

**RESORT MUNICIPALITY OF WHISTLER**  
**OFFICIAL COMMUNITY PLAN BYLAW NO. 1983, 2011**  
**A BYLAW TO ADOPT THE RESORT MUNICIPALITY**  
**OF WHISTLER OFFICIAL COMMUNITY PLAN**

WHEREAS the Municipality may adopt an Official Community Plan in accordance with Division 2 of Part 26 of the *Local Government Act*

AND WHEREAS an Official Community Plan for the Resort Municipality of Whistler does not take effect until it is approved by the Minister of Community, Sport and Cultural Development;

AND WHEREAS Council has given due consideration to the matters set out in section 879 of the *Local Government Act*.

NOW THEREFORE, the Council of the Resort Municipality of Whistler in open meeting assembled ENACTS AS FOLLOWS:

1. The Official Community Plan attached to this Bylaw as Schedule A is adopted as the Official Community Plan of the Resort Municipality of Whistler.
2. The Official Community Plan enacted by Ministerial regulation pursuant to the *Resort Municipality of Whistler Act* as subsequently amended is repealed.
3. This Bylaw shall be cited for all purposes as "Official Community Plan Adoption Bylaw No.1983, 2011".

GIVEN FIRST READING this 15<sup>th</sup> day of November, 2011.

FIRST READING RESCINDED this 16<sup>th</sup> day of October, 2012.

FIRST READING GIVEN AS REVISED this 16<sup>th</sup> day of October, 2012.

GIVEN SECOND READING this 16<sup>th</sup> day of October, 2012.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 6<sup>th</sup> day of November, 2012.

GIVEN THIRD READING AS REVISED this 20<sup>th</sup> day of November, 2012.

APPROVED by the Minister of Community, Sport and Cultural Development this 15<sup>th</sup> day of April, 2013.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

\_\_\_\_\_  
Shannon Story  
Corporate Officer



I HEREBY CERTIFY that this is a true  
copy of "Official Community Plan  
Adoption Bylaw No. 1983, 2011."

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Shannon Story  
Corporate Officer



# OFFICIAL COMMUNITY PLAN

SCHEDULE A

OFFICIAL COMMUNITY PLAN ADOPTION BYLAW NO.  
1983, 2011 AS REVISED

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The Resort Municipality of Whistler





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## CHAPTER 1 INTRODUCTION

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### The OCP at a Glance

To create a sound understanding about Whistler's land use planning and implementation, this Official Community Plan (OCP) is divided into integrated chapters:

**1. Introduction** – This chapter describes the purpose of the OCP, the relationship between the OCP and Whistler2020, the OCP community engagement process, and administration of the OCP. A wide and varied community engagement strategy was carried out to allow the resort community to collaborate in this plan's creation.

**2. OCP Planning Context** - The OCP's context sets the course for Whistler's continued success. This chapter discusses global and provincial context, and provides a First Nations Context Statement and Regional Context Statement

**3. Growth Management** – Whistler residents want to understand our limits to growth in a tangible way. This plan's updated growth management framework is built on three key tools. Policy setting limits to growth using a development boundary, a limit on the accommodation capacity and a map designating supported land uses are the key components of the growth management structure contained in this plan. Specifically, they are:

- The Whistler Urban Development Containment Area (WUDCA);
- The bed unit limit; and
- The Whistler Land Use Map.

This OCP calls for an annual review of land use and development potential, which will involve ongoing community engagement and input. The plan addresses how to consider proposals that depart from the municipality's growth management framework with a higher standard in the level of consideration for the resort community's benefit. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including community-determined limits to growth, while supporting Whistler's on-going evolution and the pursuit of new compatible opportunities.

**4. Land Use and Development** – As Whistler seeks to evolve, diversify, stay competitive and continue delivering a high quality of life and resort experience, we need to consider opportunities for new uses and approaches that add value and benefit the resort community.

This plan supports seeking ways to locate particular land uses and developments where they are best-suited to the location and lands in question, and where they generate the greatest public benefit for the resort community. Whistler's core commercial areas, particularly Whistler Village, are crucial to Whistler's success. This OCP highlights the need to facilitate upgrades in the core commercial areas – Whistler Village and Whistler Creek, as well as reinvestment and redevelopment throughout Whistler.



Residential accommodation is a key focus of this plan. Whistler's current supply of resident restricted housing is sufficient for the next 5-10 years and this plan continues the provision of diverse, mixed use neighbourhoods. Connected, yet diverse, neighbourhoods support variety and choice in the resort community.

This plan supports the continued supply of a diverse mix of visitor accommodation intent on providing the highest quality visitor satisfaction and service. Providing latitude for owner investment in properties, sometimes used as visitor accommodation, will continue to allow Whistler's guests choice, security and service.

**5. Economic Viability** – After economically challenging years in the 1980s, Whistler experienced dramatic increases in visitation, development of the built environment and economic growth through the 1990s. As a result of external and internal factors, visitation peaked and began to decline in the year 2000. The resort's current economic challenge is to harness its entrepreneurial spirit to continue building a progressive economy and sustaining economic prosperity in a way that integrates the regional economy and optimizes use and stewardship of existing assets, including natural, social and financial capital. Global factors such as increasing competition, plus growing energy and travel costs, must play key roles in our decision-making, Whistler must be creative and proactive in attracting investment, supporting innovative new business ideas and service offerings, and stimulating a vibrant economy that is aligned with community values and contributes to long-term objectives. This OCP includes policies that will strengthen our four-season tourism economy.

**6. Natural Environment** – Rich and diverse plant and animal life contributes to the quality of Whistler residents' and visitors' natural experience and strengthens our resort community's ecology. This OCP provides direction for protecting natural areas deemed critical to maintaining sustainable populations of all indigenous plants and animals. The Natural Environment chapter identifies sensitive and important ecosystems integral to Whistler's biodiversity and establishes policies for their protection and enhancement

**7. Quality of Life:** As a mountain resort community, Whistler seeks to continue on a path of consciously integrating Whistler's visitors with the day-to-day lives of our residents and the ecology of this place. Strengthening Whistler Village as the social and commercial core of the Whistler Experience with ribbons of trails, parks and experiential places emanating from this vibrant centre, this plan aims to continue on this successful path, with resort amenities complementary of our tourism culture and commerce, as a part of our evolving experience.

This plan provides policy direction for increasing accessibility and inclusion, protecting community health and safety, enhancing our park and trail system and further developing a resort community well-designed for aging in place. Children and youth services are interconnected with facilities to meet Whistler's needs. Arts, Culture and Heritage policies will allow Whistler to diversify our economy and resort offerings.

**8. Climate Action and Energy** – This plan puts Whistler on a course toward a lower carbon future. Whistler has achieved a 20% reduction in GHG emissions over the past four years primarily as a result of significant infrastructure projects (pipeline conversion, landfill



management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (enough to power more than 4,000 electrically-heated homes in our climate). Policies in this plan provide direction to meet our GHG reduction targets as Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the resort community's current patterns of energy consumption.

**9. Transportation and Infrastructure** – Whistler's transportation network and municipal infrastructure, through this plan, will continue to support local residents and visitors from around the corner or around the world while maintaining respect for the natural environment and municipal finances. A commitment to reduced emissions and efficiencies, in transportation, buildings and operations will put Whistler on track to understanding and adapting our energy needs and outputs in a changing world.

## **Purpose of this OCP**

The purpose of this OCP is to guide decisions on planning and land use management for the resort community over the next 5-10 years and beyond in support of our Whistler2020 vision:

**To be the premier mountain resort community – as we move toward sustainability.**

Municipalities in British Columbia are given the authority to adopt an OCP under the Local Government Act. As required in the Local Government Act, this plan addresses land use, infrastructure, housing, greenhouse gas emissions targets 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. These are important additions to the OCP.

This OCP is a statutory policy document adopted by bylaw that operates to control 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 is not regulatory in that land use designations within the OCP do not affect existing zoning of land, however, it has future regulatory consequences in that future rezoning must be consistent with the OCP. Development permit requirements within the OCP do have 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. The results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored in order to continually improve the overall realization of this plan.



Whistler's OCP was last comprehensively updated in 1993. Further amendments followed and a vast amount of functional policy has been developed over the last 18 years. This plan contains and reflects the intent of the RMOW's ongoing policy development, including Whistler2020.

## The OCP and Whistler2020

Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

Whistler2020 is the filter through which the OCP was updated, serving as the overarching guide throughout the OCP update process. The OCP doesn't replace Whistler2020; they work together to articulate and enshrine our resort community's vision, values and shared commitment to collectively maintain a resilient, four-season tourism resort community and economy.

While the OCP has future regulatory consequences and some immediate effects on certain privately and publicly owned lands, Whistler2020 is a vision and policy that is aspirational, providing a broad strategic scope for our ongoing journey towards success and sustainability.

## OCP Community Engagement Process

*KEY COMMUNITY THEMES: Throughout the collaborative process of updating this OCP, the Whistler community consistently voiced key themes. These themes resonate throughout this plan. Designed to meet Whistler's land use needs for the next five to 10 years, the key themes of this OCP are:*

*Work together within a limited growth context;*

*Define, protect and enhance the Whistler Experience;*

*Implement Whistler2020;*

*Increase opportunities for accessibility, inclusion and aging in place;*

*Expand Whistler's global reputation for responsible tourism; and*

*Promote economic diversification compatible with Whistler's tourism economy.*

Whistler Council made the OCP update the highest post-2010 Olympic and Paralympic Winter Games planning project. Driven by the goal of making the OCP as effective as possible, community members, partners, visitors, stakeholders, municipal Council and municipal staff participated in deliberate, community-led conversations designed to develop a community context for this OCP. The OCP update collaborative process kicked off on April 6, 2010 and the community has been involved every step of the way.

Over 1,500 participants were engaged in the update. The passion for Whistler was evident in the clarity, consistency and commonality of residents and other stakeholders who participated through a variety of community engagement initiatives. There were 'backyard brainstorming',



five large community events and open houses, eight-chapter-specific OCP update working group sessions, development permit area designation and guidelines open house, Advisory Design Panel review, council working sessions, youth-led community asset mapping, a meeting with second homeowners in North Vancouver and an Aging in Place Community Forum. Add to this 35 committed Whistler citizens – ranging in age from 13 to retirement – who advised the RMOW on the OCP update through their crucial role on the Youth Advisory Group and Community Advisory Group.

The community will continue to be directly involved through the OCP's implementation and monitoring.

## Guide to Using this Plan

Each OCP chapter is organized to include the following sections:

**Our Shared Future:** What Whistler will look like if the goals, objectives and policies for this chapter are applied;

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

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

**Goal:** *An ideal or condition to be achieved. Expressed as ends or aspiration.*

**Objective:** *Means to achieve a goal or desired result. Achievable. Measurable. Relevant. Time-bound.*

**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.*

## Administration of the Plan

For interpretation of this OCP, the Our Share Future and Current Reality sections are provided for information only; they are not considered policy and have no legal effect in this 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 zoning bylaw that renders conforming any lawfully non-conforming use of lands.

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.



Minor variances from this OCP may be permitted in bylaws enacted or works undertaken by Council, without amendment of this OCP.



## CHAPTER 2 OCP PLANNING CONTEXT

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### The Whistler Experience

On September 6, 1975, the Resort Municipality of Whistler (RMOW) was created – the first of its kind – to facilitate the growth of a destination mountain resort community in British Columbia’s Whistler Valley through a series of focused, phased plans and integrated partnerships which included the Province of British Columbia, the municipality, local communities, and mountain owners/operators. In less than a generation, the Whistler model has proven to be a stunning success. The Whistler model has laid the foundation for many other resort communities to be developed in B.C., expanding our provincial tourism capacity and reputation. Whistler is again poised on the *avant garde* of mountain resort communities as we strive for sustained prosperity within our recognized limits to growth.

No successful resort community is developed purely from a focus on needs. Any resort community must make the most of what it has, so that a focus on **what is** rather than **what is not** should be the starting point for resilient, capacity-focused planning and development. For Whistler, resort community planning starts with understanding our quantitative and qualitative capacities and embraces creativity through a positive, open approach. What is Whistler? Above all, it is an experiential place where residents and visitors **feel** this experience as much as they **see** it through an integrated connection among nature, Whistler’s built environment and themselves.

Through the hard work and vision of Whistler residents, businesses and resort community stakeholders, Whistler is transitioning from a generation of rapid growth to the next generation where we protect and enhance what is here and all that makes this place special – the Whistler Experience. This transition is made with respect for our past, and building off its strengths, but our responsibility rests with the future. Whistler’s capacity for rational, effective planning is surpassed only by our desire to be better.

The connection between the local and provincial governments started with the first elected RMOW Council, in which a provincial appointee sat with elected Councilors to represent provincial interests in Whistler’s land use planning and development. This partnership has been instrumental in enabling focused, carefully managed growth and development, which balances the capacities of municipal infrastructure, accommodation, mountain recreation amenities and resort community offerings.

Whistler’s nature as a four-season destination mountain resort community has been structured to support the ongoing success of mountain recreation, a functional four-season tourism economy and to build a strong community. Whistler is the first jurisdiction in contemporary British Columbia to actively refine and integrate the concepts of resort and community, in which the primary resource is not something removed from Whistler but, rather, is a feeling created by experiencing this place and its people. Integrating community and resort has fuelled the growth of a functioning resort community with a global reputation that, in addition to



its indirect and intangible benefits, consistently contributes 11 per cent of British Columbia's annual gross tourism revenues.

The Whistler Experience is created, in part, by intangible aspects of Whistler as a “village in the mountains” that Whistler Village designer Eldon Beck envisioned. A place, connected to nature, pervaded with mystery and discovery where development has a human scale designed to integrate, not alienate, the day-to-day lives of Whistler's guests and residents.

**This Official Community Plan (OCP) seeks to protect and enhance the qualitative aspects of the Whistler Experience, the quantitative aspects of municipal infrastructure and the capacity of Whistler's environment to continue providing its natural assets like clean air, water, functional ecosystems and unspoiled aesthetic values forever.**

Critical to this experience is the concept of balanced resort capacity, defined in the BC All Season Resort Guidelines as “the optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis.” Although this concept is specific to Whistler Blackcomb's ski area facilities, the concept has a parallel relevance to the resort community as a whole.

The most important imperative in maintaining the Whistler Experience is to identify and maintain what makes Whistler special. Through their collaborative input to this OCP, community members expressed the following core components of the Whistler Experience:

- **Community:** in the mountains, respectful of the natural energy, identity and vitality the mountains provide Whistler's visitors and residents;
- **Conservation:** of a pristine natural environment;
- **Context:** as a village in the mountains composed of authentic, primarily non-urban experiences;
- **Commitment:** to provide an accessible mountain oasis, whether you are a five-minute visitor or fifth-generation resident; and
- **Connection:** to the world where resilient recreation and responsible tourism, in its manifold forms, enables meaningful connections between visitors and residents and perpetuates Whistler's reputation of sustainability and stewardship.

Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy and healthy, with the entirety being viable for the long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well-being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success – the Whistler Experience.



Being the first resort municipality in British Columbia has created challenges as well as the obvious opportunities for Whistler. Today, our biggest challenge and opportunity is to accept the responsibility of being B.C.'s first mature resort community. Through this OCP we understand our limits to growth and transition from a growing resort community to a developed, mature resort community seeking sustained prosperity.

## **Global Context**

Global trends set the context for influencing and shaping the futures of resort communities such as Whistler. Changing climate, resource availability and ecosystem quality, increasing globalization and wealth gaps, changing population, demographics and technology will have increasing impacts on Whistler into the future, presenting both challenges and opportunities. Climate change could affect the tourism industry in many ways. Changing weather patterns threaten winter sports and vegetation, and global policies addressing climate change may increase fuel costs, which would affect travel patterns and Whistler's economy.

Whistler has an opportunity to be a global tourism leader by actively demonstrating responsible travel, sustainable tourism and accessible, low-impact land use and lifestyles in our mountain valley. We can develop a Made-in-Whistler conservation ethic that protects and enhances the natural assets that have such value to our residents and visitors. Through our actions here we can help reconnect people to nature and re-shape the way people act when they return home, diffusing the Whistler Experience around the globe. By our nature, we are global tourism leaders. We can now lead global mountain tourism into a successful, low-impact future through the effective application of this OCP.

## **Provincial Context**

### **Provincial Interests in Whistler's Future**

Whistler is recognized world-wide as a global resort destination and is a significant contributor to the provincial economy. Whistler and the Province of British Columbia have a long history of collaboration to achieve mutually beneficial goals. The RMOW wishes to continue to build upon that partnership relationship through this OCP. The province has an interest in the continued economic success of Whistler while supporting efforts to achieve its community, social and sustainability goals. To provide clarity to provincial interests in the ongoing success of Whistler, provincial agencies provided the following interest statements. These statements are addressed within the goals, objectives and policies of this OCP.

### **Supporting Tourism and Economic Development**

- Seeing Whistler's continued success as a premier resort destination by working with Whistler as it transitions to a mature world-class resort community that remains vibrant, economically successful and sustainable.

### **Sustainable Community Development**

- Capitalizing on Whistler's leadership in sustainable development to guide sustainable resort development in other areas of British Columbia.



- Creating a compact, complete “green community” to reduce community-wide emissions to help the province meet its GHG reduction target.

### **Healthy Communities**

- Building a healthy community by supporting affordable housing, social cohesion, and public recreation values.
- Ensuring a potable clean, safe supply of drinking water, applying conservation measures and protecting aquifers and watersheds. Minimizing and managing outdoor air pollution through local policies and actions as well as through collaboration with other agencies in the airshed.
- Promoting community planning and design that prevents potential environmental threats, reduces or eliminates actual or potential public exposure to chemicals, metals, industrial contaminants and environmental noise.

### **Collaborative Governance in the Region**

- Collaborating with the Squamish-Lillooet Regional District and other municipalities in the region to support the implementation of the Regional Growth Strategy.
- Working with Whistler and the Squamish and Lil'wat Nations to further develop relationships and to explore opportunities to work together on economic and tourism related initiatives.
- Continue to support the collaborative and community led planning with the community.
- Provide a leadership and facilitation role in collaborating with government and not for profit agencies in the region.

### **Natural Resource Management**

- Ensuring consistency between municipal planning bylaws and policies and the Sea-to-Sky LRMP.
- Supporting sustainable forestry and clean energy development.
- Considering OCP policies that can help protect species at risk and reduce contact between wildlife and people.

### **Protecting the Existing Community and Future Development from Natural Hazards**

- Ensuring the existing built environment and new development avoid natural hazard areas like steep slopes, flood-prone areas, and wildfire interface zones.

### **First Nations Context Statement**

The RMOW is in the traditional territory of *Skwxwú7mesh Úxwumixw* (Squamish Nation) and *L'il'wat7úl* (L'il'wat Nation). The Province and the RMOW are aware that these First Nations have unresolved claims to aboriginal rights and title, which are recognized and affirmed by the Canadian Constitution. There are no First Nations Reserve lands within the RMOW boundary



but there are substantial Crown lands within the municipal boundary and in adjacent rural areas which could play a role in settlements of aboriginal rights and title claims.

The RMOW, Squamish Nation and the L'il'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. This OCP recognizes the commitments made under this agreement with respect to these lands.

The Sea to Sky Land and Resource Management Plan (LRMP) adopted by the Government of B.C. in 2008 serves as the primary land use planning document for the First Nations and the Province. The Squamish and L'il'wat Nations have each ratified a land use planning agreement with the Province that is included in the Sea to Sky LRMP. This OCP supports the land and resource management plan including the ratified land use planning agreements.

RMOW recognizes the authority of the provincial and federal governments to address unresolved Aboriginal rights and title and their responsibility to reach understandings with these First Nations to address their interests. RMOW is prepared to participate in these discussions, where applicable, and to work cooperatively towards solutions that meet the needs of all parties. The provisions of the OCP that protect certain lands from development furthers the opportunities for productive outcomes related to these matters in future.

This OCP strives to continue and build on the effective partnership among the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the Sea to Sky LRMP and reconfirmed and strengthened by this plan. Consultation with First Nations conducted during the preparation of the plan identified the following specific First Nations interests in relation to matters addressed in the plan:

#### **Supporting Tourism and Economic Development**

- Working with Whistler and the Province to further develop relationships and to explore opportunities to work together on economic and tourism related initiatives.
- Planning sustainable First Nation developments on existing and future First Nation private lands within RMOW boundaries.
- Working with Whistler and the Province to create appropriate land use planning tools to address First Nations economic development interests in Whistler

#### **Natural Resources Management**

- Seeking consistency between municipal planning bylaws and policies and First Nations land use agreements with the Province.
- Working with Whistler in supporting sustainable forestry through management of the Cheakamus Community Forest.
- Working with Whistler and the Province to include traditional ecological knowledge in OCP policies that can help protect species at risk and reduce contact between wildlife and people.

#### **Cultural Resource Management**



- Working with Whistler and the Province to develop OCP policies to protect First Nation archaeological, heritage and other cultural interests.
- Working with Whistler and the Province to develop policies for including First Nations participation in trail maintenance and development to ensure First Nations interests are considered, such as access to sensitive cultural and spiritual areas.
- Working with Whistler to integrate First Nations history and culture within the resort community, such as the incorporation of First Nation place names and historical facts into municipal signage.

## 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).

The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada) of whom about 10,000 live in Whistler (though on peak holiday weekends Whistler's population can swell to 45,000). Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). 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 essence, supporting the SLRD's Regional Growth Strategy (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 plan and agreement addressing growth management in the south of the regional district and economic recovery issues in the north over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD, 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.

Whistler's vision as well as 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:

1. Focus Development into Compact, Complete, Sustainable, Communities.



The overall approach to growth management advocated by this plan is a focus on enhancing and optimizing existing and approved land use and development within an Urban Development Containment Area rather than designating new areas for development. Within that area the plan 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.

The Whistler Urban Development Containment Area (WUDCA) shown on the Whistler Land Use Map, Schedule A, does not correspond exactly with the lands designated as Urban Area on Whistler Settlement Area Map (Map 1b) of the RGS. Any inconsistencies are due to differences in the criteria in which the WUDCA was determined and the RGS's definition of Urban Area, which is more literal, and RGS housekeeping mapping errors which may be addressed during the next update of the RGS, as described below. The inconsistencies are not due to any land use policy differences as regards to the future use of land on either side of the WUDCA boundary.

#### *Differences in Definitions*

The WUDCA is the area within the municipal boundary within which all urban land uses and development are contained, and 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 land use mix within the Whistler Urban Development Containment Area. The designations for these parcels are shown on the Whistler Land Use Map. In comparison, the RGS definition of Urban Area is more literal, defined as areas designated in Official Community Plans or otherwise identified for existing and future growth, including serviced rural residential areas that are contiguous with and functionally part of existing urban areas, but excluding open space, parks and protected areas.

