle use.

Small-scale, renewable energy production has become prominent across the community with cost-effective rooftop solar technologies making up the fastest growing share. Green building techniques, such as Passivhaus construction methods and net-zero energy buildings, as well as energy-sharing solutions like district energy systems, have collectively reduced energy consumption and GHG emissions—while proving cost-effective.

Whistler has also recognized that despite our best efforts, the climate is unfortunately changing—and with these changes comes the need to strategically adapt. Ongoing risk and vulnerability assessments for all key social, economic and environmental systems have become core to informed planning and decision-making, and collectively now shape the way that the community manages risk and prepares for its ongoing prosperity and well-being. Careful planning across the municipality and other community stakeholders has ensured that Whistler's infrastructure, natural environment and socio-economic systems have become increasingly resilient to a changing climate. In particular, the key risks posed by the threat of wildfire have been significantly reduced, and as a result the community has increased resiliency to forecasted longer, hotter and drier summers.

The simultaneously high quality and low-carbon visitor experience in Whistler continues to set the resort apart from other destinations. This approach has helped ensure success as a world-class resort community, while decreasing the emissions associated with traditional tourism patterns and infrastructure, limiting energy cost escalation to local businesses and residents, and protecting key community assets.

Current Reality

As a mountain town, Whistler has long been concerned about climate change. The community has a special dependence on weather patterns that deliver sufficient snowfall throughout the winter season. This intrinsic relationship to the weather has heightened awareness about Whistler's shared responsibility to manage our GHG emissions—and the potential impacts if we do not.

The municipality is a signatory of the BC Climate Action Charter and has committed to a 33 per cent reduction in community-wide GHG emissions by 2020, 80 per cent by 2050 and 90 per cent by 2060. In 2016, the primary source of our community GHGs was passenger vehicles (56 per cent), followed by commercial natural gas use (24 per cent) and residential natural gas use (10 per cent).

From 2008 to 2012, the community managed to remain on pace towards its GHG reduction targets, averaging annual reductions of approximately four per cent per year—however, the 2014, 2015 and 2016 community results indicate that Whistler is no longer on pace to meet the community's 2020 target GHG reduction level. These three most recent years averaged a five per cent increase in total emissions per year and have significantly moderated total GHG reductions from 21 per cent in 2013 to now only 9 per cent versus 2007 levels.

However, during this period resort community visitation grew by over 500,000 annual visitors. Consequently, from a GHG emissions intensity perspective, the estimated 2016 GHG emissions per population equivalent decreased year over year by more than five per cent to a new low of 3.6 tCO2e/PE.

Rather than community-led conservation gains, historic reductions have been achieved primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling) and to a lesser extent lower carbon fuel sources (lower carbon BC Hydro electricity and provincial low-carbon mobile fuel standards).

To achieve the OCP's 2020 GHG target, annual reductions of approximately 8,000 tonnes of CO2e would be required for each year between 2016 and 2020 (or approximately a 6.5 per cent reduction each year). Unfortunately, this level of reduction is very unlikely and the community's existing 2020 GHG emission reduction target will not be achieved.

Total community energy consumption in 2016 was estimated to be 3.2 million GJ (up approximately 3 per cent from 2007 levels and up 5.5 per cent year over year). Electricity is the most prevalent type of energy consumed in Whistler at 41 per cent of the total consumption, followed by vehicle fuels (~34 per cent) and natural gas at 25 per cent of total consumption.

The estimated 2016 annual collective energy expenditure within Whistler has increased by more than $33 million since 2000 ($82 million versus $49 million per year). 2016 energy expenditures for residential buildings total approximately $21 million per year, with commercial building expenditures totaling approximately $22 million on an annual basis. Passenger vehicles and fleets make up the remainder. Ongoing updates to energy consumption and emissions inventories are annually compiled, presented to Council, shared with staff and available to the community on whistler.ca.

There are, however, many signs that the resort community is taking energy efficiency and climate protection seriously. Private sector initiatives have included Whistler's first net-zero home, Whistler Blackcomb's Epic Promise initiative, increases in Passivhaus-certified residential construction across the community, many other innovative green building and highly energy-efficient projects, increasing residential uptake of home energy improvement grants, as well as over 1,000 local registrations in BC Hydro's residential Team Power Smart program. In addition, an increasing number of local businesses have integrated energy and emission inventories into their quality assurance and operational management systems.

Public sector leadership has included: the development of the 2016 *Community Energy and Climate Action Plan (CECAP)*, which includes a substantive new section on climate change adaptation goals, likely impacts, objectives and key recommended initiatives; new Passivhaus-certified community buildings, one at Lost Lake as well as a planned *employee housing* apartment building in the Cheakamus Crossing neighbourhood; an innovative alternative energy-based district energy system; LEED-certified public buildings; and substantial energy efficiency upgrades to Meadow Park Sports Centre. Other large-scale emission reduction projects include the cap-and-capture of landfill methane, an in-vessel organics recycling facility, and work supporting the 2008 propane to natural gas conversion and community pipeline installation project.

Finally, detailed local climate modelling indicates that a changing global climate is likely to bring three key changes to the Whistler area. These key changes are: (1) an increase in the frequency and intensity of heavy rain events; (2) longer, hotter and drier summers; and (3) milder winters with increased precipitation falling as rain near the valley bottom. Effectively managing the community's response to these changes through informed vulnerability and risk analyses is core to ensuring long-term success and resilience of the community and the resort and is well-integrated at a detailed level within the 2016 *CECAP*.

Goals, Objectives and Policies

10.1. Goal Municipal decision-making is well-structured to achieve energy efficiency goals and GHG reduction targets.

10.1.1. Objective Leverage community-level GHG reduction targets to track and motivate action.

10.1.1.1. Policy Lead a community-wide effort to reduce total community GHG emissions to a level that is 33 per cent lower than 2007 levels by 2020, 80 per cent lower than 2007 levels by 2050 and 90 per cent lower than 2007 levels by 2060.

10.1.1.2. Policy Lead a community-wide effort to reduce total energy consumption to a level that is 10 per cent lower than 2007 levels by 2020.

10.1.1.3. Policy Lead a community-wide effort to derive 100 per cent of the energy used in Whistler from renewable sources by 2060.

10.1.1.4. Policy Monitor and report annually on both community-wide and corporate energy and GHG emission performance.

10.1.1.5. Policy Respect the resort community's adopted GHG reduction target when evaluating changes to development and land use patterns.

10.1.1.6. Policy Advance the implementation of the *CECAP* and ensure it is updated regularly.

10.1.2. Objective Support community-based social marketing and outreach programs that seek to change behaviours toward activities that reduce personal energy use and decrease our collective GHG emissions.

10.1.2.1. Policy Actively promote awareness of climate change mitigation and adaptation, and the importance of energy efficiency through community outreach and programs that target personal energy and emission reduction opportunities.

10.2. Goal Substantially reduce GHG emissions from vehicles and transportation.

10.2.1. Objective Treat land use as a primary determinant of transportation-based energy use.

10.2.1.1. Policy Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.

10.2.1.2. Policy Require proposals for significant new development, or significant redevelopment, to quantify future GHG emissions and energy consumption (including transportation-based) and incorporate measures to minimize or mitigate projected increases.

10.2.1.3. Policy Advance the extended application of residential infill policies as a means of reducing transportation-related GHG emissions.

10.2.1.4. Policy To reduce commuting emissions, investigate opportunities to include live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood's character.

10.2.1.5. Policy Concentrate new development or significant redevelopment within or adjacent to existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.

10.2.1.6. Policy Explore opportunities to reduce regional transportation emissions by supporting appropriate opportunities for increasing local and regional food production.

10.2.2. Objective Prioritize infrastructure development and policies that support seamless, convenient and affordable access to preferred modes of transportation for intra-community travel.

10.2.2.1. Policy Use every reasonable opportunity to further the use of preferred modes of transportation.

10.2.2.2. Policy Continue to support transportation demand management strategies that pass the infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.

10.2.2.3. Policy Increase year-round connections for *active transportation* modes throughout the community—especially in areas near convenience services.

10.2.2.4. Policy Where possible, prioritize the flow of high occupancy vehicles on local roadways and Highway 99, including the development of a Regional BC Transit Service for the Sea to Sky corridor.

10.2.3. Objective Increase integration of lower-impact technologies for community mobility.

10.2.3.1. Policy Integrate support for electric vehicle charging infrastructure into relevant municipal development policies, including electric vehicle-readiness requirements for parking areas and garages in new, or significant redevelopment, projects.

The reduction of energy use and GHG emissions produced by passenger vehicle travel patterns will require both fewer 'vehicle-kilometres-travelled' across the community, as well as fewer GHG emissions per kilometre travelled. Both strategies will be required to achieve our community targets for GHG reduction.

10.2.3.2. Policy Where it does not result in an overall increase in GHG emissions, support the development of, and increased access to, reduced-carbon mobile fuel options such as natural gas, appropriate biofuels and electricity, in both public and private sector applications.

10.2.3.3. Policy Encourage commercial recreation and leisure operators to minimize the GHG emissions associated with their activities.

10.3. Goal Substantially reduce GHG emissions from buildings and infrastructure.

10.3.1. Objective Make energy conservation and energy efficiency initiatives the core strategy and highest priority for achieving our GHG emission reduction goals.

Emissions from stationary sources include emissions from commercial and residential buildings, and key municipal and community infrastructure. Stationary sources in Whistler (primarily buildings) represent approximately 65 per cent of total community energy use and 40 per cent of GHG emissions. Increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption.

10.3.1.1. Policy Maintain, update and apply the Green Building Policy to reflect leading practices in energy efficiency and local government jurisdiction, including a broad, progressive integration of the BC Energy Step Code.

10.3.1.2. Policy Work with partners in the private and public sector to increase uptake of provincial, federal and utility-based building energy retrofit programs.

10.3.1.3. Policy Advance regulatory approaches that reduce or prohibit the negative climate impacts associated with the direct heating and cooling of outdoor areas, such as gas fire pits, patio heaters, heated residential driveways and open shop doors, during the heating or cooling seasons.

10.3.1.4. Policy Incorporate leading levels of energy efficiency into all new capital projects, expansions and retrofits related to civic buildings and infrastructure.

10.3.2. Objective Create an incentive structure to encourage energy-efficient, low-carbon construction, renovation and development practices.

10.3.2.1. Policy Create and deploy incentives to facilitate upgrades of existing infrastructure and buildings that meaningfully improve energy efficiency.

10.3.2.2. Policy Work to structure municipal fees and charges on development to reflect energy efficiency and lower-environmental-impact development.

10.3.3. Objective Evaluate additional opportunities for low-carbon, district-based energy systems.

10.3.3.1. Policy After energy conservation and efficiency measures have been optimized, and where sufficient demand exists, the municipality supports the exploration and potential development of district heating and cooling systems that are designed to reduce emissions, promote energy

efficiency, stabilize end-user energy costs and increase the share of total energy requirements met by renewable energy sources.

10.3.3.2. Policy Catalogue and develop strategies to maximize reuse of waste heat resources across the resort community.

10.3.3.3. Policy Where sufficient demand exists, support the development of low-carbon district heating and cooling systems that increase energy efficiency, increase the share of energy production from renewable sources, reduce operating costs and decrease GHG emissions.

Increasing the renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels).

10.3.4. Objective Support a mix of local and regional renewable energy production that includes a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.

10.3.4.1. Policy Encourage increased energy self-sufficiency and lower carbon operations through on-site renewable energy generation opportunities for existing and new buildings.

10.3.4.2. Policy Support provincial building code extensions and other regulatory and incentive tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.

10.3.4.3. Policy Support local and regional renewable electricity production opportunities consistent with Objective 10.3.4.

10.4. Goal Substantially reduce GHG emissions associated with solid waste management.

10.4.1. Objective Continue to develop policies, practices and targets designed to help Whistler meet its *zero waste goal*.

10.4.1.1. Policy Develop, expand and promote programs and infrastructure that increase local recycling diversion rates, especially of organics, and encourage the reduction and reuse of products and materials.

10.4.1.2. Policy Ensure that price signals expressed through tipping fees are structured to motivate the diversion of compostables from the municipal waste stream.

10.5. Goal Increase the resilience of Whistler's infrastructure, natural environment and socio-economic assets from the potential impacts of a changing climate.

10.5.1. Objective Ensure that climate change adaptation planning is integrated in community decision-making.

Adapting to climate change is a new, inevitable reality, particularly in mountain resort communities. Despite genuine efforts to mitigate climate change, leading scientists tell us that a changing climate is inevitable and we can expect increasing temperatures, rising sea levels and more frequent storms. As such, while continuing to advance meaningful mitigation initiatives, communities now must also advance strategic and informed adaptation planning and related projects.

Failure to strategically evaluate and act upon both of these issues could substantially and unnecessarily increase the vulnerability of the Whistler community in general, and its primary economic engine—tourism—in particular.

10.5.1.1. Policy Acknowledge that British Columbia's climate is changing and share the best locally available climate impact modelling with the community to support ongoing informed adaptation planning.

10.5.1.2. Policy Continue to pursue strategic adaptation planning that regularly assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler's tourism economy.

10.5.1.3. Policy Ensure that strategic directions related to climate change risk management and climate change adaptation objectives are routinely considered in decision-making processes and well-integrated with the *CECAP*.

10.5.1.4. Policy Designate a Development Permit Area for Wildfire Protection (see Chapter 13: Development Permit Areas, Wildfire Protection).

10.5.1.5. Policy Work with local and provincial agencies to prepare for and respond to emergencies caused by extreme weather events and ensure that the best available climate forecasts are integrated into hazard assessment, planning, mitigation, response and recovery activities.

10.5.1.6. Policy Actively share, practice and update strategic emergency plans and processes especially as related to those risks that are elevated by a changing climate.

CHAPTER 11 TRANSPORTATION

Our Shared Future

Whistler's transportation system is integral to the *livability* and success of Whistler as a resort community. Whistler's transportation system efficiently and affordably moves people and products to, from and within Whistler, while delivering a high quality experience and minimizing greenhouse gas (GHG) emissions and negative impacts on natural areas. Whistler residents and visitors walk, cycle and use public transit, supported by excellent transportation infrastructure oriented to these methods of travel. Whistler also keeps current with transportation-related technology innovations. As a result, residents and visitors of all ages and abilities increasingly choose preferred modes of transportation over single occupancy vehicle trips.

Whistler's local transit system continues to deliver a safe, convenient, accessible and reliable transit service appropriate for our climate, culture and economy. Our transit system is efficient and cost-effective, while maintaining affordability and the highest possible customer satisfaction. With a wide range and frequency of regional bus services, travel to Vancouver and beyond also meets these standards.

Our road system is safe for all users, all the way from Highway 99 to our neighbourhood streets. The Valley Trail and other trail connections provide a safe and convenient system for *active transportation* throughout the whole community.

Current Reality

Whistler relies on efficient transportation infrastructure to transport people and products to, from and within the resort community. Initiatives have been undertaken to promote shifts to preferred, non-automobile modes of transportation to help alleviate current traffic and parking congestion within Whistler and reduce GHG emissions. Highway 99, the municipal road network, transit infrastructure, the Valley Trail system and pedestrian and bicycle networks are regularly upgraded to ensure people have many options for travelling in Whistler. This infrastructure is shown in Schedules E1 and E3.

Whistler has relatively high participation in preferred methods of travel including walking, cycling, transit and carpooling. The Whistler Transit System is one of the top-performing systems in British Columbia, experiencing among the highest ridership in the province. However, with a growing year-round population and more visitors, Whistler has faced increasing transportation challenges in recent years, including traffic congestion on Highway 99, difficulty finding parking, crowded transit buses and delays in responding to highway accidents. To address these challenges and improve the performance of the transportation system, Whistler's Transportation Advisory Group developed Whistler's Transportation Action Plan that will guide transportation solutions in the years to come.

Goals, Objectives and Policies

11.1. Goal Provide a quality travel experience for all visitors, *employees* and residents, and promote a culture of safety and accessibility for pedestrians, cyclists and motorists.

11.1.1. Objective Maintain and improve safety on Highway 99 to and from Whistler and on all roads within Whistler.

11.1.1.1. Policy Collaborate with the provincial government to maintain and enhance the safety and reliability of Highway 99 in all areas, including effective snow clearing and removal, access management, *active transportation*, land use, pollution (noise and environmental) and environmental impacts.

11.1.1.2. Policy Work with resort community stakeholders to promote road safety with residents and visitors.

11.1.1.3. Policy Reduce conflicts between all types of users, including pedestrians, cyclists, persons with disabilities and other forms of active and personal transportation.

11.1.1.4. Policy Incorporate appropriate transit infrastructure and traffic-calming measures that improve *livability* and safety when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.

11.1.1.5. Policy Improve wayfinding for all modes of transportation.

11.1.1.6. Policy Require all new developments and road infrastructure to comply with provincial and municipal emergency response (fire, ambulance, police) regulations and guidelines.

11.1.2. Objective Continually improve the accessibility of the transportation system.

11.1.2.1. Policy Establish routes for all modes of local travel between neighbourhoods away from Highway 99, where viable, to reduce congestion and improve safety on Highway 99.

11.1.2.2. Policy Recognizing that Highway 99 is considered a Controlled Access Highway by the Province and a key piece of roadway infrastructure within Whistler, work with the provincial government to improve access to Highway 99 from the local road network, including at unsignalized intersections, in a way that minimizes delays and congestion.

11.1.2.3. Policy Work with the provincial government to ensure that the regional uses of the highway are compatible with local priorities.

11.1.2.4. Policy Maintain roads and priority sections of the Valley Trail for year-round use.

11.1.2.5. Policy Support the development of cost-effective facilities that centralize multi-modal transportation within Whistler Village and Whistler Creek.

11.1.2.6. Policy Eliminate barriers to those with mobility challenges through the design of transportation infrastructure, such as sidewalk curbs, intersections and parking lots.

11.1.2.7. Policy During construction and maintenance activities, ensure the needs of pedestrians, cyclists and those with mobility challenges are given equal consideration to the needs of those using motor vehicles.

11.1.3. Objective Improve the physical environment for everyone using the transportation system.

11.1.3.1. Policy Prioritize the preferred modes of transportation in the following order to achieve a balanced transportation system:

(a) walking;

(b) cycling;

(c) mass transit (local transit, highway coaches, smaller shuttle buses) and the movement of goods;

(d) publicly accessible transportation (ridesharing, shared vehicles, etc.);

(e) private automobile (high occupancy motor vehicles and leading low-environmental-impact technologies); and

(f) private automobile (single occupancy motor vehicles, traditional technology).

11.1.3.2. Policy Ensure convenient, safe and accessible infrastructure for those using preferred modes of transportation.

11.1.3.3. Policy Minimize removal of vegetation and natural features when implementing changes in transportation infrastructure.

11.1.3.4. Policy Collaborate with the provincial government to enhance the character of Highway 99, so that the approach to Whistler is as vibrant and unique as Whistler itself.

11.1.3.5. Policy Manage parking in designated parking areas throughout the resort community to ensure adequate availability of parking that supports Whistler's transportation goals.

11.2. Goal Integrate the transportation system with land use planning to minimize the need for travel by motor vehicle.

11.2.1. Objective Support compact and higher density development in proximity to existing commercial services, transit stops and the Valley Trail, and provide sufficient transit frequency to higher density residential areas.

11.2.1.1. Policy Plan and design neighbourhoods for location efficient living, working and playing.

11.2.1.2. Policy Ensure that new housing developments consider proximity to existing commercial services, existing and proposed transit routes, and the Valley Trail.

11.2.1.3. Policy Develop and acquire pedestrian and bicycle connections within and through neighbourhoods where possible.

11.2.1.4. Policy Strive to include commercial services when planning residential developments to increase walkability and reduce the need to travel by automobile.

11.2.2. Objective Maximize the number of visiting skiers who are able to stay within convenient walking distance of the ski lifts.

11.2.2.1. Policy Plan developments and renovations to maximize the number of ski-in/out trails.

11.2.2.2. Policy Plan ski lift staging areas to minimize skier walking distances.

11.3. Goal Minimize GHG emissions created by the transportation system.

11.3.1. Objective Support new technologies that reduce GHG emissions.

11.3.1.1. Policy Support innovative technological advances in transportation that reduce GHG emissions and are appropriate to Whistler's climate.

11.3.1.2. Policy Encourage increased use of more fuel-efficient private and public vehicles.

11.3.1.3. Policy Support technology that promotes more efficient transportation choices.

11.4. Goal Support the increased use of preferred modes of transportation for all travel purposes to reduce dependence on private motor vehicles.

11.4.1. Objective Give priority to walking, cycling, transit and other preferred modes over the single occupant vehicle and private automobile.

11.4.1.1. Policy Work with the provincial government to encourage and support preferred modes of transportation in the Highway 99 corridor.

11.4.1.2. Policy Strive to make preferred modes of transportation affordable, convenient, safe and enjoyable throughout the year.

11.4.1.3. Policy Encourage residents and visitors to shift from private motor vehicles to preferred modes of transportation through incentives, removal of hidden subsidies, education and awareness.

11.4.1.4. Policy Maintain a trail network throughout the valley, as shown in Schedules E1, E2 and E3, that encourages year-round use of preferred modes of transportation.

11.4.1.5. Policy Implement the recommendations of the Whistler *Transportation Cycling Plan* and the Whistler Recreational Cycling Plan in the development of the pedestrian and bicycle network on a prioritized basis.

11.4.1.6. Policy Encourage and support the development of infrastructure required for passenger arrival and departure using preferred modes of transportation to and from the resort community.

11.4.1.7. Policy Support car-sharing opportunities.

11.4.1.8. Policy When new transportation funding sources become available, use them to support preferred modes of transportation.

11.4.2. Objective Make public transit affordable, convenient, safe and enjoyable throughout the year.

11.4.2.1. Policy Continue to operate a successful and accessible transit system in collaboration with funding and operating partners, expanding service area coverage and frequency as demand and resources permit as shown on the Whistler Future Local Transit Network Map in the Transit Future Plan Sea to Sky.

11.4.2.2. Policy Work with the Ministry of Transportation and Infrastructure and BC Transit to create opportunities to prioritize transit vehicles over general-purpose traffic.

11.4.2.3. Policy Implement the recommendations of the Sea to Sky Transit Future Plan that are related to the Whistler Transit System and the Regional/ Interregional Transit System.

11.4.2.4. Policy Work with BC Transit to continuously improve customer information.

11.4.2.5. Policy Work with public and private land owners to provide safe pedestrian routes to all transit stops in all neighbourhoods.

11.4.2.6. Policy Work with the provincial government and local stakeholders to improve transit frequency and affordability.

11.5. Goal Ensure the transportation system cost-effectively meets and anticipates the resort community's future needs and population growth.

11.5.1. Objective Implement transportation demand management strategies to ensure the transportation system can meet the resort's needs cost-effectively.

11.5.1.1. Policy Continue to monitor and implement the Transportation Advisory Group Whistler Transportation Action Plan 2018-2028 and work with resort businesses to ensure parking demand can be accommodated by the existing parking infrastructure.

11.5.1.2. Policy Shift travel demand away from critically congested links during peak periods.

11.5.1.3. Policy Shift discretionary travel to off-peak times to reduce peak period congestion.

11.5.1.4. Policy Explore strategies to enable more efficient movement of goods to, from and within Whistler.

11.5.1.5. Policy Continue to regularly review transit demand and plan for local and regional service, infrastructure upgrades and facility expansions when appropriate.

11.5.2. Objective Maintain and construct infrastructure to ensure the transportation system can meet the resort's needs cost-effectively.

11.5.2.1. Policy Design the road network to accommodate winter and summer average peak period conditions at reasonable levels of service to users.

11.5.2.2. Policy Provide for the efficient delivery of goods to activity centres.

11.5.2.3. Policy Work with BC Transit and the Ministry of Transportation and Infrastructure to implement a regional transit system.

11.5.2.4. Policy Consider the creation of future satellite skier parking areas at the periphery of the resort community to help preserve economic viability and positive visitor experiences.

11.5.2.5. Policy Monitor and evaluate impacts of new transportation technologies and services on the resort experience, environment, community *livability* and safety.

11.5.2.6. Policy Plan and design new transportation facilities (and improvements to existing facilities) to fit with the natural landscape and enhance, rather than compromise, visitors' experience.

11.5.3. Objective Work collaboratively with all transportation partners (including First Nations, public and private stakeholders) to monitor and improve local and regional transportation.

11.5.3.1. Policy Work with the provincial government, regional stakeholders, BC Transit, Lil'wat Nation, Squamish Nation and private sector to develop an accessible, frequent and affordable regional/interregional transit service that meets the travel needs of Sea to Sky residents and *employees*.

11.5.3.2. Policy Work with the provincial government, passenger carriers and regional stakeholders to maintain and enhance year-round regional/interregional public transportation for visitors.

11.5.3.3. Policy Seek cost-sharing opportunities with senior levels of government, stakeholders and other partners when possible for the transportation system.

11.5.3.4. Policy Work with the railway companies and government regulators to review and where required improve the safety, accessibility and affordability of railway crossings (roads and the Valley Trail) within the resort community.

11.6. Goal Ensure the resiliency of Whistler's transportation system by providing viable alternative road, railway, water and air transport routes to, from and within the resort community.

11.6.1. Objective Work with transportation partners to provide alternative transportation routes and services, including for movement of goods.

11.6.1.1. Policy Continue to encourage the provincial government and private sector to pursue the return of higher-volume affordable and more frequent passenger rail service to Whistler and to continue to maintain space,

including through the purchasing of land, for future stations and other rail passenger and freight infrastructure compatible with the return of this service.

11.6.1.2. Policy Maintain space, including through the purchasing of land, for future opportunities that would allow movement of products by rail to Whistler.

11.6.1.3. Policy Support the continued operation of the existing float plane site at Green Lake to concentrate float plane activity at this location in cooperation with Transport Canada, the aviation community and the provincial government as the issuer of Crown land tenure, but discourage any additional locations for these same services.

11.6.1.4. Policy Maintain ownership/leasehold of the Municipal Heliport and continue to work with the Whistler Heliport Society to concentrate helicopter activity at this location, as a means of protecting the community from noise and other helicopter traffic impacts.

11.7. Goal Ensure the transportation system respects Whistler's natural environment, minimizes climate impacts and improves the *livability* of the resort community.

11.7.1. Objective Build, maintain and monitor transportation infrastructure, services and operations that do not negatively impact the natural environment.

11.7.1.1. Policy Minimize impact on natural and *environmentally sensitive areas* from improvements to or maintenance of the transportation system.

11.7.1.2. Policy Discourage further commercial and private helicopter or aircraft facilities within the developed areas of Whistler, particularly Whistler Village and Whistler Creek.

11.7.1.3. Policy Work with transport operators and the federal and provincial governments to enforce vehicle emission and noise regulations, and support initiatives to introduce stricter regulations leveraging advances in motor vehicle technology.

11.7.1.4. Policy Continue to prohibit motor vehicles (as defined by the *Motor Vehicle Act*) from all pedestrian areas, the Valley Trail network and parks.

11.7.1.5. Policy Minimize the impact of transportation systems on areas with social, environmental, recreational, historic, archeological or cultural significance.

11.7.1.6. Policy Maintain and enforce an anti-idling policy throughout the resort community.

11.7.2. Objective Build and maintain transportation infrastructure and services that positively impact community *livability*.

11.7.2.1. Policy Ensure that the development of a safe local network road system, as shown in Schedule E3, minimizes negative impacts on neighbourhoods, subdivisions or other developed areas.

11.7.2.2. Policy Use leading practices and technical standards for designing sustainable neighbourhood road network infrastructure.

11.7.2.3. Policy Avoid road modifications that compromise Whistler's *livability*, attractiveness or economic viability.

CHAPTER 12 INFRASTRUCTURE

Our Shared Future

Whistler's infrastructure systems make a significant contribution to the *livability* and success of Whistler as a resort community.

Whistler's water, wastewater, drainage and solid waste infrastructure systems set an example for others to follow, consistent with its standing as a world-class resort community that is steadily moving towards sustainability. Whistler residents and visitors enjoy high quality drinking water and know how to conserve this valuable resource. A dependable water supply is in place for personal, commercial and fire protection needs. Whistler's wastewater collection and treatment systems exceed requirements and have no negative impacts on the natural environment, while drainage management and flood control measures replicate natural hydrological systems and functions as much as possible. Continual innovation in solid waste management to protect wildlife from conflict while continuing to develop ambitious composting and recycling programs, ensure that Whistler's *zero waste goal* has been met and is being sustained. Residents and visitors will be aware of the impact of their purchasing decisions, and they will be supported in choosing products with low energy and waste impacts. Whistler's infrastructure systems will help to educate visitors and inspire action in other parts of the world. The high quality of Whistler's infrastructure systems continues to set the resort community apart from other destinations.

Current Reality

Whistler's wastewater treatment facility, water supply system, drainage management systems and solid waste management facilities meet or exceed all present applicable standards and are well-positioned to meet Whistler's future needs. This infrastructure is shown in Schedules D, H and I.

Whistler's total water use has been steadily increasing over the past four years. Whistlerites used 440 litres/person/day in 2017, compared to the 2020 target of 425 litres/person/day. Total waste to landfill has remained relatively constant over the past four years, but annual per person landfilled waste production still exceeds the performance target for the year 2020 of 350 kilograms/person/year.

Goals, Objectives and Policies

12.1. Goal **Whistler provides safe drinking water and reliable water supplies for residential, commercial and fire protection needs in a manner that is cost-effective, maintains reliable infrastructure and uses conservation to minimize environmental impacts.**

12.1.1. Objective Maintain a potable water supply system that continues to produce sufficient domestic water quantities for current and planned future development, and water quality that meets or exceeds the Canadian Drinking Water Guidelines and fulfils the requirements of the Permit(s) to Operate issued by the Local Health Authority.

12.1.1.1. Policy Maintain a water supply system, as illustrated in Schedule H, that continues to produce sufficient domestic and firefighting water quantities for current and planned future development, and water quality that meets or exceeds the Canadian Drinking Water Guidelines and fulfils the requirements of the annual Permit(s) to Operate issued by the Local Health Authority.

12.1.1.2. Policy Implement water conservation measures and water supply improvements, if required, while adhering to all provincial water conservation guidelines.

12.1.1.3. Policy Require lands within the water service area illustrated in Schedule H to be connected to the water supply system for the provision of potable water, when reviewing and considering approval of land development applications.

12.1.1.4. Policy Investigate the capital and long-term operating costs of providing water supply and treatment services to areas outside of the water system service area illustrated in Schedule H, when reviewing and considering approval of new land development proposals.

12.1.1.5. Policy Continue implementation of the recommendations in the *Groundwater Resource Protection Plan*. This plan, developed using the Province's "Well Protection Toolkit" as a guideline, was endorsed as a Council Policy in 2008.

12.1.1.6. Policy Consider the importance of groundwater, and address impacts that land uses may have upon the well protection areas, by applying the requirements identified in the Aquifer Protection Development Permit Area.

12.1.1.7. Policy Implement the recommendations in the Source Water Protection Plan (which is required under the annual Permit to Operate issued by the Local Health Authority).

12.1.1.8. Policy Investigate the resiliency of the water supply and distribution systems with respect to the impact of climate change and natural disasters.

12.1.1.9. Policy Support the development of infrastructure that allows recycled water to be distributed for non-potable uses to the extent accommodated by evolving provincial legislation.

12.1.1.10. Policy Continue to collaborate with relevant agencies and stakeholders to implement water conservation technologies and programs.

12.2. Goal Whistler's sewer systems meet all applicable standards and are maintained in a manner that is cost-effective, ensures reliability and minimizes or eliminates environmental impacts.

12.2.1. Objective Maintain and develop sewer systems to service planned development in a manner that is compatible with environmental sensitivities of Whistler's natural areas, meets regulatory obligations and sets standards consistent with Whistler's move toward sustainability.

12.2.1.1. Policy Maintain a sewage collection and treatment system that transports and treats sufficient wastewater quantities for current and planned future development, and ensures discharge quality meets or exceeds the Operational Certificate issued by the B.C. Ministry of Environment & Climate Change Strategy.

12.2.1.2. Policy Maintain at least tertiary level wastewater treatment facilities and a sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown in Schedule I.

12.2.1.3. Policy Follow the implementation plan set out in the municipality's Liquid Waste Management Plan.

12.2.1.4. Policy Implement water conservation and inflow/infiltration reduction measures before expanding the sewer collection and treatment capacity by conventional engineering design.

12.2.1.5. Policy Require lands within the sewer system service area, as shown in Schedule I, to be connected to the sewer system when considering land development applications.

12.2.1.6. Policy Withhold approval of any proposed development outside the sewer system service area with a sewage disposal system that would result in negative environmental impact.

12.2.1.7. Policy Investigate the resiliency of the sewer collection and treatment systems with respect to the impact of climate change and natural disasters.

12.3. Goal Move progressively toward zero waste.

12.3.1. Objective Limit, minimize impacts of, and eventually eliminate in a cost-effective manner Whistler's municipal waste.

Zero Waste: A goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use. Zero waste means designing and managing products and processes to systematically avoid and eliminate the volume and toxicity of waste and materials, conserve and recover all resources, and not burn or bury them. Implementing zero waste will eliminate all discharges to land, water or air that are a threat to planetary, human, animal or plant health.

12.3.1.1. Policy Continue to pursue Whistler's *zero waste goal* endorsed in 2005 and continue to monitor and update zero waste indicators, objectives and goals.

12.3.1.2. Policy Support innovative and environmentally sustainable waste reduction, elimination and diversion programs in collaboration with community stakeholders and the private sector to achieve our *zero waste goal*. The municipality will use tools (including policy, bylaws, bans, licensing requirements and fees) to encourage zero waste.

12.3.1.3. Policy Ensure land use decisions can accommodate facilities for evolving extended producer responsibility programs.

12.3.1.4. Policy Require new development or redevelopment to incorporate waste infrastructure and management plans, which minimize waste, support recycling and use alternative and evolving methods of waste diversion.

12.3.1.5. Policy Require new development or redevelopment to implement waste management programs to reduce waste during land clearing, demolition and construction.

12.3.1.6. Policy Until our resort community achieves our *zero waste goal*, select solid waste disposal technologies that minimize environmental impact (specifically including air quality).

12.3.1.7. Policy Provide for centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule D.

12.3.1.8. Policy Evaluate and support implementation of efficient and convenient methods to deposit solid waste, recyclables and compost for people

using preferred modes of transportation. Ensure that the available methods are well-communicated to local residents.

12.3.1.9. Policy Operate a solid waste transfer station and drop-off facility that meets the waste disposal needs of the industrial, commercial and institutional sectors (including recycling, compost and landfill waste) at the location identified in Schedule D.

12.3.1.10. Policy Continue to operate a regional composting facility at the location shown in Schedule D to process compostable materials generated in the Sea to Sky corridor.

12.3.1.11. Policy Manage solid waste in accordance with the Regional Solid Waste and Resource Management Plan (specifically including the best practice of regional alignment of solid waste signage).

12.3.1.12. Policy Collaborate with regional and provincial agencies and stakeholders regarding zero waste issues locally and regionally. Successful actions will be shared to build capacity and foster partnerships. The municipality will continue to advocate to senior levels of government for new Extended Producer Responsibility programs and improvements to existing programs.

12.3.1.13. Policy Encourage the use of the Re-Use-It Centre and the Re-Build-It Centre for the reuse of consumer goods and building materials.

12.3.1.14. Policy Develop new waste management policies, plans and systems using *zero waste goals* and hierarchy to set priorities.

12.4. Goal Ensure Whistler is adequately serviced with telecommunications and energy services in a way that minimizes environmental and resort community impacts.

12.4.1. Objective Support the provision of a full range of high quality energy and telecommunications offerings to support community *livability* and economic viability, while minimizing costs and potential resort community and environmental impacts resulting from infrastructure installation and usage.

12.4.1.1. Policy Use BC Hydro as the primary supplier of electrical energy within Whistler, while considering electrical generation facilities that are aligned with other policies in this OCP (particularly in Chapter 7: Natural Environment and Chapter 10: Climate Action and Energy) and do not impose negative impacts on the resort community.

12.4.1.2. Policy Discourage the use of exterior propane tanks to provide gas for interior cooking and heating in the resort core areas.

12.4.1.3. Policy Encourage choice in telecommunications for residents and visitors, provided that the number of service providers and the impacts of their infrastructure do not degrade *livability* or the resort experience, or increase costs to the municipality.

12.4.1.4. Policy Recover costs from energy and telecommunications providers taking into consideration actual ongoing costs to the municipality to ensure that telecommunications providers install, maintain, operate and renew their infrastructure within public lands.

12.4.2. Objective Protect the resort community's aesthetics by discouraging new overhead telecommunications and electrical energy installations within Whistler.

12.4.2.1. Policy Partner with provincial agencies and regulators to discourage any new overhead telecommunications and electrical energy installations within Whistler.

12.5. Goal Whistler's drainage systems meet all applicable standards and replicate natural systems, as much as possible. Whistler's drainage systems ensure the safety and protection of people, property and infrastructure from floods, and are maintained in a cost-effective, reliable manner that minimizes or eliminates environmental impacts.

12.5.1. Objective Maintain and develop drainage systems to service planned development in a manner that is compatible with the environmental sensitivities of Whistler's natural areas, meets regulatory obligations and sets standards consistent with Whistler's move toward sustainability.

12.5.1.1. Policy Ensure all development is protected from flood hazards to the standards accepted by the Province and the consulting engineering community.

12.5.1.2. Policy Collaborate with federal and provincial organizations on evolving standards (including climate change) for the operation, maintenance, renewal and restoration of flood-protection infrastructure.

12.5.1.3. Policy Implement drainage volume reduction measures, including through the replication or enhancement of natural hydrological systems.

12.5.1.4. Policy Implement drainage systems that use environmental stewardship best practices.

12.5.1.5. Policy Identify and protect natural areas that mitigate flooding based on revised municipal flood hazard and risk mapping that incorporates the *Community Energy and Climate Action Plan* climate change modelling.

CHAPTER 13 DEVELOPMENT PERMIT AREAS

INTRODUCTION

Land located within the municipality may be designated as a development permit area for single or multiple designations as permitted pursuant to the *Local Government Act* and the *Resort Municipality of Whistler Act*. This chapter establishes 10 Development Permit Areas (DPAs) for the following purposes:

1. Protection of Riparian Ecosystems
    - designated for protection of the natural environment, its ecosystems and biological diversity
2. Protection of Sensitive Ecosystems
    - designated for protection of the natural environment, its ecosystems and biological diversity
3. Aquifer Protection
    - designated for protection of the natural environment, its ecosystems and biological diversity
4. 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*
5. Whistler Creek
    - 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*
6. Commercial/Industrial
    - designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development*

7. Multi-Family Residential

    - designated for the establishment of objectives for the form and character of multi-family residential *development*

8. Intensive Residential

    - designed for the establishment of objectives for the form and character of intensive residential *development*

9. Industrial

    - designated for the establishment of objectives for the form and character of industrial *development*

10. Wildfire Protection

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

This chapter designates the areas that are subject to the above DPAs, provides the context and objectives for these DPAs and provides exemptions and guidelines applicable to each.

All *development* and all subdivisions (other than a subdivision of a building under the *Strata Property Act*) within a designated development permit area shall require a development permit, unless exempted. Refer to the Exemptions section of each DPA for exemptions specific to that DPA. Refer to the Guidelines section of each DPA for applicable guidelines.

Properties may be within more than one DPA, in which case, one development permit may be issued which addresses all relevant DPA guidelines.

Development permits issued may include any *development* conditions permitted by the *Local Government Act*, as appropriate to the DPA and *development* in question. Development permits are registered on title; therefore the specified conditions and requirements that *development* must adhere to "run with the land", remaining in force until rescinded by the issuance of a new development permit.

DEFINITIONS

The following definitions apply to Chapter 13: Development Permit Areas only and are italicized in this chapter:

Coastal Western Hemlock (CWH) forest	Unmanaged lower elevation CWH forests largely greater than 300 years old.

core forest	Contiguous areas of unlogged forest that provide interior forest habitat that sustains the viability of the plant and animal communities that depend on its stable environmental conditions.
cottonwoods	Presence of large and old cottonwoods indicating the presence of riparian habitats and providing habitat for associated species.
development	Any of the following: alteration of land including alteration, disruption or destruction of vegetation; construction of, addition to, or alteration of a building or structure; and subdivision of land.
FireSmart® Assessment	An assessment of the risk of wildfire appropriate for a particular *development* using methodologies prescribed by FireSmart® Canada and prepared by a professional recognized by FireSmart® Canada as being qualified to conduct the assessment.
permanent structure	Any lawfully constructed or legally non-conforming building or structure that is a fixture on land and is placed or erected on a permanent foundation.
Qualified Environmental Professional (QEP)	An applied scientist or technologist preparing an environmental review or environmental impact assessment, if: (a) the individual is registered and in good standing in B.C. with a recognized professional organization, acting under that association's code of ethics and subject to disciplinary action by that association; (b) the individual's area of expertise is recognized in the environmental report's terms of reference as one that is acceptable for the purpose of providing all or part of a report in respect of the particular *development* proposal that is being assessed; and (c) the individual is acting within that individual's area of expertise.

Riparian Ecosystem Protection Area	Land within 30 metres of the high water mark of a *stream* as mapped by the municipality and shown on Schedule J.
Sensitive Ecosystem Protection Area	Land which may contain *species at risk* habitat; *ecosystems at risk*; raptor's nesting sites; *core forest* habitat; *CWH forest*; *cottonwoods*; and forested floodplain.
spiral pruning	The selective removal of branches, at the trunk of the tree, to produce a uniform, but thinner canopy density with an evenly spaced branch structure; spiral pruning does not alter the overall size or shape of the tree.
treated wood shakes	Wooden shakes or shingles which have been certified by the Underwriters Laboratory of Canada (ULC) as having a Class A or B fire retardant rating.
untreated wood shakes	Any wooden shakes or shingles which do not meet the definition of *treated wood shakes*.

PROTECTION OF RIPARIAN ECOSYSTEMS

AREA

All lands located within the Protection of Riparian Ecosystems DPA as shown on Schedule J, together with all lands on the same parcel as such.

DESIGNATION

Pursuant to section 488(1)(a) of the *Local Government Act*, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity, and in particular riparian ecosystems. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the anticipated impact of *development* activities on the natural environment of the area affected.

JUSTIFICATION

Riparian ecosystems and their associated *streams* including wetlands represent areas of high biodiversity and a range of habitat features. They are an important connection between land and water, are important components of the hydrological cycle, function in natural erosion, deposition,

and flood mitigation processes, and function as wildlife corridors. Riparian ecosystems also provide a natural setting and visual assets of great significance to the municipality. For all these reasons, riparian ecosystems warrant protection from *development*. In addition, the municipality is obliged by the *Riparian Areas Protection Act* and *Riparian Areas Regulation* to protect water bodies and riparian areas from the effects of residential, commercial and industrial *development*.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) *Development* outside the *Riparian Ecosystem Protection Area* provided that the boundary of the *Riparian Ecosystem Protection Area* is fenced with brightly coloured, secure snow fencing or equivalent for the duration that *development* activities are occurring on the lands.

(b) Renovation or repair of a *permanent structure* on its existing foundation, provided no further extension or encroachment into the *Riparian Ecosystem Protection Area* occurs, including cantilevered or projecting portions of the *permanent structure*, and provided that there is no clearing, grading or disturbance to soils, vegetation or trees within the *Riparian Ecosystem Protection Area* and no drainage alterations.

(c) Interior renovations within the existing foundation of a *permanent structure.*

(d) Minor alterations or repairs to existing roads, paths, parking areas or driveways, provided that there is no further disturbance of land or vegetation.

(e) Routine maintenance of existing landscaping and lawn areas.

(f) Installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets.

(g) Construction of trails for *non-motorized* use consistent with the Whistler Trail Standards, provided they are located further than 10 metres from the high water mark of a *stream*, do not exceed 1.0 metre in width, are constructed of pervious natural material with no concrete, asphalt or pavers and no creosoted or otherwise treated wood, and require no removal of vegetation.

(h) Erection of fencing to minimize human access to *environmentally sensitive areas* provided the fencing does not inhibit wildlife passage and requires no removal of vegetation.

(i) Activities conducted under the Provincial Emergency Program or the municipality's emergency plan.

(j) Works in or about a *stream* approved under the *Water Sustainability Act.*

(k) Activities conducted in the *Cheakamus Community Forest* pursuant to the *Forest Act.*

(l) Maintenance of existing works and services within its established footprint, including dikes, drainage works and other utility works.

(m) Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process.

(n) Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia that includes a provincial environmental assessment or review process.

(o) Alteration of land or construction of a building that is consistent with an approved subdivision plan and established building envelopes registered by covenant in accordance with plans and recommendations of and under the supervision of a *QEP* prior to the adoption of the *Resort Municipality of Whistler Official Community Plan, 2018.*

(p) Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of the *Resort Municipality of Whistler Official Community Plan, 2018*.

(q) Subdivision of land where:

  (i) minimum parcel area requirements are met exclusive of the *Riparian Ecosystem Protection Area*;

  (ii) the *Riparian Ecosystem Protection Areas* are intact, undisturbed and free of *development* activities and are kept undisturbed, intact and free of *development* activities;

  (iii) no *development* activities related to the creation and servicing of parcels will occur in the *Riparian Ecosystem Protection Area.*

(r) Vegetation management related to wildfire hazard reduction when carried out in accordance with a *FireSmart® Assessment* or fuel management prescription.

(s) The following activities when carried out in accordance with the recommendations of a *QEP* and approved in writing by the municipality's Manager of Environmental Stewardship:

  (i) ecological restoration and enhancement projects;

  (ii) removal of dead, terminally diseased, damaged, hazardous or invasive plant species.

GUIDELINES

The following guidelines apply within the Protection of Riparian Ecosystems DPA:

(a) Any proposed *development* in the *Riparian Ecosystem Protection Area* should be located so as to avoid any damaging impact to the *Riparian Ecosystem Protection Area* and efforts should be made to protect and enhance the natural features of the *Riparian Ecosystem Protection Area*, including the tree cover and vegetation, drainage patterns and landforms.

(b) New structures on a parcel should be located as far away from the *stream* as is possible or feasible and in any event as far away from the *stream* as existing *permanent structures*, if any, on the parcel.

(c) Applicants may be required to submit an environmental impact study, prepared by a *QEP*, to identify any potential issues relating to the proposed *development* and its impacts on the *Riparian Ecosystem Protection Area* and relating to protection, preservation and enhancement of the *Riparian Ecosystem Protection Area*, and to identify any mitigative measures that should be undertaken.

(d) Where land and/or natural vegetation within 15 metres of the high water mark of a *stream* is or may be disturbed or damaged due to proposed *development*, the applicant may be required to provide habitat compensation for the portion of the area that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the *QEP* and based on a legal survey prepared by a certified B.C. Land Surveyor.

(e) To determine the location of the *Riparian Ecosystem Protection Area* on a parcel, the applicant may be required to confirm, with the assistance of a *QEP* and illustrated by certified legal survey, the 30 metre distance from the high water mark of the *stream* in relation to property lines and existing and proposed *development*.

(f) Development permits issued may vary applicable zoning or parking regulations, including but not limited to minimum setback requirements, to prevent disturbance to land and/or natural vegetation within the *Riparian Ecosystem Protection Area*.

(g) Development permits issued may require that:

  (i) habitat and trees or other vegetation within the *Riparian Ecosystem Protection Area* be preserved or enhanced in accordance with the permit;

  (ii) the timing and sequence of *development* occur within specific dates or construction window to minimize impact to *streams*, fish or wildlife species;

  (iii) specific *development* works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and

access controls) be used to ensure minimal or no impact to the *Riparian Ecosystem Protection Area*;

(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the *Riparian Ecosystem Protection Area*;

(v) if any *species at risk* habitat and/or *ecosystems at risk* is identified protection measures be undertaken that follow best management practices for the *species* or *ecosystem at risk*;

(vi) the recommendations contained in the environmental impact study be followed;

(vii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the *Riparian Ecosystem Protection Area* (the "required works"). This security shall be in the amount of 110 per cent of the estimated value of the required works.

(viii) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of riparian ecosystem development permit. The security taken pursuant to subsection (vii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.

PROTECTION OF SENSITIVE ECOSYSTEMS

AREA

All lands shown on Schedule K are designated as a Development Permit Area for Protection of Sensitive Ecosystems, other than riparian ecosystems.

DESIGNATION

Pursuant to section 488(1)(a) of the *Local Government Act*, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the anticipated impact of *development* activities on the natural environment of the area affected.

JUSTIFICATION

The Protection of Sensitive Ecosystems DPA is established to protect Whistler's *sensitive ecosystems* from the effects of *development* and, where possible, to restore and enhance degraded *sensitive ecosystems*.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Renovation or repair of a *permanent structure* on its existing foundation, including cantilevered or projecting portions, provided there is no further disturbance to land or vegetation.

(b) Interior renovations within the existing foundation of a *permanent structure.*

(c) Minor alterations or repairs to existing roads, paths, parking areas or driveways, provided that there is no further disturbance of land or vegetation.

(d) Routine maintenance of existing landscaping and lawn areas.

(e) Installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets.

(f) Construction of trails for *non-motorized* use consistent with the Whistler Trail Standards, provided they do not exceed 1.0 metre in width, are constructed of pervious natural material with no concrete, asphalt or pavers and no creosoted or otherwise treated wood, and require no removal of native vegetation.

(g) Erection of fencing to minimize human access to *environmentally sensitive areas* that does not inhibit wildlife passage.

(h) Activities conducted under the Provincial Emergency Program or the municipality's emergency plan.

(i) Works in or about a *stream* approved under the *Water Sustainability Act.*

(j) Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dikes, drainage works and other utility works.

(k) Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process.

(l) Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia that includes a provincial environmental assessment or review process.

(m) Alteration of land or construction of a building that is consistent with an approved subdivision plan and established building envelopes registered by covenant in accordance with plans and recommendations of and under the supervision of a *QEP* prior to the adoption of the *Resort Municipality of Whistler Official Community Plan, 2018*.

(n) Activities conducted in the *Cheakamus Community Forest* pursuant to the *Forest Act*.

(o) Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of the *Resort Municipality of Whistler Official Community Plan, 2018*.

(p) Subdivision of land where it has been determined by a *QEP* that:

  (i) minimum parcel area requirements are met exclusive of any land within any *Sensitive Ecosystem Protection Area*;

  (ii) *Sensitive Ecosystem Protection Areas* are intact, undisturbed and free of *development* activities and are kept undisturbed, intact and free of *development* activities; and

  (iii) no restoration or enhancement of any *Sensitive Ecosystem Protection Area* is required.

(q) Vegetation management related to wildfire hazard reduction when carried out in accordance with a *FireSmart® Assessment* or fuel management prescription.

(r) The following activities when carried out in accordance with the recommendations of a *QEP* and approved in writing by the municipality's Manager of Environmental Stewardship:

  (i) ecological restoration and enhancement projects;

  (ii) removal of dead, terminally diseased, damaged, hazardous or invasive plant species.

GUIDELINES

The following guidelines apply within the Protection of Sensitive Ecosystems DPA:

(a) Applicants should engage a *QEP* to identify and determine the boundaries of any *Sensitive Ecosystem Protection Area* on the parcel, identify any potential issues and impacts relating to the proposed *development*, provide recommendations on avoiding the *Sensitive*

Ecosystem Protection Area, or, if encroachment is unavoidable, minimizing encroachment and providing compensatory habitat.

(b) Efforts should be made to locate *development* away from any *Sensitive Ecosystem Protection Area.*

(c) Without limiting subsection (b) above, proposed *development* should be located and designed so as to minimize any alteration, damage or disruption to any *Sensitive Ecosystem Protection Area* and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.

(d) New structures on a parcel should be located as far away from any *Sensitive Ecosystem Protection Area* as possible and as far away from any *Sensitive Ecosystem Protection Area* as any existing *permanent structures*, if any, on the parcel.

(e) Plan, design and implement *development* in a manner that will not lessen the natural function of any *Sensitive Ecosystem Protection Area* including by removing vegetation, altering surface water and groundwater regimes and flood mitigation capacity, and separating habitat from upland or adjacent habitat.

(f) Ensure that *core forest* habitat and *CWH forest* continue to provide interior conditions unaffected by nearby human activity.

(g) Consider variance of applicable zoning or parking regulations to prevent alteration, damage or disruption to any *Sensitive Ecosystem Protection Area.*

(h) Where any *Sensitive Ecosystem Protection Area* is disturbed or damaged due to *development*, the applicant may be required to provide habitat compensation for the portion of the *Sensitive Ecosystem Protection Area* that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the *QEP* and based on a legal survey prepared by a certified B.C. Land Surveyor.

(i) On-site habitat compensation is preferred but not mandatory. Habitat compensation may involve either or both restoration of existing habitat and creation of new habitat.

(j) Development permits issued may require that:

  (i) the *Sensitive Ecosystem Protection Area* be protected or enhanced in accordance with the permit;

  (ii) the timing and sequence of *development* occur within specific dates or construction window to minimize environmental impact;

(iii) specific *development* works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the *Sensitive Ecosystem Protection Area*;

(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the *Sensitive Ecosystem Protection Area*;

(v) if any *species at risk* habitat and/or *ecosystems at risk* is identified protection measures be undertaken that follow best management practices for the *species* or *ecosystem at risk*;

(vi) any *streams* not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;

(vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;

(viii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the *Sensitive Ecosystem Protection Area* (the "required works"). This security shall be in the amount of 110 per cent of the estimated value of the required works.

(ix) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of sensitive ecosystems development permit. The security taken pursuant to subsection (viii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.

AQUIFER PROTECTION

AREA

All lands located within the Aquifer Protection Development Permit Area, as shown on Schedule L.

DESIGNATION

Pursuant to section 488(1)(a) of the *Local Government Act*, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the anticipated impact of *development* activities on the natural environment of the area affected.

JUSTIFICATION

The designation of this development permit area will ensure that applications identify the proposed land uses, the local drainage measures that can be carried out to protect the aquifer, spill protection measures, transportation of dangerous goods techniques that can be implemented to minimize risk of aquifer contamination, and spill response plans.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Subdivision of land.

(b) Activities on the lands identified on Schedule L that do not involve the use, storage, processing, manufacturing or sale of chemicals, substances or compounds, whether in solid, liquid or gaseous form, that could migrate into the ground and affect the groundwater aquifer, other than the use of a motor vehicle on the land.

(c) Activities of all types in the following zones designated in *Zoning and Parking Bylaw No. 303, 2015*:

(i) all zones within Part 11 Leisure Zones;

(ii) all zones within Part 12 Residential Zones;

(iii) all zones within Part 13 Multiple Residential Zones;

(iv) all zones within Part 15 Tourist Accommodation Zones;

(v) all zones within Part 16 Tourist Pension Zones;

(vi) the following zones in Part 17 Lands North Zones: LA1, LA2, LA3, HA1, HA2, LNR, LNP, CNL, LNRTA1, LNRTA2 and LNRTA3;

(vii) all zones within Part 20 Institutional Zones; and

(viii) all zones within Part 22 Parking Zones.

GUIDELINES

The following guidelines apply within the Aquifer Protection DPA:

(a) All improvements, buildings and structures and alterations to land must be designed, constructed, undertaken and maintained in a manner that does not result in contamination of any aquifer or groundwater.

(b) Buildings, structures and uses involving the transportation, storage or use of materials, chemicals, compounds or substances that could contaminate an aquifer or groundwater, including materials or substances used during land alteration and construction activities, must be located, designed, constructed and maintained to minimize, to the greatest extent possible, the possibility of any such contamination.

(c) The municipality may incorporate into any development permit, measures to preserve or protect aquifers and groundwater from contamination.

WHISTLER VILLAGE

AREA

All lands located within the Whistler Village Development Permit Area, as shown on Schedule M.

DESIGNATION

Pursuant to section 488(1)(d) and (f) of the *Local Government Act*, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multi-family residential *development*. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

Whistler Village is a master planned town centre designed as a pedestrian-oriented environment for people's comfort, convenience, interest and experience.

This original design has endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this Village "gem", there is recognition that ongoing rejuvenation, revitalization and evolution is needed in order to remain vital and alive and continue to be competitive in the destination resort market.

The elements of the character, quality and identity of Whistler Village which help to make it a unique and special place requires coordinated site planning, architecture and landscaping.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Interior renovations, except renovations that impede views into a store per section 5.2.3. of Schedule T.

(b) Routine property maintenance except that involving a change of building colour or building material.

(c) New doors and windows in existing or new locations consistent with the form and character of existing doors and windows on the building.

(d) Minor alterations to existing roads, paths, parking areas or driveways provided there is no removal of trees.

(e) Vegetation management related to wildfire hazard reduction when carried out in accordance with:

  (i) a *FireSmart® Assessment* or fuel management prescription; and

  (ii) a permit to remove vegetation issued under the Environmental Protection Bylaw.

(f) Signs authorized by permit under the Sign Bylaw.

(g) Emergency works, including tree cutting to remove an immediate danger.

(h) Minor site clearing for topographic or other surveys for site and servicing work.

GUIDELINES

The following guidelines apply within the Whistler Village DPA:

(a) The Whistler Village Design Guidelines attached as Schedule T.

(b) *Development*, 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.

WHISTLER CREEK

AREA

All lands located within the Whistler Creek Development Permit Area, as shown on Schedule N.

DESIGNATION

Pursuant to section 488(1)(d) and (f) of the *Local Government Act*, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multi-family residential *development*. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

Whistler Creek is the historical gateway to Whistler anchored by the Creekside ski base. The area has evolved into a mixed-use destination for visitors and residents, encompassing ski base area visitor *accommodations* and a village-scaled mixed commercial *development* with day skier parking facilities, known as Creekside Village. The area extends to include mixed commercial *development* on adjacent corners at the Highway 99 and Lake Placid Road intersections, and runs along Lake Placid Road to the Nita Lake Lodge and train station. Revitalization of remaining aging commercial and multi-family residential properties and further improvements to enhance the interconnectivity and pedestrian orientation of the area through high quality urban design, architecture and landscape architecture will reinforce and strengthen the character, economic viability and historic value of Whistler Creek.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Interior renovations, except renovations that close in storefront windows with display walls and cabinets that impede views into a store.

(b) Routine property maintenance except that involving a change of building colour to a dissimilar colour or change of building material to a dissimilar material.

(c) New doors and windows in existing or new locations consistent with the form and character of existing doors and windows on the building.

(d) The following *development* activities provided there is no removal of trees:

  (i) minor alterations to existing roads, paths, parking areas or driveways;

(ii) patio improvements and additions; and

(iii) installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets.

(e) Vegetation management related to wildfire hazard reduction when carried out in accordance with:

(i) a *FireSmart® Assessment* or fuel management prescription; and

(ii) a permit to remove vegetation issued under the Environmental Protection Bylaw.

(f) Signs authorized by permit under the Sign Bylaw.

(g) Emergency works, including tree cutting to remove an immediate danger.

(h) Minor site clearing for topographic or other surveys for site and servicing work.

GUIDELINES

The following guidelines apply within the Whistler Creek DPA:

SITE PLANNING

(a) Provide for a mixed commercial, residential, cultural and recreational character for both visitors and residents on a year-round basis.

(b) A pedestrian scale should be maintained by limiting commercial, retail and mixed-use facilities to three storeys, and restricting the larger building forms to designated anchor points.

(c) Minimize the overall mass appearance of any one building. Building height, massing and setbacks should ensure view corridors, view opportunities and solar access.

(d) Building siting and design should reflect the importance of separating vehicular and pedestrian circulation.

(e) Service bays and solid waste storage should be integrated with site and building design, contained within the building or suitably screened, and adequately sized to meet the needs of uses on site.

(f) Provide visible outdoor activity areas to reinforce social activity and interaction. All *development* should maximize sun penetration to pedestrian and outdoor activity areas.

(g) Pedestrian-oriented routes and street patterns through Whistler Creek should be created providing strong pedestrian routes from the train station to the Creekside ski base to

integrate the area. The pedestrian system should provide accessible routes to an acceptable standard, and consideration should be given to snow clearing and snow storage areas.

(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

(i) All surface parking areas should be screened by a combination of landscaping and berms. Parking areas should provide adequate areas for snow storage and drainage.

SITE DESIGN

(a) Landscaping is a major, integral part of a project design and should be coordinated to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.

(b) Properties adjacent to Highway 99 should maintain a landscaped area adjacent to the Highway 99 right-of-way that contributes to the mountain character and complements the *development*.

(c) 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.

