

**RESORT MUNICIPALITY OF WHISTLER**

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## STAFF REPORT TO COUNCIL

**PRESENTED:** April 9, 2024  
**REPORT:** 24-037  
**FROM:** Planning - Development  
**FILE:** 3060-20-1961, 3360-20-1184  
**SUBJECT:** ZONING AMENDMENT BYLAW (1000 ALPHA LAKE ROAD) NO. 2436, 2024 AND  
DP001961 – 1000 ALPHA LAKE ROAD – ADDITIONAL EMPLOYEE HOUSING

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

### RECOMMENDATION(S)

**That** Council consider giving first, second and third readings to “Zoning Amendment Bylaw (1000 Alpha Lake Road) No. 2436, 2024” (Proposed Bylaw); and

**That** Council receive Development Permit DP001961 (DP001961) and direct staff to bring DP001961 back to Council for consideration for approval and issuance at a future meeting when the Proposed Bylaw is presented for adoption.

### PURPOSE OF REPORT

This report presents “Zoning Amendment Bylaw (1000 Alpha Lake Road) No. 2436, 2024” (Proposed Bylaw) applicable to 1000 Alpha Lake Road, for Council’s consideration of first, second and third readings.

The Proposed Bylaw is a map amendment to align the boundary of the Commercial Service Two (CS2) zone and Industrial Service 5 (IS5) zone applicable to 1000 Alpha Lake Road with the shared parcel boundary of the proposed two-lot subdivision plan for the lands.

This report also presents Development Permit DP001961 (DP001961) for Council’s receipt. DP001961 proposes modifications to the previously issued Development Permit (DP001337) for 1000 Alpha Lake Road by adding 24 additional units of employee housing, and removing the purpose-built brewery building, which results in minimal change to the site plan or development footprint. DP001961 is presented to Council now to provide context for the Proposed Bylaw and this report further recommends that Council direct staff to bring DP001961 back to Council for consideration of approval and issuance at a future meeting that coincides with Council’s consideration of adoption of the Proposed Bylaw.

☐ Information Report

☒ Administrative Report (Decision or Direction)

## DISCUSSION

The key updates to the Zoning Bylaw and DP001337 are summarized for convenience here and described in greater detail in the Background and Analysis sections below.

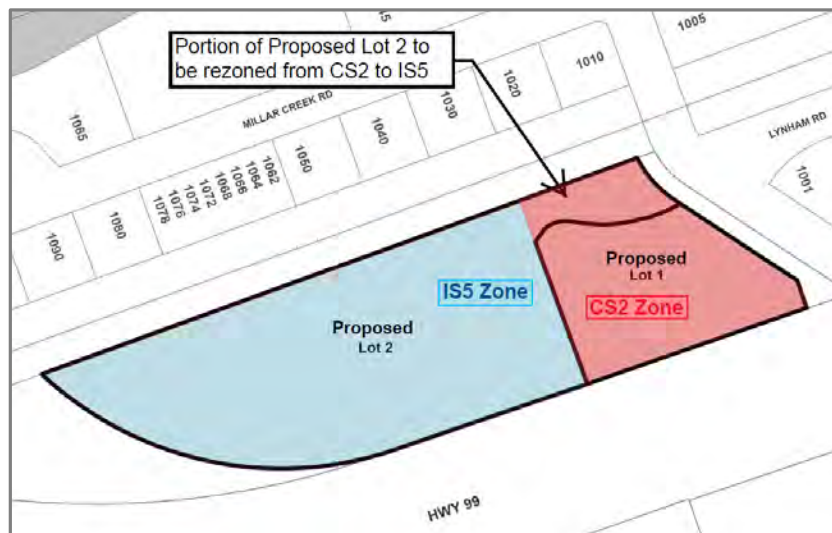
- Amend Schedule A (Zoning Map) to the “Zoning and Parking Bylaw No. 303, 2015” (Zoning Bylaw) to adjust the zone boundary between the IS5 zone and the CS2 zone to be congruous with the proposed parcel boundary to facilitate the most efficient development of the lands.
- The Zoning Map amendment will enable some incremental density such that an additional 24 units of employee housing (for a total of 72 employee units) may be developed. All employee housing units will be subject to a housing agreement.
- Modifications to the previously issued DP001337 include replacing the purpose-built brewery with a mixed-use commercial/residential building, adding 24 additional units of employee housing, varying the maximum building height from 12 metres to 13 metres for improved energy performance, and adding additional landscaping and outdoor areas for residents.
- All proposed modifications are consistent with applicable Official Community Plan (OCP) policies.

## **Background**

The lands that are the subject of the Proposed Bylaw are owned by the L'lwat Nation. The 2.15 ha (5.3 acre) parcel is located at the entrance to Function Junction at 1000 Alpha Lake Road and is bounded by Highway 99, Alpha Lake Road and the railway tracks (see Appendix A - Site Location Map).

The lands were rezoned in 2009, establishing split-zoning over the parcel in anticipation of a proposed subdivision that would align with the new zone boundaries. The zoning amendment at the time established a new CS2 zone, which permits a service station development with ancillary convenience commercial uses, and a new IS5 zone which permits a range of light industrial, service commercial, restaurant and limited retail, office, personal services, and indoor recreation uses, as well as employee housing.

After the establishment of the zoning, a master plan was developed for the lands, to subdivide and develop a service station on proposed Lot 1 and mixed-use light industrial/commercial service/office/employee housing complex on proposed Lot 2. In the intervening years the development plan has evolved and now proposes a slightly different subdivision plan and a modified development plan to achieve the most efficient utilization of the lands and maximize the opportunity for employee housing (see Appendix B – Site Plans, Landscape Plans and Architectural Drawings). The map excerpt below shows the proposed lot configuration and the existing zoning and calls out the portion of Lot 2 that is proposed to be rezoned from CS2 to IS5, so that Lot 2 will not be split zoned.



The revised two-lot subdivision plan will create a panhandle on Lot 2 that makes it slightly larger, gives Lot 2 frontage directly on Alpha Lake Road, and results in the parcel boundary no longer being concurrent with the zone boundary that was established in 2009. As a result of Lot 2 being split zoned, the floor space ratio calculation is affected, and results in less Gross Floor Area (GFA) being permitted than if the lot is not split zoned. Specifically, the General Regulations of the Zoning Bylaw state that when a parcel is split-zoned, the permissible density of uses, buildings and structures must be calculated based on the area of the parcel that is within the zone in which the use, building or structure in question is permitted. In this case, the current zoning results in the proposal under DP001961 slightly exceeding the maximum permitted floor space ratio for proposed Lot 2.

Thus, staff are presenting two applications for consideration: the first is to amend the Zoning Map to align the zone boundary with the revised parcel boundary; the second is to present the corresponding development permit for Council's information, and for consideration for approval and issuance at a later date.

### Proposed Bylaw

The Proposed Bylaw amends the Zoning Map to adjust the zone boundary between the IS5 zone and the CS2 zone on the subject lands to be congruous with the proposed parcel boundary (see map excerpt above) to facilitate the most efficient use of the lands and maximize the amount of both warehouse commercial space and employee housing.

No changes are proposed to the text of the Zoning Bylaw. The uses, density, setbacks, and all other regulations will not be affected. As noted above, the only change will be the zone boundary on the subject lands, and this will have the effect of resolving the split zoning on proposed Lot 2, which will allow the floor space ratio to be calculated based on the full area of the parcel, which results in the proposal under DP001961 being within the maximum permitted floor space ratio. This minor amendment will facilitate the additional proposed employee housing units and supports the most efficient utilization of the lands.

The Proposed Bylaw also requires approval from the Ministry of Transportation and Infrastructure before being presented to Council for consideration of adoption.

The analysis of the Proposed Bylaw in the context of the criteria that are established to evaluate zoning amendments is presented in the table under the Policy Considerations section below.

## Proposed DP001961

The currently issued DP001337 allows a service station on Lot 1 and two mixed commercial/warehouse/retail buildings with employee housing above and a third building that is a purpose-built brewery on Lot 2. As noted, the principal change that is proposed under DP001961 is to remove the purpose-built brewery building and replace it with a mixed-use building with commercial/warehouse/retail on the ground floor and employee housing above.

The amendments proposed under DP001961 result in an increase of 24 employee housing units over DP001337, for a total of 72 employee housing units (192 Bed Units), with specific unit types as shown in the table below.

BUILDING	UNIT TYPE	NUMBER OF UNITS	TOTAL
A	1 bedroom	4	20
	2 bedroom	12	
	3 bedroom	4	
B	1 bedroom	16	32
	2 bedroom	16	
	3 bedroom	0	
C	1 bedroom	4	20
	2 bedroom	12	
	3 bedroom	4	

The proposed amendments under DP001961 are illustrated in Appendix B. In addition to the replacement of the brewery building with a mixed use/employee housing building, other proposed amendments under DP001961 include:

- additional parking to accommodate the increase in employee housing units;
- removal of the outdoor patio area that was associated with the brewery;
- a new open space at the far west of the site to offer gathering/park space for residents/visitors to the site;
- additional seating and enhancements to the open spaces;
- enhanced landscaping throughout;
- accessible parking in close proximity to the building entrances;
- slightly widened sidewalks for improved pedestrian circulation; and
- request for a building height variance from 12 metres to 13 metres.

It is noted that DP001337 remains in effect and will remain unchanged except for the amendment presented in this report, namely the substitution of a few of the drawings and site plans to reflect the revised proposal, and an update to the landscape security requirement to specify that the landscape security for Lot 2 is to be secured with DP001961.

## Advisory Design Panel

The Advisory Design Panel (ADP) considered the proposal under DP001961 at their meeting of December 20, 2023. The panel members were supportive of the revised development plan and offered recommendations to make improvement to the outdoor space and resident experience, suggesting improvements to the landscaping, the streetscape, seating and the general pedestrian experience.



The ADP Minutes are attached to the report as Appendix C, and the panel passed the following motion:

***That the Advisory Design Panel does support the proposal of DP001961 if the applicant addresses the ADP comments noted above. The Advisory Design Panel does not request to see the proposal again.***

Revised plans were submitted that address the ADP comments, and offer additional outdoor gathering space, landscape improvements throughout, additional seating in gathering spaces, and widened sidewalks.

## **Housing Agreement Bylaw**

There is an existing housing agreement in place over the lands ([Administrative Report No. 19-049](#)), which will need to be updated to reflect the proposed revisions. Specifically, the Housing Agreement will be updated to include current terminology and definitions and will include the proposed development and the new proposed number of units. A bylaw to revise the Housing Agreement will be presented to Council at a future meeting, in conjunction with the Proposed Bylaw, for adoption and DP001961 for approval and issuance.

Staff note that the bylaw to amend the Housing Agreement can be considered and adopted in a single meeting, and there are no notification requirements under the *Local Government Act* (LGA).

## **Zoning Analysis**

The proposal under DP001961 complies with the regulations of the Zoning Bylaw, with the exception of the specific matters identified in this report and described in this section.

### *Density*

The proposed development has a floor space ratio of 0.53, which exceeds the maximum floor space ratio of 0.5. In terms of GFA, the proposal exceeds the maximum by approximately 470 square metres. The Proposed Bylaw presented in this report will resolve this issue.

### *Height*

The proposed development is seeking to vary the maximum permitted height of buildings from 12 metres to 13 metres. The actual heights are proposed to be in the range of 12.3 metres to 12.6 metres. The applicant has indicated that because of additional energy performance measures that they have implemented, the floor and roof packages are 'thicker', and have pushed the total height of the buildings slightly over the heights originally calculated.

Staff support the proposed variance for height, noting that there are no direct neighbours to the site that will be impacted by this, it does not defeat the intent of the bylaw, and it facilitates improved energy performance.

### *Parking*

The proposal complies with the requirements as per Part 6 of the Zoning Bylaw and provides a total of 138 parking spaces (96 spaces residential and 42 spaces non-residential). No variance is requested with respect to the number of spaces that are required.

Staff suggest that there is an opportunity through the development permit to clarify future processes, and reduce staff review time for business license applications and uncertainty for the owners and potential tenants. Specifically, it is suggested that the development permit include language to confirm that the parking for the site has been met, and that for any future changes in tenancy or the warehouse/retail units that the parking calculation does not need to be recalculated when there is a change in occupancy, provided the new occupancy is consistent with the permitted uses under the zoning. This will relieve the property owner and staff from the process of needing to recalculate parking requirements for any change in use.

The parking provided onsite meets the requirement under the Zoning Bylaw, and the proposed variance in DP001961 is meant only to relieve the need for future recalculations when tenancy or use changes. To support this recommendation, staff note that in other recent residential developments in the Cheakamus neighbourhood, the parking has been calculated using an updated approach that calls for one space for units up to 2 bedrooms, and two spaces for 3-bedroom units. If that calculation were applied to this development, the residential parking requirement would be only 80 spaces.

Rather than varying the parking requirement, staff suggest that instead the applicant be required to permanently reserve 80 spaces for residential use only, and that the 16 additional spaces that are unreserved will be available for residential use but can also be used for commercial visitors if needed. The non-residential parking requirement is also met, at 42 spaces, and with the potential ‘flex use’ of the 16 additional residential spaces not only are the bylaw requirements satisfied, but the need to recalculate the non-residential parking needs is not necessary, as the combined spaces on the site meet the potential uses. This variance will reduce staff time for review of business licence applications and provide assurance for the property owners that the parking needs are met for permitted uses under the zoning.

The table below presents the proposal under DP001961 in the context of the applicable zoning regulations, and compares to the current issued DP001337:

<i>Regulation</i>			<i>Issued DP001337</i>	<i>DP001961 Proposal</i>	<i>Staff Comment</i>
<b>Use</b>	Various – listed in IS5 Zone		Various, consistent with IS5 Zone Includes brewery	Various, consistent with IS5 Zone No longer includes brewery	Complies
<b>Density</b>	<b>FSR</b>	0.5	<b>0.45</b>	Under current zoning as a split-zoned parcel = 0.53 Under Proposed Bylaw = 0.49	FSR will comply subject to adoption of the Proposed Bylaw presented in this report.  FSR of specified uses complies
	<b>Office</b>	0.1 FSR	0.03 FSR	0.03 FSR	
	<b>Restaurant</b>	Lesser of 0.03 FSR or 95m <sup>2</sup>	0.005 / 76.15m <sup>2</sup>	0.005 FSR / 73m <sup>2</sup>	
	<b>Ground floor retail</b>	Lesser of 0.02 FSR or 185m <sup>2</sup>	0.006 FSR / 101.5m <sup>2</sup>	0.006 FSR / 97.5m <sup>2</sup>	
<b>Height</b>	Maximum 12m		Building A = 11.86m Building B = 9.4m <b>Building C = 9.72m</b>	Building A = 12.61m Building B = 12.35m <b>Building C = 12.616m</b>	Variance requested to

				allow up to 13m height
<b>Site Coverage</b>	Maximum 75%	<75%	<75%	Complies
<b>Setbacks</b>	<b>Front</b>	3m	>3m	All comply Minor setback variance approved under DP001337 will still apply.
	<b>Rear</b>	1.5m	>1.5m	
	<b>Side</b>	3m, or 0m if adjacent to another IS5 zoned parcel	>3m	
	<b>Highway 99</b>	20m	>20m	
<b>Parking</b>	Per Part 6	Requires 117 spaces, provides 128 spaces	Requires 138 spaces, provides 138 spaces	Complies

## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

Council's authority to consider and adopt a zoning amendment bylaw is established in the LGA. Council has the authority to issue a Development Permit, with variances, under s. 490 of the LGA.

Previous Council decisions respecting the zoning and development of 1000 Alpha Lake Road are listed below:

[February 8, 2022: Administrative Report No. 22-017](#), DP001337 – 1000 Alpha Lake Road – Development Permit Issuance.

[April 16, 2019 \(2:23:40\): Administrative Report No. 19-049](#), DP001337 – 1000 Alpha Lake Road – "Housing Agreement Bylaw (Function Junction) No. 2232, 2019".

October 3, 2017: [Administrative Report No. 17-107](#), DP001337 – DL8078 – Function Junction Master Planned Mixed Use Development.

### 2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

### **Strategic Priorities**

☒ Housing

*Expedite the delivery of and longer-term planning for employee housing*

☐ Climate Action

*Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan*

☐ Community Engagement

*Strive to connect locals to each other and to the RMOW*

☐ Smart Tourism

*Preserve and protect Whistler's unique culture, natural assets and infrastructure*

☐ Not Applicable

*Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs*

## **Community Vision and Official Community Plan**

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The subject lands are designated in the OCP Land Use Map as Industrial Service Commercial – Function Junction. This designation reflects the uses permitted in the zoning applicable to the lands.

The proposed zoning amendment is consistent with the land use designations, and the recommendations in this report are consistent with the goals, objectives, and policies with respect to growth management (Chapter 4), land use and development (Chapter 5), as elaborated in the table below:

<b>Chapter 4 – Growth Management</b>		
<b>Section</b>	<b>Objective / Policy</b>	<b>Staff Comment</b>
4.1.2.9 (b)	Allow for up to 1,000 additional <i>bed units</i> for various initiatives to address Whistler's current critical shortage of <i>employee housing</i> . Continue to monitor ongoing housing needs and evaluate proposed developments relative to the municipality's rezoning evaluation criteria.	The Proposed Bylaw to resolve the split zoning of proposed Lot 2 will allow the maximum utilization of the parcel, and enables the proposed development, which increases the number of units by 50%, for a total of 192 employee housing bed units
4.1.2.11	Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development.	The Proposed Bylaw is a minor map amendment to resolve a split-zoned parcel that will allow the proposed development to make the most efficient use of the land.

**Section 4.1.6.4 OCP/Rezoning Amendment Evaluation Criteria**

a)	The project must be capable of being served by municipal water, sewer, and fire protection services, or by an alternate means satisfactory to the municipality;	This is satisfied and is unaffected by the Proposed Bylaw.
b)	the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;	This is satisfied and is unaffected by the Proposed Bylaw.
c)	the project must comply with all applicable policies of the OCP;	The Proposed Bylaw complies with the applicable policies of the OCP.
d)	all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:	
i)	balanced resort and community capacity;	Resolving the split-zoning on proposed Lot 2 will allow the most efficient utilization of the site and will support the revised plan to increase the number of employee housing units as well as the warehouse commercial space, which contributes to meeting needs of both resort and community.
ii)	overall patterns of development of the community and resort;	The Proposed Bylaw does not alter the pattern of development.
iii)	the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features	The Proposed Bylaw does not impact the noted values.
iv)	Whistler's sensitive ecosystems and biodiversity	The Proposed Bylaw does not impact the noted values.
v)	scale, character and quality of development	The Proposed Bylaw will enable the most efficient utilization of the site, and the proposal overall is consistent with the scale, character and quality of nearby developments.
vi)	compatibility with the surrounding area or neighbourhood	The Proposed Bylaw will enable the most efficient utilization of the site, and the proposal overall is consistent with the scale, character and quality of nearby developments.

vii)	quality of life of Whistler's residents	The Proposed Bylaw does not impact the noted values.
viii)	quality of experience for Whistler's visitors	The Proposed Bylaw does not impact the noted values.
ix)	geotechnical, flood and wildfire hazard	The Proposed Bylaw does not impact the noted values.
x)	archaeological, heritage and culture resources	The Proposed Bylaw does not impact the noted values.
xi)	traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system	The Proposed Bylaw will be referred to the Ministry of Transportation and Infrastructure for approval, as required by the LGA. The map amendment is not anticipated to have any impact on traffic patterns, congestion or safety.
xii)	local economy	The addition of both employee housing units and warehouse commercial space supports the local economy.
xiii)	municipal finance	The Proposed Bylaw does not impact municipal finance.
xiv)	social, health, recreation, education and emergency facilities and services	The Proposed Bylaw does not impact these facilities or services.
xv)	employee housing	The Proposed Bylaw enables the site to fully capitalize on the permitted density and develop additional employee units than if the parcel remained split-zoned.
xvi)	community energy and Green House Gas emissions, water supply and conservation and solid waste	The Proposed Bylaw does not impact the commitments to Green Building that were incorporated in the original approvals.



<b>Chapter 5 – Land Use and Development – Commercial and Light Industrial</b>		
<b>Section</b>	<b>Objective/Policy</b>	<b>Staff Comment</b>
5.6.1	Maintain a balanced supply of commercial and industrial space and associated land uses.	The Proposed Bylaw will enable the most efficient utilization of the site and allow additional warehouse and commercial space over the original proposal.
5.6.1.12	Seek to ensure the community has the capacity to support business operations maintaining a high level of service, including development of an adequate supply of employee housing.	The addition of employee housing units supports business operations in maintaining a high level of service.
5.6.2.3	Seek to ensure that Whistler's industrial areas and developments are adequately screened from public views; rehabilitate and maintain vegetated buffers to protect and enhance the visual quality along Highway 99.	The subject lands are adjacent to Highway 99 and have preserved the Highway 99 tree buffer. A landscape security will be taken as part of the development permit, to ensure completion of the approved landscape plans, and any necessary mitigation or enhancement to the tree buffer also occurs.

### ***OCP Development Permit Area Guidelines***

The subject property is in the Development Permit Areas (DPA) for Aquifer Protection, Commercial/Industrial (form and character), Multi-Family Residential (form and character), and Wildfire Protection (see Appendix D for a full analysis of the proposal against the relevant DPA guidelines).

The proposal under DP001961 to increase the warehouse commercial space and increase the number of employee units, is consistent with the applicable OCP DPA guidelines. It is noted that the applicant made revisions to address comments made by staff and the ADP (see Appendix C for ADP meeting minutes), specifically by adding outdoor space for residents and visitors to the site, increasing the amount of landscaping, widening the sidewalks and bump outs, and preparing a parking management plan to indicate how spaces will be allocated on site and ensure that the parking is in appropriate proximity to residences and businesses.

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### **BUDGET CONSIDERATIONS**

The RMOW is advancing the rezoning application, and the owner is paying for all associated legal invoices associated with the rezoning application.

The municipality's direct costs of processing and reviewing the Development Permit application are covered through the Development Permit application fees.

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### **L'ŁWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the L'íwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumíxw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

The L'íwat Nation owns the subject lands pursuant to the Legacy Land Agreement, an important outcome of the 2010 Olympic and Paralympic Games. The planned mixed-use development provides L'íwat Nation long-term economic investment in Whistler, as well as an increased presence in Whistler.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

With respect to the Proposed Bylaw, under a recent amendment to s.464 of the LGA, a local government must not hold a public hearing under certain circumstances. In this case, the bylaw meets those conditions. Specifically, the Proposed Bylaw is consistent with the OCP that is in place, and the purpose is to permit development that is at least fifty percent residential.

In addition, a Development Notification Sign has been posted on the property as per zoning amendment application requirements. No comments or concerns have been received by staff as of the time of writing this report.

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## REFERENCES

Appendix A – Site Location Map

Appendix B – Site Plans, Landscape Plans and Architectural Drawings

Appendix C – Advisory Design Panel Minutes, Excerpt from December 20, 2023

Appendix D – OCP DPA Guidelines Review

“Zoning Amendment Bylaw (1000 Alpha Lake Road) No. 2436, 2024” (included in Council package)

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## SUMMARY

The report presents two applications for consideration, to allow revisions to the proposed development at Lot 2, 1000 Alpha Lake Road, to replace the brewery building with a mixed-use warehouse/commercial/retail and employee housing building, and to make associated changes to the site plan, the parking, and the landscaping.

The Proposed Bylaw will realign the zone boundary to be concurrent with the parcel boundary between proposed Lot 1 and proposed Lot 2. As a result of being zoned entirely IS5, the GFA proposed will be within the maximum permitted in the zone.

DP001961 will allow revisions to the development plan for proposed Lot 2, to replace the purpose-built brewery with a mixed-use building that will add employee housing and will offer additional warehouse/commercial space on the ground floor. Other minor changes that are part of the revised development plan include additional parking based on the different use, additional open space and

gathering spaces for both residents and visitors, improved landscaping, and minor changes to the exterior materials and colours, all consistent with the development permit guidelines.

The proposed revision to the Development Permit requests a height variance of one metre, and staff recommend that the DP vary the requirement to recalculate the non-residential parking for future changes in occupancy of the commercial units.

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## **SIGN-OFFS**

### **Written by:**

Tracy Napier,  
Planner

### **Reviewed by:**

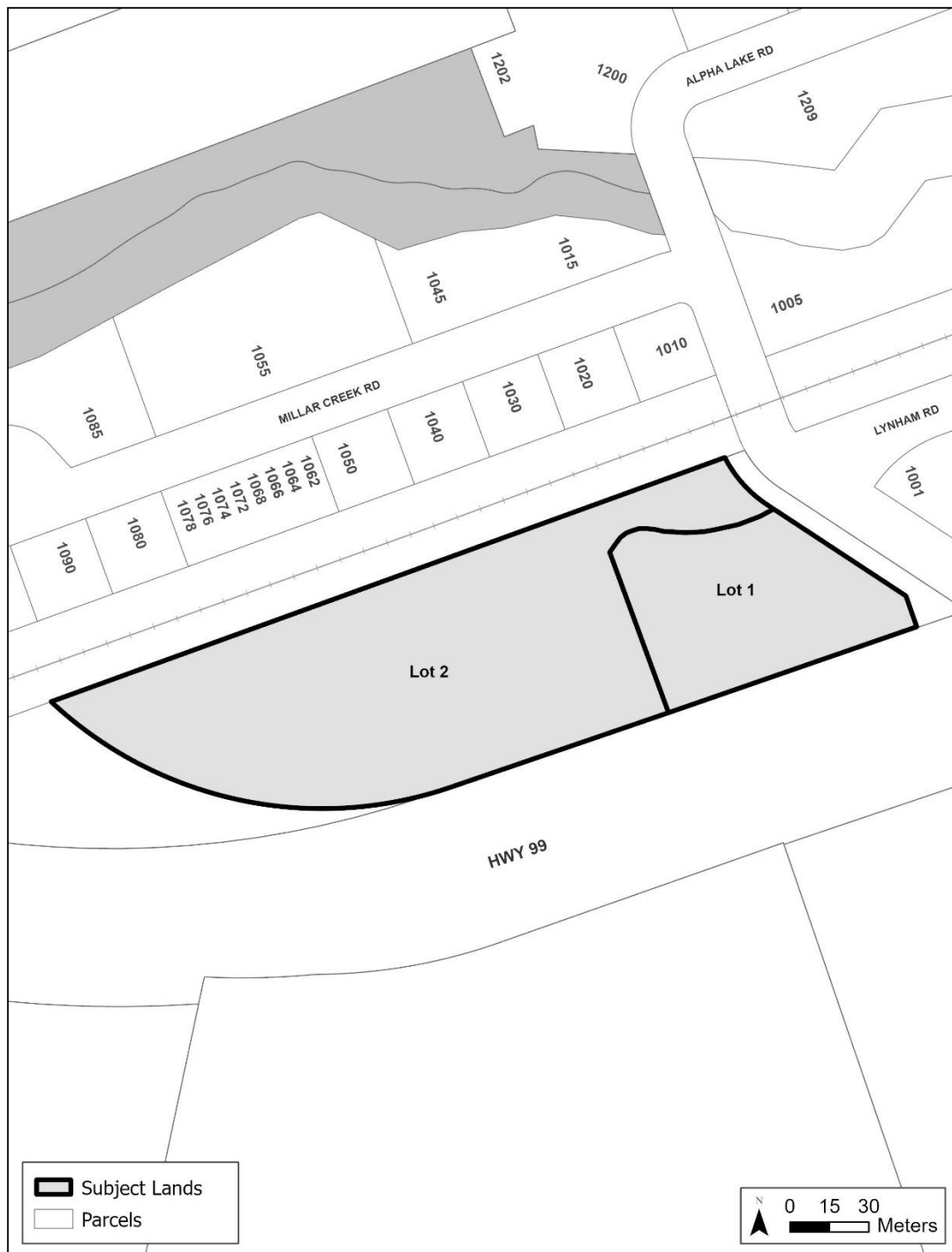
John Chapman,  
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Luisa Burhenne,  
Acting General Manager of Climate Action,  
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Virginia Cullen,  
Chief Administrative Officer

SITE LOCATION MAP

1000 Alpha Lake Road





### Project Directory

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**SURVEYOR**  
Axis Land Surveying Ltd.  
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**CIVIL ENGINEER**  
CREUS Engineering Ltd.  
610-East Tower, 221 Esplanade West  
North Vancouver, BC, V7M 3J3

**STRUCTURAL ENGINEER**  
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### LOT 2 Total Parking Calculations

24/3/15

**REQUIRED:**  
**LOT 2 :**

1442 m2	Commercial/Industrial Parking Req.	No of Stalls
96 m2	Industrial @ 1/100m2	14.4
72 m2	Retail @ 4/100m2 GFA	3.8
361 m2	Restaurant @5/100m2	3.6
433 m2	Research/Indoor Rec @ 2/100m2	7.2
2404 m2 GFA	Office @ 3/100m2 GFA	13.0
<b>excludes parkade</b>		<b>42</b>
<b>CURRENT COMMERCIAL GFA: = 2404.56 m2</b>		
<b>Resident Parking Req.</b>		
24 units@ 1 car, 48 units @ 1.5 cars:		
<b>24+72=96 cars</b>		<b>96</b>
<b>TOTAL PARKING REQUIRED:</b>		<b>138 CARS</b>
<b>PROVIDED :</b>		
<b>LOT 2:</b>		
92 surface stalls (incl. 3 HC/accessible) + 3 loading		
49 underground parkade		
<b>Lot 2 Total: 141 cars</b>		
<b>TOTAL PARKING PROVIDED:</b>		<b>141 CARS</b>
141 cars including 4 EV charging stalls & 3 Accessible stalls		
• plus 3 loading		