#### *Mapping Errors and Inconsistencies*

As indicated in Table 1 of the RGS, Urban Area is meant to exclude the LP, RR1, RS-E1 and TA zones. Many of the RGS Urban Areas outside the WUDCA have one of these zoning designations and should not have been designated as Urban Area on RGS Map 1b.

## 2. 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 plan calls for the continued enhancement of walking and cycling opportunities.

## 3. Support a Range of Affordable Housing.

This plan states as a goal the housing of at least 75% of the local work force within municipal boundaries, and promotes a diversity of housing forms, densities and tenures including housing that is accessible to all persons.

## 4. Achieve a Sustainable Economy.



Whistler's overall approach to growth management seeks to reinforce and strengthen the local economy through diversification compatible with tourism and optimal use of existing business, service commercial and light industrial nodes, housing the majority of the work force locally, and supporting sustainable, secure local food systems.

5. Protect Natural Ecosystem Functioning.

Maintaining the existing development footprint of the Resort Municipality enables the effective implementation of ecosystem based management through development permit requirements and conditions. The plan seeks to protect local water quality, reduce GHG emissions associated with solid waste management, manage stormwater and sewer infrastructure to minimize environmental impacts, and maintain a governance structure that is conducive to achievement of climate and energy goals

6. Encourage the Sustainable Use of Parks and Natural Areas.

This plan affirms the Resort Municipality's natural setting as the primary foundation of the visitor experience. Ecosystem based management will enable the balancing of development impacts with environmental values. Whistler will continue to provide a range of parks, trails and other outdoor recreational opportunities emphasizing viewsapes and a close connection with the natural environment.

7. Create Healthy and Safe Communities.

The transportation, affordable housing and sustainable economy objectives of this plan complement this goal of the regional growth strategy. The plan also seeks to maintain a hierarchy of commercial and light industrial centres serving local and visitor needs, and 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.

8. Enhance Relations with Aboriginal Communities.

The plan includes a First Nations context statement that acknowledges and builds on past co-operation in land and resource management planning and legacy lands planning and expresses a range of particular First Nations interests in Whistler's future.

9. Improve Collaboration among Jurisdictions.

The plan contemplates continued co-operation on planning and community development issues between the RMOW and the Province; First Nations; the Squamish Lillooet Regional District; health authorities; and other local, regional and provincial organizations and agencies whose mandates and interests intersect with those of the municipality.

*The SLRD and its municipal partners recognize the importance of planning for a sustainable future based on long term visioning and the intermediate steps required to take us in that direction. The SLRD vision of a more sustainable future includes:*



- *Living within the limits imposed by natural systems;*
- *Reducing our dependence on non-renewable resources;*
- *Encouraging zero-waste, re-use and recycling;*
- *Minimizing disturbance of ecological and physical processes;*
- *Managing land, water and air wisely and efficiently;*
- *Recognizing and reducing human impacts leading to climate change;*
- *Understanding the interconnections among economy, society and environment;  
and*
- *Distributing resources and opportunities fairly and with an awareness of future generations.*



## CHAPTER 3 GROWTH MANAGEMENT

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### **Our Shared Future:**

Understanding our limits to growth has allowed Whistler to focus its efforts to sustain our resort community success and prosperity. The growth management framework that has been adhered to has given clear direction for land use and development and on-going enhancement of the Whistler Experience.

Whistler is proving daily we can sustain prosperity by strategically leveraging and complementing our natural, social and built assets without continual expansion and land use development. Citizens and stakeholders convene regularly to review community priorities and collaboratively consider and pursue new opportunities that advance Whistler's progress towards its vision.

The Whistler Urban Development Containment Boundary, bed unit cap and Whistler Land Use Map have proven to be successful tools in achieving the greatest benefit to the resort community from existing and planned development while preserving and enhancing the Whistler Experience. Whistler has a hierarchy of strong mixed use centres with Whistler Village serving as the town centre and hub of the resort community. Sensitive natural areas and green spaces remain intact preserving natural functions, community character and visitor and resident activities. Whistler's residential neighbourhoods are diverse and support healthy living. The local economy has benefited from strategic and collaborative efforts that have leveraged Whistler's existing built and natural assets.

By recognizing and seizing the opportunity to capitalize on existing assets, manage our growth, innovate and remain true to our values, Whistler continues to break ground as the premiere mountain resort community. We are healthy, happy and prosperous. We did this together, and in spite of global economic challenges, we are effectively participating in the global tourism sector as a recognized leader.



## 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 practices. Since its incorporation in 1975, the Resort Municipality of Whistler 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 – 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.

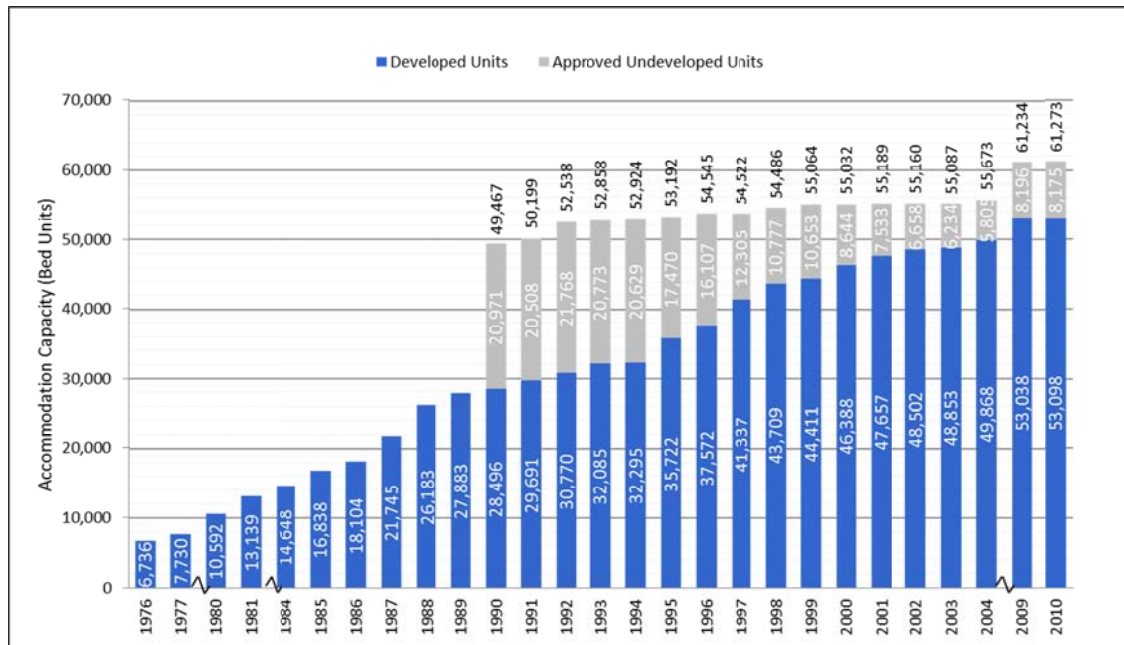
Whistler has experienced tremendous growth and development expansion over the past 35 years, establishing itself as a major international destination resort community. This period has been characterized by the development of mountain skier facilities, residential and commercial accommodation, commercial and light industrial centres, service infrastructure, seasonal amenities, community facilities and resident restricted housing for Whistler's employees.

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

Since 1993, when the municipality last adopted a comprehensive update of its OCP, Whistler's developed accommodation capacity measured in bed units, has grown from 32,085 to 53,098 bed units at year-end end 2010. During the same period the amount of developed commercial space has grown from 1.17 million square feet (108,760 square metres) to 2.42 million square feet (224,900 square metres).

The bed unit measurement was introduced in Whistler's first OCP adopted in 1976 as a means to manage the future growth of Whistler to be consistent with infrastructure capacity, highway capacity and ski lift capacity. Over time, and through OCP updates, bed units have become enshrined as a critical measure and tool for achieving a progression of community development objectives such as major resort amenities, land acquisition and employee housing. Bed units have become a key reference point for the resort community's understanding of and expectations for Whistler's ultimate size and capacity. This OCP continues to utilize bed units as a key component of the growth management framework.





Whistler has significant remaining development potential as part of its already committed and approved capacity under existing zoning for residential, commercial and light industrial land uses. The remaining potential for each land use category as of year-end 2010 was mapped and inventoried as part of the initial phase of this OCP update process and is presented in the Growth Management and Land Use Backgrounder report. This information is documented separately and is to be updated and reported on regularly in support of the resort community's ongoing review of development priorities and consideration of new opportunities.

The on-going development and improvement of summer and winter recreation on Whistler Mountain and Blackcomb Mountain is a major contributor to Whistler's success and evolution. Potential development of on-mountain facilities as contemplated within the proposed Master Plan Updates and associated Master Development Agreements for Whistler Mountain and Blackcomb Mountain are important to consider within the overall development capacity of the resort community.

The municipality's 1993 OCP expressed concerns over further additions to the development capacity and set a capacity limit on development. These concerns have been reinforced and strongly expressed through the community engagement and consultation for this OCP. Through this OCP update process, community members and stakeholders expressed strong support for renewed growth management and land use policies to address:

- Concern over further growth and expansion and potential impacts on the resort community's character, experience, natural environment, quality of life, property values and economic viability;
- Desire to look for new opportunities to diversify, complement and strengthen the tourism-based economy;
- Desire to have a forward-looking plan that provides some certainty by setting limits to growth, and anticipating and identifying desired future land use and development; and



- Desire to better utilize and enhance our built environment in ways that are progressive, optimize space/usage and evolve over time.

These community interests are addressed by the policy in this OCP, which includes the commitment to meaningful consultation on any major new land use and development proposals that require amendment to this plan.

## Goals, Objectives and Policies

### **Goal 3.1. Guide Whistler’s next phase of evolution as a maturing resort community focused on enhancement and optimization of existing and approved land use and development.**

#### **Objective 3.1.1. Establish and adhere to community-determined growth limits through this OCP.**

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| 3.1.1.1. Policy | Work with the provincial government, local governments and the First Nations to prevent establishment of any new settlement areas and to restrict urban development in the Whistler region of interest consistent with the SLRD Regional Growth Strategy (generally described as being north of the District of Squamish municipal boundary and south of the Village of Pemberton municipal boundary). |
| 3.1.1.2. Policy | Contain Whistler’s urban development within the boundary of the <i>Whistler Urban Development Containment Area</i> (WUDCA) as shown on the Whistler Land Use Map in Schedule A (generally described as encompassing the area from Cheakamus Crossing and Function Junction to the south, through Emerald Estates to the north).  |

*TEXT BOX: These policies establish limits to expansion of human settlement and urban development within Whistler and its region. This is consistent with goals and strategies established by the SLRD Regional Growth Strategy. The policies support a compact regional and local urban development pattern that results in: distinct community boundaries reinforcing community identity; uninterrupted natural areas supporting biodiversity and scenic quality; efficiency in the provision of infrastructure and services minimizing costs to taxpayers; efficiency in transportation reducing energy requirements and GHG emission; and consistency in regulations and policies guiding the character and quality of development.*

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| 3.1.1.3. Policy | Restrict Whistler’s accommodation capacity to a maximum of 61,750 bed units. |
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*TEXT BOX: The development capacity limit established in this plan provides a limited allowance of 477 additional bed units for new rezoning proposals providing the municipality with limited flexibility to achieve recognized resort community benefits and to deal with special circumstances, understanding that the current employee housing inventory provides adequate supply for the next 10 years. Current priorities are:*

*Protecting and enhancing the existing built and natural environment;*

*Major renovation and redevelopment projects in high-profile areas; and*

*Initiatives that strengthen the local economy and are compatible with tourism.*

**Objective 3.1.2. Optimize the use and function of existing and approved development.**

- 3.1.2.1. Policy      Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.
- 3.1.2.2. Policy      Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights.
- 3.1.2.3. 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 additional burdens on the resort community.
- 3.1.2.4. Policy      Support needed reinvestment, renovation and redevelopment of aging properties, and in particular in Whistler's core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as public benefits.
- 3.1.2.5. Policy      Do not support land use and development proposals that will have unacceptable negative environmental, social, health, or economic impacts.

**Goal 3.2. Manage land use and development to enhance the mountain resort community's character and quality of life, protect the natural environment, strengthen the local economy, protect human safety and property, and support efficient use of infrastructure and facilities**

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**Objective 3.2.1. Reinforce Whistler's mountain resort character, compact development pattern, social fabric, economic vitality and diversity.**

- 3.2.1.1. Policy Maintain the natural forested mountain character and scenic quality of Whistler and its surrounding areas.
- 3.2.1.2. Policy Protect and rehabilitate natural areas critical to local biodiversity and ecological form and function, as described in the Natural Environment chapter.
- 3.2.1.3. Policy Minimize land disturbance and conversion of remaining undisturbed natural areas to development.
- 3.2.1.4. Policy Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character and values.
- 3.2.1.5. 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 Land Use chapter.

*POLICY TEXT BOX: The Town Centre concept established in Whistler's initial Official Community Plan has been fundamental to the success of the resort community.*

- 3.2.1.6. Policy Support a diversity of attractive and distinctive residential neighbourhoods with varying densities and dwelling types that fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks.
- 3.2.1.7. Policy Encourage home-based businesses that support quality of life and the local economy.
- 3.2.1.8. Policy Reinforce land use and development patterns that support the objectives set out in the Transportation and Infrastructure chapter; GHG emissions and energy consumption targets; and efficient use of infrastructure and services.
- 3.2.1.9. Policy Enhance the high visual quality along the highway corridor through Whistler, through measures including:
  - a) Prevent further urban development sprawl fronting along the highway; maintain a minimum setback distance of at least 20 metres from the highway right-of-way for any new development.



- b) Seek to protect scenic views and mitigate visual impacts of resource activities.
- c) Maintain and reinstate vegetative buffers and screening of development adjacent to the highway travel corridor.
- d) Control signage proliferation and excessive lighting, except as required by the Province for the safety and operation of the Highway.
- e) Develop a highway corridor enhancement plan including design guidelines for adjacent development, in consultation with the Province.

**POLICY TEXT BOX:** *The highway corridor through Whistler is our community's "front door" and is therefore critical to the impression people form of Whistler and to their overall experience.*

**Objective 3.2.2. *Protect human safety and property from natural hazards.***

- 3.2.2.1. Policy      A hazard assessment report prepared by a qualified professional may be required for applications for zoning amendments, subdivision and building permits.
- 3.2.2.2. Policy      Create wildland/urban interface guidelines based on Whistler's forests, topography, access, built form and wildfire characteristics and situations.
- 3.2.2.3. Policy      Encourage an integrated approach with Cheakamus Community Forest Society to use the future Whistler wildland/urban interface guidelines, once developed, in the community forest.
- 3.2.2.4. Policy      Coordinate wildland/urban interface guidelines with the OCP's natural environment policies.
- 3.2.2.1. Policy      Ensure all development is protected from flood hazards to the standards accepted by the Province and the consulting engineering community.

**Goal 3.3. *Guide the type, location, amount and timing of land use and development to move towards the resort community's Whistler2020 vision, priorities and descriptions of success.***

**Objective 3.3.1. *Plan land use and development to complement and better capitalize upon Whistler's existing development and remaining natural areas.***



- 3.3.1.1. Policy      Designate the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries as shown on Schedule A Whistler Land Use Map.
- a) Require an amendment to this OCP and the Whistler Land Use Map for any proposed use departing from the general uses depicted for that parcel.
  - b) Recognize the commitments between the municipality and the Squamish and Lil'wat First Nations under the Legacy Land Agreement, as amended.
  - c) 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.
  - d) Land use and development of the lands commonly known as the Tennis Resort Lands shall be subject to amenity zoning requirements supporting Whistler's resort community economy and quality of life.

*POLICY TEXT BOX: The zoning of properties is to be consistent with these general land use designations. A proposed use or development not permitted under current zoning requires rezoning. If the proposed use or development is not generally consistent with the OCP Whistler Land Use Map designation, then an OCP amendment is also required.*

*The Whistler Land Use Map will provide strategic direction, certainty and transparency for land use and development within the municipality. The map 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 don't exclude ephemeral uses, special events, festivals, and uses similar to those listed.*

- 3.3.1.2. Policy      Establish the Cheakamus Crossing neighbourhood as the primary location for any new resident restricted residential development.

*POLICY TEXT BOX: Cheakamus Crossing is a master-planned neighbourhood with a significant undeveloped land base that is owned by the municipality and is committed to resident restricted housing use under the Community Land Bank agreement with the Province. It has been developed with additional infrastructure and services capacity to meet future demand. Municipal ownership of the land and infrastructure provides for the most cost-effective delivery of additional resident housing and supports existing investments. Any employee housing obligations associated with other developments, as required under the municipality's policies and bylaws, should be considered for this site. Future development should proceed according to a phased master plan that takes into consideration adjacent uses and natural areas. .*



- 3.3.1.3. Policy      Develop sub-area plans for Whistler Village, Whistler Creek and Function Junction as delineated on the Whistler Land Use Map.

***Objective 3.3.2.    Seek to coordinate land use development and redevelopment outside of the Whistler Urban Development Containment Area and within the municipality's regional of interest to maximize consistency with Whistler's vision, policies and bylaws.***

- 3.3.2.1. Policy      Strengthen relationships with agencies and stakeholders that have interests or authority in Whistler or the Sea to Sky corridor.
- 3.3.2.2. Policy      Support implementation of the Squamish-Lillooet Regional District Regional Growth Strategy.
- 3.3.2.3. Policy      Implement directions established in the Provincial Sea to Sky LRMP.
- 3.3.2.4. Policy      Protect environmentally sensitive lands, hazardous areas and aesthetic values for lands outside of the WUDCA; support use of these lands for public open space, non-urban development, low impact recreation and carefully managed resource uses, with the following provisos:
- a) Recognize the municipality's commitment under the Legacy Land Agreement for potential development of the Callaghan Valley Lands for golf course and outdoor recreation facilities, as provided for within that agreement.
  - b) Consider First Nations economic development objectives.
  - c) Support Whistler and Blackcomb Mountain Controlled Recreation Area land uses and development as approved by the provincially adopted Master Plan Update for each mountain subject to conformance with Whistler2020, this OCP, building permit regulations, employee housing requirements and infrastructure and services capacity limits.
  - d) Support municipal co-management of provincially directed timber resource harvesting through the municipality's participation in the Cheakamus Community Forest.
  - e) Establish and maintain an inventory of Crown land tenures and associated master plans within the region.



- f) Update and apply procedures and guidelines by which to review and provide comment on referrals by the provincial government in respect of applications for Crown land tenures.
- g) Work with relevant agencies and stakeholders to prepare a sub-area plan for the Callaghan Valley.

*POLICY TEXT BOX: The use and development of lands outside of WUDCA are critical to Whistler's success and sustainability and the goals and objectives of this OCP. It is important, therefore, to articulate Whistler's vision for these lands. This policy supports policy 1.1.1, Whistler's limits to growth, and the desires to prevent any new settlement areas and to restrict urban development outside the containment area consistent with the SLRD RGS. Crown lands comprise the vast majority of lands outside WUDCA (approximately 85%). The use and protection of these lands is critical for maintaining visual quality, local ecosystem health and biodiversity, recreation values and resource uses consistent with this plan.*

- 3.3.2.5. Policy      Evaluate and pursue expansion of the municipal boundary as deemed appropriate, considering municipal interests, associated responsibilities and fiscal impacts, and the interests of First Nations.
- 3.3.2.6. Policy      Establish municipal OCP policy and zoning regulations for any lands incorporated within the municipality as a result of boundary expansion.

**Objective 3.3.3.    Apply clear fair and objective procedures and criteria for consideration of community priorities and opportunities including proposed land uses and developments.**

- 3.3.3.1. Policy      Conduct an annual process for updating and engaging the community on land use and development opportunities and priorities.

*POLICY TEXT BOX: The proposed annual process responds to the resort community's desire to be engaged in considering new opportunities and proposals for enhancing the success of the resort community.*

- 3.3.3.2. Policy      Any proposed OCP or zoning amendment must address and be evaluated against the relevant goals, objectives and policies expressed in the OCP, Whistler2020 and any other relevant municipal policies or bylaws.
- 3.3.3.3. Policy      When dealing with consultation matters under s.879 of the Local Government Act, provide to First Nations an opportunity to comment on significant amendments to this plan in relation to previously undeveloped lands, that could reasonably be expected to affect Spirited Ground Areas,



Wild Spirit Places or sites of cultural significance to First Nations that are within the lands that are the subject of the proposed amendments, or that could potentially be inconsistent with the cultural values of First Nations.

3.3.3.4. Policy Any land use or development proposal that:

- Does not conform to WUDCA; or
- Proposes to raise the bed unit limit; or
- Does not conform to the Whistler Land Use Map,

Should not be favourably considered unless it is a strategic opportunity that demonstrates extraordinary benefits to the resort community and will substantially strengthen Whistler's progress towards achieving its vision. Any such proposals shall be subject to significant community engagement to obtain the views of community members and stakeholders, and this shall be in addition to the statutory public hearing process.

3.3.3.5. Policy Evaluations required for considering land use and development proposals should be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the municipality.

3.3.3.6. Policy Such evaluations are deemed advisory to provide staff and Council with the information needed to evaluate a proposal. Council is not bound by them.



## CHAPTER 4 LAND USE & DEVELOPMENT

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### RESIDENTIAL ACCOMODATION

#### **Our Shared Future**

Whistler is a community of distinct neighbourhoods each with a unique character supporting diversity, variety and choice in housing. Neighbourhoods have a harmonious relationship with the natural landscape which remains predominant.

Green buffers between neighbourhood pods contribute to neighbourhood identity, pride and social-wellbeing. Trail networks provide connections and promote walkability. They also extend access into nature 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, and amenities and services to reduce auto dependency. While single family housing remains the largest segment of housing in Whistler, densities in selected areas have increased with the support of the neighbourhood adding further variety in housing choice.

Whistler's employees enjoy a secure supply of resident restricted housing that includes a range of housing types, prices and tenures. This supply has maintained at least 75% of employees living in Whistler and contributing to resort community vibrancy.

New housing and renovations incorporate a variety of green building features helping to reduce energy demand and GHG emissions and providing healthy homes.

#### **Current Reality**

Owing in part to its rapid evolution, from a rustic wilderness getaway to an internationally-acclaimed 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 significant dwellings in detached and multi-unit buildings. The variation in building type reflects a range of residential uses and ownership.

Whistler's resort community context and local government housing affordability policies have shaped residential land use and responded to four distinct markets including the recreation, local resident, local resident-restricted and investment markets. Historically, housing affordability, home ownership and quality rental accommodations have been a challenge for permanent and seasonal employees and business owners.

The Whistler Housing Authority (WHA), formed in October 1997, was created to oversee the development of resident restricted housing in Whistler for Whistler employees and retirees. Through a steadfast commitment, the resort community now has approximately 2,000 units of resident-restricted housing (both rental and owner occupied units). The municipality also has a



substantial land bank for future resident restricted housing that may be developed on an as needed basis to continue to achieve Whistler’s goal of housing 75% of its employees within the resort community.