(d) Streetscape elements should be located along pedestrian routes to include boulevard trees, lighting, planters and planting displaying seasonal variety and colour.

(e) All landscaping should be able to withstand Whistler's harsh climatic conditions and should be designed, installed, and continuously maintained and managed to current British Columbia Society of Landscape Architects/British Columbia Landscape & Nursery Association (BCSLA/BCNTA) standards.

(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.

(g) Incorporate a programmable automatic irrigation system to current Irrigation Industry Association of British Columbia (IIABC) and BCSLA/BCNTA standards, with the exception that an irrigation system may not be required for naturalized landscape areas. Provide drip irrigation for hanging planters. Irrigation lines should be concealed.

(h) Special features such as public art, fountains, water, exterior display kiosks, flags and banners are strongly encouraged provided they contain no commercial messaging.

(i) 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. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification but not overpower the nightscape. 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. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.

BUILDING DESIGN

(a) Roof form should be of a sloping mountain character and be modulated to reduce the bulk of a building and to create more visual interest. Deep roof overhangs are encouraged. Small areas of flat roofs are acceptable. 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 from snow shed and ice accumulation. Roof colour should be generally neutral or muted to blend with the colours of the natural landscape.

(b) 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.

(c) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed from pedestrian viewpoints.

(d) Building materials should be consistent with the mountain character, complementary to those of adjoining buildings and sufficiently durable and detailed to withstand Whistler's harsh climate. Natural materials are preferred. Reflective or heavily tinted glass is discouraged. Large areas of glass and singular materials are discouraged. Building 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.

(e) Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting building façades are discouraged.

(f) Building entrances should front the street and pedestrian routes and should be visible and identifiable from both. The ground level of a building should be as close as possible to street/pedestrian route grade.

(g) Building façades that front streets should be developed with active ground floors to ensure businesses are easily identifiable and to promote pedestrian-friendly streets.

(h) Design shop façades as individual entities to strengthen their character and interest to the pedestrian. Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor/outdoor connections. Interior renovations that close in storefront windows with display walls and cabinets that impede views into a store are discouraged.

(i) All stairs and ramps accessing buildings are encouraged to be roofed. Building access ramps steeper than 5 per cent slope should be heat traced if not roofed.

SIGNAGE

(a) Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.

(b) The size, number and placement of signs pertaining to a *development* 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.

(c) All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures and related electrical conduits should be concealed behind fascia.

(d) Signs may support intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.

(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.

COMMERCIAL/INDUSTRIAL

AREA

All lands located within the Commercial/Industrial Development Permit Area, as shown on Schedule O.

DESIGNATION

Pursuant to section 488(1)(f) of the *Local Government Act* these lands are hereby designated a development permit area for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development* in the resort community outside of the Whistler Village and Whistler Creek core areas. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

The Commercial/Industrial DPA designation includes a diverse group of visitor *accommodation*, convenience commercial/industrial service commercial and industrial areas located throughout the municipality. Many of these locations are highly visible from Highway 99 or have businesses which attract visitors and residents to them. The intention is to encourage visually attractive commercial/industrial *development* that respects the site context and adjacent uses, and supports the role, function and character of the *development*.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act*, a development permit is not required in respect of the following:

(a) Routine property maintenance except that involving a change of building colour to a dissimilar colour or change of building material to a dissimilar material.

(b) New doors and windows in existing or new locations consistent with the form and character of existing doors and windows on the building.

(c) The following *development* activities provided there is no removal of trees:

  (i) minor alterations to existing roads, paths, parking areas or driveways;

  (ii) patio improvements and additions; and

  (iii) installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets.

(d) Vegetation management related to wildfire hazard reduction when carried out in accordance with:

  (i) a *FireSmart® Assessment* or fuel management prescription; and

  (ii) a permit to remove vegetation issued under the Environmental Protection Bylaw.

(e) Signs authorized by permit under the Sign Bylaw.

(f) Emergency works, including tree cutting to remove an immediate danger.

(g) Minor site clearing for topographic or other surveys for site and servicing work.

GUIDELINES

The following guidelines apply within the Commercial/Industrial DPA:

GENERAL

The following guidelines apply to all areas shown on Schedule O.

These guidelines are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding *development*, and the specific design objectives for the lands. In the case of mixed-use *developments* that are subject to guidelines for more than one type of land use (i.e., multi-family residential and commercial/industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner that results in an effective and coherent overall design.

SITE PLANNING BUILDING DESIGN

(a) Position buildings on the site to create a defined street edge common to attractive commercial areas.

(b) Mass and scale of *development* should fit with the surrounding neighbourhood character and mountain resort community character.

(c) Minimize the overall mass appearance of any one building.

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:

    (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.

(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.

(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.

(d) Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.

(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.

(f) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.

(g) Site and building design should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity. Provide accessible routes from the street and parking to building entrances in all seasons, and at an appropriate width for expected pedestrian volumes. Consideration should be given to snow clearing and snow storage areas.

(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

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.

(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.

(c) Provide adequate space to accommodate snow storage and drainage from parking areas.

(d) Locate all accessible parking spaces as close as possible to building entrances.

(e) Provide adequate bicycle parking facilities on-site and within buildings where appropriate.

(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.

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.

(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.

(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.

SIGNAGE

(a) Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.

(b) The size, number and placement of signs pertaining to a *development* 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.

(c) All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures and related electrical conduits should be concealed behind fascia.

(d) Signs may support intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.

(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.

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.

(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.

(c) Chain link fencing where utilized should be screened such that the fencing is not visible from pedestrian areas, a street or a highway.

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 *development*.

(b) Wherever possible, mature trees should be preserved and integrated with new landscaping.

(c) Landscaping, tree plantings and screening methods should be used to:

  (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.

(e) Landscaping and screening elements should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.

(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.

Convenience Commercial

The following guidelines apply to all *development* on convenience commercial lands referenced in this OCP.

SITE PLANNING AND BUILDING DESIGN

(a) *Developments* should reinforce the image of a neighbourhood-oriented gathering place.

(b) *Development* should be designed to reinforce its relationship with the surrounding neighbourhood and integrate with pedestrian and vehicular circulation routes, *open spaces*, and other public amenities.

(c) Form of *development* should typically be low-rise buildings in scale with surrounding *development*, with pedestrian scale building façades, articulated to enhance visual interest.

(d) Upper storeys of buildings should be set back where appropriate to provide pedestrian scale and allow sunlight access to the street.

(e) *Developments* should provide useable *open space*, street furnishings and amenities, and landmark features to create opportunities for social activity and to enhance the character and reinforce the role of the convenience commercial *development* with a neighbourhood focus.

(f) Building façades that front streets should be developed with active ground floors to ensure businesses are easily identifiable and to promote pedestrian-friendly streets.

Industrial Service Commercial

The following guidelines apply to all *development* on industrial service commercial lands referenced in this OCP. The design of industrial service commercial *developments* should reinforce their role in providing a general-purpose business district for the resort community.

SITE PLANNING AND BUILDING DESIGN

(a) Buildings should be developed with 'active' ground floors facing the street frontage, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly gathering spaces. For example:

  (i) Commercial uses and other public uses, located at-grade and along building façades that front streets, should use clear window glazing.

  (ii) If additional commercial uses and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to locate these areas.

  (iii) Blank walls on street-fronting building façades are discouraged.

(b) For *developments* that also have a multi-family residential component:

  (i) Separate access to residential and commercial parking and loading.

  (ii) Give special consideration to the location and illumination level of exterior lighting to avoid light pollution on the residential component of the *development*.

  (iii) Provide usable outdoor space for every living unit.

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and should be coordinated to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.

MULTI-FAMILY RESIDENTIAL

AREA

All lands located within the Multi-Family Residential Development Permit Area, as shown on Schedule P.

DESIGNATION

Pursuant to section 488(1)(f) of the *Local Government Act*, these lands are designated as a development permit area for the establishment of objectives for the form and character of multi-family residential *development*. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

The Multi-Family Residential DPA designation covers all areas outside of the Whistler Village and Whistler Creek DPAs with multi-family *developments*. The goal with this OCP update is to provide a set of general design guidelines for the various multi-family locations to guide new or redevelopment proposals in these areas. The intention is to encourage visually attractive *developments* that respond to natural features and strengthen the character of existing neighbourhoods through designs that complement adjacent land uses, are scaled and organized to respect Whistler's mountain village character, and enhance the resort experience of Whistler.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Any *development* that does not include multi-family *development*.

(b) Routine property maintenance except that involving a change of building colour to a dissimilar colour or change of building material to a dissimilar material.

(c) Minor building additions or alterations (under 10 square metres of floor area) that are consistent with the architectural character, materials and colours of the existing building.

(d) New doors and windows in existing or new locations consistent with the form and character of existing doors and windows on the building.

(e) The following *development* activities provided there is no removal of trees:

  (i) minor alterations to existing roads, paths, parking areas or driveways;

(ii) patio improvements and additions; and

(iii) installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets.

(f) Vegetation management related to wildfire hazard reduction when carried out in accordance with:

(i) a *FireSmart® Assessment* or fuel management prescription; and

(ii) a permit to remove vegetation issued under the Environmental Protection Bylaw.

(g) Signs authorized by permit under the Sign Bylaw.

(h) Emergency works, including tree cutting to remove an immediate danger.

(i) Minor site clearing for topographic or other surveys for site and servicing work.

GUIDELINES

The general intent of these multi-family design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all *development* on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding *development*, and the specific design objectives for the lands. In the case of mixed-use *developments* that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design. Applicants should review these guidelines and meet with planning staff at the outset of the design process to discuss the design objectives and issues. Land owners are encouraged to explore creative solutions for both new *development* and redevelopment of existing properties.

The following guidelines apply within the Multi-Family Residential DPA:

SITE PLANNING AND BUILDING DESIGN

(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding *development* and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.

(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.

(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family *developments*. For example:

(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.

(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.

(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.

(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.

(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive *developments*. For example:

(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.

(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.

(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.

(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.

(f) Provide usable, public and private *open spaces* to create opportunities for recreation and social activity, and provide buffers between uses.

(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.

(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.

(c) Townhouse parking may be a combination of covered parking attached to or within the *dwelling unit*, surface clusters, and underground parking as site conditions permit.

(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.

(e) Surface parking should be screened and enhanced with landscaping and berms.

(f) Parking areas should provide adequate areas for snow storage and drainage.

(g) All accessible parking spaces should be located as close as possible to building entrances.

(h) Bicycle storage facilities should be provided within buildings for residents' use.

(i) Solid waste storage should be designed as an integral element of the *development*—contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.

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.

(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.

(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.

SIGNAGE

(a) All signage associated with multi-family *developments* should be designed to be architecturally consistent with associated buildings.

(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

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.

(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.

(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.

(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.

(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.

(d) Wherever possible, mature trees should be preserved and integrated with new landscaping.

(e) 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. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.

(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.

(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.

(d) Pathways and trails providing links to other *non-motorized* networks are encouraged.

INTENSIVE RESIDENTIAL

AREA

All lands located within the Intensive Residential Development Permit Area, as shown on Schedule Q.

DESIGNATION

Pursuant to section 488(1)(e) of the *Local Government Act*, these lands are designated as a development permit area for the establishment of objectives for the form and character of intensive residential *development*. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

The Intensive Residential Development Permit Area designation applies to the Alpine Meadow South neighbourhood. This is the first intensive residential area in the municipality with infill solutions such as smaller lots and *duplex dwellings*, using site planning and design guidelines to enhance and strengthen the character of the existing neighbourhood.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is required only in respect of the following:

(a) A subdivision that would create one or more parcels smaller than 695 square metres.

(b) *Development* of *detached dwellings* and auxiliary buildings on parcels smaller than 695 square metres, unless the parcel was created by a subdivision plan deposited prior to January 2009.

(c) *Development* of a *duplex dwelling*.

GUIDELINES

The general intent of these guidelines is to illustrate various design elements which should be considered by prospective developers. These guidelines set out the intended character and theme of all *development* on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding *development*, and the specific design objectives for the lands.

The following guidelines apply within the Intensive Residential DPA:

SITE PLANNING AND BUILDING DESIGN

(a) Buildings should use layout, orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring buildings and properties.

(b) Front parcel line dimensions may be varied to permit subdivisions resulting in the creation of at least one *employee*-restricted parcel.

(c) Setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.

(d) Any variances to front parcel width and setbacks should consider potential impacts on adjacent properties including views and solar access.

(e) Buildings and landscaping should be sensitively located and designed to minimize disturbance to natural topography, hydrology and existing vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.

(f) Site design should include adequate snow storage areas.

(g) Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways are encouraged for adjacent parcels to reduce driveway width at street.

(h) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged.

LANDSCAPING

(a) Wherever possible, mature trees and significant specimens should be preserved and integrated with new landscaping for disturbed areas.

(b) Landscape designs should preserve existing native vegetation where appropriate, or use plants suited to the local climate, to minimize irrigation requirements.

INDUSTRIAL

AREA

All lands located within the Industrial Development Permit Area, as shown on Schedule R.

DESIGNATION

Pursuant to section 488(1)(f) of the *Local Government Act*, these areas are designated as a development permit area for the establishment of objectives for the form and character of industrial *development*. These lands are also designated under section 485 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the form and character of the *development*.

JUSTIFICATION

The Industrial DPA designation includes industrial areas located throughout the municipality that may be visible from Highway 99 or on the landscape, requiring site planning considerations so as not to impact Whistler's natural setting and visual assets.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) Routine property maintenance except that involving a change of primary building colour or primary building material.

(b) Vegetation management related to wildfire hazard reduction when carried out in accordance with:

  (i) a *FireSmart® Assessment* or fuel management prescription; and

  (ii) a permit to remove vegetation issued under the Environmental Protection Bylaw.

(c) Signs authorized by permit under the Sign Bylaw.

(d) Emergency works, including tree cutting to remove an immediate danger.

(e) Minor site clearing for topographic or other surveys for site and servicing work.

GUIDELINES

The following guidelines apply within the Industrial DPA:

SITE PLANNING

(a) Rock and mineral extraction operations should not be visible on the landscape in order to protect the aesthetic value that the landscape contributes to Whistler's natural setting and visual assets.

(b) Maintain or install vegetation on the perimeter of the site to protect and enhance the aesthetic value that the landscape contributes to Whistler's natural setting and visual assets and ensure minimum exposure or visibility into the site from Highway 99, public streets, public trails and adjacent uses.

(c) Properties adjacent to Highway 99 should maintain a 20 metre wide vegetated area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.

(d) Chain link fencing visible from Highway 99 or a public street should be screened with vegetation.

BUILDING DESIGN

(a) Building materials should be sufficiently durable and detailed to withstand Whistler's harsh climate. Reflective or heavily tinted glass is discouraged.

(b) Building colour should be muted and consist of natural colours found in the Whistler setting.

(c) Roof colour should be neutral or muted and non-reflective to blend with the natural landscape.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly.

(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.

(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 protect dark skies and avoid light pollution.

WILDFIRE PROTECTION

AREA

All lands shown as "High Risk", "Moderate Risk" or "Wildland" on Schedule S are designated as a Development Permit Area for the protection of *development* from wildfire.

DESIGNATION

Pursuant to section 488(1)(b) of the *Local Government Act*, these lands are hereby designated a development permit area for protection of *development* from hazardous conditions; specifically wildfire. These lands are also designated under section 484 of the *Local Government Act* as areas in which the municipality may require applicants to provide information on the risks of *development*, specifically the risk of *development* being damaged by or spreading wildfire.

JUSTIFICATION

Wildfire can result in significant economic, social and environmental losses. The municipality is 24,375 hectares in size and more than 65 per cent of this area is forested. While the probability of wildfire in Whistler is lower compared to communities in B.C.'s interior, the consequences of wildfire in Whistler could be significant given real estate values, access and evacuation constraints, population size, topography, and impacts on tourism. Whistler is expected to experience hotter and drier summers as a result of climate change, which will exacerbate both the risks and consequences of wildfire. Most of Whistler's developed and planned urban areas are in or near the wildfire urban interface. Forested areas surrounding Whistler are also at risk because these areas are popular for outdoor recreation and resource extraction uses. Because wildfire can be triggered from structure fires and human activity, the probability of a structure fire in Whistler spreading to the surrounding forest is equal to, or greater than, the probability of a wildfire spreading from the forest into the community. Applying wildfire development permit guidelines to new *development* will mitigate the likelihood and consequences of all wildfire scenarios. Schedule S identifies three distinct areas where these guidelines will be applied to reduce the risk and impacts of wildfire:

- Moderate Risk Areas: These areas are typically developed areas that are not adjacent to or surrounded by forests. In these areas, key building and landscape features in the areas immediately surrounding principal buildings may be required.
- High Risk Areas: These areas are typically developed areas or developable land near or adjacent to forest. In these areas, a number of building features, landscaping, site clearing and tree thinning may be required.
- Wildland Areas: These areas are predominantly undeveloped forested areas. *Urban development* is not typically planned or located in these areas. However, when new *development* is proposed in these areas, *FireSmart® Assessments* may be required. This

requirement also extends to resource extraction and outdoor recreation uses, but only when occupied structures (e.g., cooking/warming huts or cabins) are proposed.

EXEMPTIONS

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

(a) *development* for which a building permit is not required under the municipality's Building Bylaw, except for a complete roof replacement;

(b) renovations to existing buildings, other than additions to buildings and complete roof replacement;

(c) complete roof replacement with materials other than *untreated wood shakes*;

(d) any *development* in the area shown on Schedule S as "Moderate Risk", provided that the proposed *development* will not include:

  (i) a new roof or a complete roof replacement using *untreated wood shakes* as a roofing material;

  (ii) new coniferous vegetation within 3 metres of a principal building, measured from the outermost part of the building to the trunk of the tree, shrub or hedge as applicable;

(e) auxiliary buildings except for detached auxiliary residential *dwelling units*;

(f) auxiliary residential *dwelling units* within an existing *dwelling unit*, provided no addition to the existing *dwelling unit* is proposed;

(g) *development* on lands subject to a covenant that is registered in favour of the municipality under section 219 of the *Land Title Act* for the protection of *development* from wildfire;

(h) subdivision;

(i) any *development* comprised entirely of non-flammable materials such as metal, stone or concrete;

(j) public works or infrastructure, including roads, bridges, sewer and water infrastructure, electrical distribution systems and ski lifts;

(k) works undertaken in a park; or

(l) vegetation or tree removal.

GUIDELINES

The following guidelines apply within the Wildfire Protection DPA:

ALL AREAS

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

(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:

(i) the distance specified in the guideline;

(ii) the property line, unless permission has been granted by the adjacent property owner; or

(iii) the boundary of an *environmentally sensitive area* unless clearing is carried out in accordance with the recommendations of a *QEP* and approved in writing by the municipality's Manager of Environmental Stewardship

whichever is closer.

(b) Where the municipality receives a *FireSmart® Assessment* 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.

(c) Where these guidelines warrant tree removal preference should be given to:

(i) retaining the largest and healthiest trees;

(ii) removing coniferous vegetation located closest to principal buildings; and

(iii) retaining deciduous trees and vegetation.

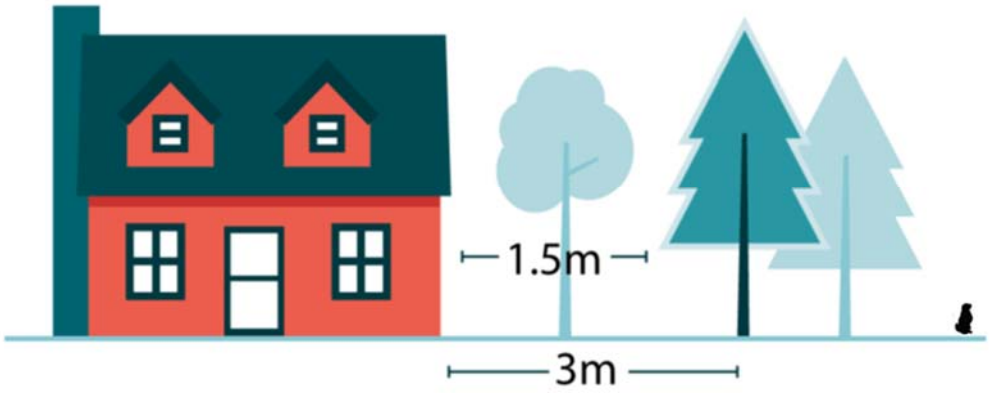
MODERATE RISK AREAS

In areas shown as "Moderate Risk", on Schedule S, the following guidelines apply:

(a) All areas within 1.5 metres of principal buildings should be free of coniferous vegetation. This can be achieved by:

(i) planting/removing conifers so as to create a trunk to building spacing of at least 3 metres; or

(ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a 1.5 metre vertical and horizontal separation between tree canopies and principal buildings.



(b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to logs greater than 17 centimeters wide or to 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.

(d) Roof structures should be comprised of fire-resistant roofing. Metal, clay tile, asphalt shingle and similar roofing materials should be used wherever possible. Where wood shakes are used, only *treated wood shakes* are acceptable.

(e) Gutters should be made of metal.

(f) Cladding should be separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance.

(g) Notwithstanding guideline (a), in areas shown as “Moderate Risk” within Whistler Village, as indicated on Schedule S, the following guidelines will also apply:

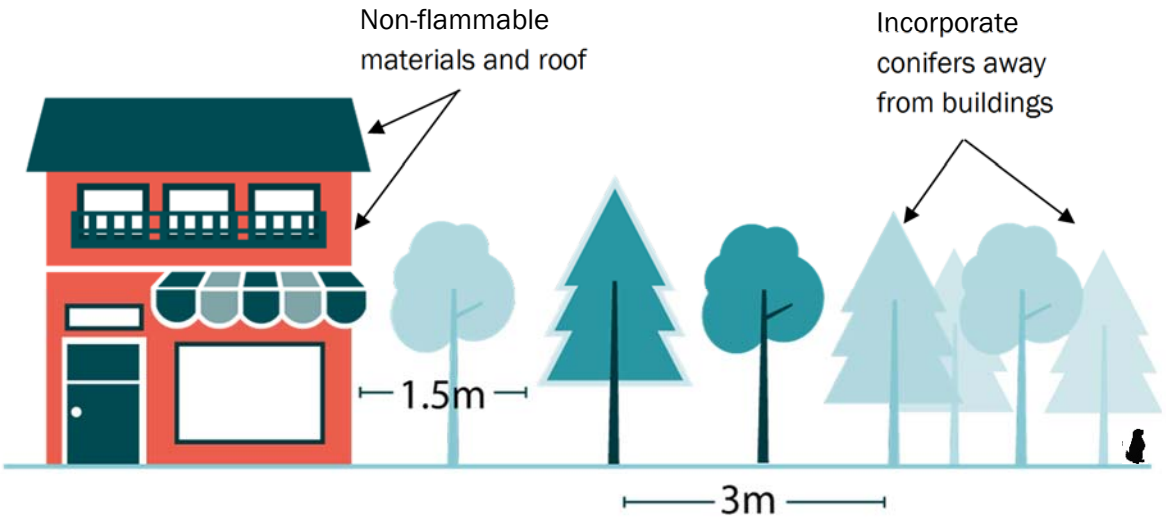
(i) Individual coniferous trees may be located within 1.5 metres of a building, provided:

1. no other conifers are within 3 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 or similar material; wood shakes of any kind are not acceptable.

(ii) To preserve coniferous landscaping in Whistler Village, as indicated on Schedule S, landscaped areas, especially landscaped areas beyond 1.5 metres from a building, should incorporate coniferous trees and vegetation so as to achieve an overall mix of coniferous and deciduous trees. Clusters of mature coniferous trees should be s*piral pruned*.



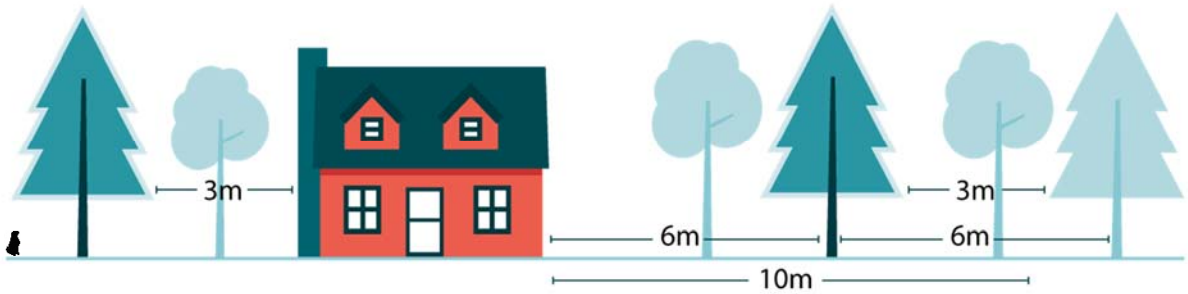
HIGH RISK AREAS

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

(a) New and existing coniferous vegetation within 10 metres and where practical 20 metres of principal buildings should maintain a typical spacing between tree canopies and between tree canopies and principal buildings of at least 3 metres. This can be achieved by:

(i) planting/removing conifers to achieve a trunk to trunk or trunk to building spacing of 6 metres or more; or

(ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a minimum 3 metre vertical and horizontal separation between tree canopies and between tree canopies and principal buildings.



(b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to 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.

(d) Notwithstanding guideline (a) in areas shown as "High Risk" within Whistler Village, as indicated on Schedule S, the following guidelines will also apply:

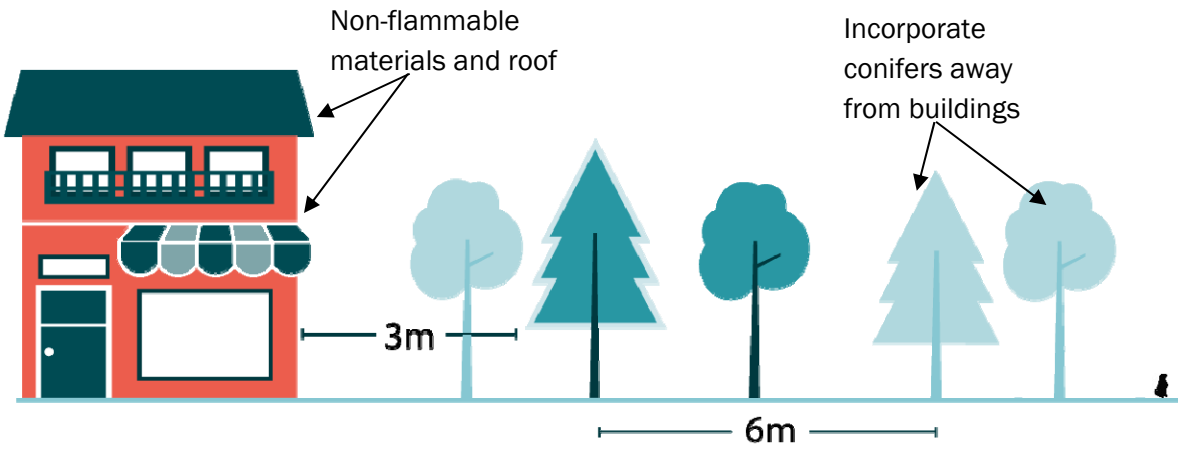
(i) Individual coniferous trees may be located within 3 metres of a building, provided:

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.

(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 *spiral pruned*.



(e) The use of bark mulch and similar organic ground cover in landscaped areas within 10 metres of buildings is discouraged.

(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.

(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.

(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.

(i) Eaves should be closed and vents screened with 3 millimetre wire mesh.

(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.

(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.

(l) Chimneys for wood burning fireplaces should have spark arrestors.

(m) Gutters should be made of metal.

(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.

WILDLAND AREAS

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

(a) For new *development* a *FireSmart® Assessment* indicating that the proposed *development* has a hazard score of “Low” or “Moderate” is required and a development permit may require that *development* be carried out in accordance with any recommendations of the report including:

(i) recommendations related to areas of the land that should be cleared or remain clear of vegetation;

(ii) recommendations related to landscaping, including locations of plantings, surface treatments, plant and tree species, thinning and maintenance;

(iii) recommendations for particular building materials and features; and

(iv) recommendations pertaining to the location of structures in relation to other structures, or topographical or natural features that are wildfire hazards.

CHAPTER 14 ADMINISTRATION AND INTERPRETATION

TITLE

This document may be cited as the "*Resort Municipality of Whistler Official Community Plan, 2018*".

ADMINISTRATION OF THE OCP

The regulatory bylaws that implement this OCP may contain provisions that are more restrictive than the OCP.

If any section or lesser portion of this OCP is held to be invalid by any Court, such invalidity shall not affect the validity of the remaining sections of this OCP.

Nothing in this OCP prevents Council from enacting a bylaw which sets servicing standards or establishes minimum parcel size requirements enabling the Approving Officer to grant subdivision approval where water and sewer disposal systems were installed on a parcel prior to incorporation of the municipality.

In the event of a conflict between the graphics and the text of this OCP, the text prevails.

DEFINITIONS

A

accommodation	Accommodation is a building or facility, or portion thereof, where people either reside or stay on a temporary basis. Accommodation includes residential accommodation, visitor accommodation and *employee housing*.
accommodation capacity	An estimate of zoned and approved *accommodation* development potential typically measured in *bed units* or *accommodation* units.
active transportation	Any form of overland travel that is self-propelled, including walking, jogging, cycling, hand-propelled wheelchair use, cross country skiing, ski touring, inline skating and skateboarding.

aging in place

The ability to live in one's own home and community safely, independently and comfortably, regardless of age, income or ability level.

amenity zoning

Either (a) Zoning Bylaw provisions that entitle a landowner to a higher density in exchange for amenities, or affordable or special needs housing or (b) zoning established by zoning amendment whereby Council has approved the amendment with conditions related to the provision of amenities, affordable or special needs housing, or other resort community benefit.

B

bed unit

A measure of development intended to reflect servicing and facility requirements for one person. Different *accommodation* unit types and sizes are allocated a specified number of bed units, calculated as follows:

Accommodation Unit Type	*Accommodation* Unit Size (square metres of gross floor area)	Number of (Bed Units)
Detached Dwelling	N/A	6
Duplex Dwelling	N/A	12
Multiple Dwelling Unit, including Apartment, Townhouse, Guest Room, Sleeping Unit*	0-55	2
	55–100	3
	100+	4
Dormitory Bed	N/A	0.5
Pension Guest Room	N/A	1.5
Bed and Breakfast	N/A	6
Campsite, Recreational Vehicle Site	N/A	1

*For new development approved after adoption of this OCP, allocate 4 bed units for unit size 100-200 square metres, 5 bed units for unit size 200-300 square metres and 6 bed units for unit size greater than 300 square metres.

C

Cheakamus Community Forest (CCF)

A limited partnership between the municipality, Squamish Nation and Lil'wat Nation that holds a forest management tenure over 33,000 hectares of land in the Whistler area and applies *ecosystem-based management* in its land use decisions.

Community Energy and Climate Action Plan (CECAP)

A document that describes how to reduce both corporate and community emissions to meet mandated emission reduction targets.

D

detached dwelling

A building containing one principal *dwelling unit*.

duplex dwelling

A building consisting of two principal *dwelling units* placed one above the other or attached side-by-side.

dwelling unit

A self-contained set of habitable rooms with one set of cooking facilities.

E

ecosystem-based management (EBM)

An adaptive approach to managing human activities that seeks the coexistence of healthy, fully functioning ecosystems and human communities. EBM seeks to maintain spatial and temporal ecosystems such that component species and ecological processes can be sustained and human well-being supported and improved.

employee

Is defined for the purpose of *employee housing* to mean a person who:

(a) is either employed or self-employed on an annual basis for an annual average of at least 20 hours per week and whose employment justifies residing in Whistler and directly relates to the provision of goods and services within the municipality; or

(b) is at least 55 years of age and has ceased active employment but who has been an employee under (a) for at least five of the past six years, prior to ceasing employment.

Employees may also be required to meet additional eligibility, use or occupancy requirements when applying for, or residing in, *employee housing*.

employee housing

Means housing intended for *employees*—that is affordable and attainable relative to their household size and income—and restricted to *employee* occupancy by way of housing agreement, lease, covenant, zoning or similar means. Employee housing may also be subject to additional eligibility, occupancy, resale, price, rent or other restrictions. Employee housing is restricted to residential *accommodation* use.

environmentally sensitive area

An area of land which should remain free of disturbance under a bylaw or permit of the municipality, a covenant registered in favour of the municipality, or a federal or provincial regulation or legislation and includes Streamside Protection and Enhancement Areas (SPEAs), endangered species habitat, individual trees identified in a tree protection covenant and tree protection areas.

G

Groundwater Resource Protection Plan

A plan endorsed by Council that establishes the boundaries of Well Protection Areas, identifies potential sources of contamination and identifies risk factors to the groundwater resources. This plan also sets out spill reporting procedures, groundwater monitoring procedures and various other measures targeted at minimizing risk to the groundwater resources.

H

health

State of complete physical, mental and social well-being and not merely the absence of disease and infirmity.

I

infill housing

The incremental addition of new *dwelling units* within existing developed areas.

L

Legacy Land Agreement (LLA)

Agreed between the municipality, Lil'wat Nation and Squamish Nation in May of 2007 pertaining to the provision of 121 hectares of lands within the municipality to the Lil'wat Nation and Squamish Nation to support their economic development objectives.

livability

The sum of the factors that add up to a community's quality of life—including the built and natural environments, housing, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

M

major park

Municipally controlled land possessing unique, diverse and highly popular *recreation and leisure amenities* and opportunities, such as lakefront. Major parks cater to the resort community and, because of their special amenities, attract users from beyond neighbourhood boundaries.

N

natural area park

Municipally controlled lands that maintain the natural characteristics of the site while accommodating a light development footprint. Natural area parks may attract users from beyond neighbourhood boundaries because of their special amenities or access to water front.

neighbourhood park	Municipally controlled land with *open space* and *recreation and leisure amenities* designed for the immediate neighbourhood.
non-motorized	Ground travel without electric or fossil-fuel-powered means as defined by the *Motor Vehicle Act*, ICBC and/or any municipally developed e-bike policy. Includes walking, cycling, small-wheeled transport (inline skates, skateboards, push scooters and hand carts) and wheelchair travel (motorized wheelchairs permitted). These modes provide both recreation (they are an end in themselves) and transportation (they provide access to goods and activities), either separately or concurrently.

O

open space	A parcel of land suitable for passive, active, programmed or unprogrammed recreation and leisure purposes. Includes a range of land types, from forested natural areas to urban spaces.

P

Precautionary Principle	The avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those proposing to take the action in question.

R

reconciliation	The Truth and Reconciliation Commission of Canada states that reconciliation is an ongoing process of establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples. (TRC Report 2015)

recreation and leisure amenity — Any naturally occurring or constructed feature that supports recreational activities freely chosen by residents and visitors, including: engaging in physical activities; participating in organized sports; participating in unprogrammed, self-directed, passive or free-flowing activities; visiting parks and natural areas; family or other personal outings; and nature appreciation.

Recreation and Leisure Master Plan (RLMP) — A document that outlines municipal-level strategies and direction for the development and management of parks as well as *recreation and leisure amenities*.

S

Sea to Sky Land and Resource Management Plan (LRMP)

Adopted by the B.C. government in 2008 and serves as the primary land use planning document for the region.

sensitive ecosystem — A rare, ecologically fragile or at-risk ecosystem including *species at risk* habitat and ecological communities at risk.

species and ecosystems at risk — Means species, sub-species or populations that are listed under Schedule 1, 2 and 3 of the *Species at Risk Act (S.C. 2002, c.29)* and/or BC Conservation Data Centre Red and Blue listed and/or those considered regionally important. Ecosystems at risk include species communities that are provincially Red and Blue listed.

Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS)

A long-term plan and agreement adopted in June 2010 that deals with growth management and economic recovery issues over a 20-year period for the SLRD area. Developed and approved by the member municipalities in partnership with the regional district, the RGS is intended to guide the SLRD and its member municipalities with respect to land use decisions in accordance with their legislative authority.

stream

Stream includes any of the following:

(a) a watercourse whether it usually contains water or not;

(b) a pond, lake, river creek or brook;

(c) a spring that is connected by surface flow to something referred to in paragraph (a) or (b);

(d) a wetland.

T

Transportation Cycling Plan

A document that outlines municipal-level strategies and direction for the development, direction and management of primarily transportation-based cycling infrastructure and programs.

U

Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal Design is based on seven principles:

(1) Equitable Use: The design is useful and marketable to people with diverse abilities.

(2) Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.

(3) Simple and Intuitive Use: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills or current concentration level.

(4) Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

(5) Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended actions.

(6) Low Physical Effort: The design can be used efficiently and comfortably and with a minimum of fatigue.

(7) Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture or mobility. (Mace 1985) (Centre for Excellence in Universal Design)

urban development

Any development for which any of the following conditions apply:

(1) a development that is connected to municipal water and sanitary sewer service;

(2) a development with a density of greater than one *dwelling unit* per 40 hectares;

(3) a development with a building or structure larger than 465 square metres; or

(4) a development for any non-resource use with a land disturbance affecting an area of greater than 1 hectare.

Z

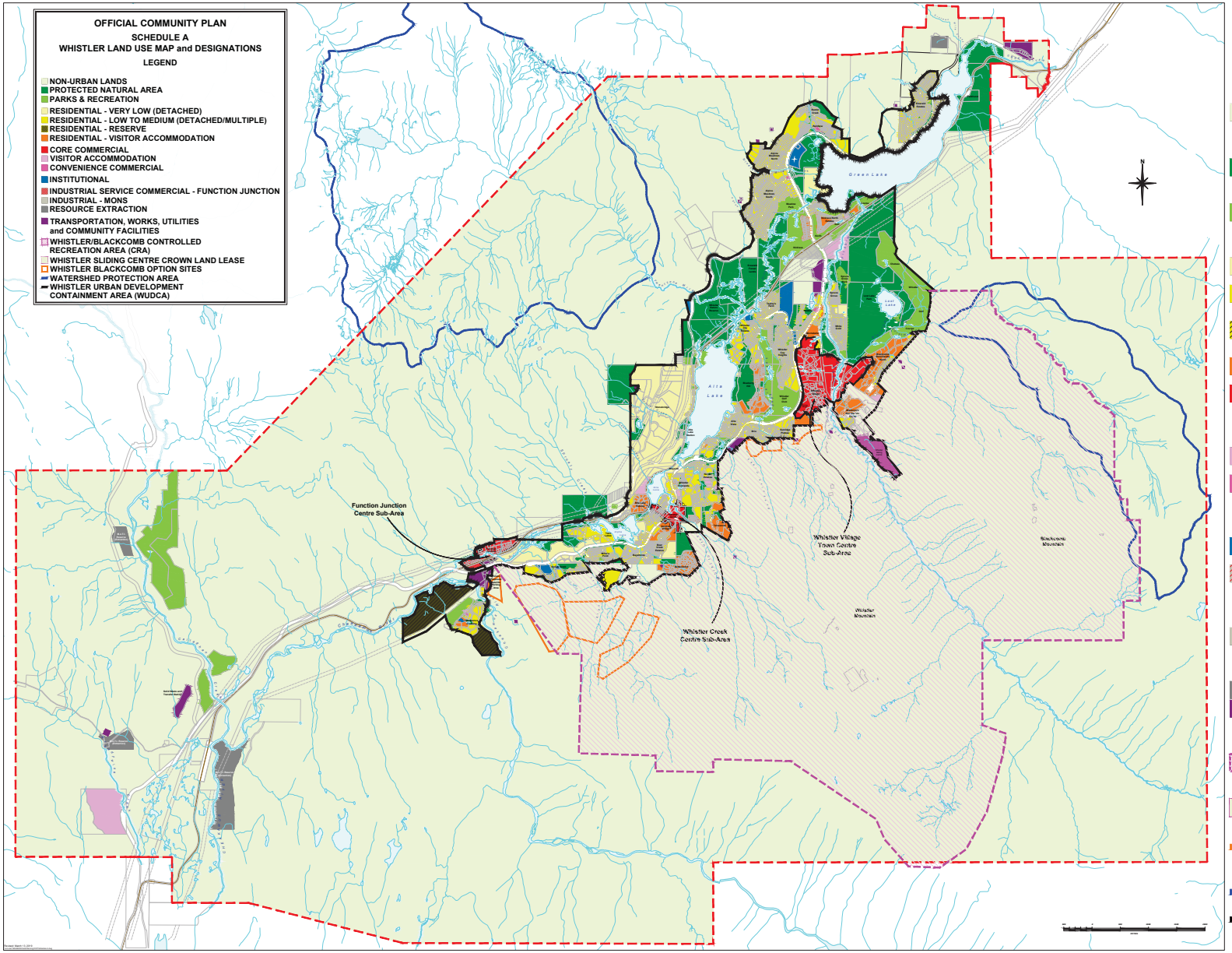
zero waste goal

The conservation of all resources by means of responsible production, consumption, reuse, and recovery of products, packaging, and materials without burning and with no discharges to land, water, or air that threaten the environment or human *health*. (Zero Waste International Alliance)

TABLE OF AMENDING BYLAWS

Amending Bylaw	Adoption Date	Description	Amended Sections

SCHEDULES



This map shows the proposed type, general location and intensity of land use in both developed and undeveloped parts of the municipality. Land use designations are categorized according to dominant use, but may allow and support a mix of uses and other auxiliary uses. Land use designation boundaries are general and do not necessarily conform to property lines.

Land Use Designations:

NON-URBAN LANDS: The undeveloped lands that generally fall outside the WUDCA. These lands provide the natural setting and form the visual backdrop integral to Whistler's mountain character, as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public open space, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected.

PROTECTED NATURAL AREA: Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation, passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.

PARKS & RECREATION: Lands designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, sports fields, and may allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.

RESIDENTIAL - VERY LOW (DETACHED): Very low density residential lands consisting of detached housing on large parcels.

RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE): Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.

RESIDENTIAL - RESERVE: Lands available for employee housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and convenience commercial uses primarily oriented to meet the needs of the surrounding neighbourhood are included.

RESIDENTIAL - VISITOR ACCOMMODATION: Lands permitting residential and visitor accommodation use in various dwelling types.

CORE COMMERCIAL: Whistler Village and Whistler Creek are the resort community's multi-use commercial centres. Whistler Village is the town centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail, entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.

VISITOR ACCOMMODATION: These lands provide visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing.

CONVENIENCE COMMERCIAL: Lands designated for neighbourhood-oriented convenience commercial development at a scale with uses that meet the day-to-day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office and personal service functions. Convenience commercial centres at Nesters Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods. Convenience Commercial may also allow for residential uses.

INSTITUTIONAL: These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.

INDUSTRIAL SERVICE COMMERCIAL - FUNCTION JUNCTION: Function Junction is the general purpose business district for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service and indoor recreation uses that do not fit the form, character and function of the Core Commercial areas and is designed to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.

INDUSTRIAL - MONS: Centrally located industrial area for community and transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of uses requiring significant yard space, circulation and other storage requirements. This area also supports limited service commercial and limited indoor and outdoor recreation uses that have a larger site area and space requirements. This designation also allows for auxiliary residential uses.

RESOURCE EXTRACTION: Lands that are designated for aggregate (rock, gravel and sand) extraction.

TRANSPORTATION, WORKS, UTILITIES and COMMUNITY FACILITIES: Lands that are designated for transportation, municipal works, utility and community facility uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste transfer station and community waste and recycling facilities, reservoirs, BC Hydro substations, community animal shelter and telecommunication facilities.

WHISTLER/BLACKCOMB CRA: Crown land leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, mountain lodges and accommodation.

WHISTLER SLIDING CENTRE CROWN LAND LEASE: Crown land leased to the Whistler 2010 Sport Legacies Society for a high-performance sport training and competition facility consisting of the sliding track for bobsleigh, luge and skeleton and public sport/leisure rides, operations facilities (track operations and control buildings, refrigeration plant) as well as associated outdoor recreation, assembly, entertainment, auxiliary retail, office and parking uses.

WHISTLER BLACKCOMB OPTION SITES: Lands identified in the Whistler Mountain Master Plan Update that have potential for base area developments. Base area developments are primarily oriented to the addition of lift staging capacity and new skiing terrain and may include parking facilities, day skier and commercial facilities, and accommodation. Any such developments are subject to OCP amendment and rezoning.

WATERSHED PROTECTION AREA: Non-urban lands to be kept in pristine condition as they are a source of Whistler's drinking water. Supported uses should be limited to low impact recreation uses.

WUDCA: The area within the municipal boundary within which all urban land uses and development including residential, commercial, industrial, institutional and recreational are contained. This area also includes lands designated as protected area, open space and park that are not designated nor intended for urban development but are recognized as part of the resort community activity area.

SCHEDULE B: LIL'WAT NATION AND SQUAMISH NATION FEE SIMPLE LANDS AND PARTNERSHIP INTERESTS

The following table and map identify the existing and potential fee simple lands and partnership interests of the Squamish Nation and Lil'wat Nation.

Lands Reference Name	Map Reference	OCP Designation (2018 proposed)	History/Status	OCP Land Use and Development Considerations (2018 proposed)
Kadenwood Lands and Emerald West	1, 2	Residential-Low to Medium (Detached and Multiple) - Lands for ground oriented *detached* and *duplex dwellings* characterized by low to medium density lot sizes. Also for multi-unit dwelling types including medium density townhouses and apartments. Multi-unit developments are generally located close to commercial, recreational, institutional, transit and trail connections.	- Kadenwood Lands (21.88 acres) granted to RMOW under 2010 Olympic and Paralympic Winter Games Community Land Bank (CLB) for affordable *employee housing*. - Emerald West Lands (53.87 acres) granted to the Nations under *Legacy Land Agreement (LLA)* (Green Lake Area Lands). - Both Kadenwood Lands and Emerald Lands are currently undeveloped parcels, with RR1 zoning.	- Support exchange of lands between RMOW and the Nations, Nations to receive Kadenwood Lands and RMOW to receive Emerald Lands in exchange. - Support rezoning of Kadenwood Lands from RR1 to new site specific zone for "site sensitive and slope-responsive development of a mix of low and medium density *detached, duplex* and townhouse *dwellings* that may also be used for tourist *accommodation*, with auxiliary residential *dwelling units* for *employee housing* for *detached dwellings*". - Provincial conditions on the Emerald Lands transferred to RMOW will be in the same manner as the First Nations receive the Kadenwood Lands.
Cheakamus Crossing	3	RESIDENTIAL: Lands available for *employee housing* with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs.	- Lands granted to the RMOW under 2010 Olympic and Paralympic Winter Games Community Land Bank Agreement (CLBA) for affordable *employee housing*. - Athlete's Village conversion and Phase 1 planned development reaching buildout.	- Support participation by the Nations in development of an *employee housing* rental apartment building in Cheakamus Crossing similar to Cloudburst on serviced lands transferred to the Nations by the RMOW.

			- Planning for Phase 2 development is underway as a community priority.	
Alpine North-Baxter Creek	4	Residential-Low to Medium (Detached and Multiple) - Lands for ground oriented *detached* and *duplex dwellings* characterized by low to medium density lot sizes. Also for multi-unit dwelling types including medium density townhouses and apartments. Multi-unit developments are generally located close to commercial, recreational, institutional, transit and trail connections.	- Block 2 lands received by FN through *LLA* (*LLA* Schedule 'A'). Commitment for 452 *bed units* of development. - Land exchange completed with RMOW: FN received 3.75 hectares portion of Block 1 from RMOW (*LLA* Schedule 'A') in exchange for BCBC lands (*LLA* Schedule 'C'), creating a larger Alpine North parcel for FN to accommodate development. - Master Plan prepared for development and RM55 (Residential Multiple 55) zoning adopted February 17, 2009 with maximum density of 48 *detached* and *duplex dwellings* and 41 townhouse dwellings (Baxter Creek). - Townhouse development (41 units) has been completed. - Single family development ongoing (20 lots developed and 28 lots undeveloped).	- No changes to existing OCP and zoning expected.
Function Junction Lands	5	Industrial Service Commercial-Function Junction - Function Junction is the general-purpose business district and back-of-house for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service and indoor recreation uses that do not fit the form, character and function of the Core Commercial areas and is designated to	- Lands received by FN through *LLA* (Schedule 'E')—*LLA* Schedule 'J' described supported uses as "an area to be used only for an operation which assembles, improves, treats compounds or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odour, smoke, glare or vibration beyond the parcel of land on which the activity takes place and which does not detract from the natural	- Project to be developed consistent with zoning and approved development permit.

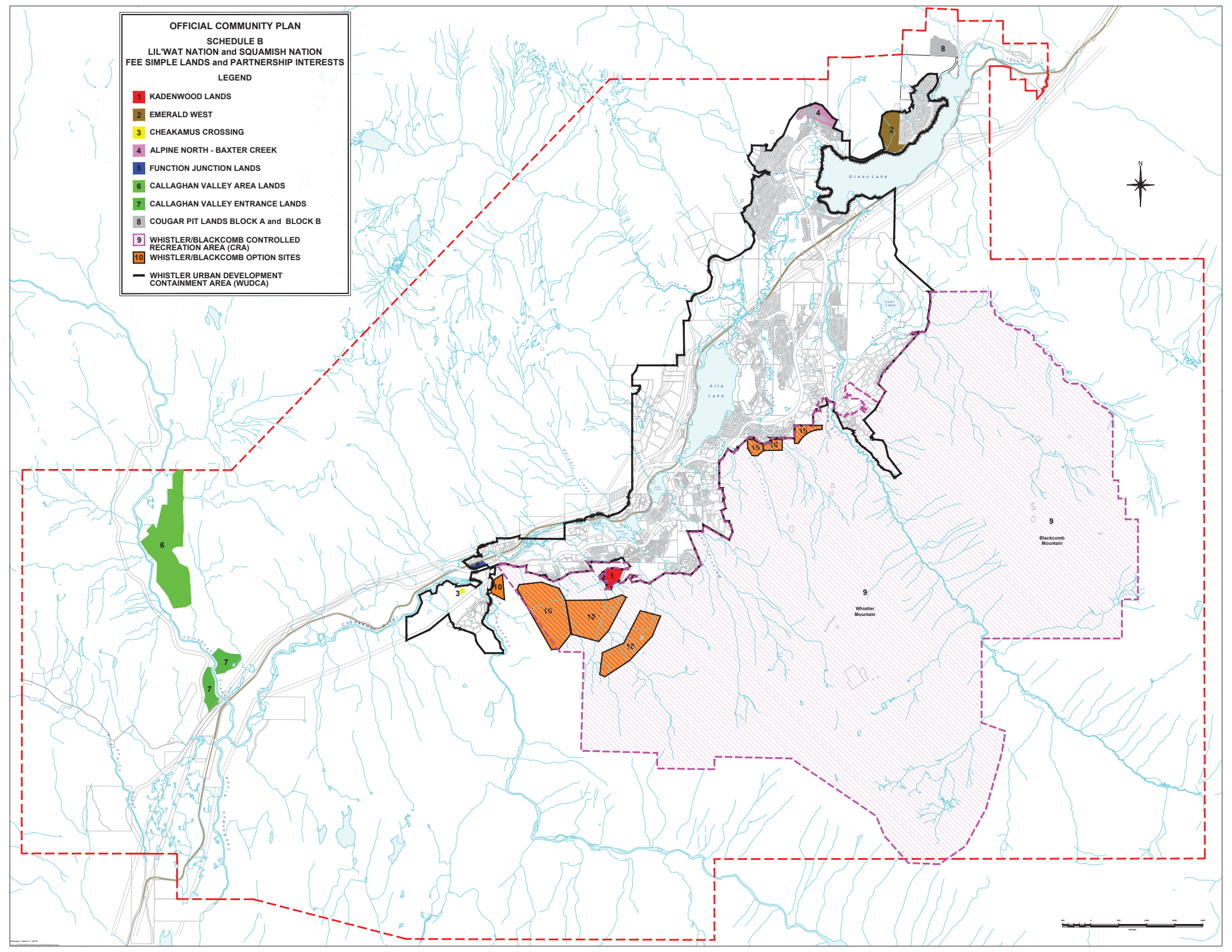
		support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and *employee housing*.	environment or *livability* of the Resort Municipality". - Property rezoned from RR1 to CS2 (Commercial Service Station 2) and IS5 (Industrial Service 5) April 7, 2009, extending uses beyond those contemplated by *LLA* to include service station with convenience retail and restaurant uses; and wide range of additional light industrial, commercial and office uses as well as *employee housing*. - Development permit approved October 3, 2017 with total gross floor area of approx. 73,000 sq. ft. - Project is underway. Site clearing completed.	
Callaghan Valley Area Lands	6	Parks and Recreation - Parks and natural areas designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, and may also allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.	- Lands received by FN through *LLA*–approx. 100.5 acres - *LLA* Schedule 'J' lands designated as "an area used for a tourism, recreation or other resort facility such as a golf course, interpretive trail or similar low intensity use consistent with the goal of continuing to provide a premier mountain resort." - Commitments in *LLA* for: "Whistler will discuss with the Nations and others the potential for tourism and related opportunities"; and "the Nations will conduct further investigation and discussion with respect to the potential for a golf course and outdoor recreation facilities to be developed by the Nations to service winter and summer recreational users"; and "development will be in	- Lands designated for Parks and Recreation and identified uses and development.

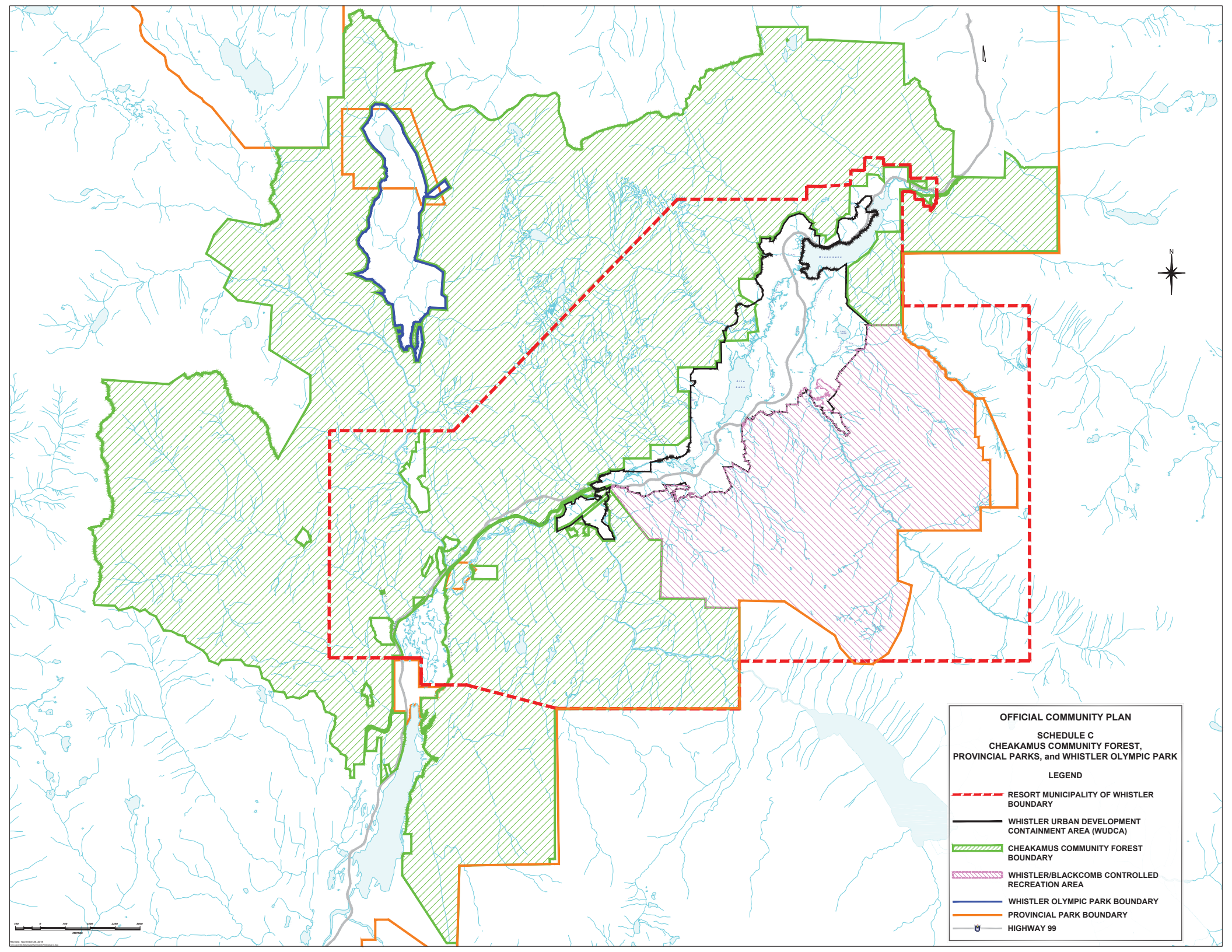
			accordance with 2.1 (guiding principles). - Study was completed of golf course development potential. - Current zoning is RR1 (Rural Resource 1) permitting wide range of uses including indoor and outdoor recreation. - No recent discussions on potential for tourism and related opportunities.	
Callaghan Valley Entrance Lands	7	Parks and Recreation - Parks and natural areas designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, and may also allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.	- Lands received by FN through *LLA*—approx. 33.4 acres. - *LLA* Schedule 'J' lands designated as Land Reserve – Rural Resource "an area that may have future additional development potential but which in the interim may only be used for agriculture, recreation, institutional or similar purposes." - Commitments in *LLA*: "Whistler will discuss with the Nations and others the potential for tourism and related opportunities"; and "the Nations will conduct further investigation and discussion with respect to the potential for a golf course and outdoor recreation facilities to be developed by the Nations to service winter and summer recreational users"; and "development will be in accordance with 2.1 (guiding principles)." - Study was completed of golf course development potential. - Current zoning is RR1 (Rural Resource 1) permitting wide range of uses including indoor and outdoor recreation.	- Lands designated for parks and recreation and identified uses and development.

			- No recent discussions on potential for tourism and related opportunities.	
Cougar Pit Lands Block A and Block B	8	2011 Designations Block A NON-URBAN LANDS: Largely undeveloped lands that generally fall outside the WUDCA. These lands provide mountain character and natural setting and form the visual backdrop integral to the Whistler Experience, as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public *open space*, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected. Block B RESOURCE EXTRACTION: Lands that are designated for aggregate (rock, gravel and sand) extraction.	- Lands received by the Nations through *LLA*—comprise two parcels. - Block A approx. 23.05 acres, is a rock quarry and is zoned IP2 (Industrial Processing 2) which permits manufacturing and processing of gravel and aggregate using only materials produced on site, storage of industrial equipment related to M&P, and kennelling of not more than 100 commercial sled dogs between Nov 1 and April 30 of any given year. - Block B approx. 9.14 acres is zoned RR1 permitting a wide range of uses including outdoor and indoor recreation. - Under *LLA* Schedule "J" designated as Land Reserve – Rural Resource "an area that may have future additional development potential but which in the interim may only be used for agriculture, recreation, institutional or similar purposes." - Commitments in *LLA*: the Nations will discuss with Whistler potential long-term development opportunities for these lands; and Whistler will consider a development application from the Nations or their nominee consistent with section 2.1 (Guiding Principles). - There have been no recent discussions with the Nations on long-term development opportunities for these lands.	- Recognize current uses and zoning.