Development Statistics - Lot 2				24/3/15
Civic Address: 1000 Alpha Lake Road, Whistler, B.C. Legal: DL 8078, GROUP1, N.W.D. Zone: IS5, Industrial Service Five				
TOTAL Site Area: 2.15 ha		231,531.70 sq.ft.	21,510.00 m2	
LOT 2 (IS-5) Area: 1.612 ha		173,514.23 sq.ft.	16,120.00 m2	
The max. permitted floor space ratio:		0.5		
PROPOSED F.S.R.:		0.489		
Max. allowable GFA:		86,757.11 sq.ft.	8060.00 m2	
<b>Gross Floor Area:</b>				
<b>Building A</b>				
Ground Floor (Warehouse/Office)		6353.06 sq.ft.	590.22 m2	
Second Floor (Residential)		5849.97 sq.ft.	543.48 m2	
Third Floor (Residential)		5849.97 sq.ft.	543.48 m2	
Fourth Floor (Residential)		5849.97 sq.ft.	543.48 m2	
		23,902.97 sq.ft.	2,220.66 m2	
<b>Building B</b>				
U/G Parkade		440.68 sq.ft.	40.94 m2	
Ground (Commercial/Industrial)		13176.29 sq.ft.	1224.12 m2	
Second Floor (Residential)		11729.45 sq.ft.	1089.70 m2	
Third Floor (Residential)		11729.45 sq.ft.	1089.70 m2	
		37,075.87 sq.ft.	3,444.46 m2	
<b>Building C</b>				
Ground Floor (Warehouse/Office)		6353.06 sq.ft.	590.22 m2	
Second Floor (Residential)		5849.97 sq.ft.	543.48 m2	
Third Floor (Residential)		5849.97 sq.ft.	543.48 m2	
Fourth Floor (Residential)		5849.97 sq.ft.	543.48 m2	
		23,902.97 sq.ft.	2,220.66 m2	
Total G.F.A.		84,881.81 sq.ft.	7,885.78 m2	
available GFA		1,875.30 sq.ft.	174.22 m2	
Height Permitted 12.0m		Building A: 11.93m ht.		
see Roof Plans for calc.		Building B: 11.52 m ht.		
		Building C: 11.93 m ht.		
Flood Control Level (FCL) 602.3m (as per LaCas Consultants Inc. report, October 2008)				
Design Under Part 3 2018 BC Building Code			updated 24/02/01	

Residential Units: Gross Floor Area						
BUILDING A						
UNIT A (2 BR)	UNIT GFA		NO. OF UNITS			
UNIT A (2 BR)	706.0 sf	65.6m2	12	8472.0 sf	787.1m2	
UNIT B (3 BR)	951.0 sf	88.4m2	4	3804.0 sf	353.4m2	
UNIT C (1 BR)	477.0 sf	44.3m2	4	1908.0 sf	177.3m2	
			20 units			
			TOTAL GFA	14184.0 sf	1317.7m2	
BUILDING B						
UNIT C (1 BR)	UNIT GFA		NO. OF UNITS			
UNIT C (1 BR)	477.0 sf	44.3m2	16	7632.0 sf	709.0m2	
UNIT A (2 BR)	706.0 sf	65.6m2	16	11296.0 sf	1049.4m2	
			32 units			
			TOTAL GFA	18928.0 sf	1758.5m2	
BUILDING C						
UNIT A (2 BR)	UNIT GFA		NO. OF UNITS			
UNIT A (2 BR)	706.0 sf	65.6m2	12	8472.0 sf	787.1m2	
UNIT B (3 BR)	951.0 sf	88.4m2	4	3804.0 sf	353.4m2	
UNIT C (1 BR)	477.0 sf	44.3m2	4	1908.0 sf	177.3m2	
			20 units			
			TOTAL GFA	14184.0 sf	1317.7m2	
			TOTAL UNITS: 72	47296.0 sf	4393.9m2	
TOTAL GFA				47296.0 sf	4393.9m2	
updated 24/02/01						

### Drawing List

A-0.0 [R] COVER SHEET, Site Location & Context  
A-1.0 [R] Site Plan (Combined Lots 1 & 2)  
A-1.1 [R] Snow Storage Plan  
TP-1 [R] Tree Preservation Plan  
F-1.0 [R] Wildfire- Fire Smart Site Plan

#### Lot 1, Service Station

L-1.1 LOT 1 Site Grading Plan  
L-1.2 LOT 1 Landscape Planting Plan

A-2.1 Lower Floor Plan  
A-2.1b Lower Floor Plan - AREAS  
A-2.2 Roof Plan  
A-3.1 Elevations  
A-3.2 Elevations  
A-3.3 Elevations - Canopy  
A-4.1 Sections  
A-4.2 Sections

#### Lot 2, Commercial Developement

L-2.1 [R] LOT 2 Site Grading Plan  
L-2.2 [R] LOT 2 Landscape Planting Plan  
L-2.3 [R] LOT 2 Parking Plan  
L-2.4 [R] LOT 2 Site Lighting Plan

**Plans**

A-2.0 A [R] Building A - Municipal GFA  
A-2.1 A [R] Building A - Ground Floor Plan  
A-2.2 A [R] Building A - Second Floor Plan  
A-2.3 A [R] Building A - Third Floor Plan  
A-2.4 A [R] Building A - Fourth Floor Plan  
A-2.5 A [R] Building A - Roof Plan  
A-2.6 A [R] Building A - Roof Height Calculations

A-2.00 B [R] Building B - Municipal GFA  
A-2.0 B [R] Building B - Foundation/Underground Parking  
A-2.1 B [R] Building B - Ground Floor Plan  
A-2.2 B [R] Building B - Second Floor Plan  
A-2.3 B [R] Building B - Third Floor Plan  
A-2.4 B [R] Building B - Roof Plan  
A-2.5 B [R] Building B - Roof Height Calculations

A-2.0 C [R] Building C - Municipal GFA  
A-2.1 C [R] Building C - Ground Floor Plan  
A-2.2 C [R] Building C - Second Floor Plan  
A-2.3 C [R] Building C - Third Floor Plan  
A-2.4 C [R] Building C - Fourth Floor Plan  
A-2.5 C [R] Building C - Roof Plan  
A-2.6 C [R] Building C - Roof Height Calculations

**Elevations**

A-3.1 A [R] Building A - Elevations  
A-3.1 B [R] Building B - Elevations  
A-3.2 B [R] Building B - Elevations  
A-3.1 C [R] Building C - Elevations

**Sections**

A-4.1 A [R] Building A - Sections  
A-4.2 B [R] Building B - Sections  
A-4.3 C [R] Building C - Sections

**Materials**

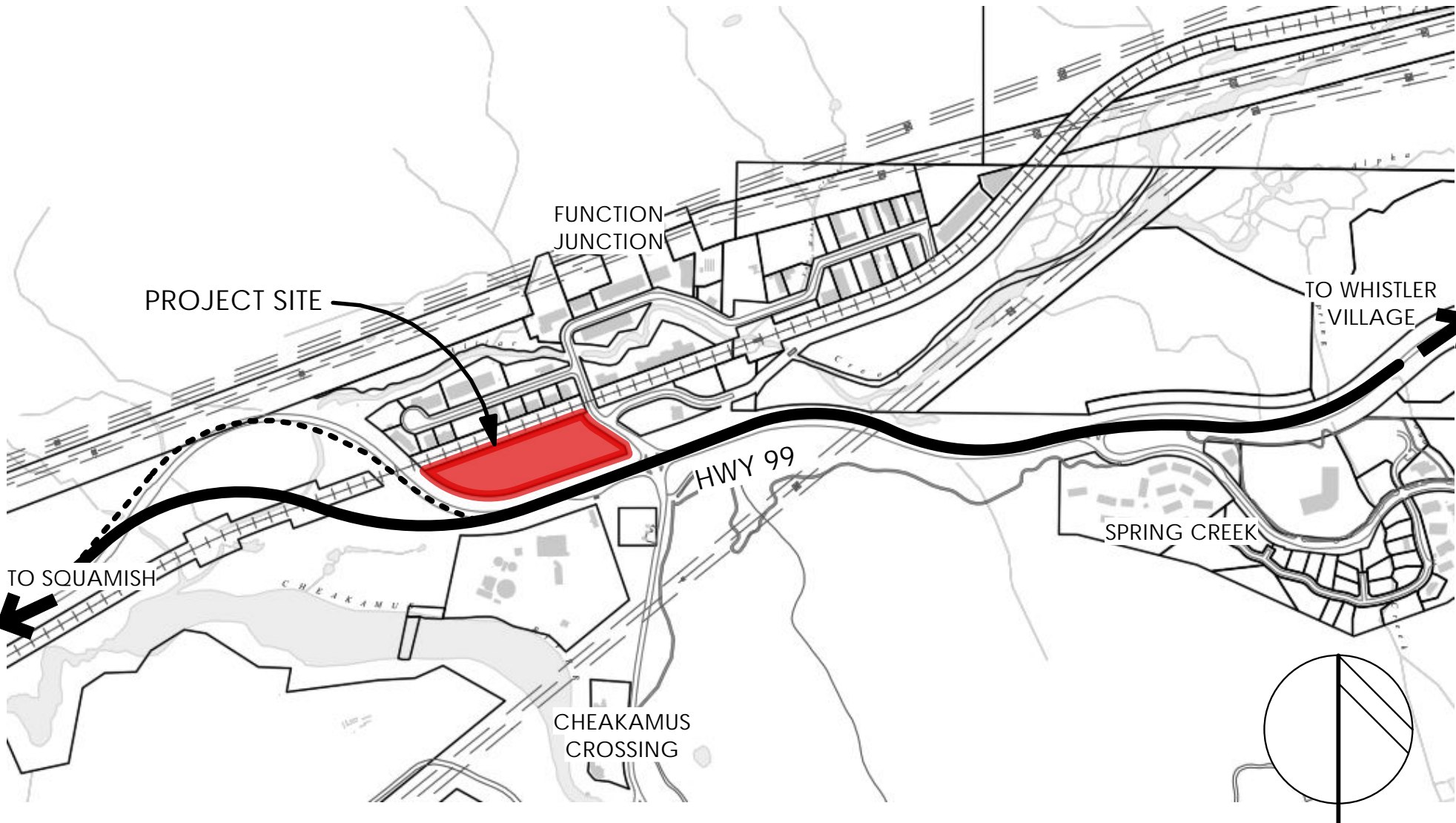
A-5.1 A [R] Building A - Material Board  
A-5.1 B [R] Building B - Material Board  
A-5.1 C [R] Building C - Material Board

**Unit Plans**

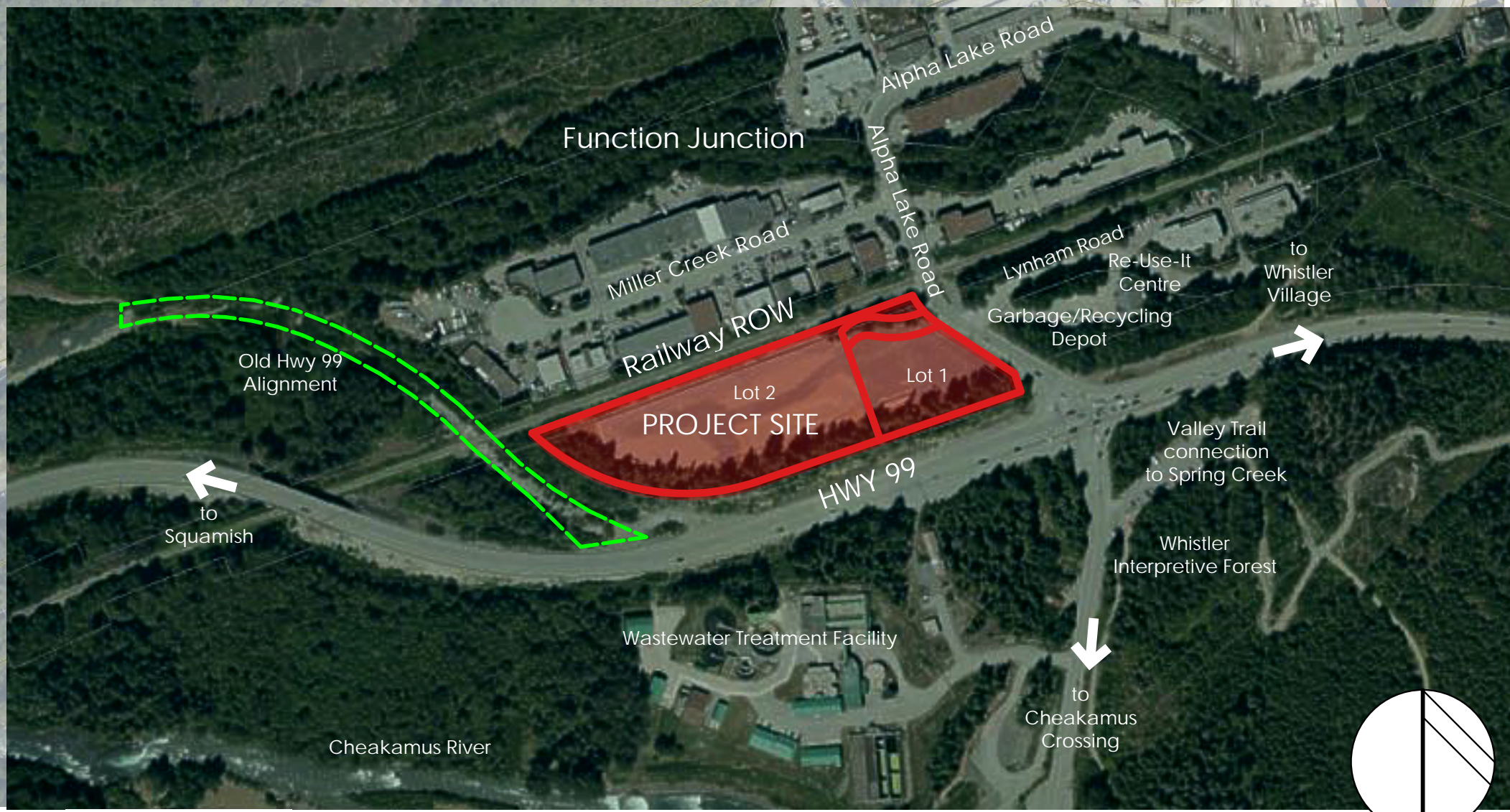
A-8.1 [R] Unit Plans

**RENDERINGS**

A-9.1 [R] Renderings  
A-9.2 [R] Renderings



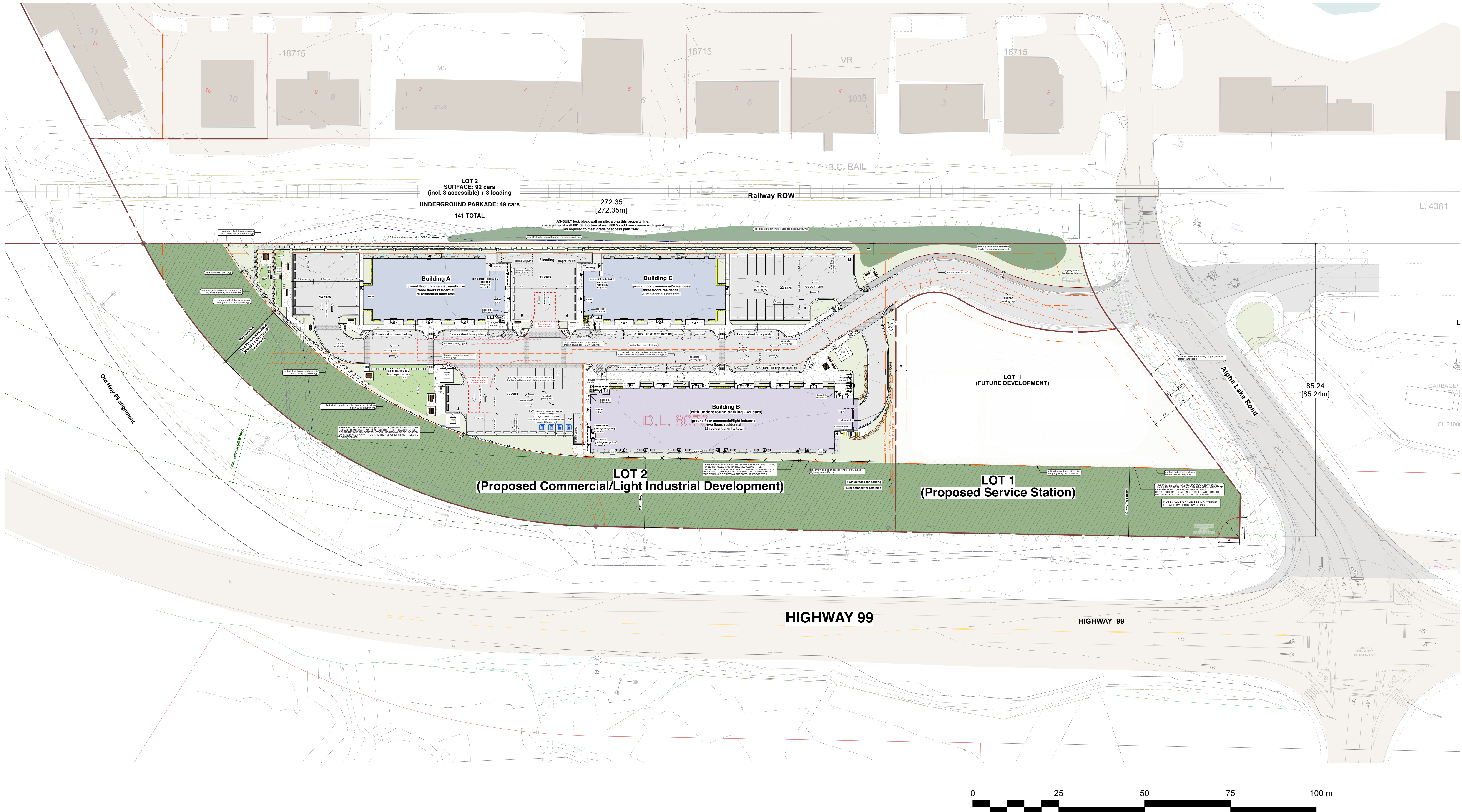
key plan n.t.s



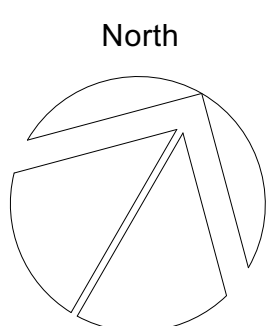
context plan n.t.s







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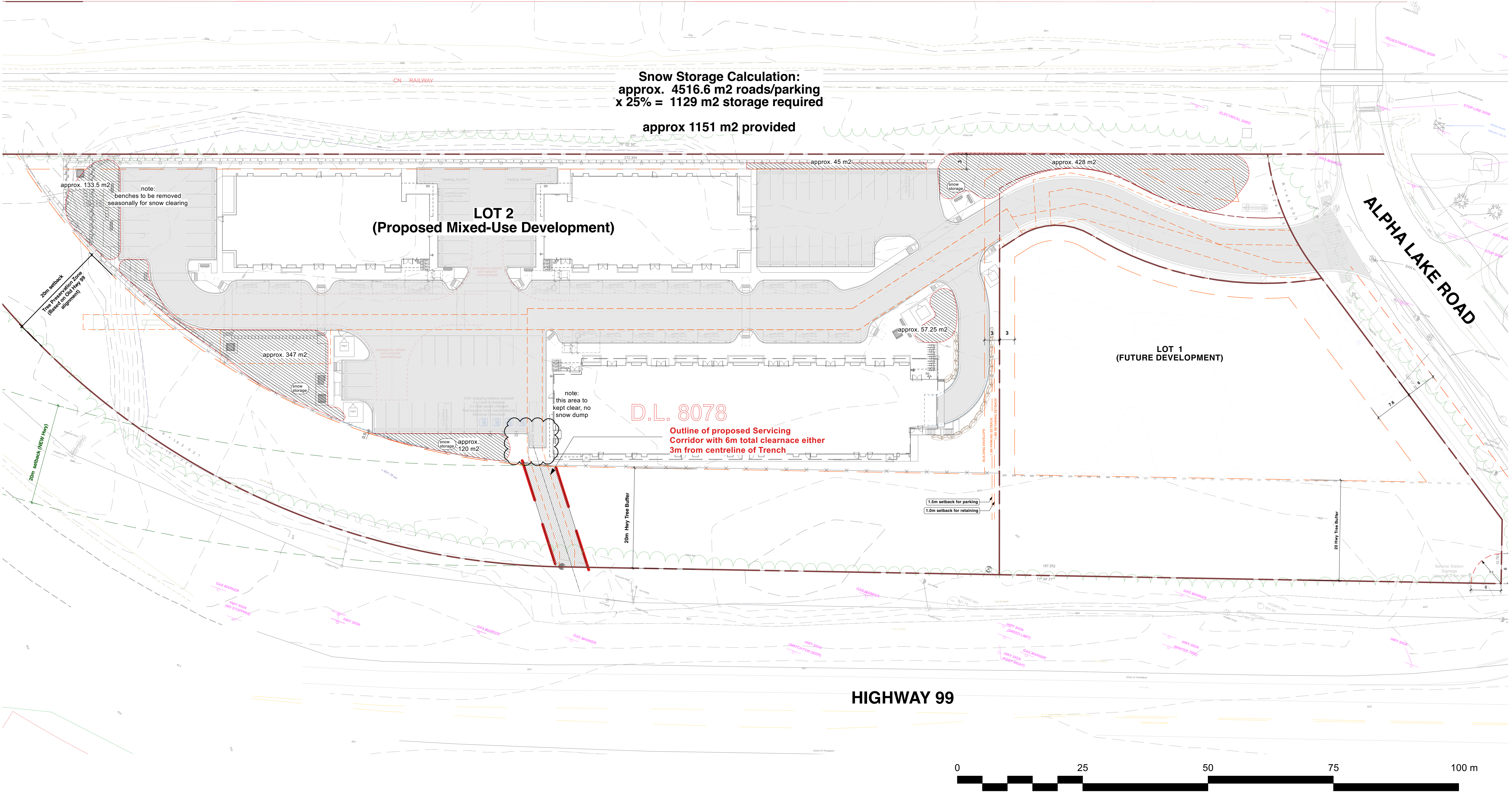
Sheet Title:  
**LOT 2 ILLUSTRATIVE SITE PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

Sealed By:

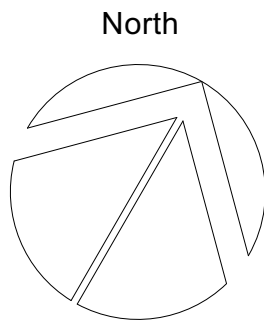
**MURDOCH + COMPANY**  
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Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:500 METRIC
Project No:	Sheet No:
1210	<b>A-1.0 [R]</b>
LOT 2 ILLUSTRATIVE SITE PLAN	





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Sheet Title:  
**LOT 2: SNOW STORAGE**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler, BC

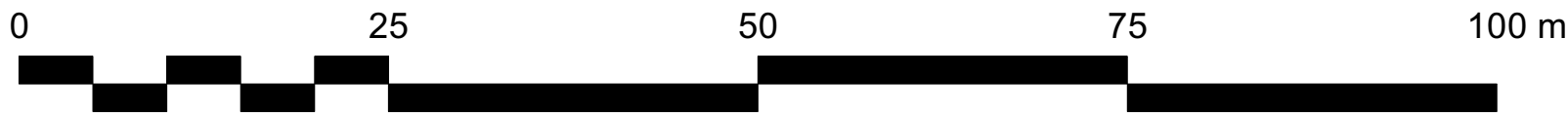
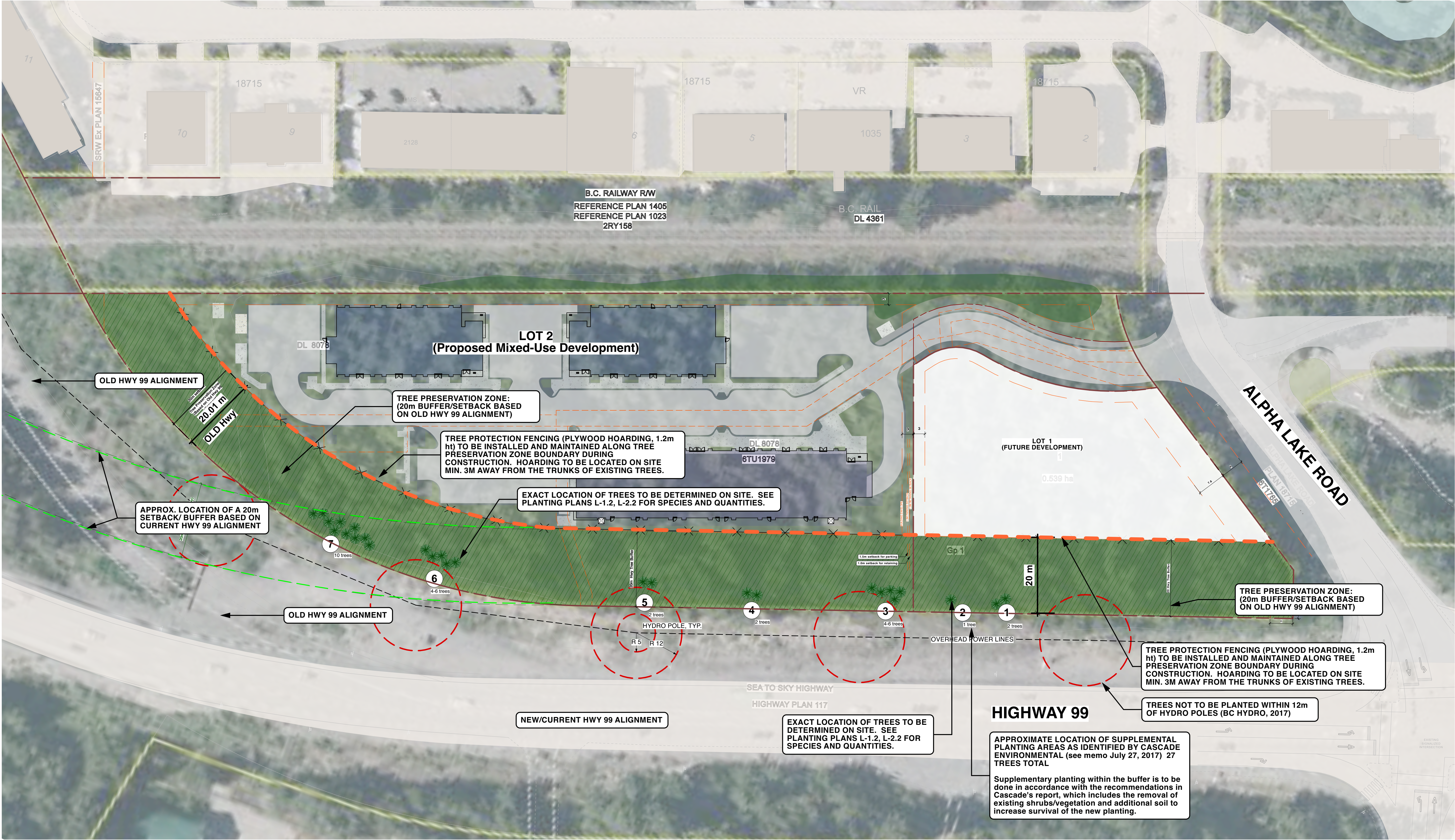
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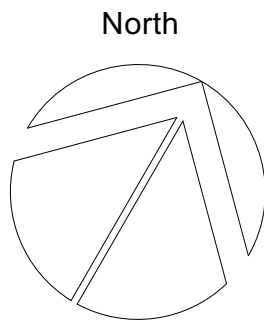
Architecture + Planning Ltd.  
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e-mail office@murdochandco.ca

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Project No: **1210**  
Sheet No: **A-1.1 [R]**  
**LOT 2: SNOW STORAGE**





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Issued For:	Date:
DP APPLICATION	FEB. 01, 2024
CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:  
**TREE PRESERVATION/HIGHWAY BUFFER**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, , Whistler, BC