## Goals, Objectives and Policies

### Goal 4.1. House at least 75% of the local workforce within the resort community.

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**Objective 4.1.1.** *Maintain and augment as needed an inventory of resident-restricted housing in perpetuity, for rental and ownership tenures to be available for resident employees and retirees.*

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| 4.1.1.1. Policy | Collaborate with the WHA in reviewing and facilitating delivery of resident restricted residential accommodation to augment the housing needs of the resort community.  |
| 4.1.1.2. Policy | Establish Cheakamus Crossing as the primary location for any new resident-restricted development.   |
| 4.1.1.3. Policy | Notwithstanding Policy 4.1.1.2 designate and maintain additional Residential Reserve lands as identified on the Whistler Land Use Map for potential future resident-restricted housing, as required to support Whistler’s evolving housing needs. |
| 4.1.1.4. Policy | New developments must include resident-restricted units on or off-site, or pay the cash in lieu contribution in accordance with municipal bylaws.   |

### Goal 4.2. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community’s needs.

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**Objective 4.2.1.** *Encourage accessibility, flexibility and adaptability in residential land uses.*

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| 4.2.1.1. Policy | Encourage residential neighbourhood and building design to meet accessibility and inclusivity standards and best practices. |
| 4.2.1.2. Policy | Support additional “Live/Work” zoning in appropriate locations.   |



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| 4.2.1.3. Policy | Encourage the development of seniors' housing to help meet the needs of retiring workers and support aging-in-place.   |
| 4.2.1.4. Policy | Collaborate with appropriate agencies and organizations to investigate requirements and provide on an as-needed basis, affordable housing for residents, special needs housing including emergency shelter, transitional housing and/or special care facilities. |
| 4.2.1.5. Policy | Recognize market housing, including second homeownership, as a critical component of Whistler's housing mix and local economy.   |

**Goal 4.3. Reduce the environmental and energy impacts of residential neighbourhoods to improve the quality of life and sustainability of the resort community.**

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***Objective 4.3.1. Encourage environmentally friendly and energy-efficient design, construction and renovation standards for both new development and redevelopment of residential areas.***

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| 4.3.1.1. Policy | Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies representing best practices.  |
| 4.3.1.2. Policy | Encourage flexibility in zoning and consider infill development in existing developed areas that take advantage of existing infrastructure, have close proximity to transit, commercial centres and amenities and services and are compatible with the adjacent neighbourhood character. |
| 4.3.1.3. Policy | Ensure all neighbourhoods are well connected to local transit, trails, green space, amenities and services.  |

## VISITOR ACCOMODATION

### **Our Shared Future**

Whistler's diverse accommodation offerings provide a variety of locations, amenities and services that fulfill visitor expectations and help maintain Whistler's position as a premiere destination resort. Visitor accommodations and tourism capacities have achieved a healthy balance resulting in increased occupancy rates and revenues.



A supportive reinvestment strategy has facilitated maintenance and enhancement of visitor accommodation properties. Reinvestment has incorporated green building practices helping Whistler to remain internationally competitive as a global tourism leader through the provision of a diverse and accessible visitor accommodation sector.

### **Current Reality**

Whistler's early introduction and on-going 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, has provided a secure supply of overnight accommodation available to Whistler's visitors in proximity to its amenities.

The visitor accommodation base now includes a diverse offering of commercial accommodations such as hotels, inns and lodges, as well as accommodations that may be used for either residential use or visitor use. Within this commercial capacity the majority of properties have title restrictions requiring availability of the unit for visitor use under various terms.

After an extended period of increasing visitation that supported an expanding accommodation base, Whistler experienced its first declines in overnight visitation in the Spring of 2001. Since then the resort community has worked hard to return to healthy occupancy rates and revenues. On-going reinvestment in accommodation properties is critical to the visitor experience and on-going success of Whistler as a destination resort community.

### **Goals, Objectives and Policies**

**Goal 4.4. Maintain an appropriate supply and variety of visitor accommodation to support Whistler's year-round tourism economy.**

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**Objective 4.4.1. *Maintain a broad range of accommodation offerings to serve the needs of visitors.***

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| 4.4.1.1. Policy | Provide a diverse supply of visitor accommodation that meets visitor needs, responds to market trends and provides a variety of locations, unit types, and associated amenities compatible with adjacent uses. |
| 4.4.1.2. Policy | Utilize zoning and covenant restrictions to maintain an appropriate mix and supply of visitor accommodation.   |
| 4.4.1.3. Policy | Apply guidelines to bed and breakfast and pension locations to ensure compatibility with adjacent residential uses.  |



**Objective 4.4.2. Balance the visitor accommodation supply with Whistler's resort and tourism capacity.**

- 4.4.2.1. Policy Limit further additions to the supply of visitor accommodation to complement and support the viability of existing accommodations.

*POLICY TEXT BOX: Given the current economic climate and below-target average occupancies, development of additional visitor accommodation in the near term could be expected to compromise the viability of and dilute the success of Whistler's existing supply of visitor accommodations.*

- 4.4.2.2. Policy Conduct annual updates of the accommodation land use inventory, and utilize key visitor accommodation trends and performance indicators to inform policy and guide future land use decisions.
- 4.4.2.3. Policy Work with resort partners and the accommodation sector to enhance utilization of existing visitor accommodations.
- 4.4.2.4. Policy Consider opportunities to support alternative uses of visitor accommodation, at owners' request, where it is to the benefit of the resort community and consistent with this OCP.
- 4.4.2.5. Policy Review and establish policy for consideration of proposed changes in ownership and tenure models for existing visitor accommodation to enhance and maintain a competitive mix of visitor accommodations.

**Goal 4.5. Support provision of visitor accommodation facilities, amenities and services that exceed visitor expectations across a range of service levels.**

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**Objective 4.5.1. Support provision of a consistently high-quality visitor experience.**

- 4.5.1.1. Policy Support an appropriate and competitive supply of full-service visitor accommodation.
- 4.5.1.2. Policy Investigate opportunities to facilitate the private sector in providing an enhanced visitor accommodation experience for all visitor accommodation types.



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| 4.5.1.3. 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. |
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**Goal 4.6. Support on-going renewal and renovation of visitor accommodations, to remain internationally competitive.**

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**Objective 4.6.1. *Facilitate property maintenance and reinvestment to ensure visitor accommodations provide a high-quality visitor experience.***

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| 4.6.1.1. Policy | Require a high standard of quality for building maintenance and all renovation, redevelopment and development projects.        |
| 4.6.1.2. Policy | Encourage collaboration to facilitate continued reinvestment, enhancement and maintenance of visitor accommodation properties. |

**Goal 4.7. Support sustainable management and use of materials, energy and water in Whistler's visitor accommodations.**

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**Objective 4.7.1. *Support Whistler's targets for GHG emissions reduction and energy and water conservation.***

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| 4.7.1.1. Policy | Encourage new construction and renovations to meet Whistler's Green Building Policy.  |
| 4.7.1.2. Policy | Support provision of adequate space within visitor accommodation developments for waste reduction (recycling and composting) operations and services. |

## COMMERCIAL AND LIGHT INDUSTRIAL

### Our Shared Future

Complementary commercial and light industrial centres have been created, each with a distinct role, character and mix of uses, achieved through neighbourhood-level planning and community input.

Whistler Village is the municipality's commercial and social hub. Collaborative work with business owners on "place-making" has resulted in distinct neighbourhoods being created



within the Village. Vibrant public spaces and unique local businesses work symbiotically to intensify the Whistler Experience.

Meanwhile, Whistler Creek is a thriving mixed-use centre, while Function Junction continues to be the general-purpose business district and “Back-of-House” area for the resort community. Centrally located pockets of service commercial and light industrial provide convenient and accessible space and facilities for local businesses. The social connections and walkability of neighbourhoods have been strengthened through appropriately-scaled convenience commercial that work to meet the day-to-day needs of Whistler’s neighbourhoods. High-quality mountain design, architecture, landscaping and green building are a common thread throughout the resilient resort community commercial and light industrial sectors.

### **Current Reality**

Whistler has a well-established hierarchy of mixed-use commercial centres, totaling 225,000 square metres (2.42 million square feet) of developed commercial, light industrial and public/institutional space. Since 1993 when the last OCP was adopted, the amount of developed space has more than doubled from 109,000 square metres (1.17 million square feet). Commercial and light industrial uses represent 75% and 11% of the total developed space, respectively.

Overall the current supply of commercial space is considered to be largely congruent with commercial demand, however, vacancies have been above historical norms and the continued downturn in global economic conditions has had clear negative impacts on the performance and viability of Whistler’s retail, food and beverage and services sectors. Successful businesses are being proactive and adaptive to the changing market conditions and consumer spending patterns.

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 Center within Whistler’s first OCP in 1976. The Village North expansion, developed through the mid-90’s, has now been fully integrated as part of the Village with the addition of Whistler Olympic Plaza. The plaza, site of the medals ceremonies and a legacy of the 2010 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 mountains 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 Farmer’s Market.

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 Whistler Experience. This requires on-going collaboration and investment by the municipality and the private sector.

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.

Function Junction, originally developed as Whistler's industrial area, has evolved over time into a general business district and 'back of house' for the resort community. The area continues to evolve with a broad and interesting mix of businesses that are mainly oriented to serving local businesses and residents, and are not supported in Whistler Village.

The Mons area contains a number of parcels of land that provide for a mix of service commercial and light industrial uses primarily serving community infrastructure, transportation and public works needs. These uses benefit from the central location within the community and larger available parcel areas for storage needs. It is important that these areas are adequately screened from views along the Highway 99 corridor.

Between the Function Junction and Mons areas, there is a more than adequate supply of available space and lands for development to meet the resort community's needs over the longer term.

Whistler's other commercial centres are oriented to convenience commercial uses serving adjacent residential neighbourhoods. Nester's and Rainbow are designated as expanded convenience commercial areas, with a broader mix of convenience retail and services serving multiple adjacent neighbourhoods. Alpine Market and commercial at Cheakamus Crossing are designated and scaled to primarily serve their immediate neighbourhood areas. In addition, on-mountain retail and food and beverage facilities serve Whistler and Blackcomb Mountain visitors.

Significant commercial and light industrial development potential remains on existing zoned parcels. Planning efforts must focus on optimizing the use and viability of existing developments, with new additions that are complementary and add value to the resort community and the local economy.

## Goals, Objectives and Policies

**Goal 4.8. Achieve 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, enhance resident and visitor experience and support the local economy.**

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**Objective 4.8.1. *Achieve a balanced supply of commercial space and reinforce Whistler's historic nodal development pattern, commercial hierarchy and mountain resort community character.***



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| 4.8.1.1. Policy | Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments.   |
| 4.8.1.2. Policy | Conduct on-going monitoring of supply, economic viability and consumer spending.   |
| 4.8.1.3. Policy | Evaluate any proposed rezoning for additional commercial space for consistency with the intended purpose and role of its location and potential impacts on the vitality and success of other existing commercial developments.   |
| 4.8.1.4. Policy | Do not support further commercial development with frontage along Highway 99 beyond currently designated developments as shown on the Whistler Land Use Map.   |
| 4.8.1.5. Policy | Develop updated sub-area plans for Whistler Village (including the Upper Village), Whistler Creek, Function Junction and Mons. Sub-areas are generally delineated on the Whistler Land Use Map and may be adjusted through the updating process. Sub-area plans encompass land use, parking and circulation, form and character of development, green building standards, facilities and amenities, and programming. |
| 4.8.1.6. Policy | Apply development permit guidelines to achieve high quality urban design, architecture, landscape architecture and green building that reinforce Whistler's mountain resort character.   |
| 4.8.1.7. Policy | Seek to enhance the character and local culture of Whistler's commercial centres.  |
| 4.8.1.8. Policy | Work collaboratively with property owners and the business community to support the economic viability and success of Whistler's commercial centres.   |
| 4.8.1.9. Policy | Support development of on-mountain commercial facilities to meet the needs of mountain guests, benefit the resort economy and complement Whistler's core commercial centres.   |

**Goal 4.9. Position and optimize Whistler's commercial, business, service commercial and light industrial centres and nodes.**

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**Objective 4.9.1. Reinforce Whistler Village as Whistler’s Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.**

*OBJECTIVE TEXT BOX: Designed to support the ongoing success of Whistler Village as the Town Centre and commercial core of the resort community, these policies will reinforce Whistler Village as the resort community’s key asset. The form, character and function of Whistler Village determine the strength of this asset, which is crucial to Whistler’s continuing success as a destination resort community. Oft-copied by our competition, but hard to reflect, the look and feel of Whistler Village will be protected and enhanced so that the Village may progressively evolve.*

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| 4.9.1.1. Policy | Reinforce and protect Whistler Village as the primary centre for retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation uses.  |
| 4.9.1.2. Policy | Establish and advance the concept of distinct neighbourhood areas within Whistler Village, each with a unique character and offering, applying principles for successful place-making, and working collaboratively to achieve success for each neighbourhood. |
| 4.9.1.3. Policy | Pursue strategies to support the success of unique local businesses.  |
| 4.9.1.4. Policy | Limit retail store sizes in Whistler Village to maintain the village character.   |
| 4.9.1.5. Policy | Support and protect important food and beverage locations that are important to the vibrancy, experience and economic success of Whistler Village.  |
| 4.9.1.6. 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.   |
| 4.9.1.7. Policy | Facilitate the evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler’s mountain resort character.  |
| 4.9.1.8. Policy | Support reinvestment, enhancement and redevelopment of Village properties to maintain a high quality built environment that is attractive, safe, healthy, accessible and sustainable.   |



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| 4.9.1.9. Policy  | Maintain the commitment to enhancing the Village's public spaces to help achieve an exceptional Whistler experience.                            |
| 4.9.1.10. Policy | Work with relevant agencies to maintain a safe and comfortable Village experience.  |
| 4.9.1.11. Policy | Work with relevant agencies and stakeholders to reduce negative impacts of liquor-related issues associated with late-night entertainment uses. |

**Objective 4.9.2. *Integrate the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience.***

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| 4.9.2.1. Policy | Recognize the Upper Village as a unique extension and a key component of the Whistler Village sub-area.  |
| 4.9.2.2. 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. |
| 4.9.2.3. Policy | Strengthen the pedestrian experience and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities.   |
| 4.9.2.4. Policy | Work to enhance the retail streetscape's quality to be consistent with the character of visitor accommodation developments in this neighbourhood.  |
| 4.9.2.5. Policy | Support programming of public spaces that adds vitality to the experience in this neighbourhood, such as the Whistler Farmer's Market and the Family Activity Zone.  |

**Objective 4.9.3. *Strengthen the village character and function of Whistler Creek as a mixed-use resort community destination for visitors and residents, anchored by the Creekside ski base.***

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| 4.9.3.1. Policy | Encourage a range of visitor and resident accommodations, restaurants, retail, entertainment, leisure, and convenience goods and services uses.                  |
| 4.9.3.2. Policy | Integrate the Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Road to the Nita Lake Lodge and the train station within this sub-area. |



- 4.9.3.3. Policy Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character and experience of this sub-area.
- 4.9.3.4. Policy Consider the potential for infill development and increased densities of residential accommodation in this sub-area.
- 4.9.3.5. Policy Investigate the longer-term potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.
- 4.9.3.6. Policy Encourage programming at the Creekside base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.

**Objective 4.9.4. Reinforce Function Junction as Whistler’s general-purpose business district and “Back-of-House” area for the resort community.**

*OBJECTIVE TEXT BOX: Originally developed as Whistler’s industrial area, Function Junction has evolved over time to a mixed-use, general business district. As Function Junction evolves, so too does its planning context. This OCP will enable a rationalization and reasonable application of ongoing mixed uses for this sub-area that support the resort community in general plus Cheakamus Crossing. In addition we must maintain our commitment to focus the “Back-of-House” support for the resort community in this sub-area.*

- 4.9.4.1. Policy Review and rationalize zoning designations to provide flexibility and compatibility for a wide range of uses appropriately located in Function Junction.
- 4.9.4.2. Policy Support optimization and repurposing of existing development.
- 4.9.4.3. Policy Maintain Function Junction as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage uses. Support compatible retail, office and services uses that primarily serve the needs of Whistler’s residents and businesses and do not duplicate or detract from Whistler Village.
- 4.9.4.4. Policy Support retail and service uses that provide for the extended day-to-day convenience needs of the Cheakamus Crossing neighbourhood.
- 4.9.4.5. Policy Review and address provisions for auxiliary residential use to ensure compatibility and safety.
- 4.9.4.6. Policy Investigate the potential for Function Junction to have a greater role as a creative cultural precinct.



- 4.9.4.7. Policy Protect, rehabilitate, maintain and augment as necessary vegetated buffers to screen outdoor storage areas and to enhance the visual quality along Highway 99.
- 4.9.4.8. Policy Support a Local Service Area that would include installation of sidewalks and streetlights to enhance the neighbourhood character and pedestrian safety.

**Objective 4.9.5. Establish pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location.**

**OBJECTIVE TEXT BOX:** Mons is a central location easily accessible from Highway 99 with the infrastructure capacity and land area suited to meet the needs of transportation, maintenance and resort community service providers.

- 4.9.5.1. Policy Support transportation, heavy equipment, works yard and facilities, and businesses requiring significant yard space, circulation and storage space for sites in the Mons area designated on the Whistler Land Use Map.
- 4.9.5.2. Policy Review and rationalize zoning designations to allow for uses appropriate for the designated Mons area sites.
- 4.9.5.3. Policy Ensure that the appearance and attractiveness of the Mons area is consistent with Whistler's desired resort community image and character.
- 4.9.5.4. Policy Rehabilitate and maintain vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99.
- 4.9.5.5. Policy Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.

**Objective 4.9.6. Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas.**

- 4.9.6.1. Policy Designate Nester's Square and Rainbow as locations for expanded convenience commercial centres that are scaled



- to serve a larger market area beyond the immediate neighbourhood.
- 4.9.6.2. Policy Do not support any additional expanded convenience commercial centres.
- 4.9.6.3. Policy Designate Alpine Meadows and Cheakamus Crossing as locations for convenience commercial development scaled to meet the day-to-day needs of the respective neighbourhoods.
- 4.9.6.4. Policy Ensure that all convenience commercial centres and development are designed to complement the surrounding neighbourhood and reinforce the resort community character, including considerations related to traffic, access and parking, and scale and massing of development.
- 4.9.6.5. Policy Limit other locations of convenience commercial development to small amounts of space for local convenience-commercial uses, personal service uses, and food and beverage uses that strengthen Whistler's residential neighbourhoods by enhancing walkability and social connections and support the reduction of GHG emissions by reducing automobile trips.
- 4.9.6.6. Policy Allow for small amounts of space for convenience commercial uses associated with visitor accommodation and recreation developments.

**Goal 4.10. Support sustainable management and use of materials, energy and water in Whistler's commercial and industrial developments.**

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***Objective 4.10.1. Support Whistler's targets for GHG emissions reduction and energy and water conservation.***

- 4.10.1.1. Policy Encourage new construction and renovations to meet Whistler's Green Building Policy.
- 4.10.1.2. Policy Support provision of adequate space within developments for waste reduction (recycling and composting) operations and services.

## 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 localized 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 is a leading example of partnership and ecological forestry practices through the application of ecosystem-based management – 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 activities and forestry operations at several locations throughout the municipality and nearby area as shown on the Whistler Land Use Map. The uses include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. They contribute directly or indirectly to the local and/or provincial economy and job market. They also have significant potential to impact the environment and the Whistler Experience.

## Goals, Objectives and Policies

**Goal 4.11. To minimize the negative environmental, community, and economic impacts associated with rock and mineral extraction operations.**

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***Objective 4.11.1. 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 in order to reduce the negative environmental, community, and economic impacts.***

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| 4.11.1.1. Policy | To the greatest extent possible work with Provincial agencies to limit rock and mineral extraction in the vicinity of residential neighbourhoods. |
| 4.11.1.2. Policy | Discourage new rock and mineral extraction operations that may adversely affect existing land uses and development from locating near them.       |
| 4.11.1.3. Policy | Encourage provincial regulators to insist that active rock and mineral extraction operations use industry best practices and codes of conduct.    |



- 4.11.1.4. Policy To the greatest extent possible, encourage provincial regulators to ensure that rock and mineral extraction operation are not visible on the landscape in order to protect the intrinsic aesthetic value that the landscape contributes to the Whistler Experience.

**Goal 4.12. Achieve a sustainable community forest balancing forest harvesting, recreation, visual management, watershed protection, First Nations' cultural values, and environmental values in the Cheakamus Community Forest (CCF).**

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***Objective 4.12.1. Promote sustainable, efficient and effective uses of the CCF.***

- 4.12.1.1. Policy Promote timber harvesting and land management practices within the CCF guided by the ecosystem-based management (EBM) plan on the lands designated for this use.
- 4.12.1.2. Policy Encourage the CCF to obtain and maintain its Forest Stewardship Council (FSC) certification as a commitment to and recognition of best management practices.
- 4.12.1.3. Policy Encourage the CCF to request that the provincial government include a broader range of management responsibilities that are reflective of community values, such as commercial recreation, within CCF activities .



## CHAPTER 5 ECONOMIC VIABILITY

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### **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 our residents and economic returns for investors. Tourism remains the primary driver of Whistler's economic success, supported by compatible activities that provide a healthy diversified marketplace.

Whistler was designed as a destination resort and the community supports building on that foundation and continues to expand into ventures that complement tourism to increase 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, from the core recreational activities to shopping and dining along with numerous festivals, events and arts and cultural activities, corporate conferences, spa and wellness retreats.

Whistler's resilience is due in part to its ability to track and adapt to external trends such as globalization, demographic change, upward pressures on energy and transportation prices, and growing competition. Through proactive strategies and commitment to community values, Whistler maintains its position as a global leader amongst destination mountain resort communities.

Community investments in municipal facilities, works and services, operations, maintenance levels and resort community programming including events are an important factor in maintaining the Whistler Experience. Investments undergo scrutiny to maximize benefit to the resort community and minimize taxpayer impact. 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 capital reserve funds to pay for infrastructure projects, avoiding debt financing and associated borrowing costs. These are the foundations to the Five-Year Financial Plan, Whistler's plan for efficient fiscal planning and investment.



## Current Reality

Designed as a destination resort community centered on a pedestrian-friendly village at the foot of two world-class alpine skiing mountains, Whistler's economy is primarily based on tourism. In 2009 Whistler attracted approximately 2.6 million visitors.

Although the number of visitors to Whistler has recently rebounded, and continues to set new records in the summer-time, Whistler has seen a decline in the average length of stay per visitor and decreases in visitor expenditures. Year-round visitor accommodation occupancies and revenues remain below industry targets for a healthy accommodation sector.