Whistler and Blackcomb Controlled Recreation Areas (CRAs)	9	WHISTLER BLACKCOMB CRAs: Crown lands leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and *accommodation*.	- In February 2017, the Province approved updated Master Plans for Whistler Mountain and Blackcomb Mountain and granted a 60 year Master Development Agreement (MDA) for each Mountain. - The Nations have partnership interests in the CRAs. - The MDAs incorporate the approved updated Master Plans. - The MDAs acknowledge the regulatory authority of the RMOW this Agreement will not interfere with, influence, encroach upon or fetter the jurisdiction, processes or discretion of any Government Agency or Regulatory Authority which may, within its scope of authority or jurisdiction, in considering Applications by the Developer in connection with all or any part of the Development, impose conditions and obligations on the Developer pursuant to its normal approval process.	Support update of zoning for Whistler and Blackcomb Mountain to recognize all existing development, generally support recreation activities and associated lifts, trails and operational facilities, and require rezoning for future commercial developments (including food and beverage and retail) and *accommodation* and base area developments, which are also subject to OCP amendment. It is recognized the evolution of Whistler will continue over the short, medium and long-term time frames and as reflected in Chapter 4 of this OCP, the RMOW will review development priorities for the Nations through processes provided for in the Protocol Agreement between Lil'wat Nation, Squamish Nation and RMOW. The Nations have access to Council and senior staff for direct engagement on, and consideration of, development proposals.
Whistler Blackcomb Option Sites	10	WHISTLER BLACKCOMB OPTION SITES: Lands identified in the Whistler Mountain Master Plan update that have potential for base area developments. Base area developments are primarily oriented to the addition of lift staging capacity and new skiing terrain and may include parking facilities, day skier and commercial facilities, and *accommodation*. Any such developments are subject to OCP amendment and rezoning.	- The MDA for each of Whistler Mountain and Blackcomb Mountain has provisions for base area developments. - The approved updated Whistler Mountain Master Plan identifies seven Option Sites for potential base area developments. - The Nations have partnership interests in the Option Sites. - The MDAs acknowledge the regulatory authority of the RMOW this Agreement will not interfere with, influence, encroach upon or fetter the	It is recognized the evolution of Whistler will continue over the short, medium and long-term time frames and as reflected in Chapter 4 of this OCP, the RMOW will review development priorities for the Nations through processes provided for in the Protocol Agreement between Lil'wat Nation, Squamish Nation and RMOW. The Nations have access to Council and senior staff for direct engagement on, and consideration of, development proposals.

			jurisdiction, processes or discretion of any Government Agency or Regulatory Authority which may, within its scope of authority or jurisdiction, in considering Applications by the Developer in connection with all or any part of the Development, impose conditions and obligations on the Developer pursuant to its normal approval process.	


OFFICIAL COMMUNITY PLAN
SCHEDULE B
LIL'WAT NATION and SQUAMISH NATION
FEE SIMPLE LANDS and PARTNERSHIP INTERESTS
LEGEND
1 KADENWOOD LANDS
2 EMERALD WEST
3 CHEAKAMUS CROSSING
4 ALPINE NORTH - BAXTER CREEK
5 FUNCTION JUNCTION LANDS
6 CALLAGHAN VALLEY AREA LANDS
7 CALLAGHAN VALLEY ENTRANCE LANDS
8 COUGAR PIT LANDS BLOCK A and BLOCK B
9 WHISTLER/BLACKCOMB CONTROLLED RECREATION AREA (CRA)
10 WHISTLER/BLACKCOMB OPTION SITES
WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)
Green Lake
Alta Lake
Blackcomb Mountain
Whistler Mountain
N


OFFICIAL COMMUNITY PLAN
SCHEDULE C
CHEAKAMUS COMMUNITY FOREST,
PROVINCIAL PARKS, and WHISTLER OLYMPIC PARK
LEGEND
RESORT MUNICIPALITY OF WHISTLER BOUNDARY
WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)
CHEAKAMUS COMMUNITY FOREST BOUNDARY
WHISTLER/BLACKCOMB CONTROLLED RECREATION AREA
WHISTLER OLYMPIC PARK BOUNDARY
PROVINCIAL PARK BOUNDARY
HIGHWAY 99
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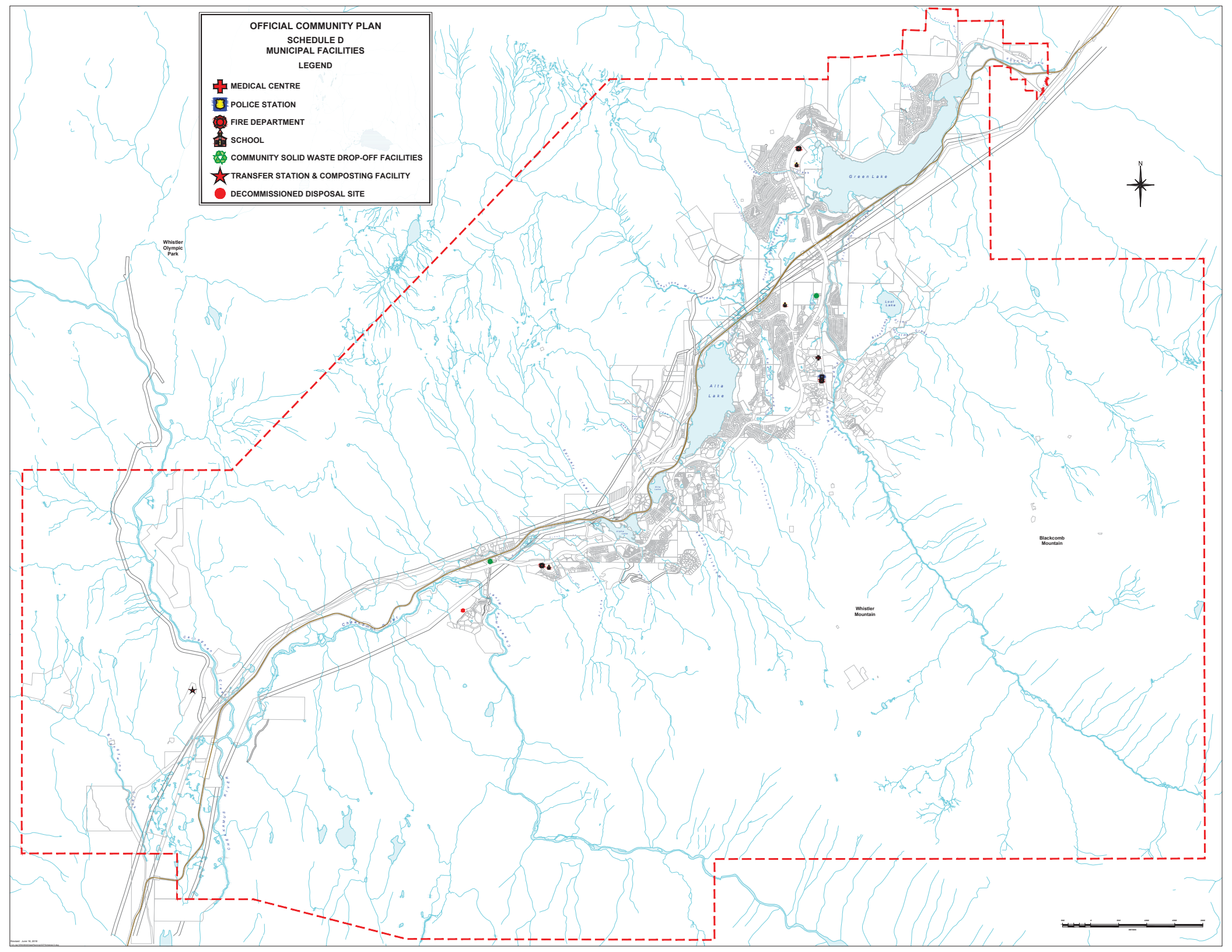
OFFICIAL COMMUNITY PLAN
SCHEDULE D
MUNICIPAL FACILITIES
LEGEND
MEDICAL CENTRE
POLICE STATION
FIRE DEPARTMENT
SCHOOL
COMMUNITY SOLID WASTE DROP-OFF FACILITIES
TRANSFER STATION & COMPOSTING FACILITY
DECOMMISSIONED DISPOSAL SITE
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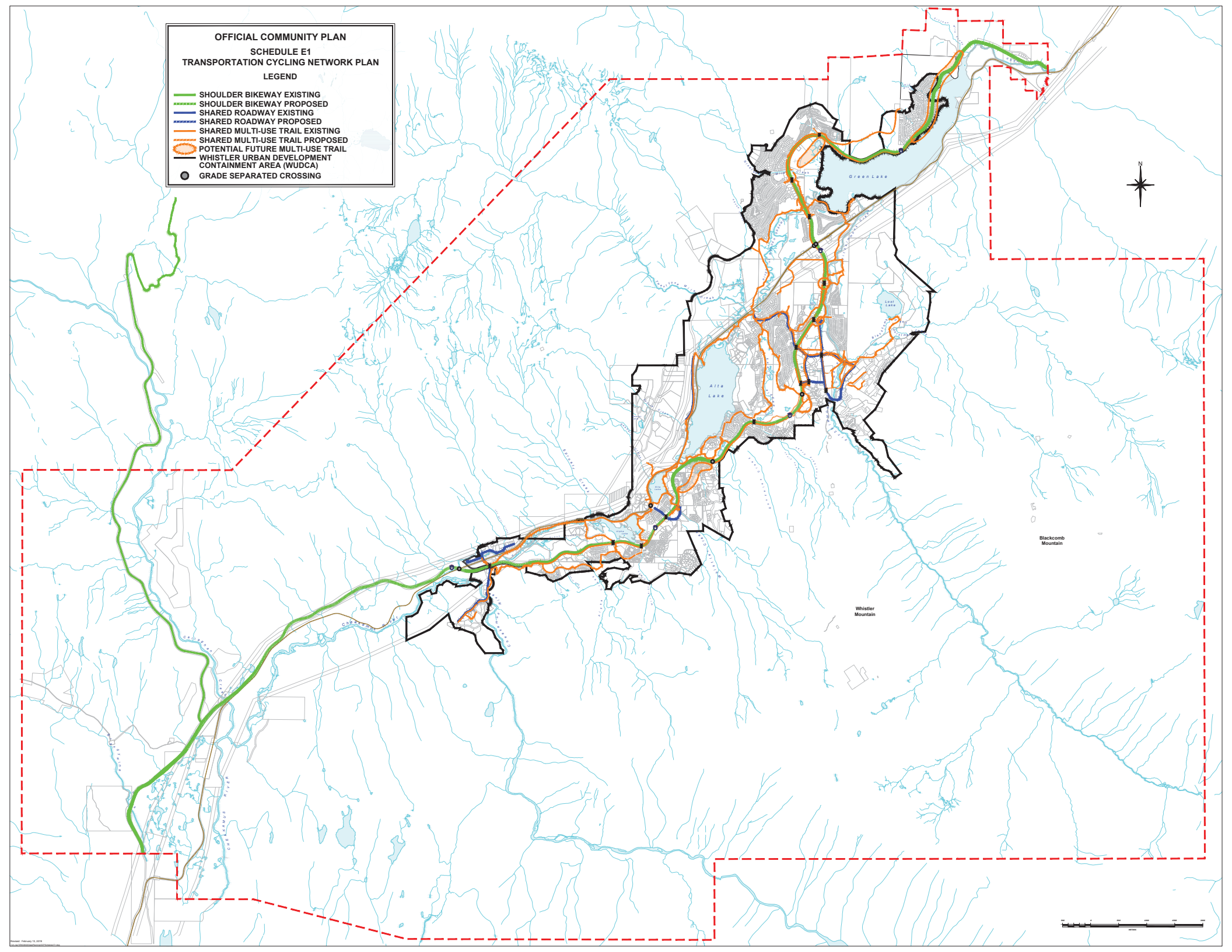
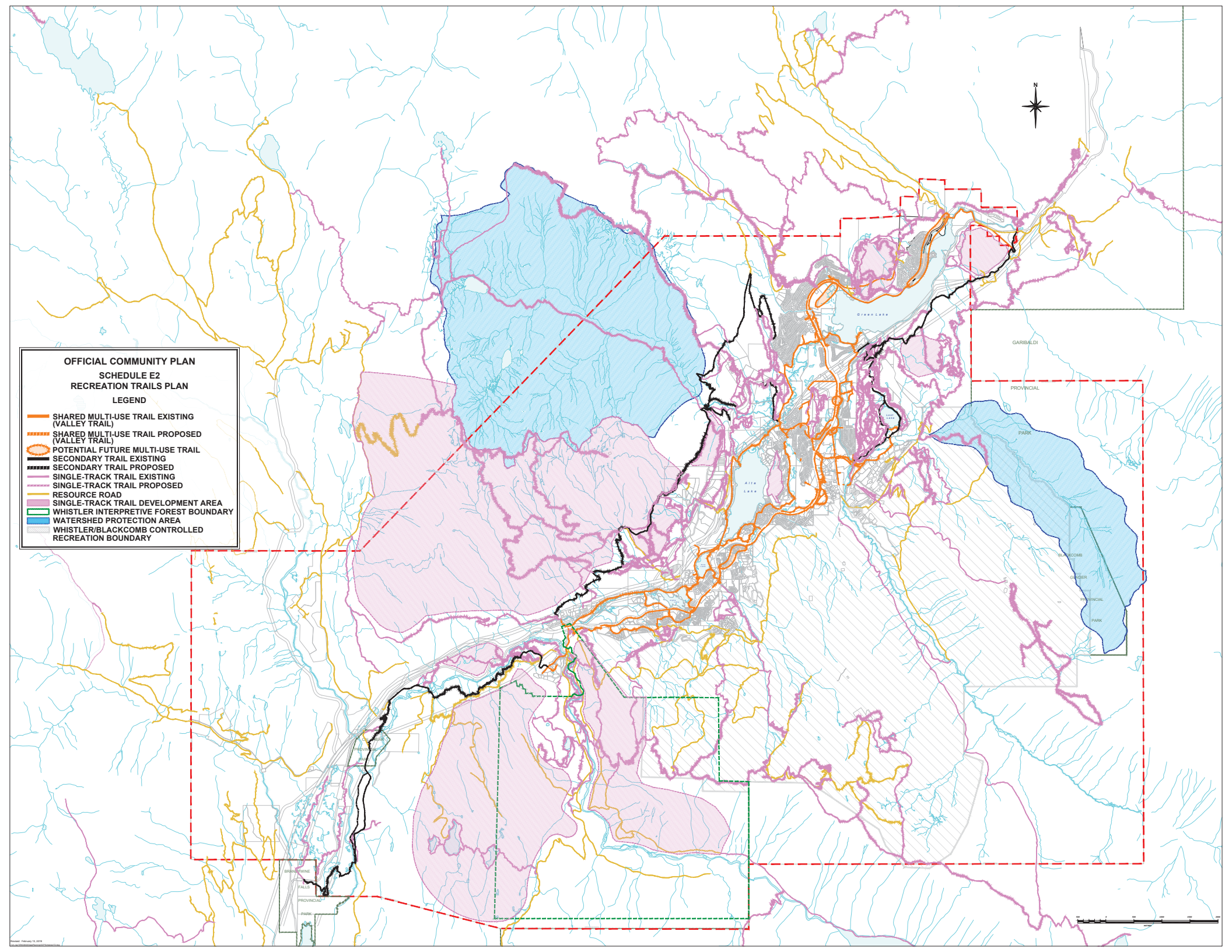
Green Lake
Alta Lake
Lost Lake
Blackcomb Mountain
Whistler Mountain
N


OFFICIAL COMMUNITY PLAN
SCHEDULE E1
TRANSPORTATION CYCLING NETWORK PLAN
LEGEND
SHOULDER BIKEWAY EXISTING
SHOULDER BIKEWAY PROPOSED
SHARED ROADWAY EXISTING
SHARED ROADWAY PROPOSED
SHARED MULTI-USE TRAIL EXISTING
SHARED MULTI-USE TRAIL PROPOSED
POTENTIAL FUTURE MULTI-USE TRAIL
WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)
GRADE SEPARATED CROSSING
N
Green Lake
Alta Lake
Blackcomb Mountain
Whistler Mountain
Cheakamus River
Revised: February 13, 2019


OFFICIAL COMMUNITY PLAN
SCHEDULE E2
RECREATION TRAILS PLAN
LEGEND
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SHARED MULTI-USE TRAIL PROPOSED (VALLEY TRAIL)
POTENTIAL FUTURE MULTI-USE TRAIL
SECONDARY TRAIL EXISTING
SECONDARY TRAIL PROPOSED
SINGLE-TRACK TRAIL EXISTING
SINGLE-TRACK TRAIL PROPOSED
RESOURCE ROAD
SINGLE-TRACK TRAIL DEVELOPMENT AREA
WHISTLER INTERPRETIVE FOREST BOUNDARY
WATERSHED PROTECTION AREA
WHISTLER/BLACKCOMB CONTROLLED RECREATION BOUNDARY
N
Green Lake
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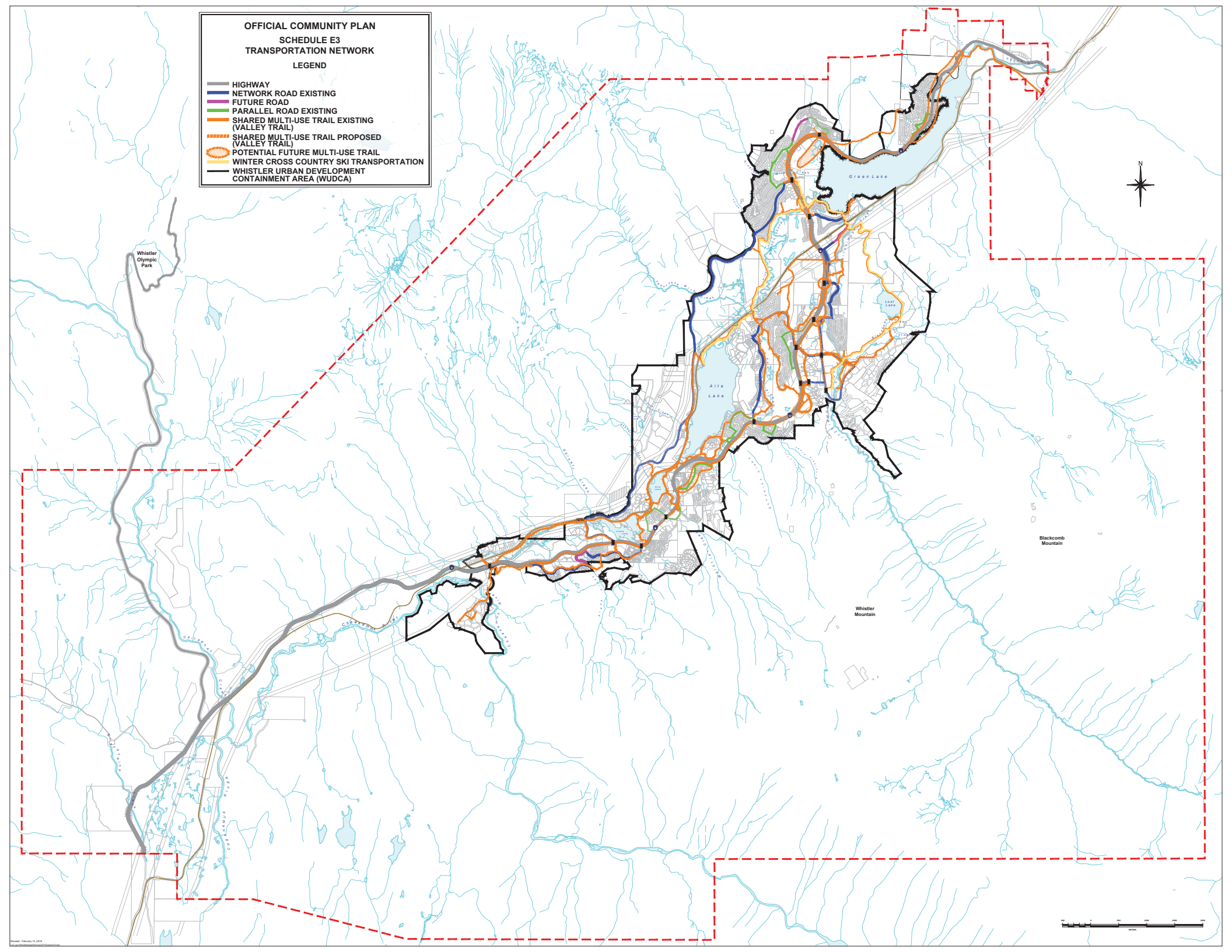
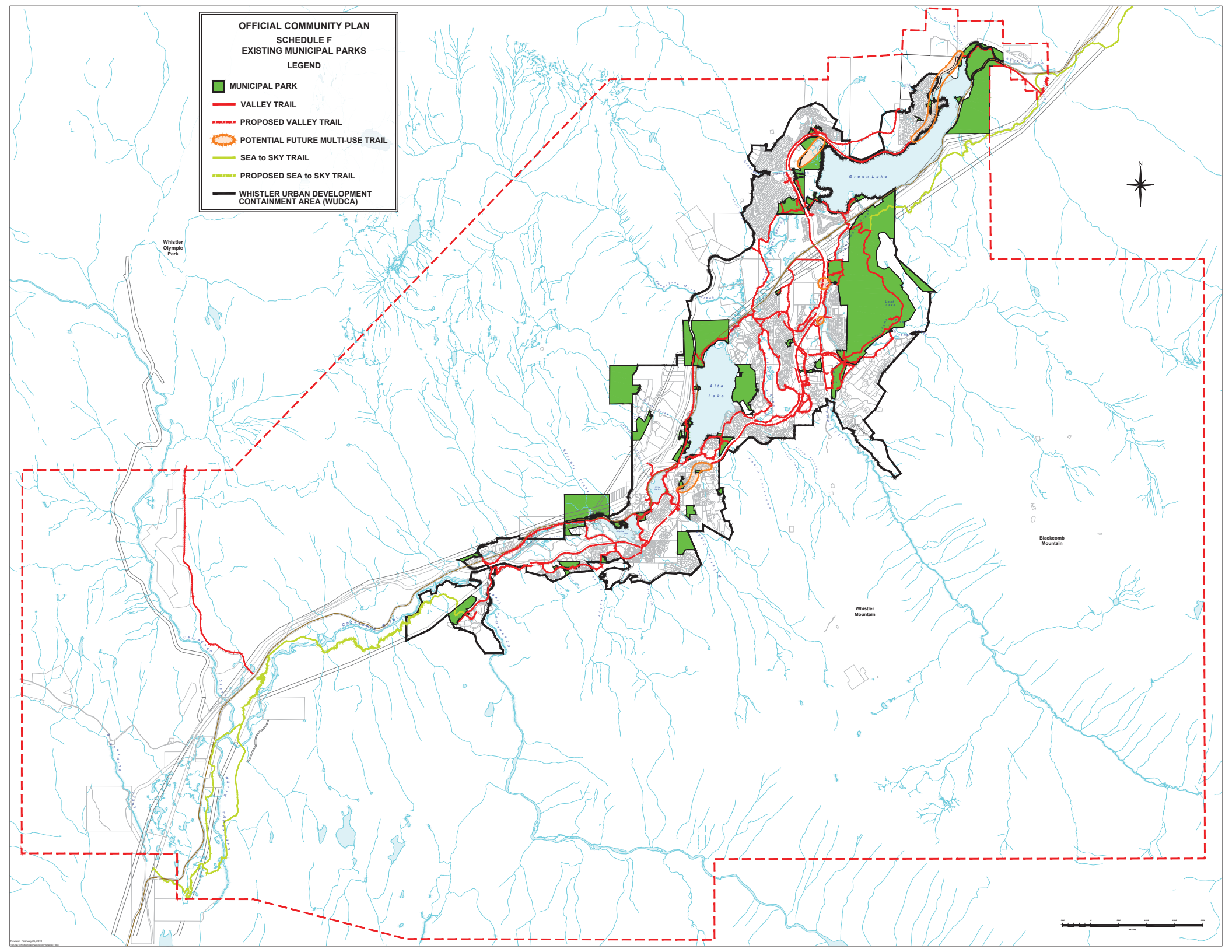
PROVINCIAL
PARK
BLACKCOMB
BROWNING
LAKE
BRANDYWINE
FALLS
PROVINCIAL
PARK


OFFICIAL COMMUNITY PLAN
SCHEDULE E3
TRANSPORTATION NETWORK
LEGEND
HIGHWAY
NETWORK ROAD EXISTING
FUTURE ROAD
PARALLEL ROAD EXISTING
SHARED MULTI-USE TRAIL EXISTING (VALLEY TRAIL)
SHARED MULTI-USE TRAIL PROPOSED (VALLEY TRAIL)
POTENTIAL FUTURE MULTI-USE TRAIL
WINTER CROSS COUNTRY SKI TRANSPORTATION
WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)
N
Whistler Olympic Park
Green Lake
Alta Lake
Blackcomb Mountain
Whistler Mountain
Cheakamus River
Revised: February 13, 2019


OFFICIAL COMMUNITY PLAN
SCHEDULE F
EXISTING MUNICIPAL PARKS
LEGEND
MUNICIPAL PARK
VALLEY TRAIL
PROPOSED VALLEY TRAIL
POTENTIAL FUTURE MULTI-USE TRAIL
SEA to SKY TRAIL
PROPOSED SEA to SKY TRAIL
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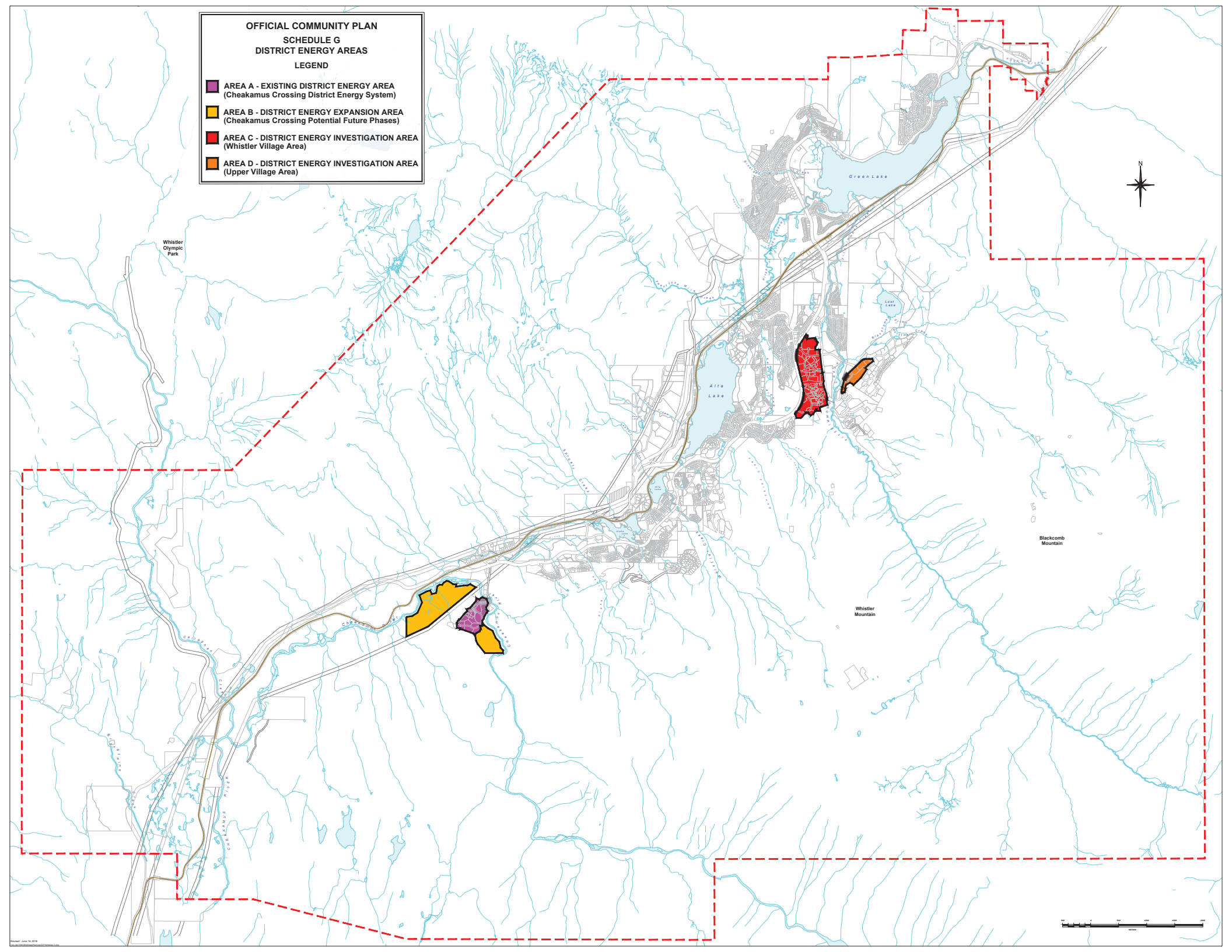
Whistler Olympic Park
Green Lake
Alta Lake
Blackcomb Mountain
Whistler Mountain
N


OFFICIAL COMMUNITY PLAN
SCHEDULE G
DISTRICT ENERGY AREAS
LEGEND
AREA A - EXISTING DISTRICT ENERGY AREA
(Cheakamus Crossing District Energy System)
AREA B - DISTRICT ENERGY EXPANSION AREA
(Cheakamus Crossing Potential Future Phases)
AREA C - DISTRICT ENERGY INVESTIGATION AREA
(Whistler Village Area)
AREA D - DISTRICT ENERGY INVESTIGATION AREA
(Upper Village Area)
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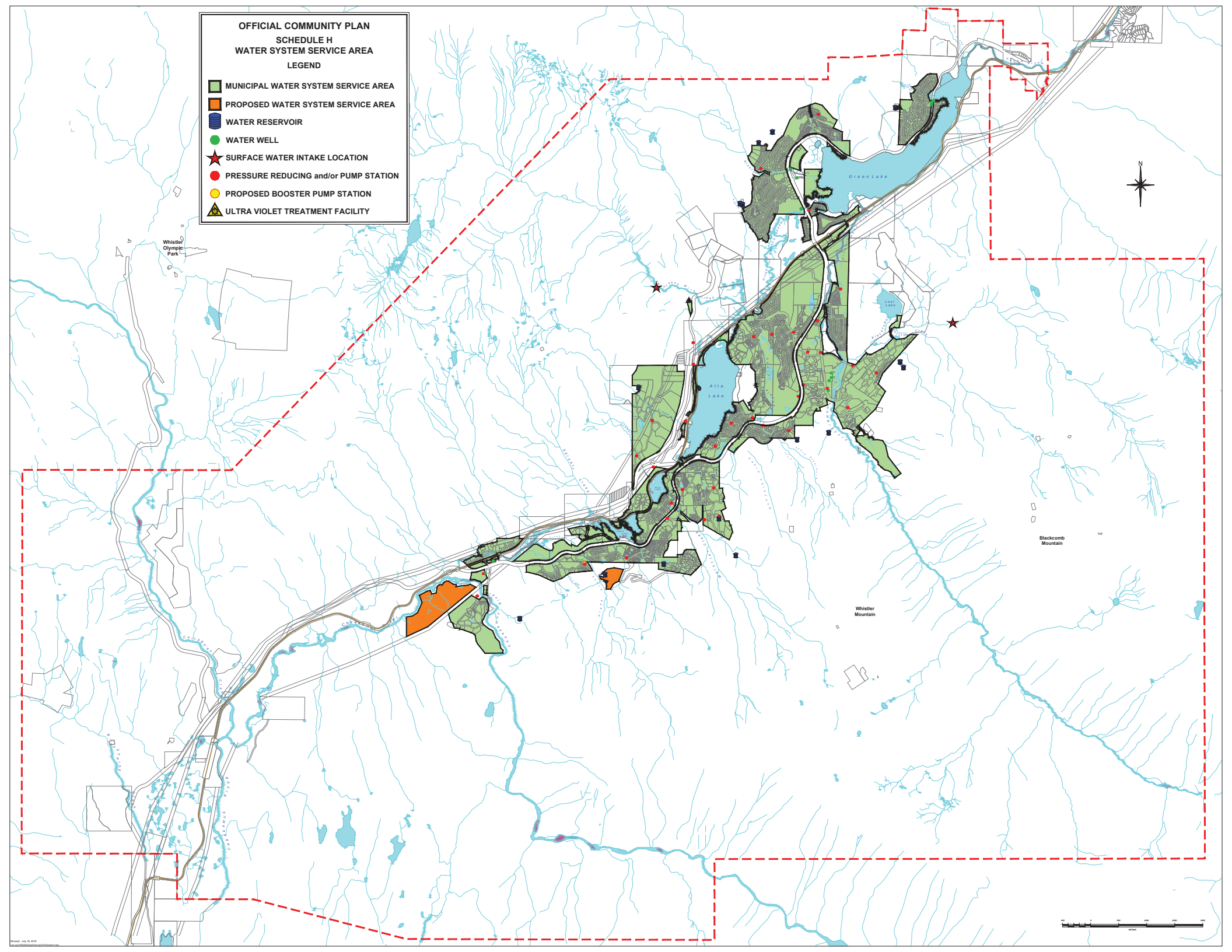
Alta Lake
Blackcomb Mountain
Whistler Mountain
Revised: June 19, 2018


OFFICIAL COMMUNITY PLAN
SCHEDULE H
WATER SYSTEM SERVICE AREA
LEGEND
MUNICIPAL WATER SYSTEM SERVICE AREA
PROPOSED WATER SYSTEM SERVICE AREA
WATER RESERVOIR
WATER WELL
SURFACE WATER INTAKE LOCATION
PRESSURE REDUCING and/or PUMP STATION
PROPOSED BOOSTER PUMP STATION
ULTRA VIOLET TREATMENT FACILITY
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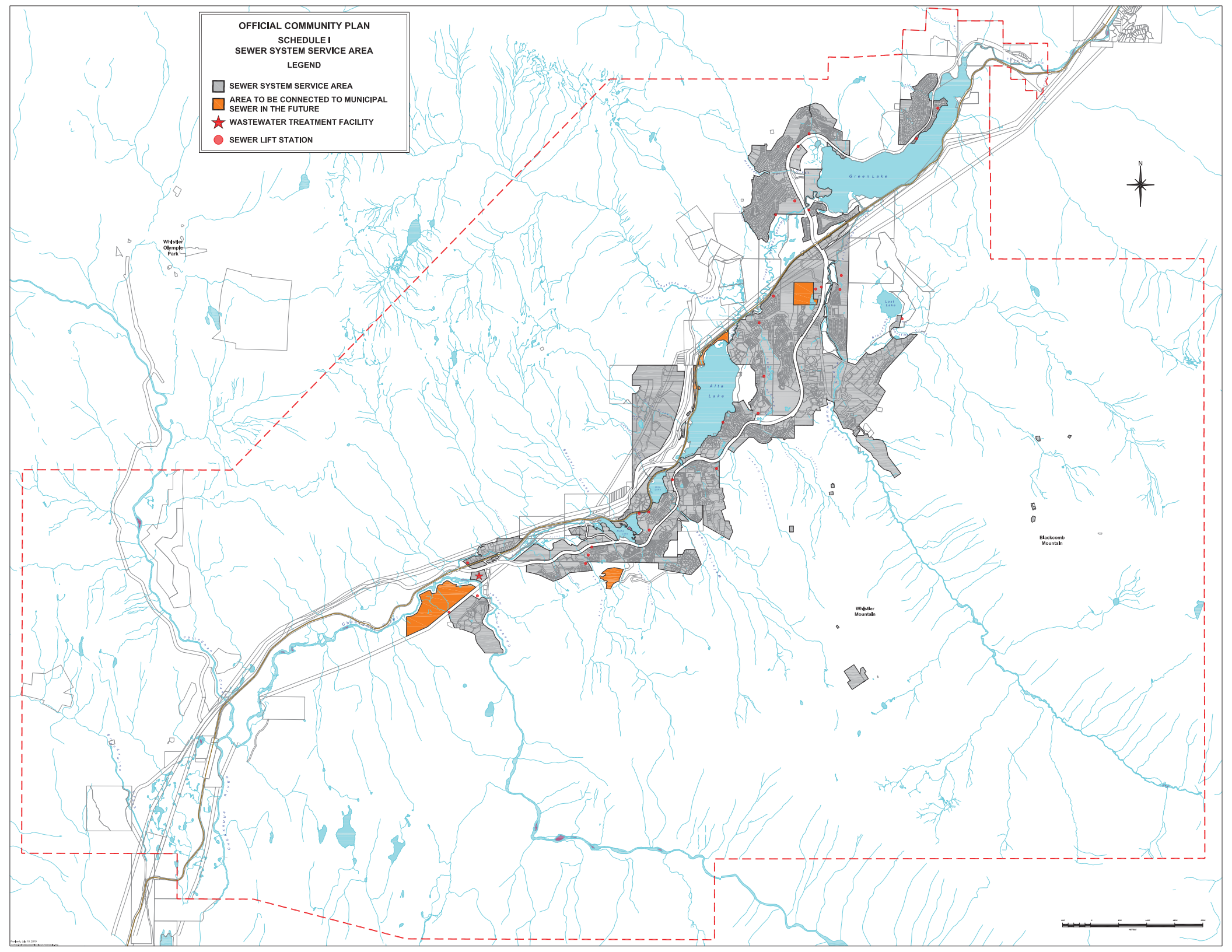
OFFICIAL COMMUNITY PLAN
SCHEDULE I
SEWER SYSTEM SERVICE AREA
LEGEND
SEWER SYSTEM SERVICE AREA
AREA TO BE CONNECTED TO MUNICIPAL SEWER IN THE FUTURE
WASTEWATER TREATMENT FACILITY
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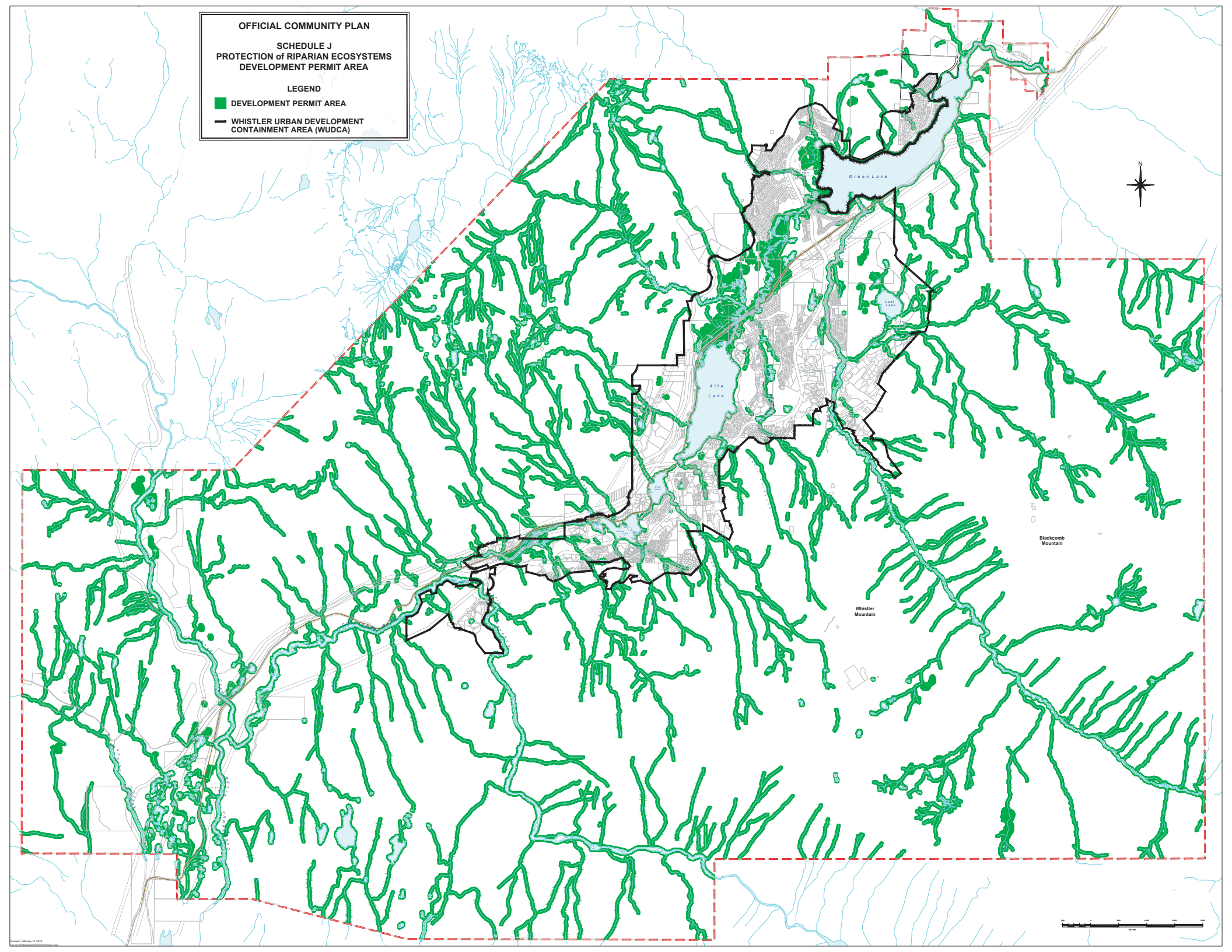
Whistler Mountain


OFFICIAL COMMUNITY PLAN
SCHEDULE J
PROTECTION of RIPARIAN ECOSYSTEMS
DEVELOPMENT PERMIT AREA
LEGEND
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Blackcomb Mountain
Whistler Mountain
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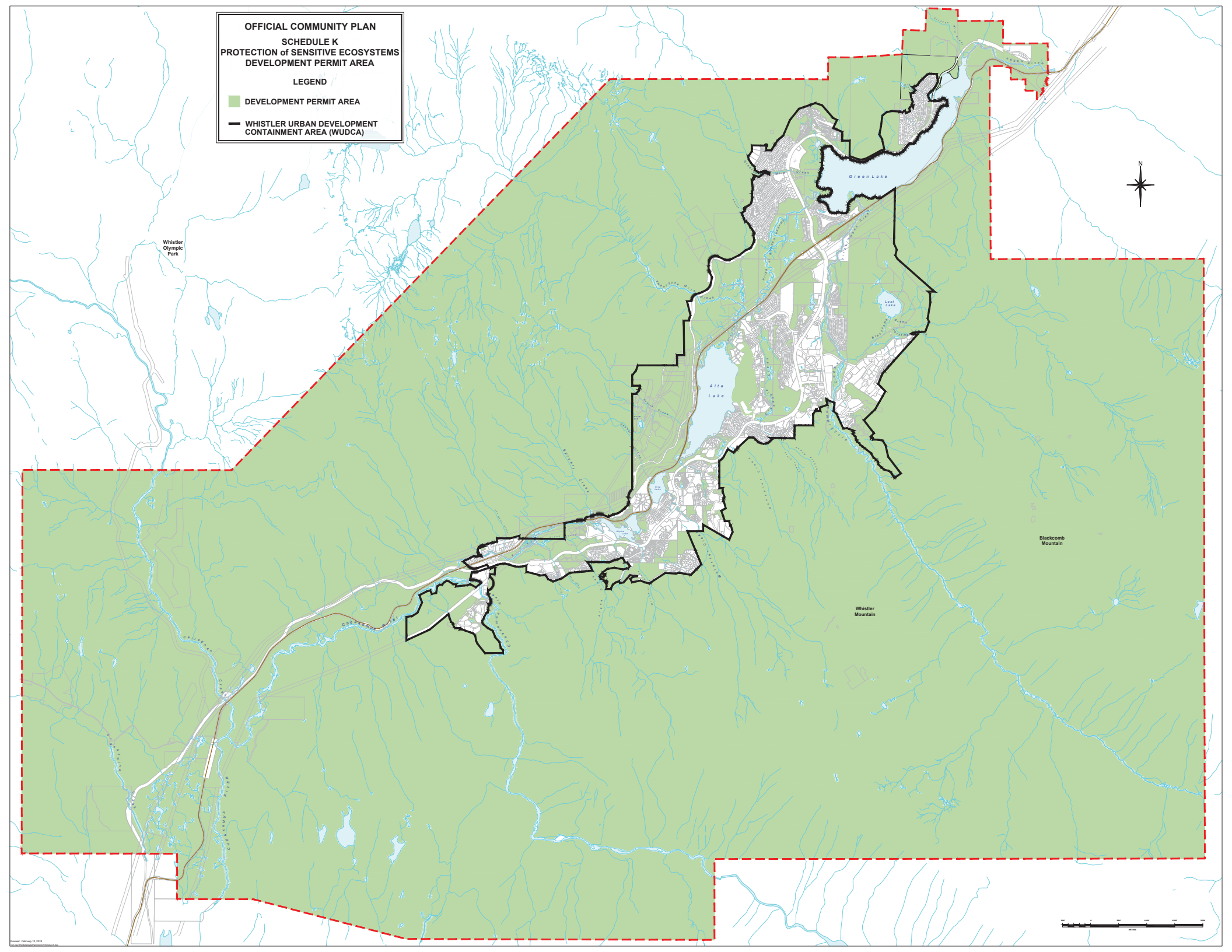
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SCHEDULE K
PROTECTION of SENSITIVE ECOSYSTEMS
DEVELOPMENT PERMIT AREA
LEGEND
DEVELOPMENT PERMIT AREA
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Whistler Olympic Park
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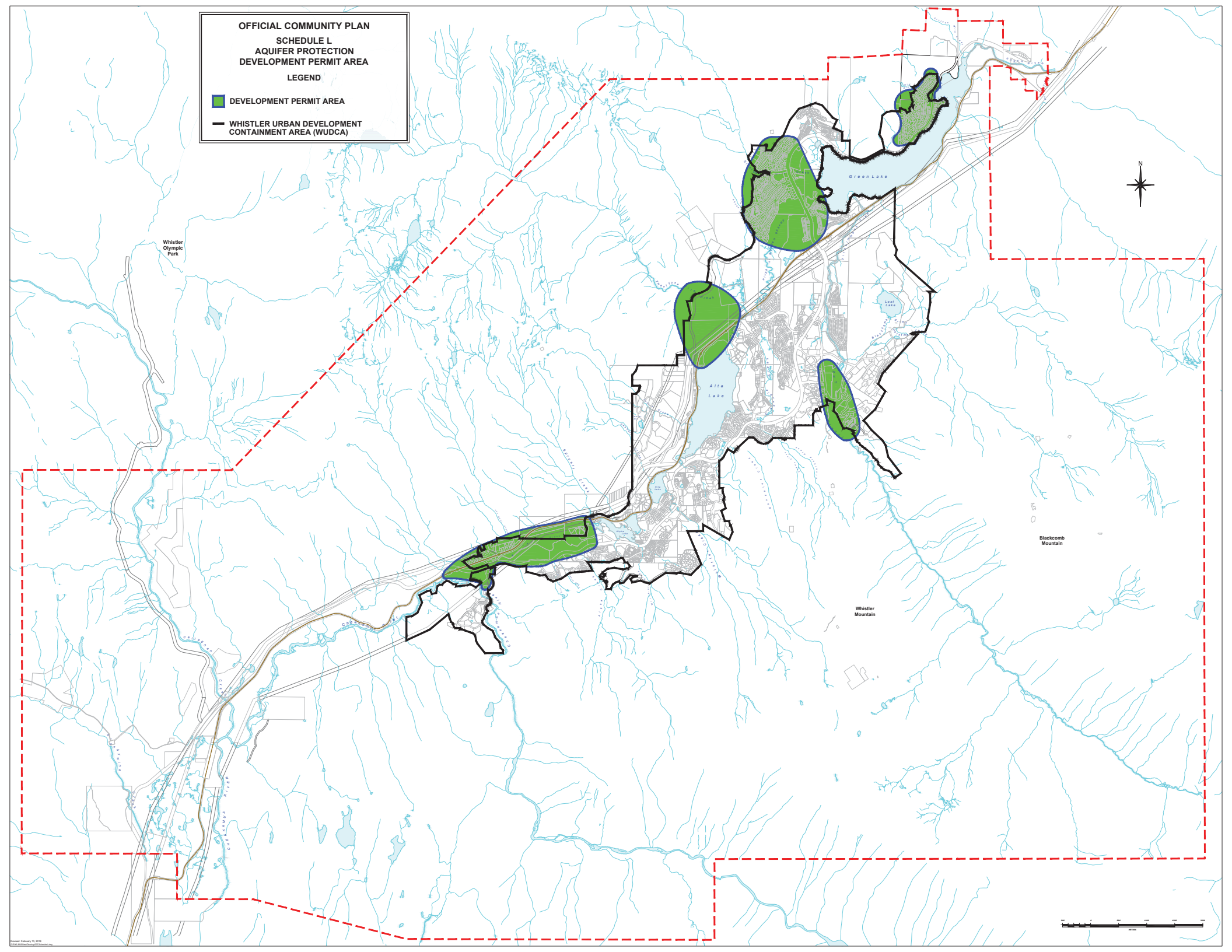
Whistler Mountain


OFFICIAL COMMUNITY PLAN
SCHEDULE L
AQUIFER PROTECTION
DEVELOPMENT PERMIT AREA
LEGEND
DEVELOPMENT PERMIT AREA
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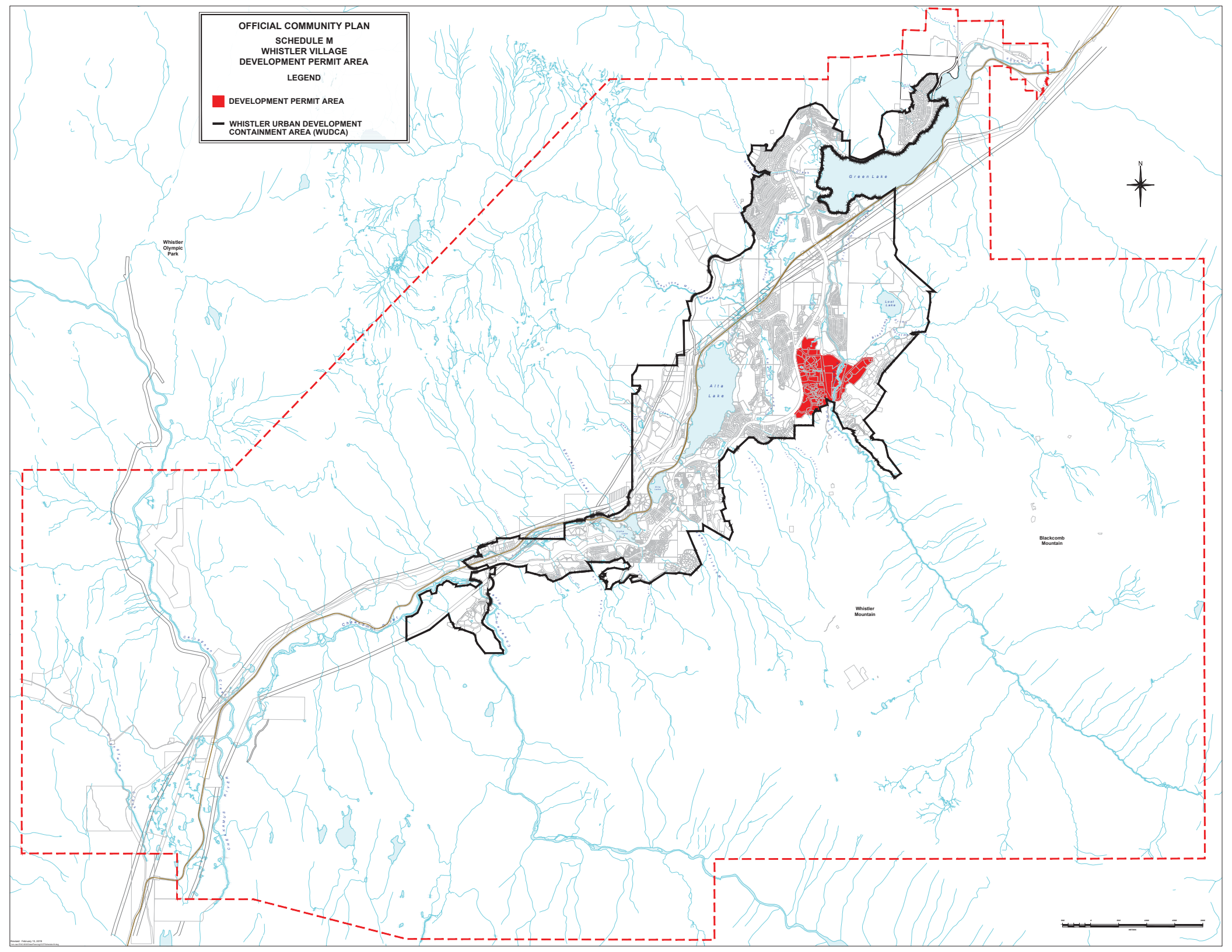
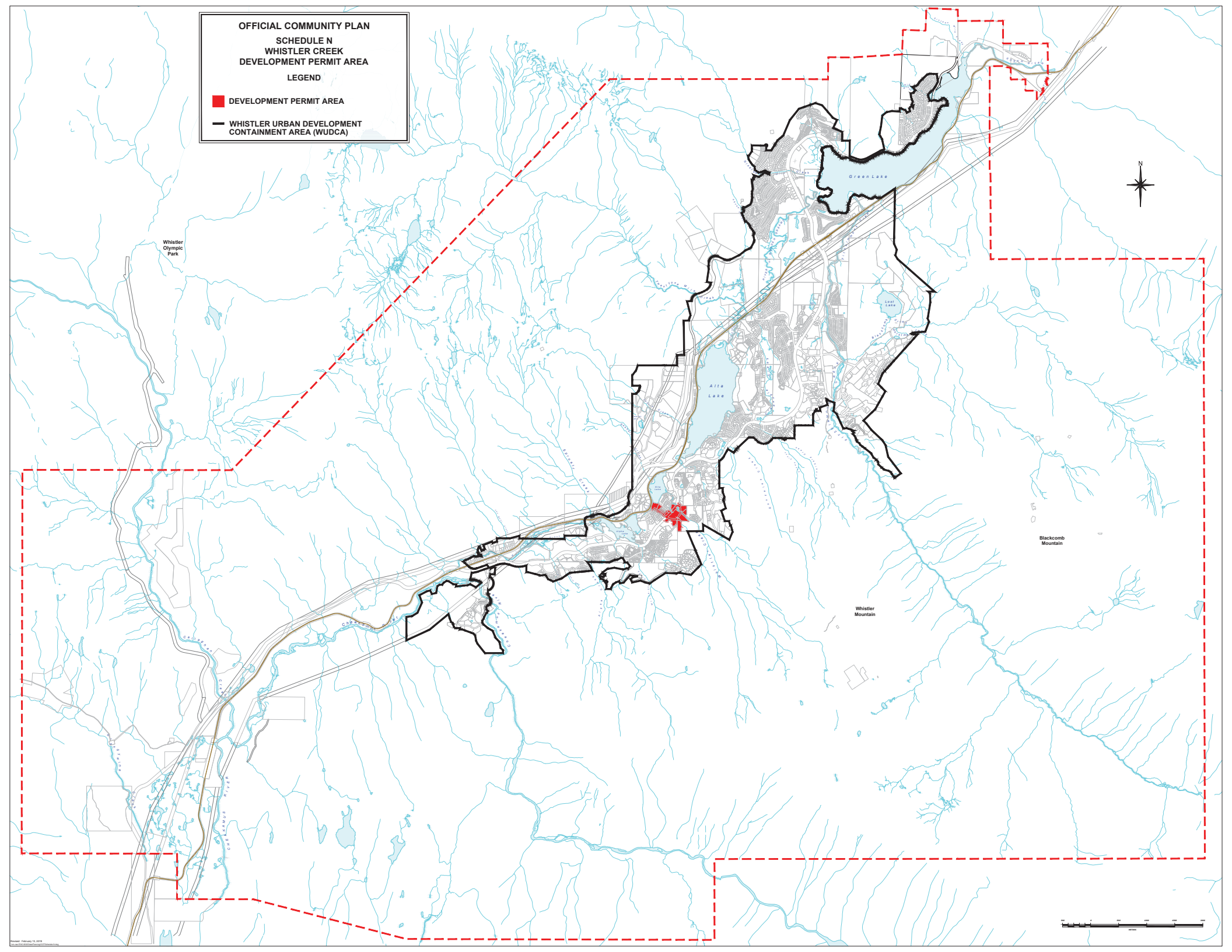
Alta Lake
Blackcomb Mountain
Whistler Mountain


OFFICIAL COMMUNITY PLAN
SCHEDULE M
WHISTLER VILLAGE
DEVELOPMENT PERMIT AREA
LEGEND
DEVELOPMENT PERMIT AREA
WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)
N
Green Lake
Alta Lake
Lost Lake
Whistler Olympic Park
Blackcomb Mountain
Whistler Mountain
Cheakamus River
Cheakamus Lake
Fitzsimmons Creek
Millar Creek
Cougar Creek
Function Junction
Revised: February 13, 2019