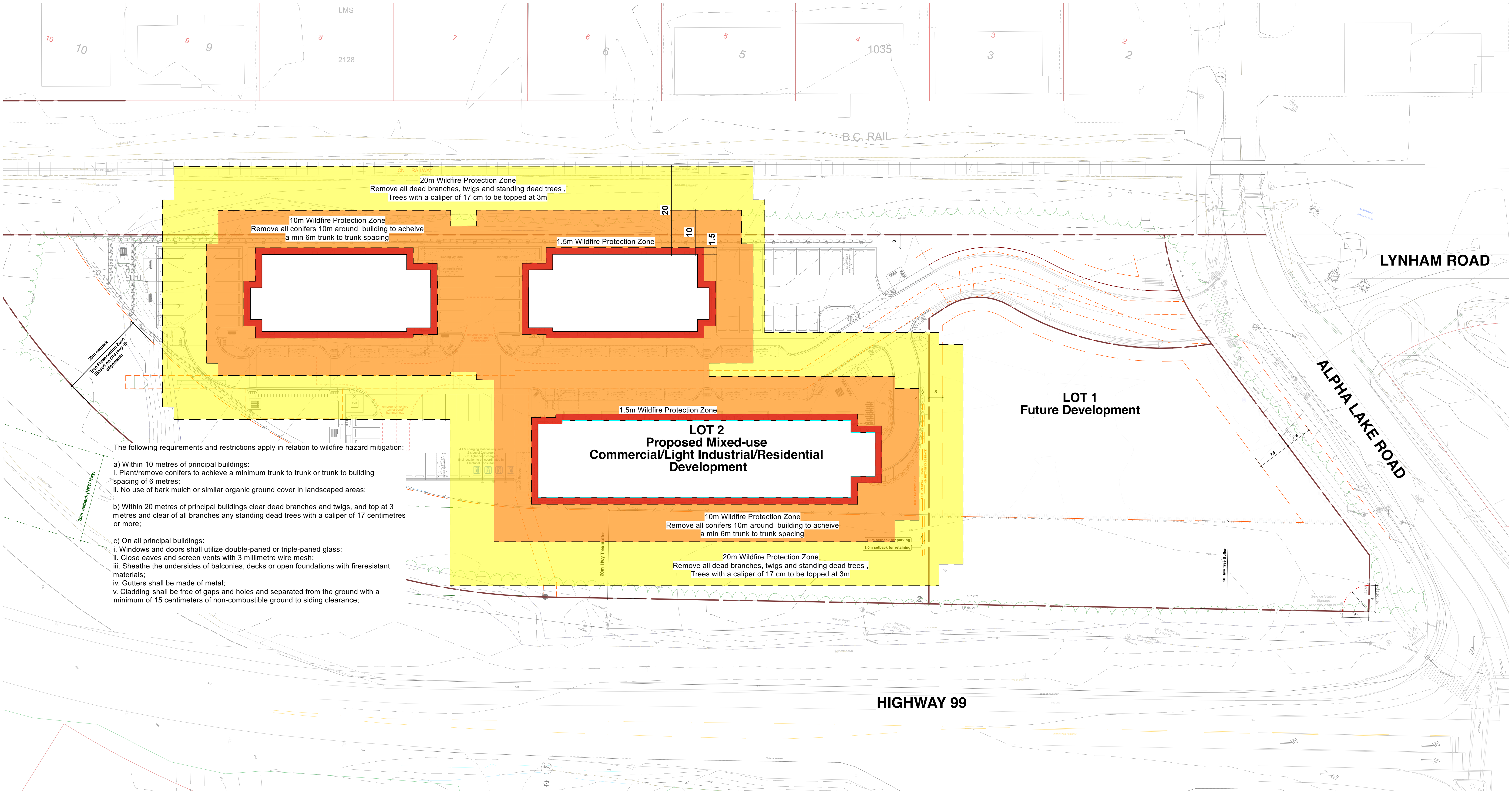
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BM/JL	1:500 METRIC
Project No:	Sheet No:
1210	<b>TP-1 [R]</b>

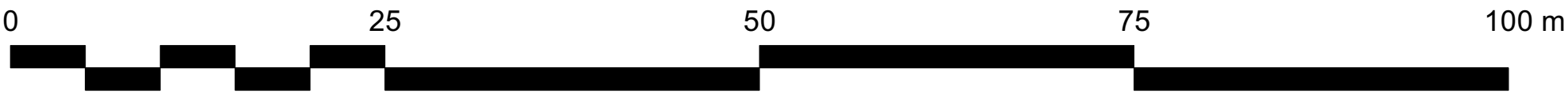
TREE PRESERVATION/HIGHWAY BUFFER



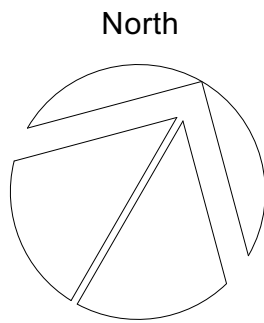


The following requirements and restrictions apply in relation to wildfire hazard mitigation:

- a) Within 10 metres of principal buildings:
  - i. Plant/remove conifers to achieve a minimum trunk to trunk or trunk to building spacing of 6 metres;
  - ii. No use of bark mulch or similar organic ground cover in landscaped areas;
- b) Within 20 metres of principal buildings clear dead branches and twigs, and top at 3 metres and clear of all branches any standing dead trees with a caliper of 17 centimetres or more;
- c) On all principal buildings:
  - i. Windows and doors shall utilize double-paned or triple-paned glass;
  - ii. Close eaves and screen vents with 3 millimetre wire mesh;
  - iii. Sheathe the undersides of balconies, decks or open foundations with fire-resistant materials;
  - iv. Gutters shall be made of metal;
  - v. Cladding shall be free of gaps and holes and separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance;



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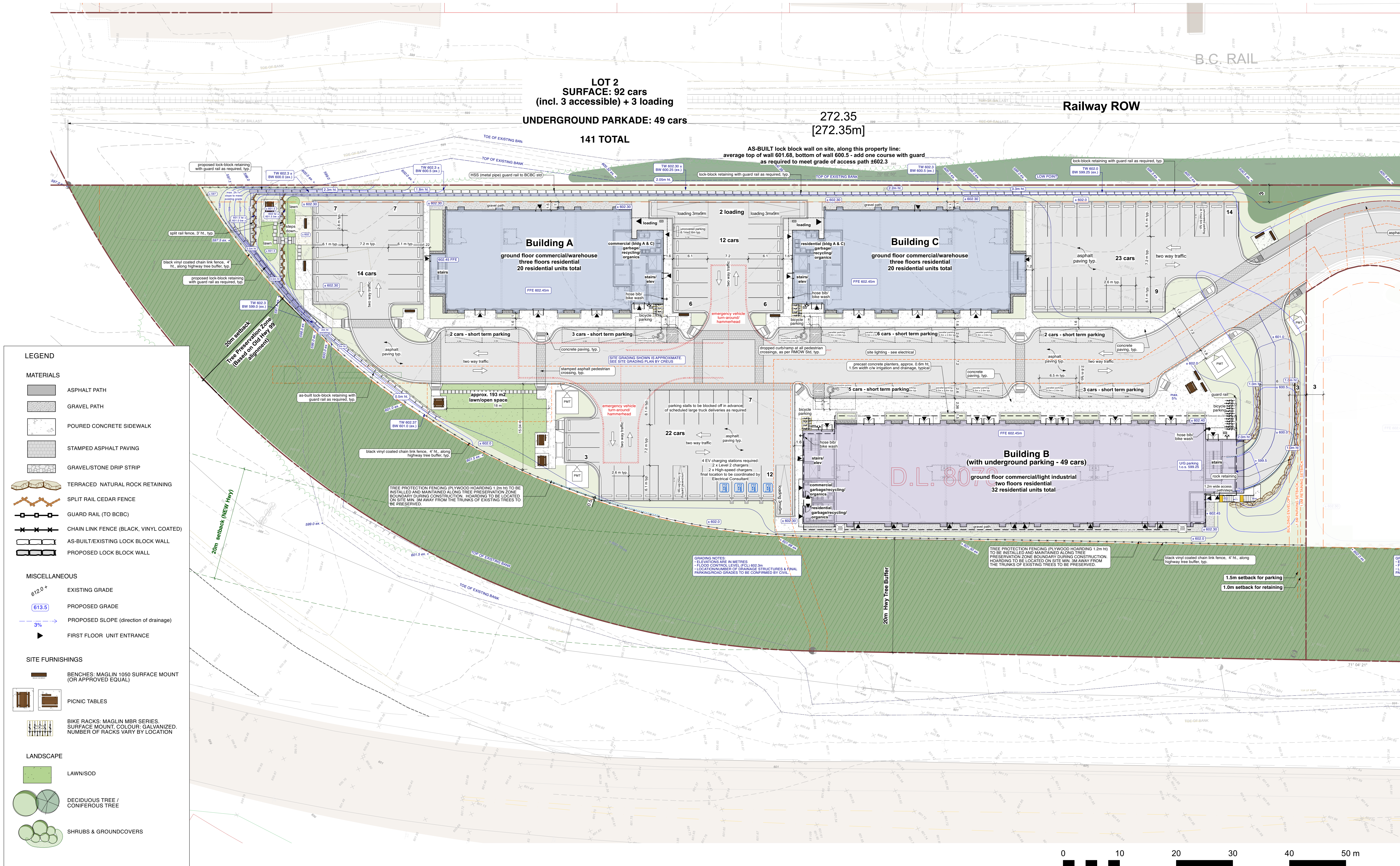
Sheet Title:  
**LOT 2 SITE PLAN - FIRESMART**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler, BC

Sealed By:

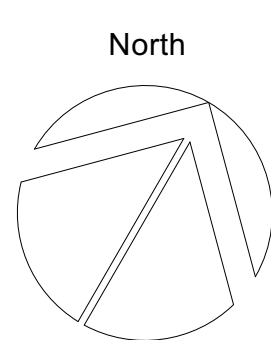
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Project No:	Sheet No:
1210	<b>F-1.0 [R]</b>
LOT 2 SITE PLAN - FIRESMART	





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Issued For: **DP APPLICATION** Date: **FEB. 01, 2024**  
**BP APPLICATION** DP SUBMITTAL **MAR. 07, 2024**

Sheet Title:  
**LOT 2: SITE GRADING PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler, BC

Sealed By:

**MURDOCH+COMPANY**  
Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

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Project No: **1210** Sheet No:  
**L-2.1 [R]**  
LOT 2: SITE GRADING PLAN



LEGEND

MATERIALS

ASPHALT PATH

GRAVEL PATH

POURED CONCRETE SIDEWALK

STAMPED ASPHALT PAVING

GRAVEL/STONE DRIP STRIP

TERRACED NATURAL ROCK RETAINING

SPLIT RAIL CEDAR FENCE

GUARD RAIL (TO BCBC)

CHAIN LINK FENCE (BLACK, VINYL COATED)

AS-BUILT/EXISTING LOCK BLOCK WALL

PROPOSED LOCK BLOCK WALL

MISCELLANEOUS

EXISTING GRADE

PROPOSED GRADE

PROPOSED SLOPE (direction of drainage)

FIRST FLOOR UNIT ENTRANCE

SITE FURNISHINGS

BENCHES: MAGLIN 1050 SURFACE MOUNT (OR APPROVED EQUAL)

PICNIC TABLES

BIKE RACKS: MAGLIN MBR SERIES, SURFACE MOUNT, COLOUR: GALVANIZED. NUMBER OF RACKS VARY BY LOCATION

LANDSCAPE

LAWN/SOD

DECIDUOUS TREE / CONIFEROUS TREE

SHRUBS & GROUNDCOVERS

PROJECT: Function Junction Commercial Development, LOT 2, Whistler, BC						JANUARY 30, 2024
PLANTLIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
<b>TREES</b>						
AC	41	Acer circinatum	Vine Maple (multistem)	1.0 m ht.		3 trunk min, native
AD	36	Acer glabrum	Douglas Maple (multistem)	1.0 m ht.		
AG	28	Acer ginnala	Amur Maple (multistem)	1.5 m ht.		3 trunk min
AR	24	Acer rubrum "Bowhall"	Bowhall Red Maple (Columnar form)	5 cm cal.		
BP	14	Betula papyrifera	Paper Birch	5 cm cal.		multistem
PG	5	Picea pungens "Glaucia"	Colorado Blue Spruce	2 m ht.		
PO	5	Picea omorika	Serbian Spruce	2 m ht.		
PM	19	Pseudotsuga menzeisii	Douglas Fir	2 m ht.		*native
PT	5	Populus tremuloides	Trembling Aspen	5 cm cal.		*native
TH	17	Tsuga heterophylla	Western Hemlock	2 m ht.		*native
TP	10	Thuja plicata	Western Red Cedar	2 m ht.		*native
<b>SHRUBS</b>						
bt	48	Berberis thunbergii "Rose Glow"	Variegated Barberry	#2		thorned
ca	57	Cornus alba "Ivory Halo"	"Ivory Halo" Dogwood	#2		
cs	66	Cornus sericea	Red Twig Dogwood	#2		*native
cd	61	Cotoneaster dammeri "Coral Beauty"	Cotoneaster	SP3	30cm	broadleaf evergreen
ma	53	Mahonia aquilifolia "Compacta"	Compact/Dwarf Oregon Grapeholly	#2		broadleaf evergreen
pd	52	Physocarpus opulifolius "Diabolo"	Diabolo Purple Ninebark	#2		
pf	46	Potentilla fruticosa "Abbotswood"	Abbotswood Cinquefoil	#2		white
pp	48	Pinus mugho Pumilio	Dwarf Mugho Pine	#2		evergreen
rr	50	Rosa rugosa alba	Rugosa Rose (white)	#2		pink or white
rw	45	Rosa woodsii	Wood's Rose	#2		light pink, *native
sa	48	Symphoricarpos albus	Snowberry	#2		*native
sb	49	Spiraea bumalda "Anthopny Waterer"	Anthony Waterer Spiraea	#2		pink
sp	55	Salix purpurea "Nana"	Dwarf Arctic Willow	#2		
<b>GROUNDCOVERS</b>						
au	75	Arcostaphylos uva-ursi	Kinnikinnik	SP3	30cm	*native, evergreen
<b>PERENNIALS</b>						
ech	80	Echinacea purpurea "Magnus"	Purple Coneflower	#1		pink
nep	56	Nepeta x faassenii	Garden Catmint	#1		blue
rud	70	Rudbeckia fulgida "Goldsturm"	Black-Eyed Susan	#1		yellow
<b>GRASSES</b>						
cal	65	Calamagrostis x acutifolia "Karl Foerster"	Feather Reed Grass	#1		
hel	50	Helictotrichon sempervirens	Evergreen Oat Grass	#1		
pen	55	Pennisetum alopecuroides "Cassian"	Dwarf Fountain Grass	#1		

**Hydroseed Mix:**  
Terrasol 'Lower Growing Mix'  
Sheeps Fescue 20%  
Hard Fescue 20%  
Creeping Red Fescue 30%  
Perennial Ryegrass, Turf Type 30%  
Rate: 2kg/100sq m  
OR APPROVED EQUAL

- Landscape Notes:**
- All landscape plant material and landscape installation to the Canadian Landscape Standards. See itemized Plant List.
  - All landscape construction to conform to the current edition of the BC Landscape Standards. Maintain a copy on site.
  - IRRIGATION: Irrigation system to be installed to the current edition of IABC available at: <http://www.irrigationbc.com>. Maintain a copy on site.
  - Plant quantities in the plant list are for convenience only.
  - Landscape architect to receive 48 hour notice for review of planting layout prior to installation.

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North

Issued For:	Date:
DP APPLICATION	FEB. 01, 2024
CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:  
**LOT 2: LANDSCAPE PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler, BC

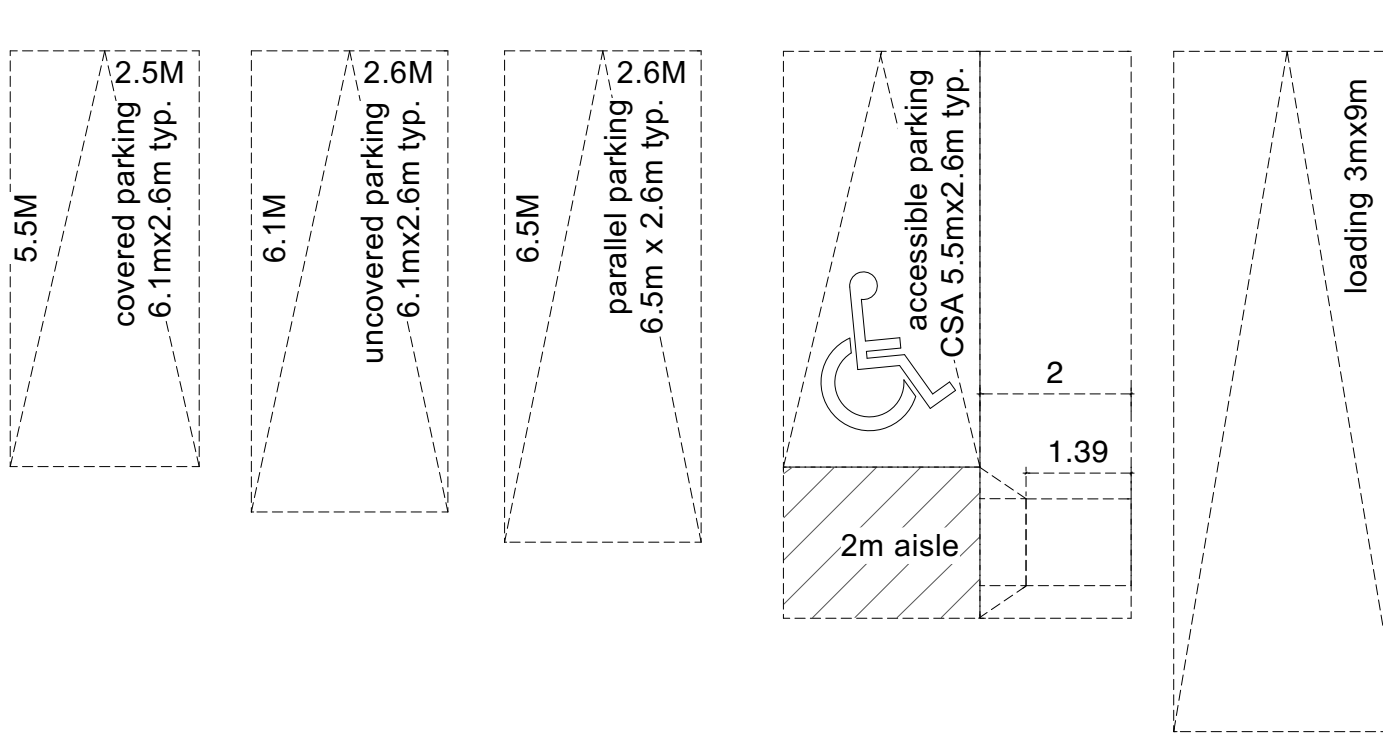
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Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail office@murchdochandco.ca

Drawn By: Scale:  
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Project No: Sheet No:  
1210 **L-2.2 [R]**  
LOT 2: LANDSCAPE PLAN





RMOW STANDARD PARKING STALL DIMENSIONS

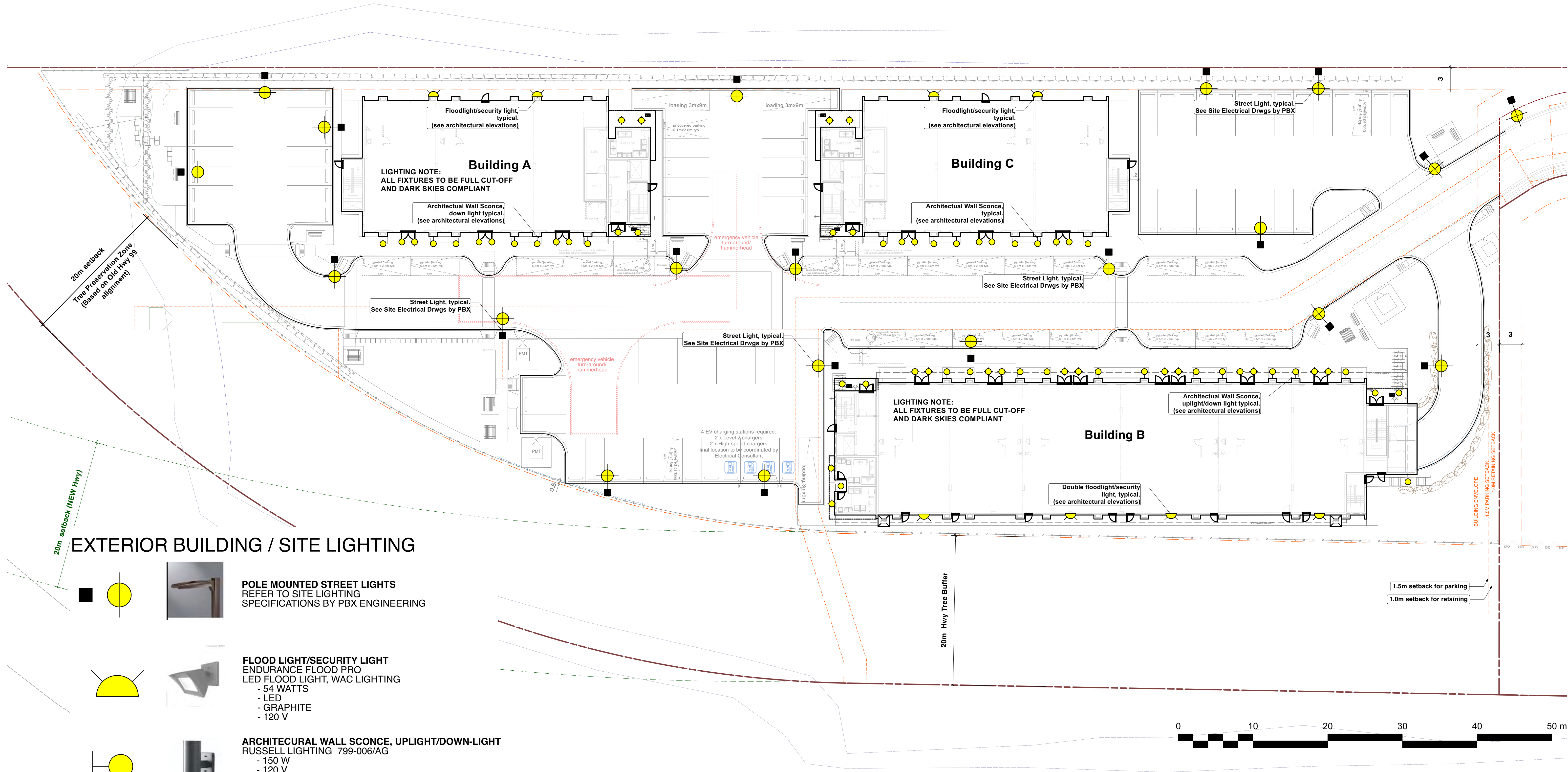
24/03/15  
Parking Allocation

- Residential Parking** – It is proposed that 80 of the 96 required parking spaces will be designated for residential use only. The renters will need to display a parking permit, which will allow them to park in the reserved residential parking areas. The parking will not be assigned to each unit. The residential parking areas will be signed “residential permit parking only”
- Non-Residential Parking** – The businesses owners, employees and customers may park anywhere except in the reserved residential parking areas.

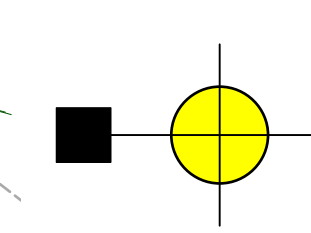
The non-residential parking areas will not require permits, however if the residents improperly use the non-residential parking areas (compromising the businesses’ parking opportunities), consideration may be given by the owner to physically designate certain parking for non-residential use (for owners and employees and customers) through signage and parking permit. Like the residential parking, the non-residential spaces should not be directly assigned to individual businesses. The e-charging will have signage for duration of use, while the accessible stalls will have the appropriate signage.

LOT 2 Total Parking Calculations				24/3/15
REQUIRED:				
LOT 2 :				
	Commercial/Industrial	Parking Req.	No of Stalls	
1442 m2	Industrial @ 1/100m2		14.4	
96 m2	Retail @ 4/100m2 GFA		3.8	
72 m2	Restaurant @5/100m2		3.6	
361 m2	Research/Indoor Rec @ 2/100m2		7.2	
433 m2	Office @ 3/100m2 GFA		13.0	
2404 m2 GFA	excludes parkade		42	
CURRENT COMMERCIAL GFA: = 2404.56 m2				
Resident Parking Req.				
24 units@ 1 car, 48 units @ 1.5 cars:				96
24*72=96 cars				
TOTAL PARKING REQUIRED:				138 CARS
PROVIDED :				
LOT 2:				
92 surface stalls (incl. 3 HC/accessible) + 3 loading				
49 underground parkade				<u>Lot 2 Total: 141 cars</u>
TOTAL PARKING PROVIDED:				141 CARS
141 cars including 4 EV charging stalls & 3 Accessible stalls				
• plus 3 loading				

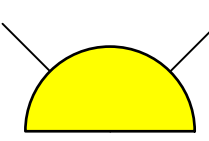




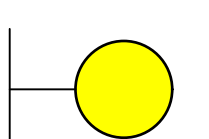
## EXTERIOR BUILDING / SITE LIGHTING



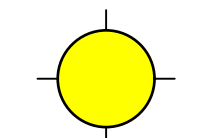
**POLE MOUNTED STREET LIGHTS**  
REFER TO SITE LIGHTING  
SPECIFICATIONS BY PBX ENGINEERING



**FLOOD LIGHT/SECURITY LIGHT**  
ENDURANCE FLOOD PRO  
LED FLOOD LIGHT, WAC LIGHTING  
- 54 WATTS  
- LED  
- GRAPHITE  
- 120 V

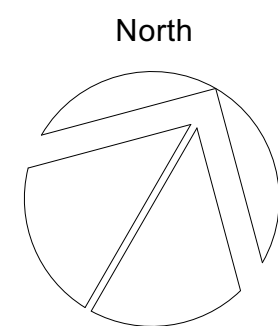


**ARCHITECTURAL WALL SCONCE, UPLIGHT/DOWN-LIGHT**  
RUSSELL LIGHTING 799-006/AG  
- 150 W  
- 120 V  
- 2x PAR E26



**SOFFIT LIGHTING - EXTERIOR CEILING LIGHT**  
PROGRESS OUTDOOR FLUSH MOUNT CYLINDER  
- METALLIC GREY  
- LED  
- 120 V  
- 17 WATTS

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CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:

## LOT 2: SITE LIGHTING PLAN

Project

**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler, BC

Sealed By:

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Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

Drawn By:

Scale:

BM/JL

1:250 METRIC

Project No:

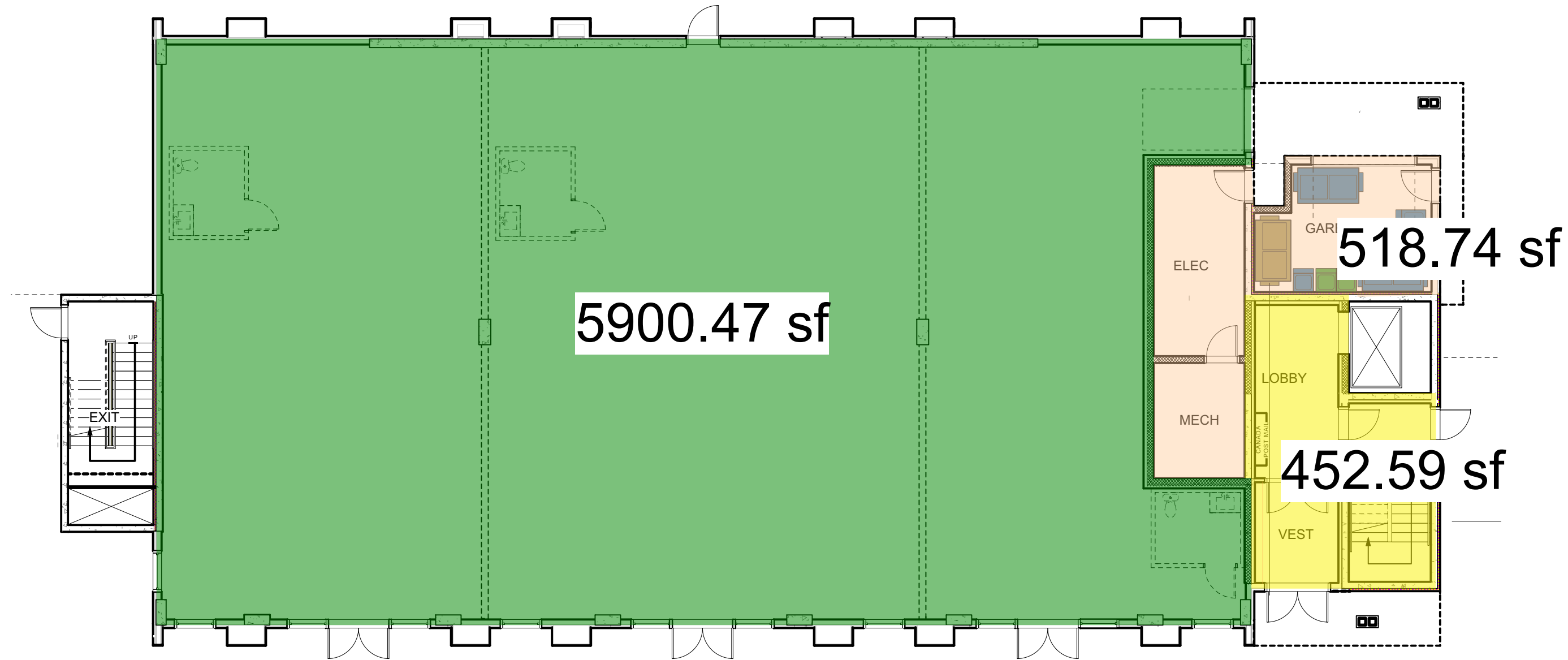
Sheet No:

1210

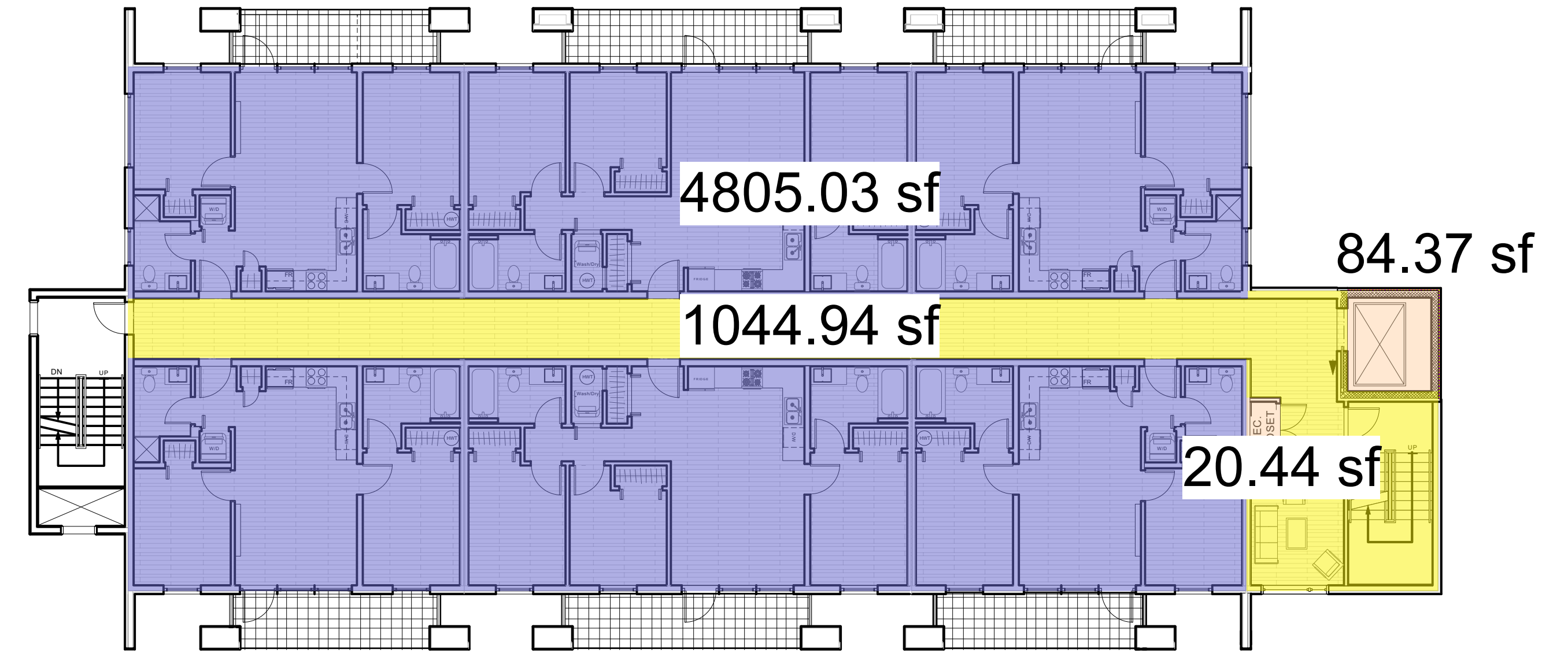
**L-2.4 [R]**

LOT 2: SITE LIGHTING PLAN

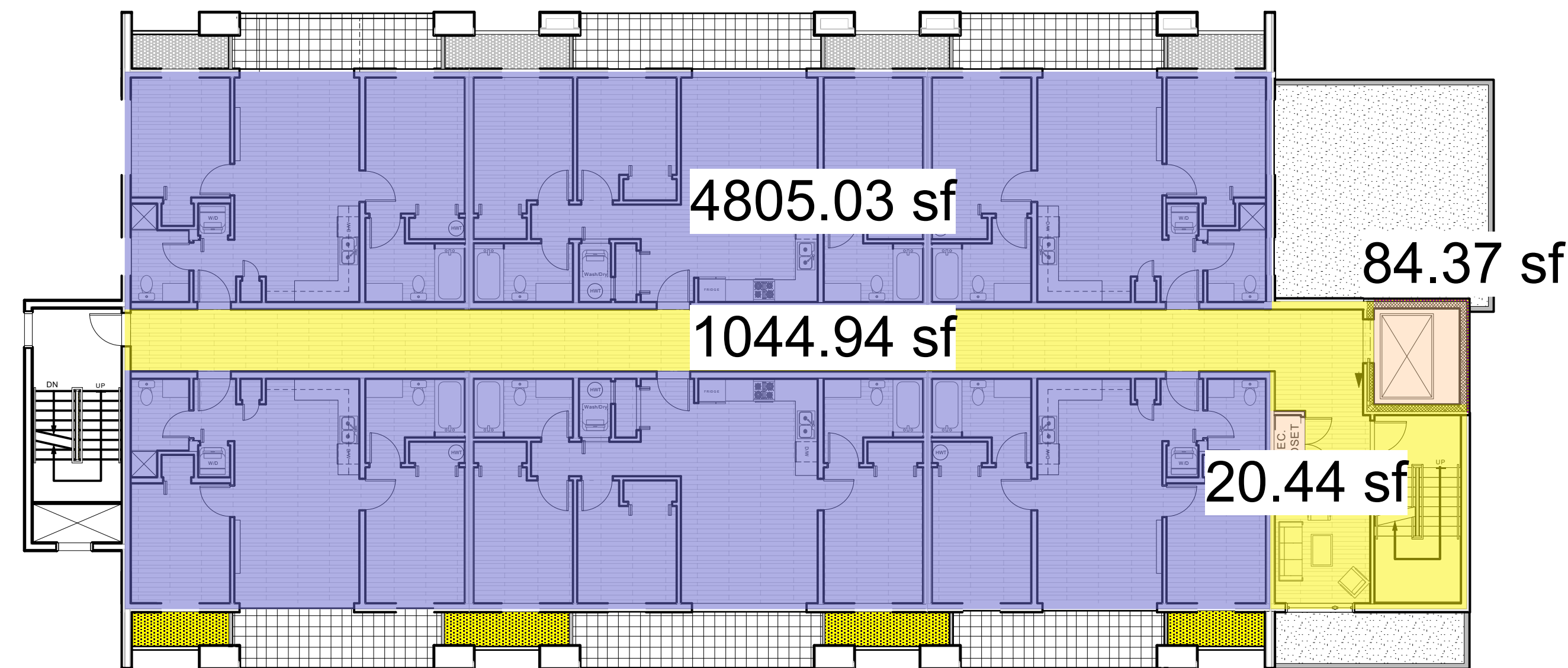




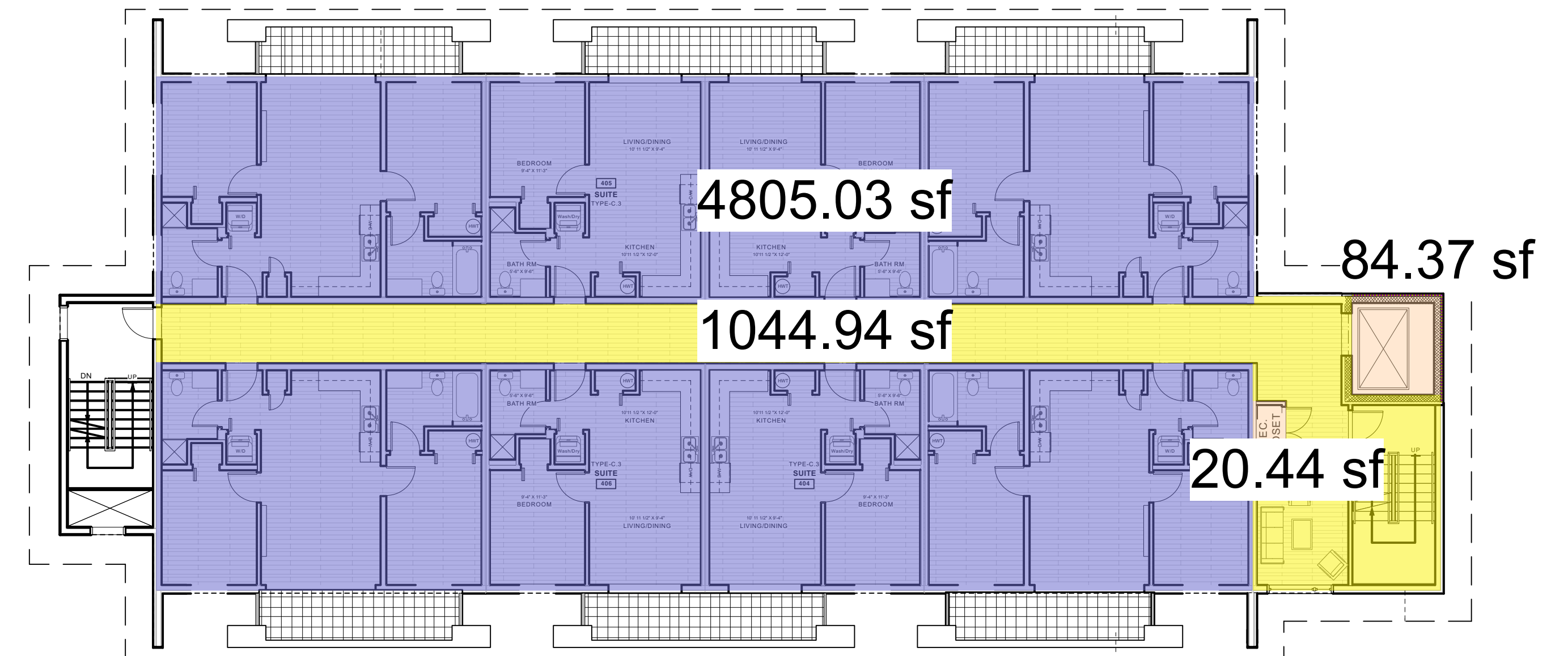
1 GROUND FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"



3 THIRD FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"



2 SECOND FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"

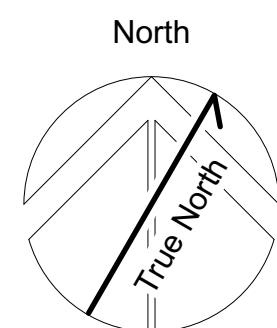


4 FOURTH FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"

### MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction

	CIRCULATION (SQ. M.)	COMMERCIAL (SQ. M.)	RESIDENTIAL (SQ. M.)	SERVICE (SQ. M.)	BIKE STORAGE (SQ. M.)
GROUND FLOOR	42.05 SQ. M.	548.13 SQ. M.	0.00 SQ. M.	48.19 SQ. M.	0.00 SQ. M.
SECOND FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
THIRD FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
FOURTH FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
SUB-TOTAL:	333.26 SQ. M.	548.13 SQ. M.	1339.20 SQ. M.	53.88 SQ. M.	0.00 SQ. M.
TOTAL GFA:	2220.58 SQ. M.				
TOTAL AREA EXCLUDED:	53.88 SQ. M.				
TOTAL AREA BUILT:	2274 SQ. M.				

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Sheet Title:

## A - MUNICIPAL GFA

Project

# Tseqwtsúqum, Function Junction

1000 Alpha Lake Road, Whistler BC

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

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Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

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Scale: \_\_\_\_\_

PMG

3/32" = 1'0"

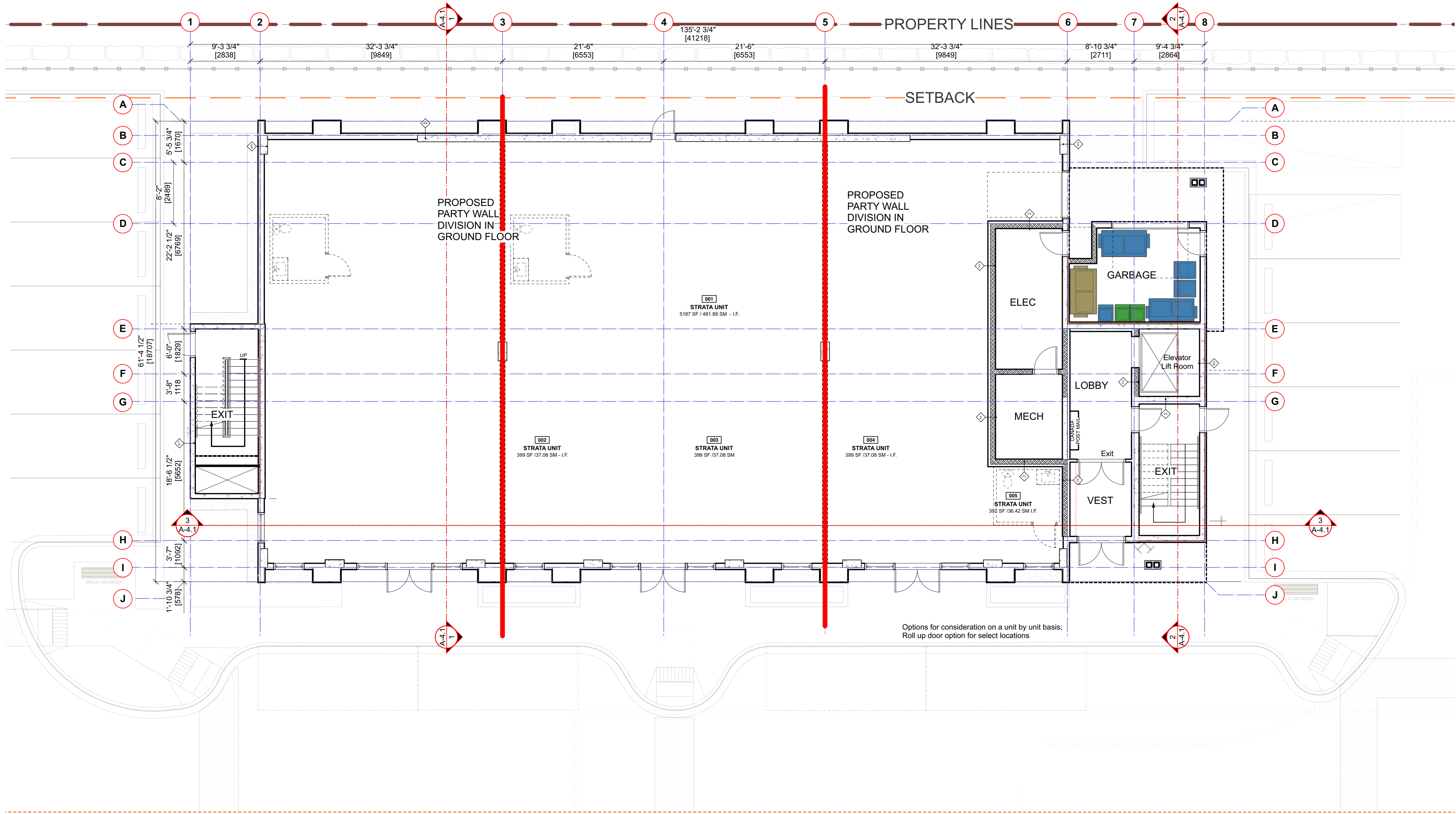
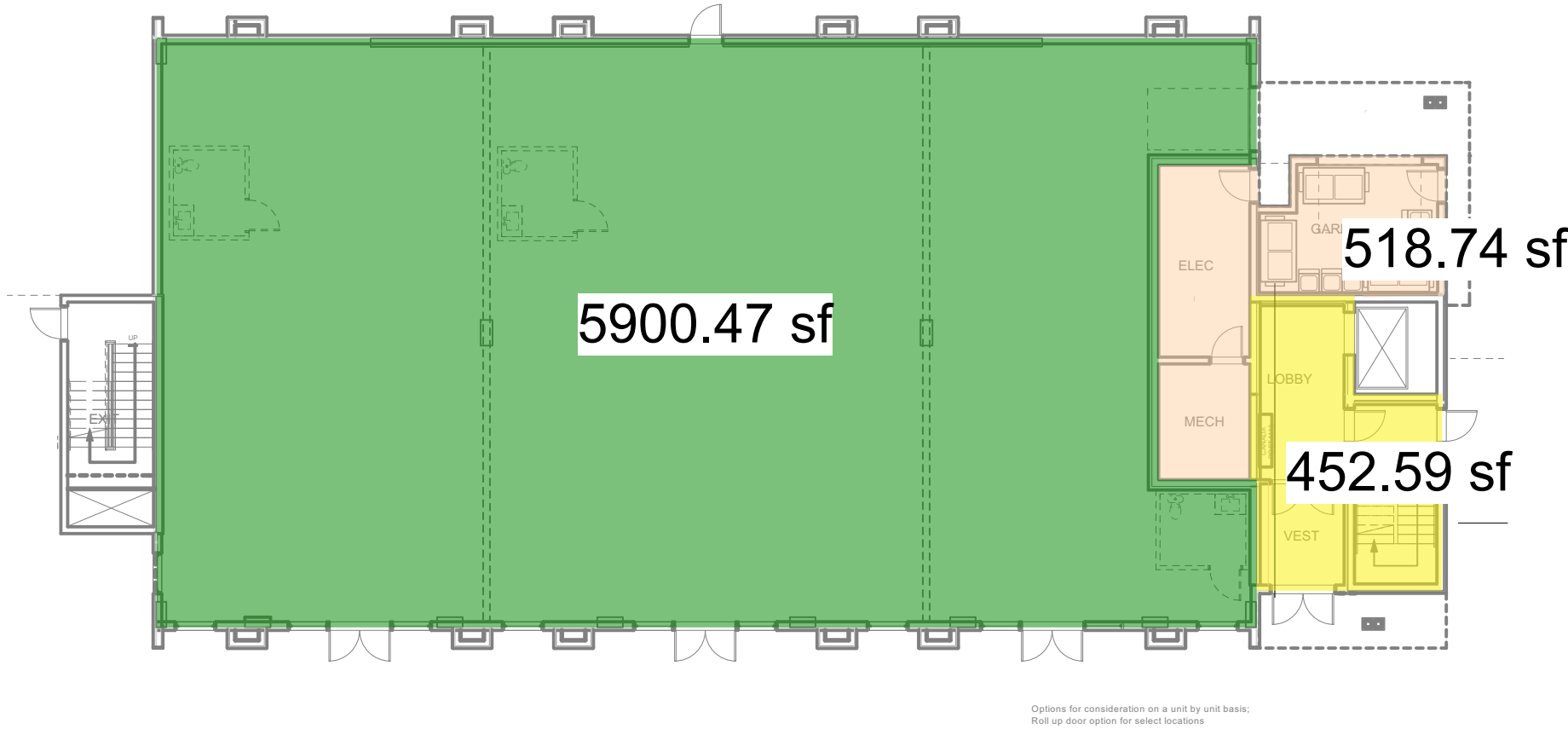
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Sheet No: \_\_\_\_\_

1210

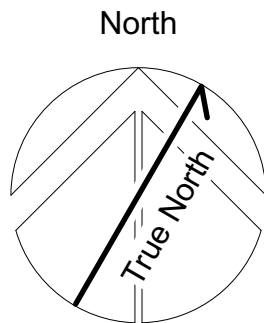
# A-2.0 A [R]

A - MUNICIPAL GFA



1 GROUND FLOOR PLAN  
1/8" = 1'0"

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**A - GROUND FLOOR PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No.	Revision:	Date:

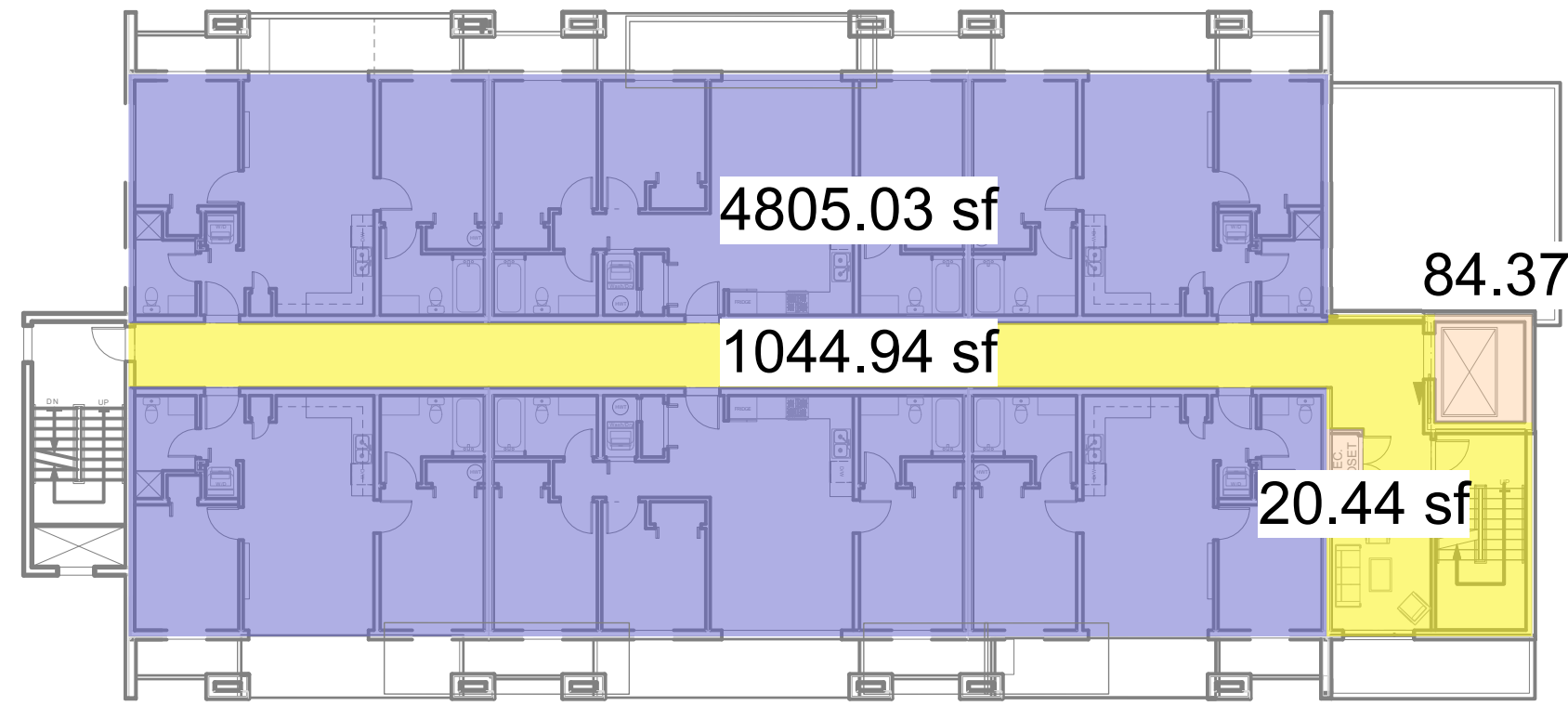
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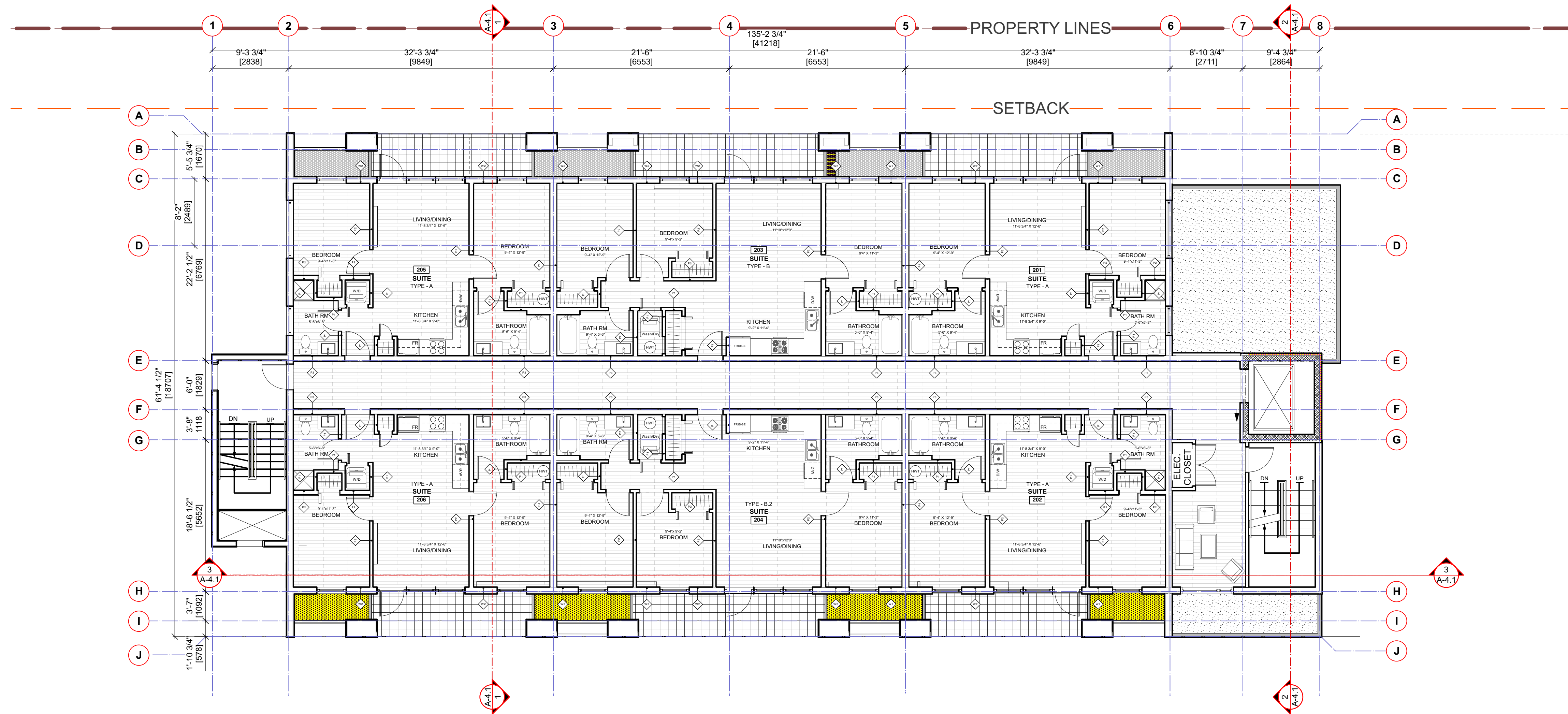
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Project No: Sheet No:  
1210 **A-2.1 A [R]**

A - GROUND FLOOR PLAN



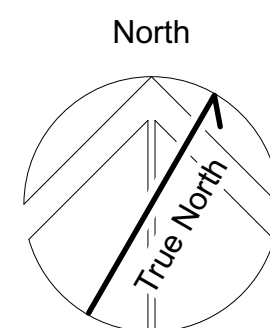


4 TWO BEDROOM RESIDENTIAL UNITS  
2 THREE BEDROOM RESIDENTIAL UNITS



1 SECOND FLOOR PLAN  
1/8" = 1'0"

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**A- SECOND FLOOR PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

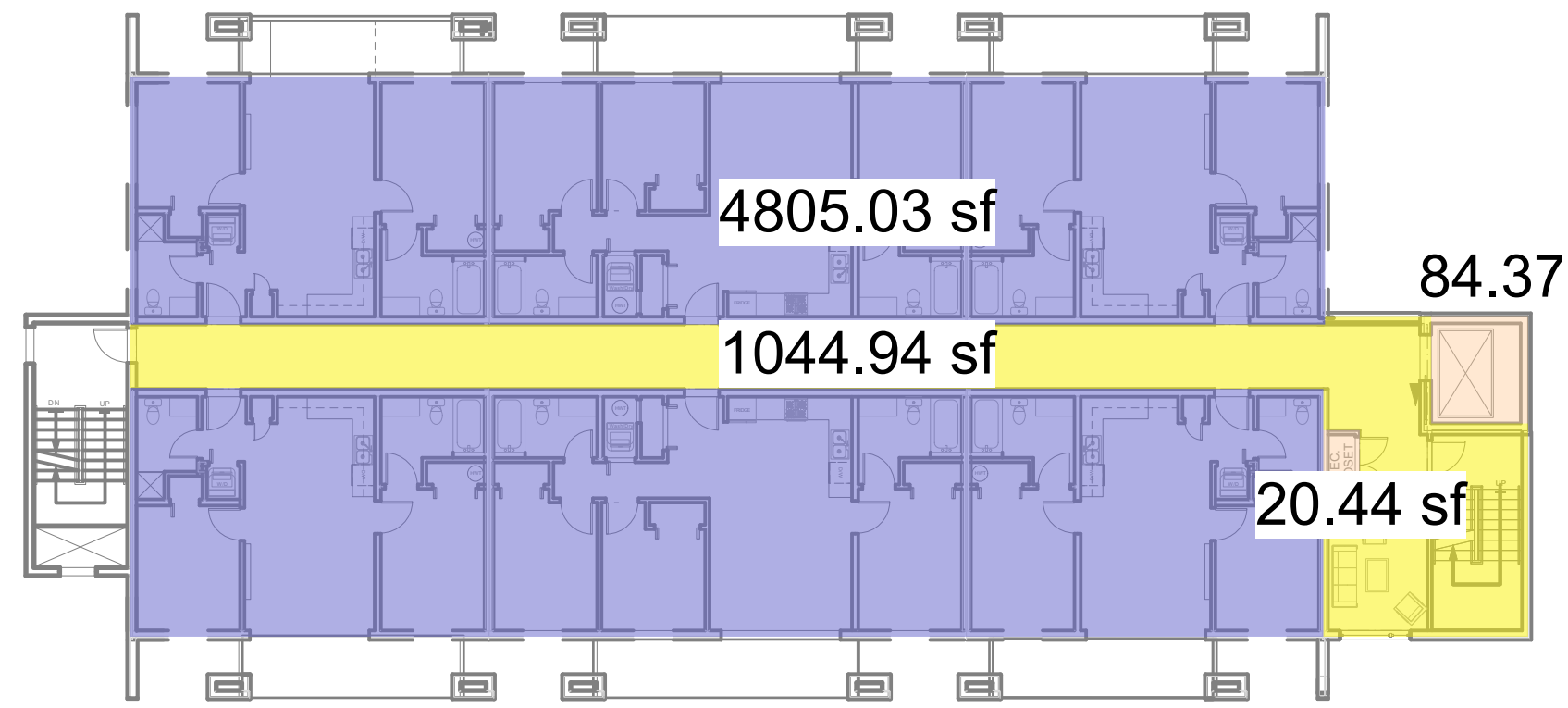
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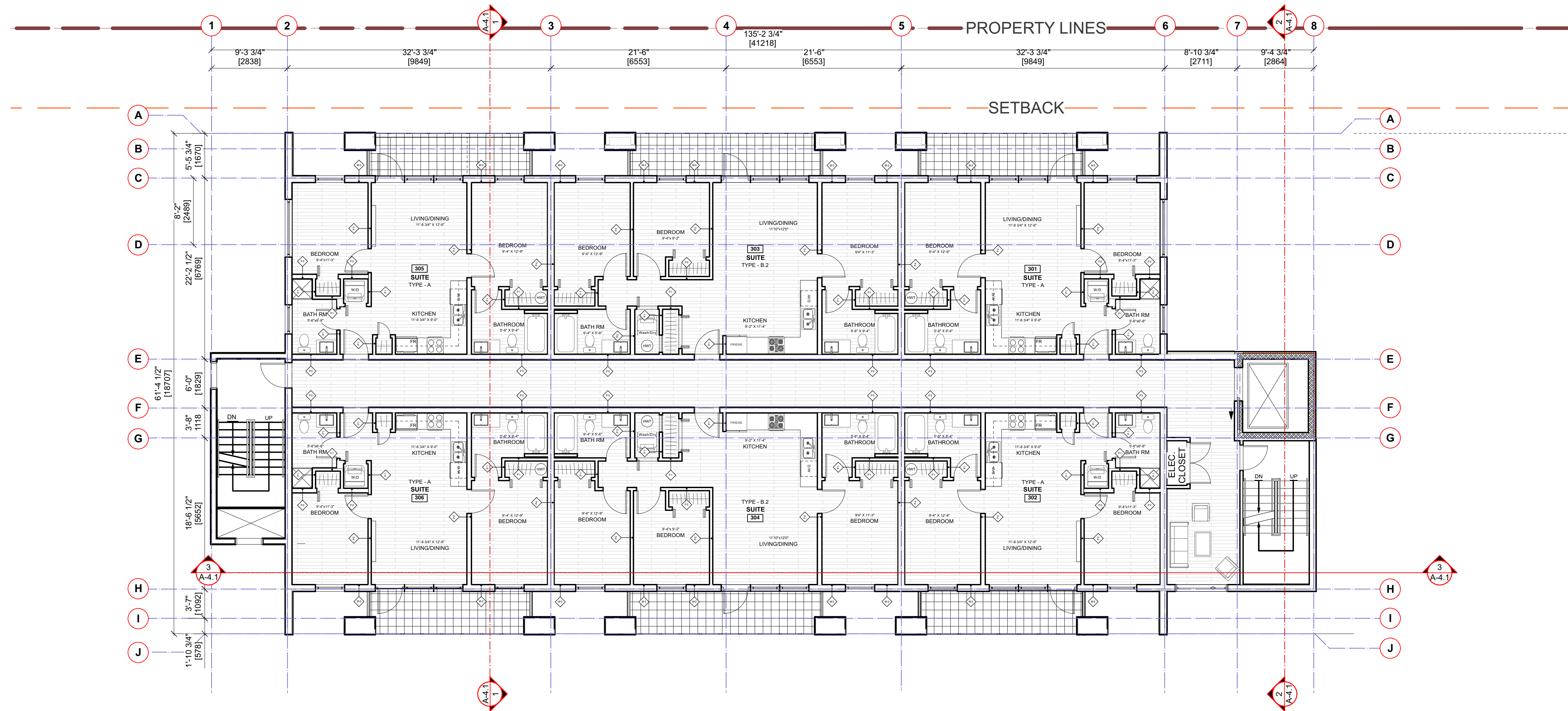
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PMG 1/8" = 1'0"  
Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
1210