As a tourism-dependent local government, the RMOW faces inherent revenue uncertainty greater than that faced by municipalities with more diverse local economies. Revenue sources to maintain the Whistler Experience are primarily tied to visitation and associated tax mechanisms. While Whistler was experiencing its extended period of growth and expansion, the impact to taxpayers of cost increases or required new services was cushioned through increasing visitation and development generated revenues. While it is noted that many factors affecting visitation are well beyond the influence of the RMOW, with declines in revenue sources, alternate sources of revenue and/or reduced expenditures are required.

Whistler has many externalities that directly impact its viability and competitiveness. For example, changing global economic conditions, currency fluctuations, and shifting demographic travel patterns all have causal effects on the resort and the community as a whole. Increased regional versus destination visitors change occupancy patterns and revenue generation. It is important to note that many of these factors, which can have the potential to dramatically change the economic viability of Whistler, are well beyond the influence of the RMOW. However, given the municipality's legislative mandate and role as a community leader, the RMOW must be aware of these external variables and take them into account.

RMOW 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 Whistler Experience*.

## Goals, Objectives and Policies

**Goal 5.1. Provide effective, appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs and consider allocating the value of infrastructure replacement to future users.**

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**Objective 5.1.1. *Ensure capital reserves and borrowing ability are maintained at levels sufficient to fund future infrastructure construction or replacement.***



*OBJECTIVE TEXT BOX: The RMOW makes plans for annual replacement of certain infrastructure components. Historically, Whistler 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.*

*OBJECTIVE TEXT BOX 2: 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.*

- 5.1.1.1. 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.
- 5.1.1.2. Policy      Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not historical cost.
- 5.1.1.3. Policy      Pursue and maximize senior government contributions in funding municipal infrastructure.

**Objective 5.1.2.    *Ensure that Whistler's infrastructure continues to contribute to the superior quality of experience for our visitors and residents, and to maintaining Whistler's competitive position.***

- 5.1.2.1. Policy      Work with resort partners to deliver an unparalleled arrival experience for our resort guests.
- 5.1.2.2. Policy      Rationalize and prioritize capital investments that have the greatest impact in enhancing the resort community and its appeal to visitors and residents.
- 5.1.2.3. Policy      Where required and/or prudent, consider borrowing to finance new infrastructure projects.

**Goal 5.2.    Implement and monitor the Five-Year Financial Plan.**

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**Objective 5.2.1.    *Ensure alignment among long range financial planning, the Five-Year Financial Plan and the OCP.***

- 5.2.1.1. 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.



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| 5.2.1.2. Policy | Review economic indicators to gauge the economic health of the community in order to ensure that Whistler's economic performance is aligned with the OCP's vision. |
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**Goal 5.3. Reduce reliance on property taxes.**

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| 5.3.1.1. Policy | Support the user-pay approach to municipal services.   |
| 5.3.1.2. 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. |
| 5.3.1.3. Policy | Emphasize resourcefulness across the Resort Municipality's organization while delivering cost-effective and affordable service excellence.   |
| 5.3.1.4. Policy | Implement new tools and procedures to minimize revenue uncertainty related to provincial revenue sources.  |

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**Goal 5.4. Maintain a balance of visitor accommodation types to serve the range of visitor markets.**

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**Objective 5.4.1. *Continue to monitor the mix and performance of accommodation types in Whistler.***

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| 5.4.1.1. Policy | Continue to support and promote the required mix and performance of accommodation types in Whistler.                                 |
| 5.4.1.2. Policy | Review and explore a variety of options to optimize the utilization of accommodation in Whistler to support the Whistler Experience. |

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**Goal 5.5. Support sustainable diversification and growth compatible with the tourism economy.**

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**Objective 5.5.1. *Support the accommodation and commercial sectors through economic diversification compatible with Whistler's four-season tourism economy.***

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| 5.5.1.1. Policy | Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy. |
| 5.5.1.2. Policy | Support diversification opportunities through an enhanced learning sector.   |



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| 5.5.1.3. Policy | Recognize the importance of Whistler’s tourism economy by supporting compatible education opportunities.   |
| 5.5.1.4. Policy | Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure.  |
| 5.5.1.5. Policy | Support off-site experiences and/or virtual tourism that provide sustainable growth in tourism and complementary revenue sources.  |
| 5.5.1.6. Policy | Support shoulder-season tourism development opportunities based on recreation, arts events and festivals that use existing infrastructure.   |
| 5.5.1.7. 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. |
| 5.5.1.8. Policy | Provide leadership in sustainability and a progressively sustainable tourism-based economy.  |
| 5.5.1.9. Policy | Support the development and implementation of a comprehensive Sport Tourism Strategy by the Whistler Sports Legacy Society and other stakeholders.   |

#### **Goal 5.6. A vibrant, growing and successful local business community.**

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##### ***Objective 5.6.1. Strengthen support for local business.***

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| 5.6.1.1. Policy | Develop a municipal culture that seeks to deliver municipal services in a manner that supports local businesses.          |
| 5.6.1.2. Policy | Support new and existing businesses that utilize local Whistler skills and expertise and support the Whistler Experience. |

##### ***Objective 5.6.2. The Resort Municipality will support local business through effective land use and supporting programs.***

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| 5.6.2.1. Policy | Support and encourage community-based businesses that enhance Whistler’s character and authenticity. |
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**Goal 5.7. Sustain efficient, appropriate and revitalized Whistler land uses.**

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**Objective 5.7.1. *Ensure that the resort community's investments in the built environment provide optimum levels of service and are continually renewed.***

- 5.7.1.1. Policy      Support repurposing, reusing and/or optimizing built space instead of constructing new buildings.
- 5.7.1.2. 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.
  - e) Environmentally friendly.



## CHAPTER 6 NATURAL ENVIRONMENT

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### Our Shared Future

Whistler's natural environment is one of the resort community's greatest assets, and residents and visitors continue to understand its importance to Whistler's success and to the health of current and future generations. Whistler's stewardship ethic has informed land use decisions to maintain healthy ecosystems, beautiful landscapes and a close connection between developed and natural areas.

Sensitive ecosystems with high biodiversity values are protected through legal and policy tools. Native plants continue to thrive in the Whistler valley. Invasive species are, wherever possible, eliminated and prevented.

Residents enjoy clean water thanks to a municipal strategy that focuses on the entire water system from sourcing, through distribution and use, to treatment and disposal, as well as the state of infrastructure and management practices. Whistler's air quality exceeds provincial guidelines, due in part to a reduction in particulates and other emissions from transportation, industry, home heating and other human-created sources. At night, residents can enjoy the night sky through conservative use of lighting that still meets safety needs.

### Current Reality

Protecting Whistler's natural beauty and environmental resources has been identified as a priority since Whistler's creation as a resort municipality. Through significant development over the last 40 years, Whistler's natural areas and local biodiversity are challenged by land conversion and habitat fragmentation but 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. Whistler identified its most sensitive and important ecosystems, and developed rational guidelines and planning practices to protect and support local biodiversity and ecological functions. This is part of the ecosystem based management approach that the municipality has adopted for protection of the natural environment.

The Sea to Sky Corridor also enjoys relatively clean, healthy air but trends indicate that air quality could deteriorate if emissions are not proactively managed. To offset the trend, the municipality has partnered with the Sea to Sky Clean Air Society in planning and implementing the Sea to Sky Air Quality Management Plan which identifies priorities and goals for air quality to protect the airshed throughout its growth and development. The management plan actions include integrating corridor transit systems, reducing vehicle idling, encouraging transit providers to reduce emissions, and promoting opportunities for residential and visitor access to public transportation and transportation initiatives.

Whistler works to maintain, protect and enhance ecological assets such as water quality, biodiversity, clean air, ecosystems and views. The community acknowledges that water quality in lakes, streams and groundwater sources are vital to safe drinking water supply,



recreational use, and the protection of functioning ecosystems. The municipality is engaged in reducing human-bear conflicts through partnership with key organizations, as well as actively protecting ecosystems and viewsapes through initiatives such as the Cheakamus Community Forest.

## Goals, Objectives and Policies

**Goal 6.1. Implement an ecosystem-based management approach as a primary element of Whistler's commitment to the environment.**

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**Objective 6.1.1. *Recognize that ecosystem mapping and the development permit area guidelines for protection of the natural environment are the foundation to Whistler's ecosystem-based approach to protecting the natural environment during land development.***

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| 6.1.1.1. Policy | Review development permit applications against objectives, best management practices and guidelines that seek to ensure ecologically-sensitive development. |
| 6.1.1.2. Policy | Update the municipal ecosystem mapping as new information becomes available.  |
| 6.1.1.3. Policy | Review the development permit area guidelines periodically against current best management practices.   |

*Policy TEXT BOX: The Resort Municipality's Terrestrial Ecosystem Mapping identifies the location of Whistler's sensitive and important ecosystems that are most important to local biodiversity and ecological function: wetlands; riparian areas; old growth and mature forests; early succession forests; high mountain ecosystems; and avalanche tracks. See the Development Permit Area chapter in this OCP for applicable designations and associated guidelines.*

**Goal 6.2. Maintain and prioritize healthy ecosystems, beautiful viewsapes and a close connection between developed and natural areas in the land use planning process.**

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**Objective 6.2.1. *Recognize the physical and visual value of a harmonious, interconnected, built and natural environment.***

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| 6.2.1.1. Policy | Identify the most important natural areas in Whistler for biodiversity, recreation and aesthetic values. |
|-----------------|--|



- 6.2.1.2. Policy      Seek and apply best management practices to new development, significant redevelopment, and operations/maintenance of existing infrastructure.
- 6.2.1.3. Policy      When considering changes to the landscape, ensure that new development or significant redevelopment assesses the cumulative environmental effects of the proposal and uses the information to minimize negative environmental impacts.
- 6.2.1.4. Policy      Limit development to the least environmentally sensitive lands within the Whistler Urban Development Containment Area.
- 6.2.1.5. Policy      During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization/mitigation, thirdly by restoration and lastly by compensation for impacts.

*Policy TEXT BOX: The RMOW will clearly identify its preference for avoiding negative environmental impacts and require a qualified environmental professional 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.*

- 6.2.1.6. Policy      To promote long-term ecosystem integrity and human health, land use decision-making shall apply the Precautionary Principle.
- 6.2.1.7. Policy      Support sustainable forest harvesting using ecosystem-based management (EBM) in the Cheakamus Community Forest, in partnership with Squamish and Lil'wat First Nations.
- 6.2.1.8. Policy      Apply targets, indicators, monitoring and evaluation to maintain the integrity of the natural environment and to reverse negative environmental trends.
- 6.2.1.9. Policy      Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.
- 6.2.1.10. Policy      Promote a stewardship ethic and awareness of environmental issues through public education.

**Objective 6.2.2.      *Maintain and enhance native species, habitat and biodiversity.***



- 6.2.2.1. Policy      Support the development of a Whistler biodiversity protection plan that builds upon the objectives, goals and actions of the Whistler Biodiversity Challenge.
- 6.2.2.2. Policy      Encourage the use of native plant species for development and significant redevelopment as a means of protecting local biodiversity and minimizing watering requirements, subject to policy 6.2.3.1 and avoidance of wildlife attractants.
- 6.2.2.3. Policy      Protect biodiversity by prohibiting the use of invasive plant species and support eradication of existing invasive plants.

*POLICY TEXT BOX: 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. Controlling invasive plant species in the Resort Municipality assists in protecting the natural environment that is integral to the success of our community.*

- 6.2.2.4. Policy      Protect and, where possible, restore the habitats, ecosystems and connectivity that sustain biodiversity including populations of species at risk.
- 6.2.2.5. Policy      Apply an ecosystem-based management approach that focuses on maintaining the interconnected components, functions and processes of local ecosystems.
- 6.2.2.6. Policy      Minimize habitat fragmentation during development and significant redevelopment.

**Objective 6.2.3.    Minimize human/wildlife conflict.**

- 6.2.3.1. Policy      In landscape plans requiring municipal approval, avoid approving plants in areas of concentrated human use that are known to be highly attractive as food sources for bears.
- 6.2.3.2. Policy      Ensure that the municipal solid waste management system is inaccessible to wildlife.
- 6.2.3.3. Policy      Collaborate with community partners to continue minimizing human/bear conflicts.

**Goal 6.3.    Protect water quality and quantity in local water bodies, streams and groundwater.**

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**Objective 6.3.1. Maintain water quality in Whistler's water bodies and groundwater to provincial standards or better.**

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| 6.3.1.1. Policy | Continue to monitor Whistler streams and lakes, compare results to provincial water quality objectives, and take action to improve trends when necessary. |
| 6.3.1.2. Policy | Implement the recommendations in the RMOW <i>Groundwater Resource Protection Plan</i> (2008).   |
| 6.3.1.3. Policy | Continue to monitor and implement best management practices to protect Whistler's surface water supply zones as identified in Schedule L.                 |

**Objective 6.3.2. Promote water conservation to achieve Whistler2020's water consumption targets.**

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| 6.3.2.1. Policy | Develop a "Whistler Water Wise" policy that meets the provincial government's Living Water Smart program commitments. |
| 6.3.2.2. Policy | Encourage the use of native landscape plants, xeriscaping and water conservation technologies.                        |
| 6.3.2.3. Policy | Collaborate with relevant agencies and stakeholders to implement water conservation technologies and programs.        |

**Objective 6.3.3. Maintain overland and in-stream water flows during development and significant redevelopment.**

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| 6.3.3.1. Policy | Maintain natural stream channel alignments and riparian areas unless a significant environmental benefit can be gained through alteration.                                   |
| 6.3.3.2. Policy | Maintain pre- and post-development groundwater recharge and stream base flow rates.  |
| 6.3.3.3. 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. |
| 6.3.3.4. Policy | Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.                                    |
| 6.3.3.5. Policy | Control access to watersheds used for municipal water supply, and seek cooperation from relevant agencies and stakeholders to comply with access restrictions.               |



**Goal 6.4. Protect air quality.**

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**Objective 6.4.1. *Maintain Whistler's air quality so that it exceeds provincial guidelines.***

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| 6.4.1.1. Policy | Reduce particulates and other emissions from transportation, industry, building heating and other human-created sources.           |
| 6.4.1.2. Policy | Continue to partner with the Sea-to-Sky Clean Air Society in planning and implementing the Sea-to-Sky Air Quality Management Plan. |



## CHAPTER 7 QUALITY OF LIFE

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### **Our Shared Future**

Our resort community's high quality of life is supported by the widespread availability of social, health, recreational and educational facilities and services. As a mountain resort community that attracts more than two million guests annually, Whistler continues to make significant investment in infrastructure and services not found in most other similar-sized communities.

Our wide array of recreation, parks and wilderness experiences remains a cornerstone of the Whistler Experience for visitors and of the quality of life for residents. Parks and recreation planning continues to address the need for a mix of community and visitor-related recreational and cultural facilities.

### **Current Reality**

Changes in our community's demography are increasing demand for existing services and changing the types of services needed. These trends are especially the case for seniors' health and support care facilities and services, day care, and family support services.

This chapter is organized into a number of sub-chapters, reflecting the key categories of quality of life.

## **PUBLIC SAFETY**

### **Our Shared Future**

Whistler is kept safe for visitors and residents alike through the provision of police, fire, rescue and emergency services. In addition, the community is prepared for potential emergency events from man-made to naturally occurring emergency situations. Whistler is a healthy community and residents and visitors enjoy resort community amenities peacefully and safely.

### **Current Reality**

Whistler provides public safety services through its own efforts and in partnership with other agencies and senior levels of government. Public safety planning must address the unique characteristics of Whistler as a resort community, with large influxes of visitors and temporary residents from around the world, which can more than quadruple the local population.

Although Whistler is located in a temperate coastal rainforest, its climate is characterized by dry summers which contribute to extreme risk of forest fires. Whistler's emergency plan and wildfire guidelines have been prepared to protect public safety and minimize potential damage to property from wildfire hazards.



## Goals, Objectives, and Policies

### Goal 7.1. Ensure that Whistler is a safe and secure resort community.

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#### ***Objective 7.1.1. Maintain a safe and secure resort community through effective law enforcement and good design practices.***

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|-----------------|--|
| 7.1.1.1. Policy | Review and maintain RCMP detachment location to ensure effective service delivery. Location of the RCMP detachment is shown on the Municipal Facilities Map, Schedule B. |
| 7.1.1.2. Policy | Encourage best practices for crime reduction through design for all development in the municipality.   |

#### ***Objective 7.1.2. Maintain a safe community through the provision of sufficient fire, rescue and emergency services.***

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| 7.1.2.1. Policy | Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. Locations of current fire rescue facilities are shown on the Municipal Facilities Map, Schedule B. |
| 7.1.2.2. Policy | Review fire and safety considerations for all significant development.  |
| 7.1.2.3. Policy | Review and maintain the RMOW Emergency Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response.   |
| 7.1.2.4. Policy | Facilitate a centrally located, multi-agency Emergency Operations Centre.   |

## ACCESSIBILITY

### Our Shared Future

Supported by many community partners and the provincial government, the RMOW is a fully accessible and inclusive resort community for residents and visitors. Everyone, regardless of background or ability has the opportunity to enjoy the Whistler Experience.

### Current Reality

Preparing for and hosting the 2010 Paralympic Winter Games helped to accelerate Whistler's journey toward accessibility and inclusion. Implementation of accessibility initiatives have been supported by the municipality's participation in the Government of B.C.'s Measuring Up program and through its own initiatives including the creation of a Measuring-Up Select Committee of Council.



## Goals, Objectives, and Policies

### Goal 7.2. Ensure that Whistler is an inclusive and accessible resort community.

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**Objective 7.2.1.** *Implement inclusive and accessible design principles in the development and maintenance of Whistler's commercial centres, neighbourhoods, parks, trails, and municipal facilities.*

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| 7.2.1.1. Policy | Encourage development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users to be served by the development/redevelopment in question, including barrier-free and accessibility design principles. |
| 7.2.1.2. Policy | Encourage the establishment of land use patterns, transportation routes and community facilities, amenities and spaces that meet the needs of a changing demographic in the resort community.   |

## CHILDREN AND YOUTH

### Our Shared Future

The health and well-being of Whistler's children and youth are supported by a variety of programs, facilities and services facilitated by the municipality and resort community partnerships. Youth are proud of where they live and are actively engaged in the future of the resort community.

### Current Reality

The resort community has been able to maintain young families living and working in Whistler as a result of the municipality's resident restricted housing initiatives. Whistler continues to have demand for child care programs and services for working parents. This demand is provided for by a wide range of programs from licensed care facilities, to private home care, to on the mountain ski school programs. The municipality and the resort community work collaboratively to address child care needs.

Whistler youth are actively involved in a variety of endeavors from outdoor leadership, competitive athletics, arts and culture, and employment and mentoring opportunities. The municipality has created opportunities for youth engagement in its resort community planning initiatives and operates a youth centre providing a safe, stimulating and fun environment for youth aged 13 to 18.

## Goals, Objectives, and Policies



**Goal 7.3. Support a variety of childcare opportunities for Whistler's children.**

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**Objective 7.3.1. *Improve access to preschool and childcare facilities and services.***

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|-----------------|--|
| 7.3.1.1. Policy | Encourage the availability of licensed childcare facilities, including a location in Whistler Village.   |
| 7.3.1.2. Policy | Support childcare programs within municipal facilities with licensing, as deemed appropriate.  |
| 7.3.1.3. Policy | Consider neighbourhood multi-use facilities with space for childcare programs.   |
| 7.3.1.4. Policy | Encourage development of a network of in-home family childcare, with appropriate licencing, throughout the community.  |
| 7.3.1.5. Policy | Consider requiring new development and redevelopment to provide appropriately scaled space that may be leased at affordable rates to licensed childcare operators. |

**Goal 7.4. Support the health and well-being of Whistler's youth and young adults and their active participation in the resort community.**

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**Objective 7.4.1. *Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.***

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|-----------------|--|
| 7.4.1.1. Policy | Explore the development and implementation of a youth engagement strategy in the resort community.               |
| 7.4.1.2. Policy | Encourage services, programs, and facilities that promote the health and social needs of youth and young adults. |

## EDUCATION AND LEARNING

### **Our Shared Future**

Whistler offers residents and visitors a variety of options for diverse and accessible lifelong learning. The community boasts a learning culture that is nurtured and promoted locally and regionally through these opportunities.

Families choose Whistler because the community's education system is designed to support students who are striving to achieve excellence in all aspects of education, including personal growth and self-esteem. The resort community provides high quality learning opportunities and



facilities by supporting and collaborating with relevant school administrations, the BC Ministry of Education and post-secondary institutions. Many additional learning opportunities are available, such as speaker series, conferences and community forums. Education is an important contributor to Whistler's culture and local economy.

### **Current Reality**

Whistler has a well-educated population that expects high-quality and diverse opportunities to meet lifelong learning and formal education needs. Its schools include Myrtle Philip Community School, Spring Creek Community School, Whistler Secondary, École la Passerelle and the Whistler Waldorf School, as well as a variety of private educational enterprises. The Whistler Public Library, the Squamish Lil'wat Cultural Centre, Whistler Museum and Archives, Millennium Place, the Whistler Centre for Sustainability and Whistler Forum also provide learning opportunities.

The resort community has identified and is supportive of pursuing and growing learning opportunities in the areas of: tourism, English-as-a-second language, culinary, sustainability, event management and film. These opportunities complement and diversify Whistler's tourism economy, support local learning initiatives, and enhance the visitor experience.

### **Goals, Objectives, and Policies**

#### **Goal 7.5. Ensure that an array of learning opportunities are available for residents and visitors.**

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**Objective 7.5.1. Collaborate with relevant school administrations and the BC Ministry of Education to ensure that high quality kindergarten, elementary and secondary school facilities are provided in the resort community.**

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|-----------------|--|
| 7.5.1.1. Policy | Identify potential sites to be reserved for future kindergarten, elementary and secondary schools, if required. Existing permanent school locations are shown on the Municipal Facilities Map, Schedule B. |
| 7.5.1.2. Policy | Encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the resort community.                                      |
| 7.5.1.3. Policy | Consider independent school proposals for additional kindergarten, elementary or secondary school facilities that enhance the resort community.  |

**Objective 7.5.2. Support improved access to post-secondary educational opportunities that enhance the resort community.**



- 7.5.2.1. Policy      Support learning and post-secondary opportunities that complement the resort community.

**Objective 7.5.3.    *Support the Whistler Public Library as an important resort community asset.***

- 7.5.3.1. Policy      Continue to work with the Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services.

## HEALTH AND WELLNESS

### Our Shared Future

Whistler's focus on health has evolved to treat the physical body, mind and spirit holistically. Whistler benefits from a healthy natural environment and abundant recreation and leisure activities.

The provincial medical health system is viable and provides high-quality service that meets the diverse needs of residents and visitors. In addition, the resort community has a wide range of world class health and wellness services provided by private practitioners. These services benefit resort community quality of life and enhance the attractiveness of Whistler as a resort destination.

### Current Reality

Whistler residents consistently rate their health status as very good or excellent.