OFFICIAL COMMUNITY PLAN
SCHEDULE N
WHISTLER CREEK
DEVELOPMENT PERMIT AREA
LEGEND
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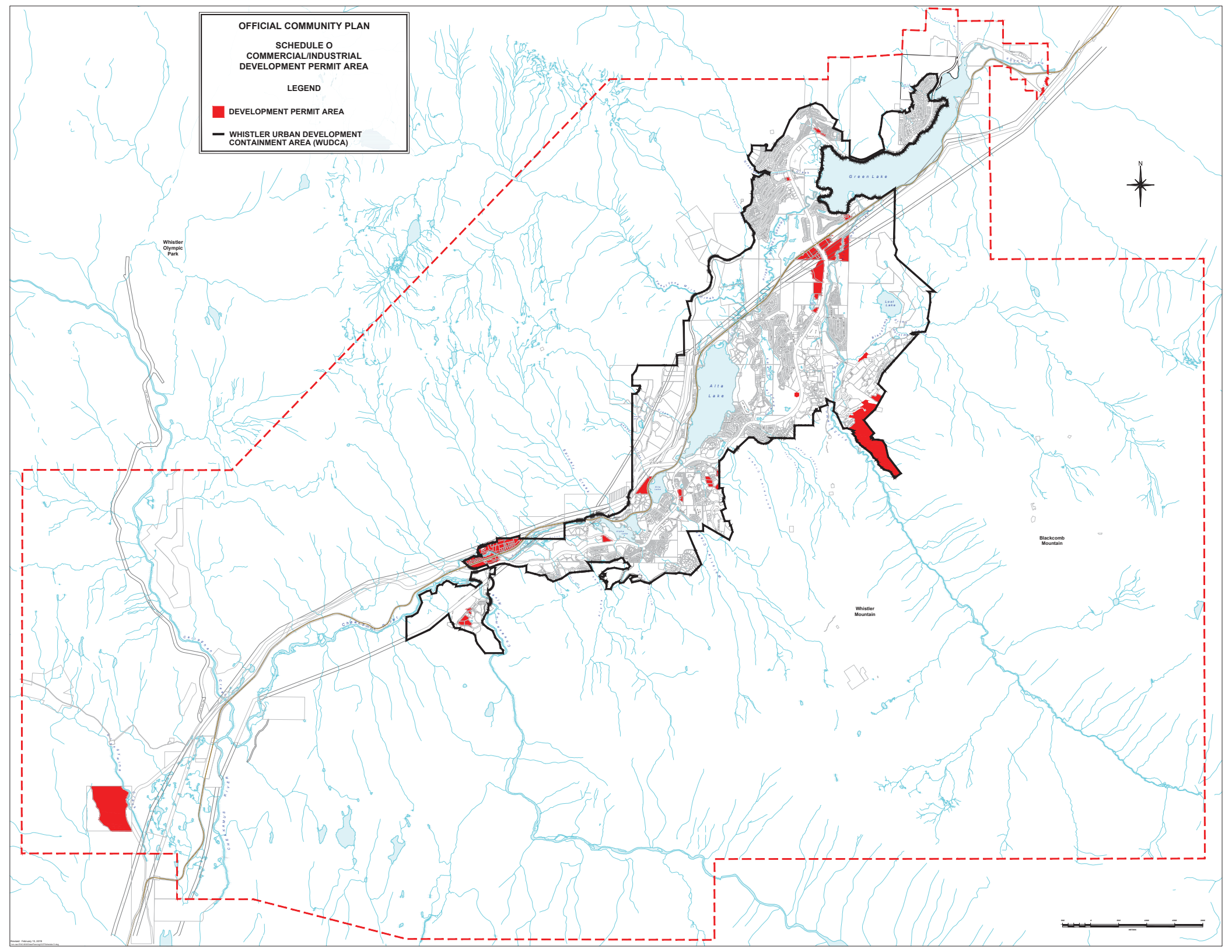
Alta Lake
Lost Lake
Whistler Olympic Park
Blackcomb Mountain
Whistler Mountain
Cheakamus River
Fitzsimmons Creek
Millar Creek
Cougar Creek
Nesters Creek
Revised: February 13, 2019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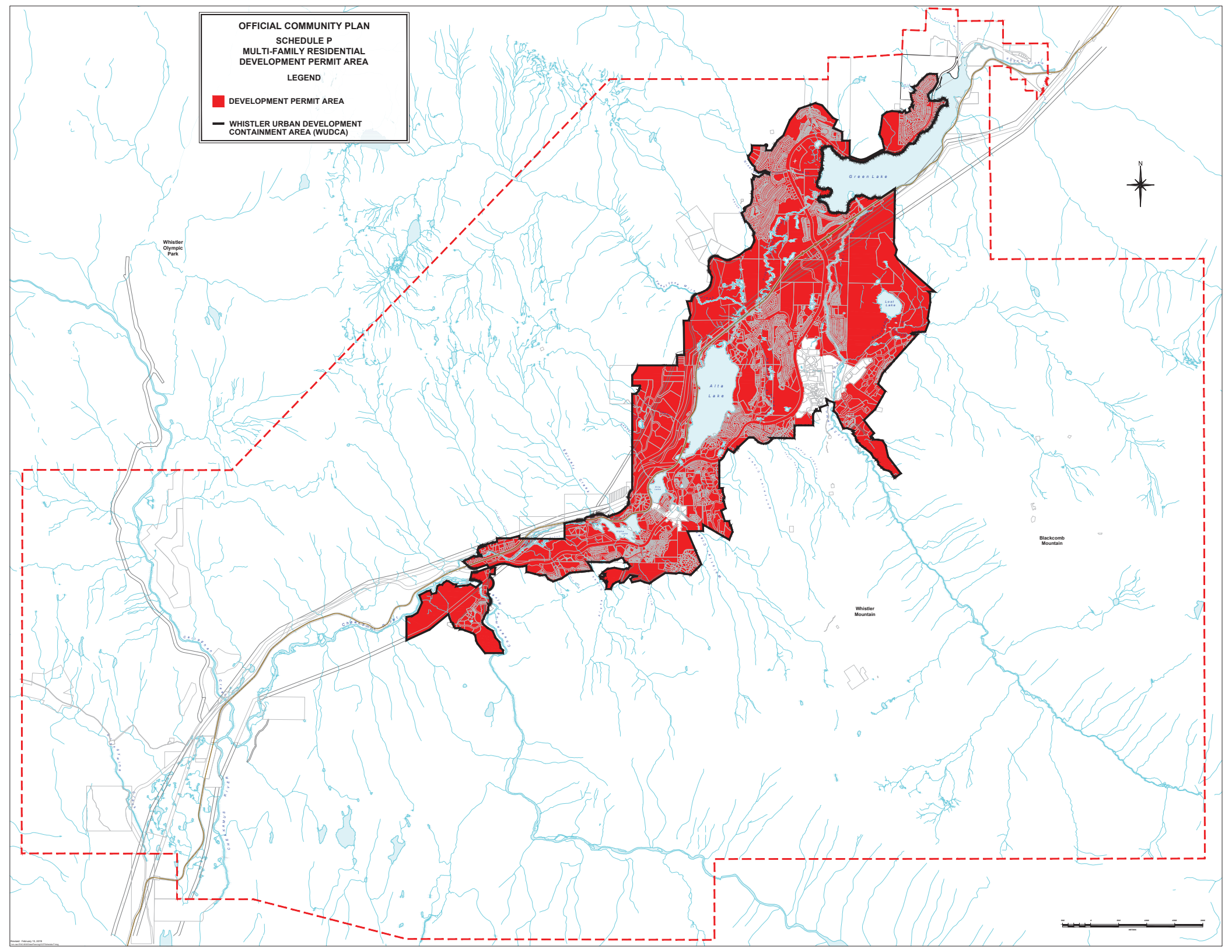
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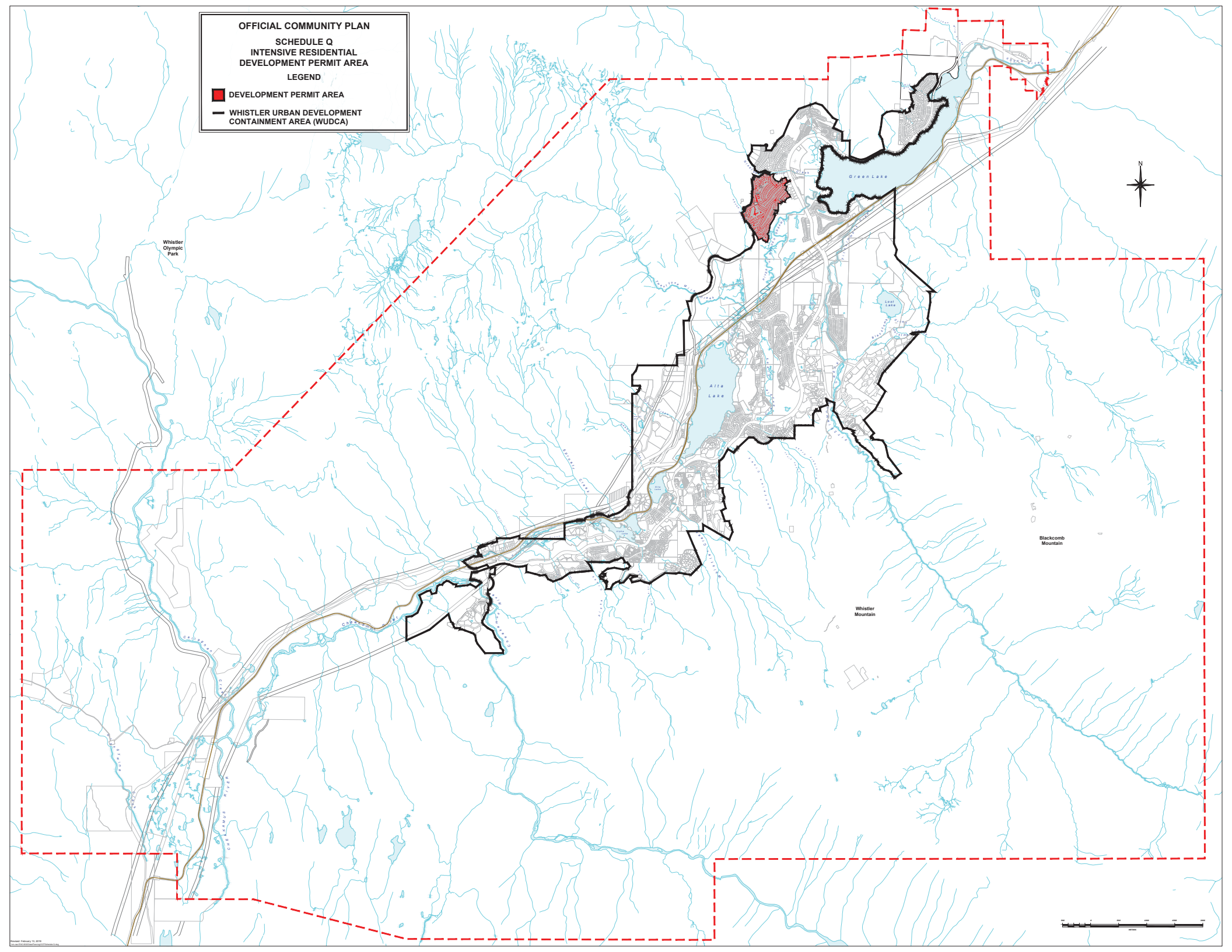
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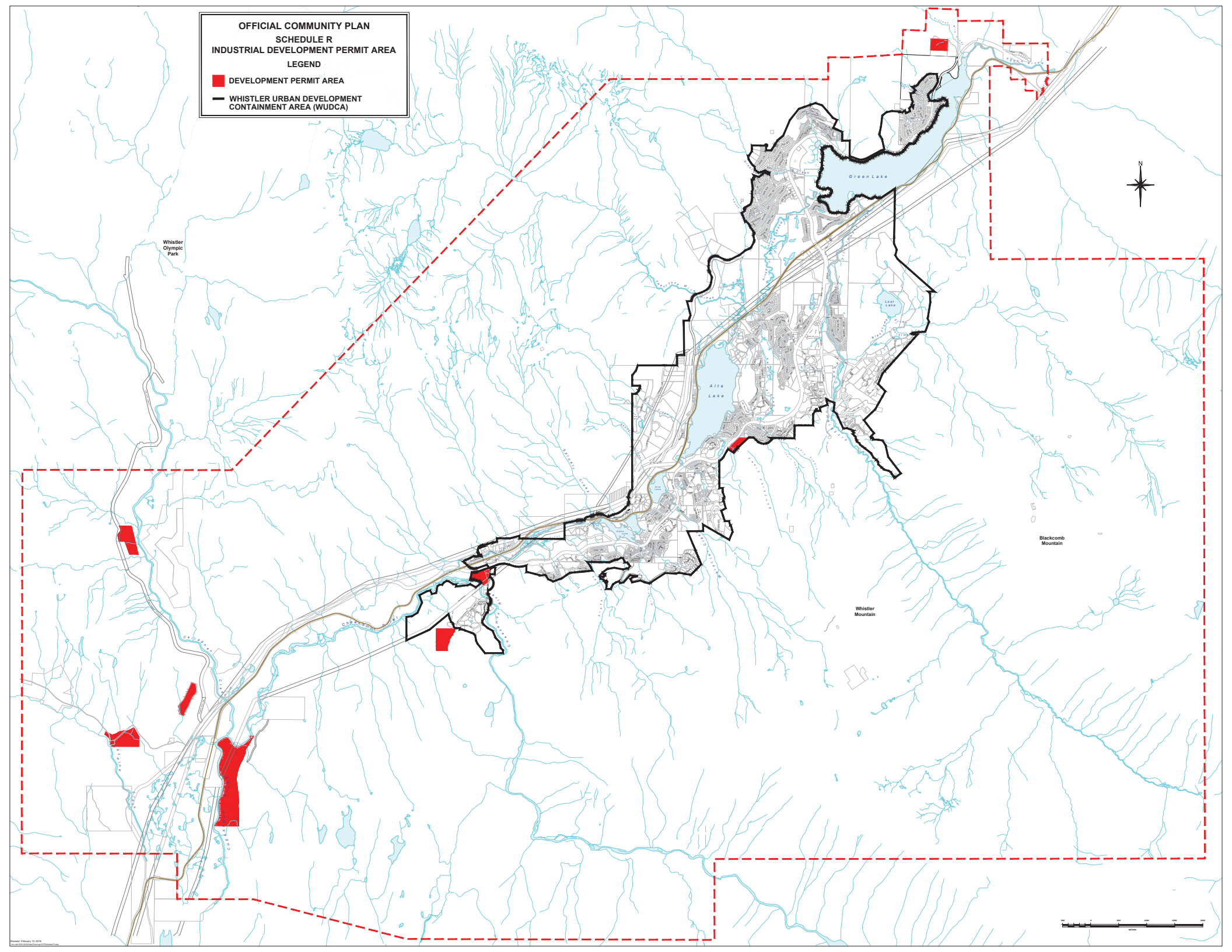
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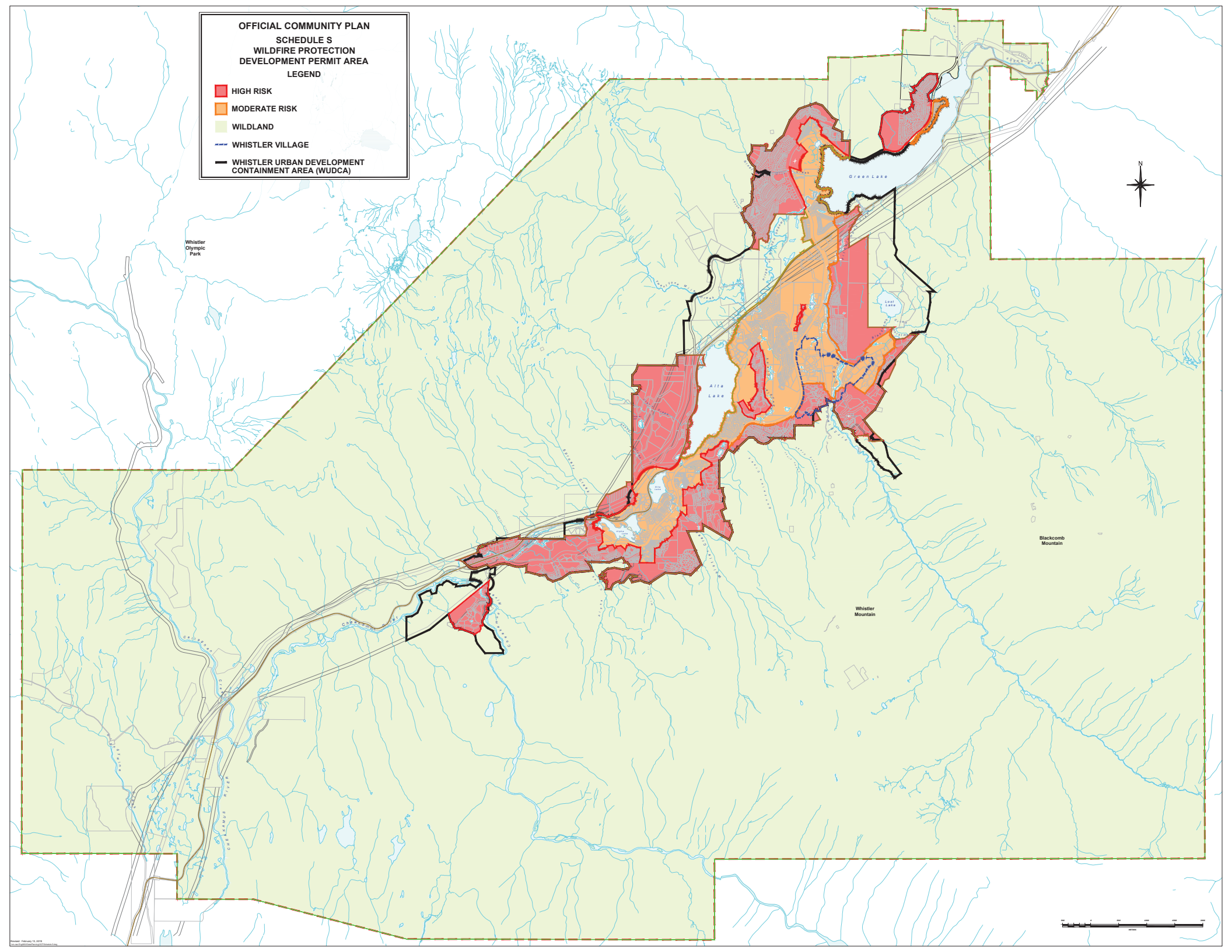
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SCHEDULE T: WHISTLER VILLAGE DESIGN GUIDELINES

1.0 Introduction

1.1 Purpose

The Whistler Village Design Guidelines present objectives related to Whistler Village's unique character and sense of place, and identify important design principles and features for development to support the ongoing evolution of Whistler Village as a successful pedestrian and commercial centre integrated within its mountain setting. The guidelines are intended to assist property owners, business owners, architects, landscape architects and other design consultants to understand the expectations for Whistler's built environment and landscape.

The guidelines pertain to the original area of Whistler Village, Village North and the Upper Village lands. They emphasize landscape and design at the human scale, and carry forward the original planning and design principles fundamental to the success of the original Whistler Village, as well as detailed guidelines for solar access protection, viewscape protection and building colour specific to the original area of Whistler Village.

Applicants are invited to submit creative and imaginative proposals that build on these guidelines and contribute to the overall form and character of Whistler Village. Applicants should review the guidelines and meet with municipal planning staff at the outset of the design process to discuss the design objectives and potential issues related to their property and immediately surrounding area. Each design will be reviewed in the context of surrounding development and specific design objectives for the property.

Whistler Village: An inspiring and enduring vision

In 1978, the vision was charted for a multi-use pedestrian town centre set in the forest and the mountains. Offering visitors a setting distinct from their everyday environment, Whistler Village was to be a place of life and excitement in all seasons, a social place, a restful place, a place of discovery and delight, a place to catch the sun, a place to be entertained, and a place to participate. Carefully situated buildings responsive to light and landscape and linked by a meandering central pedestrian promenade connecting lively public plazas and squares, were central to this vision of the Village as a journey of constant discovery and a destination in and of itself.

1.2 History and Evolution of Whistler Village

Whistler Village is a master planned mountain resort village and community town centre that has been developed over multiple phases with a consistent vision and application of village design principles.

The economy of the Whistler area is based on tourism, and the original area of Whistler Village was designed as a focal point for destination visitors. Started in 1978, the original area of Whistler Village was conceived as a winter destination featuring direct skier access to both Whistler Mountain and Blackcomb Mountain, two of North America's largest ski mountains. The quality and continuity of the pedestrian system and the location and scale of public spaces were, and still are, the controlling fabric of the Village. These spaces were to have sunlight even in winter months, views of mountains, comfortable human-scaled proportions, architectural design appropriate to the mountain

environment, and the presence of a mountain landscape throughout. The design encouraged meandering and discovery through the careful placement and orientation of the pedestrian system, public spaces and buildings. Each development parcel had very specific design parameters, including building siting, massing, volumetrics, density and specific uses. The idea was to build a nucleus of essential services in the town centre that would draw both residents and tourists to the area.

By the mid-1980s, the original Village was substantially complete and construction began for the Upper Village, a pedestrian-oriented environment located at the base of Blackcomb Mountain and a short walk over Fitzsimmons Creek from the original Village. Shortly thereafter, a design plan for Village North was developed including building volumetrics and parcel specific design guidelines. Village North was designed to be of a scale consistent with the original Village and an extension of the pedestrian-oriented environment. In 1991 construction began, and by the end of 1997, virtually all of the development parcels in Village North had been constructed.

With all parcels developed in accordance with approved development permits and designs, Whistler Village has evolved and matured into a successful four-season destination mountain resort village and community town centre.

Through this evolution and maturity, the master plan vision and design guidelines have endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this renowned Village "gem", there is recognition that ongoing rejuvenation, revitalization and evolution are needed within the framework of these design guidelines to remain vital and competitive in the destination resort market. While the basic village scale, structure and organization are fixed and opportunities for increases in building massing are limited, there are opportunities to add detail, richness, diversity and functionality to the existing built environment, and to create distinct neighbourhoods or sub-areas within the larger Whistler Village.

2.0 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.

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.

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.

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.

5. Create a "user-friendly" atmosphere in the Village: continue the prominent pedestrian orientation and provide *open space* amenities (e.g., outdoor seating areas, activity areas, site features) that will contribute to its success.

6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and 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.

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.

9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.

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.

11. Create a fully accessible and inclusive built environment.

3.0 Site Planning

3.1 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;

2. adjacent development;

3. pedestrian and vehicular access and circulation;

4. topography;
5. geology or soil conditions;
6. hydrology, drainage and floodplain considerations;
7. vegetation;
8. views and view corridors;
9. solar and micro-climatic considerations; and
10. seasonal response and snow management.

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

3.2 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.

1. Provide inclusivity and choice

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.

Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

2. Create outdoor activity areas

Provide visible outdoor activity areas accommodating a range of ages and activities to reinforce social activity and interaction.

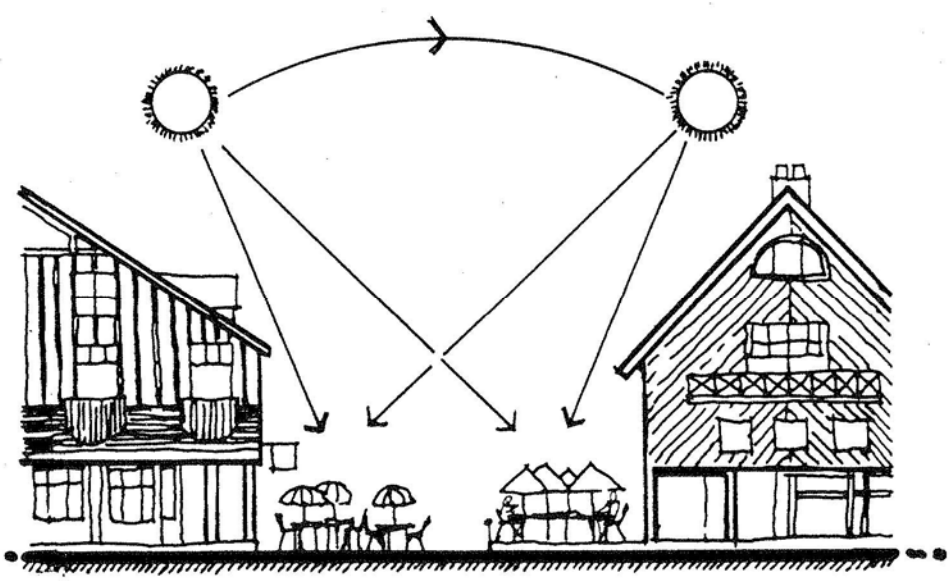
Seating areas and restaurants overlooking pedestrian areas create special comfort areas and are encouraged to contribute to the social life and vitality of the Village.

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.

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.

3. Preserve solar access

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.



Landscape features and plantings should provide for maximum solar access.

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.

4. Preserve and enhance views

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).

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.

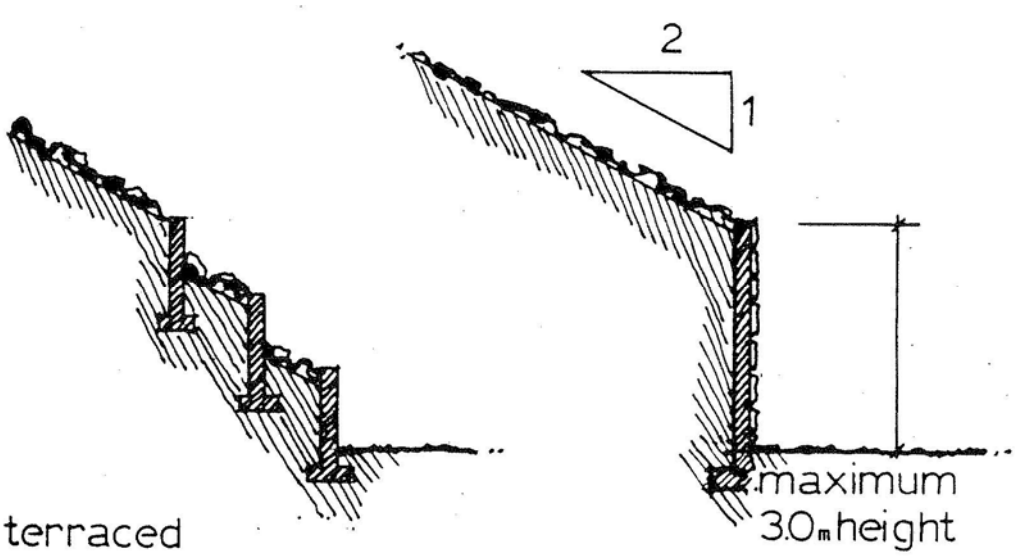
3.3 Grading

Grading requirements should be resolved within the property boundary.

Cuts and fills should be minimized and blended into the existing terrain.

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).

No retaining wall should be higher than 1.0 metre adjacent to pedestrian corridors or patios. 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.



3.4 Drainage

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

1. Site drainage

No surface drainage should be directed off the site.

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.

2. Area drains

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.

3.5 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

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.

Organize service vehicle access, circulation, queuing and loading to address functionality and aesthetics, and minimize impacts on the pedestrian experience.

2. Design durable service bays

Select materials to withstand wear and tear.

Design service bay entries to prevent ice and snow build-up.

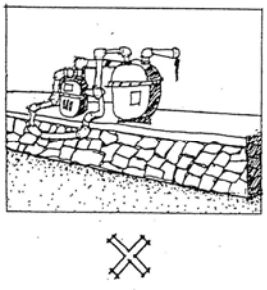
3. Provide adequate solid waste storage

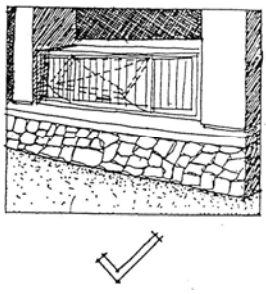
Solid waste storage should be integrated with the site and building design, contained within the building or suitably screened, and adequately sized to meet the needs of uses on the site. Ventilation should be provided (i.e., exhaust to roof).

4. Minimize the visual impact of utilities

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.

Incorporate fire hose connections and utility meters directly into exterior building walls to avoid damage from snow clearing.





3.6 Vehicular Access and Parking

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

1. Underground parking prevails

Provide all parking in underground structures. For convenience, small amounts of surface parking may be permitted to complement the underground parking.

Refer to Zoning and Parking Bylaw 303 for additional parking and loading regulations.

2. Provide easily identifiable parking entrances

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.

Consider automatic garage doors for aesthetic and security reasons.

Consider making underground parkade clearance higher than usual, given the prevalence of larger vehicles made taller with ski racks.

3. Driveways

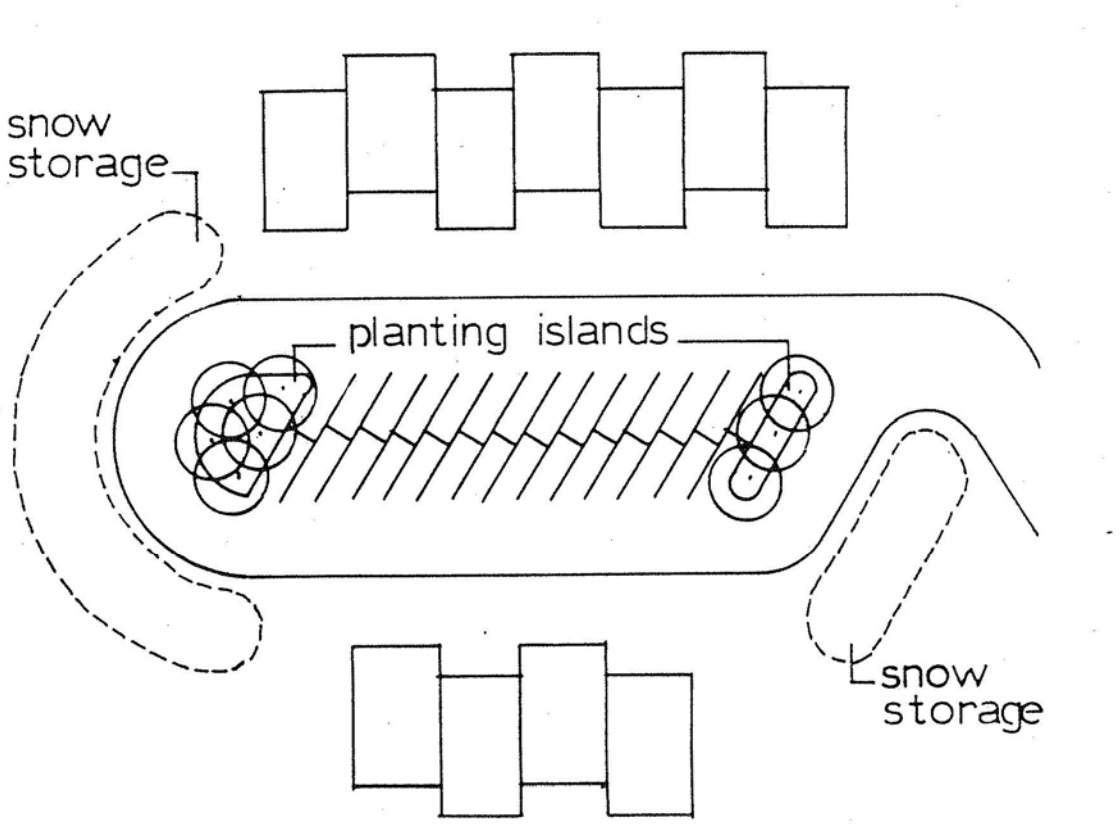
Refer to Zoning and Parking Bylaw 303 for permitted driveway gradients.

4. Surface parking

Surface parking should be screened by a combination of landscaping and berms, sufficiently illuminated and appropriately drained. Designated snow storage areas should be provided. Large surface parking lots should incorporate planted islands. Refer to Zoning and Parking Bylaw 303 for specific surface parking regulations.

Ensure accessible pedestrian connections from the parking lot to adjacent sidewalks.

Consider providing separate pedestrian circulation routes within large surface parking areas.



4.0 Site Design

4.1 Pedestrian Mall

1. Create variety and continuity of interest at ground level

The pedestrian experience includes stopping, sitting, looking, strolling, as well as walking with directness to distant destinations. As such, the pedestrian system should have variation in width and character. There should be small places for sitting, as well as larger gathering places for groups of people with potential to accommodate street entertainers and small events. Pedestrian movement should be able to pass comfortably around entertainment places.

2. Consider views

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.

3. Year-round seating/social organization

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.

Increase opportunities for year-round seating.

4. Other street amenities

Garbage and recycling containers should be of the municipal Village standard and be frequently located.

Ski and bicycle racks for use by the general public should be provided near entries to commercial spaces (e.g., stores, restaurants).

Street amenities should be placed in areas that do not impede pedestrian movement, maintenance, or winter snow clearing.

5. Surface treatment

Unit paving, to the municipal standard, is the predominant surface treatment on the pedestrian mall.

In some places, a mixture of surface types can be interesting and effective in modulating the scale of a space.

There should be a course of pavers at the base of walls, stairs and ramps to neatly edge the paver to wall, stair or ramp relationship.

6. Stairs and ramps

All stairs and ramps providing access to buildings should be roofed. Building access ramps with a steeper than five per cent slope should be heat traced, if not roofed.

Exterior steps should be wider and shallower than those used within buildings, so the tread can accommodate the size of a ski boot.

4.2 Landscaping

1. Landscape standards

All landscaping is to be designed, installed, and continuously maintained and managed to current British Columbia Society of Landscape Architects/British Columbia Landscape & Nursery Association (BCSLA/BCNTA) standards. Landscaping should be replaced when damaged.

A landscape security deposit may be required.

2. Integration and coordination

Landscaping is a major, integral part of project design, and planting should be substantial to emphasize the natural setting.

Preserve and protect existing vegetation, especially significant trees wherever appropriate. Replant and re-landscape areas that have been cleared.

Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops.

Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.

Incorporate managed "higher impact" planting with texture and bold colour in the central pedestrian mall area.

Landscaping along the outer forested edges of the Village, along primary roadways including Highway 99, and around surface parking lots should be clustered to simulate the scale and variety of forest plantings and to integrate with the surrounding trees and natural setting.

In a few instances outside of the central pedestrian mall area a more orderly planting is appropriate; in particular, at hotel entrances and along Main Street.

Property owners or developers should install parking, curbing, landscaping and lighting to municipal standards beyond the edge of the parcel boundary up to the centreline of any pedestrian system or adjacent street.

3. Planters

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.

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.

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.

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.

4. Plants and planting

Use plant species suited to the local climate, which require minimal irrigation and provide dynamic seasonal interest.

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.

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.

Trees should have sufficient soil volume and depth for long-term health consistent with BCSLA/BCNTA standards.

Plants located in snow dump areas should be sufficiently durable to survive the effects of snow dump.

5. Irrigation

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.

Provide drip irrigation for hanging planters. Irrigation lines should be concealed.

6. Landscape elements

All landscape elements adjacent to areas that require snow clearing by machinery should be designed to resist damage by incorporating durable materials and rounded edges, and eliminating unnecessary protrusions.

Special features such as public art, fountains, water, exterior display kiosks, flags, banners and graphics are encouraged provided they contain no commercial message.

4.3 Lighting

Outdoor lighting should be used primarily for safe pedestrian passage and property identification. Seasonal festive lighting and limited architectural and landscape feature lighting are also supported.

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.

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.

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.

Use shut-off controls, such as sensors and timers.

Light standards should be of the municipal Village standard.

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.

4.4 Signage

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

Carefully coordinate the design and placement of signs with the architectural elements of the façade and associated storefronts to complement, not obscure, architectural details.

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.

Lighting fixtures should be high quality, unobtrusive fixtures. Electrical conduits should be concealed.

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.

5.0 Building Design

5.1 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.

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.

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".

5.2 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.

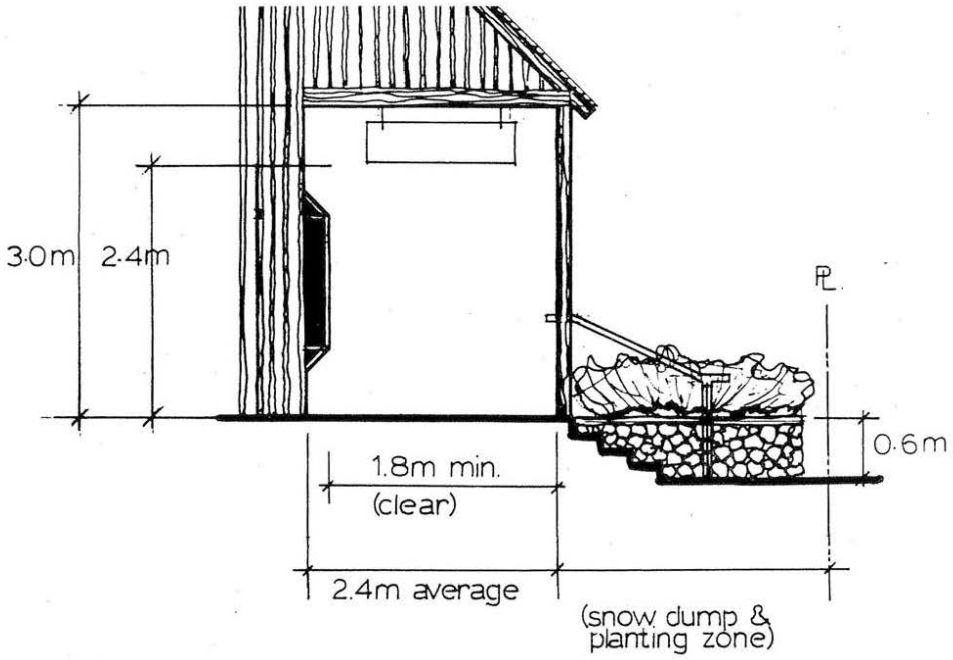
In some instances, covered walkways may be changed and storefronts may extend outward to the edge of the pedestrian mall if weather-protected access into the retail space is provided.

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.

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.

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.

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.



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.

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.

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.

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 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.

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.

Interior renovations that close in storefront windows with display walls and cabinets and that impede views into a store are discouraged.

4. Consider outdoor displays

High quality outdoor displays that contribute to Village visual interest and storefront character are encouraged. Ensure 1.5 metre minimum clear width is maintained for pedestrian circulation.

5.3 UPPER FLOOR DESIGN

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

1. Use façade elements to reflect "Village scale"

Building façades should include architectural features including bay windows, balconies, dormers and façade detailing as textural elements, which strengthen the Village scale and resort image.

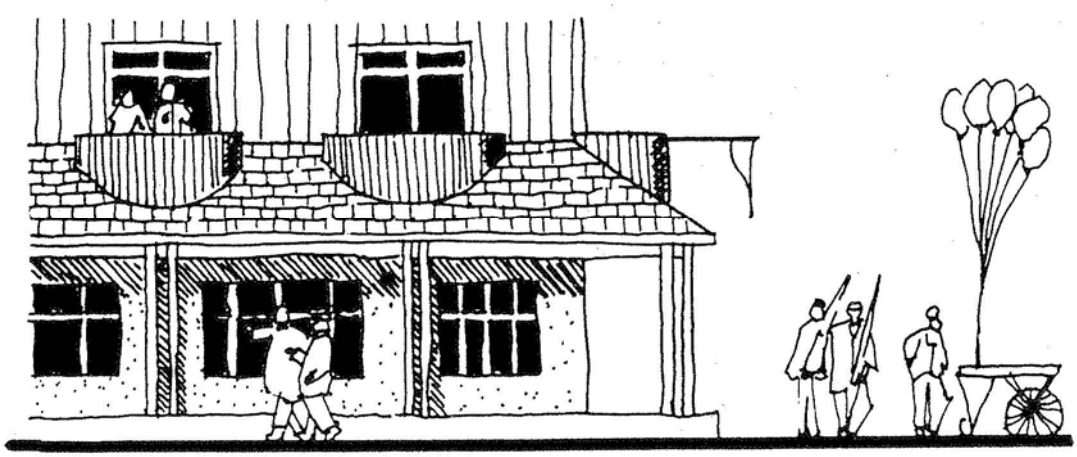
Building façades should give a substantial appearance consisting of "punched" openings. Curtain walls or façades incorporating long horizontal strip windows are not permitted. Long, motel-like balconies and exterior circulation systems are not permitted.

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

Decks, balconies and porches are strongly encouraged, as they provide sunny usable outdoor space and add life and interest to the street.

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.

Decks and balconies should consider proper detailing to minimize snow catching, interior leakage, water staining and improper runoff.



5.4 ROOF DESIGN

Roof design is important for snow management, and is a major contributor to Village visual harmony and character. Roofscapes are an important design element, which are viewed from the pedestrian level, the ski slopes above the Village, Highway 99 and the Village approaches.

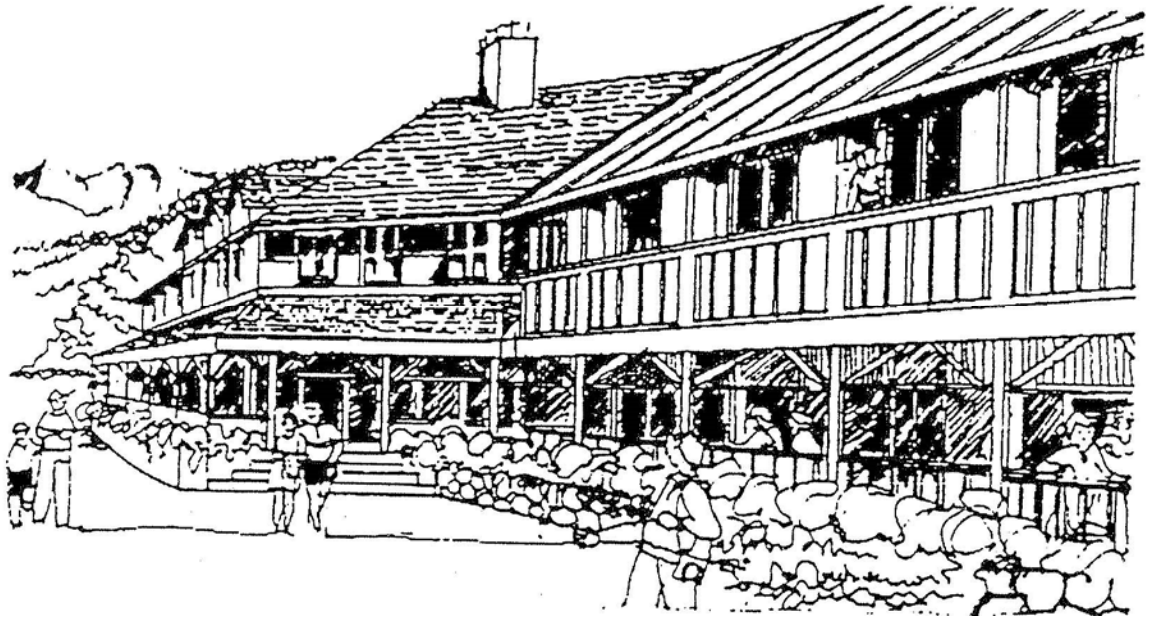
The skyline of the Village is conceived as a unified composition of sloping roofs in a limited variety of materials and colours.

1. Roof form should be modulated

Roof form should be suited to mountain shapes and views, and broken up with the use of dormers or other architectural features to reduce the apparent bulk of a building and create more visual interest. The ridgeline should not be continuous, but should be varied in height or broken with chimneys, cupolas, towers or other features.

2. Roofs should have sloped appearance and sufficient overhangs

A composition of sloped roofs is required for each development, and small areas of flat or mansard roofs are acceptable. Roof slopes should be between 5:12 and 12:12; lower sloped roofs may be permitted subject to design justification that meets the objectives of the Roof Design guidelines. Large areas of flat roofs are not acceptable.



Roof overhangs should be sufficient to protect the building fascia from rain and snow.

3. Fully coordinate roofs of connected and adjacent buildings

Consider coordination with adjoining eaves, peaks, gables and slopes.

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.

4. Flat roof design

All flat roofs should incorporate a neutral or muted coloured roof membrane or roof aggregate.

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 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.

All roof flashing materials should be pre-finished metal to match roof colour.

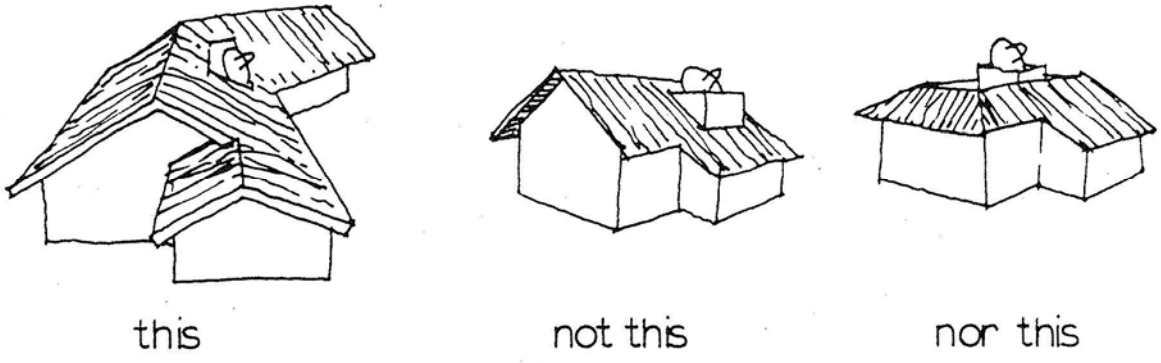
All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).

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.

Venting stacks, flues and other similar projections should be concealed or integrated within the roof form as sculptural elements.

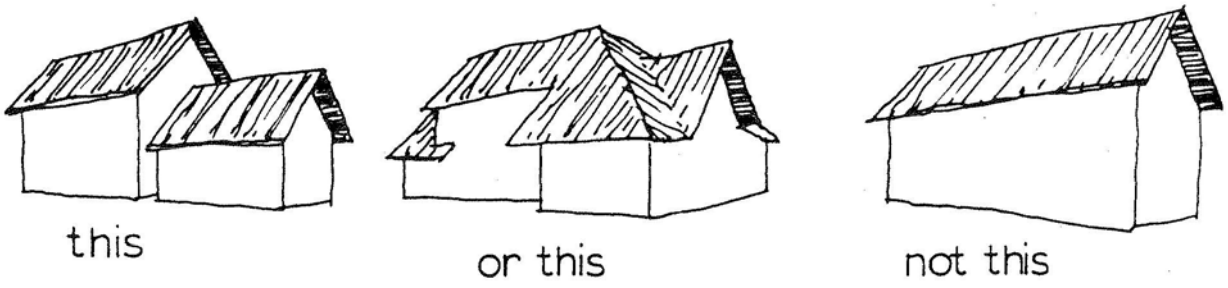
Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of the overall Roof Design guidelines.



7. Trim and eave lines

Trim and eave lines should have substantial appearance for visual interest; thin wood trim sections are discouraged.

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.



5.5 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.

(a) Stone

The use of natural stone is required at ground level both for building base and for streetscape elements. Artificial or "cultured" stone is not acceptable.

(b) Wood

Wood siding is strongly encouraged. Board and batten is recommended. Wood may also be present as timber elements and for infill panels in non-wood frame buildings. Small areas of wood shingle are appropriate.

Plywood or particle board is not acceptable as exterior cladding.

(c) Stucco

Stucco should be acrylic based and incorporate an acrylic (as opposed to painted) finish.

Stucco should incorporate heavy reveals and expansion joints. Stucco should be protected from weather exposure by deep overhanging eaves.

Stucco is acceptable for large areas, only where it is combined with heavy timber, wood or stone detailing.

(d) Concrete

Exposed concrete should be trowel finished, heavily ribbed, textured or bushhammered; unfinished exposed concrete and exposed standard concrete block are not acceptable.

Seal all finished concrete.

2. Windows

Reflective or heavily tinted glass is not permitted.

5.6 BUILDING COLOUR

Building colours should consist of muted tones or shaded tints, neutrals and earth tones that are drawn from Whistler's surrounding natural environment and contribute to the Village visual harmony and character. Building colours should also be complementary to neighbouring buildings.

Colour schemes should accent the architectural detailing of the building.

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.

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.

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.

5.7 NOISE CONTROL

The relatively high density of Whistler Village, combined with the mix of residential, commercial and entertainment facilities, creates the potential for noise problems.

1. Locate nightclubs below grade

Nightclubs should be located primarily below grade, unless exceptional noise isolation measures are included.

2. Locate entrances to nightclubs, licensed lounges and pubs away from tourist or residential *accommodation*

Provide vestibule (double door) entrances.

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.

Nightclubs should be sound-isolated from any tourist *accommodation* or residential uses.

5.8 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**
    - Changes that promote social life in public spaces
    - Improvements in ease of access to stores
    - Improvements in storefront visibility, life, colour and interest
    - Changes to the base of buildings and improvement of the building connection to the land
    - Entrance improvements (e.g., shelter, welcoming, personality)
    - Preservation or creation of intimate, close-up views
    - Preservation or creation of distant mountain views
    - Improvements in solar access, brightness, colour and delight
    - Improvements to the landscape
    - Accessibility improvements
2. **Modification of roof forms**
    - Forms better suited to mountain shapes and views
    - Resolution of snow dump issues, which impact on the form and usability of pedestrian spaces
    - Improved forms that contribute to Village visual harmony
    - Forms that protect the building envelope
3. **Modification of building façades**
    - Changes that emphasize horizontal features, rather than vertical features
    - Windows and balconies that are direct and well-shaped
    - Surface colours and textures that catch the light and are not dull
    - Façades that are weather resistant

6.0 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.

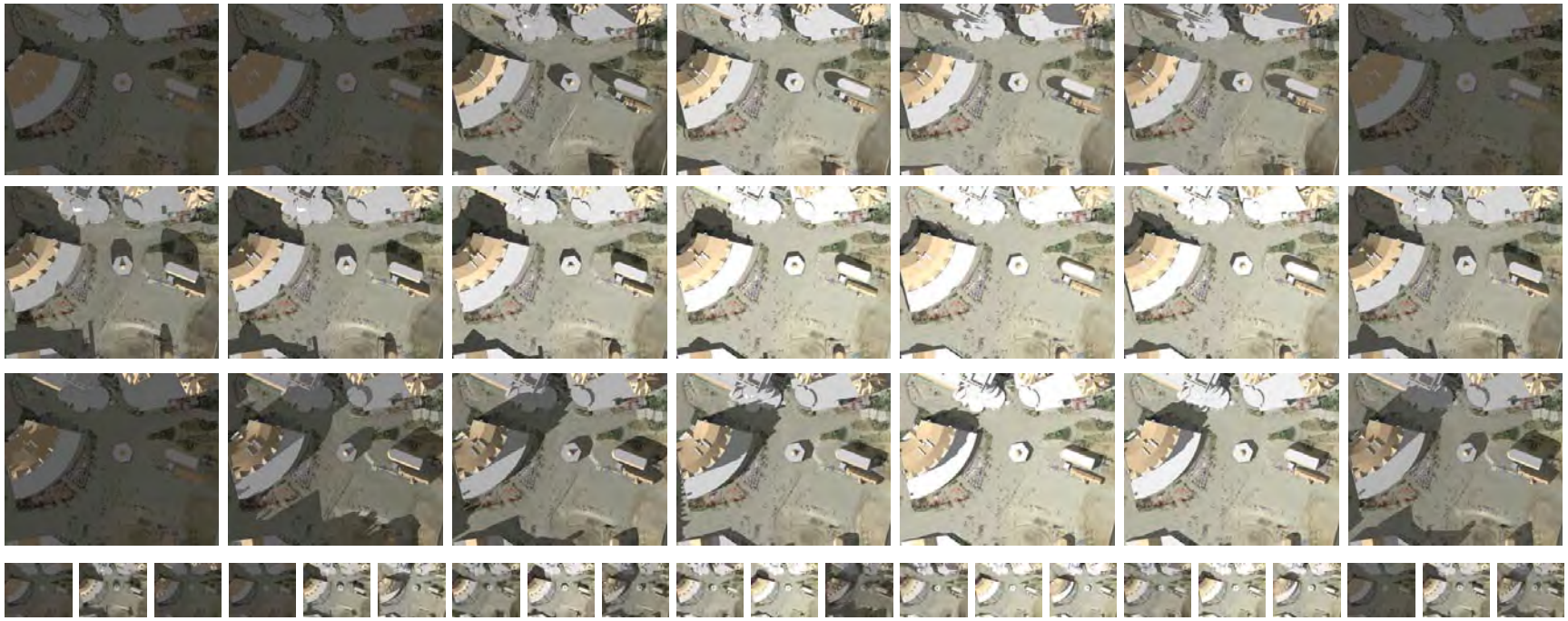
Snow and drainage from roofs should not be dumped onto adjoining streets or properties.

Snow should be positively shed or positively retained. Snow diverters or snow retainers should be designed as an integral part of the roofscape.

Fully protect building entrances and pedestrian routes from snow shed and ice accumulation utilizing dormers, angled roofs, canopies or other means.

Snow dump areas should not be accessible to pedestrians.

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.



WHISTLER VILLAGE

Solar Access Protection Guidelines

October 20, 2006

WHISTLER

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1 Introduction

The intent of the *Solar Access Protection Guidelines (*referred to herein as the *Guidelines*) is to help ensure that the elements that make Whistler *Village* a successful people-place endure. Whistler *Village* succeeds because of the human scale, integration with the physical surroundings, orientation to views and sun, and the functional land use that ensures the amenities and needs of the guests and residents are integrated. These *Guidelines* provide a tool to evaluate the impacts of any future renovation or redevelopment project on the *solar access* in the *Village*. The *Guidelines* are one of several tools the municipality has in place to drive the character of renovations and redevelopment in the *Village*. *Solar access* refers to the capacity of a site or building to receive unobstructed sunlight, in other words, the availability of direct sunlight to an area. The *Solar Access Protection Guidelines* developed in this document will ensure that access to the sun is protected at various locations and areas throughout the *Village*.

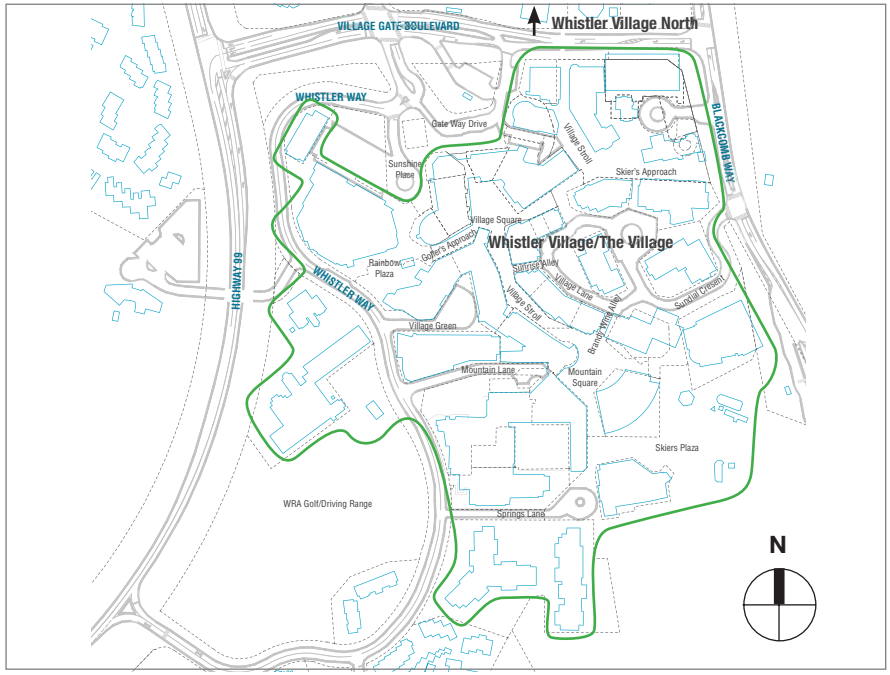
(Note: Italicized wording in this document identifies defined terms, please refer to Section 2 for definitions.)

1.1 Background

Whistler is world reknown for its spectacular beauty and design as a mountain resort. Whistler *Village*, the municipality's town centre, was master planned to create an aesthetic environment that maintains the connection between the natural environment and the community. The *Village* planning process carefully considered massing, height, scale and the shape of building forms to define sunny squares and *plaza*s, interesting pedestrian streetscapes, and to frame significant views of the surrounding mountains. Appropriate uses at the ground level were also defined to ensure that sunny spots enable people to gather and linger. The original 'Whistler Village Design Guidelines' and 'Master Plan' were defined to maintain this sense of place for residents and visitors alike.

For the purpose of this document the term Whistler *Village* or more commonly known as the *Village* refers to the original village and the municipality's town centre, which defines the study area and scope for application of these *Guidelines* (see map inset).

The Resort Municipality of Whistler (*RMOW*) recognized the value of reinvesting in and renovating the town centre in 2001, by adopting the 'Whistler Village Enhancement Strategy' to facilitate that process. The 'Whistler Village Design Guidelines' were updated to reflect the current built form and enhancement opportunities, and to ensure that new developments do not negatively affect the character and form that make Whistler *Village* a success.



The *Village*: site study area

The *Solar Access Protection Guidelines* are one component of the 'Whistler Village Design Guidelines' produced by the *RMOW* to help guide applicants through the 'Development Permit' application process. Other components include the 'View Protection Guidelines'; applicants should familiarize themselves with the 'Whistler Village Design Guidelines' prior to submitting a 'Development Permit' application. The *Guidelines* in this document are intended to provide applicants with a reliable method to analyze and report *solar access* impacts. This document also provides the *RMOW staff* with a consistent process for evaluating development permit applications for *solar access*, which serves both in the initial screening of proposed renovation and redevelopment projects, as well as in the detailed analysis of project concept and design.

1 Introduction

1.2 Rationale for the Guidelines

Whistler *Village* succeeds because of its people-oriented environment. People are attracted to the sun for two primary reasons for light and warmth. The dance of light and reflection also contributes to visual interest and diversity. Access to the sun, whether in public *plaza*s or on *patios/pools*, is an important element of Whistler's 'people-orientation'. People who live in and use the *Village* are attracted to places with sun, and in turn, people are attracted to the presence of other people. Where people gather and 'sit in the sun' alters in response to the *altitude* and direction of the sun, which changes over the course of the day and the year. People's attraction to *sun spots* can also be influenced by the aesthetic quality of sunlight in a particular location, such as where there is a long corridor of unbroken sunshine, as well as the duration of the sunlight in an area.

The *Guidelines* are intended to serve as a tool for analyzing sun/*shadow* both in terms of concrete conditions like the *altitude* and *azimuth* of the sun and more intangible qualities such as aesthetics and popularity of particular *sun spots*. The *Guidelines* apply to all properties in Whistler *Village*.

The *Guidelines* result from the development of a 3D computer model tool developed for the Resort Municipality of Whistler called *Whistler Village 3D*. The *3D Master Model* integrates three-dimensional mapping of Whistler's buildings, streets, *plaza*s and surrounding mountain terrain into one model that can be manipulated with SketchUp™, a single user-friendly and relatively inexpensive software program. SketchUp™ has the ability to apply shade and *shadow* information appropriate to Whistler's geographic location.

A typical review of a developer's proposal in Whistler *Village* with respect to the *Solar Access Protection Guidelines* will involve the use of the *Guidelines* in conjunction with the *Whistler Village 3D* to fully analyze the impacts of a proposal on the solar characteristics of the *Village* as it exists today.

It is the intent of these *Guidelines* to preserve or ensure the *solar access* characteristics of the *Village.* These *Guidelines* outline the primary elements, which influence Whistler's sunny spaces. The *Whistler 3D Model* provides the tool for evaluating and measuring impacts of proposed renovation/redevelopment projects in the *Village* against the benchmark of what exists today.

Rather than taking a prescriptive approach regarding building massing, the *Guidelines* place the onus on development applicants to use the tools provided to preserve existing *solar access* and maximize any new opportunities arising from the proposed redevelopment or renovation.

1 Introduction

1.3 Whistler in Context

In developing the *Solar Access Protection Guidelines,* a scan of relevant North American examples provided insight into policies and guidelines used by other municipalities, but did not identify a suitable precedent due to the unique environment and distinct needs identified for Whistler. *Solar access* strategies identified included height restrictions and *shadow* analysis for major applications, urban design principles that define massing and setback requirements, and prescriptive regulations to protect access to solar energy. This background research documents several municipal examples and is included in Appendix 1 for further review.

Whistler *Village* is unique compared to the examples identified in the research due to the geography, scale and form of the development area, as well as in the intent of the procedures. Specifically:

- Whistler lies at a relatively northerly *latitude* for a four seasons resort. In addition, the elevation of the *Village* in relation to the height of surrounding mountains affects *solar access*. In the summer the sunlight lasts longer due to its *altitude*, yet because it is surrounded by the Coast Mountains, at all times of year longer *shadows* tend to be cast in Whistler than in most other communities. Use of height restrictions to specifically regulate the length of *shadows* in public spaces and conducting *shadow* analysis for multiple time periods during a day has limited relevance during the winter months when almost any building or form will have significant *shadow* impacts in Whistler *Village* for most of the day. This further emphasizes the importance of protecting the *solar access* that exists.
- The majority of buildings in Whistler *Village* are of low or medium height, while perimeter stone walls, planters and *patios* generally define the edges of the *Outdoor Room* or public open spaces. The *Village* is not a typical grid pattern with linear streets and blocks. Rather, thoroughfares in Whistler *Village* are largely narrow, *pedestrian strolls* that shift in shape and orientation organized around views and *solar access*. The intimate scale and organic planning pattern limit the utility of developing standardized massing and setback regulations to moderate *shadow* impacts on public spaces. Each property has a unique set of site characteristics and contextual relationships.
- The goal of *Solar Access Protection Guidelines* for Whistler *Village* is to protect the amenity of direct sunlight access to public outdoor and semi-private spaces frequented by residents and visitors.
- Prescriptive regulations designed to protect *solar access* for renewable energy do not adequately address *solar access* considerations for outdoor *patios/pools* and public seating along the edges of Whistler *Village's* important *Outdoor Rooms* and *pedestrian strolls.*

1 Introduction

1.4 Use of the Document

This document identifies those locations of the *Village* that work today as sunny people places, and to understand why they work so well. By documenting how things work, the *Guidelines* and the *Whistler Village 3D Model* will give applicants and *staff* the tools for a better understanding of the potential impacts of future development in Whistler *Village*.

The *Solar Access Protection Guidelines* provide information and guidance to applicants, municipal *staff*, property owners and lessees, as well as the resident and tourist population to clarify the requirements for analyzing *solar access* in the development permit process. These Guidelines are an integral component of the 'Whistler Village Design Guidelines' which apply to all development in Whistler *Village*. Applicants should refer to the 'Development Permit Application' for a complete list of documents and studies that the applicant is required to undertake and review in the development permit process.

This document is organized into six sections. Sections 1 through 3 provide important background information into the rationale, research and technological development undertaken to produce the *Guidelines*. Sections 4 through 6 provide the *Guidelines* and process for solar analysis along with supporting maps and descriptions of the *Outdoor Rooms* the *RMOW* has identified to protect.

Section 2 provides definitions of key terms frequently referred to throughout the document.

Section 3 provides an overview of the method, technology and analysis process associated with the development of *Whistler Village 3D*.

Section 4 provides the guidelines for development permit applicants concerning the process and submission requirements for a *solar access protection analysis.* It also provides criteria for *RMOW staff* or consultants to apply when reviewing a development applicant's *solar impact analysis*. This provides the applicant with transparency and insight into how their application will be reviewed and a consistent approach for future applications.

Section 5 of this document identifies important *Outdoor Rooms* for which protection of *solar access* is particularly important. It further identifies specific development parcels which could affect the *solar access* to these public spaces. Section 5 also lists outdoor *patios* and *pools* for which *solar access* is considered important and should be protected.

Section 6 provides a description of each *Outdoor Room,* its current usage, special characteristics, and areas where *solar access* is to be maintained. Photographs depict important open spaces, seating areas and entryways and identify where *solar access* will be preserved. The categories used to describe each *Outdoor Room* provide an overall description of the room and enable development applicants to identify and prioritize solar features for protection facilitating the design of projects that maximize opportunities for creating sunny, people-friendly spaces.

The *Guidelines* are appropriate to Whistler *Village*, as defined at present. The 3D *Master Model* is complete with all buildings up to October, 2006. The *Master Model* will be maintained with the inclusion of any future approved developments, 3D models, which are to be provided by the applicant.

2 Definitions

The *Whistler Village Solar Access Protection Guidelines* use standard language and terminology for describing solar geometry and urban design. To ensure clarity, the following definitions are provided:

Altitude refers to the height above or distance upward from sea-level, or other planetary reference point (i.e., Whistler lies at 675 m above sea-level).

Après-ski refers to the time when people gather, linger and 'hang-out' at the end of the ski day until the dinner hour (typically between 3pm and 6pm).

Consultants refers to a private company hired by the *RMOW* to perform solar access analysis of development permit applications.

Guidelines refer to this document, the *Solar Access Protection Guidelines*, unless otherwise specified.