**A-2.2 A [R]**  
A- SECOND FLOOR PLAN

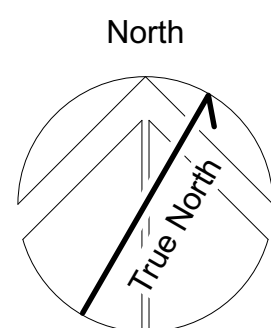


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1 THIRD FLOOR PLAN  
1/8" = 1'0"

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**A - THIRD FLOOR PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:

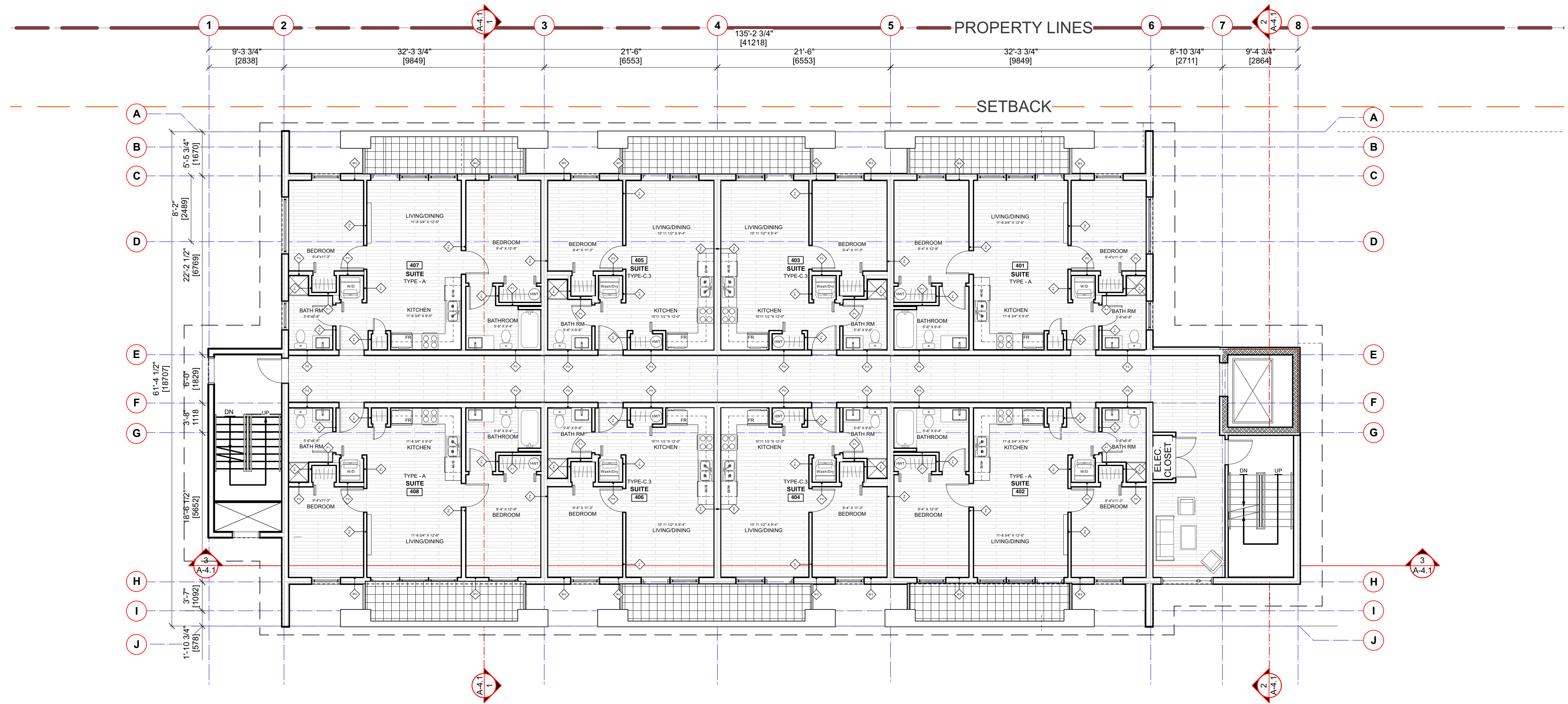
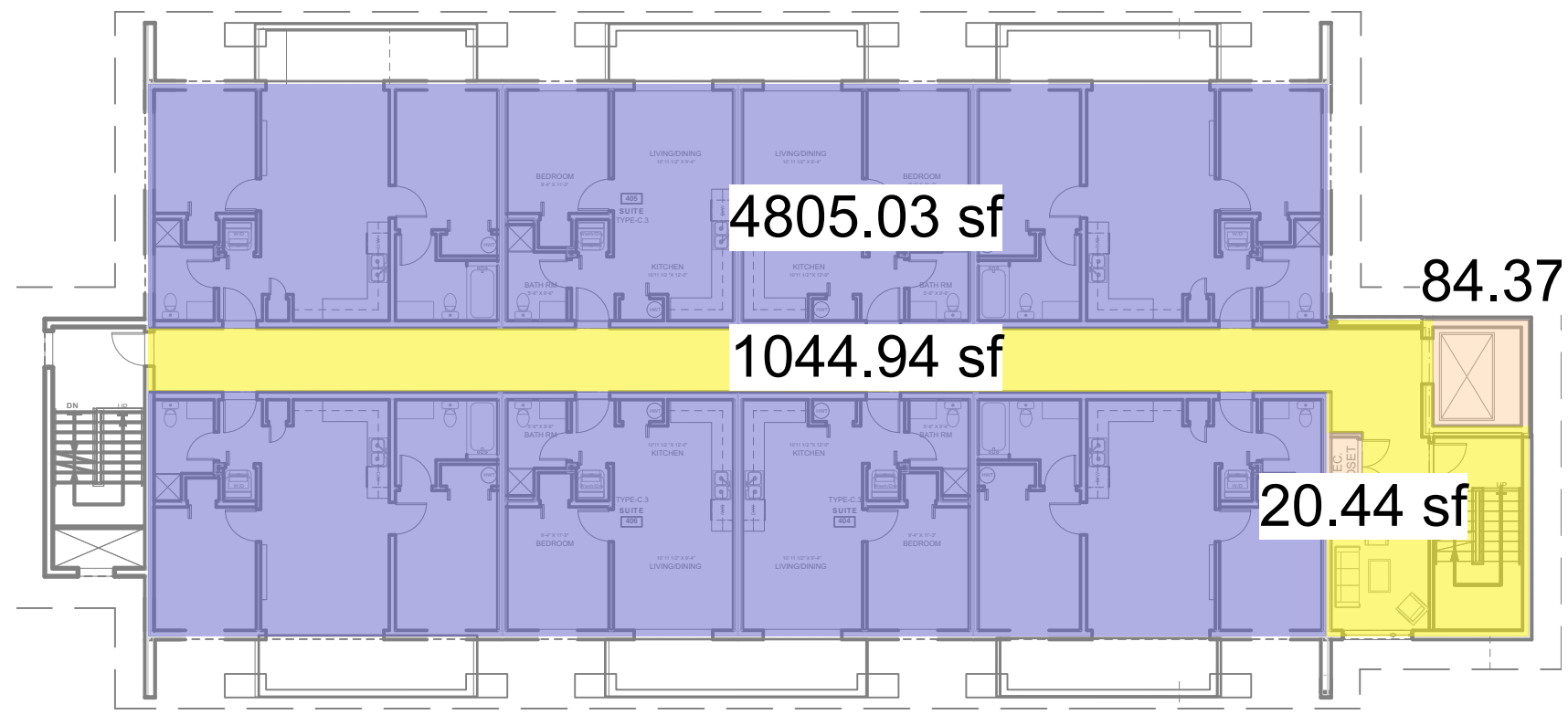
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PMG 1/8" = 1'0"  
Project No: Sheet No:  
1210 **A-2.3 A [R]**

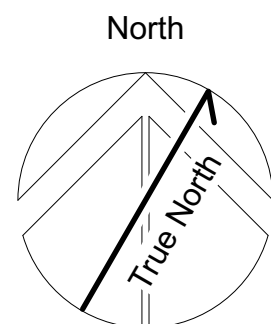
A - THIRD FLOOR PLAN





1 FOURTH FLOOR PLAN  
1/8" = 1'0"

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**A - FOURTH FLOOR PLAN**  
Project  
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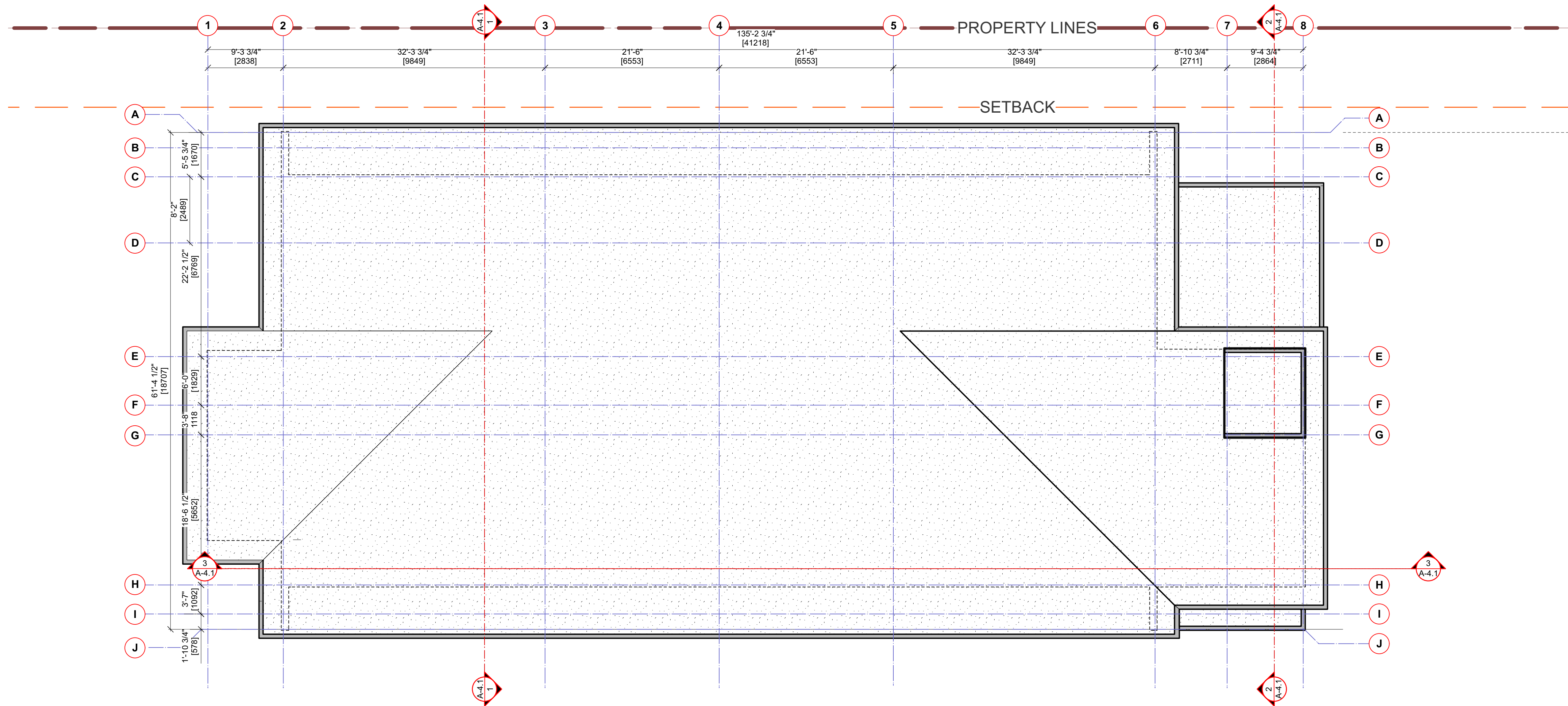
Drawn By: Scale:  
PMG 1/8" = 1'0"  
Project No: Sheet No:  
1210

**A-2.4 A [R]**  
A - FOURTH FLOOR PLAN



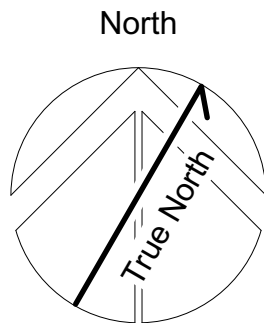
BUILDING-A HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	621.0	83.3	12.18	10.15
ROOF B	59.1	7.9	12.52	0.99
ROOF C	36.2	4.9	12.64	0.61
ROOF D	28.9	3.9	4.41	0.17
Total	745.2	100.0	Overall Mean Ht.:	11.93
Total Permitted 12.0m				

\*NOTE: LOW SLOPE TORCH ON  
ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING A  
1/8" = 1'0"

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**A - ROOF PLAN**  
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1000 Alpha Lake Road, Whistler BC

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Drawn By: Scale:

PMG 1/8" = 1'0"

Project No: Sheet No:

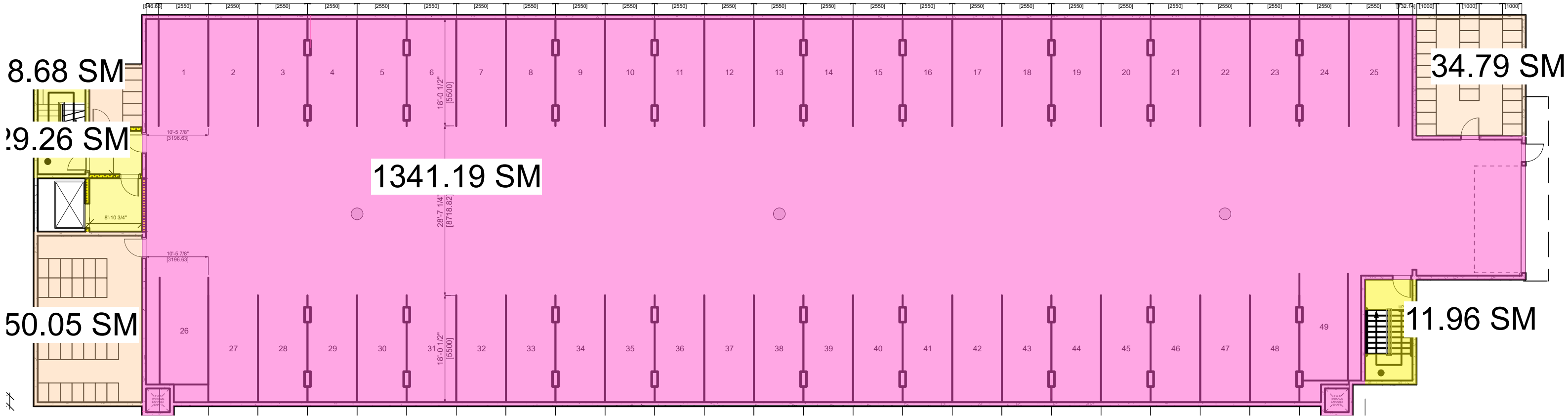
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**A-2.5 A [R]**

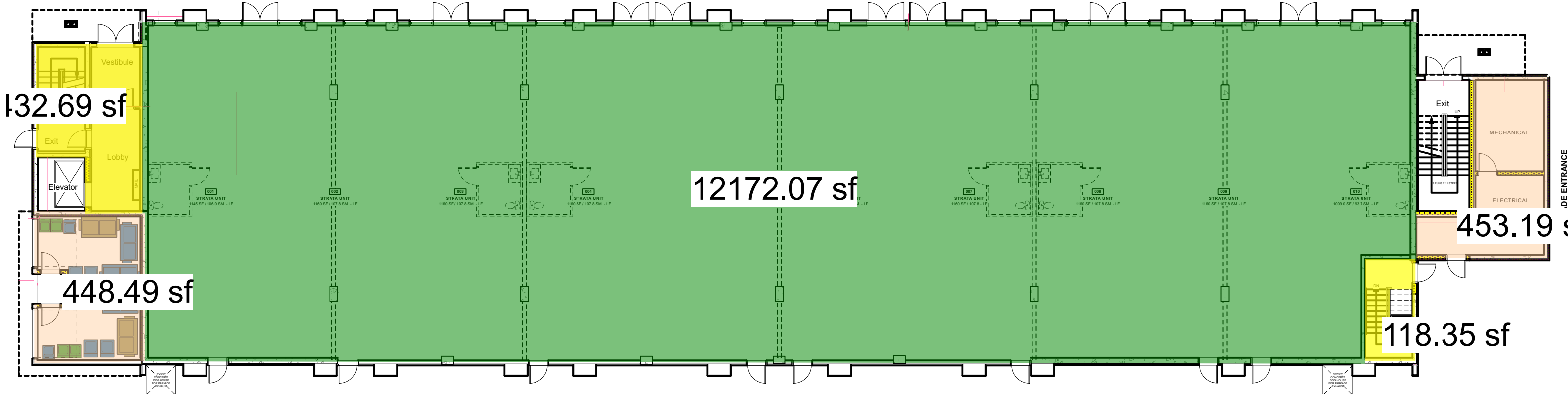
A - ROOF PLAN



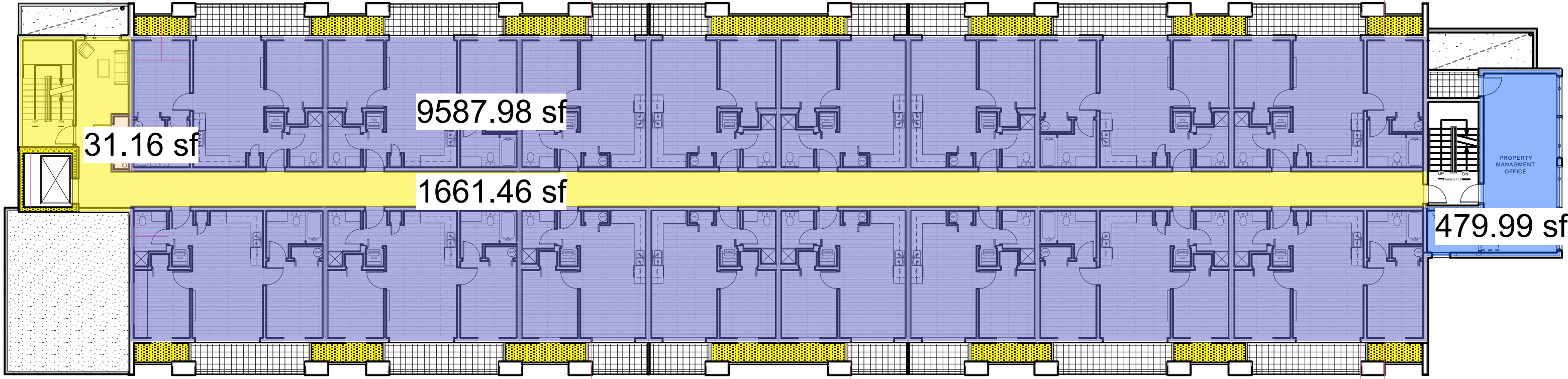




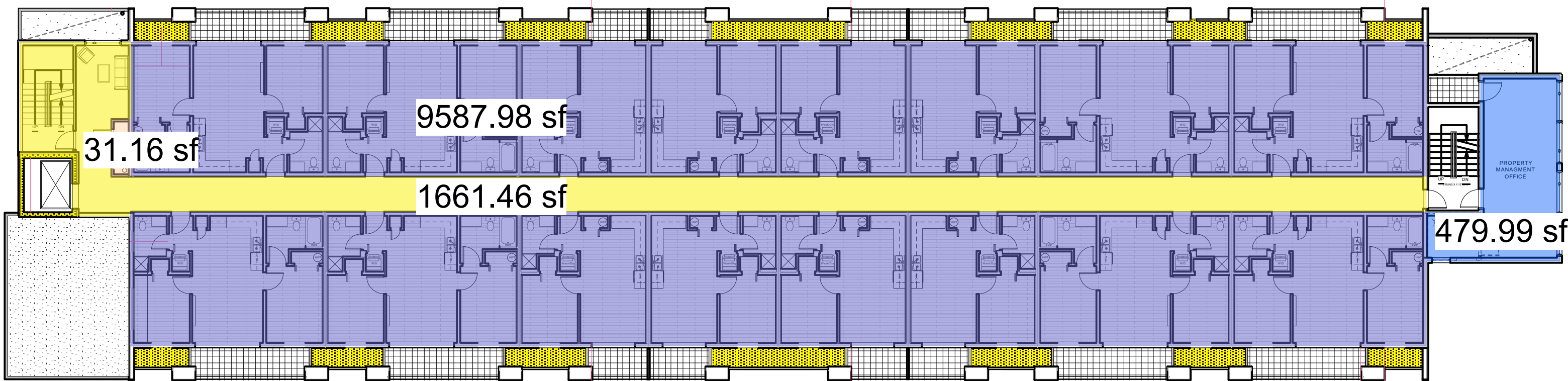
1 LOWER FLOOR PLAN - MUNICIPAL GFA  
A-1.3 1/16" : 1'-0"



1 LOWER FLOOR PLAN - MUNICIPAL GFA  
A-1.3 1/16" : 1'-0"



2 MAIN FLOOR PLAN - MUNICIPAL GFA  
A-1.3 1/16" : 1'-0"

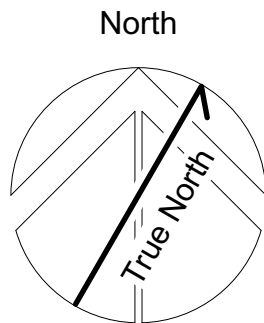


3 UPPER FLOOR PLAN - MUNICIPAL GFA  
A-1.3 1/16" : 1'-0"

MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction

	CIRCULATION (SQ. M.)	COMMERCIAL (SQ. M.)	RESIDENTIAL (SQ. M.)	SERVICE (SQ. M.)	PARKING (SQ. M.)	BIKE STORAGE (SQ. M.)
PARKING PLAN	29.26 SQ. M.	0 SQ. M.	0 SQ. M.	0 SQ. M.	58.74 SQ. M.	93.53 SQ. M.
GROUND FLOOR	51.19 SQ. M.	1130.82 SQ. M.	0 SQ. M.	83.77 SQ. M.	0 SQ. M.	0 SQ. M.
SECOND FLOOR	150 SQ. M.	44.59 SQ. M.	890.75 SQ. M.	2.89 SQ. M.	8.73 SQ. M.	0 SQ. M.
THIRD FLOOR	150 SQ. M.	44.59 SQ. M.	890.75 SQ. M.	2.89 SQ. M.	8.73 SQ. M.	0 SQ. M.
SUB-TOTAL:	380.45 SQ. M.	1220 SQ. M.	1781.5 SQ. M.	89.55 SQ. M.	76.2 SQ. M.	93.53 SQ. M.
TOTAL GFA:	3381.95 SQ. M.					
TOTAL AREA EXCLUDED:	259.28 SQ. M.					
TOTAL AREA BUILT:	3641.23 SQ. M.					