Vancouver Coastal Health, Sea to Sky (VCH) operates the Whistler Health Care Centre which provides urgent and emergency health care services. There are also onsite radiology, CT scanner and laboratory services. The demand for services and the number of admittances has grown as the resort community population and visitation have grown. There are also a relatively high number of incidents of medical visits due to injuries associated with high risk recreation activities.

As the resort community's population ages, Whistler is confronted with finding ways to accommodate more people with mobility, cognitive, visual and hearing limitations. The community's most vulnerable groups, including children, seniors, people with disabilities, the homeless and youth at risk, also have needs that must be addressed.

### Goals, Objectives, and Policies

**Goal 7.6.    Strive to ensure community health and social service facilities meet the physical, mental, spiritual and social needs of residents and visitors.**

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**Objective 7.6.1. Engage with health service providers and the community to maintain high quality services with a particular focus on the needs of those who are most vulnerable.**

- 7.6.1.1. Policy Review with the Vancouver Coastal Health, Sea to Sky (VCH) expansion of the existing site for additional health services, as necessary. The Whistler Health Care Centre is shown on the Municipal Facilities Map, Schedule B.
- 7.6.1.2. Policy Explore with VCH future healthcare sites for additional health services, if required.
- 7.6.1.3. Policy Engage VCH in reviewing health care infrastructure capacity in conjunction with future community development, resort development and activities.

*POLICY TEXT BOX: The VCH, Sea to Sky, 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 in regard to their health care resource, infrastructure and service needs as well as their land use needs and impacts within the municipal boundaries. Other levels of government and agencies are responsible for health service decisions which impact land use within the municipal boundaries. The municipality needs to play an active role to ensure these organizations keep our community's values and objectives in mind.*

- 7.6.1.4. Policy Support the private sector in providing a full range of specialized health and wellness services and sports medicine that complement the public health care system.
- 7.6.1.5. Policy Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities in the resort community.

**Objective 7.6.2. Engage with social service providers to ensure an adequate level of social services is maintained through RMOW leadership and partnerships.**

- 7.6.2.1. Policy Support the coordinated and comprehensive delivery of social services by the relevant agencies and stakeholders.

**Objective 7.6.3. Engage with providers to ensure adequate animal care facilities are maintained for the wellbeing of residents' and visitors' pets.**

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

**FOOD**



## Our Shared Future

Whistler enjoys a community-supported local food system, whether it's at the local farmer's market, hobby farm, community garden, local restaurant or grocer.

Whistler supports regional agricultural land being preserved and enhanced for increased production. Opportunities for food production on protected farmland and developed lands are encouraged and are supported by Whistler's population of residents and visitors. Regional food producers, retailers 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.

## Current Reality

Local and regional stakeholders have been working on a strategy 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 community sustainability.

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

Through enhanced food security and the support of our regional partners, our communities will look at food, its delivery and preparation as an integral part of our regional identity and market opportunity. The protection of capable and suitable farmland throughout the Squamish-Lillooet Regional District is necessary for the long-term sustainability of the community and the food security of residents in the Sea-to-Sky Corridor.

## Goals, Objectives, and Policies

### **Goal 7.7. Support and value sustainable, secure local and regional food systems.**

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#### ***Objective 7.7.1. Improve access, education and initiatives to increase the sustainability and resiliency of the resort community's food system.***

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| 7.7.1.1. Policy | Investigate the creation of a sustainable food plan that encourages awareness, initiatives and the expansion of the local food system, notably within a 50 km distance of Whistler. |
| 7.7.1.2. Policy | Work with resort community partners and stakeholders to provide increased access to safe, nutritious and affordable food.   |



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| 7.7.1.3. Policy | Collaborate with regional and provincial agencies and stakeholders in support of regional food security initiatives. |
| 7.7.1.4. Policy | Explore additional opportunities for farmers' markets in Whistler.   |
| 7.7.1.5. Policy | Encourage small-scale, neighbourhood-level food production within the resort community.                              |
| 7.7.1.6. Policy | Showcase local and regional food and beverage offerings through resort community celebrations and events.            |

## ARTS, CULTURE & HERITAGE

### Our Shared Future

Whistler has a unique cultural identity with a rich and diverse offering of arts, cultural and heritage events and programs for the enjoyment and enrichment of residents and visitors. Whistler's people, history, First Nations culture, natural environment and sport heritage are showcased and celebrated. The resort community's spirit is alive with creative energy and aesthetic appreciation. Cultural tourism initiatives attract visitors and contribute to the Whistler Experience and local economy. Local and regional artists contribute to the resort community's health, vitality and economic prosperity. Whistler's community organizations and businesses regularly showcase the work of local and regional artists in the resort. Thanks to non-profit as well as private-sector participation, Whistler offers many opportunities for education and participation as well as enjoyment of arts, culture and heritage.

Whistler is further enriched by an array of stunning public art placed throughout the resort community. The municipality continues to encourage the installation of art throughout the resort community.

### Current Reality

The resort community has recognized the importance of arts, culture and heritage to its local economy and quality of life. Cultural tourism is a significant and growing market opportunity for Whistler that complements its world class sport and recreation offering.

Whistler's arts, culture and heritage infrastructure and resources have demonstrated an increasing capacity and capability to execute high quality events and programs. Festivals and events are an important part of the Whistler Experience providing visitors and residents with memorable experiences.

Whistler has a number of organizations and facilities dedicated to the enhancement of arts, culture and heritage within the resort community. Private enterprise is also active and plays a vital role in the promotion, production and advancement of this sector.

Community building and cohesion can be strengthened through further support for Whistler's arts, culture and heritage programs and services, activities and events that bring people together to create individual involvement and community partnerships.



## Goals, Objectives, and Policies

### Goal 7.8. Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.

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#### **Objective 7.8.1. Support programs, partnerships and venues for furthering Whistler's arts, culture and heritage sectors.**

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| 7.8.1.1. Policy | Support collaborative efforts within the resort community to strengthen Whistler's arts, culture and heritage sector.  |
| 7.8.1.2. Policy | Promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.  |
| 7.8.1.3. Policy | Support the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate. |

#### **Objective 7.8.2. Increase opportunities for education, participation and enjoyment of arts, culture and heritage for residents and visitors.**

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|-----------------|---|
| 7.8.2.1. Policy | Support non-profit and private-sector efforts to increase arts, culture, and heritage opportunities.  |
| 7.8.2.2. Policy | Collaborate with the appropriate agencies and stakeholders to develop a strategy to showcase local and regional artists and their achievements. |

#### **Objective 7.8.3. Enrich the built environment through public art that promotes awareness, understanding, access to and enjoyment of art as part of everyday life.**

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| 7.8.3.1. Policy | Continue to showcase public art as an integral component of the resort community.  |
| 7.8.3.2. Policy | Encourage the installation of art on or within the built environment, including private properties, public spaces, parks, trails and streets, where appropriate. |
| 7.8.3.3. Policy | Encourage public and private art installations to include First Nations themes and topics.   |

#### **Objective 7.8.4. Celebrate, protect and commemorate Whistler's diverse heritage including First Nations.**



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| 7.8.4.1. Policy | Maintain an inventory of Whistler's heritage resources and ensure all identified heritage resources are considered in the review of new development proposals.   |
| 7.8.4.2. Policy | Encourage appropriate agencies and historical organizations to identify, manage, interpret, preserve and promote Whistler's heritage.  |
| 7.8.4.3. Policy | Work with the Squamish and Lil'wat Nations to integrate First Nations history and culture within the resort community, and to consider documented heritage and cultural resources for First Nations use. |

## COMMUNITY CEMETERY

### Our Shared Future

Whistler's cemetery design and development is in response to the sloped topography, and preserves the tranquil forested nature of the site and provides 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

**Goal 7.9. Continue to offer commemoration opportunities within the Whistler Cemetery.**

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**Objective 7.9.1. *Ensure an adequate provision of land for the resort community's needs and maintain the cemetery's tranquil character.***

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| 7.9.1.1. Policy | Continue to manage the Whistler Cemetery to provide a range of service options within a forested setting.  |
| 7.9.1.2. Policy | Manage land uses adjacent to and within the cemetery site to preserve its tranquil and forested character. |

## RECREATION & LEISURE

### Our Shared Future



Whistler is globally recognized as a leader in offering innovative and unique recreation, sport and leisure activities. Residents and visitors of all ages and abilities enjoy year-round opportunities that encourage an active resort community lifestyle.

Whistler's outdoor recreation and leisure opportunities take advantage of Whistler's mountain landscape and natural beauty. The resort community is recognized for its efforts to minimize impacts on the natural environment associated with recreation and leisure infrastructure and operations. Whistler is best known throughout the world for its alpine skiing, snowboarding and mountain biking, in addition to a broad range of other activities. An extensive network of open spaces, trails and parks is continually enhanced and provides an abundance of opportunities for recreation and leisure. The municipality's Recreation Master Plan (RMP) 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 plan provides direction for municipal council to ensure that Whistler's natural and recreational resources are preserved and that parkland is set aside for future use. The RMP allows the resort community to be strategic in the provision of recreation and leisure infrastructure. Recreational trends, issues and opportunities are always changing, but Whistler remains at the leading edge, continually providing new or refreshed reasons to come to the resort.

### **Current Reality**

Recreation and leisure in the natural mountain environment are at the heart of Whistler's culture and a major driver of the local economy. Whistler and Blackcomb mountains regularly attract more than two million visitors annually for on-mountain activities.

Whistler's recreation and leisure opportunities are diverse and innovative. Residents and visitors choose from an impressive variety of physical and leisure activities supported by Whistler's natural areas, open spaces, trails, parks and recreation facilities. The diversity of opportunities is delivered through the combined efforts of private enterprises, local government, community members and dedicated not-for-profit groups.

Many of the recreational opportunities enjoyed and planned for by the resort community cross a variety of jurisdictional boundaries. Cooperation amongst all jurisdictions is essential for all to achieve individual goals that are often mutually beneficial to all.

Recreation and leisure foster psychological, social, economic and spiritual benefits that support the wellbeing of Whistler's residents and visitors. This focus is a natural extension from the community's roots in recreation-based active lifestyles.



## Goals, Objectives, and Policies

### Goal 7.10. Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.

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#### *Objective 7.10.1. Value and preserve Whistler's scenic qualities.*

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| 7.10.1.1. Policy | Identify, preserve, improve and maximize areas of special scenic importance within municipal boundaries in participation with relevant agencies and stakeholders in accordance with and to the extent permitted by legislation.                                       |
| 7.10.1.2. Policy | Strive to preserve viewscales and scenic corridors as part of the development approval and rezoning process.  |
| 7.10.1.3. Policy | Retain scenic views to and from key open spaces to the extent permitted by legislation.   |
| 7.10.1.4. Policy | Prioritize non-motorized and low-environmental-impact recreation and leisure activities over motorized activities while recognizing the key contribution of mechanized lift access on Whistler Blackcomb to the local economy and to the overall Whistler Experience. |
| 7.10.1.5. Policy | Support provincial and federal regulations that restrict motorized boat use and fishing on Whistler's water bodies.   |

#### *Objective 7.10.2. Preserve large areas of natural environment through a variety of means and in coordination with the Cheakamus Community Forest.*

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| 7.10.2.1. Policy | Promote the preservation of public lands through park designations or other regulatory and legislative means.                 |
| 7.10.2.2. Policy | Designate natural areas for preservation, where appropriate and in alignment with OCP objectives.                             |
| 7.10.2.3. Policy | Manage natural areas to take into account long-term wildfire fuel management impacts and the mitigation of fuel-load hazards. |

#### *Objective 7.10.3. Retain a variety of open spaces for resort community needs.*

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| 7.10.3.1. Policy | Promote retention of a variety of open spaces, ranging from natural forests to open lawn areas to constructed urban spaces. |
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**Goal 7.11. Continue to provide a variety of high quality recreation and leisure amenities.**

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***Objective 7.11.1. Maintain a variety of recreation and leisure amenities.***

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| 7.11.1.1. Policy | Maintain and improve where feasible Whistler's overall recreation and leisure infrastructure. |
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***Objective 7.11.2. Utilize a proactive and consultative approach in the planning, development and maintenance of recreation and leisure amenities and guiding documents.***

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| 7.11.2.1. Policy | Integrate planning and development with relevant agencies and stakeholders.  |
| 7.11.2.2. Policy | Review recreational amenities on an on-going basis to ensure that they remain sufficient in scale and relevant to the resort community.  |
| 7.11.2.3. Policy | Utilize best practice design principles to integrate parks with overlapping and adjacent land uses.  |
| 7.11.2.4. Policy | Maintain an active role with relevant agencies and stakeholders in reviewing proposals for recreational activities and development within and adjacent to Whistler's municipal boundaries. |

***Objective 7.11.3. Strategically provide recreation and leisure infrastructure.***

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| 7.11.3.1. Policy | Utilize the Recreation Master Plan (RMP) as the guiding document for Whistler's recreational and leisure amenity needs. |
| 7.11.3.2. Policy | Review and update the RMP periodically.   |

***Objective 7.11.4. Acquire lands to realize the RMP's objectives.***

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| 7.11.4.1. Policy | Explore opportunities to acquire and or access lands in support of the RMP.   |
| 7.11.4.2. Policy | Require recreational trails shown on Schedule G to be dedicated as a public right-of-way or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation. |
| 7.11.4.3. Policy | Require recreation areas or open space to be dedicated as park or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation.                           |



- 7.11.4.4. Policy      Maintain a park acquisition reserve fund to secure properties in support of the RMP.

**Goal 7.12. Achieve a balance between users' needs and the natural environment in providing recreational opportunities.**

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***Objective 7.12.1. Ensure that recreational opportunities highlight and respect Whistler's natural environment.***

- 7.12.1.1. Policy      Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP policies and development permit guidelines, Riparian Area Regulations, other legislation and best management practices.
- 7.12.1.2. Policy      Promote use of preferred modes of transportation to access recreation and leisure amenities in order to reduce vehicle parking requirements, with site-by-site accessible parking maintained.

**Goal 7.13. Whistler provides diverse parks, trails and recreation opportunities.**

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***Objective 7.13.1. Ensure that an appropriate range of recreation and leisure amenities is available to visitors and residents.***

- 7.13.1.1. Policy      Provide a variety of recreation and leisure amenities for the use and enjoyment of the resort community as shown in Schedules G and H.
- 7.13.1.2. Policy      Provide opportunities in the natural environment for organized and passive activities.
- 7.13.1.3. Policy      Integrate and prioritize new recreation and leisure activities with existing recreation and leisure amenities where feasible.
- 7.13.1.4. Policy      Areas with recreation potential will be identified through the Recreation Master Plan.
- 7.13.1.5. Policy      Provide accessible information and features within municipal parks and facilities so people may choose the type of recreation opportunities that best meet their needs.



***Objective 7.13.2. Provide a system of major and neighbourhood parks for visitor and resident use and enjoyment in support of the RMP.***

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| 7.13.2.1. Policy | Continue to designate, develop and maintain major parks possessing unique and or highly popular qualities as shown in Schedule H.           |
| 7.13.2.2. Policy | The planning, design and programming of major parks will reflect the broad needs and opportunities of the resort community.                 |
| 7.13.2.3. Policy | Achieve a balance between neighbourhood and resort community needs in major parks located within or adjacent to residential neighbourhoods. |
| 7.13.2.4. Policy | Support sport and tournament facilities within major parks in consideration of sport tourism strategies and adjacent uses.                  |
| 7.13.2.5. Policy | Continue to designate, develop and maintain neighbourhood parks as shown in Schedule H.   |
| 7.13.2.6. Policy | The planning and design of neighbourhood parks will reflect the recreation and leisure needs of the neighbourhood's residents.              |

***Objective 7.13.3. Provide a network of recreational trails.***

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| 7.13.3.1. Policy | Continue to develop, maintain and protect a comprehensive network of non-motorized multi-use recreational trails that link built and natural amenities as shown on Schedule G and H.   |
| 7.13.3.2. Policy | Further improve the recreational Valley Trail network to efficiently link commercial centres, neighbourhoods, schools, parks, trailheads and lakes where reasonably practical and in support of the RMP and the Transportation Cycling Plan as shown on Schedule F.  |
| 7.13.3.3. Policy | With respect to future trail linkages shown on Schedules F, G and H, employ a range of measures to legally establish the linkages including acceptance of trail dedications and grants of rights of way by landowners in relation 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. |



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| 7.13.3.4. Policy | Continue to participate with other relevant agencies and stakeholders in the planning of the recreational Sea to Sky Trail.   |
| 7.13.3.5. Policy | Continue to lead the implementation of the recreational Sea to Sky Trail within municipal boundaries and in support of the RMP.                                     |
| 7.13.3.6. Policy | Continue to collaborate with relevant agencies and stakeholders regarding recreational cycling and trail management issues in Whistler and the Sea to Sky corridor. |

***Objective 7.13.4. Visitors and residents integrate non-motorized recreation into their daily lives.***

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| 7.13.4.1. Policy | Encourage non-motorized recreation to promote the health and well-being of residents and visitors.                                       |
| 7.13.4.2. Policy | Provide and maintain a network of on and off-road cycling routes supporting recreation and transportation as shown in Schedules F and G. |

**Goal 7.14. Balance the commercial use of public amenities with resort community values and the needs of residents and guests.**

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***Objective 7.14.1. Ensure that commercial uses are consistent with overall resort community values and are respectful of potential impacts to use by residents, guests and adjacent lands and facilities.***

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| 7.14.1.1. Policy | Use of public amenities by commercial operators is to be consistent with overall resort community values as defined by Whistler2020 and this OCP.   |
| 7.14.1.2. Policy | Consider residents' and guests' use and enjoyment of public amenities, adjacent land uses, and the OCP's general preference for no negative impact and non-motorized activities, when assessing commercial operators' use of a given amenity. |



## CHAPTER 8 CLIMATE ACTION & ENERGY

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### Our Shared Future

Across Whistler, residents and businesses are using less energy and are reducing emissions while enjoying unprecedented 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 dedicated itself 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 took the lead in reducing GHG emissions from passenger vehicle transportation, commercial fleets, transit, residential and commercial buildings, as well as municipal and community infrastructure. Committing to our community-adopted targets, Whistler has reduced its community-wide energy consumption by more than 10% from 2007 levels. Whistler has concentrated development within the area bounded by Function Junction in the south and Emerald Estates in the north, utilizing existing infrastructure systems and avoiding the negative traffic and GHG emission impacts characteristic of a more spread-out development pattern. Usage of preferred modes of transportation such as public transit, bicycles and walking have increased considerably, leading to greater use of our commuter trail networks, reduced single-occupant vehicle use, and an increasingly successful public transit system.

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 and energy-sharing solutions like district energy systems have reduced energy consumption and GHG emissions – while proving cost-effective. A community-supported new district energy system is being evaluated for integration into the higher-density areas of Whistler Village – a community investment that could further reduce energy consumption in the core commercial area, generating operating cost savings and still further reducing our contribution to a changing climate.

Moreover, Whistler has recognized that despite our best efforts, the climate is unfortunately changing – and with these changes, comes the need to strategically adapt. Ongoing vulnerability assessments for all key social, economic and environmental systems have become core to informed planning and decision making, and collectively increasingly shape the way the community prepares for its ongoing prosperity and well-being.

In sum, the simultaneously higher-quality and lower energy visitor experience in Whistler continues to set the resort apart from other places in North America and has helped to ensure its success as a world-class resort community – all while decreasing the emissions associated with traditional tourism patterns and infrastructure, as well as limiting energy cost increases 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 managing our GHG emissions – and the potential impacts if we do not.

The RMOW is a signatory of the BC Climate Action Charter and has committed to a 33 percent reduction in community-wide GHG emissions by 2020. In 2011, the main source of our community GHGs was passenger vehicles (51%), followed by commercial natural gas use (23%), and residential natural gas use (10%).

Whistler's has achieved a 13% reduction in GHG emissions since 2007 (~4,500 tCO<sub>2</sub>e/year), primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. To meet our GHG reduction targets, Whistler must cut 3,000 - 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the community's current patterns of increasing energy consumption. It is important to note that the resort community's energy consumption has increased by 8% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (19%) -enough to power more than 2,000 electrically-heated homes in our climate. This increasing consumption is a fact that will continue to challenge our ability to meet our GHG reduction targets.

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, Passivhaus-certified residential construction, as well as 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. Moreover, numerous local businesses have integrated energy and emission inventories into their quality assurance and operational management systems.

In the public sector, leadership has included a new PassivHaus-certified community building at Lost Lake, an innovative alternative energy-based district energy system at Cheakamus Crossing, LEED-certified public buildings and substantial energy efficiency upgrades to our community pool. Other large-scale emission reduction projects include the cap-and-capture of landfill methane, a new organics recycling facility as well as work supporting Terasen Gas (Whistler) Inc.'s (now FortisBC) propane to natural gas conversion and pipeline installation project.



## Goals, Objectives and Policies

### Goal 8.1. Substantially reduce GHG emissions from stationary sources.

*GOAL TEXT BOX: Emissions from Stationary Sources include emissions from commercial and residential buildings as well as from key municipal and community infrastructure. Stationary Sources in Whistler (primarily buildings) represent approximately 65% of total community energy use, and 45% of GHG emissions. Increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption.*

#### **Objective 8.1.1. *Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals.***

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| 8.1.1.1. Policy | Maintain, update and apply the RMO Green Building Policy to reflect current trends in energy efficiency and local government jurisdiction, and to support our community-wide commitment to GHG reduction and energy performance. |
| 8.1.1.2. Policy | Encourage increased uptake of building energy retrofit programs (provincial, federal and utility-based).   |
| 8.1.1.3. Policy | Remove barriers to higher building envelope insulation standards from local regulations and standards.   |
| 8.1.1.4. Policy | Encourage opportunities and approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio heaters and heated driveways.  |

#### **Objective 8.1.2. *Create an incentive structure to encourage energy-efficient, low-carbon construction and development practices.***

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| 8.1.2.1. Policy | Create and deploy incentives to facilitate upgrades of existing infrastructure and buildings that improve energy efficiency.         |
| 8.1.2.2. Policy | Work to structure municipal fees and charges on development to reflect energy efficiency and lower-environmental-impact development. |

#### **Objective 8.1.3. *Evaluate opportunities for low-carbon, district-based energy systems.***



- 8.1.3.1. Policy Designate Whistler Village as a District Energy Investigation Area as shown in Schedule S.
- 8.1.3.2. Policy Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.
- 8.1.3.3. Policy Where sufficient demand exists, support the development of 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.

**Objective 8.1.4. *Work with senior levels of government to encourage carbon reduction and energy conservation policies in jurisdictional realms beyond local government control.***

- 8.1.4.1. Policy Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.