Hot Zones refer to specific areas within the *Outdoor Rooms* that are fundamental to the success of Whistler *Village* and require full protection of current *solar access*.

Latitude refers to the angular distance, either north or south, from the equator (i.e., Whistler's latitude is 50˚ N).

Master Model also referred to as ***Whistler Village 3D*** is the model created to analyze *solar access* in Whistler *Village* and is the base from which all development applications will be analyzed.

Outdoor Room refers to a differentiated outdoor open space in Whistler *Village* that is a popular gathering place for people – in other words, it is a defined space for residents and visitors to comfortably 'hang out' in the *public realm*. *Outdoor Rooms* include *plaza*s, *pedestrian strolls,* above ground *patios/pools* and future *patio* spaces for the public.

Patio refers to a semi-public food and beverage establishment.

Pedestrian Strolls refer to streets where vehicles are prohibited and the physical design encourages pedestrian activity.

Plaza refers to open-air public space that is enclosed on two or more sides by buildings.

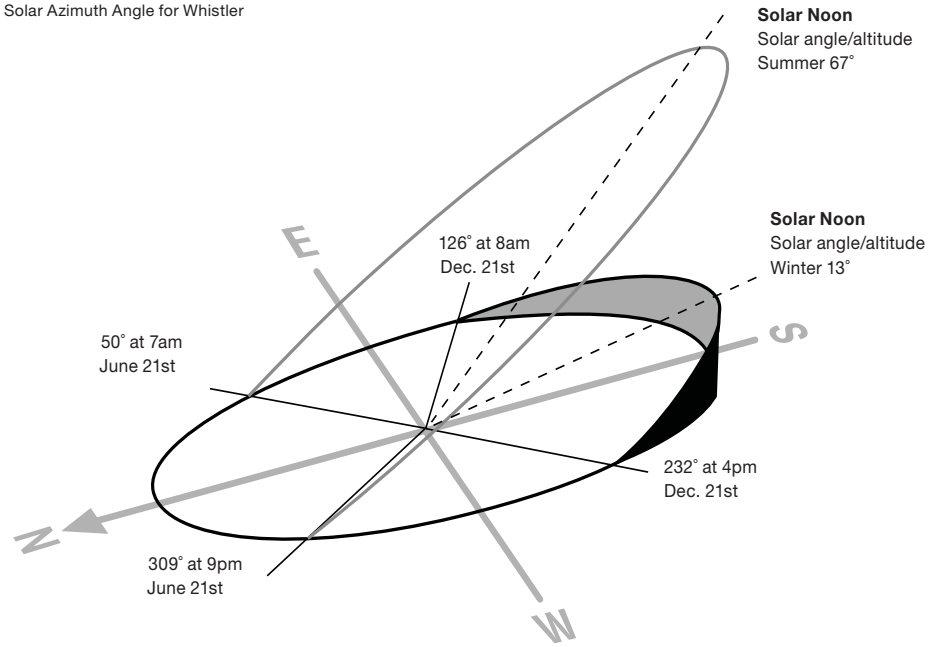
Pool refers to a semi-public outdoor swimming *pool* that provides an area for people to swim and enjoy the sun.

Public Realm refers to public places, including streets, parks, *plaza*s and civic buildings that are accessible to the general public.

RMOW refers to the *Resort Municipality of Whistler.*

Shadow refers to the projected image or shape of darkness cast upon a surface by a solid object intercepting rays of light. In this document, *shadow* impacts refer specifically to the dark shape cast by buildings in the *Village*.

Solar Azimuth Angle for Whistler



	Sunrise	Solar Noon	Sunset
June 21st	50˚ (7:ooam)	180˚ (noon)	309˚ (9:00pm)
December 21st	126˚ (8:ooam)	180˚ (noon)	232˚ (4:oopm)

Shaft of Sun refers to a linear sun path that permeates *strolls* providing *solar access* through a corridor to a larger *Outdoor Room* area.

Solar Access refers to the capacity of a site or building to receive unobstructed sunlight, in other words, the availability of direct sunlight.

Solar Access Protection Analysis refers to the product resulting from performing solar impact analysis and is the report that is submitted to *RMOW*.

Solar Angle (β) is defined as the vertical angle between the horizontal and sun-earth axis.

2 Definitions

Solar Azimuth Angle **(ϕ)** is defined as the angle within the horizontal plane measured clockwise from true North.

Solar Bulk Plane refers to an imaginary line that represents a limit of a building's extent.

Solar Envelope is defined as the maximum built volume on a site that enables *solar access* to neighbouring buildings at specified times.

Solar Impact Analysis refers to the process used to evaluate solar access, it can also refer to the product of analysis.

Solar Noon is defined as the time at which the position of the sun is at its highest elevation in the sky, at this time in Whistler the sun is due South (typical of Northern Hemispheres).

Staff refers to staff employed by the *RMOW*.

Sun Spots refer to public gathering areas known for their sunny environments.

Village refers to the area originally defined in the 'Whistler Village Master Plan', illustrated on page 3 in the key map, and is not to be confused with the Whistler Village North or other areas not specifically defined in the study area.

Whistler Azimuth Angle
June 21st 50˚, 180˚, 309˚.

Whistler Solar Angle
67˚ June 21st, 13˚ December 21st.

3 Introduction to Solar Analysis Modeling

3.1 Generating the Solar Analysis Model

The *Whistler Village 3D Master Model* is a three-dimensional software model created to provide the *RMOW* with the capacity to analyze sun and *shadow* impacts of new development or redevelopment projects. IBI Group Architects, Engineers and Planners created this model working with the *RMOW.* When determining the requirements for the *3D Master Model*, software selection had to fulfill the following criteria:

- Create a dimensionally accurate 3D model representation of the *Village* terrain, including the 46 existing buildings within the original *Village* and the surrounding mountains (refer to page 26);
- Precise simulation of *shadows* cast from buildings upon the ground plane, easily calculated for any time of day, any day of the year;
- Position a high resolution aerial texture map (image) of the *Village* on the terrain model at the correct scale and orientation;
- Modeling software that is easy for *RMOW staff* to learn and intuitive to use;
- Modeling software that is considered an industry standard, yet is affordably priced;
- Modeling software that is easy to update;
- Modeling software capable of importing McElhanney's 2003 orthophoto information (used to generate the base 3D models of Whistler *Village*).

After a comprehensive review of all architectural, 3D modeling and animation software, SketchUp™ was chosen (www.sketchup.com). SketchUp™ is a market leader and is widely used in the architectural, planning and property development sectors. More importantly, 2D and 3D AutoCAD™ files (the industry standard – computer aided design software utilized by architects and engineers to design and document building projects) are easily merged into the SketchUp™ model. 3D models provided by applicants can be imported as several different file types, allowing the *RMOW* to quickly run a series of solar impact analyses of proposed developments.

The *3D Master Model* was derived from several different sources. The majority of the *Master Model* (the *Village* terrain, 38 of the 46 buildings within the *Village*) was based on 2003 othophoto information captured and provided by McElhanney Consultants of Vancouver, who specialize in digital surveying and engineering services.

Orthophotos are captured using two cameras that take simultaneous photographs from an airplane flying at an elevation of approximately 2000 feet. Combining the two photos creates a stereoscopic effect, which allows their proprietary orthophoto software to determine surface depth within a tolerance of 6" (0.15 metres). Accurate models of buildings (sloped roofs, vertical and horizontal surfaces) and the *Village* terrain (roads, curbs, sidewalks and building footprints) were generated and individually saved as AutoCAD™ files (dwg files). These files were imported into SketchUp™ and positioned in their correct place in 3D space as the orthophoto information is referenced with a coordinate system tied to a Global Positioning System (GPS). Due to the limitations of the SketchUp™ software to handle complex coordinate geometry, and in order to not overly compromise the model's flexibilty and ease of use, the coordinates were appropriately converted for use with the software.

view looking south-east, at Whistler Mountain, behind the *Village*

The row of wire frame building outlines were then rebuilt as solid blocks by IBI Group in SketchUp™ to reduce file size (for ease of computer manipulation) and to correct for the aberrations caused by the stereoscopic orthophoto software tolerance. The building process involved on-site reconnaissance and the use of available photographs and architectural drawing information to insure the accuracy of the 3D building model.

Only 38 of the 46 *Village* buildings were taken from McElhanney's information because they last flew the site in the summer of 2003. The remaining eight buildings were either built or significantly renovated after McElhanney's dataset was captured for these buildigns. 3D building models were developed from digital drawing files provided by each project's owner.

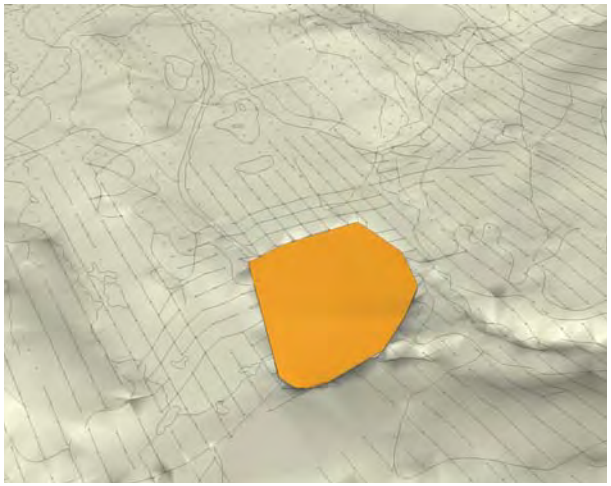
3 Introduction to Solar Analysis Modeling

The building forms in the *Whistler Village 3D Master Model* represent a projection of the outline of the roof eaves (edge) to the ground, therefore base building forms when viewed in three dimensions appear as solid blocks with no definition of roof overhang, balconies, windows, arcades or landscape. Although further articulation of the model is possible, it was beyond the scope of this project. The bulk of the building from the roof level defines the building *shadows* therefore this level of detail is acceptable to the needs of these *Guidelines*.

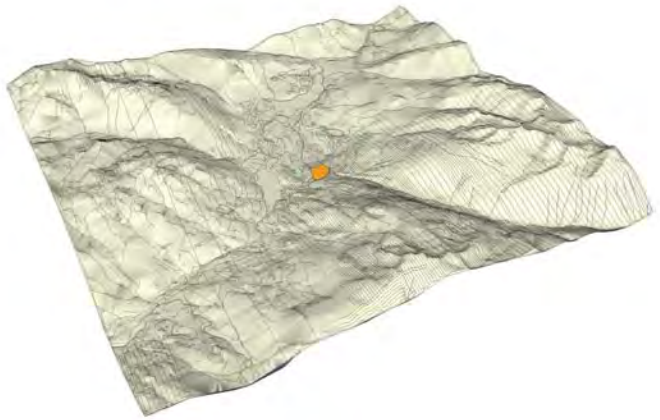
Early in the *3D Master Model* generation, it was uncertain the extent that the surrounding mountains would influence *shadow* and sun access at specific times of the day. More specifically, it was necessary to determine if the effects of the *shadows* cast by buildings at 9:00 am and 4:00 pm (especially in the winter months) were cancelled out once the sun was already falling below the mountains. The *RMOW* provided an existing 3D AutoCAD™ model of the surrounding Whistler terrain (approximately 12 sq. miles) to merge into the *Master Model*. *Shadow* test analyses and the resulting images proved that the mountains did affect some morning and afternoon results, hence the surrounding mountain terrain was incorporated into the Whistler *Village Master Model*. As the mountain terrain model comprises a large area, further tests were run on the model to determine exactly which terrain affected *solar access*. The terrain was subsequently edited to include only those applicable areas in the *Master Model*.

Perspective views of the surrounding mountain terrain (the area representative in the *Village* model is shown in Orange).

2 dimensional plan view of Whistler *Village* in context of surrounding mountains.

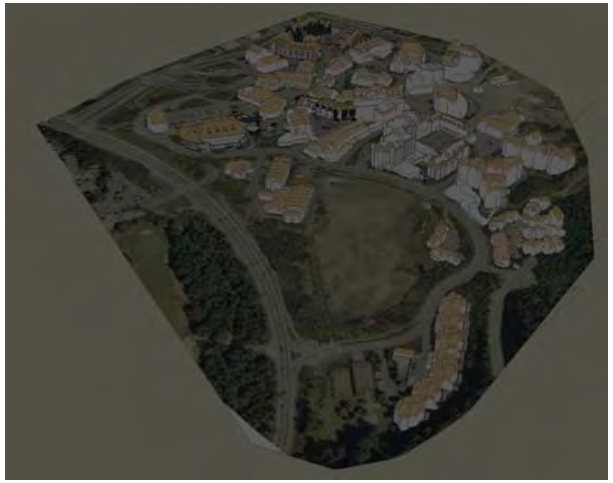


3 dimensional, perspective view of Whistler *Village* in context of surrounding mountains.



a b

c d



October 15th 9am, mountain *shadow* OFF (at left) and ON (at right).

3 Introduction to Solar Analysis Modeling

The following provides a visual overview of generating the model.

Step 1

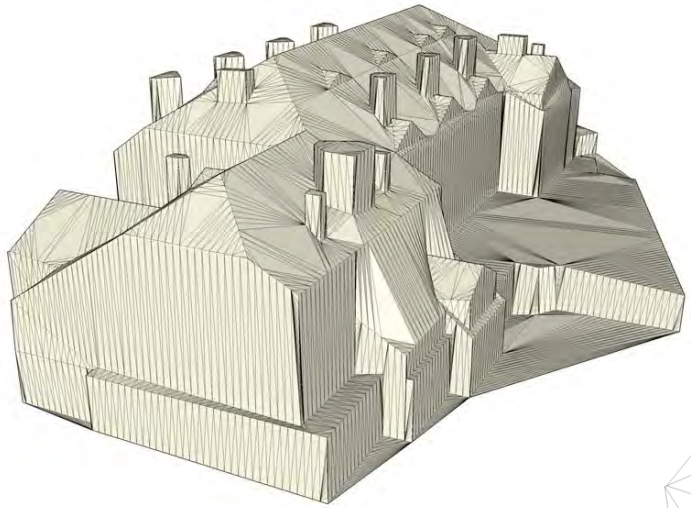
McElhanney's 3D AutoCAD™ model of a *Village* Building as imported into SketchUp™, generated from their orthophoto stereo pair database. Each point or vertex making up McElhanney's models are accurate to 6" or 0.15 metres, which creates the triangulation on the building surface. Also note that soffits and fascias are not constructed, since the aerial photography reads the building envelope and extends that vertically down to the ground plane.

Step 2

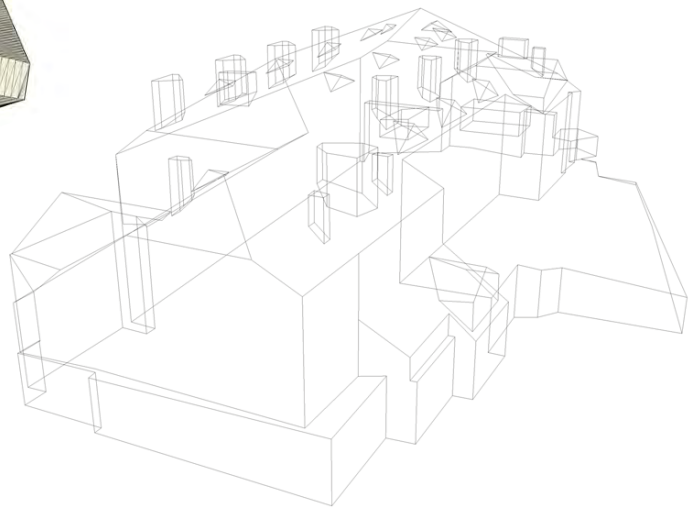
The additional lines on all surfaces are removed, leaving a wireframe version of the model.

Step 3

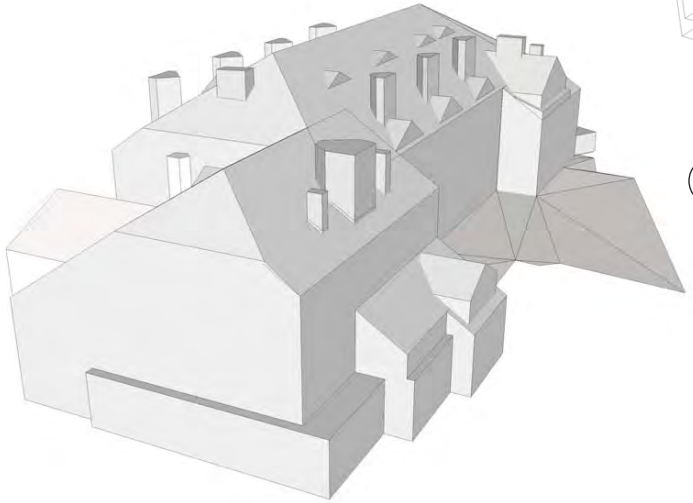
All surfaces are individually re-applied in SketchUp™, producing a visually clean model with a greatly reduced file size.



1 Before: Wireframe building as digitized by McElhanney software.



2 After: Wireframe building refined by IBI Group.



3 After: Rendered building mass included in model.

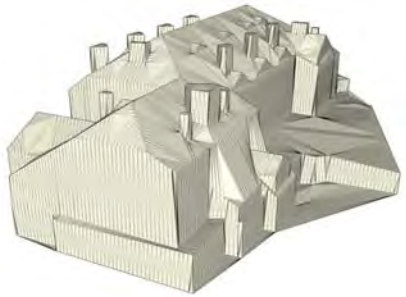
3 Introduction to Solar Analysis Modeling

Step 4

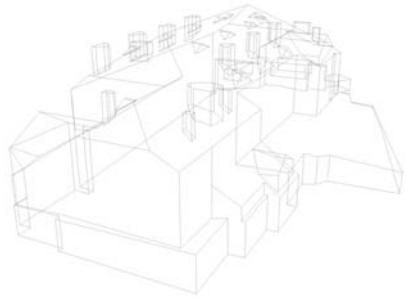
Village Building, along with the 46 other buildings are merged with the Whistler *Village* terrain model (which was also generated from McElhanney's database). All buildings are automatically placed in their correct location and orientation, since the modeling data is based on Universal Transverse Mercator (UTM) coordinates, which precisely places each object on the earth's surface. Roofs and walls have been changed to a consistent colour throughout.

Step 5

Additional lines on building and terrain surfaces were removed. A high resolution aerial photograph of Whistler *Village* was positioned and draped over the terrain model. This provides a sense of scale and visually defines outdoor spaces. Building *shadows* on the image were digitally removed so not to create confusion and ambiguity once the solar tests were conducted.

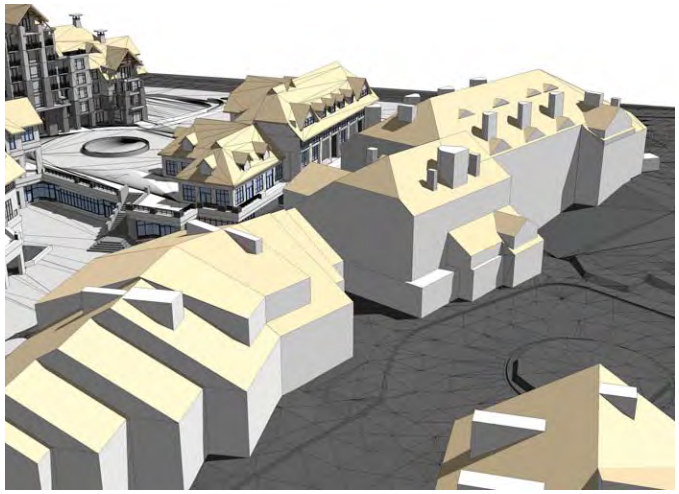


1



2

3



4 Rendered 3D model on terrestrial wireframe.

5 Rendered 3D model and high resolution orthophoto, note the building detail.

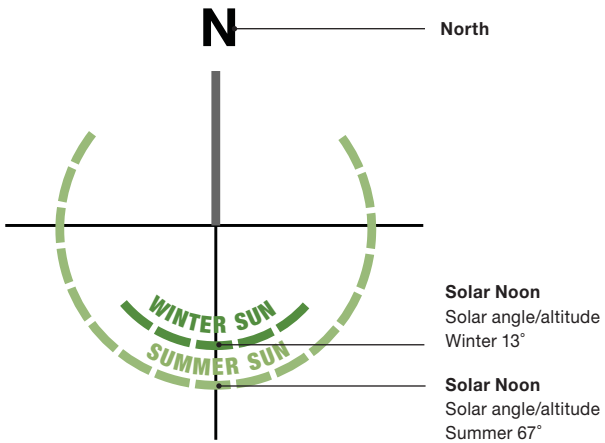
3 Introduction to Solar Analysis Modeling

3.2 Whistler Village Solar Analysis Maps

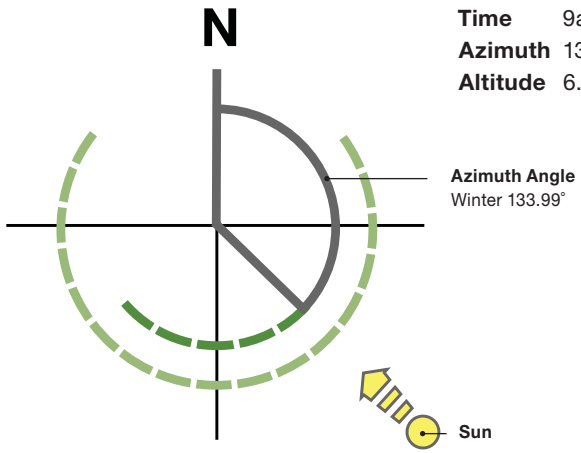
The solar analysis maps on the following pages have been generated using the *Whistler Village 3D Master Model*. They comprise the 21 test periods defined by the municipality and selected to be representative of sun and *shadow* patterns over the course of the year when *solar access* should be analyzed. They provide graphic representation of sun and *shadow* patterns for Whistler *Village* on seven days in the year (on the 15th of January, February, March, April, June, August and October) and for three time periods (9 am, 12 noon, 4 pm) on each of these days. The maps represent a reference for *solar access* and provide a baseline analysis for all properties in Whistler *Village*.

The solar analysis maps have been provided to give a broad view of the changes in the path and height of the sun (angle and azimuth) throughout the year. The *Whistler 3D Model* is capable of analyzing *solar access* at a much finer level, including static and animated images from all angles of view. The analysis of a particular project proposal will be specific to that project and depend on the complexity and particular sensitivities of the neighbourhood and *public realm* for that project.

Example of a solar angle graphic.



Example of solar angle graphic as applied to a specific date and time.



Example

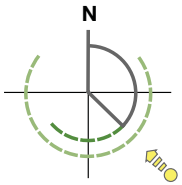
Date	January 15th
Time	9am
Azimuth	133.99˚
Altitude	6.08˚

Each of the 21 solar analysis maps includes a solar angle graphic, as represented by the graphic on this page. The specific angles represent the *azimuth* angle and the specified degrees in *altitude* represent the *solar angle* reflecting the position of the sun at a specified time. These coordinates were determined by the SketchUp™ model using the Municipal Hall as a base reference (*latitude* 50.7˚, *longitude* 122.57˚).

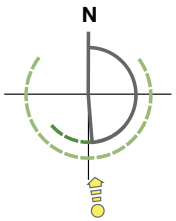
3 Introduction to Solar Analysis Modeling

Solar Analysis Map
January 15th

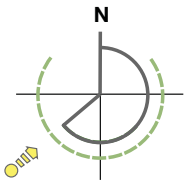
9am
Azimuth 133.99˚
Altitude 6.08˚



12pm
Azimuth 174.97˚
Altitude 18.55˚



4pm
Azimuth 229.85˚
Altitude 3.81˚



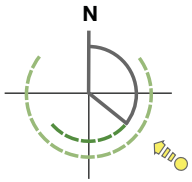
Scale 1:20,000

0 100 250 500 metres

3 Introduction to Solar Analysis Modeling

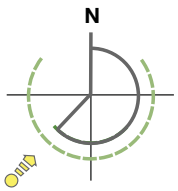
Solar Analysis Map
February 15th

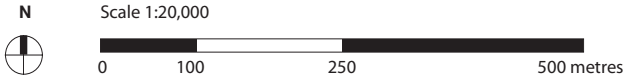
9am
Azimuth 128.69˚
Altitude 12.81˚



12pm
Azimuth 173.12˚
Altitude 26.89˚

4pm
Azimuth 233.37˚
Altitude 11.59˚

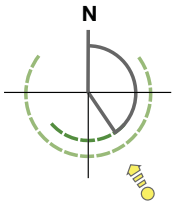




3 Introduction to Solar Analysis Modeling

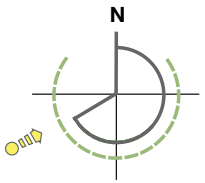
Solar Analysis Map
March 15th

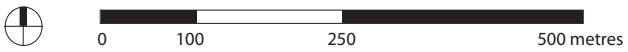
9am
Azimuth 123.92˚
Altitude 22.40˚



12pm
Azimuth 173.50˚
Altitude 37.50˚

4pm
Azimuth 240.30˚
Altitude 19.85˚

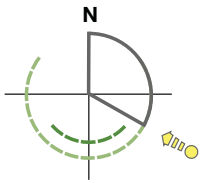




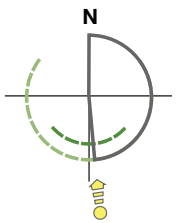
3 Introduction to Solar Analysis Modeling

Solar Analysis Map
April 15th

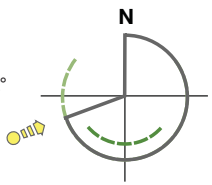
9am
Azimuth 118.49˚
Altitude 33.55˚

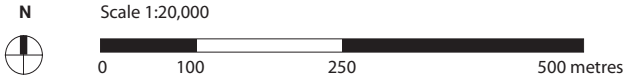


12pm
Azimuth 175.43˚
Altitude 49.54˚



4pm
Azimuth 249.84˚
Altitude 28.29˚

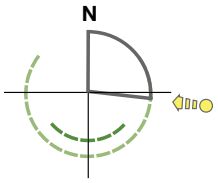




3 Introduction to Solar Analysis Modeling

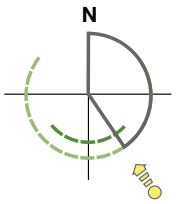
Solar Analysis Map
June 15th

9am
Azimuth 94.56˚
Altitude 34.84˚

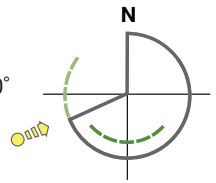


Note: Daylight Savings Time has been accounted for this date.

12pm
Azimuth 145.64˚
Altitude 59.77˚



4pm
Azimuth 246.30˚
Altitude 47.90˚



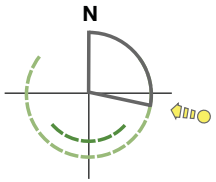
Scale 1:20,000

0 100 250 500 metres

3 Introduction to Solar Analysis Modeling

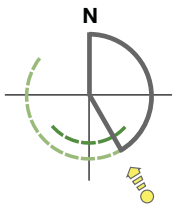
Solar Analysis Map
August 15th

9am
Azimuth 101.08˚
Altitude 33.55˚

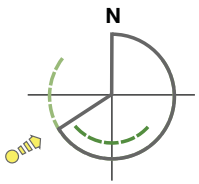


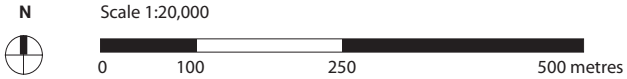
Note: Daylight Savings Time has been accounted for this date.

12pm
Azimuth 130.13˚
Altitude 49.54˚



4pm
Azimuth 237.63˚
Altitude 28.29˚

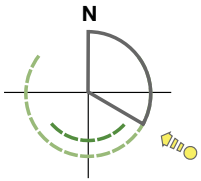




3 Introduction to Solar Analysis Modeling

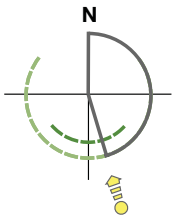
Solar Analysis Map
October 15th

9am
Azimuth 119.37˚
Altitude 12.04˚

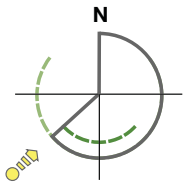


Note: Daylight Savings Time has been accounted for this date.

12pm
Azimuth 163.37˚
Altitude 30.05˚



4pm
Azimuth 228.38˚
Altitude 19.35˚



Scale 1:20,000

0 100 250 500 metres

4 Guidelines for Solar Access Protection Analysis in Whistler Village

4.1 General Process & Application Requirements

This section provides direction for *staff* and development applicants to determine the specific *solar access* analysis required to evaluate a particular development application. The analysis required depends on the potential impact of the proposed development on a specific *Outdoor Room* and on the time periods (if any) that have been identified as particularly important in supporting the primary use of the *Outdoor Rooms*. Additional analysis may be required as determined by *staff*, for example if the proposed development impacts *solar access* to outdoor *patios* and *pools* open to the public.

The *Whistler Village 3D* Model defines the current *solar access* scenario for the *Village*. Further, it identifies eight *Outdoor Rooms* in the *Village*. These spaces are popular gathering places for residents and tourists. Each *Outdoor Room* has been described by use patterns, presence of formal or informal seating, the overall design and size of the room, and other important solar features for protection.

- A sun/*shadow* analysis will be required for all renovation/redevelopment applications to properties in Whistler *Village*, and additional finer level analysis may be required for proposals that have the potential to impact the *solar access* of an *Outdoor Room,* outdoor *patio* and/or *pool*, identified in these *Guidelines*. (See exemptions in section 4.3 for projects not affected by these *Guidelines*.)
- *RMOW staff* will evaluate all applications for development permits or rezoning (e.g., development, redevelopment and renovation projects) in Whistler *Village* on a case-by-case basis.
- Applicants are encouraged to meet with *RMOW staff* in the early stages of project conception. This will help proponents identify potentially impacted *Outdoor Rooms* and other municipal guidelines and policies that apply to the project, as well as define the expectations and submission requirements of the municipal process.
- Applicants will receive a copy of the *Whistler Village 3D* Model on DVD-ROM to perform *solar access* analysis of their development proposal using the SketchUp™ software program. (SOFTWARE NOT SUPPLIED).
- Development applicants will define, in consultation with *staff*, the critical *solar access* periods of time when access to sunlight is particularly valuable to protect, for the specific *Outdoor Rooms* that they affect.
- The onus is on the development applicant to use the tools provided to preserve existing *solar access* and maximize any new opportunities arising from the proposed redevelopment project.
- Applicants will demonstrate how their proposal provides an improvement of the *solar access* characteristics or has little or no impact on *solar access* of the *Outdoor Rooms*.
- Proposals that improve or maximize *solar access* in *Outdoor Rooms* will be encouraged.
- Where impacts are identified, applicants will define methods that mitigate the potential impacts on the *solar access* of the *Outdoor Rooms*, such as a new opportunity for *solar access* in a different area or an increase in the length of time sun penetrates another area.
- The applicant is to work in cooperation with *RMOW staff*, balancing other design considerations while ensuring minimal *solar access* impact for new development or redevelopment projects.
- Applicants will be required to submit a computer generated 3D model of their proposal in a format appropriate for insertion into the *Whistler Village 3D Master Model* for verification of the applicant's *solar access* analysis by *RMOW staff* or their consultants.

4 Guidelines for Solar Access Protection Analysis in Whistler Village

4.2 Solar Impact Analysis Process

The solar impact analysis process for proposed renovation or redevelopment projects in Whistler *Village* is a two staged process. This may vary by application depending on the site location, the impacts of a particular development proposal on its surroundings, and the relative benefits resulting from the proposal. The following 14 steps provide the basic outline for a *solar access* analysis.

Preliminary

1. Undertake a pre-application meeting with municipal planning *staff* to discuss the property and the particular sensitivities of the surroundings.
2. Contact to RMOW to obtain a copy of the Whistler 3D *Master Model* to perform the analysis using SketchUp™ software program (SOFTWARE NOT SUPPLIED).
3. Review the *Guidelines*, maps and table in Section 5 to determine which, if any, *Outdoor Rooms* and *Patios/Pools* are affected by the proposed development.
4. Review the description of *Outdoor Rooms* in Section 6 to determine relevant characteristics to be analyzed.
5. Utilize the *Whistler Village 3D Model* to analyze the options for redevelopment with respect to minimizing impact on the existing *solar access* characteristics of the *Village*.
6. Undertake a sun/*shadow* analysis using the *Master Model* by inserting the proposed redevelopment or renovation project and analyzing for the dates specified below at 9AM, Noon, and 4PM (or 90 minutes prior to sunset, which ever is earlier), ensuring to account for daylight savings time: January 15, February 15, March 15, April 15, June 15, August 15, October 15.
7. For some development proposals, analysis of additional time periods may be required to ensure that important *shafts of sunlight* described in the *Outdoor Room* characteristics are protected.
8. Where a project impacts an *Outdoor Room* or *Patio/Pool* negatively, the applicant will identify the impacts defining the time and areas that the new development will affect shade in the *Outdoor Room* or *Patio/Pools*. Applicants should use each of the four categories (Use, Seating, Design, and Solar Access Considerations) identified in the *Outdoor Rooms* key characteristics to frame the analysis.
9. Prepare a preliminary *Solar Access Impact Analysis* comprised on the 21 solar tests, and meet with municipal *staff* at the preliminary massing stage of the project to present the proposed options and the findings for each option. Discussions with *staff* at an early stage in the development of the project can help identify appropriate solutions, with minimal investment on the part of the applicant. *Staff* may elect to consult with *RMOW* Council and/or the Advisory Design Panel at this early stage with respect to the acceptability of the development proposal prior to further detailed design work proceeding. Only once the building mass is acceptable will the applicant move to the detailed design phase.

Detailed

10. Once an applicant has been given preliminary approval (i.e., the proposed preliminary building massing is acceptable) they will proceed with detailed design.
11. Submit a final *Solar Access Impact Analysis* comprised of the design rationale and the required sun/*shadow* analysis maps (refer to section 4.6) detailing the results of the sun/*shadow* analysis. The design rationale should describe how the proposed development will affect *solar access* for its surroundings in general and specifically highlight *solar access* for outdoor public spaces, *patios*, *pools*, adjacent buildings, and the uses for each *Outdoor Room* affected by the development. The design rationale text should also describe the mitigating strategies and/or other positive benefits proposed by the project to help offset any negative impacts identified. The maps must show the existing *shadow* and the proposed *shadow* of the project.
12. Submit a 3D computer model of the proposed development project to the standards listed in Section 4.5 and 4.6, for insertion into the *Whistler Village 3D Model* and verification by *staff* and/or their appointed *consultants* of the findings outlined in the applicants *Solar Access Impact Analysis.*
13. Upon development approval all contemplated construction changes to the approved project that affect the exterior of the building must be pre-approved by the *RMOW* prior to construction of the modification. Pre-approval may require further sun/*shadow* analysis of the proposal and the updating of the applicants 3D model. For projects where construction changes affecting the exterior of the building have taken place, the applicant will, upon completion of the construction, but prior to occupancy permit, provide to the *RMOW* a final 3D Model integrating all changes to update the Whistler *Village 3D Master Model*.
14. An application showing no impact in the *3D Master Model* will be accepted and moved through the 'Development Permit' process on a priority basis.

4 Guidelines for Solar Access Protection Analysis in Whistler Village

4.3 Exemptions

1. Renovation projects in Whistler *Village* affecting solely the interiors of an existing building will be exempt from the requirements of *solar access* analysis described in these *Guidelines*.
2. Renovation projects to existing buildings in Whistler *Village* limited to changes to exterior building colour, and or other cosmetic or maintenance upgrades not affecting change to the size, shape or location of exterior building elements such as roofs, dormers, chimneys, balconies, and similar elements, shall be exempt from the requirements of *solar access* analysis described in these *Guidelines*.
3. Renovation projects to existing buildings in Whistler *Village* involving minimal change to exterior building elements such as roofs, dormers, chimneys, balconies, and similar elements, may be exempt from the requirements of *solar access* analysis described in these guidelines at the discretion of the council or as delegated to *staff*. If it can be demonstrated that the modifications proposed will have zero impact or positively benefit the *solar access* characteristics of the *Village* these projects will be exempt.

4.4 Enforcement

The intent and application of these guidelines are enforceable through the Development Permit, Building Permit and Occupancy Permit processes.

4.5 3D Computer Model Submission Requirements for Applicants

The process outlined in sections 4.1 and 4.2 above require the development permit applicant (i.e., property owner) or architect representative to submit a 3D computer model of their proposal to the *RMOW* for review.

3D design development building models tend to be more complex and contain more detail than is needed for the purposes of *Solar Impact Analysis* by *RMOW staff*, therefore the applicant's model must only contain a compressed amount of building geometry. This will enable *RMOW staff* to run the *shadow* tests quickly and efficiently with optimized file sizes. 3D application model submissions must adhere to the following file standards.

File Formats

.skp (SketchUp™), .dwg or .dxf

Layers

Building objects, site objects and surrounding context (for correct model insertion into the *Master Model*).

Modeling Elements

- Exterior building envelope (roofs, walls, windows, doors, architectural detailing such as bracketing)
- Exterior site enhancements (stairs, planters)
- A 3D reference point to ensure correct insertion into the Village *Master Model* (such as property lines or adjacent buildings)
- Interior floor slabs
- NO other interior elements (suite walls, doors, furniture, stairs, millwork, fixtures, equipment)
- NO window or door hardware (doorknobs, kick plates)
- NO texture or material

4.6 Mapping Submission Requirements

Applicants will have produced the 3D computer model of their proposals according to the specifications detailed in Section 4.5. In addition to a digital file, applicants are required to submit a hard copy (output) of the 21 Solar Tests. These should be produced in 11X17 size (a reduced sample is included for reference on the following page). This list presents the required information for applicants to include on their submission:

- Name of the Applicant - RMOW Development Permit Application Reference Number (if available)
- Submission Date
- Legal Description
- Development Block Identification Number
- Date of the test period (one of seven months)
- Time of the test period (9 AM, Noon, 4 PM, other as defined by RMOW)
- List of layers shown
- Plan of existing area (with title to identify existing)
- Plan of proposed project (with title to identify proposed)
- Perspective view of existing area (with title to identify existing)
- Perspective view of proposed project (with title to identify proposed)
- Specification of *Solar Angle* and *Azimuth* used
- North Arrow
- Scale Bar

APPENDIX A

Name of Applicant: SAMPLE NAME

Application Reference #: 000 000

Submission Date: January/20/2007

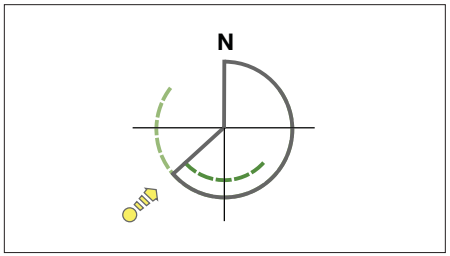
Legal Description: DL 000, Plan 000 000

Development Block ID #: 8

Month/Time of Test Period: Oct. 15, 4pm

Azimuth: 228.38˚

Altitude: 19.35˚



SUBMISSION SAMPLE SHOWN AT REDUCED SCALE

List of Layers Shown:

X. ...

X. ...

X. ...

X. ...

X. ...

X. ...

Perspective: Existing

Scale 1:XXX,XXX

0 X X X metres

List of Layers Shown:

X. ...

X. ...

X. ...

X. ...

X. ...

X. ...

Perspective: Proposed

Scale 1:XXX,XXX

0 X X X metres

Plan: Existing

Scale 1:XXX,XXX

0 X X X metres

Plan: Proposed

Scale 1:XXX,XXX

0 X X X metres

Existing shadow revealed in relation to proposed.

4 Guidelines for Solar Access Protection Analysis in Whistler Village

4.7 Evaluation Guidelines

This section describes the guidelines to review the *Solar Access Impact Analysis* submitted by applicants as part of the development permit application for Whistler *Village*.

It is impractical to establish "hard-and-fast" solar access rules to be applied uniformly to all development applications. Given the northern *latitude* of Whistler, it is important to recognize that a 'zero tolerance' policy may inhibit redevelopment of some sites. However even a small change in building mass or profile may create a significant increase in *shadow* during the mid-morning and mid-afternoon close to the winter solstice (December 21st).

RMOW staff will review each development permit application with discretion to assess the significance of the sun/*shadow* impacts of the proposed development. The relative significance of these impacts will depend on the characteristics outlined in Section 6 that relate to use patterns, availability of public seating, design of the *Outdoor Room* and additional important solar features in the *Outdoor Room*. Not all *solar access* impacts can be weighted equally. *Staff* will consider, in their review, the mitigating factors or benefits that the proposal brings, which may help to offset any negative impacts.

The following evaluation guidelines will be followed when reviewing an applicant's *Solar Access Impact Analysis* and when evaluating the sun/*shadow* impacts of a proposed development:

1. Preserving the *solar access* characteristics of the *Village* as they exist today is the over-riding principle *staff* will apply in reviewing applications.
2. Applications that improve or show zero impact on the existing *solar access* characteristics of the *Village* will be encouraged.
3. The applicant must demonstrate a flexible design approach and that every attempt has been made to eliminate or to minimize negative *solar access* impacts of the proposal.
4. The applicant's analysis will demonstrate that options to preserve the *solar access* characteristics of the *Village*, as they exist today, have been explored.
5. The applicant's analysis will demonstrate that possibilities for the creation of new sunny spaces in addition to those that exist today, or as mitigation of reasonable negative impacts on existing space, have been explored.
6. The *Solar Access Impact Analysis* will demonstrate that the process described above (section 4.1 - 4.6) have been followed.
7. The analysis should indicate any impacts on significant solar features, public seating and gathering areas of the *Outdoor Rooms, patios* and *pools*. Areas in the *Outdoor Rooms,* noted as *Hot Zones* have increased sensitivity and importance to the success of Whistler as a people place, and therefore have increased requirements for preservation. Applications will demonstrate how the proposal will not affect these areas.
8. Although not specifically dealt with as part of these *Guidelines*, certain uses at the ground level that surround the more successful public *Outdoor Rooms* contribute significantly to the success of these *Village* spaces as people places. Applicants are therefore encouraged to maintain or promote uses at the ground level that generate pedestrian traffic, encourage lingering in the public spaces, and blur the boundary between public and private space. Especially important are food and beverage outlets and the commercial uses that serve basic needs for residents and visitors.
9. The applicant's analysis should adequately describe the impacts of any additional *shadow* created by the development on building entrances and any other significant physical features, as well as on the predominant activities that occur in the affected *Outdoor Room.*
10. Where negative impacts occur, the impact analysis will demonstrate a reasonable quantification of the additional shadow impact in percent (i.e., % area further shaded vs. *Master Model* benchmark % shadow) and the duration of time for which there is additional *shadow*. *Staff* will work with the applicant to define the areas and times appropriate for quantification analysis. Note this process will vary from project to project depending on the location and sensitivity of the space impacted by the proposal. This process may require further sun/shadow analysis at sequential times throughout the day at particular times of the year. In some cases, this finer level of analysis may be better presented in an animated form in addition to still images to evaluate the progress of the additional shadow. *Staff* and applicants will consult to determine the level of detail required to fully evaluate the impacts of a particular proposal.
11. The *Solar Access Impact Analysis* design rationale, will demonstrate where opportunities to increase *solar access* have been examined when feasible, including the creation of new *sun spots*, improved *solar access* of existing sunny areas, significant streetscape improvements, or new views at existing or new sunny areas.
12. *Staff* will provide a written response to the applicant at each submission stage, which considers the relative importance of the areas affected, protected

4 Guidelines for Solar Access Protection Analysis in Whistler Village

or enhanced, as described in Section 6 of this document. In formulating a response to the applicant, *staff* will also consider the balance of impacts and benefits demonstrated by the applicants design rationale.

13. Proposed projects will generally be considered on a first-come first-serve basis. However, in the case of simultaneous or overlapping applications from different applicants for projects which affect similar *Outdoor Rooms*, outdoor *patios* or swimming *pools*, *staff* will request cooperation on the part of all applicants, and may request versions of the graphic *solar impact analysis* to be run with and without the neighbouring application. In cases where an application has priority by way of application date, but fails to perform to the submission requirements of these *Guidelines* (or other municipal requirements) in a timely manner, *staff* may elect to advance applications submitted subsequently that demonstrate the ability to proceed more effectively. The former (non performing) application may then be required to consider the impacts of their application on the subsequently submitted advanced projects.

14. After completing the review, *staff* will consult with the applicant to identify any desirable mitigation measures to address concerns arising from the analysis and to determine opportunities and appropriate measures to improve the *solar access* impacts of the proposal.

15. Development approval of an application is given contingent on the submission of a final 'as approved' 3D massing model of the proposal to update the *Whistler Village 3D Master Model.*

16. The above noted criteria will also apply to the review of applications for minor amendments to development permits in Whistler *Village*, which affect the building exterior as noted in Section 4.2.13 of these *Guidelines*.

17. *Staff* will not issue an occupancy permit for a completed construction project approved under these *Guidelines* until a final 'as built' 3D massing model of the project, incorporating all changes made to the exterior of the building as noted in section 4.2.13 of these *Guidelines*, is submitted to the *RMOW* for inclusion in the *Whistler 3D Master Model.*

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

All proposed developments in Whistler *Village* must seek to minimize the negative impacts on the *solar access* characteristics of surrounding properties and public outdoor spaces, *pedestrian strolls*, *plaza*s, outdoor *patio* areas and *pools*. The *Guidelines* provide applicants with the general requirements for producing a s*olar access impact analysis.*

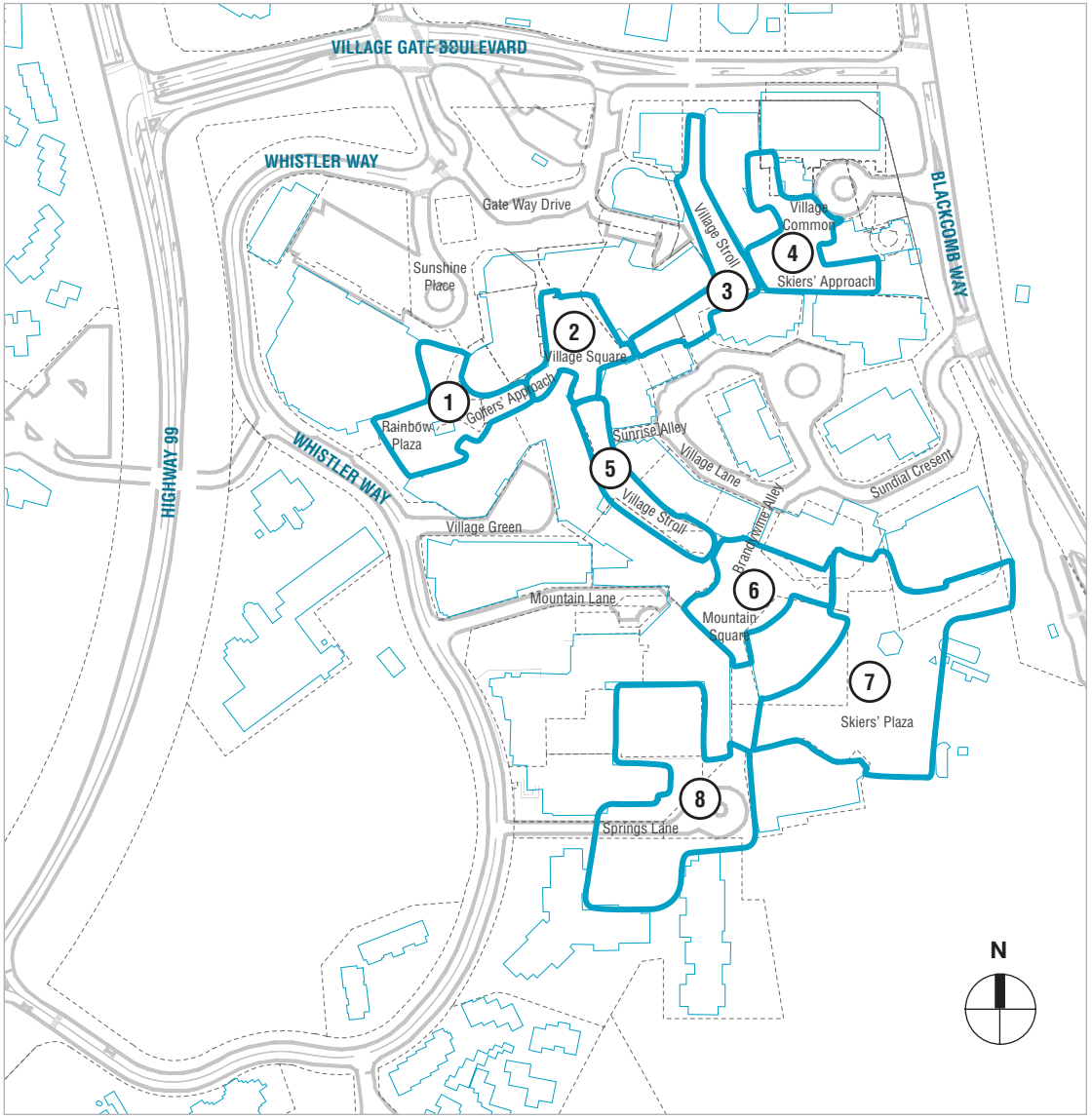
The preceding sections provide guidance concerning the process and requirements important to *solar access* protection. It is important to re-iterate that applicants and *staff* will work together to ensure that proposed developments do not negatively affect the characteristics that make Whistler *Village* a success.

The following section provides maps and information about Whistler *Village's Outdoor Rooms*. Map 5.1 shows the location of the *Outdoor Rooms* which are explicitly protected by the requirements of these *Guidelines*. Map 5.2 identifies the development blocks for which a *Solar Access Impact Analysis* will be required. Table 5.3 identifies the potential *Outdoor Rooms* affected by specific development blocks and hence those that need to be analyzed in a development permit application. Map 5.4 locates outdoor *patios* and *pools* in the *Village* where *solar access* should be protected. This map is included to provide applicants with a sense of the semi-public places affected by development or redevelopment applications.

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

5.1 Outdoor Rooms Map

1 Conference Centre/Golfers' Approach
2 Village Square
3 Village Stroll North
4 Village Common/Skiers' Approach
5 Village Stroll South
6 Mountain Square
7 Skiers' Plaza
8 Springs Lane

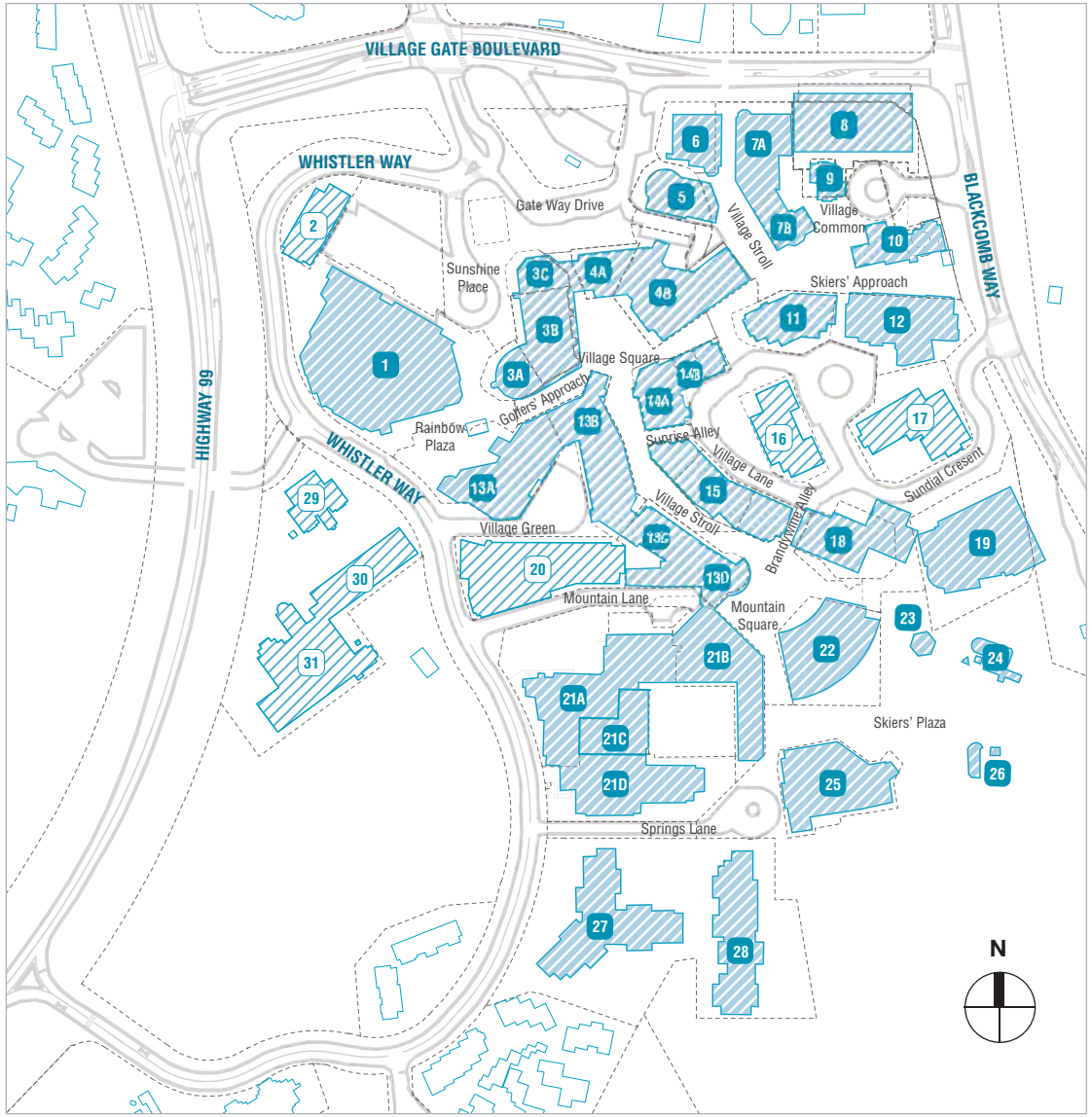


Outdoor Room Boundary
Building Outline
Streets, Roadways and Pavement Markings
Legal Lines

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

5.2 Development Blocks Map

1	Whistler Conference Centre
2	Cornerstone Building
3A	Windwhistle
3B	Hearthstone Lodge
3C	Rainbow Condos
4A	Plaza Suites & Blackcomb Professional Building
4B	Blackcomb Lodge
5	Blackcomb Lodge Gatehouse & Whistler Chamber of Commerce
6	Village Gate House
7A	Holiday Inn SunSpree Resort, D Wing
7B	Holiday Inn SunSpree Resort, B Wing
8	Pan Pacific's Village Centre (II)
9	Holiday Inn SunSpree Resort
10	Holiday Inn SunSpree Resort, C Wing
11	Saint Andrew's House
12	Whistler Village Inns & Keg Lodge
13A	Adara Hotel & Timberline Lodge
13B	Crystal Lodge & Lobby Level Shops
13C	Crystal Lodge, South Wing Shops
13D	Crystal Lodge Expansion Shops
14A	Fitzsimmons Condos
14B	Wedgeview, Snoland Condos & Regency Suites
15	Fireplace Inn and Executive Inns
16	Whistler Village Inns, Powder Lodge
17	Mountainside Lodge
18	Sundial Hotel
19	Pan Pacific One (I)
20	Listel Whistler Lodge
21A	Hilton Whistler Resort & Spa (I)
21B	Hilton Whistler Resort & Spa (II)
21C	Hilton Whistler Resort & Spa (III)
21D	Hilton Whistler Resort & Spa (IV)
22	Carleton Lodge
23	Kiosk/Tickets/Information
24	Blackcomb's Excalibur Gondola Base
25	Whistler Express Gondola Base & Garibaldi Lift Company
26	Fitzsimmons Gondola Base
27	Westin Whistler International Resort Hotel
28	Whistler Mountain Employee Services
29	Coast Whistler Hotel's Crab Shack
30	Wing of Coast Whistler Hotel
31	Coast Whistler Hotel



Low Potential for Solar Impact on *Outdoor Rooms*

High Potential for Solar Impact on *Outdoor Rooms*

Building Outline

Streets, Roadways and Pavement Markings

Legal Lines

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

5.3 Table of Affected Outdoor Rooms

Development Block	Legal Description	Outdoor Room Affected 1	2	3	4	5	6	7	8
1	DL1902, Plan 18662	•							
2	DL 1902, Plan LMS 2237								
3A	DL 1902, Plan VR 873	•	•						
3B	DL1902, Plan VR 790		•						
3C	DL1902, Plan VR 899		•						
4A	DL1902, Plan VR 1352		•						
4B	DL1902, Plan VR 877		•	•					
5	DL 1902, Plan BCP 1003			•					
6	DL 1902, Plan VR 2076			•					
7A	DLs 1902 & 4610, Plan LMS 1847			•	•				
7B	DLs 1902 & 4610, Plan LMS 1847			•	•				
8	N/A				•				
9	DLs 1902 & 4610, Plan LMS 1847				•				
10	DLs 1902 & 4610, Plan LMS 1847				•				
12	DL1902 & 4610, Plan VR 953				•				
11	DL1902, Plan VR 2033			•	•				
13A	DL1902, Plan VR1858	•							
13B	DL 1902 & 3020, Plan VR 20286	•	•			•			
13C	DL 1902 & 3020, Plans LMP 29105, LMP					•			
13D	29105, LMP 29106, LMP 29107, LMP 29108					•	•		
14A	DL1902, Plan VR 847		•			•			
14B	DL1902, Plan VR 802		•	•					
15	DL 1902, Plan VR 960					•	•		
16	N/A								
17	DL 1902 & 4610, Plan VR 10266								
18	DL 1902 & 3020, Plan 17986						•	•	
19	DL 1902, 3020 & 4894, Plan LMS 3028							•	
20	DL 3020, Plan VR 2217								

Development Block	Legal Description	Outdoor Room Affected 1	2	3	4	5	6	7	8
21A	DL 3020, Plan 19471						•		
21B	DL 3020, Plan VAS 2126						•	•	•
21C	DL 3020, Plan 21463						•		•
21D	DL 3020, Plan VR 2359						•		•
22	DL 3020, Plan VR 1163						•	•	
23	N/A							•	
24	N/A							•	
25	N/A							•	•
28	DL 3020, 3865, 4893, 5946, 7885 & 7888 Strata Plan 4089, Building 2								•
27	DL 3020, 3865, 4893, 5946, 7885 & 7888 Strata Plan 4089, Building 1								•
29	Lot 59, DL 1902 & 3020, Plan 19101								
30	Lot 58, DL 1902 & 3020, Plan 19101								
31	Lot 58, DL 1902 & 3020, Plan 19101								

1 **High** Potential for Solar Impact on *Outdoor Rooms*

1 **Low** Potential for Solar Impact on *Outdoor Rooms*

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

5.4 Outdoor Patios and Pools of Whistler Village

The *Guidelines* sets out procedures for protecting *solar access* in eight *Outdoor Rooms* in Whistler *Village*. The following map identifies outdoor *patios* and *pools* that are currently in place in Whistler *Village*. Applicants will refer to this map to determine potential semi-public spaces that could be affected by redevelopment or renovation.