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Sheet Title:  
**B - MUNICIPAL GFA**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

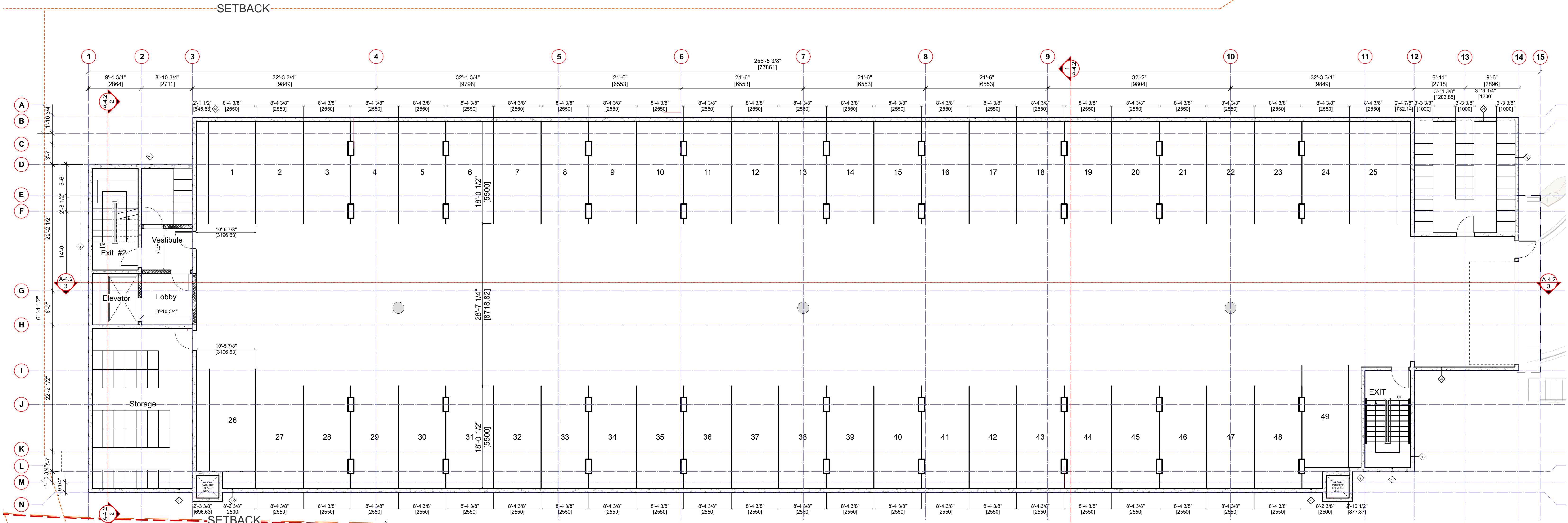
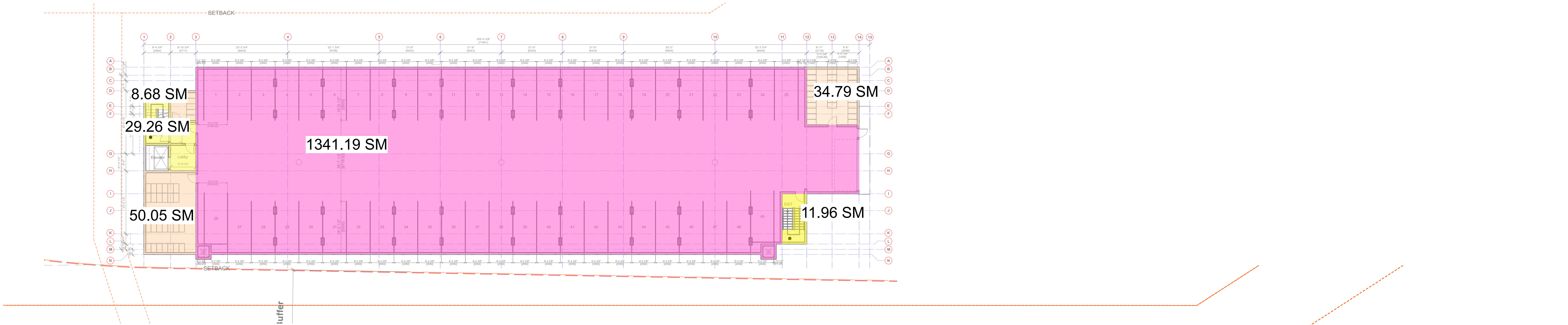
No: Revision: Date:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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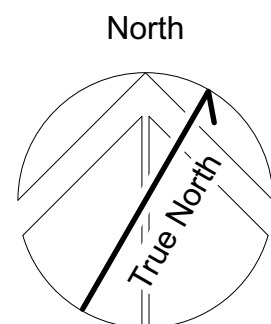
Drawn By: Scale:  
BM/DA 1/16" = 1'0"  
Project No: Sheet No:  
1210 **A-2.00 B[R]**

B - MUNICIPAL GFA



1 UNDERGROUND PARKADE PLAN - BUILDING B  
1/8" = 1'0"

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Sheet Title:  
**BUILDING-B FOUNDATION**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:

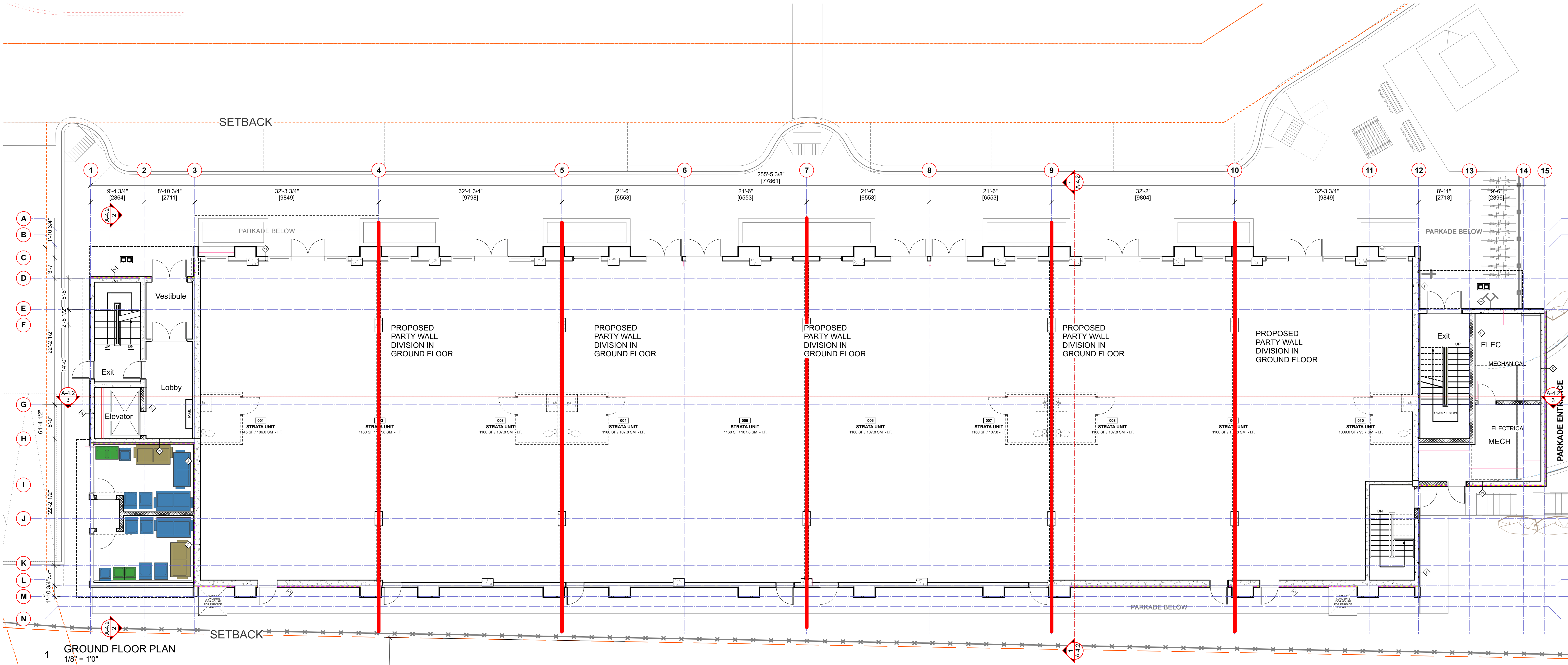
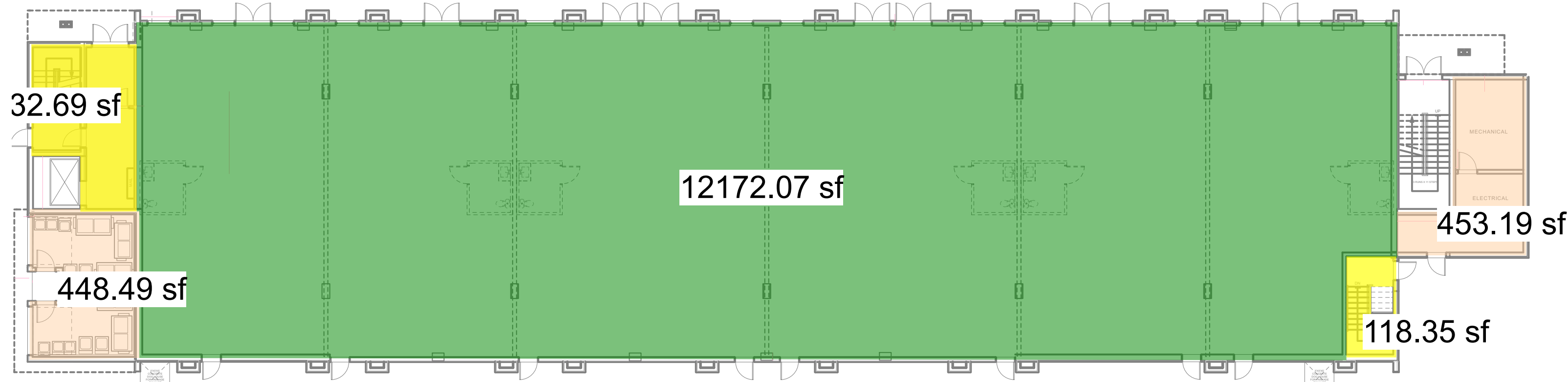
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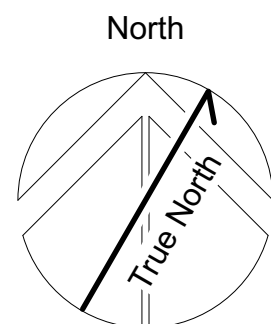
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BM/DA 1/8" = 1'0"  
Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
1210

**A-2.0 B [R]**  
BUILDING-B FOUNDATION





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Sheet Title:  
**BUILDING-B GROUND FLOOR**  
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No.	Revision:	Date:

Sealed By:

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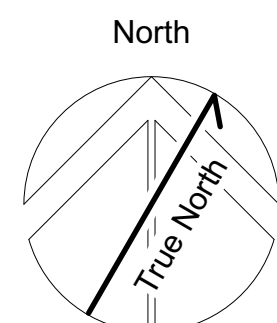
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Project No: **1210** Sheet No: **A-2.1 B [R]**  
**BUILDING-B GROUND FLOOR**

## 8 TWO BEDROOM RESIDENTIAL UNITS



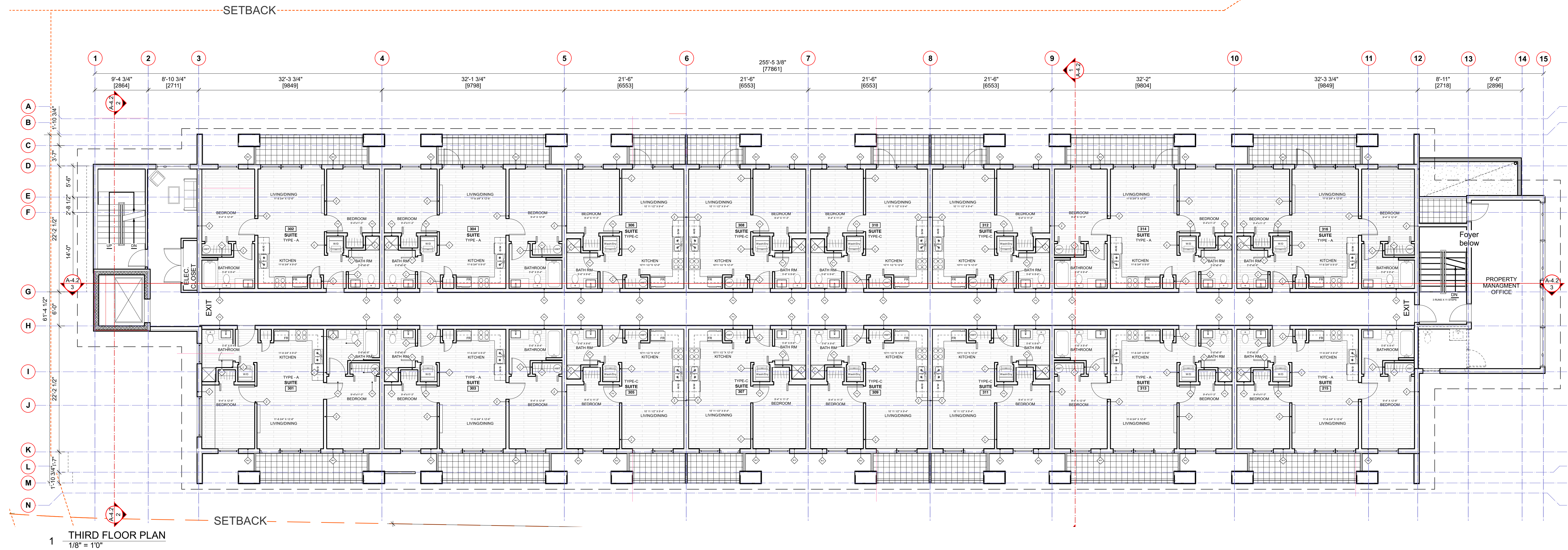
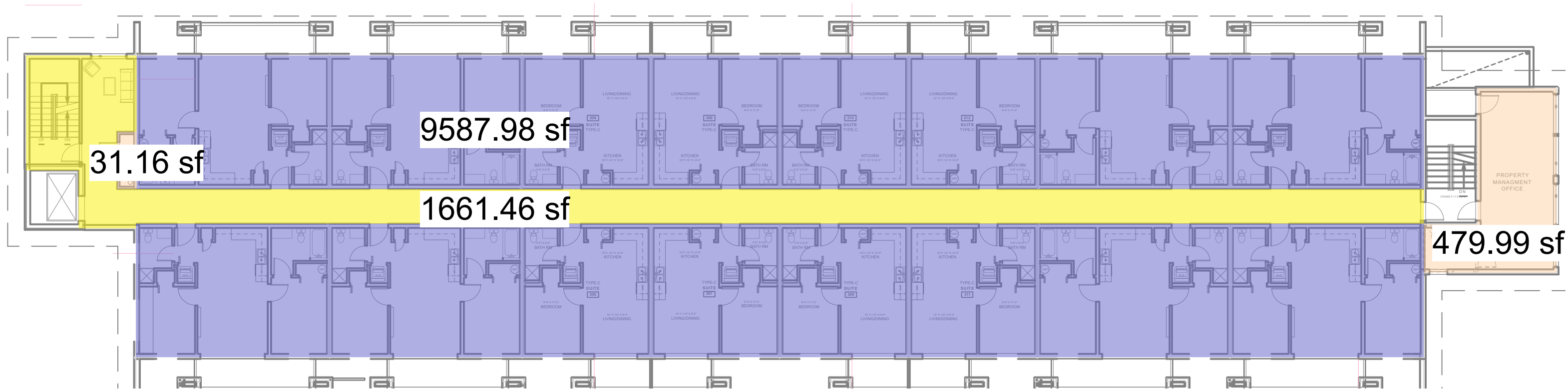
**A-2.2 B [R]**  
BUILDING-B SECOND FLOOR

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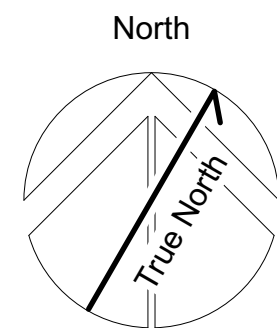


8 ONE BEDROOM RESIDENTIAL UNIT  
8 TWO BEDROOM RESIDENTIAL UNITS



1 THIRD FLOOR PLAN  
1/8" = 1'0"

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**BUILDING-B THIRD FLOOR**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
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\_\_\_\_\_

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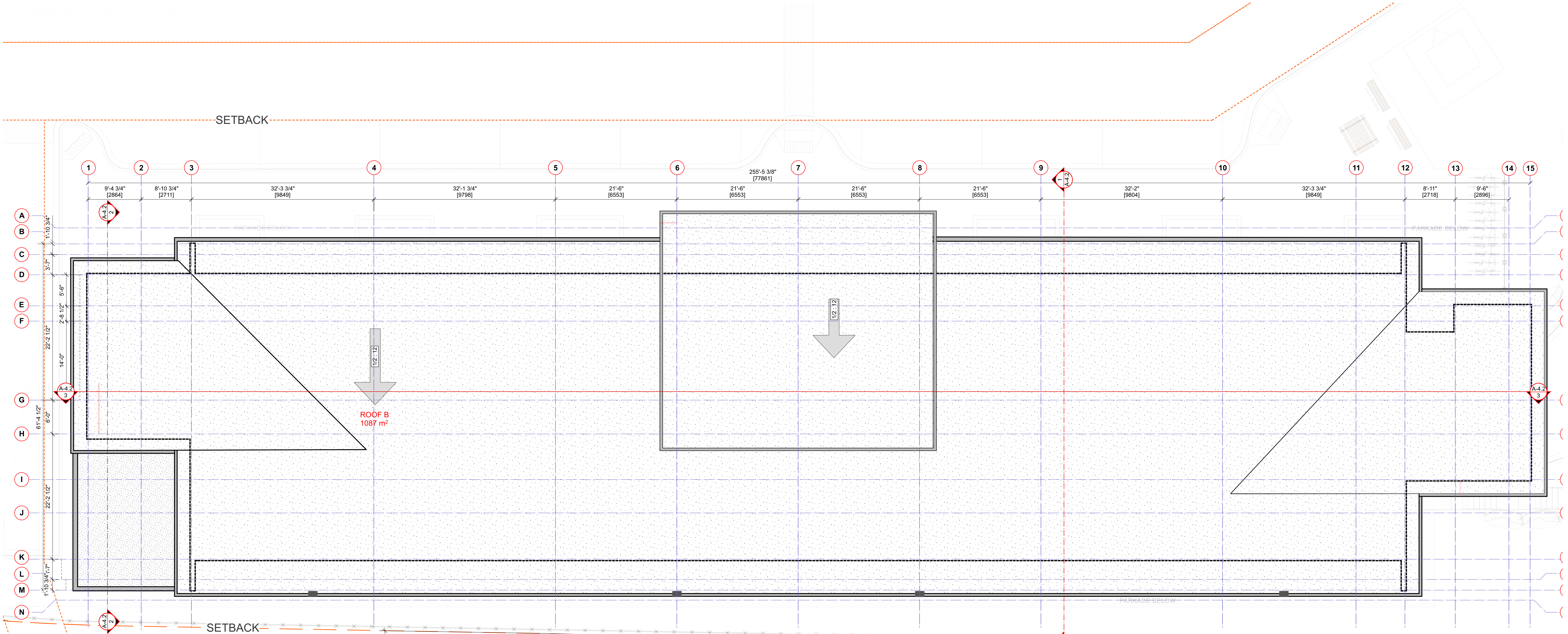
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BM/DK 1/8" = 1'0"  
Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
1210

**A-2.3 B [R]**  
BUILDING-B THIRD FLOOR



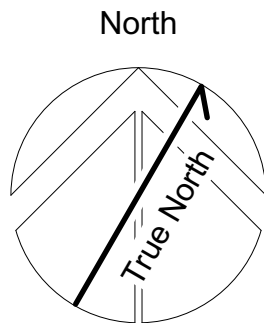
BUILDING-B HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	85.7	6.4	12.42	0.80
ROOF B	1087.0	81.3	11.60	9.43
ROOF C	59.5	4.4	11.87	0.53
ROOF D	45.6	3.4	7.10	0.24
ROOF E	59.5	4.4	11.80	0.53
Total	1337.3	100.0	Overall Mean Ht.: 11.52	
Total Permitted 12m				

\*NOTE: LOW SLOPE TORCH ON  
ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING B  
1/8" = 1'0"

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Sheet Title:  
**BUILDING-B ROOF PLAN**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No.	Revision:	Date:

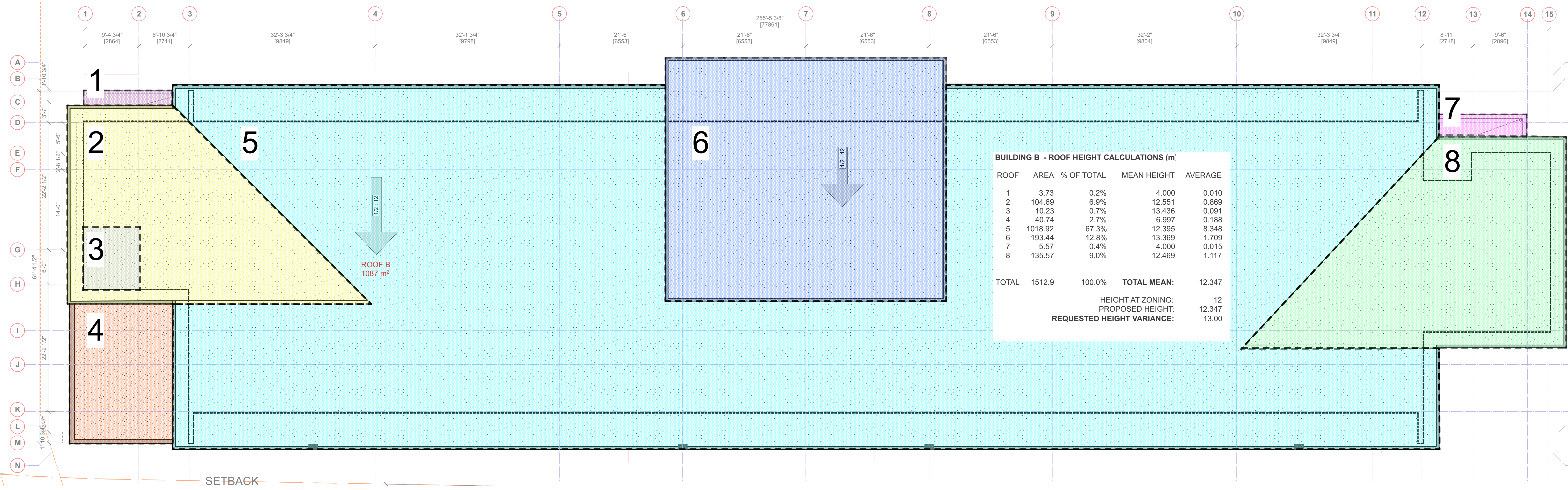
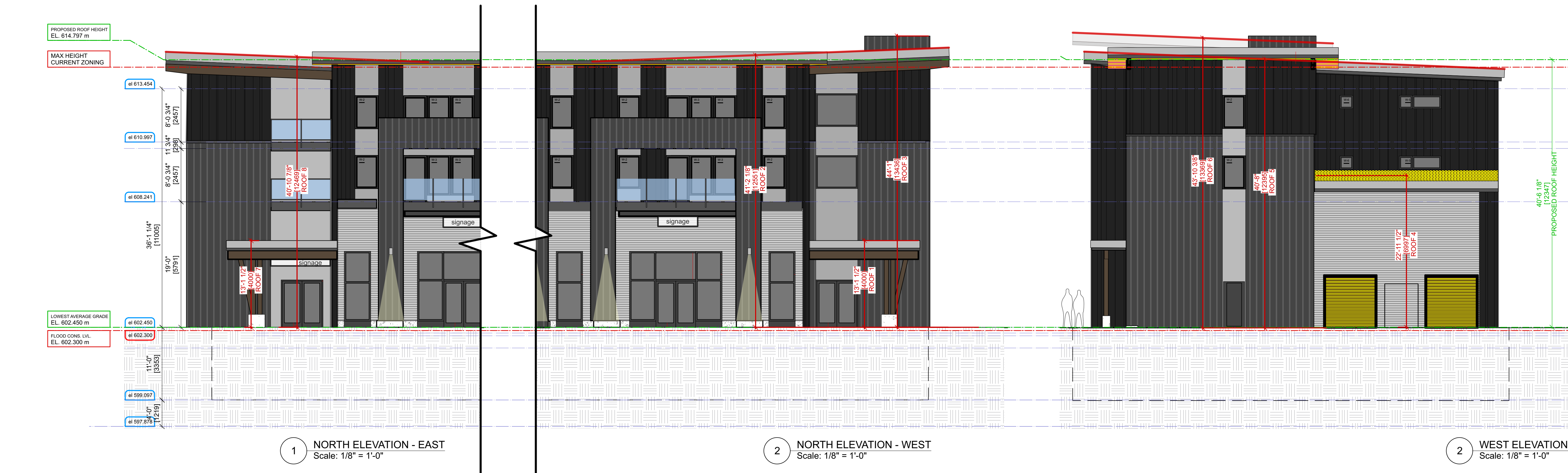
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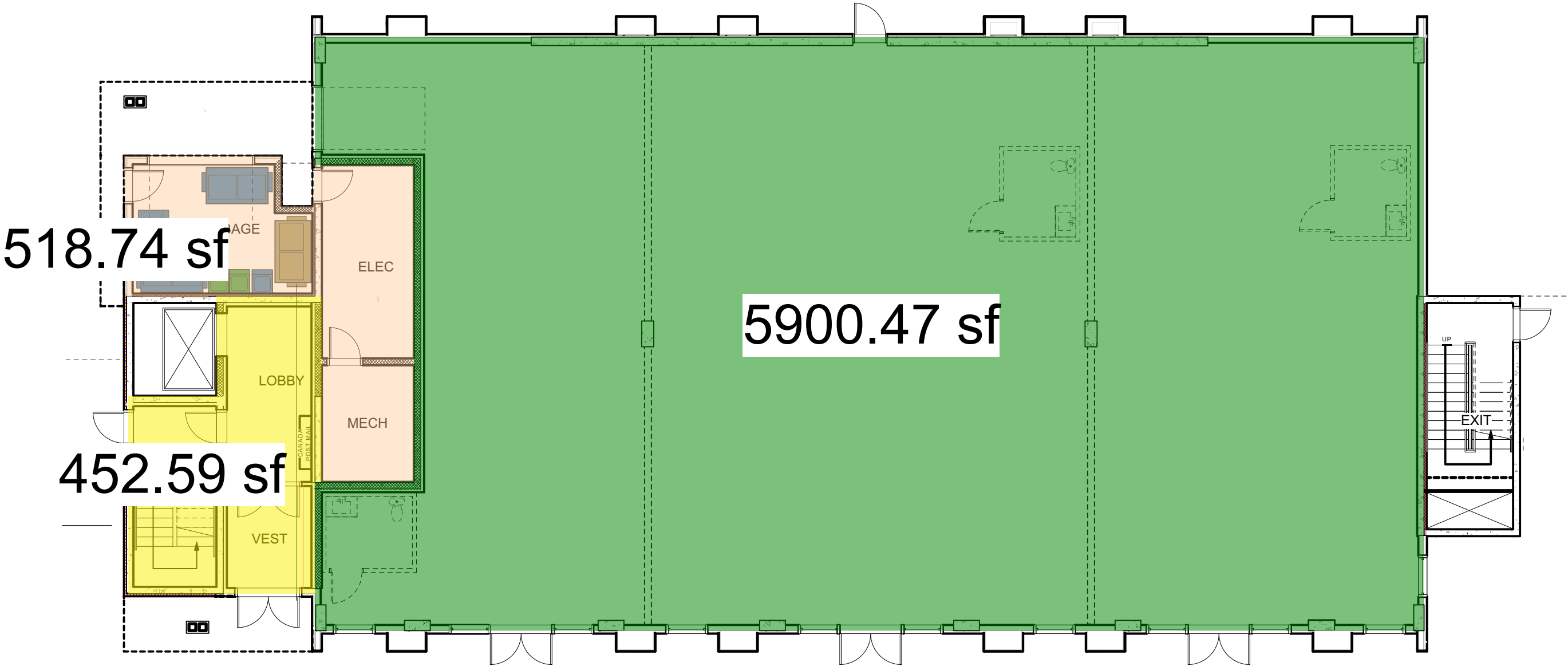
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Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
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**A-2.4 B [R]**