*POLICY TEXT BOX: Increasing the renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels). As the integration of renewable energy infrastructure in building design is outside local government jurisdiction, working with the provincial government through building code extensions (such as a solar-hot-water-ready code) is one of our best strategies for furthering such regulations.*

**Objective 8.1.5. *Support local and regional low-carbon energy production that includes a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.***

- 8.1.5.1. Policy Encourage increased energy self-sufficiency through on-site renewable energy generation opportunities for existing and new buildings.
- 8.1.5.2. Policy Support local and regional renewable electricity production opportunities consistent with Objective 8.1.5

**Goal 8.2. Substantially reduce GHG emissions from mobile sources.**

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**Objective 8.2.1. *Treat land use as a primary determinant of transportation-based energy use.***

- 8.2.1.1. Policy Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.



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| 8.2.1.2. Policy | Proposals for new development or significant redevelopment should be required to quantify future GHG emissions and energy consumption (including transportation-based) and incorporate measures to minimize and/or mitigate projected increases. |
| 8.2.1.3. Policy | Consider extended application of residential infill policies as a means of reducing GHG emissions.   |
| 8.2.1.4. Policy | As a strategy 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.                         |
| 8.2.1.5. Policy | Consider approval of new development or significant redevelopment only near settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.  |
| 8.2.1.6. Policy | Reduce regional transportation emissions by supporting appropriate opportunities for increasing local food production  |

***Objective 8.2.2. Prioritize infrastructure development and policies that support preferred modes of transportation for intra-community travel.***

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| 8.2.2.1. Policy | Use every reasonable opportunity to further the use of preferred modes of transportation.   |
| 8.2.2.2. Policy | Continue to support transportation demand management strategies that pass the infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.  |
| 8.2.2.3. Policy | Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.   |
| 8.2.2.4. Policy | Increase year-round connections for active transportation modes throughout the community – especially in areas near convenience services.   |
| 8.2.2.5. Policy | Investigate potential sites, facility requirements and alternative funding models to support developing one or more centralized multimodal transportation hubs, potentially including the Whistler Village Visitor Centre, to enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally. |



**Objective 8.2.3. Increase integration of lower-impact technologies for community mobility.**

**OBJECTIVE TEXT BOX:** *The reduction of energy use as well as the reduction of 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 that is travelled. Both strategies will be required to achieve our community targets for GHG reduction.*

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| 8.2.3.1. Policy | Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.                                     |
| 8.2.3.2. Policy | Support the development of and increased access to reduced-carbon mobile fuel options such as natural gas, appropriate biofuels and electricity. |
| 8.2.3.3. Policy | Encourage commercial recreation and leisure operators to minimize the GHG emissions associated with their activities.                            |

**Goal 8.3. Substantially reduce GHG emissions associated with solid waste management.**

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**Objective 8.3.1. Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.**

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| 8.3.1.1. Policy | Develop, expand and promote programs and infrastructure that increases local recycling diversion rates, especially of organics. |
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**Goal 8.4. Ensure municipal decision-making is structured to achieve energy goals and GHG reduction targets.**

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**Objective 8.4.1. Achieve community-level GHG reduction targets.**

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| 8.4.1.1. Policy | Lead a community-wide effort to reduce total community GHG emissions to a level 33% lower than 2007 levels by 2020; 80% lower than 2007 levels by 2050; and 90% lower than 2007 levels by 2060. |
| 8.4.1.2. Policy | Lead a community-wide effort to reduce total energy consumption to a level 10% below 2007 levels by 2020.   |
| 8.4.1.3. Policy | Monitor and report annually on both community-wide and corporate energy and GHG emission performance.   |



- 8.4.1.4. Policy      Respect the resort community's adopted GHG reduction target when evaluating changes to development and land use patterns.
- 8.4.1.5. Policy      Ensure that the municipality's Energy and Climate Action Plan is updated every five years.

**Objective 8.4.2.    *Support community marketing and outreach programs that raise awareness of the benefits of reducing personal energy use and decreasing our collective GHG emissions.***

- 8.4.2.1. Policy      Promote awareness of climate change mitigation and adaptation, as well as the importance of energy efficiency, through community outreach that targets personal energy and emission reduction opportunities.

**Objective 8.4.3.    *Ensure that climate change adaptation planning is integrated in community decision-making.***

OBJECTIVE TEXT BOX: *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, more frequent storms and sea level rise. Rising mobile fuel costs and consequent impact on travel and tourism patterns need to be understood for continued resort success. Failure to strategically evaluate and act upon these issues could substantially and unnecessarily increase the vulnerability of Whistler primary economic engine – tourism.*

- 8.4.3.1. Policy      Pursue strategic adaptation planning that regularly assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler's tourism economy.
- 8.4.3.2. Policy      Ensure that strategic directions related to climate change risk management and climate change adaptation are considered in decision-making processes.



## CHAPTER 9      TRANSPORTATION & INFRASTRUCTURE

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### **Our Shared Future**

Whistler's transportation and infrastructure systems are integral to the livability and success of Whistler as a resort community. Whistler residents are encouraged to use walking, cycling and public transit, supported by excellent transportation infrastructure oriented to these modes. As a result, residents and visitors increasingly choose preferred modes over single-occupancy vehicle trips.

Whistler's transit system continues to experience the highest ridership in British Columbia and is delivered efficiently and cost effectively while maintaining affordability and the highest possible service levels. With a wide range and frequency of regional bus services, it's never been easier to travel to Vancouver and beyond.

Whistler's water, wastewater, rainwater management, and solid waste infrastructure systems set a high standard, consistent with the resort community's standing as a world class destination that is steadily moving towards sustainability. Whistler residents and visitors enjoy high quality drinking water and do their best to conserve this valuable resource. A dependable water supply is in place for personal, commercial and fire protection needs. Rainwater management and flood control measures replicate natural hydrological systems and functions as much as possible. Continual innovation in solid waste treatment as well as aggressive composting and recycling programs ensure that Whistler's Zero Waste Goal has been met and is being sustained.

### **Current Reality**

Whistler relies on an efficient transportation infrastructure to transport people and goods to, from and within the resort community. Initiatives have been undertaken to promote shifts away from the private automobile to preferred modes of transportation. Recent upgrades have been completed to Highway 99, BC Transit facilities, the Valley Trail system and pedestrian and bicycle networks.

Whistler has relatively high participation in preferred modes of transportation including carpooling, transit, walking and biking. The Whistler Transit System has been a strong success, experiencing the highest ridership per service hour in British Columbia and consistently serving almost 3 million riders per year.

Whistler has also completed major infrastructure upgrades to its wastewater treatment facility, water supply system, rainwater management systems, and solid waste management facilities that incorporate sustainability measures and meet Whistler's future needs.

### **Goals, Objectives and Policies**

#### **Transportation**



**Goal 9.1. Encourage walking, cycling and transit as Whistler’s preferred modes of transportation.**

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***Objective 9.1.1. Create engineering systems and supporting systems that make preferred modes attractive by being affordable, convenient, safe and enjoyable throughout the year, while minimizing environmental impacts.***

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| 9.1.1.1. Policy | Encourage residents and visitors to shift from personal motor vehicles towards preferred modes of transportation through incentives, disincentives, supportive land use, education and awareness.  |
| 9.1.1.2. Policy | Collaborate with the provincial government to enhance the character of Highway 99 in key areas to ensure the highway approach to the resort community is as interesting and vibrant as Whistler itself, including measures such as landscaped buffers, medians, public art and safe pedestrian, bicycle and transit facilities, in a manner that is compatible with encouraging preferred modes of transportation. |
| 9.1.1.3. Policy | Work with the provincial government to upgrade and develop safe crossings for pedestrians and cyclists in the Highway 99 corridor.   |
| 9.1.1.4. Policy | Monitor crosswalks and intersections in the resort community to identify safety issues and implement measures, such as improved lighting, that make crossings more comfortable for pedestrians, cyclists, and those in wheelchairs or having other mobility challenges.  |
| 9.1.1.5. Policy | Ensure the needs of pedestrians, cyclists and those using wheelchairs or having other mobility challenges are given equal consideration to the needs of those using motor vehicles during construction and maintenance activities.   |
| 9.1.1.6. Policy | Maintain a pedestrian and bicycle network throughout the valley as shown in Schedules E and F that encourages year-round use of preferred modes of transportation.   |
| 9.1.1.7. Policy | Maintain groomed cross-country ski trails that will encourage their use as a preferred mode of transportation.   |
| 9.1.1.8. Policy | Recognize the recommendations of the Whistler Transportation Cycling Plan and the Whistler Recreational  |



- Cycling Plan in planning for the pedestrian and bicycle network.
- 9.1.1.9. Policy Reduce conflicts between different types of users on sidewalks and the pedestrian and bicycle network, and continue to develop bicycle and pedestrian infrastructure in areas with demonstrated need.
- 9.1.1.10. Policy Work with resort community stakeholders to develop and implement outreach and awareness measures to improve the safety of all road users.
- 9.1.1.11. 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.
- 9.1.1.12. Policy Work with the provincial government and regional stakeholders to develop an equitable regional transit model.
- 9.1.1.13. Policy Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel.
- 9.1.1.14. Policy Accommodate the staging and parking requirements of buses transporting visitors to, from and within Whistler in a manner that minimizes impacts to the resort community and enhances visitor experience.
- 9.1.1.15. Policy Recognizing that current technologies are unlikely to permit the immediate return of passenger rail service, 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 develop infrastructure compatible with the return of higher-volume passenger rail service.
- 9.1.1.16. Policy Support the development of fiscally responsible facilities that centralize multi-modal transportation within Whistler Village, enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.



*POLICY TEXT BOX: Studies have indicated and community businesses have suggested that an impediment to using preferred modes for travel is the requirement for multiple ticketing, multiple modes and several luggage transfers, which can be particularly difficult during long-haul travel and for certain user groups such as seniors, the disabled and families with multiple children. This policy supports partnerships to allow visitors to “check in” once at their origin and receive single ticketing and continuous luggage transfers all the way to their Whistler accommodation.*

- 9.1.1.17. Policy      Encourage the development of infrastructure required for passenger arrival and departure from preferred travel modes to, from and within the resort community.

**Goal 9.2. Accommodate general-purpose traffic in a way that supports economic viability, environmental protection and community liveability.**

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**Objective 9.2.1. Support appropriate levels of service for general-purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.**

- 9.2.1.1. Policy      Develop a safe local network road system, as shown in Schedule E, which services development anticipated within this OCP in a way that minimizes negative impacts on neighbourhoods, subdivisions or other developed areas.
- 9.2.1.2. Policy      Work with the provincial government to develop the local network road system to provide access to Highway 99 in a way that minimizes delays and congestion.
- 9.2.1.3. Policy      Enable the following priorities when reviewing local network road system modifications:
- a) Preserve opportunities to modify Highway 99, such as queue-jumper lanes for transit vehicles, while providing for local uses.
  - b) Complement the provincial roles and priorities for Highway 99.
  - c) Minimize negative circulation impacts on established neighbourhoods and subdivisions resulting from new developments.
  - d) Avoid modifications that compromise Whistler's liveability, attractiveness or economic viability.

*POLICY TEXT BOX: Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving local, regional and long-distance traffic for many purposes, including personal and commercial. Whistler and the provincial government understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and long-distance roles.*



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| 9.2.1.4. Policy  | Provide alternate routes away from Highway 99 for all modes of local traffic to provide choice to local residents and emergency access alternatives in order to reduce congestion and improve safety on Highway 99.   |
| 9.2.1.5. Policy  | Monitor use by all transportation modes of Highway 99 and the local network road system and work to improve transportation to and from Vancouver.   |
| 9.2.1.6. Policy  | Maintain construction standards for local roads that are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing and removal.   |
| 9.2.1.7. Policy  | Evolve technical standards and best practices for more sustainable neighbourhood infrastructure when designing the road network.  |
| 9.2.1.8. Policy  | Incorporate appropriate traffic-calming measures that improve liveability when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.  |
| 9.2.1.9. Policy  | Manage parking, including day-visitor parking, throughout the resort community in a manner that supports municipal transportation objectives.   |
| 9.2.1.10. Policy | When possible, encourage the construction of safe ski-out options for visitors and residents travelling from the mountains to their homes,  |
| 9.2.1.11. Policy | Support the creation of one or more future satellite skier parking areas at the periphery of the resort community, provided that any such facilities support the resort community's objectives of preserving economic viability and positive visitor experiences. |

**Goal 9.3. Accommodate other transportation modes that support economic viability, environmental protection and community liveability.**

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***Objective 9.3.1. Support appropriate levels of service by transportation modes other than preferred modes and general-purpose traffic for trips to, from and within Whistler while minimizing community and environmental impacts.***



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| 9.3.1.1. Policy | Work with the railway companies and government regulators to improve the safety of railway crossings by roads and the Valley Trail within the Resort Municipality.   |
| 9.3.1.2. 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. |
| 9.3.1.3. Policy | Support the operation of the existing float plane site at Green Lake in cooperation with Transport Canada, the aviation community, and the provincial government as the issuer of Crown land tenure.   |
| 9.3.1.4. Policy | Discourage further helicopter/aircraft facilities within the developed areas of Whistler, particularly Whistler Village and Whistler Creek.  |
| 9.3.1.5. Policy | Discourage float plane activity at other locations within the Resort Municipality.   |

## Infrastructure

**Goal 9.4. Maintain and enhance Whistler’s sewer and stormwater systems and infrastructure in a way that is cost-effective and minimizes or eliminates environmental impacts.**

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***Objective 9.4.1. Develop sewer and drainage systems to service planned development in a manner compatible with the environmental sensitivities of Whistler’s natural areas, by setting exceptionally high standards consistent with Whistler’s move toward sustainability.***

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|-----------------|--|
| 9.4.1.1. Policy | Construct and maintain only tertiary-level wastewater treatment facilities and an advanced sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown on Schedule C. |
| 9.4.1.2. Policy | Evaluate the cost-effectiveness of conservation measures and compare them to the capital and operating costs of developing new capacity through conventional means,  |



before developing the sewer system capacity required to serve the development identified in this OCP.

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|-----------------|--|
| 9.4.1.3. Policy | Maintain sewage and drainage systems that minimize impacts on the natural environment and receiving streams.   |
| 9.4.1.4. Policy | Require lands within the sewer system service area, as shown in Schedule C, to be connected to the sewer system when considering land development applications.                  |
| 9.4.1.5. Policy | Withhold approval of any proposed development outside the sewer system service area that would have a sewage disposal system that would result in negative environmental impact. |
| 9.4.1.6. Policy | Assess the capital and long-term operating costs of providing sewer services to areas outside of the sewer system service area when reviewing new land development proposals.    |
| 9.4.1.7. Policy | Implement sewage and stormwater volume reduction measures.   |
| 9.4.1.8. Policy | Adhere to the requirements set out in the liquid waste management plan and update the plan and best practices as required by the provincial government.                          |

**Goal 9.5. Ensure safe and reliable drinking water and water supplies for Whistler’s residential and commercial needs and for its fire protection using methods that consider conservation measures, maintain a high quality infrastructure and minimize environmental impacts.**

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***Objective 9.5.1. Maintain a water system that continues to produce safe drinking and domestic water supplies sufficient for planned future development in a manner compatible with Whistler’s environmental stewardship ethic.***

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|-----------------|--|
| 9.5.1.1. Policy | Maintain a healthy water supply system, as shown on Schedule D that is capable of providing high-quality water for domestic uses and sufficient quantities to provide for fire protection for the built environment plus future development. |
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| 9.5.1.2. Policy | Evaluate the cost-effectiveness of conservation measures before developing the water supply system capacity required for planned development through conventional capital means.   |
| 9.5.1.3. Policy | Require lands within the water service area shown in Schedule D to be connected to the water supply system for the provision of potable water when considering land development applications.  |
| 9.5.1.4. Policy | Assess the capital and long-term operating costs of providing water supply and treatment services to areas outside of the WUDCA when reviewing and considering approval of new land development proposals.                                       |
| 9.5.1.5. Policy | Pursue water conservation and demand-side management measures in an efficient and cost-effective manner.   |
| 9.5.1.6. Policy | Implement 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.   |
| 9.5.1.7. Policy | Recognize 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 as shown on Schedule L.             |
| 9.5.1.8. Policy | Restrict human, industrial and commercial activities in the surface water supply zones identified in Schedule A.   |
| 9.5.1.9. Policy | Evaluate the development of infrastructure that allows recycled water to be distributed for non-potable uses, to the extent accommodated by evolving provincial legislation and in a manner considering the overall capital and operating costs. |

**Goal 9.6. Move progressively toward zero solid waste in a cost-effective, efficient and environmentally sound manner.**

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**Objective 9.6.1. *Limit, minimize impacts of, and eventually eliminate in a cost-effective manner Whistler's contribution of substances and materials returned to the earth.***



- 9.6.1.1. Policy Continue moving towards the Zero Waste goal endorsed in 2005, and continue to monitor and update Zero Waste indicators, objectives and goals.
- 9.6.1.2. Policy Operate and encourage the private sector to participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.
- 9.6.1.3. Policy Make land use decisions that can accommodate facilities for evolving extended producer responsibility programs.
- 9.6.1.4. Policy Require new development or significant redevelopment to incorporate measures minimizing solid waste, and encourage alternative and evolving methods of waste diversion.
- 9.6.1.5. Policy Require new development to implement waste reduction programs during demolition, construction and land clearing.
- 9.6.1.6. Policy Until our resort community achieves our Zero Waste goal, select solid waste disposal technologies that will minimize the local environmental impact, specifically the air quality in our region.

*POLICY TEXT BOX: Incineration (including gasification and plasmification) of solid waste is utilized in other jurisdictions. In some cases it also generates energy. The negative trade-offs include impacts on air quality and, when energy is being produced, creation of a disincentive to divert waste from the incineration stream. This would move our resort community away our Zero Waste Goal. This type of facility is not compatible with a healthy resort community environment.*

- 9.6.1.7. Policy Provide for centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule B.
- 9.6.1.8. Policy Evaluate and support implementation of efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.

*POLICY TEXT BOX: Whistler promotes use of preferred transportation modes, but it is currently inconvenient for many of those users to access the drop-off facilities identified in 9.6.1.7. Moving garbage, recyclables, and compost on Transit has long been seen as a way to solve this problem. At this time, BC Transit and the transit operator severely limit the transportation of solid waste on the buses. This policy seeks to explore alternatives to support preferred mode users in their use of our solid waste systems.*



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|------------------|--|
| 9.6.1.9. Policy  | Operate a solid waste transfer station and drop-off facility for commercial, industrial, and institutional solid waste and recycling at the location identified in Schedule B, in recognition of the business, industrial and institutional sectors' special waste disposal needs. |
| 9.6.1.10. Policy | Continue to operate a regional composting facility at the location shown in Schedule B to process compostable materials from adjacent communities and regional businesses, industries, and institutions.   |
| 9.6.1.11. Policy | Manage solid waste in accordance with the Regional Solid Waste Management Plan.  |
| 9.6.1.12. Policy | Collaborate with regional and provincial agencies and stakeholders regarding zero waste issues locally and regionally.   |
| 9.6.1.13. Policy | Encourage the use of the Re-Build-It Centre for the reuse of building materials and support of community services.   |

**Goal 9.7. Ensure Whistler is adequately serviced with telecommunications and energy services in a way that minimizes environmental and resort community impacts.**

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***Objective 9.7.1. 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 installations.***

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| 9.7.1.1. Policy | Utilize BC Hydro as the primary supplier of electrical energy within the municipality, while considering appropriately-scaled, small-scale electrical generation facilities that are in alignment with other policies (particularly in the Natural Environment and Climate Action and Energy chapters) in this OCP and do not impose negative impacts on the resort community. |
| 9.7.1.2. Policy | Support one primary supplier of piped natural gas within any one corridor, and encourage gas providers to service those neighbourhoods currently without this energy option.,  |



- 9.7.1.3. Policy Discourage the use of exterior propane tanks to provide gas energy for interior cooking and heating in the resort core areas.
- 9.7.1.4. Policy Encourage choice in telecommunications for residents and visitors to the community, provided that the number of service providers and the impacts of their infrastructure do not degrade liveability or the resort experience or increase costs to the municipality.
- 9.7.1.5. Policy Recover costs from energy and telecommunications providers, taking into consideration actual ongoing costs to the Resort Municipality, to ensure that telecommunications providers install, maintain, operate and renew their infrastructure within public lands.

**Objective 9.7.2. *Protect the resort community's aesthetics by discouraging new overhead telecommunications and electrical energy installations within the municipality.***

- 9.7.2.1. Policy Partner with provincial agencies and regulators to discourage any new overhead telecommunications and electrical energy installations within the municipality.

**Goal 9.8. Ensure the safety and protection of humans, property and infrastructure in Whistler from floods.**

**Objective 9.8.1. *Require development to be adequately protected from flood hazards.***

- 9.8.1.1. Policy Collaborate with provincial and federal organizations with respect to evolving standards for the operation, maintenance, renewal and restoration of flood-protection infrastructure.
- 9.8.1.2. Policy Ensure all development is protected from flood hazards to the standards accepted by the Province and the consulting engineering community.

**POLICY TEXT BOX:** *Whistler, like many mountain communities, is surrounded by waterways that can present serious risks to persons, property and infrastructure. As navigation on these waterways is usually regulated by senior governments and frequently traverses varying jurisdictions, it is important to work with such relevant organizations to address upstream and downstream flooding issues using best practices and funding mechanisms.*



# DEVELOPMENT PERMIT AREA DESIGNATIONS AND GUIDELINES

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## DEVELOPMENT PERMIT AREAS: INTRODUCTION

### DESIGNATIONS

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Land located within the Resort Municipality of Whistler (RMOW) may be designated as a development permit area for a single or multiple designations as permitted pursuant to the *Local Government Act*. This OCP designates Development Permit Areas for the following purposes:

1. Protection of Wetland and Riparian Ecosystems
  - designated for protection of the natural environment, its ecosystems and biological diversity
2. Protection of Other 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. Community Commercial
  - designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial development
7. Multi-Family Residential Development
  - designated for the establishment of objectives for the form and character of multi-family residential development
8. Intensive Residential Development
  - designed for the establishment of objectives for the form and character of intensive residential development
9. Industrial Development
  - designated for the establishment of objectives for the form and character of industrial development



The designated Development Permit Areas are described in this section and illustrated on Schedules I to R. Lands may have multiple Development Permit Area designations.

Unless an exemption applies, any lands designated as a development permit area shall not be subdivided or developed by any means unless the subdivision or development complies with the respective Development Permit Area guidelines applicable to the lands, and the owner of the lands has obtained a development permit from the municipality. Refer to the Exemption section of each Development Permit Area for exemptions specific to that Development Permit Area. Refer to the Guidelines section of each Development Permit Area for applicable guidelines.

The municipality, in issuing a development permit, may impose conditions respecting the sequence and timing of construction and requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures and any lands shall only be subdivided and any building or structure shall be constructed, added to or altered in accordance with such requirements and conditions.