Sundial Place north-east Whistler Village Inn

Sundial Place, Mountain Lodge Restaurant & swimming *pool*

south-west view, Best Western, Listel Whistler Swimming Pool

back of Crystal Lodge, the Old Spaghetti Factory

5 Outdoor Rooms, Development Blocks, Patios/Pools, Maps & Table

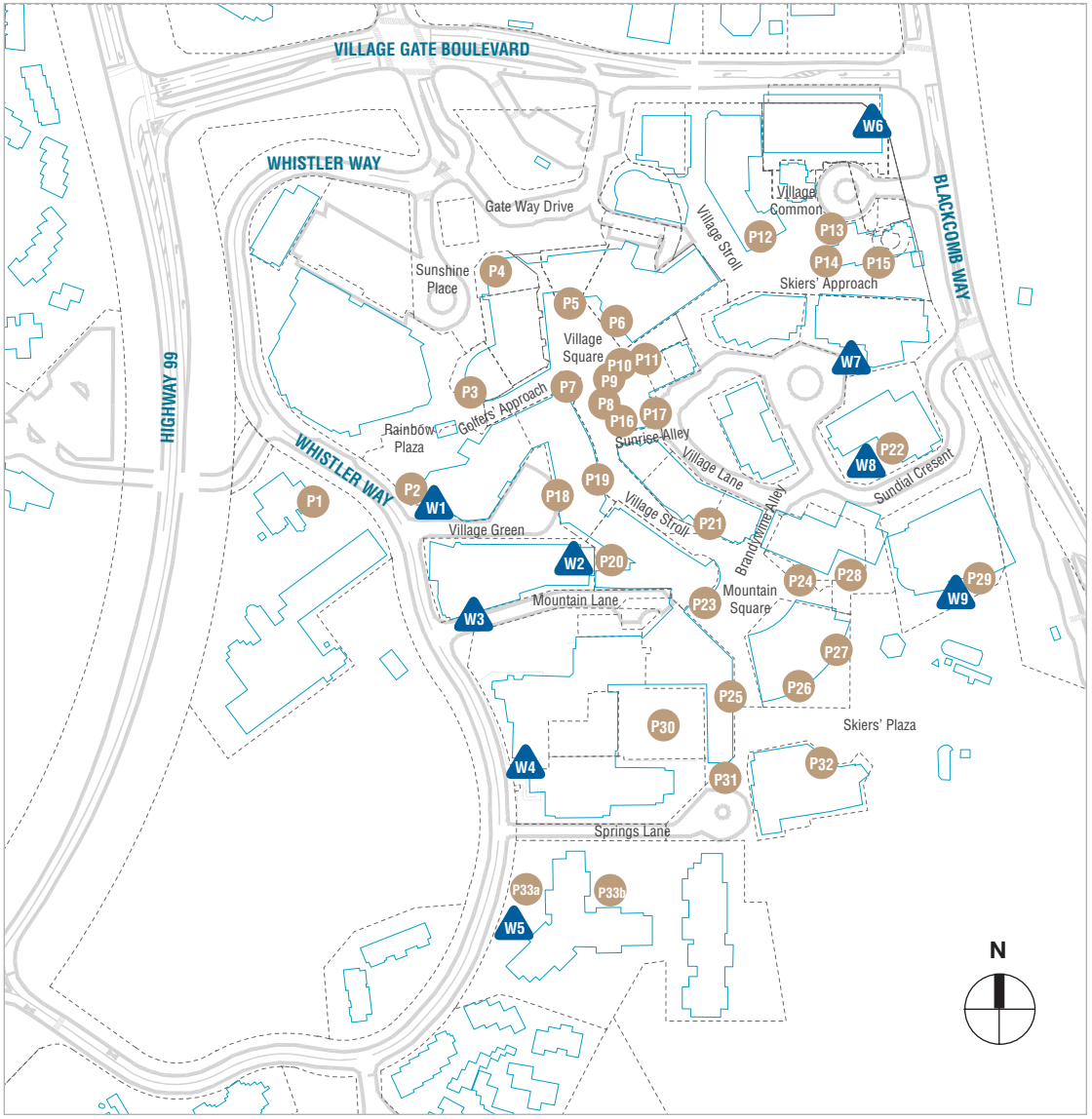
Outdoor Patios/Pools Map

Patios (P)

P1 Former Tex Corleone BBQ & Pizza *patio*
P2 Kypriaki Norte *patio*
P3 Tapley's Neighbourhood Pub *patio*
P4 Gone Bakery & Soup Co. *patio*
P5 Moguls Coffeeshop *patio*
P6 Araxi Restaurant and Bar *patio*
P7 Citta's Bistro *patio*
P8 Gelato *patio*
P9 Amsterdam Cafe Pub *patio*
P10 La Bocca *patio*
P11 Ingrid's Deli *patio*
P12 Mongoli Grill *patio*
P13 Earl's Bistro *patio*
P14 Starbucks Coffee Company *patio*
P15 Pita Etc. *patio*
P16 La Brasserie *patio*
P17 Hot Buns *patio*
P18 Old Spagetti Factory *patio*
P19 Ric's Grill *patio*
P20 Second Cup balcony *patio*
P21 Gaminetto's/Going Nuts *patio*
P22 Trattoria di Umberto *patio*
P23 Second Cup *patio*
P24 Zog's Beavertails & Burgers *patio*
P25 Rocky Mountain Chocolate Factory *patio*
P26 Garbanzo Bike & Bean *patio*
P27 Longhorn Saloon & Grill *patio*
P28 Black's Pub & Restaurant *patio*
P29 Dubh Linn Gate Irish Pub *patio*
P30 Hilton Whistler Resort, Spa & Tennis Courts
P31 Behind the Grind
P32 Garibaldi Lift Co. Bar & Grill *patio*
P33a/b Westin Resort & Spa Whistler *patio*

Pools (W)

W1 Timberline Lodge *pool*
W2 Crystal Lodge *pool*
W3 Listel Whistler Hotel *pool*
W4 Hilton Whistler Resort & Spa *pool*
W5 Westin Whistler Resort *pool*
W6 Pan Pacific (II) *pool*
W7 Whistler Village Inns – Keg Lodge *pool*
W8 Mountainside Lodge *pool*
W9 Pan Pacific – One Whistler Village (I) rooftop *pool*



Building Outline
Streets, Roadways and Pavement Markings
Legal Lines

6 Outdoor Room Characteristics

The term *Outdoor Room* refers to a differentiated outdoor open space in Whistler *Village* that is a popular gathering place for people – in other words, it is a defined space for residents and visitors to comfortably 'hang out' in the *public realm* and a place of life and vitality. *Outdoor Rooms* include *plazas*, *pedestrian strolls*, *patios*, *pools* and future *patio* spaces for the public. Whistler *Village* succeeds because of its human-scale, integration with the physical surroundings and access to views and sun. *Outdoor Rooms* are an integral aspect of the *Village's* success and special protection for these areas will ensure that the features that make Whistler a successful people-place endure.

As opposed to a building-by-building analysis of sun and *shadow* impacts, the framework for *solar access* protection in Whistler *Village* is based upon the identification of *Outdoor Rooms* in the *Village* and an analysis of sun and *shadow* characteristics in these important public spaces.

For each of the identified *Outdoor Rooms*, the following sections provide an inventory of the key characteristics that are important to protect in order to preserve and enhance the character of favoured places in the *Village* for people to 'enjoy the sun'.

The *Solar Access Protection Guidelines* for Whistler *Village* are framed around the following eight *Outdoor Rooms:*

1 Conference Centre/Golfers' Approach (Rainbow *Plaza*)
2 Village Square
3 Village Stroll North
4 Village Common/Skiers' Approach
5 Village Stroll South
6 Mountain Square
7 Skiers' Plaza
8 Springs Lane

The importance of protecting *solar access* in a particular public space has a reciprocal relationship with the vitality of the space. The more vital and popular a public space, the more important it becomes to protect *solar access*, maintaining the sunny qualities of the place that attracts people. A sunny environment, however, is not sufficient to transform a public space into a popular spot in the *Village* for gathering, lingering and people-watching. The vitality of a public space also depends on use patterns, the availability of seating, design characteristics, and the ground-level uses that border the public space that encourage a visitor to stop and sit or browse. Consequently, to document components of the mutually reinforcing *solar access* and other characteristics of the *Outdoor Rooms*, and to provide a consistent basis for review of future redevelopment in the *Village*, each *Outdoor Room* is discussed in terms of the following four criteria:

Use Patterns

- Use patterns include references to circulation patterns, entryways, building entrances, ground level uses, and convergence of public *plaza*s and public thoroughfares. Access to the sun supports the use patterns that enliven the *Outdoor Room.*

Seating

- The presence of seating indicates opportunities where residents or tourists will stop or rest in an *Outdoor Room.* Seating is an important feature that adds to the functionality of the *Outdoor Room.*
- Seating consists of formal and informal public seating areas including benches, low or high walls, and large plant containers that provide enough room to lean against or take a seat. Opportunities for future seating are also identified.

Design

- Design considers the size of the public area, the defined edges and landscaping, and the *Hot Zones* that contribute to the *Outdoor Room's* success.

Additional Solar Access Considerations

- Additional *solar access* considerations will help to ensure that important solar features are protected, such as *pools*, *patios*, seating, gathering spots, and *shafts of light*. Additional *solar access* analysis will be identified in this section.

Each of the aforementioned criteria and subsequent characteristics should be taken into consideration for their relative *solar access* importance when producing a *solar access impact analysis.*

6 Outdoor Room Characteristics

6.1 Conference Centre/ Golfers' Approach

Use Patterns

- Conference Centre is important for community/business/resort functions.
- Resort Activity Centre (includes Public Washroom) draws people as a one-stop spot for information about the *Village's* goings-on.
- Major entry to/from parking garage.
- Absence of shops to attract pedestrian traffic and people watching during the day.
- Tapley's and Kypriaki's are popular community year-round bright *patios*.

Seating

- Limited public seating and an absence of public benches; where good seating is available it is important to protect solar access.
- Stone walls from Buffalo Bill's to *Village* Square are higher than the 18" norm for the *Village* and make for less comfortable casual seating.
- Stone walls from Tapley's into the Square are a good height for sitting and enjoying the sun.
- Tapley's has bright outdoor *patio* seating with an ideal orientation to the sun.
- Opportunity for *patio* seating with good *solar access* near Moe Joe's.

Design

- *Hot Zone* includes entryway to Conference Centre and Resort Activity Centre, places where people congregate, and is an important area to protect *solar access* in this medium sized *Outdoor Room.*
- *Plaza* is surrounded and defined by high stone wall, therefore the *plazas* relevance as a place to stop is not as important as a place to walk through.

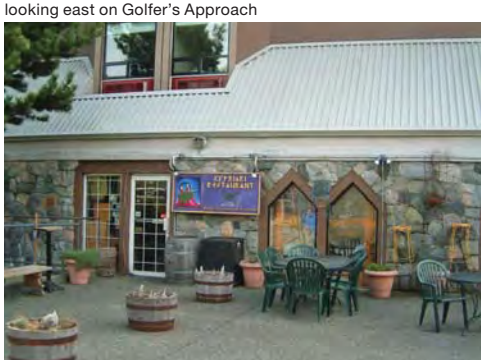
Additional Solar Access Considerations

- *Solar access* protection for Resort Activity Centre is important for aesthetics and safety.
- Need to maximize *solar access* for the entrance to the Conference Centre and on the two outdoor *patios* and Timberline Lodge *pool*.
- Protecting the *shaft of sunlight* down Golfers' Approach during the late afternoon requires additional sun/*shadow* analysis. Consultation with *RMOW staff* will determine the exact times at which additional solar analysis is necessary.

south-west view (Restrooms and Restaurant)

looking east on Golfer's Approach

Conference Centre

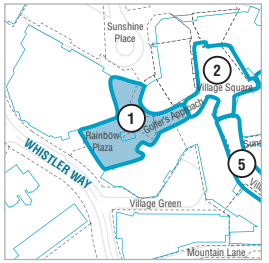


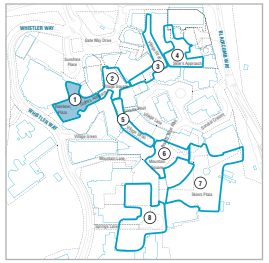
south-west view Kypriaki Restaurant

north-east view, Tapley's Patio

6 Outdoor Room Characteristics

Conference Centre/Golfers' Approach
Sun/Shadow Characteristics





	January 15	February 15	March 15	April 15	June 15	August 15	October 15
09:00 am							
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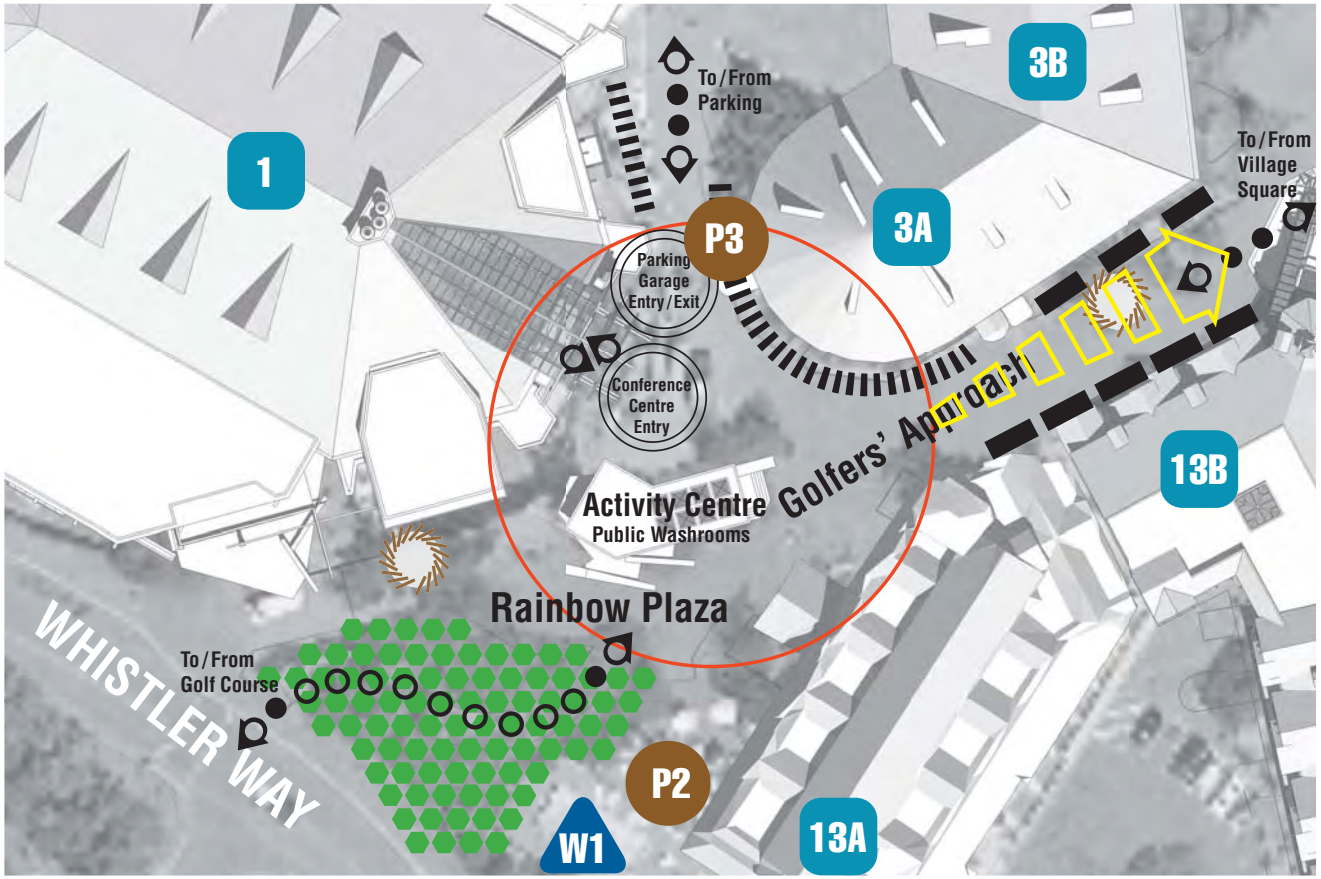
6 Outdoor Room Characteristics

Conference Centre/Golfers' Approach
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- 1 Building
- P1 Patio
- W1 Pool

1 Whistler Conference Centre
3A Windwhistle
3B Hearthstone Lodge
13A Adara Hotel & Timberline Lodge
13B Crystal Lodge & Lobby Level Shops
P2 Kypriaki Norte *patio*
P3 Tapley's Neighbourhood Pub *patio*
W1 Timberline Lodge *pool*



6 Outdoor Room Characteristics

6.2 Village Square

Use Patterns

- Retail shops are intended to meet the daily needs of local residents and visitors, namely, a liquor store, grocery store and drug store.
- Most important public *plaza* for community and resort celebrations.
- Important street entertainment location that attracts spectators.
- Presence of a moveable tourist kiosk attracts users to the area.
- Major Public Art installation at centre of *Outdoor Room*.
- Major entryway to the *Village* (public transit, taxi stands, parking garage access).
- Convergence of three major pedestrian thoroughfares.
- Concentration of several restaurants and *patios*.

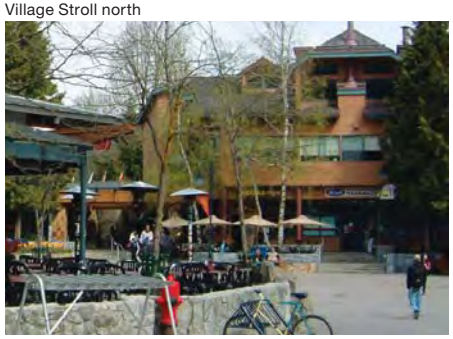
Seating

- La Bocca, Bocca Gelato, La Brasserie, Ingrid's, Araxi, Mogul's, Citta's and Amsterdam Café located in the Square and each has significant outdoor *patio* seating.
- Opportunity for outdoor *patio* near grocery store that has good solar access.
- Stairs approaching grocery store provide informal seating.
- Formal seating is provided by outdoor benches.
- Public Art installation integrates formal seating and attracts people, especially children.
- Low stone walls along edges of *Outdoor Room* are good for seating.
- Tree planters and wide steps on north and west edges provide informal seating.

Design

- *Village* Square and adjacent uses are a *Hot Zone* critical to the success of Whistler *Village*.
- Designed to maintain mountain views in four directions and has a pleasant appearance that is conducive to attracting people.
- Shops that meet daily neighbourhood needs and restaurants/pubs line the west and north sides of the Square while restaurant/pub *patios* line the east and south sides.
- A medium sized, intimate *Outdoor Room*.

Village Stroll north



looking north-west at Citta & Rexall east Mountain View

east view, the Amsterdam Pub and Citta

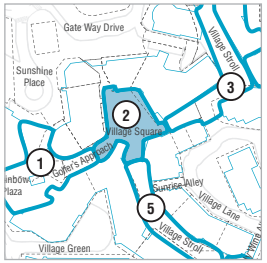
- Edges defined by seating — benches, informal seating and *patios*.
- Some landscaping features provide dappled light to *patios*.

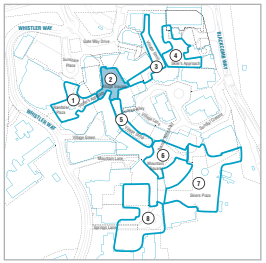
Additional Solar Access Considerations

- Need to maximize *solar access* at the entrances to the retail shops and on the outdoor *patios* and *pools*.
- Important to protect *solar access* for *après-ski* in winter and during lunch and evenings in the summer.
- Protecting the *shafts of sunlight* shining down Golfers' Approach into *Village* Square and from *Village* Square down the section of *Village Stroll* North leading into *Village* Common during the late afternoon requires additional sun/*shadow* analysis. Consultation with *RMOW staff* will determine the exact times at which additional solar analysis is necessary.

6 Outdoor Room Characteristics

Village Square
Sun/Shadow Characteristics





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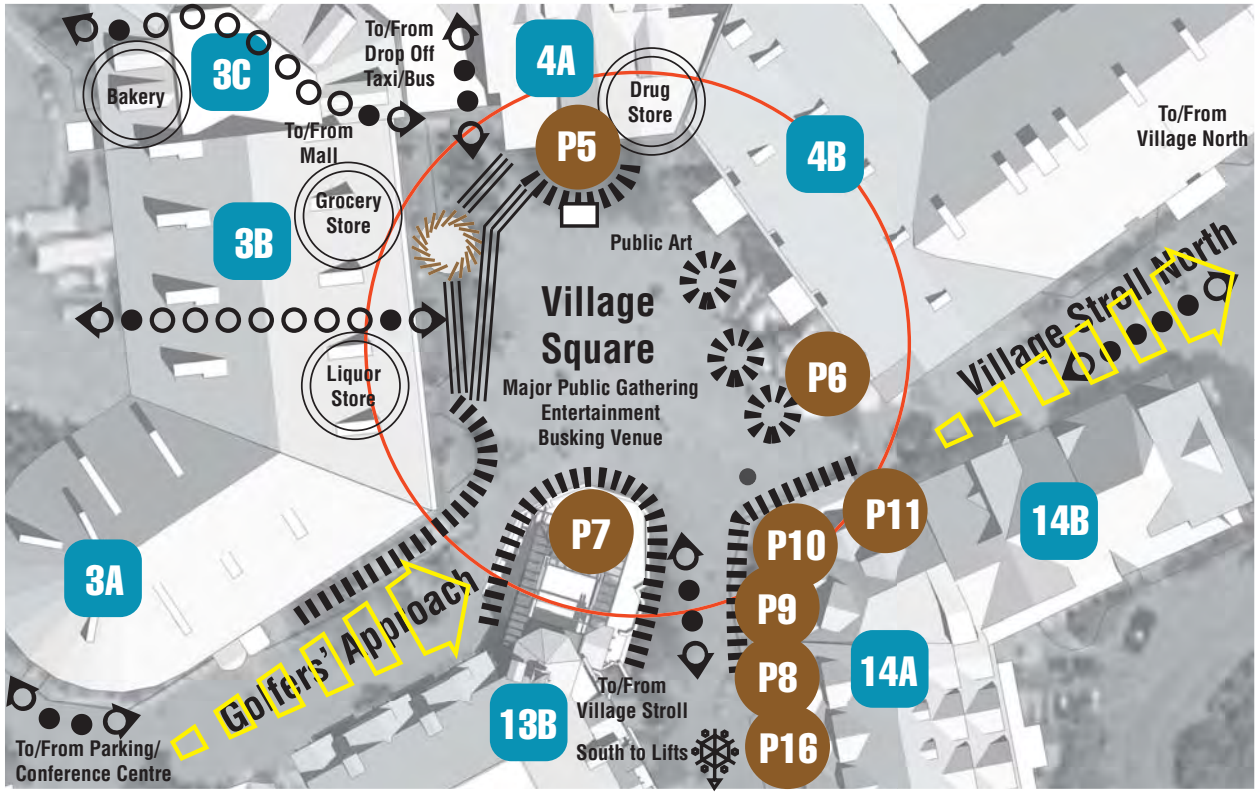
6 Outdoor Room Characteristics

Village Square
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- Building
- Patio
- Pool



3A Windwhistle
3B Hearthstone Lodge
3C Rainbow Condos
4A Plaza Suites & Blackcomb Professional
4B Blackcomb Lodge
13B Crystal Lodge & Lobby Level Shops
14A Fitzsimmons Condos
14B Wedgeview, Snoland Condos & Regency Suites
P5 Moguls Coffee Shop *patio*
P6 Araxi Restaurant & Bar *patio*
P7 Citta's Bistro *patio*
P8 Gelato *patio*
P9 Amsterdam Cafe Pub *patio*
P10 La Bocca *patio*
P11 Ingrid's Deli *patio*
P16 La Brasserie *patio*

6 Outdoor Room Characteristics

6.3 Village Stroll North

Use Patterns

- The northern section of the *Village Stroll* connects to *Village* North.
- The *Stroll* is also important for attracting people to 'destination' shops.
- Range of shops for recreation and food act as a draw for people.
- Welcome Centre for the Chamber of Commerce draws various users to the *Stroll*.
- Important transit, taxi/bus loop node that draws users.

Seating

- Benches along the *Stroll* provide formal seating.
- Stone wall, rocks and steps provide informal seating.
- Saint Andrew's House rear patio could be renovated to provide new seating opportunity.

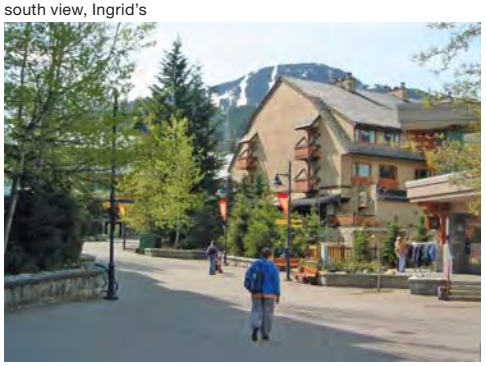
Design

- Wide pedestrian thoroughfare with soft edges provided by varied seating and uses along the length of the *Stroll*; for instance, a stone wall and benches define some sections of the *Stroll*, while at other locations there are steps and retail wares spilling out into the *Stroll*.

Additional Solar Access Considerations

- Protecting the *shaft of sunlight* down the north-south section of *Village Stroll* North during the late morning requires additional sun/*shadow* analysis. Consultation with *RMOW* staff will determine the exact times at which additional solar analysis is necessary. Protecting the *shaft of sunlight* down the east-west section of *Village Stroll* North during the late afternoon requires additional sun/*shadow* analysis. Consultation with *RMOW* staff will determine the exact times at which additional solar analysis is necessary.

south view, Ingrid's


south-west view to Curve

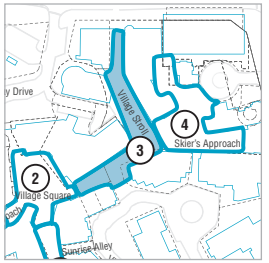
pedestrian bridge south

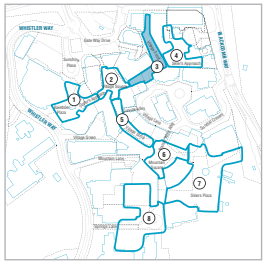
east to Village Square, morning

east view of Cow's & benches

6 Outdoor Room Characteristics

Village Stroll North
Sun/Shadow Characteristics





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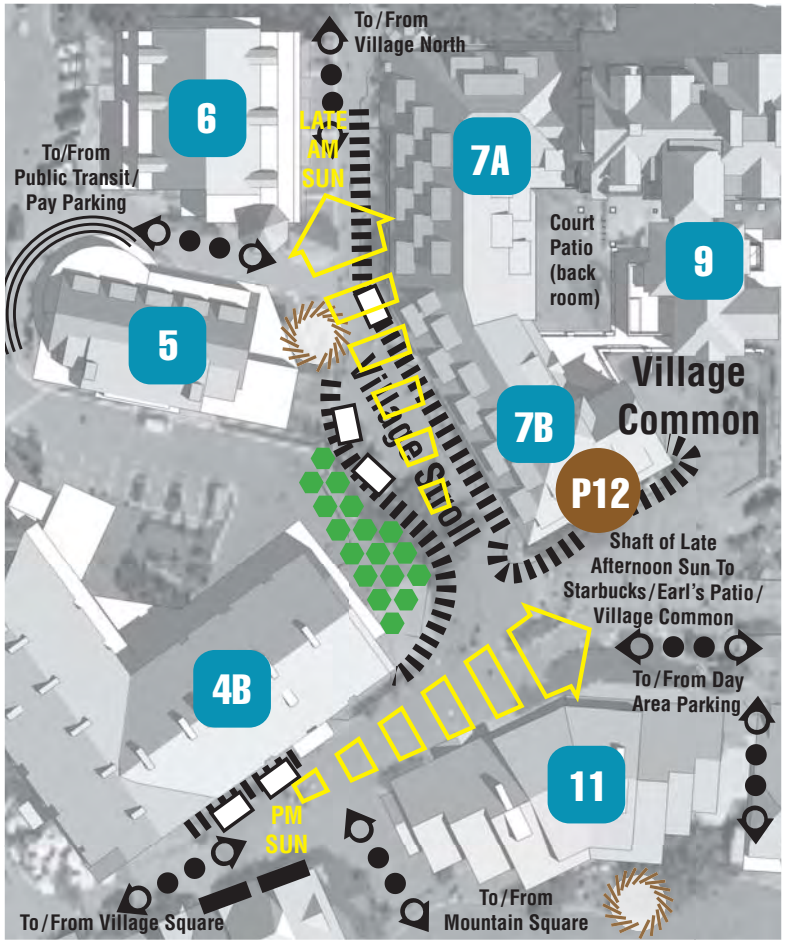
6 Outdoor Room Characteristics

Village Stroll North
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- Building
- Patio
- Pool

4B Blackcomb Lodge
5 Blackcomb Lodge Gatehouse & Whistler Chamber of Commerce
6 Village Gate House
7A Holiday Inn SunSpree Resort, D Wing
7B Holiday Inn SunSpree Resort, B Wing
9 Holiday Inn SunSpree Resort
11 Saint Andrew's House
P12 Mongoli Grill *patio*



6 Outdoor Room Characteristics

6.4 Village Common/ Skiers' Approach

Use Patterns

- Secondary *plaza* for public events; also used as part of major events such as Crankworx and Ski/Snowboard Festival.
- Queuing area for Village 8 Cinema movie theatres attracts users.
- Starbucks and Cinema bring year-round activity to the area.
- Pedestrian path (Skiers' Approach) and wide steps on both sides of C Wing of SunSpree Resort Whistler *Village* Center bring pedestrians into Whistler *Village* from the upper level of Blackcomb Way and the day parking lots.
- New Pan Pacific adds pedestrian activity.
- An inner courtyard provides a quiet respite space.

Seating

- Main square includes a water feature with a rock garden that provides limited seating.
- Formal seating on benches and informal seating on steps, stone walls and rock displays.
- Mongoli Grill *patio* provides second storey seating.
- Starbucks and Earl's are popular locations with outdoor *patio* seating.

Design

- Medium sized *plaza* designed for outdoor entertainment and street performers make this an important *Hot Zone.*
- Soft edges defined by a variety of formal and informal seating and passages to numerous pedestrian thoroughfares.

Additional Solar Access Considerations

- Need to maximize *solar access* for the entryways from the upper level of Blackcomb Way into Whistler *Village*.
- Earl's, Starbucks, Mongoli Grill and Pita Etc. outdoor *patios*, Pan Pacific II *pool* should maintain *solar access*.
- Formal and informal public seating should maintain *solar access*.
- Protecting the important *shaft of sunlight* shining down the east-west segment of *Village Stroll* North into *Village* Common during the late afternoon requires additional sun/*shadow* analysis. Consultation with *RMOW staff* will determine the exact times at which additional solar analysis is necessary.

east view, Starbucks & Earl's

east view, Starbucks & Earl's

north-west back room

skiers' Approach from top

looking north-west, Satrbucks & Cinema

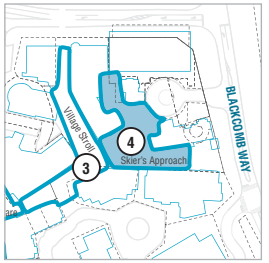
from top, Earl's, west to Village Stroll

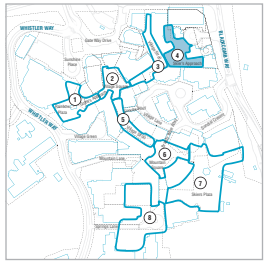
Skiers' Approach looking west

Skiers' Approach, the Keg

6 Outdoor Room Characteristics

Village Common/Skiers' Approach
Sun/Shadow Characteristics





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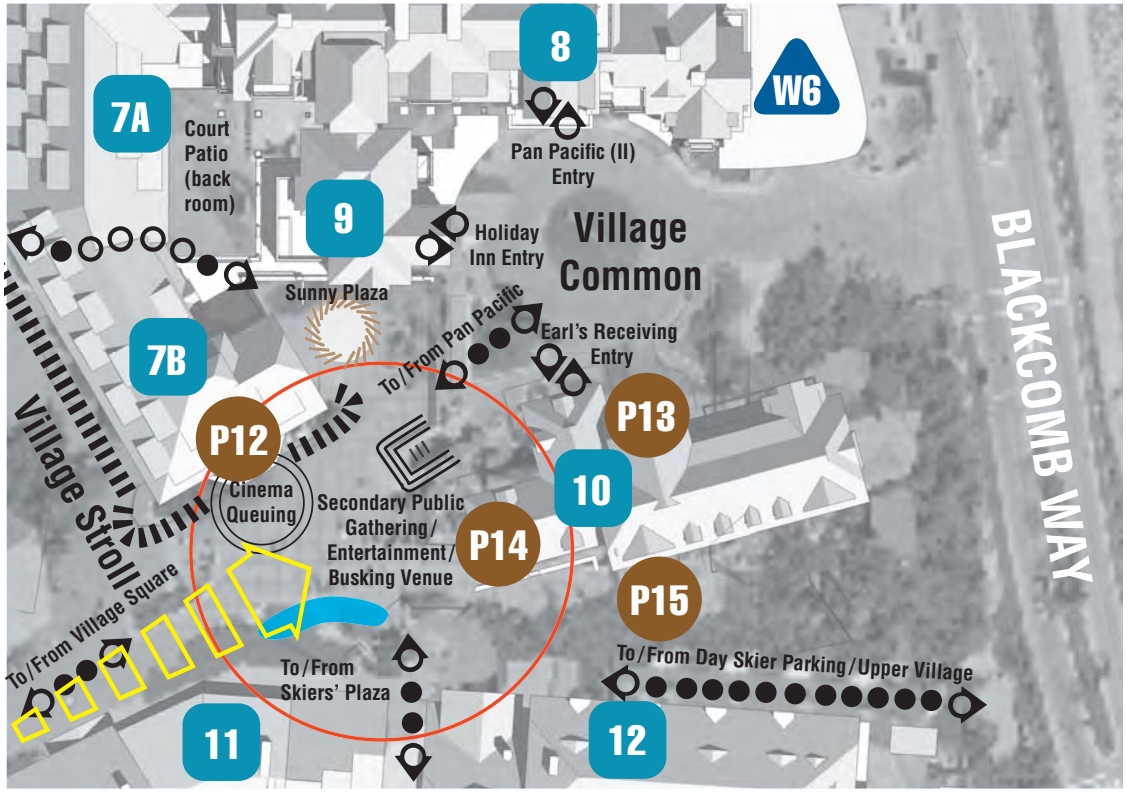
6 Outdoor Room Characteristics

Village Common/Skiers' Approach Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- 1 Building
- P1 Patio
- W1 Pool



7A Holiday Inn SunSpree Resort, D Wing
7B Holiday Inn SunSpree Resort, B Wing
8 Pan Pacific's Village Centre (II)
9 Holiday Inn SunSpree Resort
10 Holiday Inn SunSpree Resort, C Wing
11 Saint Andrew's House
12 Whistler Village Inns & Keg Lodge
P12 Mongoli Grill *patio*
P13 Earl's Bistro *patio*
P14 Starbucks Coffee Company *patio* (I)
P15 Pita Etc. *patio*
W6 Pan Pacific (II) *pool*

6 Outdoor Room Characteristics

6.5 Village Stroll South

Use Patterns

- Main pedestrian thoroughfare that connects *Village* Square to Mountain Square and the activities in Skiers' *Plaza*.
- Pedestrian-attracting businesses, ranging from coffee shops to retail stores and personal services, line the *Stroll*.
- Ric's Grill, Starbucks, Il Caminetto/Going Nuts and Hot Buns Bakery have *patios* that attract users to the area.

Seating

- Formal seat benches are provided along the edges of the *Stroll* in places where the stone walls are too high.
- Informal seating provided by low stone walls offer resting places.
- Opportunities for increased *patio* inner court seating at Buffalo Bill's and inner court seating at the former Tex Corleone's *patio* area.

Design

- Wide pedestrian thoroughfare with edges defined by steps and pedestrian-friendly entrances to food and retail businesses.

Additional Solar Access Considerations

- Maximize opportunities for direct sunlight on outdoor *patios*.
- Listel and Crystal *pool* important to retain *solar access*.

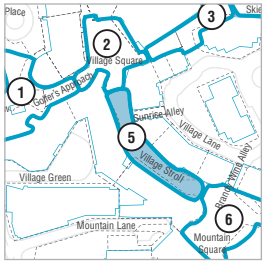
looking north-east to Village Square

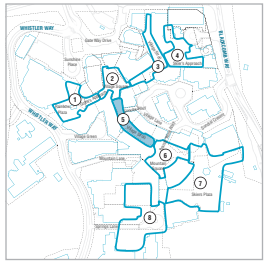
looking south on Village Stroll mountain view

Crystal Lodge shops

6 Outdoor Room Characteristics

Village Stroll South
Sun/Shadow Characteristics





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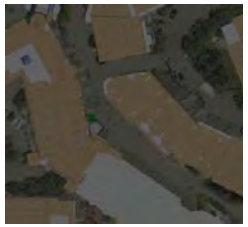
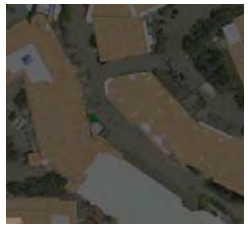
09:00 am							
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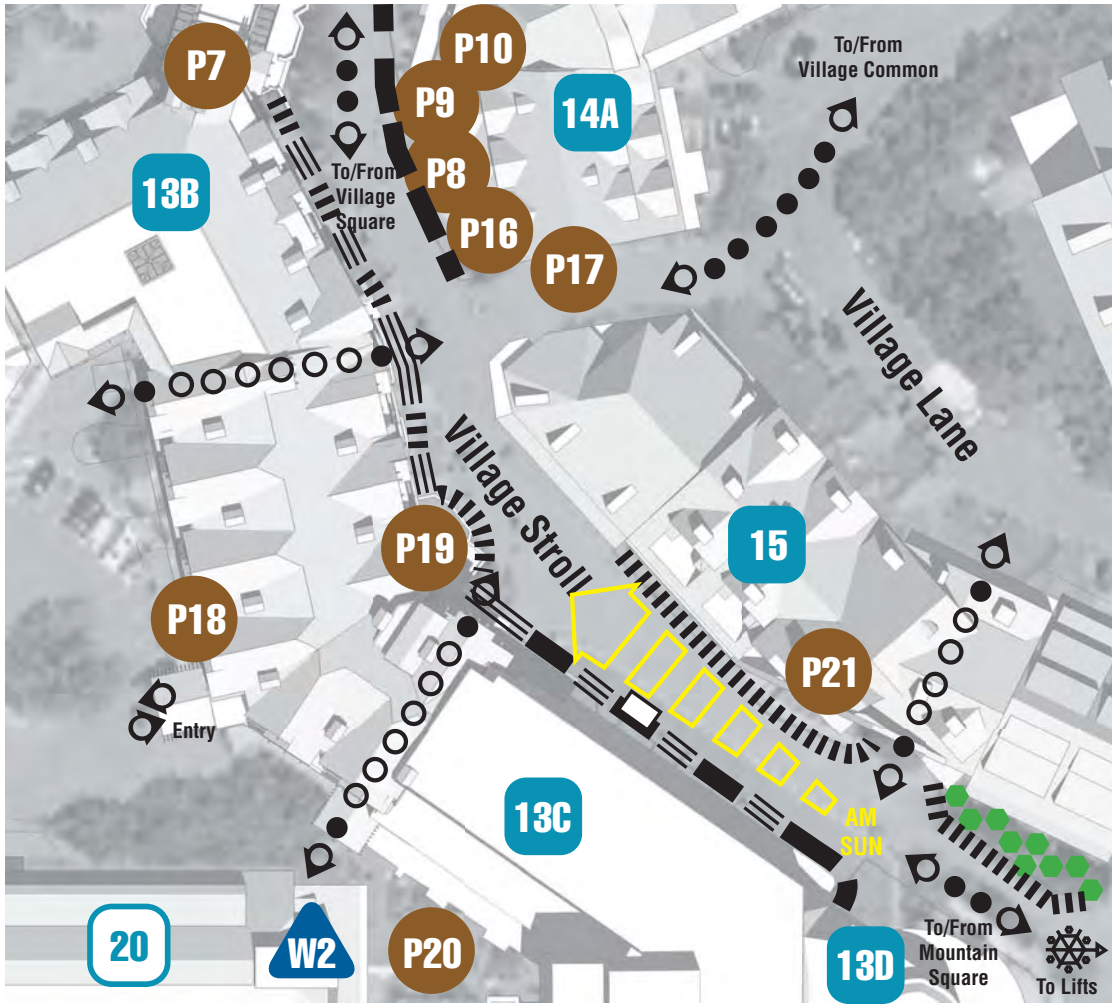
6 Outdoor Room Characteristics

Village Stroll South
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- Building
- Patio
- Pool



13B Crystal Lodge & Lobby Level Shops
13C Crystal Lodge, South Wing Shops
13D Crystal Lodge Expansion Unit
14A Fitzsimmons Condos
15 Fireplace Inn & Executive Inns
P7 Citta's Bistro *patio*
P8 Gelato *patio*
P9 Amsterdam Cafe Pub *patio*
P10 La Bocca *patio*
P16 La Brasserie *patio*
P17 Hot Buns *patio*
P18 Old Spaghetti Factory *patio*
P19 Ric's Grill *patio*
P20 Second Cup balcony *patio*
P21 Il Caminetto/Going Nuts *patio*

6 Outdoor Room Characteristics

6.6 Mountain Square

Use Patterns

- Secondary square for events, but important due to location in 'heart' of *Village.*
- Hotel buildings surround all sides of Mountain Square attracting visitors.
- Connects to the wide, open space of Skiers' *Plaza* to the east.
- Ground level retail shops in the Hilton building attract some pedestrian traffic, but the Square provides limited opportunity for lingering.
- Second Cup, Zog's and Black's are important *patios* that attract users.
- Seating is under used as space is not intimate.

Seating

- Formal and informal seating is provided, but intimacy lacking to encourage lingering.
- Opportunity for future *patio* seating attached to existing uses such as the Nike Store.
- Moveable seating at Second Cup are well used, as users follow the sun.

Design

- *Hot Zone* covers the entrances to buildings and area for summer events in this large *Outdoor Room.*
- Mature landscaping in the area.
- Designed for summer event activity.
- Mountain Square edges are sharply defined by buildings with limited ground-oriented detail.

Additional Solar Access Considerations

- *Shadows* cast over much of the Square for significant periods of time.
- Protect the limited periods of sunlight at major building entrances.

looking east to Skiers' Plaza, Zog's in foreground

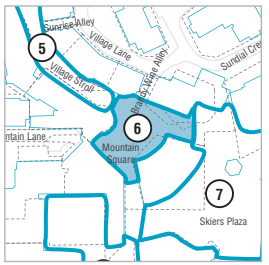
south-west view, the Hilton

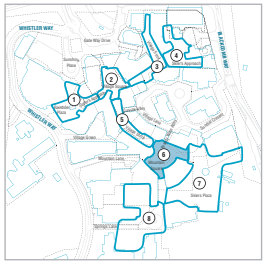
south-east view, the Carleton Lodge

north-west view, the Crystal Lodge

6 Outdoor Room Characteristics

Mountain Square
Sun/Shadow Characteristics





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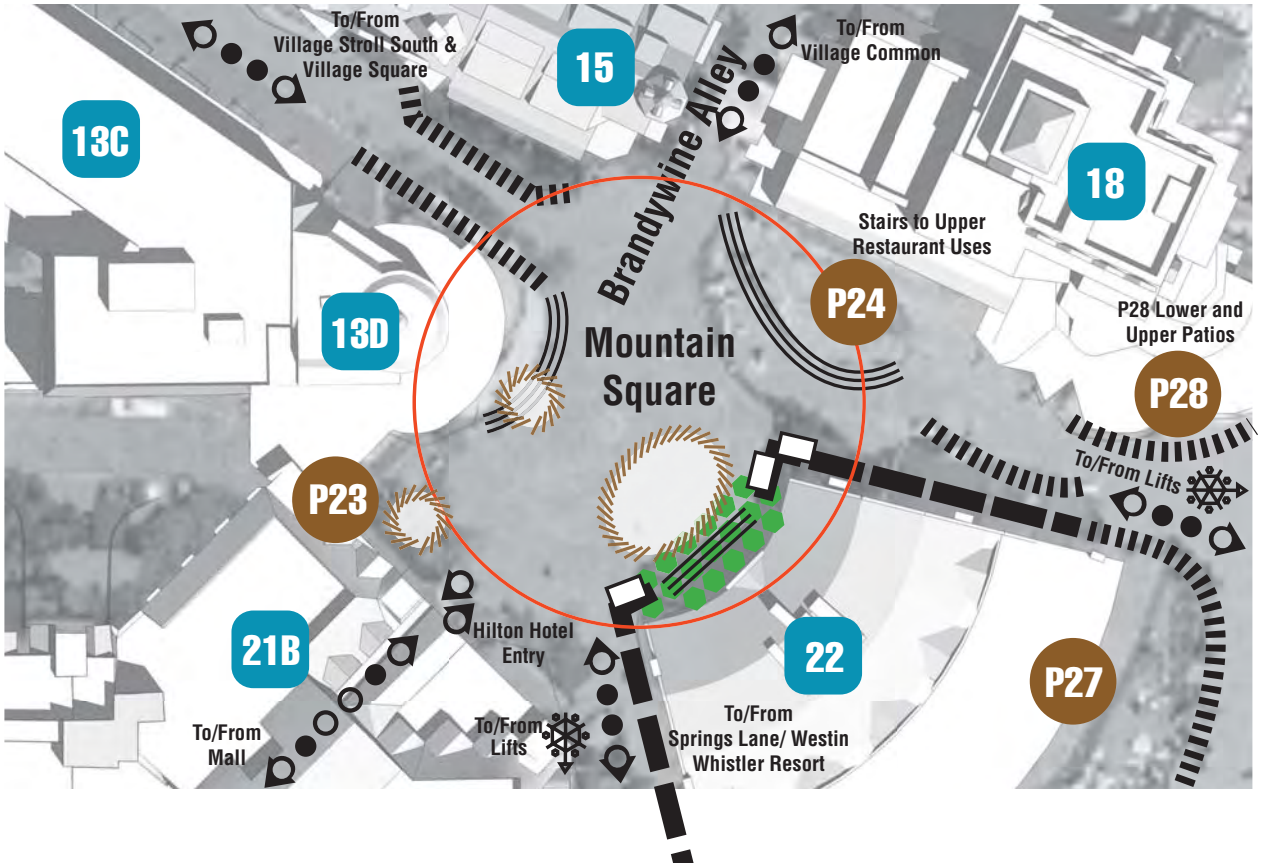
6 Outdoor Room Characteristics

Mountain Square
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- Building
- Patio
- Pool

13C Crystal Lodge, South Wing Shops
13D Crystal Lodge Expansion Unit
15 Fireplace Inn & Executive Inns
18 Sundial Hotel
21B Hilton Whistler Resort & Spa (II)
22 Carleton Lodge
P23 Second Cup *patio*
P24 Zogs Beavertails & Burgers *patio*
P27 Longhorn Saloon & Grill *patio*
P28 Black's Pub & Restaurant *patio*



6 Outdoor Room Characteristics

6.7 Skiers' Plaza

Use Patterns

- Main entry point for skiers coming from Day Parking Lots.
- Largest *Outdoor Room* for public gathering, concerts, demonstration events.
- Queuing area for all ski lifts and some ski school/recreation activities make this the premier outdoor spot for sport focused activities in the *Village*.
- Wide steps in the northeast of Skiers' *Plaza* lead up to the upper level of Blackcomb Way.
- Intense pedestrian activity from ski hill, day skier lots, and transit to/from the rest of the *Village*.

Seating

- Seating is largely provided by *patios*, including Garbanzo, Longhorn Saloon, Black's, Dubh Linn Gate Pub.
- Many seasonal seating opportunities are provided and include fencing and picnic tables in the summer.
- Informal seating is provided by stairs and stonewalls throughout *plaza*.

Design

- The *Hot Zone* covers essentially the area of the *Outdoor Room* as Skiers' Plaza is critical to the recreational and gathering activities of the area.
- The largest *Outdoor Room* in the *Village*.
- Designed to facilitate large public events and ski-out for users and gatherers.
- Outdoor *patios* are integral for tourist and resident use.

Additional Solar Access Considerations

- Critical to maintain afternoon sun to support resort skiing experience.
- *Solar access* for the outdoor *patios* and *pools* must be maintained as these are the premier *après-ski* spots in Whistler *Village*.
- Unobstructed sunlight on the open *plaza* must be maintained as the area functions as the most important waiting, viewing and gathering area in Whistler *Village*.
- Pan Pacific 1 *pool* should retain *solar access*.

west view

west view from top, afternoon

east view

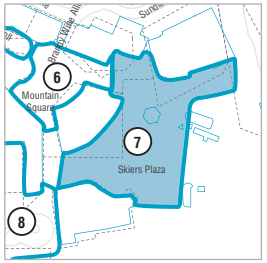
south-west view, afternoon

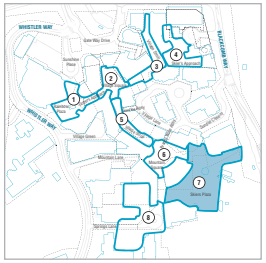
west view

north-east view, Dubh Linn Gate Pub

6 Outdoor Room Characteristics

Skiers' Plaza
Sun/Shadow Characteristics





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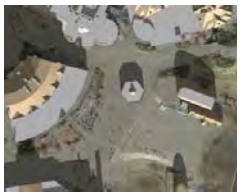
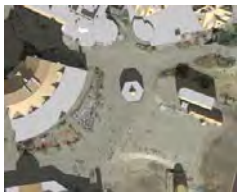
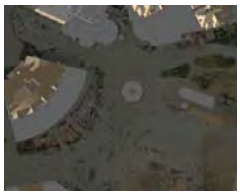
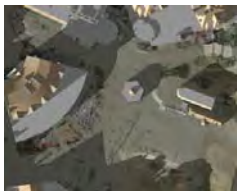
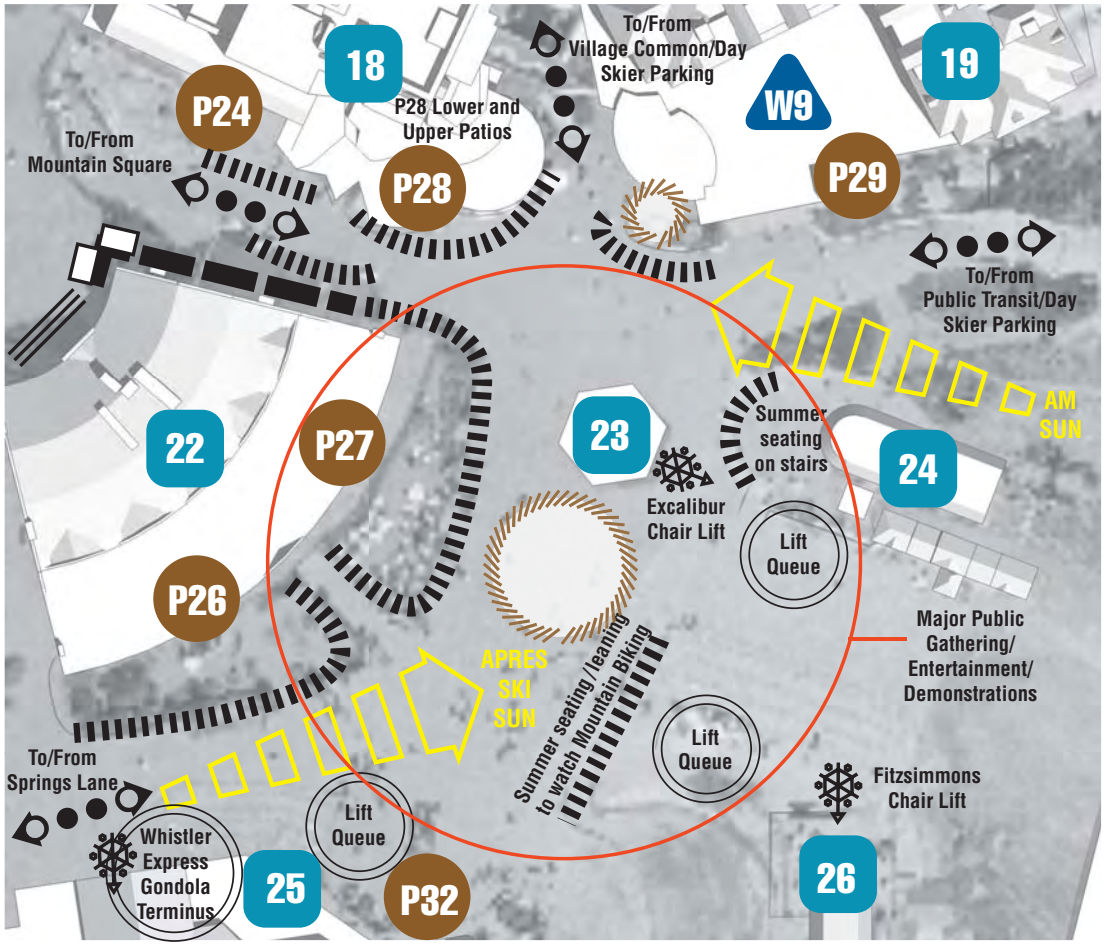
12:00 pm							
04:00 pm							

6 Outdoor Room Characteristics

Skiers' Plaza
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- 1 Building
- P1 Patio
- W1 Pool



18 Sundial Hotel
19 Pan Pacific One (I)
22 Carleton Lodge
23 Kiosk/Tickets/Information
24 Blackcombs Excalibur Gondola Base
25 Whistler Express Gondola Base & Garibaldi Lift Company
26 Fitzsimmons Gondola Base
P24 Zogs Beavertail & Burgers *patio*
P26 Garbanzo Bike & Bean *patio*
P27 Longhorn Saloon & Grill *patio*
P28 Black's Pub & Restaurant *patio*
P29 Dubh Linn Gate Irish Pub *patio*
P32 Garibaldi Lift Co. Bar & Grill *patio*

6 Outdoor Room Characteristics

6.8 Springs Lane

Use Patterns

- Springs Lane is more important for pedestrian/vehicle movement than providing public gathering and lingering space.
- Many of the *sun spots* in this *Outdoor Room* are private in nature, but open to public pedestrian movement.
- Westin and Hilton host special hotel and community events in their courtyards.
- The vehicle loop acts as a drop-off point for ski school and is the *Village's* primary drop-off for wheelchair access.
- Behind the Grind is a new patio attracting users.
- Employee services are located within the Westin and the Gondola barn and is an important attraction for some Whistler residents.

Seating

- Limited formal public seating, with some benches located along edge of the *plaza* in front of the Westin.
- Limited informal seating as planter walls in front of the Westin are too high.

Design

- This *Outdoor Room* is configured around an access road that is the responsibility of the Hotels in the area.

Additional Solar Access Considerations

- Maximize *solar access* for activity areas including the tennis courts, *patios* and courtyards, and vehicle drop-off point.
- Important to retain *solar access* to Hilton & Westin *pools*.

Springs Lane drop-off, looking east to golf course and Westin Plaza

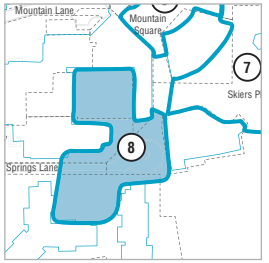
Westin Plaza

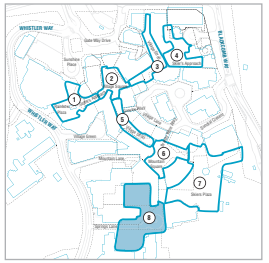
Hilton courtyard facing south-west

Hilton courtyard facing north

Whistler Kids

6 Outdoor Room Characteristics





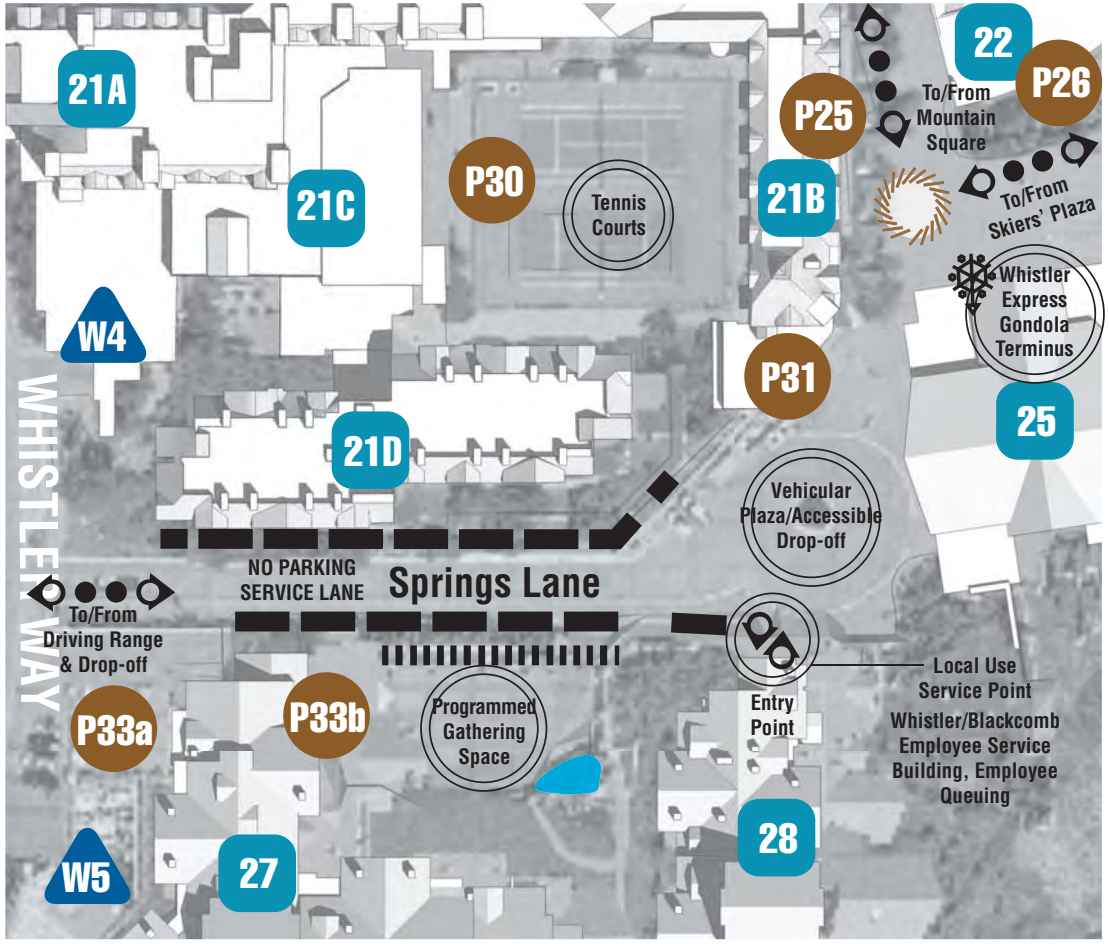
Springs Lane
Sun/Shadow Characteristics

	January 15	February 15	March 15	April 15	June 15	August 15	October 15
09:00 am							
12:00 pm							
04:00 pm							

6 Outdoor Room Characteristics

Springs Lane
Key Characteristics

- Shaft of Sunlight
- Circulation
- Major Entry Point
- To Lift/Gondola
- Hot Zone
- Use Area
- High Wall
- Low Wall/Seating
- Benches
- Stairs
- Heavy Landscaping
- Water Feature
- Future Opportunity
- Building
- Patio
- Pool



21A Hilton Whistler Resort & Spa (I)
21B Hilton Whistler Resort & Spa (II)
21C Hilton Whistler Resort & Spa (III)
21D Hilton Whistler Resort & Spa (IV)
22 Carleton Lodge
25 Whistler Express Gondola Base & Garibaldi Lift Company
26 Westin Whistler International Resort Hotel
28 Whistler Mountain Employee Services
P25 Rocky Mountain Chocolate Factory *patio*
P26 Garbanzo Bike & Bean *patio*
P30 Hilton Whistler Resort/Spa/Tennis Courts *patio*
P31 Behind the Grind
P33a Westin Resort & Spa Whistler *patio*
P33b Westin Resort & Spa Whistler *patio*
W4 Hilton Whistler Resort & Spa *pool*
W5 Westin Whistler Resort *pool*

Appendix 1
Municipalities With Solar Access Protection Strategies

The intent of the following examples is to provide the reader and the RMOW with background information into the strategies that other communities have used to protect solar access. The scan found strategies for development permit process that mitigate the impacts of major development applications, general design principles for specific urban areas, and policies to preserve solar access as an alternative energy source.

Communities across North America have adopted different approaches to solar access protection. Vancouver and Toronto use the development permit process to require sun access and shadow studies at various times of day over the course of the year for buildings greater than 10 and 20 metres in height, respectively. Coquitlam and Canmore define design principles to encourage new developments that retain sun access to store frontages and pedestrian-oriented areas. These include identifying setbacks, massing and scale. Finally, most strategies found in the United States protect solar access to encourage alternative energy use. They vary from general design principles to defined solar bulk planes and equations to determine building setbacks.

The research provided insight into policies and guidelines currently used by other North American municipalities. As can be seen, other communities have attempted various strategies to protect solar access, unfortunately a replicable precedent was not identified further demonstrating that Whistler's needs are distinct.

Development Permit Process for Major Applications

Vancouver, British Columbia

The City of Vancouver requires all major developments having a significant impact on its surroundings to adhere to a development permit process that includes: (1) the provision of information on daylight access and shadowing and (2) conformance with various land use and development policies or guidelines adopted by Council.