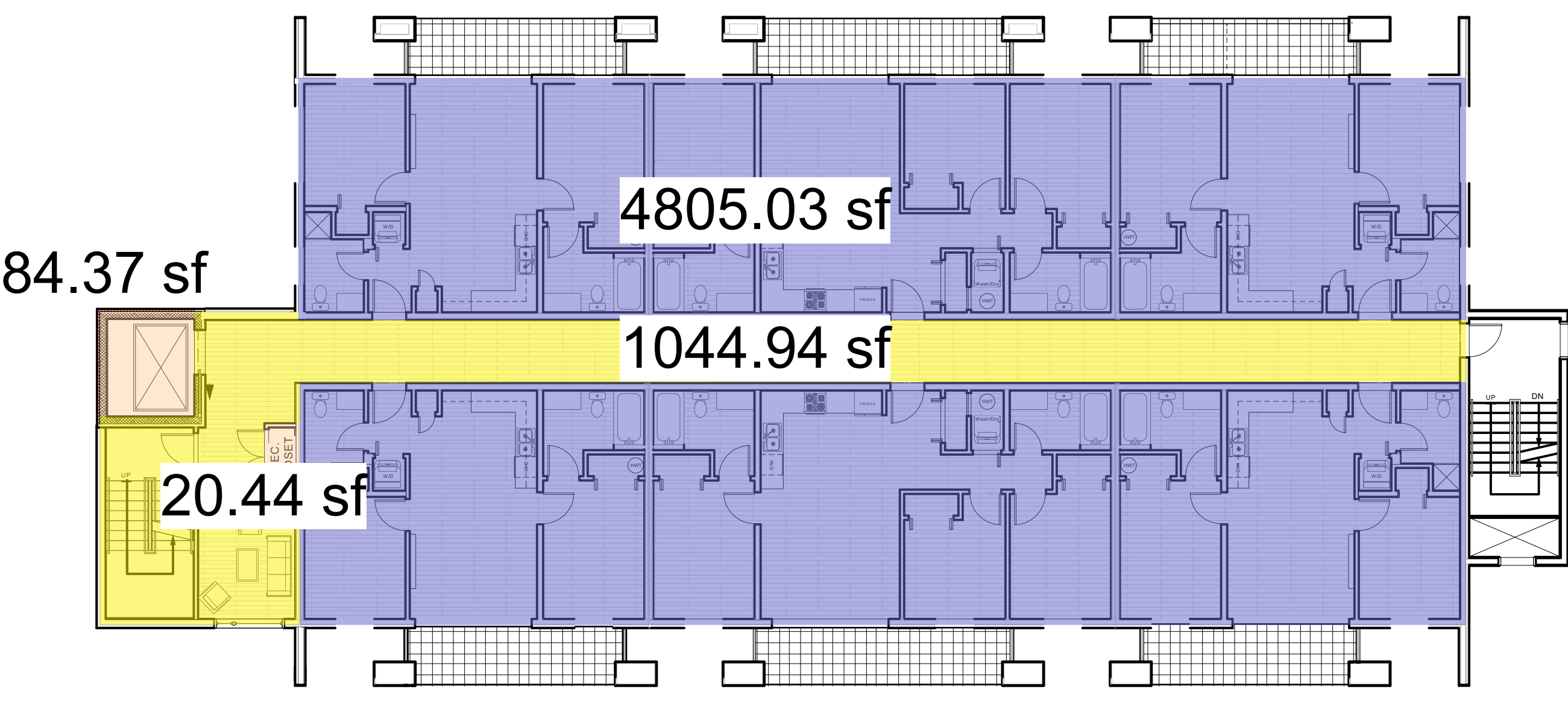
BUILDING-B ROOF PLAN



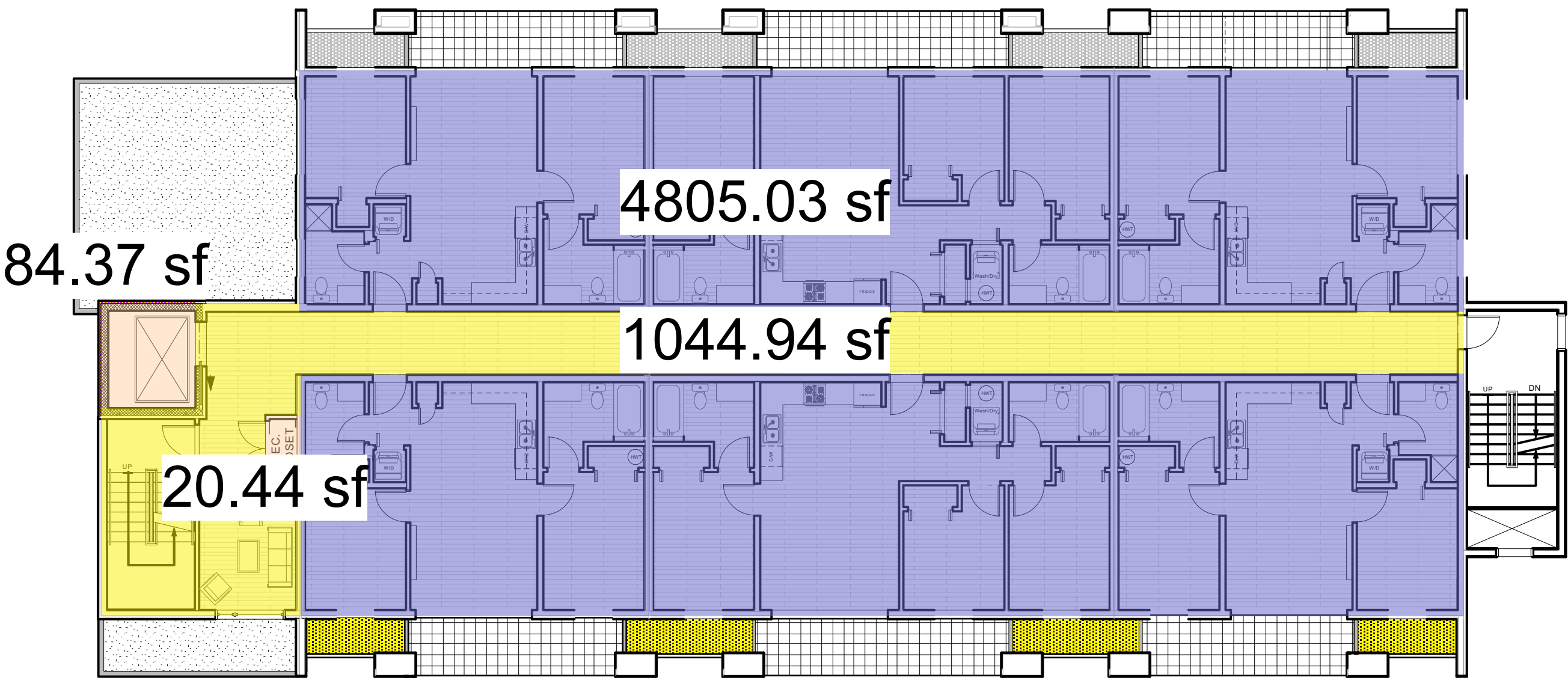




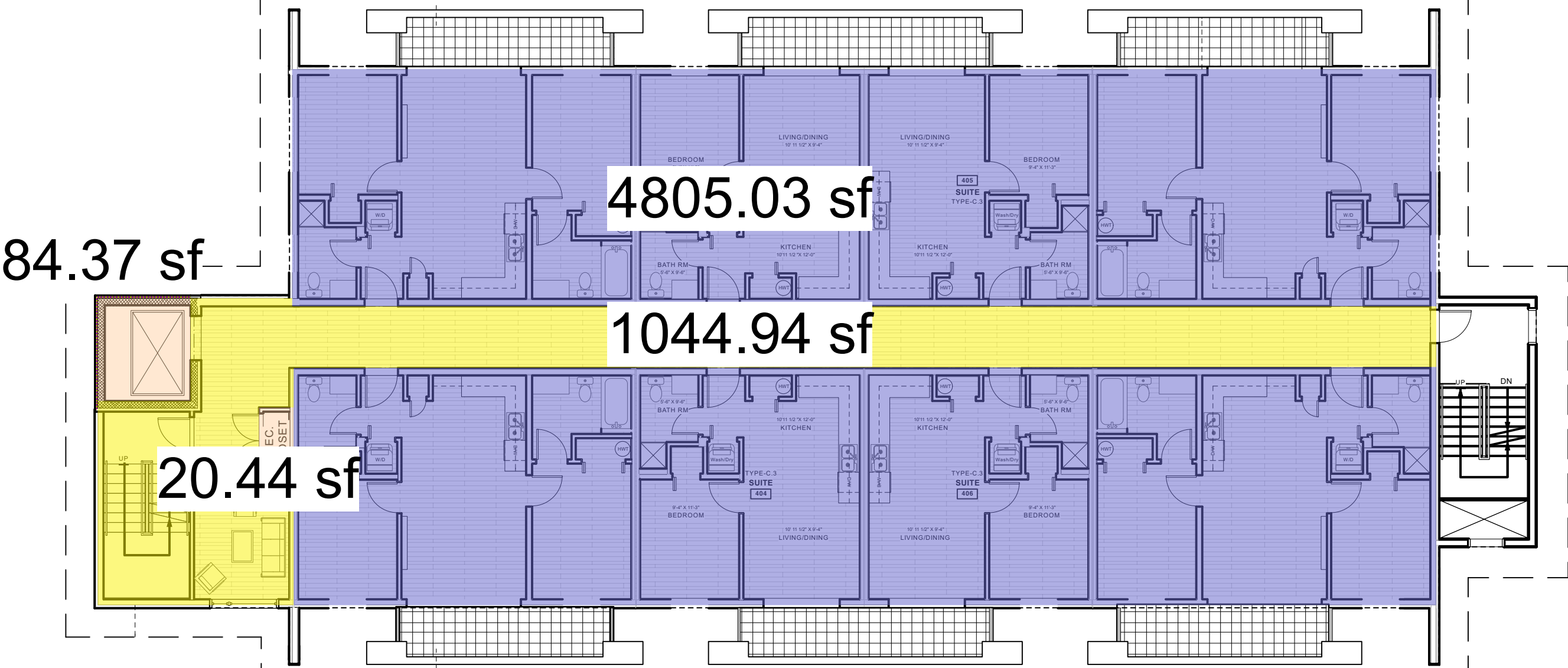
1 GROUND FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"



3 THIRD FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"



2 SECOND FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"



4 FOURTH FLOOR PLAN - MUNICIPAL GFA  
A-1.3 3/32" : 1'-0"

**MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction**

	CIRCULATION (SQ. M.)	COMMERCIAL (SQ. M.)	RESIDENTIAL (SQ. M.)	SERVICE (SQ. M.)	BIKE STORAGE (SQ. M.)
GROUND FLOOR	42.05 SQ. M.	548.13 SQ. M.	0.00 SQ. M.	48.19 SQ. M.	0.00 SQ. M.
SECOND FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
THIRD FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
FOURTH FLOOR	97.07 SQ. M.	0.00 SQ. M.	446.40 SQ. M.	1.90 SQ. M.	0.00 SQ. M.
SUB-TOTAL:	333.26 SQ. M.	548.13 SQ. M.	1339.20 SQ. M.	53.88 SQ. M.	0.00 SQ. M.
TOTAL GFA:	2220.58 SQ. M.				
TOTAL AREA EXCLUDED:	53.88 SQ. M.				
TOTAL AREA BUILT:	2274 SQ. M.				

Sheet Title:

C - MUNICIPAL GFA

Project

Tseqwtsúqum, Function Junction  
1000 Alpha Lake Road, Whistler BC

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Drawn By:

Scale:

BM/DA

3/32" = 1'0"

Project No:

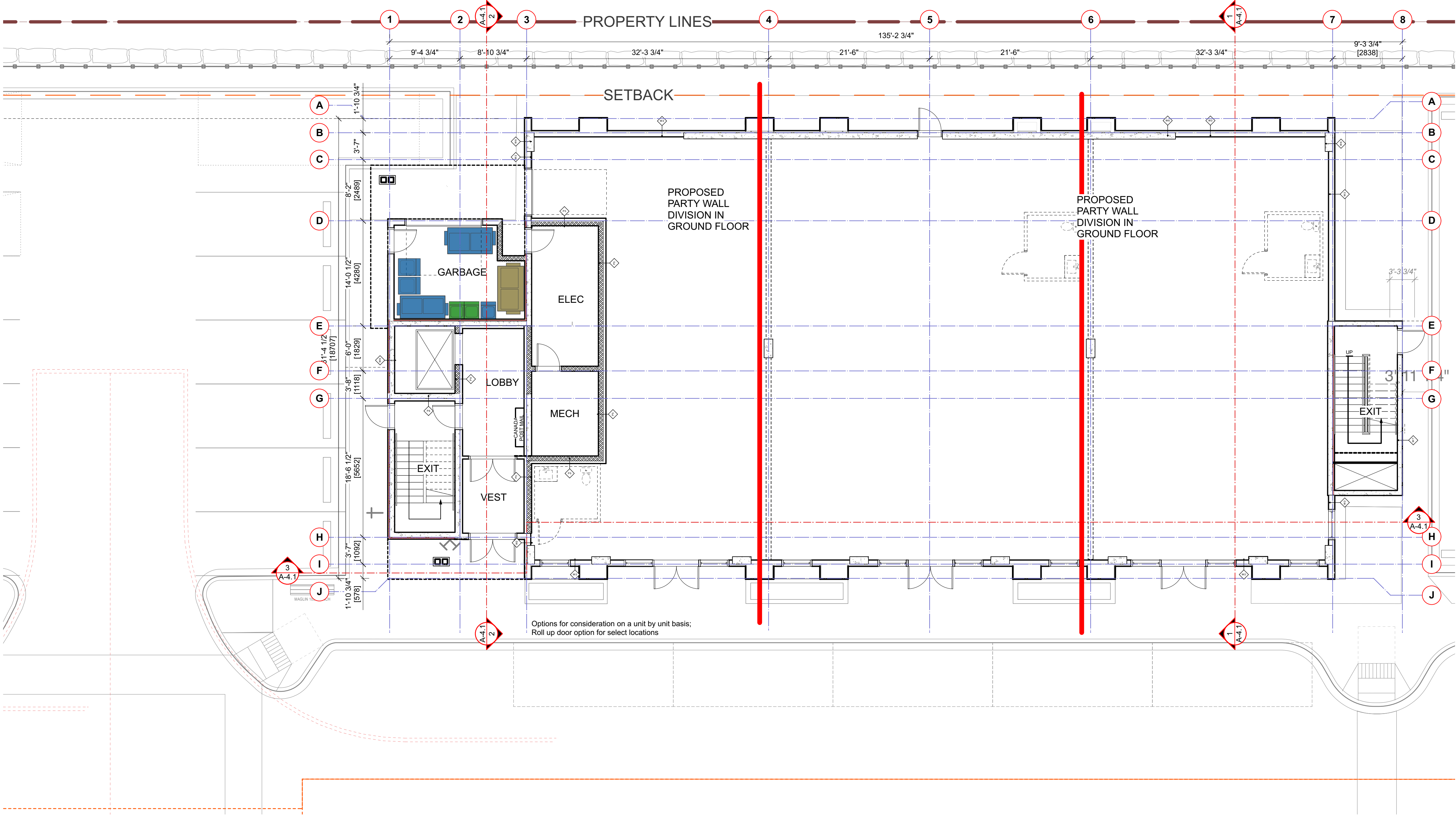
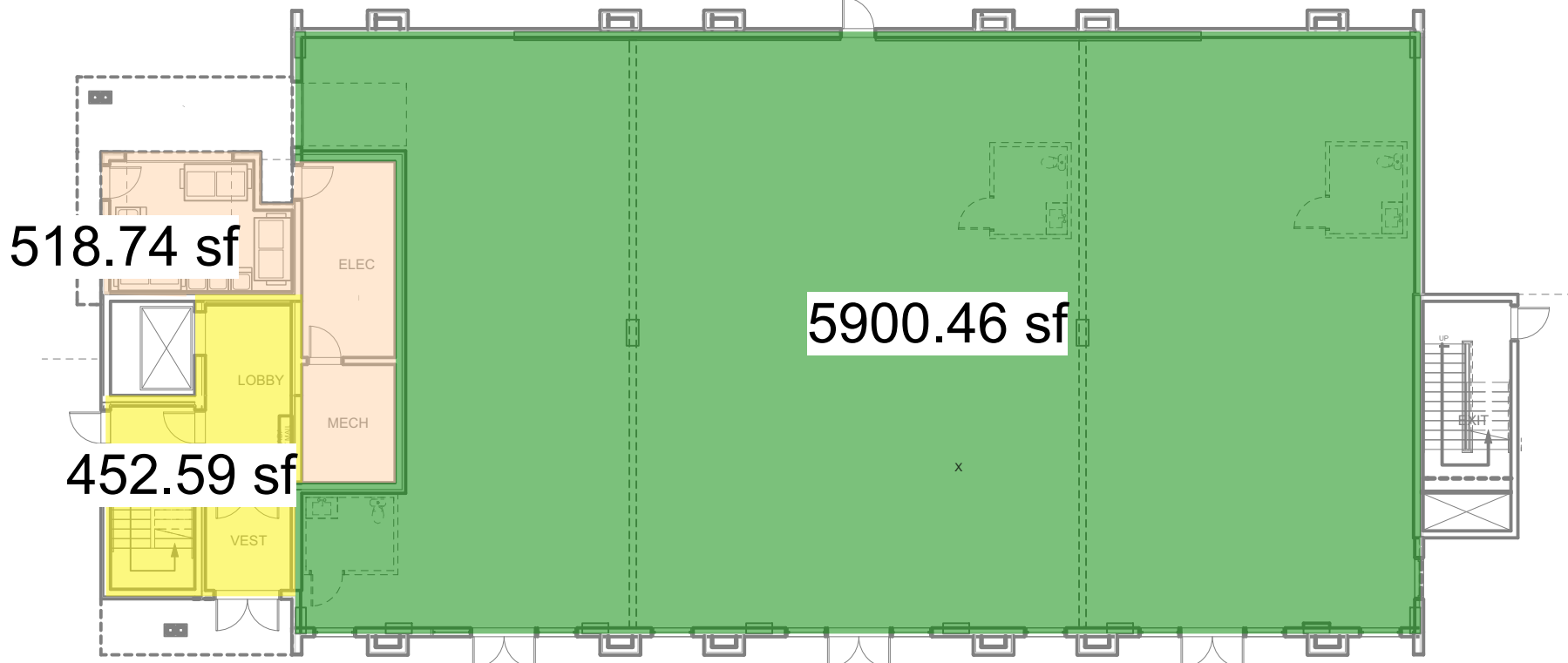
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A-2.0 C [R]

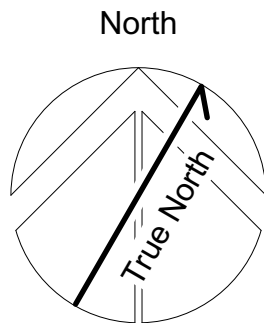
C - MUNICIPAL GFA





1 GROUND FLOOR PLAN  
1/8" = 1'0"

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Project  
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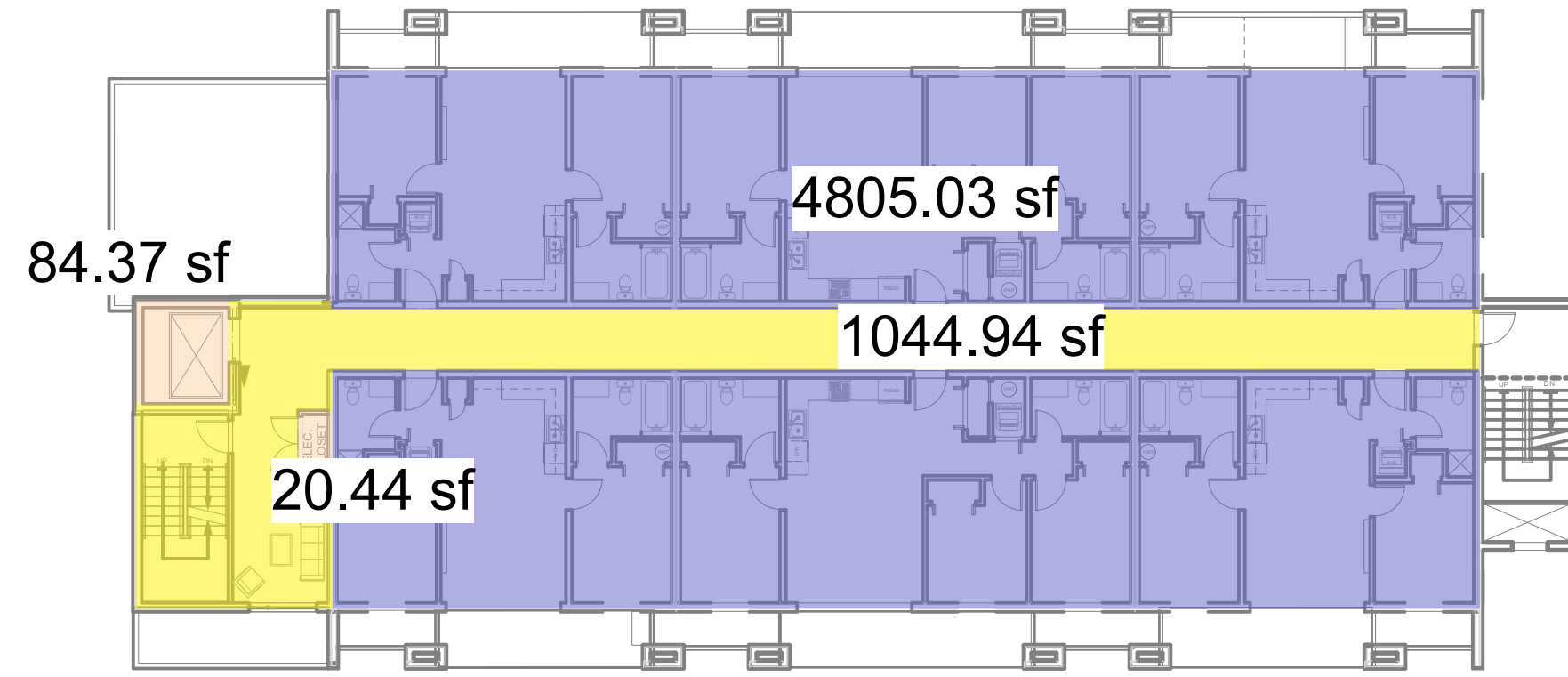
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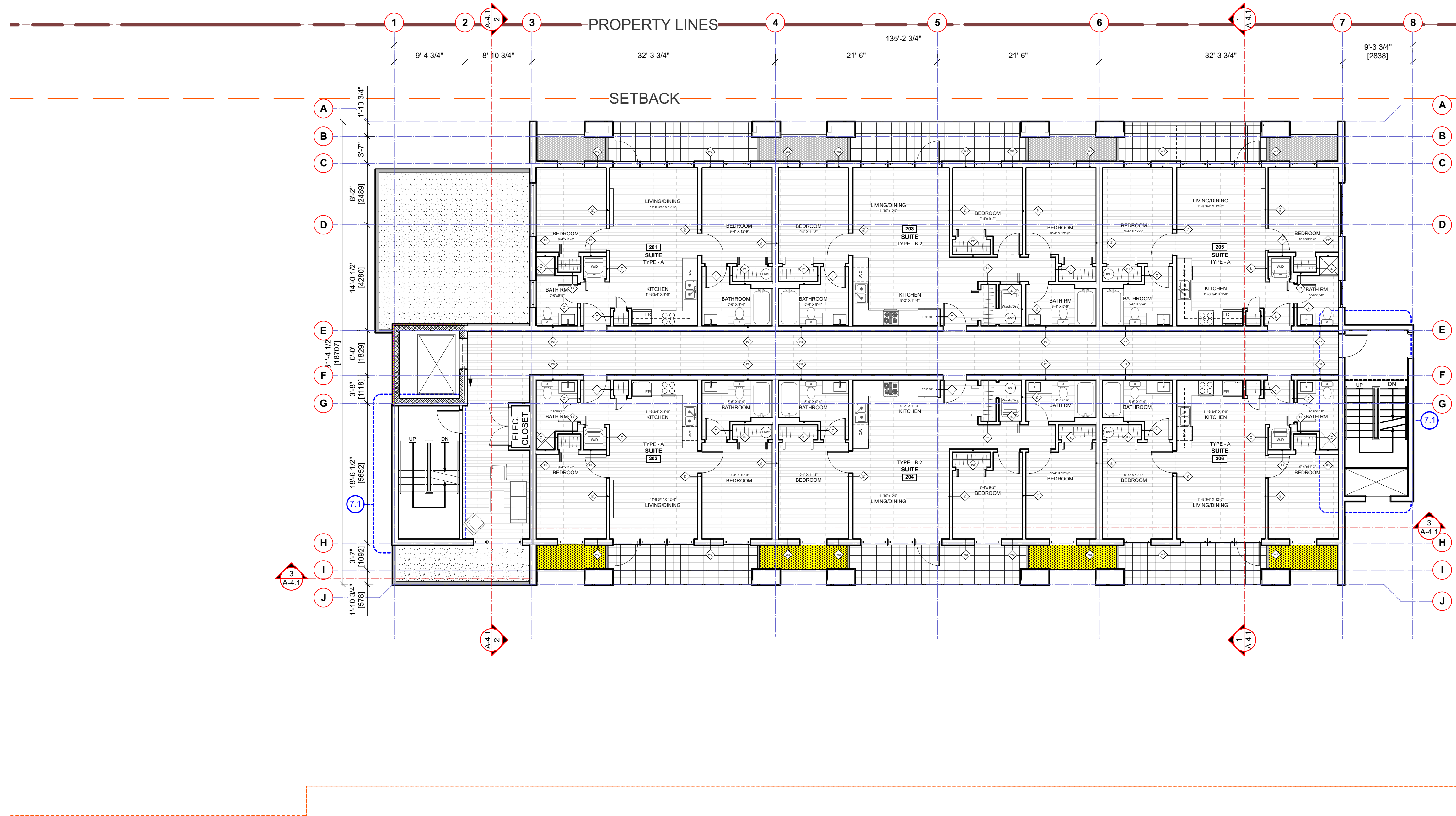
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**A-2.1 C [R]**  
BUILDING-C GROUND FLOOR

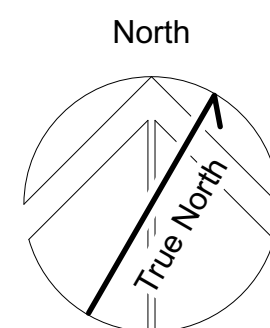


4 TWO BEDROOM RESIDENTIAL UNITS  
2 THREE BEDROOM RESIDENTIAL UNITS



1 SECOND FLOOR PLAN  
1/8" = 1'0"

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**BUILDING-C SECOND FLOOR**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:

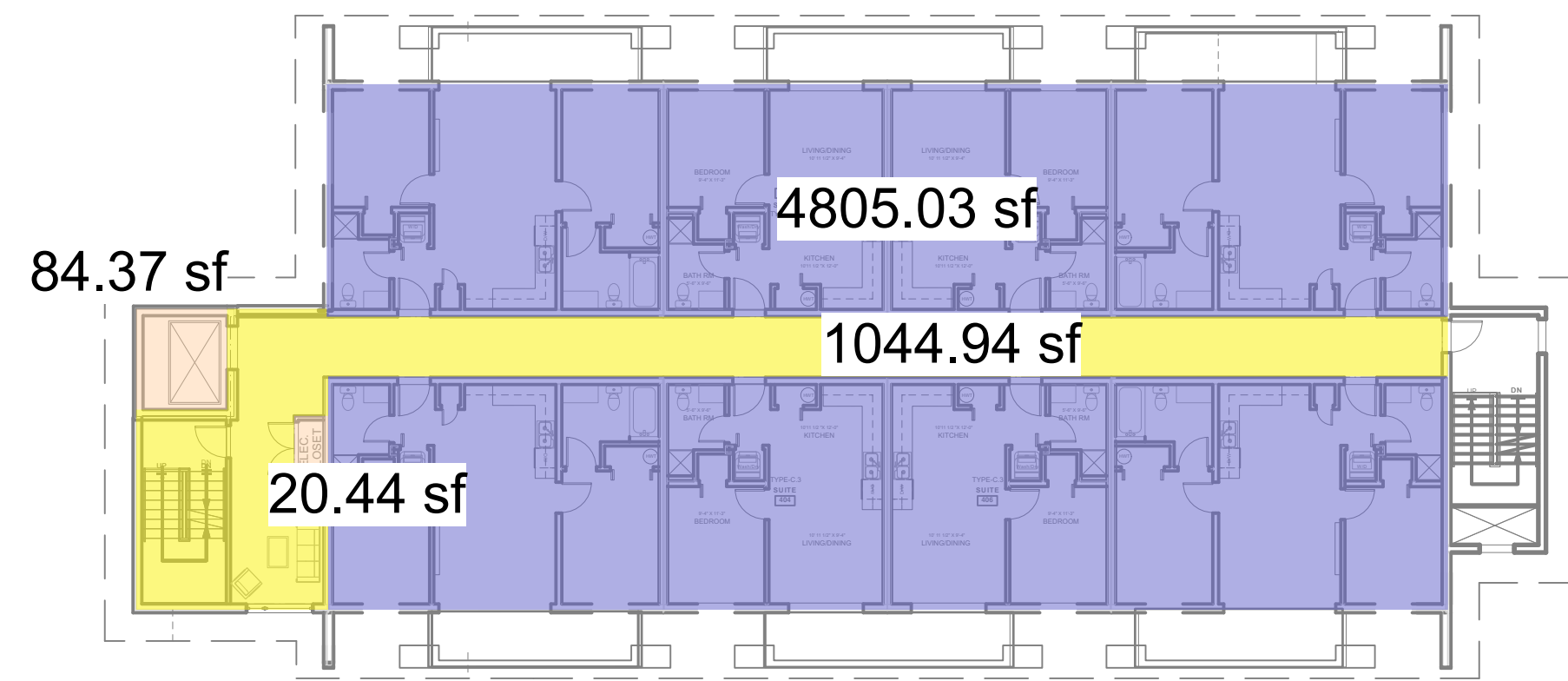
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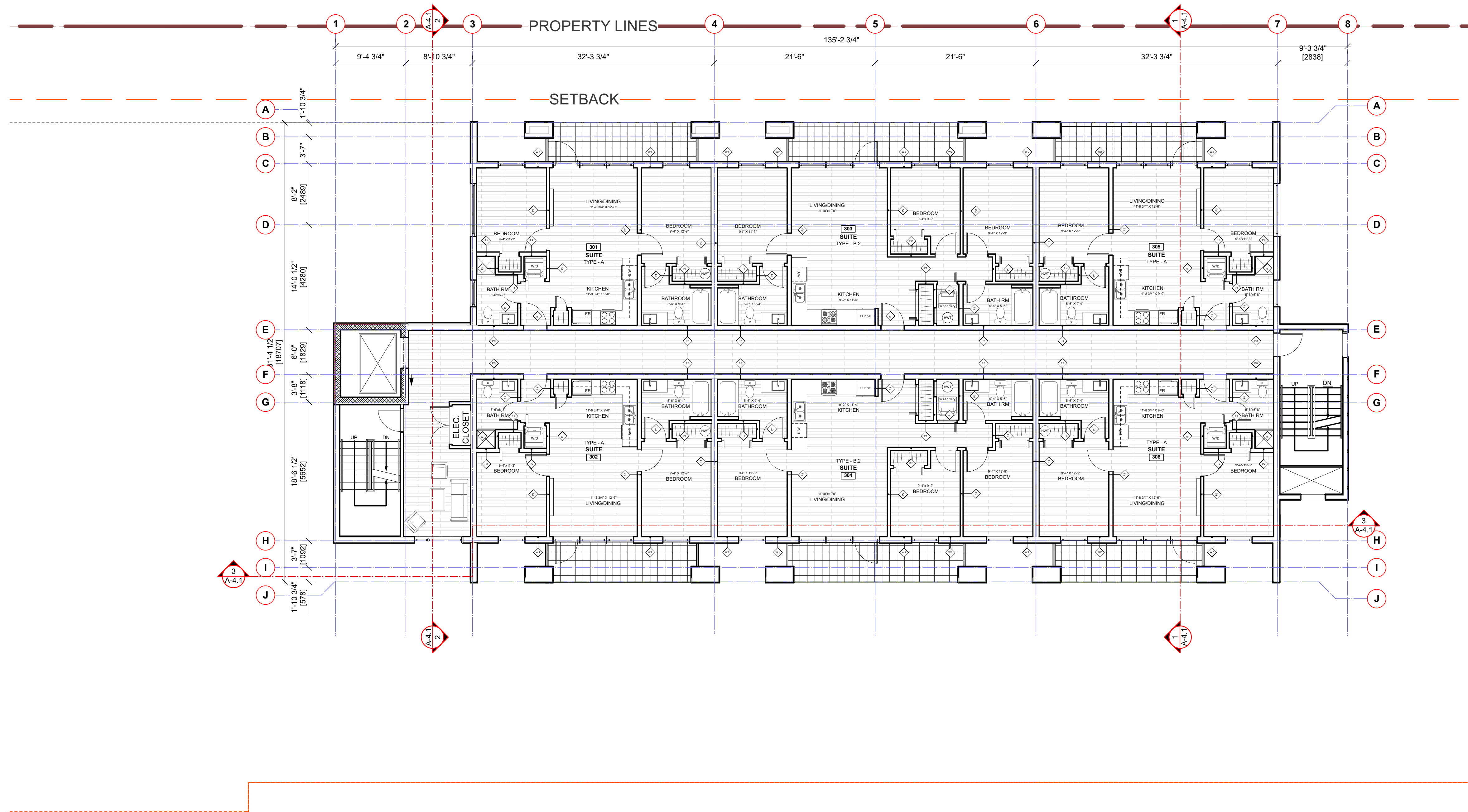
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**A-2.2 C [R]**  
BUILDING-C SECOND FLOOR



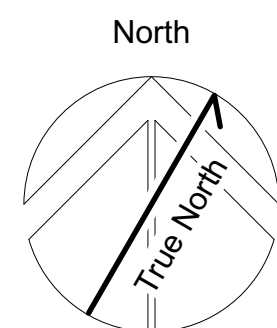


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1 THIRD FLOOR PLAN  
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Scale:

BM/DA

1/8" = 1'0"