## DEVELOPMENT PERMIT AREA: PROTECTION OF WETLAND & RIPARIAN ECOSYSTEMS

### AREA

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All lands shown on Schedules I and J together with all land on the same parcel as such lands are designated as a Development Permit Area for Protection of Wetland and Riparian Ecosystems. In the case of wetland ecosystems, Schedule I is intended to illustrate the designation of all areas of land within 30 metres of the high water mark of the wetland, and 100 metres in the case of wetlands with an area greater than 10 hectares. In the case of riparian ecosystems, Schedule J is intended to illustrate the designation of all areas of land within 30 metres of the high water mark of a stream.

### DESIGNATION

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Pursuant to Section 919.1(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 wetland and riparian ecosystems. These lands are also designated under section 920.01 of the *Local Government Act* as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

### JUSTIFICATION

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Wetland and riparian ecosystems represent areas of high biological function offering a range of habitat features, including access to water. They provide an important nutrient cycling function between land and water and are important components of the hydrological cycle, as well as functioning in natural erosion, deposition, metabolism, photosynthesis, and succession processes. They are also important as areas within which energy is stored and released into the environment. Riparian areas may also function as corridors for movement of wildlife, from insects to large mammals, as well as genetic material for Protista, fungus and plants. They provide local microclimates, and aesthetic and economic values of great significance to the RMOW. For all these reasons, wetland and riparian ecosystems warrant protection from development. In addition, the RMOW is obliged by the *Fish Protection Act* to protect riparian areas from the effects of residential, commercial and industrial development. This development permit area protects and enhances habitat for vegetation and other species of wildlife, as well as for fish species. The RMOW's development permit application procedures require applicants to provide environmental impact assessments that result in a level of protection of wetland and riparian ecosystems, comparable or exceeding that described in the Riparian Areas Regulation.

### EXEMPTIONS

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Pursuant to Section 919.1(4) of the Local Government Act a development permit is not required in respect of the following:

- a. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time.



- b. Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas.
- c. Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by a Qualified Environmental Professional knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question.
- d. Activities conducted under the Provincial Emergency Program or the RMOW's emergency plan.
- e. Works in or about a stream approved under Section 9 of the *Water Act*.
- f. Activities conducted in the Cheakamus Community Forest pursuant to the Province of British Columbia *Forest Act*.
- g. Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works.
- h. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW.
- i. 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.
- j. 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.
- k. Alteration of land or construction of a building that is consistent with an approved subdivision plan and established building envelopes registered by development covenant in accordance with plans and recommendations of and under the supervision of a Qualified Environmental Professional prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- l. Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- m. Alteration of land or construction of a building or structure, located between 30 and 100 metres from wetlands with an area greater than 10 hectares, and involving, in any period of 5 or fewer calendar years, the disturbance of soil or vegetation or the placement of fill affecting an aggregate land area of less than 1000 m<sup>2</sup>, including in any disturbance of soils or vegetation or placement of fill within an area wholly or partially contiguous to the area of the alteration of land and on a separate parcel, whether or not related to the development in question, and any disturbance of soils or vegetation or placement of fill on any highway or statutory right of way providing access or services to the land being developed.
- n.
- o. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
  - i. Ecological restoration and enhancement projects
  - ii. Vegetation management related to wildfire hazard reduction



- iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of a Qualified Environmental Professional.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines.

### GENERAL

- a. Require that development be carried out in accordance with any recommendations of a Qualified Environmental Professional contained in development approval information provided with the development permit application, including:
  - i. recommendations as to areas of the land that should remain free of development
  - ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
  - iii. recommendations that the bed of any privately-owned natural streams on the land be dedicated to the Crown
  - iv. recommendations that works be constructed on the land to preserve, protect or enhance wetlands or riparian areas or restore degraded habitat
  - v. recommendations for protection measures, including the retention or planting of vegetation or trees on the land to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage or erosion, or protect the banks of streams
  - vi. recommendations as to when any such work should be carried out on the land
  - vii. recommendations that the performance and completion of such work on the land be monitored by the Qualified Environmental Professional
- b. Require provision of compensatory habitat where permanent impact to a wetland or riparian ecosystem cannot be avoided. Compensation should be provided at a 2:1 ratio. On-site compensation is preferred but not mandatory. Compensation for lost habitat and ecological functions may involve either or both restoration of existing habitat and creation of new habitat.
- c. Require that the applicant provide security in the amount of 110% of the Qualified Environmental Professional's estimate of the cost of any of the foregoing work.

### WETLAND ECOSYSTEMS

- a. Maintain the natural groundwater and surface water hydrologic systems that support the wetland's ecological processes.
- b. Protect water quality by preventing pollutants, deleterious substances, sediment and nutrients from entering the water either directly or indirectly.
- c. Maintain or restore historic flood frequency and storage capacity.



- d. Maintain or restore wildlife and plant habitat including breeding, nesting and feeding areas for wildlife, especially species at risk.
- e. Maintain or enhance the water recharge and discharge and nutrient exchange functions of wetlands.
- f. Maintain the original vegetative composition, soil characteristics, nutrient cycling, and water chemistry features of the wetland, or restore them if they have been altered.
- g. Do not locate buildings, structures or impervious surfaces within 30 metres of the wetland unless a Qualified Environmental Professional has advised that such development will not harmfully alter, disrupt or destroy wetland or fish habitat. Site buildings, structures and impervious surfaces between 30 and 100 metres from wetlands with an area greater than 10 hectares in such a manner to minimize detrimental impacts on the wetland.
- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 30 metres of the wetland and minimize the loss of habitat between 30 and 100 metres for wetlands with an area greater than 10 hectares.
- i. Protect wetland buffers and connectivity corridors with development permit conditions.
- j. Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect wetland ecosystems, without impeding wildlife access.
- k. Identify the outer boundary of the wetland buffer area with brightly coloured, secure snow fencing or equivalent, and appropriate signage, to prevent disturbance during construction or land alteration activities.

#### *RIPARIAN ECOSYSTEMS*

- a. Avoid harmful alteration, disruption or destruction of natural features, functions and conditions that support riparian plant and animal life.
- b. Locate development on portions of the land that are least environmentally sensitive.
- c. Allow the continuation of the natural processes of disturbance events and ecological succession such as natural flow regimes of streams, seasonal flooding, stream channel movement, senescence of seral species, windthrow or blowdown of trees, and natural slope failures.
- d. Retain all natural vegetation that contributes to the normal functioning features and conditions of riparian ecosystems.
- e. Avoid the net loss of riparian habitat within 30 metres of the high water mark of the stream.
- f. In redevelopment situations, locate replacement buildings, structures and impervious surfaces no closer to the stream than existing or previously existing buildings, structures and surfaces.
- g. Do not locate buildings, structures or impervious surfaces within 30 metres of the high water mark of the stream unless a Qualified Environmental Professional has advised that such development will not harmfully alter, disrupt or destroy fish habitat.



- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 30 metres of the high water mark of the stream.
- i. Preserve natural wildlife corridors and connectivity of riparian species and habitats with adjacent upland ecosystems.
- j. Avoid locating trails, roads and utility corridors along, parallel to or across riparian ecosystems, and if such crossings are unavoidable, design riparian area crossings that:
  - i. are perpendicular to the riparian area, as narrow as practically possible, and elevated where possible
  - ii. provide passage for fish and wildlife
  - iii. are sited so as to minimize impacts on the stream channel and riparian vegetation
  - iv. are sited so as to conform to the natural topography as much as possible
  - v. are constructed and maintained so as to prevent erosion and allow the natural movement of surface water and groundwater.
- k. Design and construct permitted lakefront docks in accordance with best practices for lakeshore development and applicable provincial and federal regulations.
- l. Schedule all work in and around riparian ecosystems to minimize negative impacts.
- m. Ensure construction activities protect against erosion, sedimentation of streams, uncontrolled drainage, infiltration of deleterious substances into streams or groundwater, restriction of groundwater movement, slides, habitat disturbance, and excessive excavation or deposit of fill or removal or disturbance of vegetation.
- n. Use brightly coloured snow fencing or equivalent temporary measures during construction to identify the boundary of riparian buffer areas.
- o. Conduct fuel reduction and management of ladder fuels for wildfire hazard protection without degrading riparian habitats, by trimming lower dead branches and maintaining green, shrubby vegetation.
- p. Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect riparian ecosystems, without impeding wildlife access.

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## DEVELOPMENT PERMIT AREA: PROTECTION OF OTHER ECOSYSTEMS

### Area

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All lands shown on Schedule K are designated as a Development Permit Area for Protection of Other Ecosystems, other than wetland and riparian ecosystems.



## DESIGNATION

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Pursuant to Section 919.1(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 920.01 of the *Local Government Act* as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

## JUSTIFICATION

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Whistler's Protected Areas Network (see Goal No. 1.0 under "Natural Environment") has identified five sensitive ecosystem types located throughout the municipality, in addition to the wetland and riparian ecosystems. Lands shown on Schedule K represent the municipality's best opportunity to manage development so as to preserve, protect, restore and enhance these other sensitive ecosystems; land in other designations has generally been developed or altered such that protection and restoration opportunities in redevelopment or new development are very limited. The RMOW's objectives for this designation are to protect sensitive ecosystems from the effects of development and to restore and enhance degraded ecosystems where possible.

Forested floodplains provide essential ecosystem functions including flood control and water storage and purification. They provide critical upland habitat for riparian organisms, promoting connectivity across the landscape. Old growth and mature forest ecosystems are very important to biodiversity, accommodating highly specialized species of plants and animals. Early succession forest ecosystems support high levels of local biodiversity, providing habitat for species that are generally more adaptable and tolerant to change. High mountain ecosystems, while they tend to escape development due to their location and site conditions, are well-used recreation areas and need to be managed to protect their fragile nature. Avalanche tracks are formed by dramatic and intense releases of energy resulting in alterations to the edges of adjacent forests and the establishment of specialized flora and fauna that are sensitive to development. The municipality's development permit application procedures require applicants to identify specific sensitive ecosystem types in the vicinity of proposed development and assess the impact of proposed development on those ecosystems, so that appropriate development permit conditions may be established.

## EXEMPTIONS

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Pursuant to Section 919.1(4) of the *Local Government Act* a development permit is not required in respect of the following:

- a. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time.
- b. Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas.
- c. Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by Qualified Environmental Professional knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question.



- d. Activities conducted under the Provincial Emergency Program or the RMOW's emergency plan.
- e. Works in or about a stream approved under Section 9 of the *Water Act*.
- f. Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works.
- g. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW.
- h. 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.
- i. 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.
- j. Activities conducted by in Cheakamus Community Forest pursuant to the Province of British Columbia *Forest Act*.
- k. Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- l. Alteration of land or construction of a building or structure involving, in any period of 5 or fewer calendar years, the disturbance of soil or vegetation or the placement of fill affecting an aggregate land area of less than 1000 m<sup>2</sup>, including in any disturbance of soils or vegetation or placement of fill within an area wholly or partially contiguous to the area of the alteration of land and on a separate parcel, whether or not related to the development in question, and any disturbance of soils or vegetation or placement of fill on any highway or statutory right of way providing access or services to the land being developed.
- m. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
  - i. Ecological restoration and enhancement projects
  - ii. Vegetation management related to wildfire hazard reduction
  - iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of a Qualified Environmental Professional.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines.

### GENERAL

- a. Require that development be carried out in accordance with any recommendations of a Qualified Environmental Professional contained in development approval information provided with the development permit application, including:
  - i. recommendations as to areas of the land that should remain free of development



- ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
  - iii. recommendations that the bed of any privately-owned natural streams on the land be dedicated to the Crown
  - iv. recommendations that works be constructed on the land to preserve, protect or enhance environmentally sensitive areas or restore degraded habitat
  - v. recommendations for protection measures, including the retention or planting of vegetation or trees on the land
  - vi. recommendations as to when any such work should be carried out on the land
  - vii. recommendations that the performance and completion of such work on the land be monitored by the Qualified Environmental Professional.
- b. Require that the applicant provide security in the amount of 110% of the Qualified Environmental Professional's estimate of the cost of any of the foregoing work.

#### *FORESTED FLOODPLAIN ECOSYSTEMS*

- a. Plan, design and implement development in a manner that will not lessen the natural function of forested floodplains, including by removing vegetation, altering surface water and groundwater regimes, and separating forested floodplain habitat from upland habitat.
- b. Schedule work in forested floodplains to occur when impacts to wildlife, hydrology and other ecosystem elements will be minimal.
- c. Maintain or restore the historical pattern of inundation.
- d. Manage runoff from development by filtering and infiltration into the soil.
- e. Minimize impervious surfaces in forested floodplains, ensuring that at least 90% of the site area remains permeable.
- f. Install appropriate permanent signage indicating the environmentally sensitive nature of the area.

#### *OLD GROWTH AND MATURE FOREST ECOSYSTEMS*

- a. Ensure that old growth and mature forests continue to provide interior conditions unaffected by nearby human activity.
- b. Preserve to the greatest extent possible remaining low elevation old growth forest; consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent loss of low elevation old growth forest.
- c. Ensure that areas of mature forest are managed to develop into old growth forest.
- d. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of old growth and mature forests while minimizing damage to human infrastructure and values.
- e. Plan, design and implement development activities to minimize impact to ecosystem functions and connectivity by protecting large old trees, snags, large woody debris on the forest floor and



understory vegetation while minimizing life safety hazards, and designing linear utility corridors to be as narrow as possible.

- f. Keep free of development old forest ecosystems that are red or blue-listed by the Conservation Data Centre, or are otherwise identified as regionally rare or at risk.
- g. Conduct harvesting and tree removal in accordance with site-specific minimum patch size evaluations based on the specific characteristics of the forest ecosystem and its contribution to local biodiversity and ecosystem integrity, including the amount of interior habitat, proximity to connectivity corridors and other old growth or mature forest patches, constituent elements of the patch including the presence of red or blue-listed ecological communities, and patch condition.

#### *EARLY SUCCESSION FOREST ECOSYSTEMS*

- a. Provide for a mix of succession stages within Whistler forests.
- b. Design development so that early succession forest ecosystems maintain connectivity of forest functions, species and habitats with adjacent ecosystems.
- c. Design transportation and utility corridors to be as narrow as possible, and configured to allow for wildlife crossings.
- d. Manage early succession and second growth forests to develop mature and eventually old growth forest characteristics to improve habitat quality and connectivity and, where appropriate, wildfire management.
- e. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of early succession forests and minimize damage to human infrastructure and values.

#### *HIGH MOUNTAIN ECOSYSTEMS*

- a. Plan, design and implement development in a manner that does not diminish slope stability or disturb natural drainage patterns.
- b. Manage development on individual sites with a view to conserving high alpine forests within the municipality in an undisturbed state.

#### *AVALANCHE TRACK ECOSYSTEMS*

- a. Plan, design and implement development in a manner that does not diminish slope stability or disturb natural drainage patterns.
- b. Plan, design and implement development in a manner that does not adversely affect or disturb biodiversity or ecosystem function.

### DEVELOPMENT PERMIT AREA: AQUIFER PROTECTION

#### **AREA**

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All lands located within the Aquifer Protection Development Permit Area, as shown on Schedule L.



## DESIGNATION

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Pursuant to Section 919.1(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 920.01 of the *Local Government Act* as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

## JUSTIFICATION

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The designation of this development permit area will ensure that development 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

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Pursuant to Section 919.1(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.
- c. Activities of all types in the following zones contained in Zoning and Parking Bylaw No 303:
- d. All zones within Section 10 Leisure Zones
- e. All zones within Section 11 Residential Zones
- f. All zones within Section 12 Multiple Residential Zones
- g. All zones within Section 14 Tourist Accommodation Zones
- h. All zones within Section 15 Tourist Pension Zones
- i. The following zones in Section 16 Lands North Zones: LA1, LA2, LA3, HA1, HA2, LNR, LNP, CNL, LNRTA1, LNRTA2, LNRTA3
- j. All zones within Section 19 Institutional Zones
- k. All zones within Section 21 Parking Zones.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines.



- 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 eliminate the possibility of any such contamination.
- c. The RMOW may incorporate into any development permit, measures to preserve or protect aquifers and groundwater from contamination.

## DEVELOPMENT PERMIT AREA: WHISTLER VILLAGE

### AREA

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All lands located within the Whistler Village Development Permit Area, as shown on Schedule M.

### DESIGNATION

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Pursuant to Section 919.1(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.

### JUSTIFICATION

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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

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Pursuant to Section 919.1(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 1.



- b. Regular property maintenance except that involving a change of building colour or building material.
- c. Signs authorized by permit under the Sign Bylaw.

## **GUIDELINES**

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Development permits issued under this designation shall be in accordance with the Whistler Village Design Guidelines attached as Schedule T and the following guidelines:

- a. 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 shall not be carried out between July 1 of any year and September 5 of the same year, except as specified in the Development Permit.

## **DEVELOPMENT PERMIT AREA: WHISTLER CREEK**

### **AREA**

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All lands located within the Whistler Creek Development Permit Area, as shown on Schedule N.

### **DESIGNATION**

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Pursuant to Section 919.1(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.

### **JUSTIFICATION**

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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 recently developed 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 recently developed Nita Lake Lodge and train station, where the area is connected by the Valley Trail to Alpha Lake and Nita Lake. 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**

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Pursuant to Section 919.1(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. Regular property maintenance except that involving a change of building colour or building material.
- c. Signs authorized by permit under the Sign Bylaw.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines.

### *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. Service bays and waste storage should be contained within the building or suitably screened.
- e. Provide visible outdoor activity areas to reinforce social activity and interaction. All development should maximize sun penetration to pedestrian and outdoor activity areas.
- f. 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.
- g. Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.
- h. All surface parking areas should be screened by a combination of landscaping and berms. Parking areas must 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. All landscaping should be designed, installed, and continuously maintained and managed to current BCSLA/BCNTA standards.
- c. Planted areas must incorporate a programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards, with the exception that an irrigation system may not be required for



naturalized landscape areas. Hanging planters must incorporate drip irrigation. Irrigation lines should be concealed.

- d. 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.
- e. Streetscape elements should be located along pedestrian routes to include: boulevard trees, lighting, planters and planting displaying seasonal variety and colour, all able to withstand Whistler's harsh climatic conditions.
- f. Special features such as public art, fountains, water, exterior display kiosks, flags and banners are strongly encouraged provided they contain no commercial message.
- g. 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 over-power the nightscape. Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cutoff 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 mountain character and be modulated to reduce the apparent 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. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour must 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. 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.
- d. Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting building façades are discouraged.
- e. 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.
- 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.



- g. 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.
- h. All stairs and ramps accessing buildings are encouraged to be roofed. Building access ramps steeper than 5% slope should be heat traced if not roofed.
- i. Roof mounted equipment should be integrated with the overall roof design and adequately screened so they are concealed from pedestrian viewpoints.

#### **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 location of the 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.
- d. Signs may support fairly 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 RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

### **DEVELOPMENT PERMIT AREA: COMMUNITY COMMERCIAL**

#### **AREA**

All lands located within the Community Commercial Development Permit Area, as shown on Schedule O.

#### **DESIGNATION**

Pursuant to Section 919.1 (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.



## JUSTIFICATION

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The Community Commercial Development Permit Area designation includes a diverse group of commercial and mixed commercial/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 and mixed commercial/industrial development that respects the site context, adjacent uses and supports the role, function and character of the development as established within the commercial land use policies of this OCP. .

## EXEMPTIONS

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Pursuant to Section 919.1 (4) of the Local Government Act, a development permit is not required in respect of the following:

- a. Regular property maintenance except that involving a change of building colour or building material.
- b. Signs authorized by permit under the Sign Bylaw.
- c. Emergency works, including tree cutting to remove an immediate danger.
- d. Minor site clearing for topographic or other surveys for site and servicing work.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines.

### *GENERAL*

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), 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 AND 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.
- d. Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial 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 colors complementary to neighboring 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. Design shop facades as individual entities to strengthen their character and interest to the pedestrian.
  - iv. Entrances to shops and building lobbies should be clearly identifiable from sidewalks and other public areas.
  - v. Use of attractive and innovative signage.
  - vi. Integrate balcony and terrace areas as appropriate to building uses.
- e. 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.
  - f. Roof form should be modulated and of a mountain character to reduce the apparent 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. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.
  - j. Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged.
  - g. Roof mounted equipment should be integrated with the overall roof design and adequately screened so they are concealed to the greatest extent possible from pedestrian viewpoints.
  - h. 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. Accessible routes to an acceptable standard shall be provided from the street and parking to building entrances in all seasons, and at an appropriate width, in terms of expected pedestrian volumes. Service bays and waste storage should be contained within the building or suitably screened
  - i. 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. Parking areas must provide adequate areas for snow storage and drainage.
  - i. All accessible parking spaces should be located as close as possible to building entrances.



- d. Adequate bicycle parking facilities should be provided on-site and within buildings where appropriate.
- ii. Service bays and loading areas should be integrated with site and building design and either contained within the building or suitably screened from the street and public areas.
- e. Garbage and recycling facilities 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 cutoff and fully shielded fixtures that shield the light source to protect dark skies and avoid light pollution.

#### *SIGNAGE*

- a. Comprehensive sign plans should consider the following design objectives:
  - i. Signage should be designed to be architecturally consistent with associated buildings and complement the character of the local commercial area.
  - ii. Street-fronting buildings' signage should be directly integrated into building façades or hung perpendicular to building façades.
  - iii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
  - iv. All aspects of signage should be considered including sign brackets/mounting, lighting and materials.
  - v. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character design 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 its visual impact.
- c. Chain link fencing where utilized should be screened so that such the fencing should not be visible from pedestrian areas, a municipal road or highway.



### *LANDSCAPING*

- a. Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to Highway 99 right-of-way that contributes to the mountain character and complements the development.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
  - i. Surface parking lots;
  - ii. Surface storage areas;
  - iii. Blank building faces; and
  - iv. Provide buffers between commercial and mixed commercial/industrial land uses and 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 must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.

## **CONVENIENCE COMMERCIAL**

These development permit guidelines are in addition to the general guidelines above for all development on convenience commercial lands referenced in this OCP. The design of convenience commercial sites should reinforce their role as neighbourhood-orientated centres providing for daily shopping, business, and community needs of residents in a setting complementary to the local neighbourhood character. Examples of convenience commercial locations are Alpine Market and the commercial properties in the Cheakamus Crossing neighbourhood.

### *SITE PLANNING AND BUILDING DESIGN*

- a. Developments should reinforce the image of a neighbourhood gathering place as a pedestrian-oriented, community focal point.
- b. Development should be designed to reinforce its relationship with the surrounding community, 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 facades, 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 include special open space, landscape, street furnishing, and landmark features which enhance the character and reinforce the role of the commercial development with a neighbourhood focus.
- j. Building faces that directly abut streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. Architectural features/articulation of the elevation and window glazing should be used.
- k. Developments should provide usable, public and private open spaces to create pedestrian interest and opportunities for social activity.
- l. Developments should provide user amenities such as seating, waste and recycling receptacles and public art.