For both preliminary and complete development applications, the development applicant must provide information on the context of how the proposed development fits in with the surrounding buildings. For the surrounding buildings (not the proposed new development), the applicant must "show a comparative shadow analysis for all buildings over 35 feet in height, as well as any which penetrate building height envelope or height restrictions."

Analytical information must also be provided for the proposed development: applicants are required to "provide sun, shade and shadow analysis and their effects on adjoining properties and streets at the standard equinox times of 10 a.m., noon, 2 p.m. on September 21 and March 21."

This information provided by the applicant is used to evaluate the development application with regard to by-laws and various land use and development polices and guidelines. Some of the land use and development policies adopted by Vancouver City Council with references to solar access protection include the following:

- Victory Square Guidelines (adopted by Council 2006) – Guidelines for the development of courtyards in the Victory Square area include a courtyard height/width ratio of 1.5 to 1.0 and building massing that maximizes sun access to the courtyard level by terracing of upper levels on the south side of courtyard.
- Broadway-Arbutus Policies (adopted by Council 2004) – To create a vibrant local shopping area in a four-block area in the Broadway-Arbutus corridor, height and built form policies call for a height limit of 55 feet (up to five stories) and

Wight and Hoinkes, Sun Easements to Parks: Implications for Planning and Zoning in Toronto's Central Area, 1992.

Reported in Bosselman, Arens, Dunker and Wright, Urban Form and Climate: Case Study, Toronto, 1995.

Appendix 1
Municipalities With Solar Access Protection Strategies

building massing on the south side of Broadway Street to "ensure substantial sunlight penetration to the north sidewalk at equinox."

- Plaza Design Guidelines (adopted by Council 1992) – This policy which is applicable in downtown and commercial zoning districts explicitly states that " warmth and sunshine are major user attractions." While the guidelines encourage the examination of sun paths, sun altitudes and shadow patterns for all seasons, the importance of analysis for spring and autumn and at lunch time in commercial areas is stressed. To maximize sunlight, the following guidelines are provided: (1) locating seating in areas of maximum sunlight; (2) creating sun traps – areas surrounded by walls with an orientation toward the south; and (3) utilizing reflective light surfaces if no direct sunlight is available.

Toronto, Ontario

In the early 1990's the City of Toronto initiated a number of studies to assess the impacts of sun and wind on pedestrian comfort in its Central Area. The City's Cityplan 91 Report No. 25: Sun, Wind and Pedestrian Comfort included a recommendation "…to apply sun access standards equally to public open space and to private open spaces that are publicly accessible." Follow-up studies associated with the Centre for Landscape Research at the University of Toronto were undertaken to develop implementation strategies.

A study on sun easements to parks in Toronto's Central Area found that "while standards based on a typology for parks are an important first step for developing policy, standards in themselves are inadequate to deal with the specific variations found in each park of a given type. These variations include, size, boundary configuration, use patterns (facilities, use areas) and surrounding built context. Solar access to parks will still need to be evaluated on a case by case basis in order to determine the nature of the existing condition and to test the impacts of various built form options surrounding the park."

Additional research on the effect of development on street-level conditions of sun, wind and thermal comfort resulted in recommendations that "allowable heights of new construction be set to produce three, five, or seven hours of sunlight daily from March to September." A three-hour period of sun access is a minimum required to "provide comfortable conditions around midday on commercial streets in the central district of Toronto." A five-hour time window was proposed for all major pedestrian connectors, shopping streets and historic or tourist areas of downtown Toronto, and seven hours of sunlight was proposed for all residential streets on the edge of downtown. Modeling of these sun access standards was used to establish recommended height limits and building bulk controls — not all of which were adopted by Council.

Based on these studies, the City of Toronto currently requires "Sun/Shadow Studies" for developments over 20 metres (six storeys) in height in applications for Official Plan Amendments, Zoning By-law Amendments and Complex Site Plan Control applications. Sun/shadow tests may also be requested for developments that are lower than 20 metres, particularly for rezoning applications "where additional height is applied for near shadow sensitive areas (such as parks, cemeteries, etc.)".

Development applicants are required to provide "a technical document that provides a visual model and written description of the impact of shadows cast by a proposed development on adjacent streets, parks and properties." The applicant may be requested to submit a proposed and a final shadow study. Sun/shadow testing of alternative building massing may be required during the application review, and when massing of the application has been agreed to, a final sun/shadow study must be prepared. The modeling must show:

- Both the existing situation and the proposed development in its context (including other approved but not built buildings in the model area)
- Sun/shadow tests are required for March 21 and September 21 at the following hours: 9:18 a.m., 10:18 a.m., 11:18 a.m., 12:18 p.m., 3:18 p.m., 4:18 p.m., 5:18 p.m., 6:18 p.m.
- Sun/Shadow tests at hourly increments for both June 21 and December 21 required for development that proposes additional shadow impacts on public parks or publicly accessible open space.

Appendix 1
Municipalities With Solar Access Protection Strategies

Urban Design Guidelines

Coquitlam, British Columbia

The City of Coquitlam developed its Concept Plan and Urban Design Guidelines for the Coquitlam Regional Town Centre (adopted by Council 1996, revised 2004) in order to guide development in its downtown toward becoming a local and regional centre for retail, office, cultural, recreational, civic and educational activities. The Guidelines identify a need to maximize sun exposure given the indigenous climate of "significant rainfall [and] grey skies" and provide general strategies for achieving this. A "Pedestrian Spine Plan" is one of several aspects of the Guidelines and provides guidelines for a pedestrian-oriented street connecting the north civic complex to a south commercial area. The priority is pedestrian-oriented streets and includes a section of pedestrian street. To maintain sun access on the 'Pedestrian Spine', the Guidelines set out a general strategy:

"Towers are better sited on the east side of the street so that the afternoon sun does not cast long shadows, and if towers are located on the west side of the 'Spine', they must be sited far enough away such that their afternoon sun shadows do not fall on the spine itself."

Canmore, Alberta

The Town of Canmore does not have policies that directly address solar access protection. Rather, the Town has developed policies for commercial building design in order to maintain a "town" or "village" scale and ensure that new buildings are designed to "minimize disruption of mountain views and allow for the penetration of sun and daylight to store fronts." One strategy is to provide guidelines for massing and scale. In important commercial areas, the maximum allowable building height is 11.0 metres. Additionally, any structure above 7.0 metres must be confined within a building mass extending at a 45° angle from the intercept of the building setback and a horizontal plane 7.0 metres above the ground.

Important mountain vistas at specified intersections are preserved by retaining "a minimum sight angle of 12.5° over all buildings on lots adjacent to the intersections." The sight angle at these intersections is measured from a horizontal plane established from a point 1.8 metres above the centre-point of the intersection.

Alternative Energy Sources

In the United States, there are numerous state and local initiatives designed to protect solar access, but to a large degree, these initiatives promote the utilization of renewable energy and energy efficiency. For instance, Washington, Idaho, Nevada, Utah and Colorado all have solar easement laws that allow parties to enter into solar easement contracts to ensure adequate exposure for solar energy systems. State law in Nevada, Utah and Colorado also have provisions to prohibit unreasonable restrictions placed on the building of solar energy systems on property.

Ashland, Oregon

The City of Ashland passed one of the first citywide solar access protection ordinances in the United States (1981). The purpose and intent of the Solar Access Chapter in its Municipal Code is to "provide protection of a reasonable amount of sunlight from shared from structures and vegetation whenever feasible to all parcels in the City to preserve the economic value of solar radiation falling on structures, investments in solar energy systems, and the options for futures uses of solar energy." While the stated intent is to protect and maintain opportunities for exploiting solar energy as an alternative energy source, application of the Code provides significant protection for solar access at ground or low building levels where solar collectors are not typically used.

The Code adopts a prescriptive approach to solar access controls. Solar access is protected through the application of building setbacks from the northern property line, where such a property line abuts an adjacent developed or developable lot. The specific intent of the process is to limit the height of the shadow at the northern lot line to a specific value at noon on the date of the winter solstice (December 21). This is implemented through the following setback formula:

SB = (H – SH) / (0.445 + S)

Where:

- SB is the required setback in feet from the northern property line;
- H is the height of the building (in feet) which projects the longest shadow at the northern lot line;
- SH is the predetermined maximum height of the building's shadow.
- 0.445 is the tangent of the angle that the sun's rays strike a horizontal plane at noon on December 21; and
- S is the north-south slope gradient of the lot.

The allowable shadow height (SH) applied depends on the depth of the lot measured

Appendix 1
Municipalities With Solar Access Protection Strategies

along a north-south access from the most northerly point on the northern lot line.

- For lot depths on level ground of greater than 67 feet, the maximum allowed shadow height is 6 feet.
- For lot depths between 22 feet and 67 feet, the maximum allowed shadow height is 16 feet.
- For lot depths less than 22 feet, the maximum allowed shadow height is 21 feet.

On sloping ground, the ranges of lot depths for which each shadow height criterion applies are adjusted to allow for the effect of the gradient on the impact of the shadows on adjacent property.

Boulder, Colorado

The City of Boulder has enacted an ordinance to protect the use of solar energy. The ordinance sets limits on the amount of permitted shading by new construction and requiring that new buildings be sited to provide good solar access. This is achieved through regulating the height of the shadows cast at the boundaries of neighbouring properties and by requiring developers to submit a "shadow analysis" as part of the building permit application. All residential units in new developments must be oriented so that their long axis lies within 30° of a true east-west direction (non-residential buildings must either have the same orientation or have a flat roof).

The City has established three Solar Access Areas with different objectives and regulations for each area:

- The most prescriptive standards are applied in SA Area I and are designed to protect solar access principally for south yards, south walls and rooftops. The regulations require that no building be constructed which would create a shadow on a neighbouring lot to a greater degree than would be cast by an imaginary vertical "solar fence" 12 feet high and surrounding the neighbouring lot, between two hours before to two hours after local solar noon on a clear winter solstice day.
- In SA Area II, the regulations are designed to protect solar access principally for rooftops. No building may be constructed which would create a shadow on a neighbouring lot that would extend beyond the shadow cast by an imaginary vertical "solar fence" 25 feet high and surrounding the neighbouring lot, between two hours before to two hours after local solar noon on winter solstice.
- Within SA Area III, solar access is only protected through a solar permit process for planned energy systems, and any building under 35 feet in height would not be affected by permit restrictions.

Compliance with the regulation is ensured by the requirement to submit a shadow analysis as part of the building permit application. This applies to all development applications for property within SA Area I and II and to buildings in SA Area III exceeding a height of 35 feet on property close to SA Area I or II or affected by a solar access permit for a neighbouring lot. The principle component of the shadow analysis is a set of plans showing the proposed structure, the height of the peaks and corners of the shadow casting portion of the roof, and, the approximate shadow cast by the structure at 10 AM, noon and 2 PM on December 21. If the shadow analysis indicates that the building's shadows lie below the imaginary "solar fences" for all neighbouring properties, the building is in compliance. If not, the applicant is required to illustrate the true impact of all shading on neighbouring properties and to identify any shadow that exceeds that of the "solar fence".

Appendix 1
Municipalities With Solar Access Protection Strategies

Denver, Colorado

The City of Denver has adopted a relatively simple approach to maintaining solar access within specified zoning districts. The municipal code regulates the bulk of structures by prescribing building "bulk planes". No part of any proposed building may project beyond the prescribed bulk plane:

- On east, south or west facing lot boundaries, the bulk plane is a projection at 45° above the horizontal from a point on the lot boundary 10 feet above the ground. This restriction applies in addition to normal building setbacks.
- On north facing lot boundaries, a lower "solar bulk plane" applies from the point where the standard bulk plane intercepts a vertical line projected from the ground 13 feet from the lot boundary. The solar bulk plane is a projection from this point at 26° 34' above the horizontal.

San Jose, California

The City of San Jose places value on solar access protection by including appropriate measures in various community design guidelines. Solar Access Design Guidelines were adopted as part of its Residential Design Guidelines in the early 1990s and solar access protection is also included in its current Downtown Design Guidelines.

One of City's principles for residential design is to develop "solar oriented" homes where:

- Windows face south to maximize solar orientation;
- The long axis of buildings is oriented east-west so that the broad face of the building facade faces south;
- Wide, south facing walls with windows abut front yards, rear yards or common open space, to facilitate solar access and to avoid solar obstruction from other, too close buildings; and
- Streets are oriented within 30° of an east-west axis to encourage buildings to have a similar orientation.

The Downtown Design Guidelines contain general strategies for height and massing, including that taller buildings should be built on the short ends of the block and corners in order to emphasize intersections, maintain sun exposure at mid-block and frame views to the surrounding mountain ranges.

General strategies

Building height and massing will be encouraged for new development including:

- Building taller structures on the short ends of blocks and on corners in order to define the edges of outdoor rooms, maintain sun exposure at mid-block, and frame important views (refer to the Whistler Village View Protection Guidelines for further detail);
- Consider terracing the upper levels of buildings that front the southern side of the identified outdoors rooms in order to minimize shadow impacts.

Solar orientation that maximize the solar access of newly created public realms will be encouraged, and include:

- Maximize opportunities for the orientation of new public places on an east-west axis with seating that faces south;
- Improve or maximize solar access in outdoor rooms through good design, using walls to create sun trap that are oriented south or utilizing reflective light surfaces if no direct sunlight is available;
- Encourage the orientation of the long dimension of new buildings within 30° of an east-west axis so that the broad facade of the building faces south;
- New thoroughfares should be oriented within 30° of an east-west axis to encourage buildings and public seating areas to have a similar orientation.

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WHISTLER

Protected Views

Whistler Village View Protection Guidelines
October 2011

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Introduction

Whistler Village, Whistler's master planned town centre, is widely recognized as a leading model of success for the design of mountain resort villages, and has become a trademark of the resort community. The experience offered by Whistler Village is critical to Whistler's tourist economy, as well as to reinforcing the village as the social centre for the community. A key aspect of this experience, and Whistler's unique sense of place, is the connection of Whistler Village to its surrounding mountain environment. Achieving this connection was a fundamental principle of the original Whistler Village Master Plan and Whistler Village Design Guidelines. The layout and orientation of the pedestrian strolls and public plazas, as well as building siting, heights and volumetrics, were all carefully determined and established by the master plan in order to *"preserve view corridors to important mountain vistas from the pedestrian areas of the village"*.

At this time, all parcels within the original area of Whistler Village have been developed in accordance with the Whistler Village Master Plan and approved development permits. However, it has been recognized that there is a need for reinvestment and renovation to enhance the quality of development in the village and for the village to continue to evolve to remain competitive in the resort marketplace. In 2001 the municipality adopted the Whistler Village Enhancement Strategy with an overall goal of facilitating this reinvestment while maintaining the fundamental design principles that set Whistler Village apart and make it a success.

Another key objective of this strategy was to establish clear and consistent guidelines and development review procedures to reduce uncertainty for both development applicants as well as the resort community. As a number of major renovations and redevelopments came forward for consideration, it was clear that the existing Whistler Village Design Guidelines lacked the specificity required to meet this objective. As a result the municipality undertook to develop the Whistler Village View Protection Guidelines to add this specificity, and make the guidelines relevant to the existing built conditions and enhancement opportunities in Whistler Village.

The Whistler Village View Protection Guidelines form a significant component of the Whistler Village Design Guidelines. The guidelines provide a photo inventory of all views of the mountain landscape surrounding Whistler Village that are observed from public spaces within and adjacent to Whistler Village. The documented views are all deemed to be of public benefit and value in establishing Whistler's sense of place and enhancing the experience enjoyed by Whistler's visitors and residents. Any proposed development that may affect a documented view must prepare a view impact analysis for review. For reference, the guidelines include a summary table that identifies all views to be considered for each development parcel in Whistler.

To provide greater certainty in the review of potential impacts the guidelines also specify valued view characteristics and view features that are to be preserved or enhanced for each view.

Although the view protection guidelines impose restrictions on massing of potential renovations and redevelopment, there is room for design changes that will enhance the quality and character of existing development in Whistler Village. Rather than prioritizing one view as compared to another view, all views are deemed to be important and worthy of consideration and protection. The flexibility in design is relative to how the proposal preserves and enhances the specified view characteristics and view features.

Purpose of Guidelines

The purpose of the Whistler Village View Protection Guidelines is to provide clear guidelines and a consistent methodology for evaluating proposed renovation and redevelopment projects in the original area of Whistler Village (Figure 1), in order to preserve and enhance valued public views to the surrounding mountain landscape.

Use of Guidelines

The criteria established in this document are to be applied to all development, including renovation and redevelopment, within the original area of Whistler Village (see Fig. 1). Lands outside of the original part of Whistler Village do not have inventoried views to be conisdered for each development parcel, however, development shold meet the same view protection goals, objectives and guidelines.

It is the responsibility of developers and design professionals to review this document prior to commencing design work.

Figure 1: Lands subject to the Whistler Village View Protection Guidelines.

View Protection Goals and Objectives

Whistler is a special place, nestled among the snow-capped Coast Mountains and surrounded by great natural beauty defined by mountain peaks, forested slopes, rivers and lakes. Whistler Village itself sits at the base of Whistler and Blackcomb Mountains. The positioning of the Village enables views to the developed ski areas on Whistler and Blackcomb, as well as the surrounding mountains and natural landscape (see Fig. 2).

Throughout the seasons, the views from Whistler Village provide a powerful and unique placemaking influence. Winter brings the sparkle of snow-capped peaks on a sunny day, alpenglow at sunset, and a strong connection to the skiing with the movement of skiers descending the ski runs into the Village. With spring the snowline creeps higher and the rocky peaks begin to protrude from the snow. Summer brings small bright patches of snow contrasting against the vibrant green alpine meadows, bear activity on the open ski slopes, and mountain bikers racing down the lower mountain. Come fall, the anticipation of a new ski season builds with the changing colours and fresh dustings of snow. Some views are very prominent, while others are more incidental and simply provide an important green connection to the natural landscape.

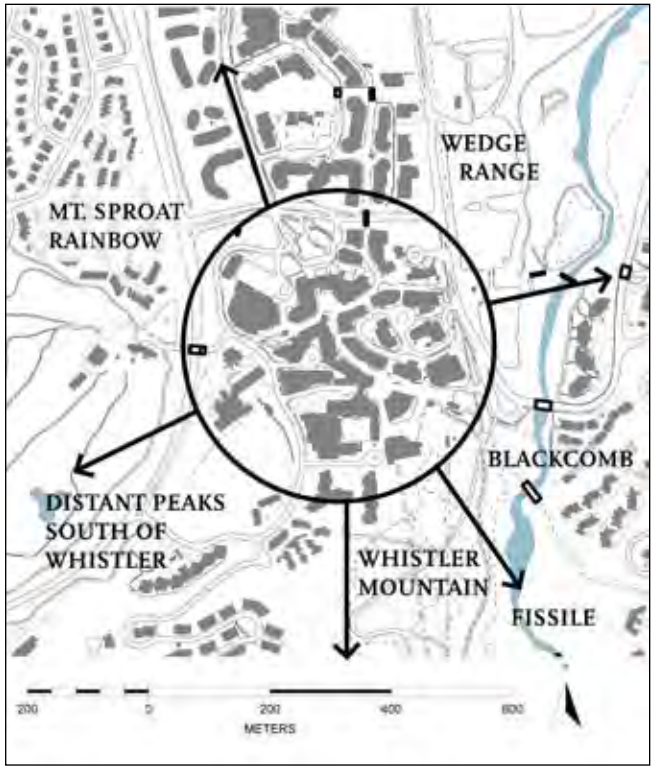


Figure 2: View Context Plan

With this in mind, the view protection goal for Whistler Village is:

To preserve and enhance public views to the mountains and the natural landscape beyond the village precinct to enable residents and visitors alike to discover and experience the beauty and splendor of Whistler's natural setting in the glaciated Coast Mountains of British Columbia.

The specific objectives that follow from this goal are to:

- Establish measures to protect or enhance specific views to the surrounding mountain landscape; and
- Facilitate reinvestment in Whistler Village that enhances its quality and character without negatively impacting the fundamental design principles of the Whistler Village Master Plan.

View Protection Methodology

Building on the view objectives of the original Whistler Village Master Plan of "**preserving view corridors to important mountain vistas from the pedestrian areas of the village**", a photographic inventory has been created that documents all views to the mountains and the natural landscape from public locations within and adjacent to Whistler Village.

The inventory consists of viewpoint locations and view subjects. Views can be stationary or dynamic. An example of a stationary view is when sitting on a park bench. For dynamic views, the observer can be moving along the Village Stroll – there is no single viewpoint location. The inventory addresses both static and dynamic viewpoint locations by documenting the views as view sequences. View sequences for static views have one viewpoint location. Dynamic view sequences have multiple viewpoint locations – for these views the photo-inventory includes the start of the view and the end of the view, as well as changes in the view from the starting point to ending point.

Further, an infinite number of views can be inventoried from an infinite number of viewpoints. The view inventory is simplified by selecting viewpoint locations from the mid-point of all pedestrian walkways and from key stationary viewpoint locations on patios and plazas. In addition, the viewpoints are sequenced to provide a realistic interpretation of experience when walking along corridors through and around the Village.

All inventoried views meet the following criteria:

a) The viewpoint is from a public location and provides a visual connection to the surrounding mountain landscape.

b) The view characteristics make a positive contribution to the aesthetics, character, or image of Whistler's identity and sense of place as the premiere mountain resort community as we move towards sustainability.

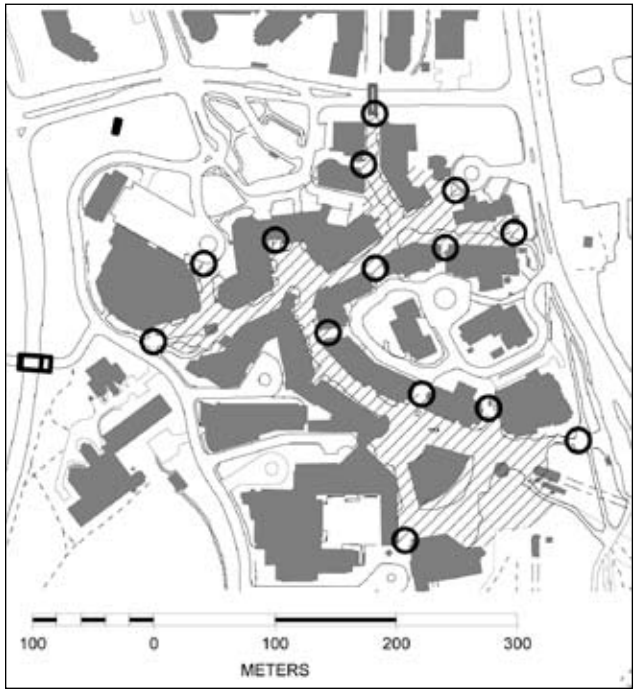
c) The view contains special view features to protect.

a) Public Viewpoint Locations

All viewpoints are from public view enjoyment locations within and adjacent to Whistler Village, categorized as Village Core and Village Approach viewpoint locations.

Village core viewpoint locations encompass the public realm within the pedestrian environment of Whistler Village. These viewpoint locations include: the pedestrian entry points to Whistler Village, the pedestrian stroll, plazas, seating areas and patios within Whistler Village (Figure 3).

Village approach viewpoint locations are from the public realm adjacent to Whistler Village. These viewpoint locations are from bus stops, roads and walkways surrounding Whistler Village (see Figure 4).



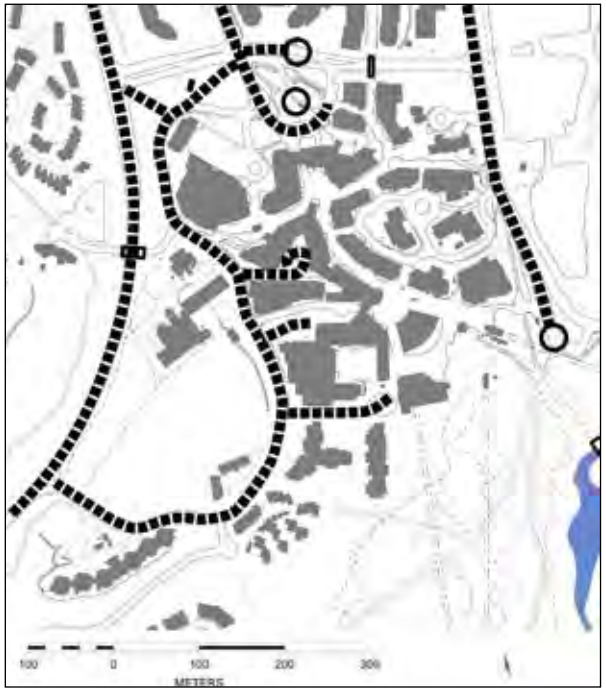


Figure 3 (far left): Village Core Viewpoint Locations - Pedestrian entry points into Whistler Village and the pedestrian walkways, plazas, seating areas and patios within Whistler Village.

Figure 4 (left): Village approach viewpoint locations - Bus stops, roads and walkways surrounding Whistler Village.

b) View Characteristics

View characteristics have been established to specify qualitative aspects of a view that make the view special and contribute to the quality of the view. Because views are subjective, a common set of view descriptors is used to describe and evaluate the important characteristics of each view. The inventoried views contain one or more of the following view descriptors:

Framed: Views can be made more attractive or striking by being enclosed or framed as the enclosure causes the viewer to focus more intently on the view, shutting out intrusive elements.

Frequency: Frequency refers to the duration and number of viewpoints from which a view is observed.

Intactness: Intactness refers to the quality of human modification that has been made within the view area. The modification may be major in nature and still rank high in this quality as long as the modifications fit into the context of the view.

Layered, Complex: A view possessing these characteristics will have layered view subjects, striking contrasts and /or dramatic alteration of elements within it, and will frequently possess dynamic qualities. These characteristics are also expressed as the expectation of more information to be extracted from the view with additional time spent looking at it. Features include: foreground and background ski trails, foreground forested ridge and background snow-capped peak.

Placemaking: A view possessing these characteristics is unique to Whistler and provides a connection to the local economy, the skiing and the indigenous landscape. Features include: lifts and trails used for skiing and mountain biking, and prominent mountain vistas.

Scenic beauty, Vividness: Views that rank high in these qualities are more striking or dramatic than other similar views and will have particularly memorable qualities.

View characteristics are documented for each view sequence contained in the view protection photo-inventory.

c) View Features to Protect

To allow for flexibility and not create a "build to line", View Features to Protect were identified for each view sequence. The View Features to Protect identify the features that contribute positively to the view characteristics.

View Protection Guidelines

The view protection guidelines are to be applied to all development, including renovation and redevelopment.

- All development shall be designed to preserve or enhance views to specified View Characteristics and View Features.
- Building massing and forms should be designed to complement background mountain forms.

View Analysis Submittal Requirements

To evaluate the potential impacts and benefits of the proposed development on protected views all proposed development must adhere to the following requirements:

Initial Screening:

1. Determine which views must be addressed (refer to Views to Address by Property).

2. Confirm views and viewpoint locations with municipal staff. The view photos contained in this document depict the view from viewpoint locations selected to illustrate the specified View Characteristics and View Features in a general way. Municipal staff may specify different viewpoint locations in relation to the unique location and design characteristics of a proposed development, in place of the locations from which each photo in this document was taken.

3. Place a 3-dimensional block model of the proposed development into each required view photo for analysis.

Detailed Design:

Follow the same procedures as for the initial screening except that a final 3-dimensional block model of the detailed building design, including all features and projections, shall be placed within each required view photo location for analysis.

Views to Address by Property

Property	Legal Description	Village Core Views to Address	Village Approach Views to Address
Blackcomb Lodge	DL 1902, Plan VR877	1, 7, 8, 9, 15	1, 3
Blackcomb Lodge Gatehouse		1, 4, 7	1, 2, 3, 6
Blackcomb Professional Building	DL 1902, Plan VR1352	22	1, 7
Carleton Lodge	DL 3020, Plan VR1163	22, 24, 26, 27	
Coast Whistler			8, 10, 14, 19
Conference Centre	Lot 40, DL 1902, Plan 18662	11, 16, 17, 19, 20, 21	1, 7, 8, 16
Cornerstone Building	DL 1902, Plan LMS2237	17	
Crystal Lodge North Wing	DL 1902, Plan VR2028	8, 9, 14, 15, 20, 22	11, 15, 16
Crystal Lodge South Wing and Expansion	Lot A, Plan LMP29105, DL 1902 & 3020	14, 15, 22, 27, 28	15, 16,
Hilton Shops	DL 3020, Plan VR2126	24, 27, 28, 29	8, 9, 12, 14, 16
Hilton Whistler Resort and Spa	DL 3020, Plan VR1218	22, 29	8, 9, 12, 14, 16
Hilton - Powder's Edge	DL 3020, Plan VR2359	24, 29	8, 9, 12, 14, 16
Clocktower	DL 1902 & 3020, Plan VR883	13, 22	
Executive Inn	DL 1902, Plan VR960	13, 22, 26	
Fitzsimmons Condos	DL 1902, Plan VR847	14, 15, 23	
Hearthstone Lodge	DL 1902, Plan VR790	15, 22	7
Holiday Inn Sunspree Resort		1, 3, 6, 7, 8, 25	1, 7, 17, 18
Listel Whistler Hotel	DL 1902, Plan VR2217	18	8, 11, 15, 16
Mountain Edge		18	9, 13, 14
Mountainside Lodge	DL 1902 & 4610, Plan VR1026	12	18
Pan Pacific One	DL 1902, 3020 & 4894, Plan LMS3028	22, 25, 26, 30	18
Pan Pacific Two		2, 8, 25	17, 18
Rainbow Condos	DL 1902, Plan VR899	22	1, 7
Saint Andrews House	DL 1902, Plan VR2033	1, 6, 8, 10, 12	
Snoland Condos	DL 1902, Plan VR802	8, 15	
Sundial Hotel	DL 1902 & 3020, Plan VR1570	22, 26	
Tantalus Lodge	DL 3020 & 3865, Plan VR739	18	9
Telemark Place	DL 3865, Plan VR729	18	9, 12, 14
Timberline Lodge	DL 1902, Plan VR1858	11, 19, 20, 21	7, 8, 11, 15, 16
Village Gate House	DL 1902, Plan VR2076	1, 3, 4, 7, 8	2, 3, 6
Wedgeview/Regency Suites	DL 1902, Plan VR751	8, 12, 13, 15	
Westin		24, 27	8, 9, 12, 14, 19
Whistler Express Gondola		24, 27, 30	
Whistler Village Inns - Keg Lodge	DL 1902 & 4610, Plan VR953	6, 10, 25	17, 18
Whistler Village Inns - Powder Lodge	DL 1902, Plan VR953	10, 13, 23	
Whistlerview	DL 1902, Plan VR963	15, 22, 23	
Windwhistle	DL 1902, Plan VR873	16, 17, 20	7, 11

Village Core Views
View Sequence 1 - Whistler Mountain

View Sequence #1: Whistler Mountain from Village Stroll, starting at Tyndall Stone Lodge and ending at Village Gate House	Photo Number	Viewpoint Location	View Subject
View Characteristics: Orientation view framed by buildings, connection to skiing, foreground and background ski runs. View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines	1a (start)	Village Stroll at Tyndall Stone Lodge	Whistler Mountain -lower ski runs and lift lines
	1b	Village Stroll at Town Plaza Gazebo	Whistler Mountain -lower ski runs and lift lines
	1c	Village Stroll at Ted Nebelling Bridge – north end	Whistler Mountain -lower ski runs and lift lines
	1d	Village Stroll at Village Gate House	Whistler Mountain – lower ski runs and lift lines
	1e (finish)	Village Stroll at Village Gate House	Whistler Mountain – lower ski runs and lift lines

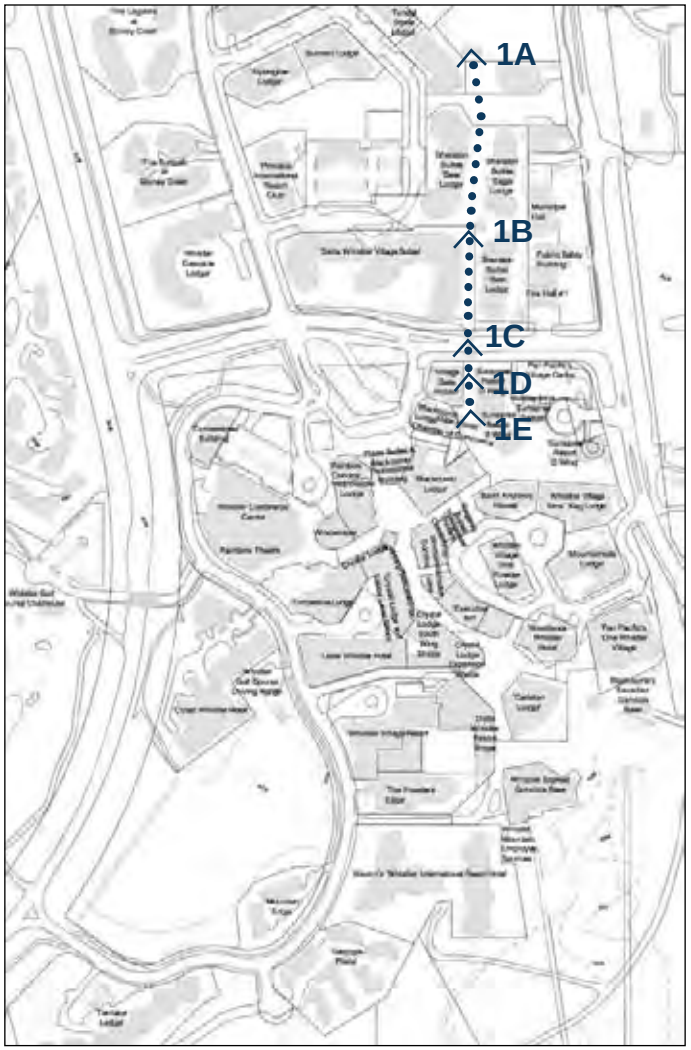
Photo 1a (start)

Photo 1b

Photo 1c

Photo 1d

Photo 1e (finish)



Village Core Views
View Sequence 2 - Blackcomb Mountain

View Sequence #2: Blackcomb Mountain from Village Stroll, starting at Bear Lodge and ending at Ted Nebelling Bridge	Photo Number	Viewpoint Location	View Subject
View Characteristics: Good orientation view, connection to skiing, dramatic with peaks, ski runs and snow-capped peaks. View characteristics include: Framed Frequency Intactness ✓ Layered, Complex Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Peaks ▪ Ski runs	2a (start)	Village Stroll at SW corner of Bear Lodge	Blackcomb Mountain to Wedge
	2b (finish)	Village Stroll at Ted Nebelling Bridge - midpoint	Blackcomb Mountain to Wedge

Photo 2a (start)

Photo 2B (finish)

Village Core Views
View 3 - Forested Ridge

View #3: Forested ridge from Village Stroll, at Blackcomb Lodge Gatehouse	Photo Number	Viewpoint Location	View Subject
View Characteristics: Forested ridge framed by buildings, not dramatic mountain view but good green connection. View characteristic include: Framed ✓ Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline	3	Village Stroll at Blackcomb Lodge Gatehouse	Forested ridge

Photo 3

Village Core Views
View 4 - Mt. Sproat

View #4: Mt. Sproat from Village Stroll at Blackcomb Lodge Gatehouse	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view of the peak of Mt. Sproat, framed by buildings. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline	4	Village Stroll at Blackcomb Lodge Gatehouse	Mt. Sproat

Photo 4

Village Core Views
View 5 - Mt. Sproat

View #5: Mt. Sproat from Village Stroll at Ted Nebelling Bridge	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view of full form of Mt. Sproat. View characteristics include: Framed Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ridgeline	5	Village Stroll at Ted Nebelling Bridge – midpoint	Mt. Sproat

Photo 5

Village Core Views
View Sequence 6 - Blackcomb Mountain

View Sequence #6: Blackcomb Mountain from Village Stroll, starting at Blackcomb Lodge and ending at Village Common	Photo Number	Viewpoint Location	View Subject
View Characteristics: Orientation view, connection to skiing, dramatic with peaks and ski runs, part of short view sequence. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Peaks	6a (start)	Village Stroll at Blackcomb Lodge	Blackcomb Mountain
	6b (finish)	Village Stroll at Village Common	Blackcomb Mountain

Photo 6a (start)

Photo 6b (finish)

Village Core Views
View Sequence 7 - Rainbow

View Sequence #7: Rainbow from Village Stroll, starting at Village entry at Keg Lodge and ending at Village Common	Photo Number	Viewpoint Location	View Subject
View Characteristics: Village entry point view, peek-a-boo view of Rainbow framed by buildings, part of view sequence. View characteristics include: Framed ✓ Frequency ✓ Intactness Layered, Complex Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Rainbow peak	7a (start)	Village entry at Keg Lodge	Rainbow
	7b (finish)	Village Stroll at Village Common	Rainbow

Photo 7a (start)

Photo 7b (finish)

Village Core Views
View Sequence 8 - Wedge Range

View Sequence #8: Wedge Range from Village Stroll, starting at Golfer's Approach and ending at Village Common	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view of snow-capped peaks beyond foreground forested ridge, framed by buildings, part of view sequence. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested Ridgeline ▪ Peaks	8a (start)	Golfer's Approach – top of ramp	Rethel (Wedge Range)
	8b	Golfer's Approach at Tapley's	Wedge (Wedge Range)
	8c	Golfer's Approach at Citta's	Wedge (Wedge Range)
	8d	Village Stroll at Village Square	Rethel and Parkhurst (Wedge Range)
	8e	Village Stroll at St. Andrews Alley	Rethel and Parkhurst (Wedge Range)
	8f	Village Stroll at St. Andrews Alley	Rethel, Parkhurst and Wedge (Wedge Range)

Photo 8a (start)

Photo 8b

Photo 8c

Photo 8d

Photo 8e

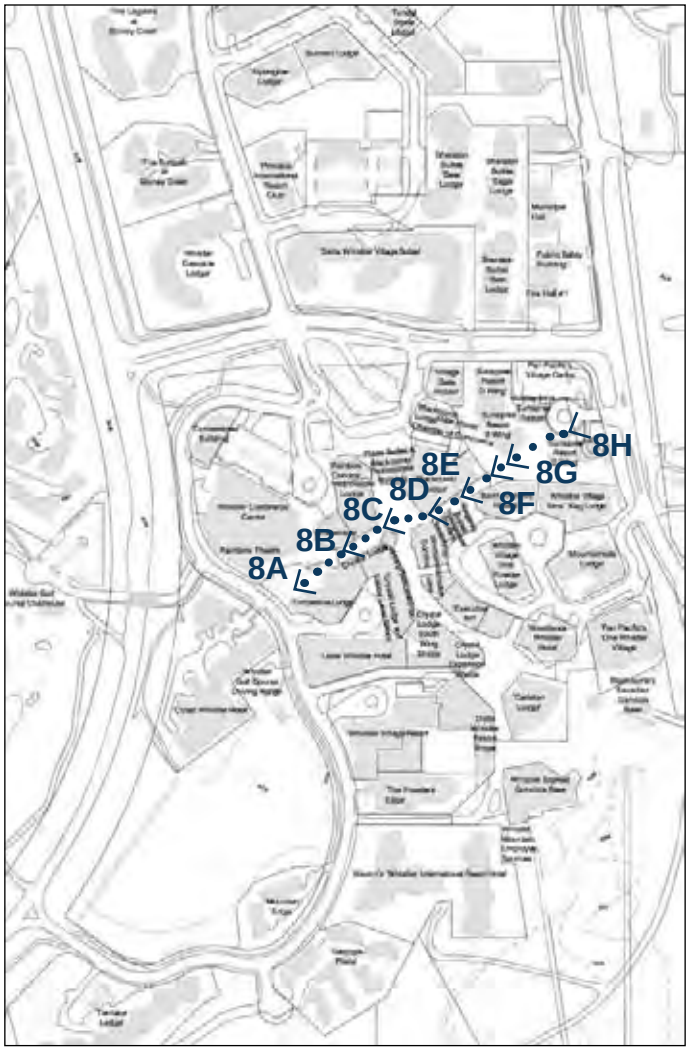
Photo 8f

Village Core Views
View Sequence 8 - (continued)

View Sequence #8 (continued): Wedge Range from Village Stroll, starting at Golfer's Approach and ending at Village Common	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view of snow-capped peaks beyond foreground forested ridge, framed by buildings, part of view sequence. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested Ridgeline ▪ Peaks	8g	Bridge at Village Common	Rethel (Wedge Range)
	8h (finish)	Village Common - top of stair	Retel, Parkhurst (Wedge Range)

Photo 8g

Photo 8h (finish)



Village Core Views
View 9 - Distant Peaks

View #9: Distant peaks to south from Earl's patio	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view of distant snow-covered peaks, long views to horizon. View characteristics include: Framed ✓ Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ridgeline	9	Village Common – Earl's patio	Distant peaks to the south

Photo 9

Village Core Views
View 10 - Whistler Mountain

View #10: Whistler Mountain from Earl's patio	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view of Whistler Mountain, connection to skiing. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Ridgeline	10	Village Common – Earl's patio	Whistler Mountain – lower ski runs

Photo 10

Village Core Views
View Sequence 11 - Distant Peaks/ Mt. Sproat

View Sequence #11: Distant peaks and Mount Sproat from Village Stroll, starting at St. Andrew's Alley and ending at Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view of distant peaks, very long view to horizon. Mount Sproat obscured by foreground trees, green connection. View characteristics include: Framed Frequency ✓ Intactness Layered, Complex ✓ Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Foreground trees	11a (start)	Village Stroll at St. Andrew' s Alley	Distant peaks
	11b	Golfer's Approach at Hearthstone Lodge	Foreground trees, Tourism Whistler Activity Centre
	11c	Golfer's Approach at Conference Centre	Foreground trees, Mount Sproat
	11d (finish)	Golfer's Approach at Whistler Way	Foreground trees, Mount Sproat

Photo 11a (start)

Photo 11b

Photo 11c

Photo 11d (finish)

Village Core Views
View 12 - Blackcomb Mountain

View #12: Blackcomb Mountain from Village Stroll at St. Andrew's Alley	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view, connection to skiing. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ski runs ▪ Peaks	12	Village Stroll at St. Andrew's Alley	Blackcomb Mountain – peak and ski runs

Photo 12

Village Core Views
View 13 - Whistler Mountain

View #13: Whistler Mountain from Village Stroll at St. Andrew's Alley	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view, connection to skiing. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines	13	Village Stroll at St. Andrew's Alley	Whistler Mountain – lower ski runs

Photo 13

Village Core Views
View 14 - Whistler Mountain

View #14: Whistler Mountain from Village Stroll at Village Square	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo orientation view framed by buildings, connection to skiing. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines	14	Village Stroll at Village Square	Whistler Mountain – lower ski runs

Photo 14

Village Core Views
View Sequence 15 - Whistler/ Blackcomb

View Sequence #15: Whistler and Blackcomb Mountains from Village Square	Photo Number	Viewpoint Location	View Subject
View Characteristics: Good orientation view framed by buildings, layered views consisting of foreground forested ridges, ski runs, dramatic mountain peaks, connection to skiing, green connection, and panoramas. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines ▪ Forested ridgelines ▪ Peaks	15a (start)	Village Square - Araxi's patio	Whistler Mountain – lower ski runs
	15b	Village Square - Blackcomb Lodge entry	Whistler Mountain – lower ski runs
	15c	Village Square – Mogul's patio	Blackcomb Mountain - forested ridge
	15d	Village Square – Mogul's patio	Whistler Mountain – lower ski runs
	15e	Village Square – breezeway top level	Blackcomb Mountain - lower ski runs
	15f	Village Square – breezeway top level	Whistler Mountain – lower ski runs

Photo 15a (start)

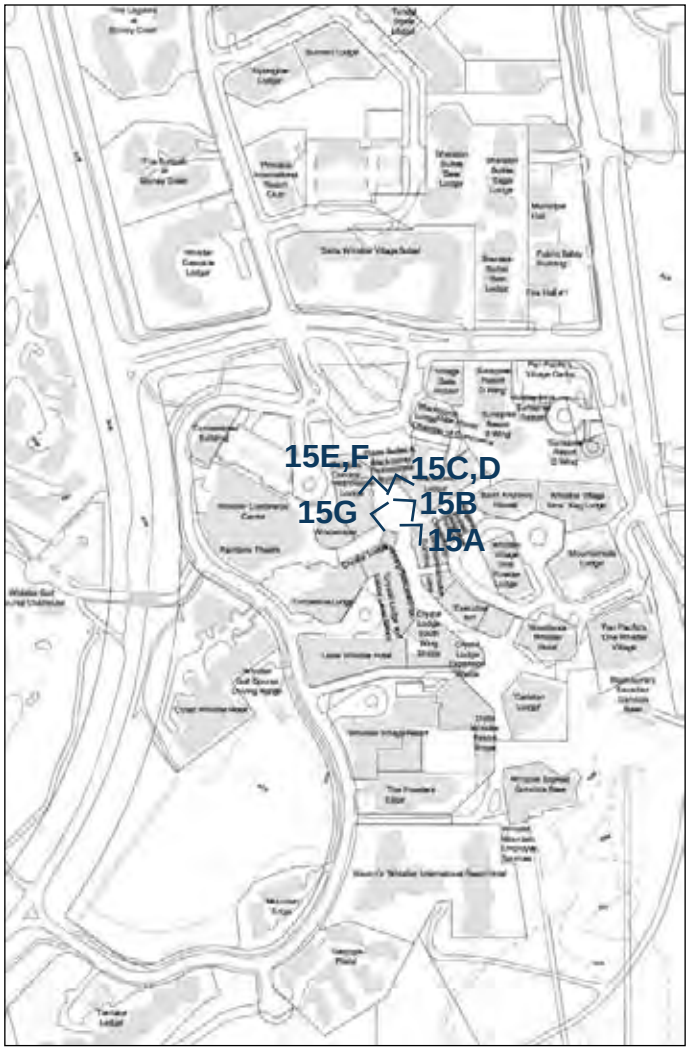
Photo 15b

Photo 15c

Photo 15d

Photo 15e

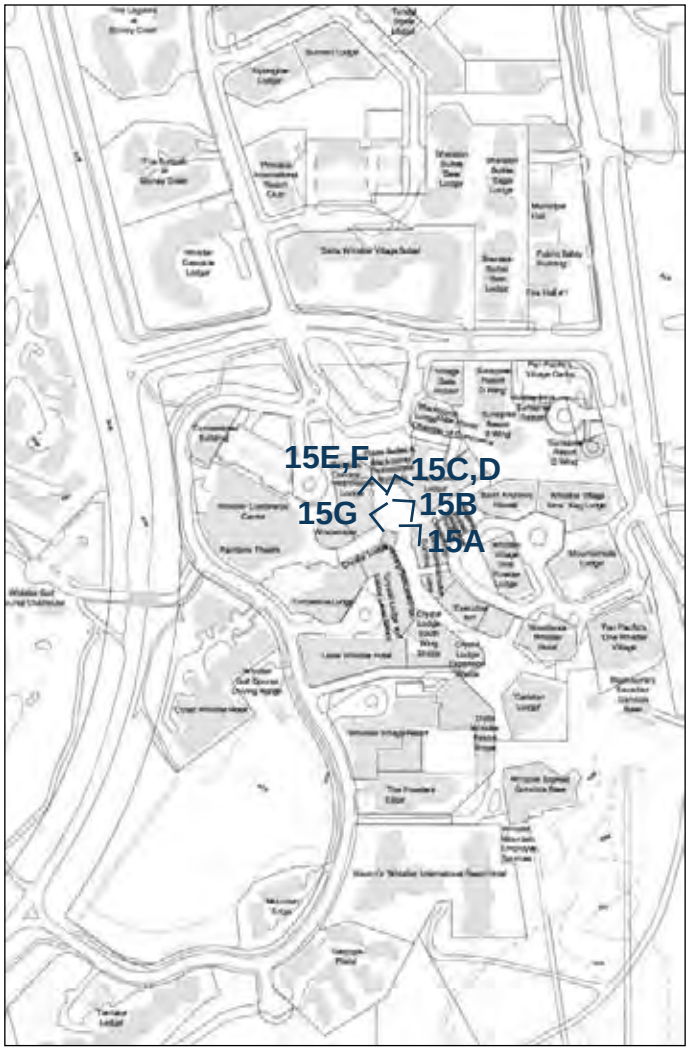
Photo 15f



Village Core Views
View Sequence 15 - (continued)

View Sequence #15 (continued): Whistler and Blackcomb Mountains from Village Square	Photo Number	Viewpoint Location	View Subject
View Characteristics: Good orientation view framed by buildings, layered views consisting of foreground forested ridges, ski runs, dramatic mountain peaks, connection to skiing, green connection, and panoramas. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines ▪ Forested ridgelines	15g (finish)	Village Square – top of Hearthstone stairs	Blackcomb Mountain – peak and lower ski runs

Photo 15g (finish)



Village Core Views
View Sequence 16 - Mt. Sproat

View Sequence #16: Mt. Sproat from Golfer's Approach beginning and ending at Tapley's	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view of Sproat, potential to improve mountain connection. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Opportunity to enhance view by exposing more of the peak and ridgeline	16a (start) 16b (finish)	Golfer's Approach at Tapleys' Golfer's Approach at Tapleys'	Mt. Sproat Mt. Sproat

Photo 16a (start)

Photo 16b (finish)

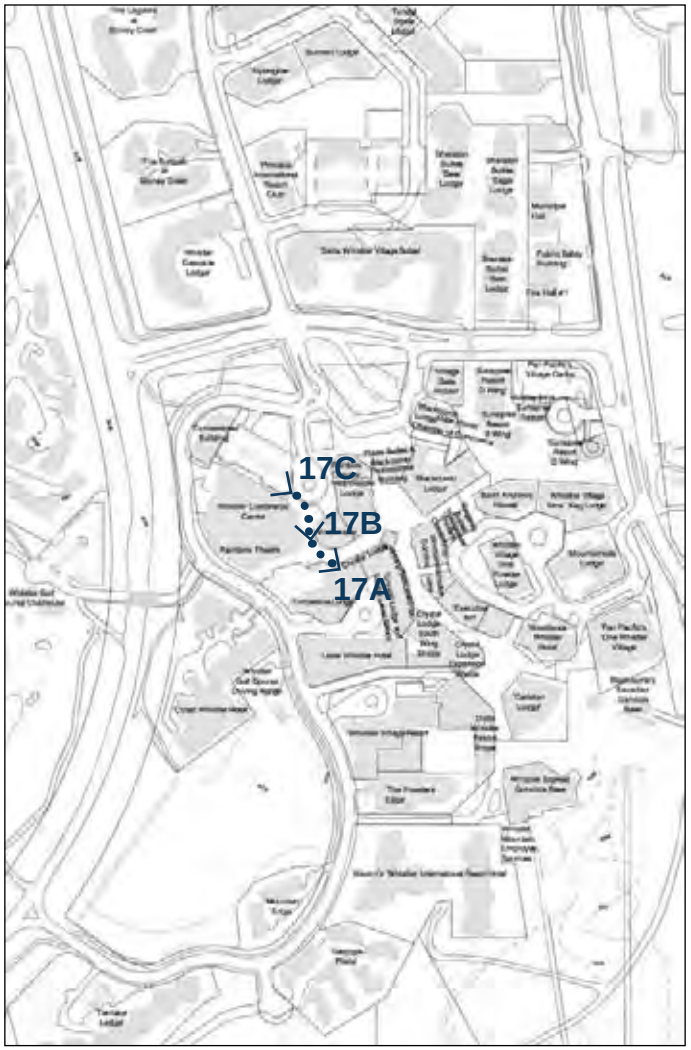
Village Core Views
View Sequence 17 - Rainbow Peak

View Sequence #17: Rainbow peak from Golfer's Approach beginning at Tapley's and ending at Sunshine Place	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view of Rainbow peak and foreground forested ridgelines. View characteristics include: Framed ✓ Frequency ✓ Intactness Layered, Complex ✓ Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgelines ▪ Rainbow peak ▪ More of the 21-Mile Creek valley	17a (start)	Golfer's Approach at Tapleys'	Rainbow peak
	17b	Rainbow Plaza at Tapley's	Rainbow peak
	17c (finish)	Rainbow Plaza at Sunshine Place	Rainbow peak

Photo 17a (start)

Photo 17b

Photo 17c (finish)



Village Core Views
View 18 - Whistler Mountain

View #18: Whistler Mountain from Timberline restaurant patio	Photo Number	Viewpoint Location	View Subject
View Characteristics: Forested ridge, ski runs and lift lines, connection to skiing, green connection. View characteristics include: ▪ Placemaking ▪ Layered Framed Frequency Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Ski runs ▪ Lift lines	18	Timberline – restaurant patio	Whistler Mountain – lower ski runs

Photo 18

Village Core Views
View Sequence 19 - Whistler Mountain

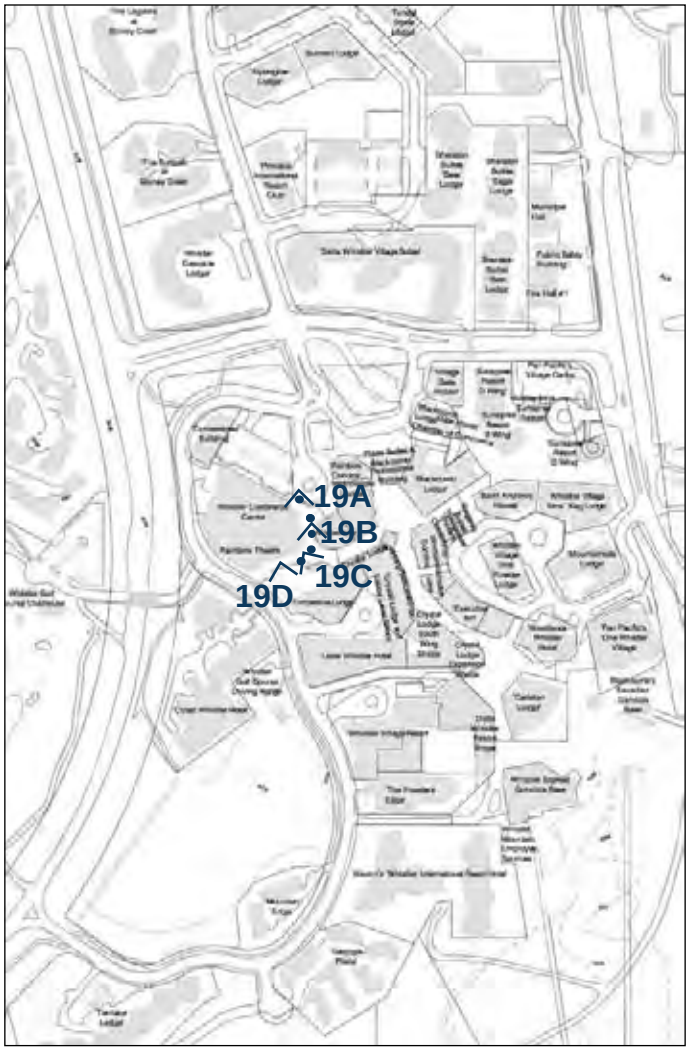
View Sequence #19: Whistler Mountain from Rainbow Plaza, starting at Sunshine Place and ending outside Conference Centre atrium	Photo Number	Viewpoint Location	View Subject
View Characteristics: Forested ridge, ski runs and lift lines, connection to skiing, green connection. View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Ski runs ▪ Lift lines	19a (start)	Rainbow Plaza at Sunshine Place	Whistler Mountain – lower ski runs
	19b	Rainbow Plaza at Tapley's	Whistler Mountain – lower ski runs
	19c	Rainbow Plaza - Conference Centre entry	Whistler Mountain – lower ski runs
	19d (finish)	Rainbow Plaza – top of stairs outside atrium	Whistler Mountain – lower ski runs

Photo 19a (start)

Photo 19b

Photo 19c

Photo 19d (finish)

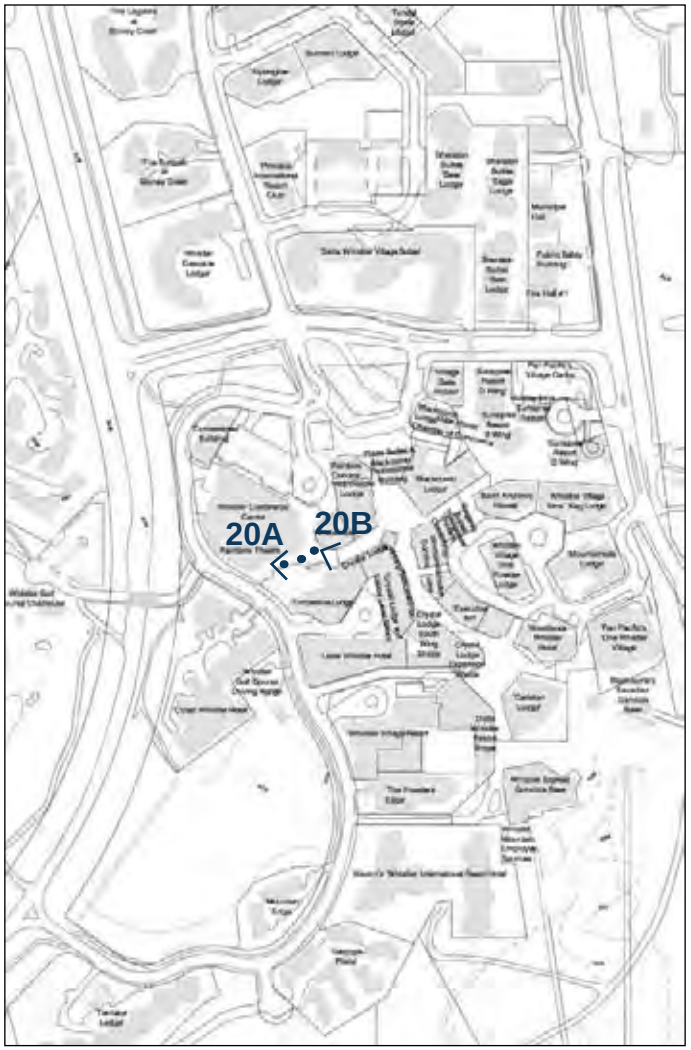


Village Core Views
View Sequence 20 - Blackcomb Mountain

View Sequence #20: Blackcomb Mountain from Rainbow Plaza, starting at Conference Centre atrium and ending at Conference Centre entrance	Photo Number	Viewpoint Location	View Subject
View Characteristics: Mountain peaks, ski runs, connection to skiing. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ridgeline ▪ Ski runs	20a (start)	Rainbow Plaza – atrium patio	Blackcomb Mountain – peak and ski runs
	20b (finish)	Rainbow Plaza - Conference Centre entry	Blackcomb Mountain – peak and ski runs

Photo 20a (start)

Photo 20b (finish)



Village Core Views
View 21 - Whistler Mountain

View #21: Whistler Mountain from Tapley's patio	Photo Number	Viewpoint Location	View Subject
View Characteristics: Forested lower slopes provides green connection. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline	21	Tapley's patio	Whistler Mountain

Photo 21

Village Core Views
View Sequence 22 - Mt. Sproat to Rainbow

View Sequence #22: Mt. Sproat and Rainbow from Village Stroll, starting at Pan Pacific and ending at Whistlerview	Photo Number	Viewpoint Location	View Subject
View Characteristics: Full views of Mt. Sproat, then Rainbow peak, then forested ridge. View characteristics include: Framed ✓ Frequency ✓ Intactness Layered, Complex Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Mountain peaks ▪ Ridgelines	22a (start)	Village Entry at Pan Pacific	Mt. Sproat
	22b	Skiers Plaza at Sundial	Mt. Sproat
	22c	Village Stroll at Zog's Patio	Mt. Sproat
	22d	Village Stroll at Clocktower	Rainbow
	22e	Village Stroll at Executive Inn	Mt. Sproat
	22f (finish)	Village Stroll at Whistlerview	Mt. Sproat - forested ridge