## EXPANDED CONVENIENCE COMMERCIAL

These development permit guidelines are in addition to the general guidelines above for all development on expanded convenience commercial lands referenced in this OCP. The design of expanded convenience commercial sites should reinforce their role as centres providing for shopping, business, and community needs of residents to serve a larger market area beyond the immediate neighbourhood in a setting complementary to the local neighbourhood character. The two designated expanded convenience commercial locations in Whistler are Nester's and Rainbow.

### *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 faces 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.



## MIXED COMMERCIAL/INDUSTRIAL

These development permit guidelines are in addition to the general guidelines above for all development of lands in the Function Junction and Mons areas referenced in this OCP. The design of the mixed commercial/industrial lands should reinforce the mixed use role of these areas

### *SITE PLANNING AND BUILDING DESIGN*

- a. Buildings with commercial uses should be developed with 'active' ground floors, to create a positive public image, and ensure businesses are easily identifiable. For example:
  - i. Commercial uses and other public uses, located at-grade on building faces that front the street should use clear window glazing.
  - ii. If additional separate users 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.

## RECREATIONAL COMMERCIAL

These development permit guidelines are in addition to the general guidelines above for all development on commercial lands referenced in this OCP primarily for recreational commercial uses. The design of recreational commercial sites should reinforce their role as commercial developments located in natural or wilderness settings with an emphasis on being complementary and integrated with their natural settings as oppose to the urban commercial design elements. Recreational commercial locations include Edgewater Lodge, Nicklaus North Golf Course clubhouse, Riverside Campground, Le Scandinave Spa, Whistler Sliding Centre and Whistler Golf Club clubhouse.

### *SITE PLANNING AND BUILDING DESIGN*

- a. Building height and massing should ensure view opportunities of the natural setting.
- b. Provide visible outdoor activity areas to reinforce social activity and interaction in relation to the commercial recreational uses.
- c. Special features such as public art, exterior display kiosks, flags and banners are encouraged provided they contain no commercial message.
- d. Innovative and interesting façade treatments, consistent with the resort community experience and the natural setting of these uses are encouraged to create identifiable, attractive recreational commercial developments.

### *LANDSCAPING*

- a. Landscaping is a major, integral part of a project design and should be coordinate to create a pleasing composition and cohesive look , define and enliven public spaces, moderate building massing, emphasize and frame important building features and natural focal points, and provide shade for comfort.



## DEVELOPMENT PERMIT AREA: MULTI-FAMILY RESIDENTIAL

### AREA

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All lands located within the Multi-Family Residential Development Permit Area, as shown on Schedule P.

### DESIGNATION

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Pursuant to Section 919.1 (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.

### JUSTIFICATION

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The Multi-Family Residential Development Permit Area designation covers all areas outside of the Village and Creekside development permit areas with multi-family developments. The goal with this official community plan update was 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

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Pursuant to Section 919.1 (4) of the Local Government Act a development permit is not required in respect of the following;

- a. Regular property maintenance except that involving a change of building colour or building material.
- b. Minor building additions or alterations (under 10 square metres of gross floor area) that do not require a Building Permit.
- c. Patio and outdoor improvements.
- d. Signs authorized by permit under the Sign Bylaw.
- e. Emergency works, including tree cutting to remove an immediate danger.
- f. Minor site clearing for topographic or other surveys for site and servicing work.

### GUIDELINES

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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 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.

Development permits issued under this designation should be in accordance with the following guidelines:

#### *SITE DEVELOPMENT 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 Official Community Plan.
- 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 colors complementary to neighboring 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 multi-family 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. All roofs should be designed to safely handled snow accumulation and snow shedding. Roof snowshedding areas incorporated into the design. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
  - iii. Roof mounted equipment should be integrated with the overall roof design and adequately screened so they are 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. Designers of multi-family residential developments should consider the provision of usable, public and private open spaces to create pedestrian interest, opportunities for recreation and social activity, and provide buffers between uses.
- g. Building designs should 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 & condominium 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. Garbage and recycling facilities 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
- a. 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.

#### *SIGNAGE*

- a. All signage associated with multi-family developments should be designed to be architecturally consistent with associated buildings.



- i. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit 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 its visual impact.
- c. The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a municipal road or 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 must 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 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, including those along property lines and significant specimens within the interior of multi-family development sites, 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.

### *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 allow for 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 on to the site. 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 to accommodate skier traffic.
- d. Pathways and trails providing links to other non-motorized networks are encouraged.

## DEVELOPMENT PERMIT AREA: INTENSIVE RESIDENTIAL

### AREA

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All lands located within the Intensive Residential Development Permit Area, as shown on Schedule Q.

### DESIGNATION

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Pursuant to Section 919.1 (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.

### JUSTIFICATION

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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

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Pursuant to Section 919.1 (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

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The general intent of these intensive residential 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.

#### *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, including those along property lines, 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.
- c. The use of a roof technology to allow rainwater collection systems for irrigation purposes is encouraged.

### DEVELOPMENT PERMIT AREA: INDUSTRIAL

#### **AREA**

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All lands located within the Industrial Development Permit Area, as shown on Schedule R.

#### **DESIGNATION**

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Pursuant to Section 919.1 (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.



## JUSTIFICATION

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The Industrial Development Permit area 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 the Whistler Experience.

## EXEMPTIONS

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Pursuant to Section 919.1 (4) of the Local Government Act a development permit is not required in respect of the following;

- a. Regular property maintenance except that involving a change of building colour or building material.
- b. Signs authorized by permit under the Sign Bylaw.
- c. Emergency works, including tree cutting to remove an immediate danger.
- d. Minor site clearing for topographic or other surveys for site and servicing work.

## GUIDELINES

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Development permits issued under this designation shall be in accordance with the following guidelines:

### *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 the Whistler Experience.
- b. Maintain or install vegetation on the perimeter of the site to protect and enhance the aesthetic value that the landscape contributes to the Whistler Experience 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. Building colour should be muted and consist of natural colours found in the Whistler setting.
- b. 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 cutoff and fully shielded fixtures that shield the light source to protect dark skies and avoid light pollution.



## GLOSSARY

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### A

**2010 Winter Olympic and Paralympic Games** Officially known as the XXI Olympic Winter Games or the 21st Winter Olympics, were a major international multi-sport event held from February 12 to February 28, 2010, in Vancouver, British Columbia, with events held in Richmond, West Vancouver and the University Endowment Lands, and in the resort community of Whistler. Approximately 2,600 athletes from 82 nations participated in 86 events in fifteen disciplines.

**Accommodation** Development for permanent or temporary residential purposes, including sleeping units, guest rooms or dwelling units.

**Accommodation Capacity** Zoned and approved development potential expressed in bed units.

**Active Transportation** Any form of overland travel that is self-propelled, including in-line skating, walking, jogging, cycling, hand-propelled wheelchair use, cross-country skiing and ski touring and/or skateboarding.

**Amenity Zoning** Zoning that entitles a landowner to a higher density in exchange for amenities such as a public square, community facility, or other public benefit. In addition, the higher density can be granted in exchange for the provision of affordable and special needs housing.

**Avalanche Track** An area on mountain slopes created by the slide path of an avalanche, which results in a unique plant community dominated by shrubs, herbs, young conifers and brushy plants.

### B

**Balanced Resort Capacity** The optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis.



## Bed Unit

A measure of development intended to reflect servicing and facility requirements for one person. Different accommodation types and sizes are allocated a specified number of bed units based on the gross floor area of the unit, calculated as follows:

	Unit Size (sq. m.)	Number of (Bed Units)
Multiple Residential Dwelling Units*	0-55	2
	55 – 100	3
	100+	4
Commercial Accommodation:*		
	Guest Room, Sleeping Unit, Dwelling Unit	0 – 55
		2
		55 – 100
		3
		100+
		4
Pension Guest Room	N/A	1.5
Bed and Breakfast	N/A	6
Campsite	N/A	1
Detached Dwelling	N/A	6
Duplex Dwelling	N/A	12
Dormitory Bed	N/A	0.5

\*For new development approved after adoption of this OCP, allocate 4 bed units for unit size 100-200 sq. m., 5 bed units for unit size 200-300 sq. m., and 6 bed units for unit size greater than 300 sq. m.

## Best Management Practices

Approaches based on established science that can be expected to meet a required standard or achieve a desired objective.

## Best Practice Design Principles

Generally-accepted, design techniques, methods, or processes that have proved their ability to accomplish desired results.

## Biological Diversity (or Biodiversity)

Range of variation found among the full range of living organisms in an ecosystem, including microorganisms, plants, fungi and animals. As a qualitative term, it refers to the observed richness of the range of species.

# C

## Commercial Accommodation

Hotel or other development offering short-term lodging to paying guests.



<b>Commercial Use of Public Amenities</b>	Licensed or otherwise permitted auxiliary uses upon municipally controlled lands that act in a for-profit, private or charity capacity. Includes rental of outdoor recreation equipment and supplies, food and beverage services, sale of retail merchandise, recreational experience providers (e.g., guided watercraft tours, tree ropes course, etc.), other services (e.g., dog walking business, fitness training, etc.).
<b>Cheakamus Community Forest</b>	A limited partnership between the RMOW, 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.
<b>Community Emissions</b>	GHG emissions resulting from activities that occur within the Resort Municipality of Whistler.
<b>Connectivity</b>	Contiguous tracts of wildlife habitat that provide linkages and allow or facilitate movement among habitat parcels, as well as latitudinal or elevation movements responding to seasonal climate changes.
<b>Corporate Emissions</b>	GHG emissions associated with the Resort Municipality's operations including administration and governance; drinking, storm and waste water; solid waste collection; transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.
<b>Cumulative Environmental Effects</b>	Changes to the environment caused by human action in combination with other past, present or future human actions.

## D

<b>Dangerous Wildlife</b>	A species of wildlife prescribed as dangerous under the <i>BC Wildlife Act</i> , including bear, cougar, coyote and wolf.
<b>Detached Dwelling</b>	A residential building containing one principal dwelling unit.
<b>Development</b>	Alteration of land, construction of, addition to, or alteration of a building or structure and subdivision of land.



**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****Early Succession Ecosystems**

Areas previously disturbed by human activity or natural events, followed by initial vegetation stages from sparse moss/lichen types to forests less than 80 years old.

**Ecosystem**

Landscape with a common set of vegetation and soils, comprising the biotic (living) organisms and abiotic (non-living) components, together with the processes that link them, including nutrient cycling and energy flow.

**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 wellbeing supported and improved.

**Emergency Operations Centre**

A central location established for major emergencies where local authority officials provide inter-agency coordination, communications, and executive decision making for coordinating and supporting emergency response and recovery efforts.

**Energy and Climate Action Plan**

A document that describes how to reduce both corporate and community emissions to meet mandated emission reduction targets.

**F****First Nations**

The Squamish Nation and Lil'wat Nation as represented by their elected Chiefs and Councils.

**Five-Year Financial Plan**

A document required by the *Community Charter* that provides significant information concerning the financial position of the municipality and services that will be provided over a five-year period.



**Forested Floodplains**

Low, medium and high-bench sites lying on mainly wet areas of rich vegetation with poorly drained alluvial soils that are prone to periodic flooding characterized by woody growth on silt, sand, gravel and boulders.

**G**

**Greenhouse Gas (GHG)**

Carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by provincial regulation.

**Groundwater Resource Protection Plan**

A plan endorsed by Council that establishes the boundaries of Well Protection Areas, identifies potential sources of contamination, and 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**

**Habitat**

The place or type of site where an organism or population naturally occurs.

**Hazard Assessment Report**

A document supplied by a Qualified Environmental Professional which outlines potential objective dangers (landslide, avalanche, rockfall, debris torrent etc.) associated with a proposed development with sufficient level of detail to understand the methods, information used and supporting rationale for conclusions and recommendations.

**Heritage**

Historic places, images, stories, and other assets that comprise Whistler's natural, social and cultural history, including those identified by First Nations.

**Heritage Resources**

Buildings, other structures, landscapes, historic districts and other places of historic value.

**High Mountain Ecosystem**

An area on upper-mountain slopes above treeline consisting of stunted trees or "krummholz", alpine meadow, sub-alpine parkland and transition parkland.



**High Water Mark**

A generally visible line along a streambed or other water body indicating the natural seasonal upper limits of the water body's water level, by marking a visual character of vegetation, soil and rock distinct from that of its higher banks. An active floodplain is considered to lie below the high water mark.

**I****Impervious Surface**

Any constructed surface that generally does not absorb water. In technical terms this means having a runoff coefficient greater than 0.8. Impervious surfaces include rooftops and paved parking lots, driveways, roads, sidewalks and pedestrian areas. The runoff coefficient is a multiplier that is a function of rainfall intensity, catchment relief, catchment storage and ground characteristics.

**Important Ecosystem**

Habitat for species at risk (see definition below) including ecosystems that are at risk and/or are biologically diverse and/or provide linkages (see definition) between natural areas.

**Infill Housing**

The incremental addition of new dwelling units within existing developed areas.

**Invasive Species**

Flora and fauna not native to a particular habitat that enter a habitat and could multiply to dominate the role of species native to that habitat.

**L****Legacy Land Agreement**

Agreed between the RMOW, Lil'wat Nation and Squamish Nation in May of 2007 pertaining to the provision of 121 hectares of lands within RMOW to the Lil'wat Nation and Squamish Nation to support their economic development objectives.

**LEED**

The Leadership In Energy and Environmental Design Green Building Rating System is an independent certification program that provides voluntary guidelines for developing high-performance, sustainable buildings. The program awards varying levels of certification to buildings that meet LEED rating standards in five major categories: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.



## M

<b>Major Park</b>	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.
<b>Mature Forests</b>	Contain predominantly trees between 80-250 years old, called Low Elevation below 1000 metres and High Elevation 1000 metres and above, plus a 30-metre buffer from the edge of any mapped polygon of this forest type.
<b>Multiple Residential</b>	A residential building containing three or more dwelling units.
<b>Municipality</b>	The Resort Municipality of Whistler, a special provincial designation under the <i>Resort Municipality of Whistler Act</i> , with the purpose to promote, facilitate and encourage the development, maintenance and operation of lands within the RMOW boundary.

## N

<b>Natural Areas</b>	A subset of open space that remains primarily in a natural and undeveloped condition.
<b>Native Plant Species</b>	A species of plant that occurs naturally in a given habitat.
<b>Neighbourhood Park</b>	Municipally controlled land with open space, recreation and leisure amenities designed for the immediate neighbourhood.
<b>No Net Habitat Loss</b>	A goal or imperative indicating that the amount of habitat within an area remains the same through a mix of means including the conservation of the area habitats' current productive capacity, the restoration of damaged habitats and the development of new habitats.



**Non-motorized**

Ground travel without electric or fossil-fuel-powered means. Includes walking, cycling, small-wheeled transport (in-line 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****Occupancy Rate**

The proportion of visitor accommodation that is occupied on a seasonal or annual basis, calculated as the total number of paid room-nights divided by the total number of rooms available within the resort community.

**Old Growth Forests**

Contain predominantly trees 250 years and older, called Low Elevation below 1000 metres and High Elevation 1000 metres and above, plus a 30-metre buffer from the edge of any mapped polygon of this forest type.

**Open Spaces**

A parcel of land suitable for passive, active, programmed or un-programmed 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.

**Preferred Modes of Transportation**

Whistler2020 prioritizes preferred modes of transportation in the following order: (1) pedestrian, bicycle and other non-motorized means, (2) mass transit (3) private automobile (high occupancy vehicles and leading low-impact technologies), (4) private automobiles (single occupancy vehicles, traditional technologies).



**Public Lands**

Lands whose legal title and regulatory responsibility lie with a municipality or the provincial or federal Crown. These lands are not automatically public use.

**Q**

**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 British Columbia 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.

**R**

**Recreation Cycling Plan**

A document that outlines municipal-level strategies and direction for the development, direction and management of primarily leisure-based cycling infrastructure and programs.

**Recreation and Leisure Amenities**

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 un-programmed, self-directed, passive or free-flowing activities; visiting parks and natural areas; family or other personal outings; and nature appreciation.

**Recreation Master Plan**

A document that outlines municipal-level strategies and direction for the development and management of park, recreation, and leisure amenities.



**Renewable Energy**

An energy resource that is naturally regenerated over a short time and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources.

**Resident-Restricted Accommodation**

Residential accommodation restricted pursuant to a lease, covenant or other instrument to occupancy by persons employed or residing within the Resort Municipality.

**Regional and Water Specific Regulations**

BC Freshwater Fishing Regulations defined by provincial and federal regulators and updated by them. For current regulations see: <http://www.env.gov.bc.ca/fw/fish/regulations/>

**Resort Community Values**

Our values are the foundation for all we do. They represent what is important to us as a resort community. Guided by our values, we are able to make difficult decisions about Whistler's future, and formulate the priorities and actions necessary to achieve our vision.

**A sustainable community** – where social and ecological systems are sustainable and supported by a healthy economy, today and in the future.

**A strong, healthy community** – where the needs of residents are met, where community life and individual well-being are fostered, where the diversity of people is celebrated, and where social interaction, recreation, culture, health services and life-long learning are accessible.

**A well-planned community** – where growth and development are managed and controlled.

**Our natural environment** – and our role as responsible stewards of it, respecting and protecting the health of natural systems today and for generations to come.



**A strong tourism economy** – where a healthy, diversified tourism economy is sustainable through thoughtful, long range planning, strategic marketing, excellent and innovative infrastructure, a vibrant and continually evolving business sector, and business partnerships.

**A safe community** – where diverse residents and guests are comfortable and secure.

**The people who live work and play here** – our families, children, neighbours, colleagues and friends.

**Our guests** – who come from around the world, and are supported by our desire to provide exceptional service in all we do.

**Our partners** – and the positive, cooperative relationships that recognize the values of all the communities in the Sea to Sky corridor.

#### **Retiree**

An individual who qualifies as an eligible employee or retiree under the Whistler Housing Authority eligibility requirements and has ceased active employment but had been an employee for five of the six years preceding cessation of employment within the boundaries of the RMOW. Employees are either employed or self-employed for an average of not fewer than 20 hours per week on an annual basis at a business within the municipality holding a business licence or recognized equivalent.

#### **Resident Employee**

An individual who is either employed or self-employed for an average of not fewer than 20 hours per week on an annual basis at a business located within the municipality which holds a local business license or recognized equivalent.

#### **Riparian Areas Regulation**

The B.C. Riparian Areas Regulation, BC Reg. 837/2004.



**Riparian Assessment Area**

A 30 metre strip on both sides of a stream, measured from the high water mark. For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank. For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank, or any mapped polygon identified as riparian area by terrestrial ecosystem mapping.

**Riparian Ecosystem**

Land adjacent to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent upland areas.

**RMOW Emergency Plan**

A document which provides guidance and direction to RMOW municipal departments and external support organizations regarding their primary roles in an emergency.

**S****Sea to Sky Corridor**

A region in British Columbia spreading from Horseshoe Bay through Whistler to the Pemberton Valley and beyond to Birken and D'Arcy. From Whistler northeast, the region overlaps with the Lillooet area. The southern section of the region is aligned along Highway 99, the Sea to Sky Highway, which links together the regions' three main centres - Squamish, Whistler and Pemberton.

**Sea to Sky LRMP**

Adopted by the Government of B.C. in 2008 and serves as the primary land use planning document for the region.

**Seniors Housing**

Housing for individuals at least 55 years of age who are eligible for membership on the Mature Action Committee or who qualify as an eligible employee or retiree under the Whistler Housing Association. Location criteria generally include proximity to services, amenities, access to transportation and dwelling accessibility.

**Sensitive Ecosystem**

A fragile and/or rare ecosystem.



**SLRD Regional Growth Strategy**

A long-term plan and agreement adopted in June of 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.

**Species at Risk**

Flora or fauna considered nationally and/or provincially at risk of extirpation or extinction.

**Stream**

A watercourse, whether or not it usually contains water; a pond, lake, river, creek or brook; or a ditch, spring or wetland connected by surface flow to a watercourse, pond, lake, river, creek or brook that provides fish habitat.

**Sustained Prosperity**

The point when the resort community is economically successful and socially responsible without compromising the integrity of the environmental qualities upon which the resort's development was founded.

**T****Terrestrial Ecosystem Mapping**

The stratification of a landscape into map units, according to a combination of ecological features, primarily climate, physiography, surficial material, bedrock geology, soil, and vegetation.

**Transportation Centre**

A building or premises where commercial motor vehicles pick up and discharge fare-paying guests. Ancillary facilities may include ticket offices, luggage checking facilities, and similar.

**Transportation Cycling Plan**

A document that outlines municipal-level strategies and direction for the development, direction and management of primarily commuting-based cycling infrastructure and programs.



## U

### 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, or 2) a development with a density of greater than one dwelling unit per 40 hectares, or 3) a development with a building or structure larger than 465 m<sup>2</sup>, or 4) a development for any non-resource use with a land disturbance affecting an area of greater than 1 hectare.

## V

### Valley Trail

A 40 kilometre paved, multi-use non-motorized trail system linking all of Whistler's neighbourhoods, major parks and core commercial areas to facilitate preferred transportation for recreation and commuting.

### Viewscape and Scenic Corridors

Areas of scenic value visible from public lands deemed to be in the broad public interest and a critical factor to the Whistler Experience.

### Visitor Accommodation

Accommodation available for nightly rental and used for temporary lodging by visitors, including hotels, inns and lodges, as well as bed-and-breakfast and pension guest rooms, campgrounds, hostels and club cabins.

## W

### Warm Beds

Accommodation committed to maximize availability for short term visitor use.

### Whistler Experience

Providing exceptional experiences, resort community value and access to unspoiled nature for visitors and residents, setting Whistler apart from its competitors through excellent quality of life and increased visitation and recommendation. Authentic differentiation is particularly important as an increasing number of destinations attempt to replicate the Whistler model.



**Whistler 2020**

Whistler’s integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

**Whistler Blackcomb Controlled Recreation Area**

The area of Crown Land that encompasses the recreation infrastructure and activity areas, the area covered by the real estate development, and a reasonable buffer area that is directly related to the safe and orderly development and operations of Whistler Blackcomb.

**Whistler Blackcomb Master Plan**

The long range document that describes Whistler Blackcomb’s planned operations, business expansion and development within the Whistler Blackcomb Controlled Recreation Area.

**Whistler Housing Authority**

An independent, municipally owned corporation created to oversee the development, administration and management of resident restricted housing.

**Whistler Sports Legacy Society**

A not-for-profit organization responsible for owning, managing and operating three of the 2010 Games venues post-Games: the Whistler Sliding Centre, Whistler Olympic Park, and the Whistler Athletes’ Centre. Established under the *BC Society Act*, Whistler Sport Legacies took possession of the venues on June 1, 2010.

Z

**Zero Waste Goal**

To emulate sustainable natural cycles in which all materials are designed, once discarded, to become resources for others to use. Zero Waste involves designing and managing products and processes to avoid and eliminate the volume and toxicity of waste and materials, to conserve and recover rather than incinerate or bury used resources.