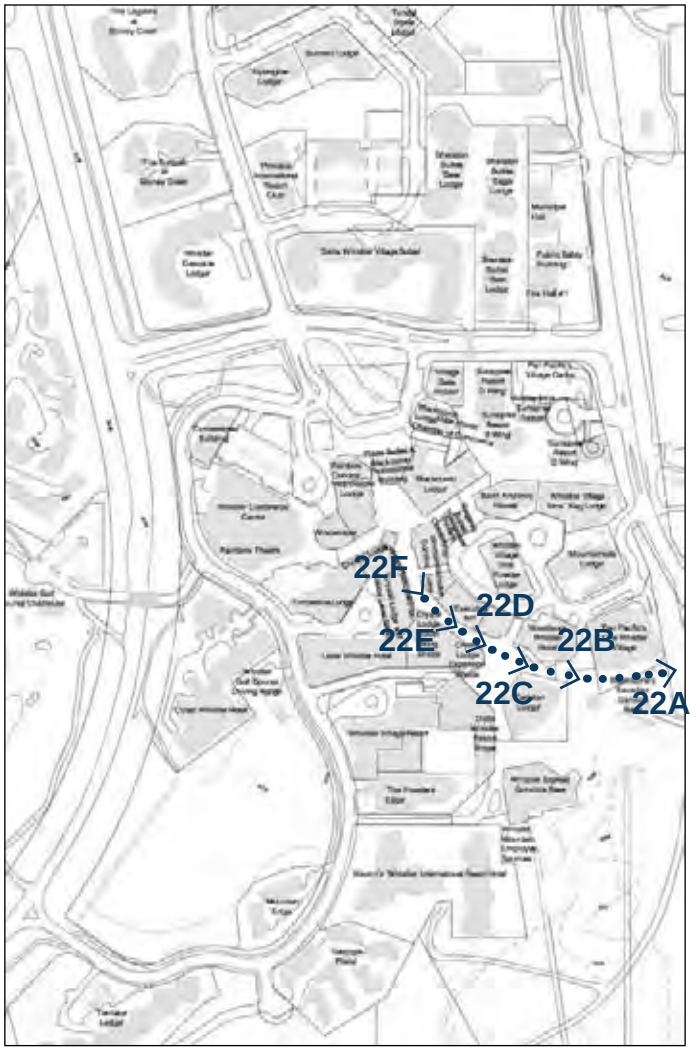


Photo 22a (start)

Photo 22b

Photo 22c

Photo 22d

Photo 22e

Photo 22f (finish)

Village Core Views
View Sequence 23 - Forested Ridge

View Sequence #23: Forested ridge and Mountain peak from Village Stroll at Sunrise Alley	Photo Number	Viewpoint Location	View Subject
View Characteristics: Short view sequence looking down Sunrise Alley from Village Stroll, peek-a-boo view of snow-capped mountain peak and forested ridge, obscured by trees in foreground. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Mountain peak ▪ Forested ridgeline	23a (start) 23b (finish)	Village Stroll at Sunrise Alley Village Stroll at Sunrise Alley	Forested ridge Mountain peak

Photo 23a (start)

Photo 23b (finish)

Village Core Views
View Sequence 24 - Whistler Mountain Panorama

View Sequence #24: Panorama view of distant peaks and Whistler Mountain from Village entry at transit exchange	Photo Number	Viewpoint Location	View Subject
View Characteristics: Panorama view, long view down valley of distant mountain peaks, layered view of lower ski runs and ski lifts. View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Distant mountain peaks ▪ Ski runs ▪ Lift lines	24a (start)	Village entry at Transit Exchange	Mountain peaks
	24b (finish)	Village entry at Transit Exchange	Whistler Mountain – lower ski runs

Photo 24a (start)

Photo 24b (finish)

Village Core Views
View 25 - Forested Ridge

View #25: Forested Ridge from Village entry at transit exchange	Photo Number	Viewpoint Location	View Subject
View Characteristics: Green connection. View characteristics include: Framed ✓ Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline	25	Village entry at Transit Exchange	Forested Ridge

Photo 25

Village Core Views
View Sequence 26 - Blackcomb Mountain

View Sequence #26: Blackcomb Mountain from Village Stroll, starting at Executive Inn and ending at Mountain Square	Photo Number	Viewpoint Location	View Subject
View Characteristics: Orientation view framed by buildings, connection to skiing. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ski runs ▪ Peaks	26a (start)	Village Stroll at Executive Inn	Blackcomb – lower ski runs
	26b	Mountain Square	Blackcomb – peaks & lower ski runs
	26c (finish)	Mountain Square	Blackcomb – peaks & lower ski runs

Photo 26a (start)

Photo 26b

Photo 26c (finish)

Village Core Views
View Sequence 27 - Whistler Mountain

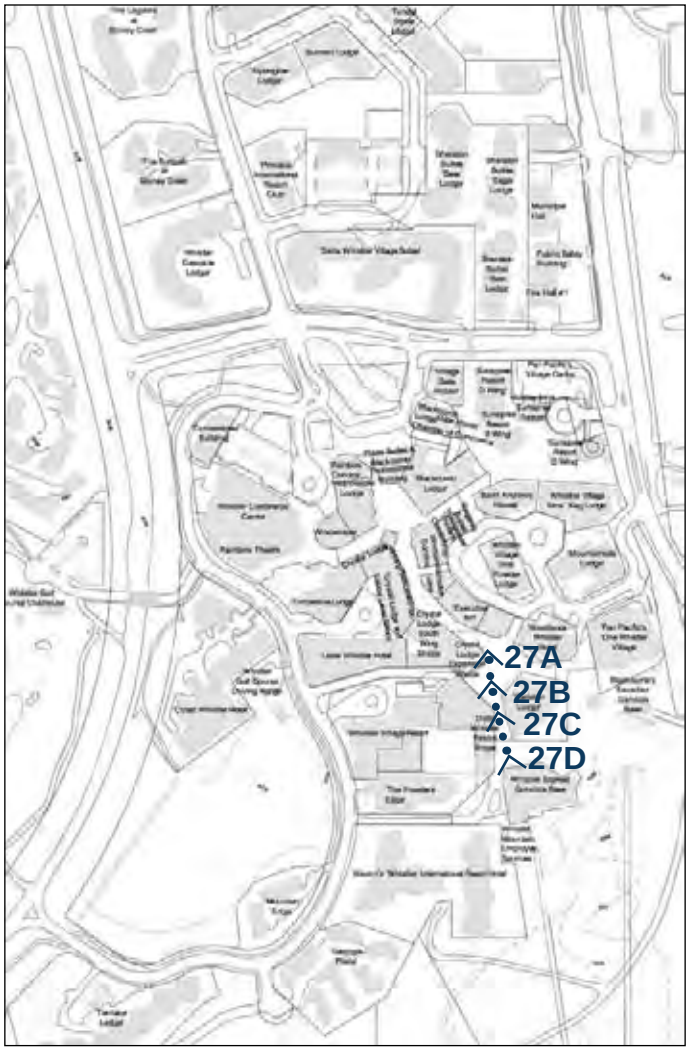
View Sequence #27: Whistler Mountain from Village Stroll, starting at Mountain Square and ending at Skiers Plaza	Photo Number	Viewpoint Location	View Subject
View Characteristics: Good orientation view, connection to skiing. View characteristics include: Framed ✓ Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Lift lines ▪ Ridgeline	27a (start)	Mountain Square	Whistler Mountain – lower ski runs
	27b	Mountain Square	Whistler Mountain
	27c	Springs Lane at Mountain Square	Whistler Mountain – gondola and lower ski runs
	27d (finish)	Springs Lane at Skiers Plaza	Whistler Mountain –lower ski runs

Photo 27a (start)

Photo 27b

Photo 27c

Photo 27d (finish)



Village Core Views
View 28 - Mt. Sproat

View #28: Mt. Sproat from Mountain Square	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo of mountain peak framed by buildings, mountain connection. View characteristics include: Framed ✓ Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Mountainside	28	Mountain Square	Mt. Sproat

Photo 28

Village Core Views
View 29 - Mt. Sproat

View #29: Mt. Sproat from Skiers Plaza entrance	Photo Number	Viewpoint Location	View Subject
View Characteristics: Village entry view, peek-a-boo of mountain peak framed by buildings, mountain connection. View characteristics include: Framed ✓ Frequency Intactness ✓ Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Mountainside	29	Springs Lane at Skiers Plaza	Mt. Sproat

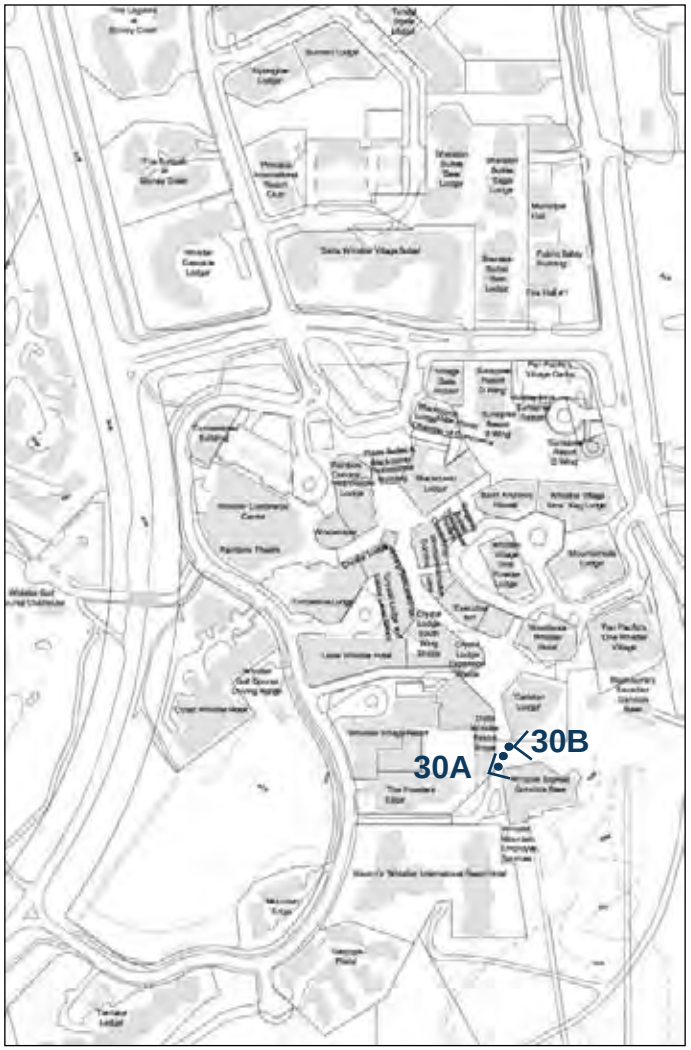
Photo 29

Village Core Views
View Sequence 30 - Wedge Range to Blackcomb

View Sequence #30: Wedge Range and Blackcomb Mountain from Skiers Plaza	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view sequence of foreground forested ridge and ski runs and snow-capped mountain peaks, good orientation view. View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgeline ▪ Ski runs	30a (start)	Springs Lane at Skiers Plaza	Wedge Range
	30b (finish)	Springs Lane at Skiers Plaza	Blackcomb Mountain – peaks & lower ski runs

Photo 30a (start)

Photo 30b (finish)



Village Approach Views
View Sequence 1 - Whistler, FIssile, Blackcomb

View Sequence #1: Whistler, Fissile and Blackcomb from Northlands Boulevard and Gateway Drive, starting at Blackcomb Way and ending at Village Breezeway	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view sequence of mountain peaks and ski runs, connection to skiing, panorama views (1d, 1e, 1f and 1h, 1i). View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Mountain peaks ▪ Ski runs ▪ Lift lines ▪ Forested ridgelines	1a (start)	Northlands Blvd.	Fissile, Whistler Mountain – lower ski runs
	1b	Northlands Blvd. - Village Gate intersection	Whistler Mountain - lower ski runs
	1c	Northlands Blvd. - Village Gate intersection	Fissile, Whistler Mountain – lower ski runs
	1d	Northlands Blvd. - Village Gate intersection	Blackcomb Mountain – peaks and ski runs
	1e	Northlands, Village Gate intersection	Fissile
	1f (finish)	Gateway Drive at Whistler Way	Blackcomb Mountain – peak and lower ski runs

Photo 1a (start)

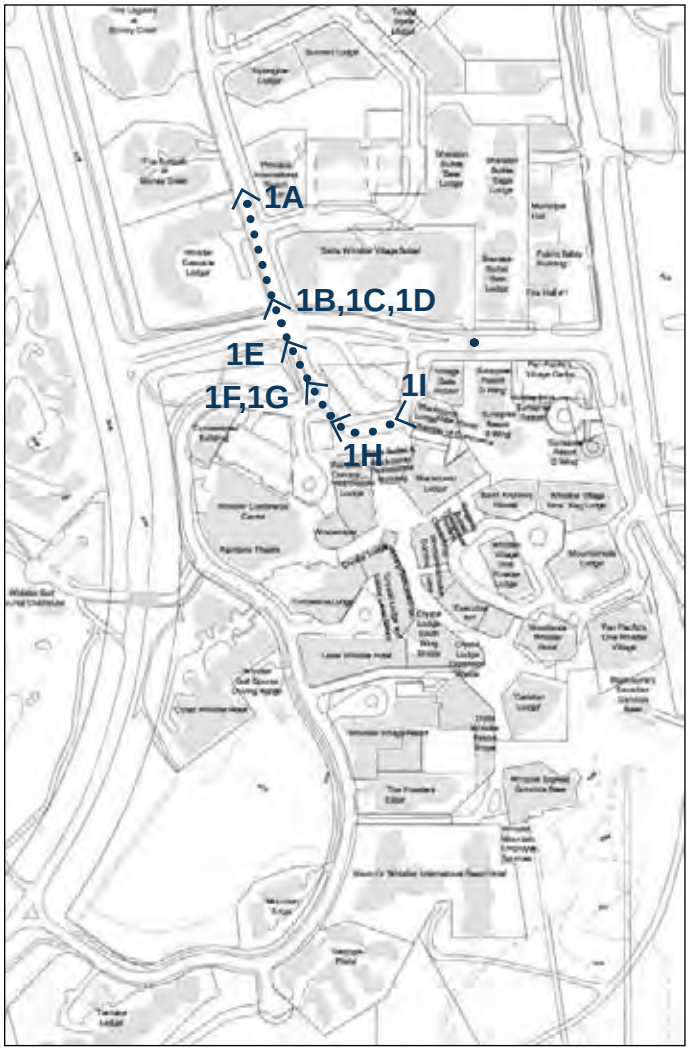
Photo 1b

Photo 1c

Photo 1d

Photo 1e

Photo 1f



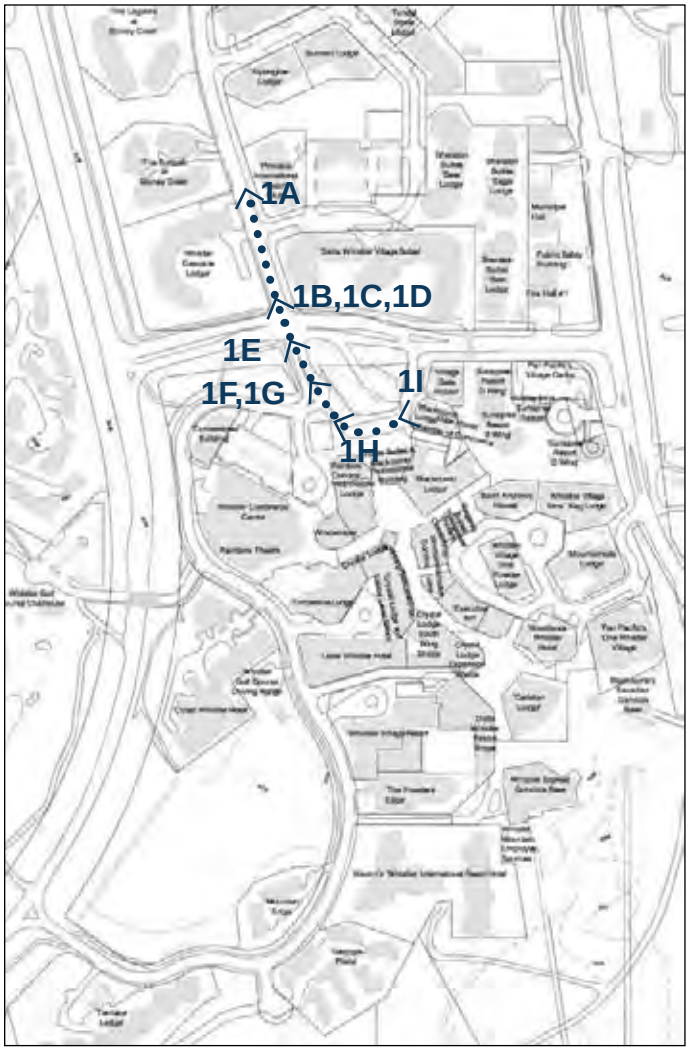
Village Approach Views
View Sequence 1 - (continued)

View Sequence #1 (continued): Whistler, Fissile and Blackcomb from Northlands Boulevard and Gateway Drive, starting at Blackcomb Way and ending at Village Breezeway	Photo Number	Viewpoint Location	View Subject
View Characteristics: Dramatic view sequence of mountain peaks and ski runs, connection to skiing, panorama views (1d, 1e, 1f and 1h, 1i). View characteristics include: Framed Frequency ✓ Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Mountain peaks ▪ Ski runs ▪ Lift lines ▪ Forested ridgelines	1g	Gateway Drive at Whistler Way	Whistler Mountain – lower ski runs
	1h	Gateway Drive	Blackcomb Mountain – peak and lower ski runs
	1i (finish)	Gateway Drive at Blackcomb Lodge crosswalk	Blackcomb Mountain – peaks & lower ski runs

Photo 1g

Photo 1h

Photo 1i (finish)



Village Approach Views
View 2 - Blackcomb Mountain

View #2: Blackcomb Mountain from Gateway Drive	Photo Number	Viewpoint Location	View Subject
View Characteristics: Ski runs and mountain peaks, connection to skiing. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Ski runs	2	Gateway Drive	Blackcomb Mountain – ski runs

Photo 2

Village Approach Views
View 3 - Mountain Peaks

View #3: Mountain Peaks from Gateway Drive at Village Breezeway	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo of mountain peaks. View characteristics include: Framed ✓ Frequency Intactness Layered, Complex Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Mountain Peaks	3	Gateway Drive at Village breezeway	Mountain peaks (Wedge range)

Photo 3

Village Approach Views
View 4 - Rainbow Mountain

View #4: Rainbow from Gateway Drive at Village breezeway	Photo Number	Viewpoint Location	View Subject
View Characteristics: Full view of Rainbow. View characteristics include: Framed Frequency Intactness ✓ Layered, Complex ✓ Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Rainbow peak ▪ Forested ridgeline	4	Gateway Drive at Village breezeway	Rainbow - peak

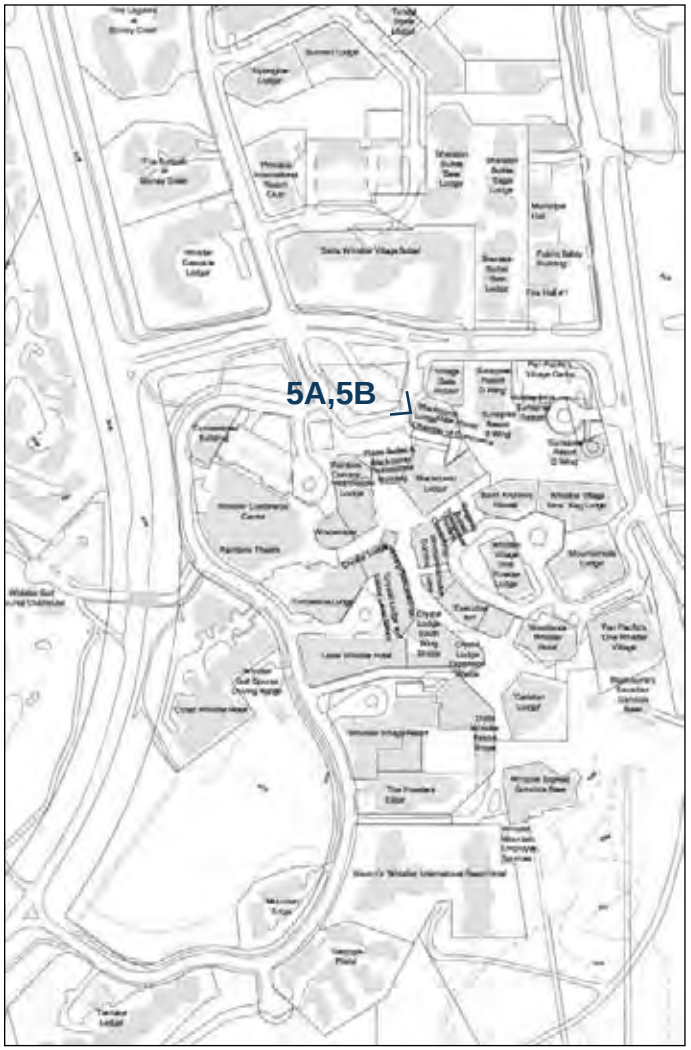
Photo 4

Village Approach Views
View Sequence 5 - Rainbow Mountain

View Sequence #5: Rainbow from Gateway Drive at Visitor Info Centre	Photo Number	Viewpoint Location	View Subject
View Characteristics: Panorama view of snow-capped peak and forested ridgeline. View characteristics include: Framed Frequency Intactness ✓ Layered, Complex ✓ Placemaking Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgeline ▪ Rainbow peak	5a (start)	Gateway Drive at Visitor Info Centre	Rainbow - peak
	5b (finish)	Gateway Drive at Visitor Info Centre	Rainbow - forested ridge

Photo 5a (start)

Photo 5b (finish)



Village Approach Views
View 6 - Blackcomb Mountain

View #6: Blackcomb Mountain from Visitor Centre bus loop	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo orientation view, connection to skiing. View characteristics include: Framed ✓ Frequency Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Peaks ▪ Ski runs	6	Visitor Centre bus loop	Blackcomb Mountain – peaks and ski runs

Photo 6

Village Approach Views
View Sequence 7 - Whistler, Fissile, Blackcomb

View Sequence #7: Panorama of Whistler, Fissile and Blackcomb from Cornerstone building entrance	Photo Number	Viewpoint Location	View Subject
View Characteristics: Panorama view, good orientation view, connection to skiing. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Peaks ▪ Lift lines ▪ Ski runs	7a (start)	Cornerstone Building entrance	Blackcomb Mountain – peaks and ski runs
	7b (finish)	Cornerstone Building entrance	Fissile, Whistler Mountain – lower ski runs

Photo 7a (start)

Photo 7b (finish)

Village Approach Views
View 8 - Whistler Mountain & Fissile

View #8: Whistler Mountain and Fissile from Highway 99 at Village Gate	Photo Number	Viewpoint Location	View Subject
View Characteristics: Good orientation view, connection to skiing. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgelines ▪ Lift lines ▪ Ski runs	8	Hwy 99 at Village Gate	Fissile, Whistler Mountain – lower ski runs

Photo 8

Village Approach Views
View Sequence 9 - Blackcomb to Wedge

View Sequence #9: Panorama of Blackcomb Mountain and Wedge range from Highway 99 at Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Panorama view of snow-capped peaks and ski runs, view partially obscured by foreground trees. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgelines ▪ Ski runs	9a (start)	Hwy 99 at Whistler Way	Mountain peaks (Wedge Range)
	9b (finish)	Hwy 99 at Whistler Way	Blackcomb Mountain – peaks and ski runs

Photo 9a (start)

Photo 9b (finish)

Village Approach Views
View Sequence 10 - Wedge & Blackcomb

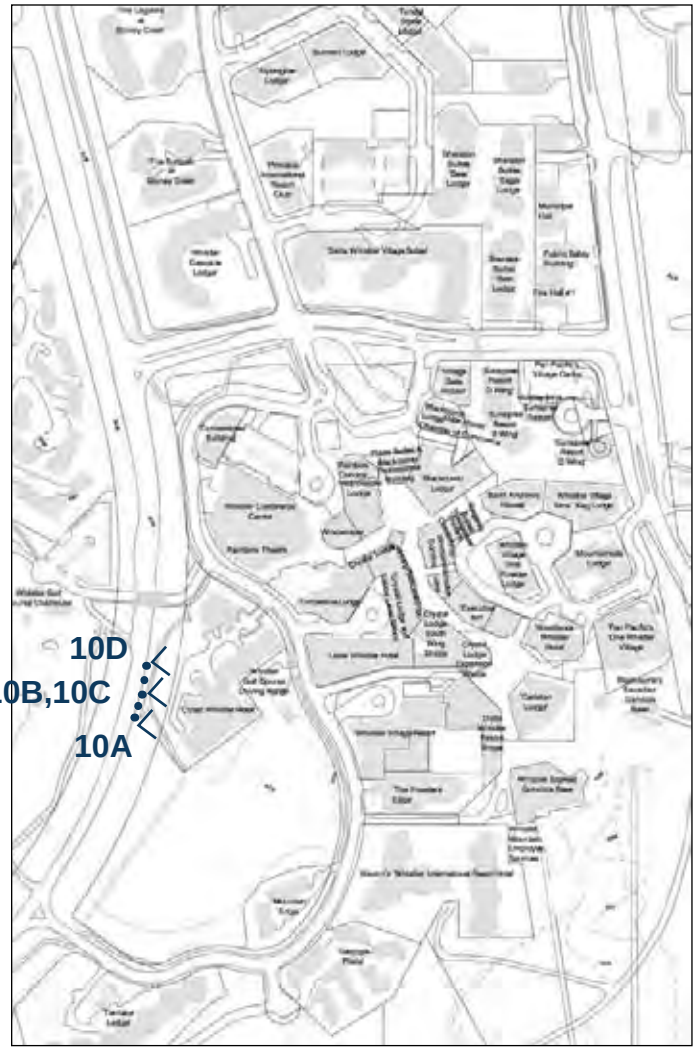
View Sequence #10: Wedge range and Blackcomb from Highway 99	Photo Number	Viewpoint Location	View Subject
View Characteristics: View sequence starts with glimpses of snow-capped peaks and terminate with view of Blackcomb Mountain peaks and ski runs. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ski runs ▪ Forested ridgeline	10a (start) 10b 10c 10d (finish)	Hwy 99 Hwy 99 Hwy 99 Hwy 99	Mountain peaks Mountain peaks Mountain peaks Blackcomb Mountain – peaks and ski runs

Photo 10a (start)

Photo 10b

Photo 10c

Photo 10d (finish)



Village Approach Views
View 11 - Cougar Mountain

View #11: Cougar Mountain from Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Forested ridgeline. View characteristics include: Framed Frequency Intactness Layered, Complex Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline	11	Whistler Way sidewalk	Cougar Mountain, Rainbow

Photo 11

Village Approach Views
View Sequence 12 - Blackcomb to Mt. Currie

View Sequence #12: Blackcomb to Mt. Currie from Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: View sequence of ski runs and distant snow-capped mountain peaks. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Ski runs ▪ Forested ridgelines	12a (start)	Whistler Way sidewalk	Blackcomb Mountain – peaks and ski runs
	12b	Whistler Way sidewalk at Tantalus Drive	Mountain peaks
	12c (finish)	Whistler Way sidewalk	Mt. Currie

Photo 12a (start)

Photo 12b

Photo 12c (finish)

Village Approach Views
View 13 - Rainbow Mountain

View #13: Rainbow from Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Peek-a-boo view of Rainbow peak and foreground forested ridgeline. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Forested ridgeline	13	Whistler Way sidewalk	Rainbow

Photo 13

Village Approach Views
View Sequence 14 - Panorama

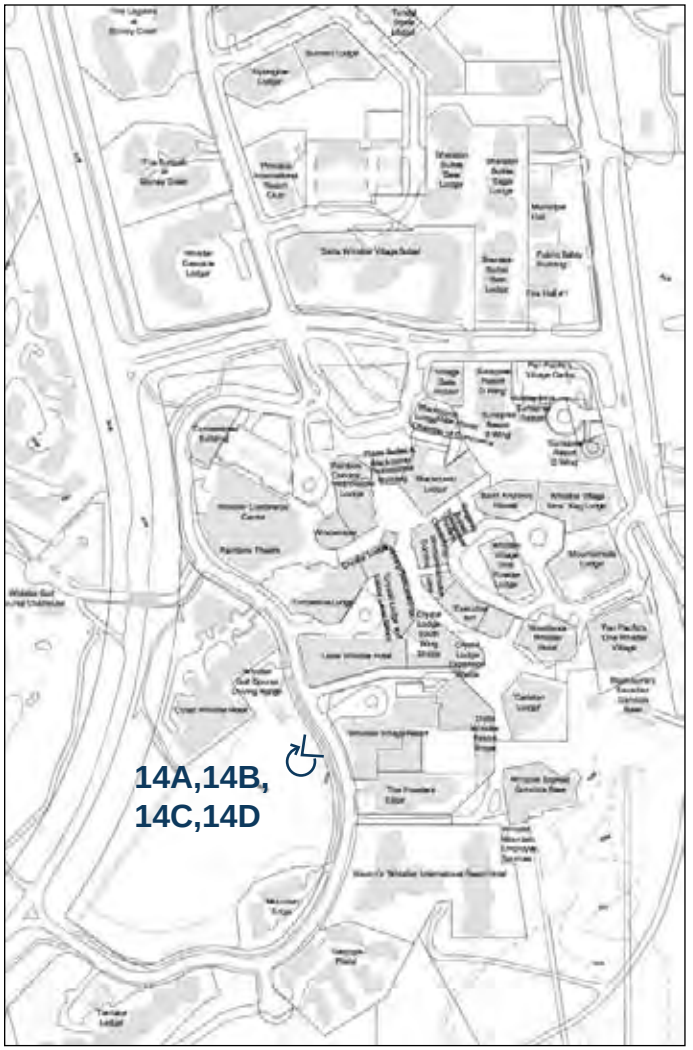
View Sequence #14: Blackcomb, Whistler, Rainbow and Wedge range from Driving Range	Photo Number	Viewpoint Location	View Subject
View Characteristics: Panorama views of mountain peaks and ski runs. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness ✓ View Features to Protect: ▪ Mountain peaks ▪ Forested ridgelines ▪ Ski runs	14a (start)	Driving Range	Blackcomb Mountain – peak and ski runs
	14b	Driving Range	Whistler Mountain – lower forested slopes
	14c	Driving Range	Mt. Sproat
	14d (finish)	Driving Range	Rainbow

Photo 14a (start)

Photo 14b

Photo 14c

Photo 14d (finish)



Village Approach Views
View 15 - Blackcomb Mountain

View #15: Blackcomb Mountain from Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Connection to skiing, foreground and background ski runs. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Ridgeline	15	Whistler Way sidewalk at Village Green	Blackcomb Mountain – peaks and ski runs

Photo 15

Village Approach Views
View 16 - Blackcomb Mountain

View #16: Blackcomb Mountain from Whistler Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Connection to skiing, foreground and background ski runs. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Ski runs ▪ Ridgeline	16	Whistler Way at Golf Course exit	Blackcomb Mountain – peaks and ski runs

Photo 16

Village Approach Views
View Sequence 17 - Mt. Sprout

View Sequence #17: Sproat and Rainbow from Blackcomb Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Mountain peaks, green connection, view partially obscured by trees. View characteristics include:	17a (start)	Blackcomb Way sidewalk	Mt. Sproat
	17b (finish)	Blackcomb Way sidewalk	Rainbow

Framed	
Frequency	
Intactness	
Layered, Complex	✓
Placemaking	
Scenic beauty, Vividness	✓

View Features to Protect:
- Forested ridgeline
- Mountain peaks

Photo 17a (start)

Photo 17b (finish)

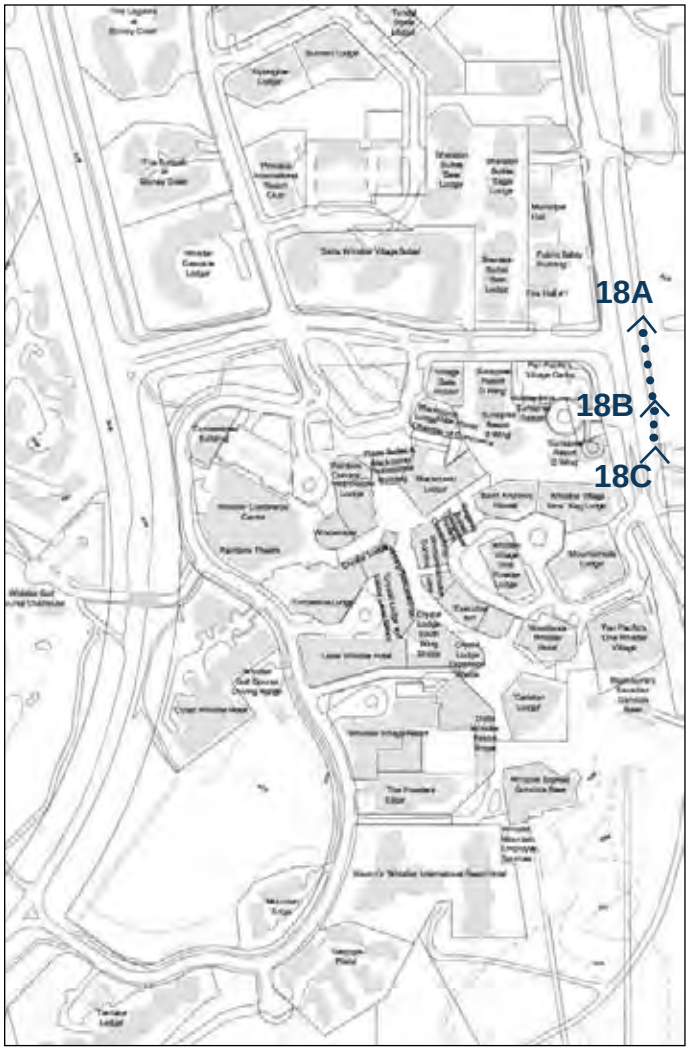
Village Approach Views
View Sequence 18 - Whistler Mountain

View Sequence #18: Whistler from Blackcomb Way	Photo Number	Viewpoint Location	View Subject
View Characteristics: Ski runs and lift lines, connection to skiing. View characteristics include: Framed Frequency Intactness ✓ Layered, Complex ✓ Placemaking ✓ Scenic beauty, Vividness View Features to Protect: ▪ Lower forested ridgeline ▪ Ski runs ▪ Lift lines	18a (start)	Blackcomb Way sidewalk at Village Gate	Whistler Mountain – lower ski runs
	18b	Blackcomb Way sidewalk	Whistler Mountain – lower ski runs
	18c (finish)	Blackcomb Way sidewalk	Whistler Mountain – lower ski runs

Photo 18a (start)

Photo 18b

Photo 18c (finish)



Village Approach Views
View 19 - Whistler Mountain

View Sequence #19: Whistler Mountain from Rainbow Theatre entry plaza	Photo Number	Viewpoint Location	View Subject
View Characteristics: Connection to skiing, green connection. View characteristics include: Framed Frequency Intactness Layered, Complex ✓ Placemaking Scenic beauty, Vividness View Features to Protect: ▪ Ridgeline ▪ Ski runs ▪ Lift lines	19	Rainbow Theatre entry plaza	Whistler Mountain

Photo 19

Resort Municipality of Whistler

Whistler Village COLOUR GUIDE

Resort Municipality of Whistler

INTRODUCTION:

Colour design guidelines have been created by the Resort Municipality of Whistler in order to address colour related design issues identified in the Whistler Village Enhancement Strategy.

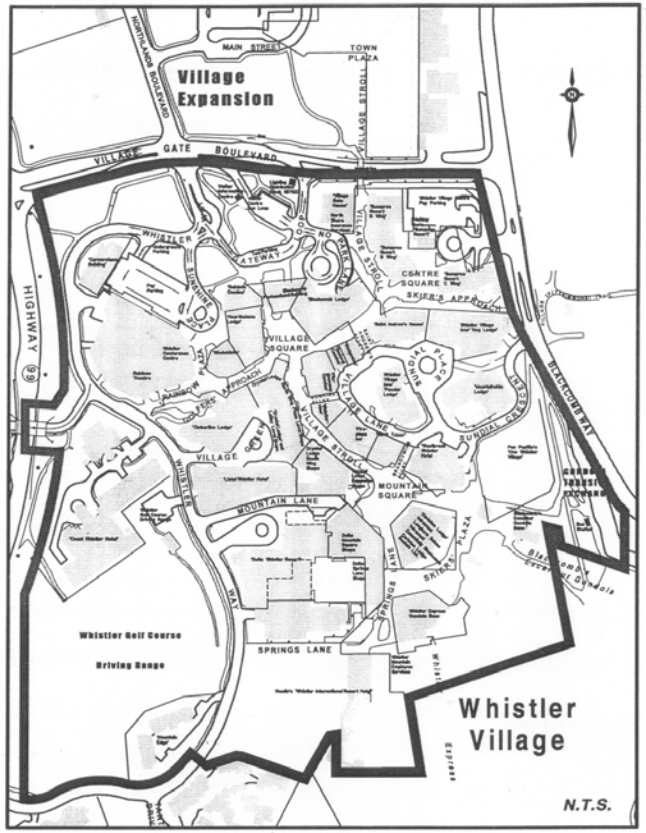
The importance of colour in the built environment is recognized by the Municipality of Whistler, and the exterior coloring of ALL buildings and structures within the core Village areas are subject to design review and approval procedures under a Development Permit process.

COLOUR GUIDE OBJECTIVES

The Whistler Village Colour Guide has been developed to assist in the determination of exterior building colour schemes which successfully meet the design criteria for visual standards established by the Municipality.

The core of the original Whistler Village was initially constructed in the late 1970's and has been incrementally developed over the succeeding years by a variety of designers and developers, resulting in a unique eclectic flavor. The extensive use of natural materials and subdued earth tones which comprised many of the original building's facade colouration have weathered the test of time fairly well, but may sometimes lack visual vitality. It is recognized that there is an opportunity to inject freshness and vibrancy into the environment through the use of colour. Colour schemes in the Whistler Village area should respect the heritage of the individual building's architecture, and strive to blend harmoniously with the surrounding natural environment as well as the adjacent built environment, and should be conceived to compliment, but not copy, the colour palette of Village North.

A wide range of colours may be acceptable, however, some colours may not work next to each other, or in relation to the colour schemes of adjacent structures, and therefore won't necessarily be approved - even if they meet the guidelines.



WHISTLER VILLAGE COLOUR GUIDE
AREA MAP

COLOUR GUIDE FORMAT :

HOW TO USE THE COLOUR GUIDE

Developing successful colour schemes for buildings in Whistler Village involves the understanding and consideration of a variety of colour design elements. The Whistler Village • Colour Guide is organized to present the relevent colour components in 3 (inter-related) SECTIONS. Each section contains specific guidelines (numbered & within boxes) and explanatory material pertaining to the guideline criteria. It is recommended that the entire Colour Guide booklet be read & that the "Check List" (see P. 2) be followed to facilitate a speedy and successful Development Permit Application process.

The 3 SECTIONS are:

SECTION: 1 BUILDING STYLE

- Categorizes buildings by architectural style to aid appropriate colour selection.

SECTION: 2 COLOUR PRINCIPLES

- Philosophy for Whistler colour preferences.

SECTION: 3 COLOUR IN CONTEXT

- Principles for applying colour to buildings.

• PROFESSIONAL DESIGN ADVICE:

The use of a design professional is not mandatory in the preparation of colour scheme proposals, but is recommended as a means to assure quality and conformance with the Resort Municipality of Whistler's high design standards.

Whistler Village • Building Repainting Development Permit Application

CHECKLIST

The following Checklist is provided as an aid to successfully completing the requirements for submitting proposals for colour schemes through the Municipal Development Permit process.

SELECTING A COLOUR SCHEME:

☐ **Read Whistler Village • Colour Guide booklet**

☐ **Determine "Style" of building** ☐ "Rustic" ☐ "Modern" ☐ "Combination" (see Section 1)

☐ **Determine "Type" of paint scheme** (see Section 3.5)

☐ Monochromatic ☐ Monochromatic w/ accent ☐ Complementary ☐ Analogous ☐ Other

☐ **Choose colours & locations** (see Sections1 and 2)

☐ Primary base colour _____

☐ Secondary base colour _____

☐ Additional base colour(s) _____

☐ Accent colour(s) _____ _____

☐ **Check conformance with Guidelines**

☐ 1.1 Heritage Building
☐ 1.2 Rustic Style
☐ 1.3 Modern Style
☐ 1.4 Combination Style

☐ 2.1 Source for colour selection
☐ 2.2 Quality of Colour
☐ 2.3 Value Range
☐ 2.4 Neutrals & Earth Tones

☐ 3.1 Colour location on facade
☐ 3.2 Secondary facades
☐ 3.3 Roof colour
☐ 3.4 Ratio formula
☐ 3.5 Colour relationships
☐ 3.6 Building accessories
☐ 3.7 Styles & trends

☐ **Development Permit Application document checklist - BE SURE TO HAVE:**

☐ Name & Address of building _____
☐ Name of building owner(s) _____
☐ Current photograph(s) of subject building
☐ Photographs of adjacent surroundings
☐ Colour elevation drawing(s) of building facade w/ paint scheme indicated
☐ Actual paint chips for all proposed colours
☐ Perspective colour sketch (optional) of building w/ surroundings
☐ Completed Development Permit Application Form & Payment of Fee

SECTION: 1
BUILDING STYLE

An important element in determining appropriate colour schemes is the "TYPE" or "STYLE" of the building. The architecture of Whistler Village represents a variety of different building styles, which should be recognized for their specific qualities in the selection of facade colours. An inventory of the building types in Whistler Village identifies 3 basic styles -"RUSTIC", "MODERN", and "COMBINATION". When beginning the design process for colour selection, the building "STYLE" should first be identified and the colour guidelines for that specific building style should then be adhered to when making colour choices.

1.1 "HERITAGE " BUILDINGS

An additional element to be considered in colour selection involves the precedent for colour scheme preferences which may be linked to a building design's original architectural stylistic philosophy.

RECOMMENDATION:

Building owners should consult with the Municipal Planning Department to determine if their building is considered a "landmark/heritage" structure (i.e. by a noted architect), and should endeavor to respect any original colour intent which pertains to such specific architectural style.

The Hearthstone Lodge, designed by noted Canadian architect Arthur Erickson, is an example of a "Heritage" building.

• RUSTIC style

The "Rustic" Style is typified by the exclusive use of natural organic exterior finish materials such as wood siding, shingles, & stone masonry. They are typically Condo/Retail structures of 2 and 3 story height. Many exhibit styling from the International/Expressionist and Craftsman schools - with a unique western flavor. The Rustic Style has a timeless charm when its' materials are left to weather naturally - but may become a bit drab looking in the process. It is generally recommended to maintain the essential natural look of these buildings, but to inject more colour into trims & accent areas.

1.2 "RUSTIC" STYLE

RECOMMENDED:

Colours selected for "RUSTIC" style building facades should maintain the essentially "natural" aspect of the building materials. Primary background facade areas should use subdued neutral tones or hues, or maintain a natural finish (e.g. shingles, masonry, & translucent stains on wood). Mid to dark values are preferred. Colour is recommended for use in trims and retail facade elements.

NOT ALLOWED:

Large masses of bright colours which clash with the "natural" character of the "Rustic" materials.

EXAMPLES OF APPROPRIATE COLOURS FOR "RUSTIC" STYLE

NEUTRALS • **PRIMARY BACKGROUND** • NATURALS

NEUTRALS • **SECONDARY BACKGROUND** • SHADED TONES

SHADED HUES • **ACCENTS** • SHADED HUES

RUSTIC STYLE BUILDINGS:

- FITZSIMMONS
- FIRESIDE
- BLACKCOMB PROFESSIONAL BLDG.
- WHISTLERVIEW
- HEARTHSTONE LODGE

• MODERN style

The "Modern" Style is typified by the extensive use of stucco or concrete as a finish material, combined with other machined materials such as metal & glass. The styling exhibits forms and motifs of the Post Modern school. Many of the structures in this category are large hotels which have Chateauesque forms. The planes and stepped surfaces of stucco provide an ideal vehicle for creative paint schemes. Generally, the large hotel structures should use "reserved"/ neutral colour palettes while smaller (2&3 story) structures may be able to support more colourful schemes.

1.3 "MODERN" STYLE

RECOMMENDED:
Colours selected for "MODERN" style building facades should generally be in the mid- tone range. Various colour hues are acceptable, but it is generally recommended that "neutral/ earth" tones be used for the primary background areas, especially on large structures (over 3 stories). More colourful accents may be used to good advantage to detail architectural elements, and at the retail facade level.

NOT ALLOWED:
Large masses of overly bright colours or extremely light or dark values.

MODERN STYLE BUILDINGS:
- CRYSTAL LODGE
- DELTA
- WESTBROOK
- CARLETON
- PAN PACIFIC
- WESTIN
- SUNSPREE RESORT
- CONFERENCE CENTRE

• COMBINATION style

The "Combination" Style features a mix of "Modern" stucco and "Rustic" natural finsih materials together on the facade. The forms and detailing of buildings in this category are quite eclectic and draw from many stylistic sources. Colour schemes should respect the guidelines for both the Rustic & Modern Styles, as may pertain to a specific area of finish material on the facade. It is generally recommended that large areas of stucco be treated with tones of mid-range value.

1.4 "COMBINATION" STYLE

RECOMMENDED:
Colours selected for "COMBINATION" style building facades should follow the general recommendations for colour use stipulated for the "RUSTIC" and "MODERN" styles, and apply the guidelines as appropriate to the facade style &/or material in question.

EXAMPLES OF APPROPRIATE COLOURS FOR THE "MODERN" AND "COMBINATION" STYLES

COMBINATION STYLE BUILDINGS:
- BLACKCOMB LODGE
- WINDWHISTLE
- WEDGEVIEW
- ST. ANDREWS HOUSE
- TIMBERLINE
- SUNSPREE RESORT

SECTION: 2
COLOUR PRINCIPLES

The basic premise for ALL colour selection in Whistler Village specifies that "exterior finish colours and colour schemes be drawn from the "palette" of the surrounding NATURAL ENVIRONMENT". The mountains, trees & flowers, waters, skies, and the snow & ice provide a wide variety of colour possibilities to choose from as the ever-changing quality of light and revolution of the seasons produce a myriad of colours and nuance. The specific QUALITY of the colour(s) used is very important w/ regard to harmonizing with natural colours and adjacent structures. The overall colour philosophy for the Village aims to mimic the patterns of nature, where visual delight is found in the brilliantly coloured details against the muted background tones of mountain vistas. **This natural principle is symbolized on building facades by generally recommending the use of warm subdued tones for large expanses of background colour, while deeper shades are used for accents at the shopfront level, and small areas of intense colour create highlights of visual excitement.**

2.1 SOURCE FOR COLOUR SELECTION

RECOMMENDED:
Colours used in colour schemes within Whistler Village should respect, and be drawn from, the colours of the surrounding NATURAL ENVIRONMENT. The range of acceptable choices is expanded beyond the "earth tones" of the 1970's-80's, to include more colourful hues for backgrounds & accents.

NOT ALLOWED:
Colours which are alien to the surrounding natural environment; e.g. "man-made", overly bright, or not typically found in the natural environment of the Whistler area.

THE ENVIRONMENT

Colour Examples from the Natural Environment

COLOUR & THE SEASONS

Whistler is a four season resort, and colour schemes should be used which look good with both the winter snow and the summer greenery.

Generally speaking, light colours & earth tones tend to look drab & dingy in the winter (as shown in picture at left of original Whistler Village).

Stronger colours & deeper tones (as shown in photo at right from Whistler's Village North) give a warmer, more vibrant, look in the winter - as well as the summer months.

Quality of Colour

There is a vocabulary of special terms that describe the "qualities" of colour - which are important to understand in order to develop attractive colour schemes. The diagram below is provided to help graphically explain the terminology used in describing colours. The preferred type of colour(s) for use in Whistler Village are referred to as "Shaded Tints" or "Muted Tones". These are pure "hues" to which have been added varying degrees of white and black. This "softens" or "mutes" the intensity of the colours so that different hues do not clash with one another, and allows buildings with fairly strong colours to co-exist harmoniously together within the streetscape.

2.2 QUALITY OF PREFERRED COLOUR(S)

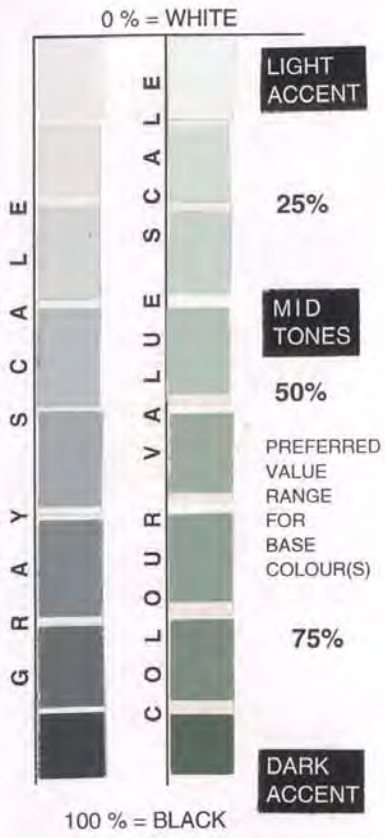
RECOMMENDED:
The type of colours recommended for exterior use in Whistler Village are known as "MUTED TONES" /or "SHADED TINTS". Grays, neutrals, & earth tones are also accepted.

NOT ALLOWED:
Large masses (over 10% aggregate facade) of pure hue or tinted hues ("pastels"), and BLACK. The use of WHITE in large expanses is STRONGLY DISCOURAGED.

Colour Value

The term "value" refers to the relative degree of light and dark in a shade or colour. A graduated grey scale (like the one shown at right) is based on relative percentages of black and white. Pure WHITE is given a value of 0% and pure BLACK is 100%. The various shades of grey may be shown as moving from light to dark in 10% increments as more black is injected. When colour is added to the mix, the principle remains the same.

In Whistler Village it is recommended that fairly strong "mid tone" values (25%-75%) be used for the primary background field. Light (0%-25%) & Dark toned (75%-100%) values can add visual interest to retail, & trim/detail areas.



2.3 VALUE RANGE FOR COLOUR SCHEMES

RECOMMENDED:
Values (degree of light to dark) within the mid range (25%-75%) are generally recommended for the main body of the building. Lighter values (0%-25%) and/or Darker values (75%-100%) are recommended for accent areas.

NOT ALLOWED:
Large masses (over 15% aggregate facade) of black or colour values which are overly light or dark. Use of pure WHITE is STRONGLY DISCOURAGED.

Earth Tones & Neutrals

Colours referred to as NEUTRALS and EARTH TONES are important to the development of paint schemes because they provide a relatively colourless tone for stronger colours to play against. EARTH TONES are generally based on brown and red pigments and with the addition of white & black form a wide variety of warm shades. NEUTRALS are based on greys and include such colours as the Taupes, and a variety of Warm and Cool Greys which may also have a subtle colour nuance.

2.4 NEUTRALS & EARTH TONES

RECOMMENDED:
The use of 'warm' - light to mid value - 'neutral' and / or 'earth tone' colours is generally recommended for large expanses of background facade.

SECTION: 3
COLOUR IN CONTEXT

The term "CONTEXT" refers to several important aspects which should always be considered when developing colour schemes. Firstly, there is the context of the colours on the individual building facade, which involves decisions regarding the mix of colours to be used and their location on the building. In addition, there is the consideration of how the colour scheme of the individual building meshes with the colours of adjacent structures, as well as, the over-all appearance of the surrounding Whistler Village streetscapes. Failing to recognize either of these important elements may result in the Municipality disallowing a colour scheme proposal.

3.1 LOCATION OF COLOUR ON THE BUILDING FACADE

RECOMMENDED:
Paint schemes which respect and accent the architectural detailing of the building; e.g. various surface planes and decorative trims.

NOT ALLOWED:
Paint schemes which ignore the architectural form or detailing of the structure by "cutting across" such elements.

ACCENT THE ARCHITECTURAL ELEMENTS OF THE BUILDING

Utilize the architectural and decorative features of the building facade as appropriate places for colour transitions. Typical architectural elements would include column pilasters, cornices, window lintels and sills, and any type of decorative trim relief on the building face. These types of details should be painted to include the side/edges of the raised element as well as the frontal face plane. This lends a sense of mass to the detailing.

Many Whistler buildings lack trim details on the facade.

Building facade with trim details added to create visual interest.

ACCENT THE ARCHITECTURAL ELEMENTS OF THE BUILDING

3.2 SECONDARY FACADES

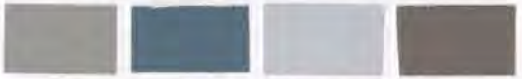
RECOMMENDED:
To consider secondary facades such as rear and side walls, and exterior corridors in colour scheme concepts - exploring opportunities to create visual interest through colour.

TYPES OF VALUE SCHEME

DARK ON LIGHT | LIGHT ON DARK | SAME VALUE

Roof Colour:

Where planes of the building's roof system are visible, the colour of the material(s) which comprise the roof finish should be carefully selected to blend harmoniously with the surrounding built and natural environment. Natural material roofs, such as wood shingle or shake should be left natural. Asphalt shingles and metals should be coloured to appear as "natural" as possible, w/ "Neutral" hues recommended.



Neutral Tones - Recommended

Bright Tones - Strongly Discouraged

3.3 ROOF COLOURS

RECOMMENDED:
Colour of roof material(s) should be harmonious with the building facade colours & the natural environment.

NOT ALLOWED:
Roof colours which are overly intense in hue or visually disharmonious with the building's colour scheme or the natural environment.

3.4 RATIO FORMULAS FOR COLOUR APPLICATION

RECOMMENDED:

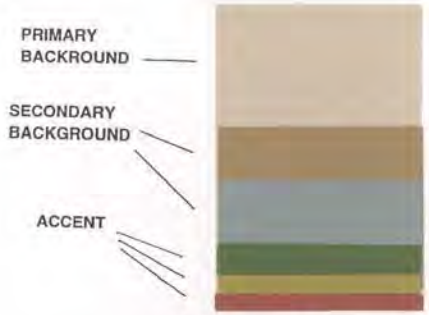
1) PRIMARY BACKGROUND AREAS (defined as up to/or over 60% of the aggregate facade surface area) should be generally of a mid tone value (30%-60%). Neutral colours are recommended for the principle background colours for buildings over 3 stories in height. The number of individual tones or colours used for "background" areas should be limited to avoid an overly "busy" look.

2) SECONDARY BACKGROUND AREAS (defined as up to 30% of the aggregate facade surface area) should represent a relative contrast to the colour(s) of the primary building background. Lighter(10%-30%) and/or Darker (60%-80%) shades may be used to good advantage at street level retail oriented elements to create visual interest.

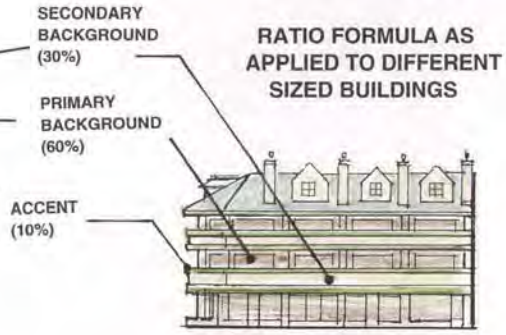
3) DETAIL ACCENT AREAS (defined as not exceeding 10% of the aggregate facade surface area) may incorporate some intense light (0% [white] -20%) and/or dark (80%-100%) values. Generally these "hues" will benefit from an injection of black, to harmonize them with the background colour shades. Detail accent areas include window sash & trims, decorative metal work, and elements of the retail facade and signage.

Locating Colour on the Building:

When creating a colour scheme for a building it is useful to analyze the various surfaces and planes of the structure, in order to determine where to locate the various tones. A ratio formula may be applied to determine the percentage of surface coverage for the various colours to be used in the over all scheme. In visualizing the proposed colour concept it is helpful to arrange the paint colour sample chips in slices sized to represent the percentage of the area they will cover on the building face. (see example below)



PAINT CHIP WITH COLOUR PERCENTAGE DISPLAYED



RATIO FORMULA AS APPLIED TO DIFFERENT SIZED BUILDINGS

TYPICAL MULTI-STOREY CHATEAU STYLE HOTEL

TYPICAL 3 STORY CONDO BUILDING

3.5 RELATIONSHIP OF COLOURS

RECOMMENDED:

Colours selected for individual building facades should blend harmoniously within the building facade, as well as, with colour schemes of adjacent building facades.

NOT ALLOWED:

Colours which clash within the individual building facade or with the colours of adjacent buildings.

TYPES OF COLOUR SCHEME

Good colour schemes for buildings are generally made up of only a few colours which have been tastefully selected, mixed, and blended. Four types of colour scheme are discussed & illustrated below.

MONOCHROMATIC:

Monochromatic colour schemes are developed by using several values of the same colour. A typical scheme would include a minimum of three values, for instance, dark, medium, and light.

NEUTRAL PLUS ACCENT:

This scheme uses a base of "neutral" monochromatic colours, but adds a contrasting, complementary, colour for accent. Earth, taupe, and gray tones make good monochromatic bases, with "shaded" primary colours for accents

ANALOGOUS

The analogous style of paint scheme typically draws from 2 or 3 variations of the same colour, or uses combinations of "similar" colours which are immediately adjacent on the colour wheel. Unlike Monochromatic colour schemes which rely on contrasts in value for effect, Analogous colour schemes may use tones of the same value, but of contrasting colour.

COMPLEMENTARY:

Complementary colour schemes are formed by selecting colours which sit opposite each other on the colour wheel. The principle complementary colour pairs are: red & green, blue & orange, and violet & yellow. Complementary schemes work best when the colours are muted.

Accent the Retail Elements of the Facade:

The power which colour has to catch our eye or create a mood can be useful in designing colour schemes for the commercial components of the building facade. Deeper shades and more vibrant (bright) colours may be used in the design of individual retail shop fronts to create a sense of uniqueness, and visual interest and excitement at the street level. Store front colour schemes, however, should acknowledge, and be harmonious with adjacent shop fronts as well as the general colour scheme of the larger building to which they may be a part.

The photograph above is a positive example of a building facade in Whistler Village which uses colour effectively, and is in accord with the principles of the Colour Guide.

This is a "Rustic" style building with natural organic finish materials. The colour scheme is "Monochromatic w/ Accent" - the natural grays of the stone base and the gray stain on the wood siding create a warm base tone. The retail facade is accented by the golden tones of the varnished natural wood display window system and the forest green awning.

Building accessories:

Building accessories include retail oriented elements such as signage, awinings, patio details, & planters (as pictured above). These accessories may support fairly intense colour applications, but should be designed thoughtfully to blend harmoniously with the surrounding built and natural environment.

3.6 BUILDING ACCESSORIES

RECOMMENDED:
Colours selected for items such as AWNINGS, SIGNS, PLANTER BOXES, etc. should be harmonious with the colour schemes of the buildings with which they are associated.

Colour Styles & Trends:

It should be recognized that concepts of design and public taste are constantly evolving and changing. Various major styles emerge and hold sway for a period of time, to be amended or replaced by new ones in due course. Further, within a particular stylistic period "trends" may wax and wane over a shorter period of time. Colour is perhaps the most mutable of design elements and colour trends are constantly in flux. In attempting to maintain a vibrant contemporary flavor - "trendy" colour is often used to by designers to good effect. In this regard it needs to be acknowledged that the relatively transient nature of colour trends may necessitate re-painting in a relatively short time. Old and outdated "trendy" colours can have a marked negative visual impact.

Example of intense "trendy" colours (c. 2000) used to create a vibrant interior decor scheme.

3.7 COLOUR STYLES & TRENDS

RECOMMENDED:
In selecting colours it is generally recommended to use more "timeless" natural/ neutral colours for the primary background surfaces of the building facade. The use of "Trendy" colours is acceptable to maintain a sense of freshness, but they should be limited in their application to smaller accent/detail areas and/or to the interior decor.

NOT ALLOWED:
Large masses (over 15% of aggregate facade surface area) of intense "trendy" colour.

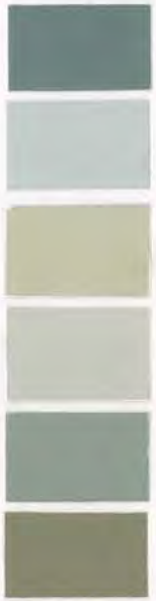
WHISTLER VILLAGE COLOUR PALETTE

The following selection of colour samples are provided to show an example of a range of acceptable and appropriate "environmental" colours which may be used to develop colour schemes for buildings in the Whistler Village area. These colours, as well as the sample palettes shown elsewhere in the Colour Guide, are intended to be used as a general colour guideline, & do not represent the ONLY colours which may be used. Each colour scheme will be judged on its own merits.

SECONDARY BACKGROUND

BLUE HUES

GREEN HUES



RED HUES

ACCENTS

PRIMARY BACKGROUND

EARTH TONES

NEUTRALS

GRAYS

Whistler Village • Colour Guide
SPRING • 2000

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