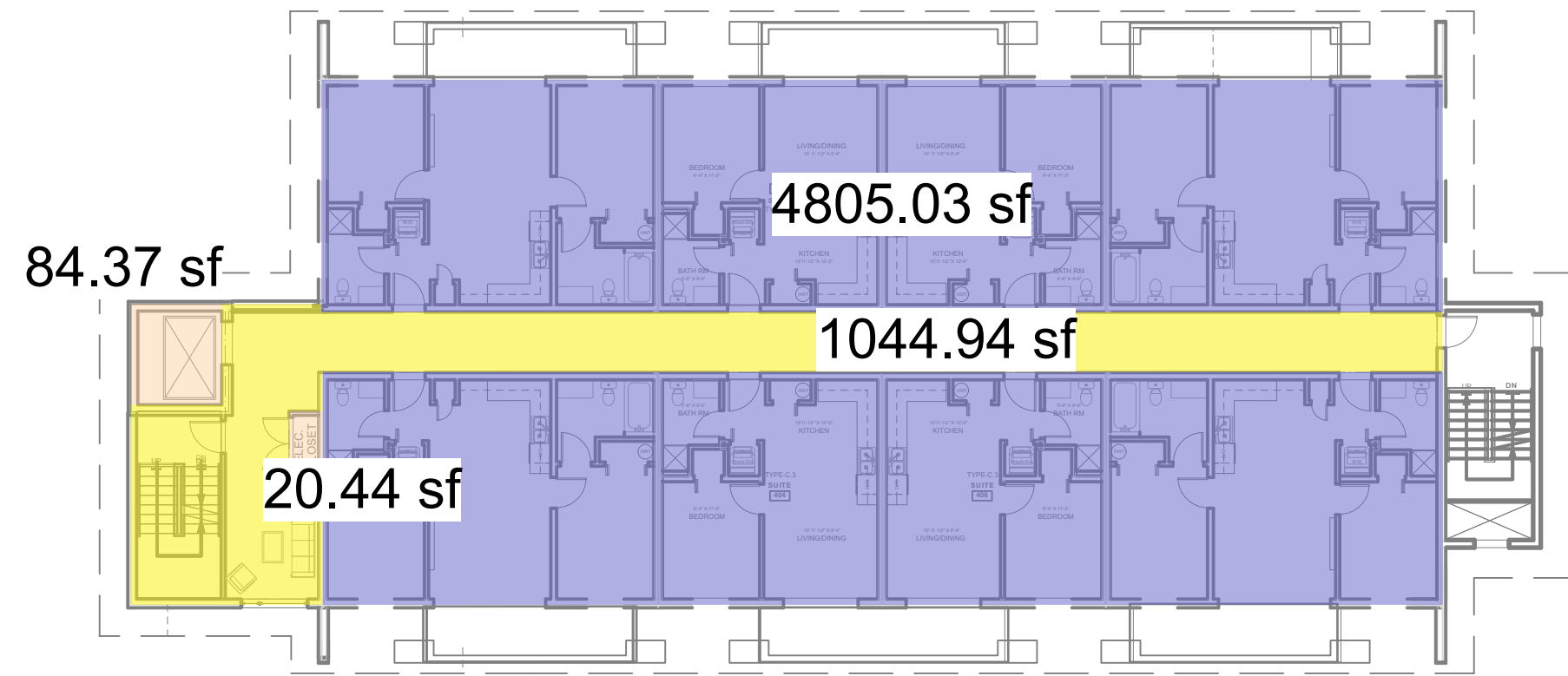
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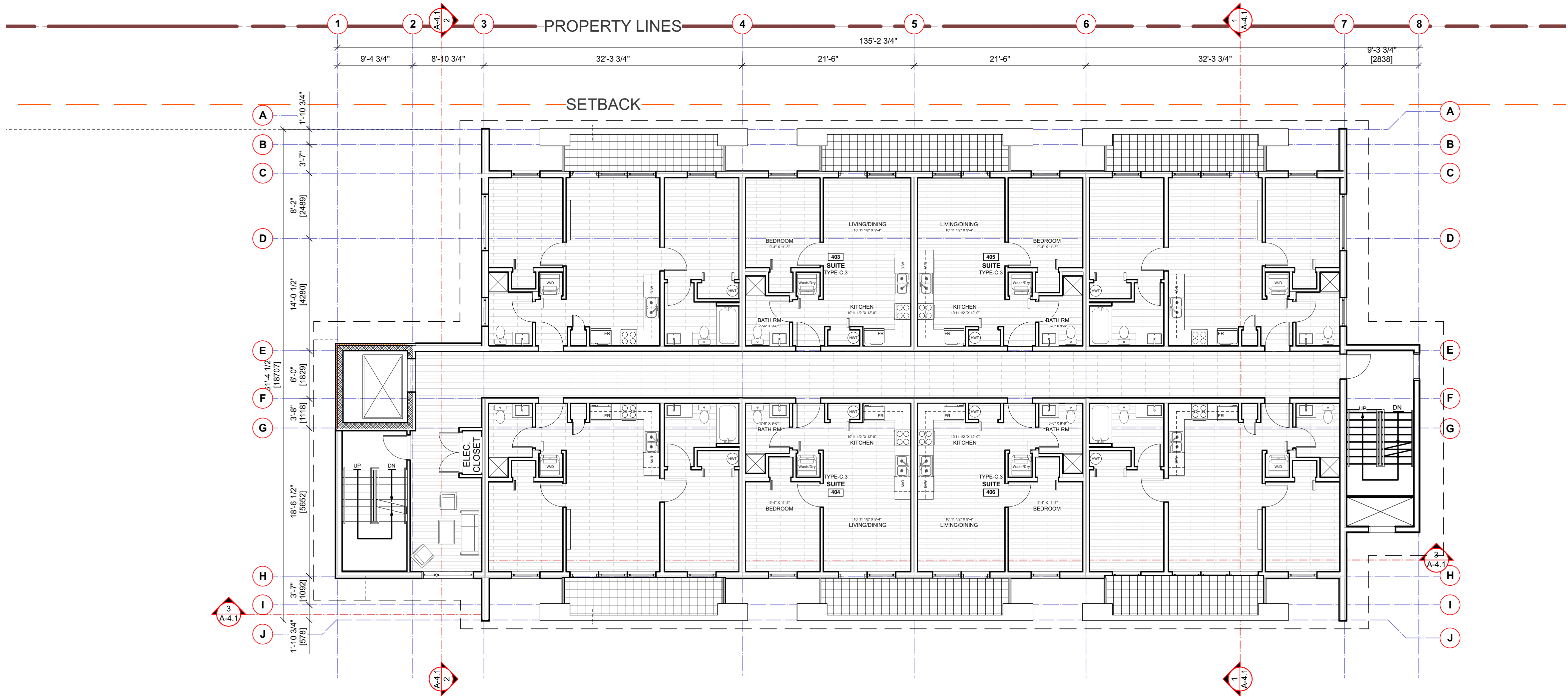
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**A-2.3 C [R]**

BUILDING-C THIRD FLOOR

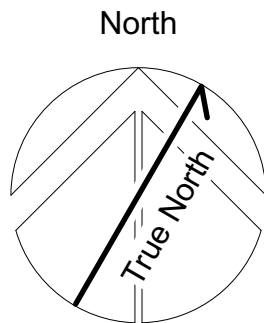


4 TWO BEDROOM RESIDENTIAL UNITS  
4 ONE BEDROOM RESIDENTIAL UNITS



1 FOURTH FLOOR PLAN  
1/8" = 1'0"

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**BUILDING-C FOURTH FLOOR**  
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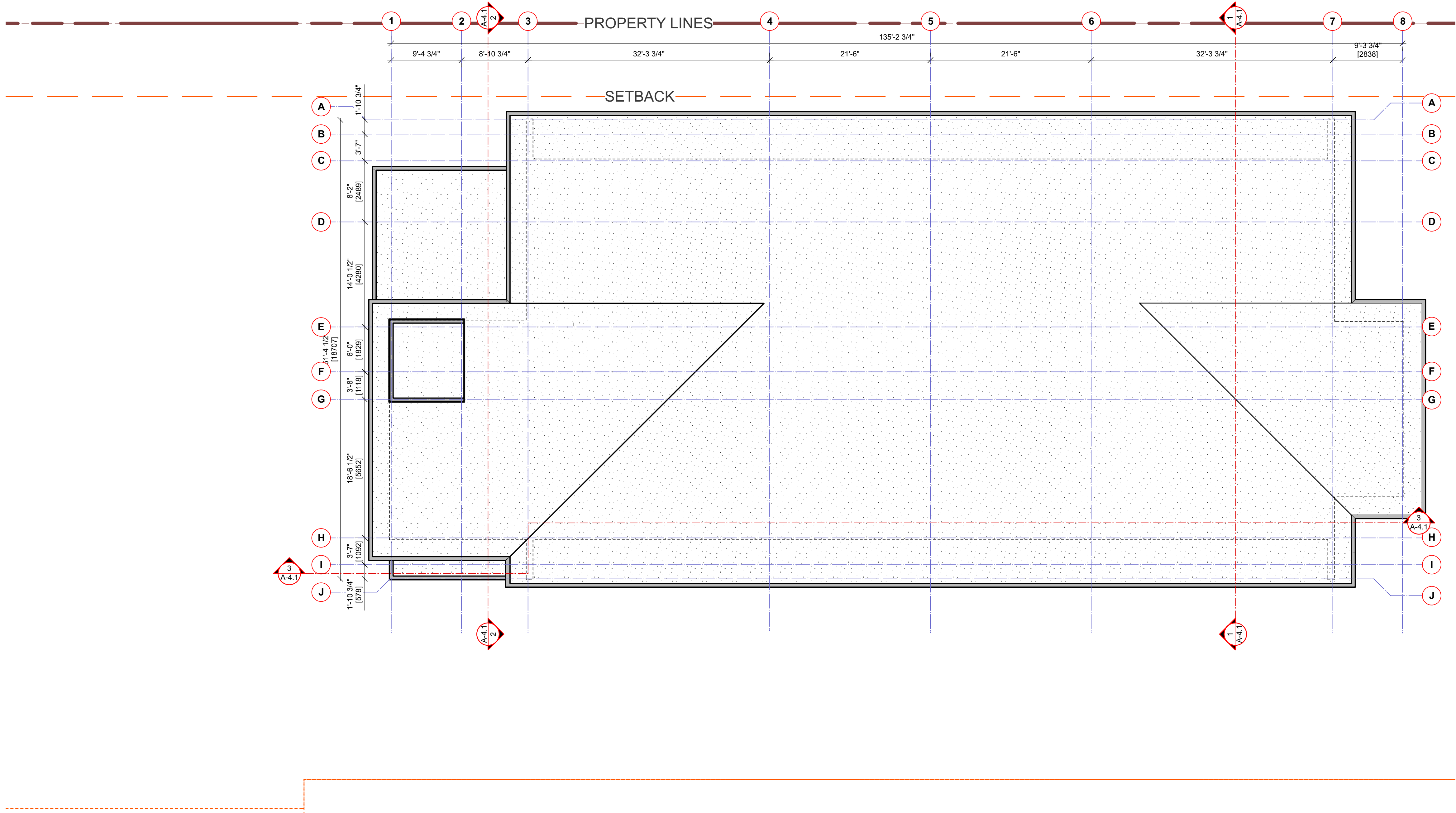
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**A-2.4 C [R]**  
BUILDING-C FOURTH FLOOR



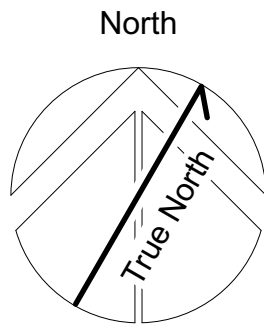
BUILDING-A HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	621.0	83.3	12.18	10.15
ROOF B	59.1	7.9	12.52	0.99
ROOF C	36.2	4.9	12.64	0.61
ROOF D	28.9	3.9	4.41	0.17
Total	745.2	100.0	Overall Mean Ht.: 11.93	
Total Permitted 12.0m				

\*NOTE: LOW SLOPE TORCH ON  
ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING C  
1/8" = 1'0"

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**BUILDING-C ROOF**  
Project  
**Tseqwtsúqum, Function Junction**  
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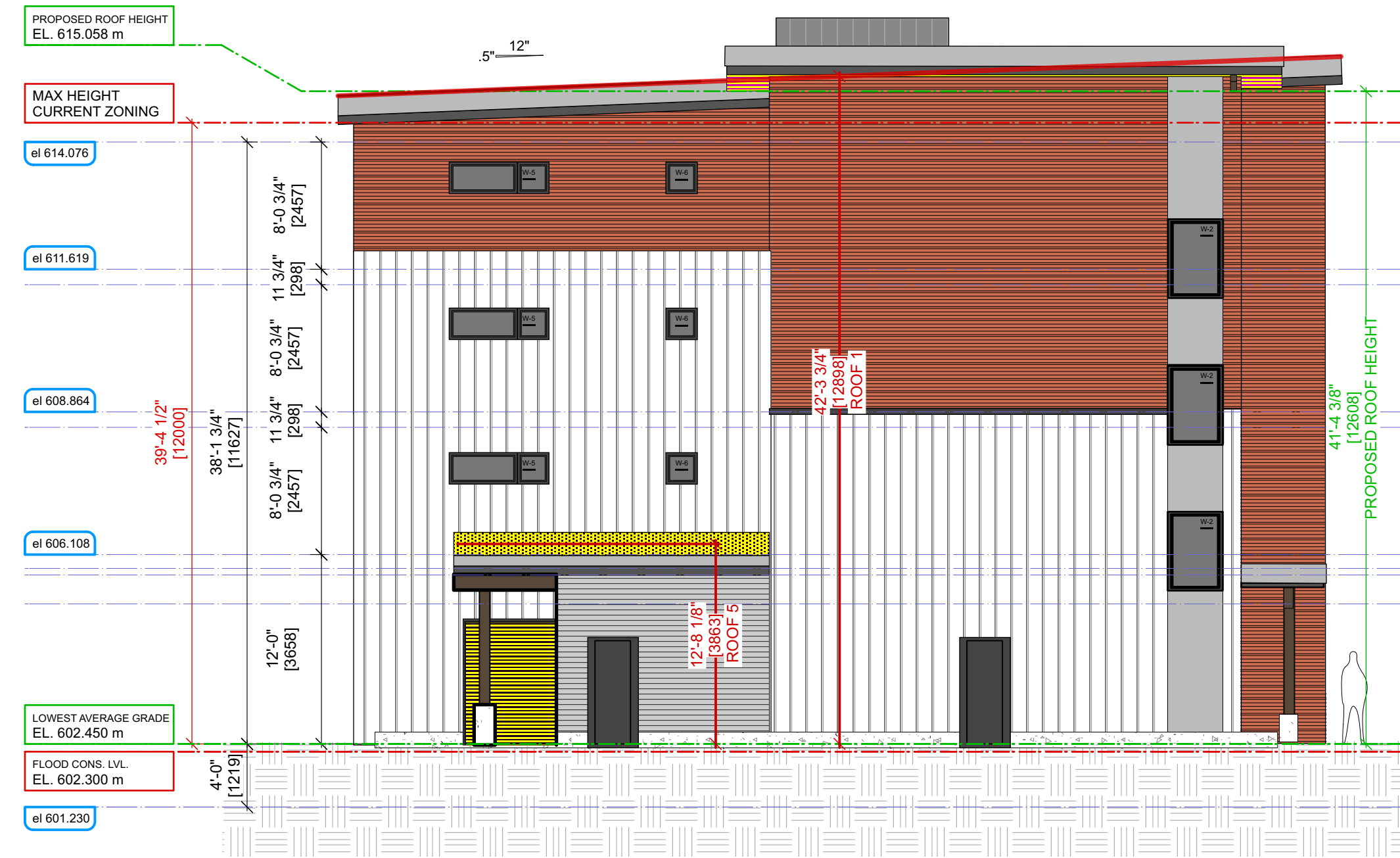
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**A-2.5 C [R]**

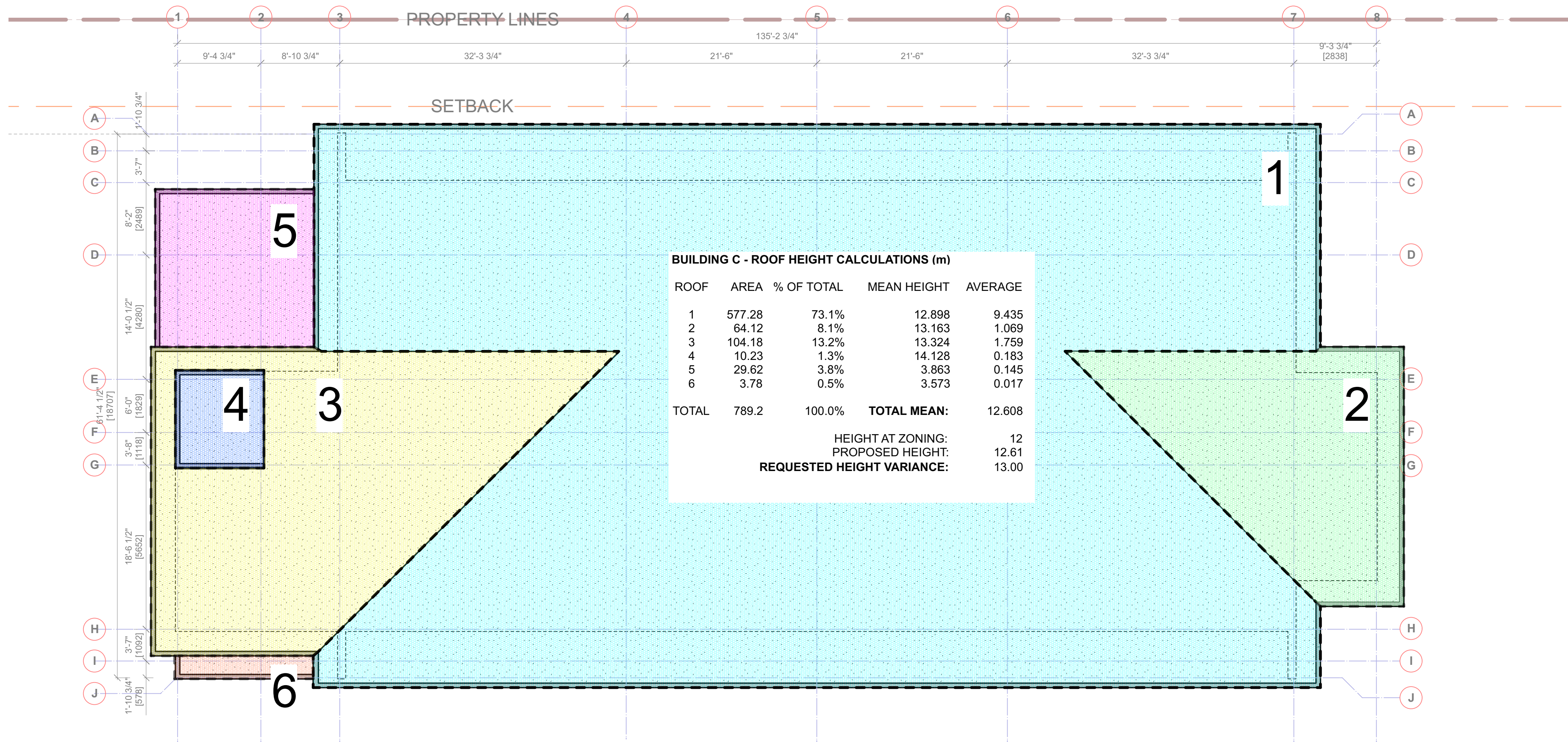
BUILDING-C ROOF



1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

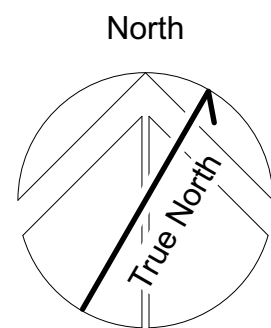


2 WEST ELEVATION  
Scale: 1/8" = 1'-0"



3 ROOF DIAGRAM  
Scale: 1/8" = 1'-0"

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Sheet Title:  
**C - ROOF HEIGHT CALCULATIONS**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
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NM 1/8" = 1'-0"

Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_

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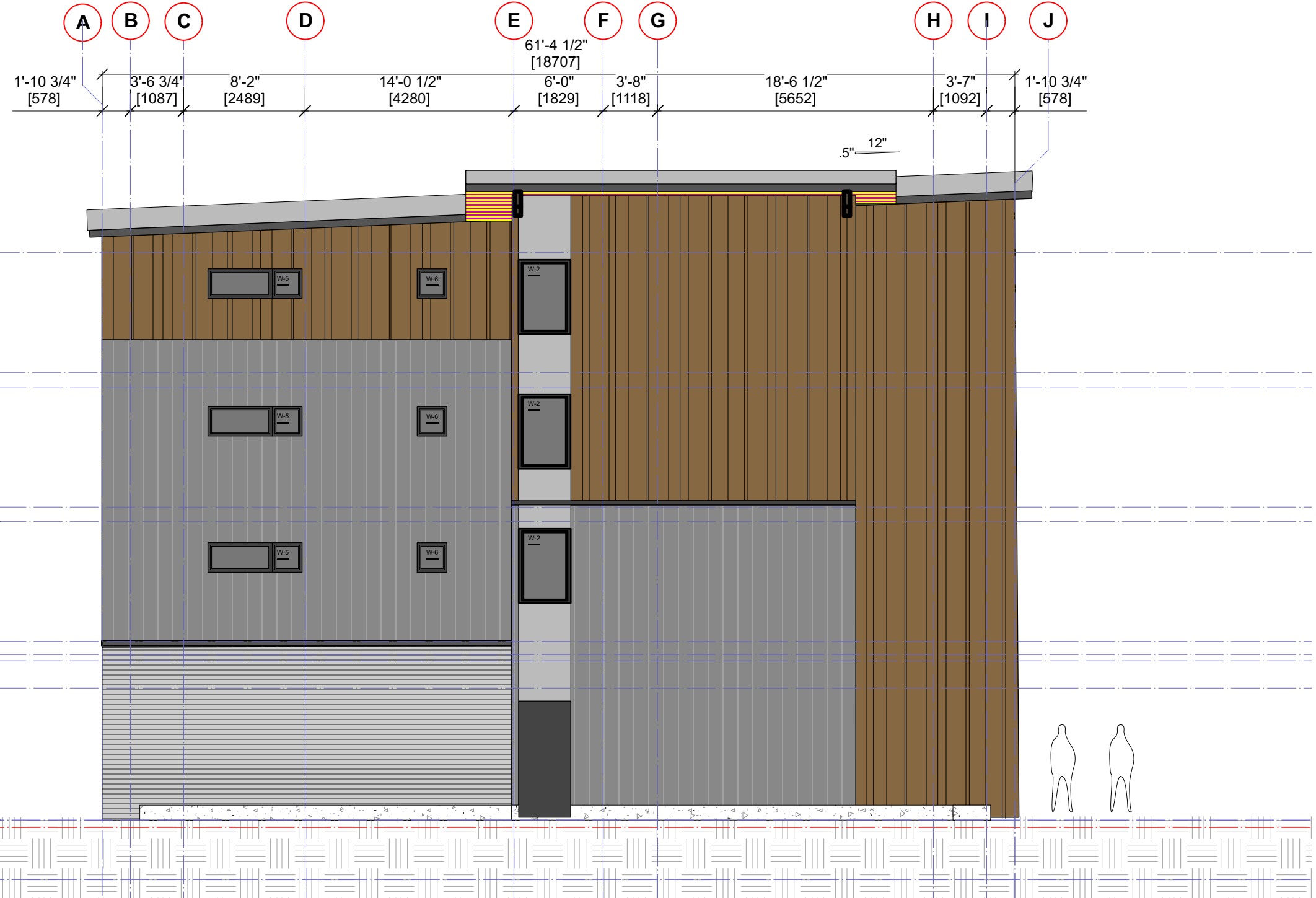
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C - ROOF HEIGHT CALCULATIONS

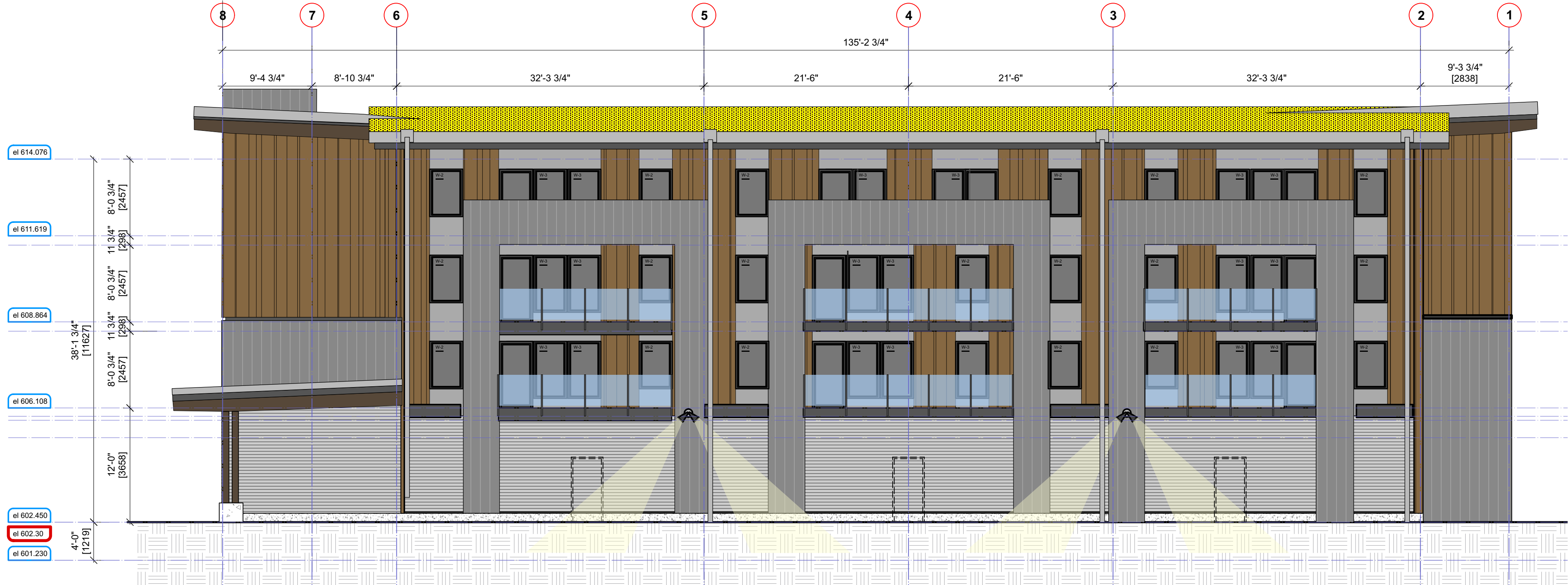




1 SOUTH ELEVATION - BUILDING A  
1/8" = 1'0"



2 WEST ELEVATION - BUILDING A  
1/8" = 1'0"

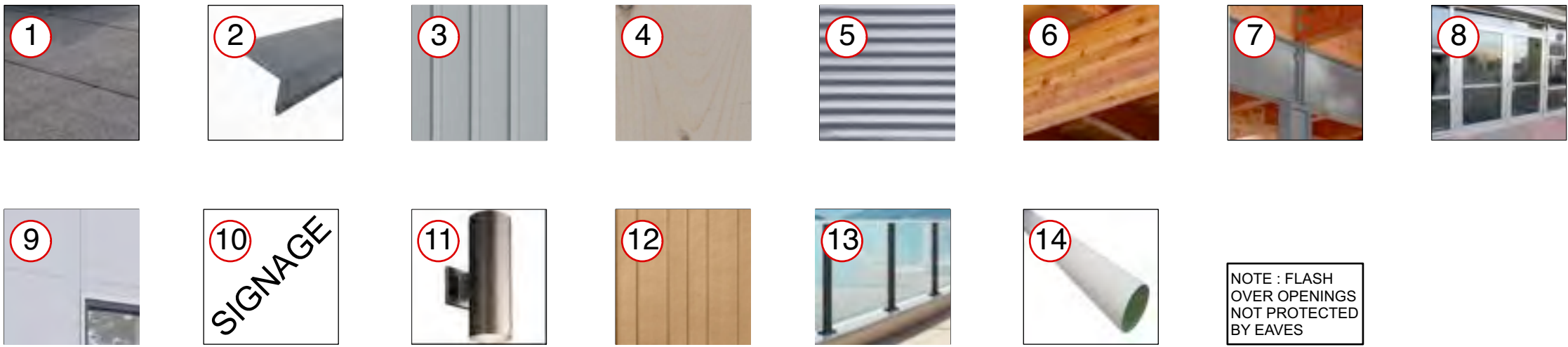


3 NORTH ELEVATION - BUILDING A  
1/8" = 1'0" imperial



4 EAST ELEVATION - BUILDING A  
1/8" = 1'0" imperial

NOTES:  
- LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.  
- ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA



EXTERIOR FINISHES LEGEND / MATERIAL BOARD  
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- |                                       |   |  |  |
|---------------------------------------|---|--|--|
| 1 TORCH ON ROOFING MEMBRANE           | 5 HORIZONTAL CORRUGATED METAL SIDING<br>PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | 9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM   | 12 HARDIE BOARD - VERTICAL SIDING - LIGHT BROWN    |
| 2 PREFINISHED METAL FLASHING          | 6 WOOD TRIM / GLULAM STAINED  | 10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY<br>(RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA) | 13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS |
| 3 STANDING SEAM CLADDING - LIGHT GREY | 7 STEEL FABRICATED AWNING - PAINTED   | 11 EXTERIOR LIGHTING<br>(ALL FIXTURE TO BE FULL CUT OFF)   | 14 ALUMINUM DOWN PIPES                             |
| 4 SOFFITING - STAINED SOLID WOOD      | 8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS                                  |  |  |

Sheet Title:

A - ELEVATIONS

Project

**Tseqwtsúqum, Function Junction**  
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1/8" = 1'0"

Project No:

1210

Sheet No:

A-3.1 A [R]

A - ELEVATIONS



1 NORTH ELEVATION - BUILDING B  
1/8" = 1'0"



2 WEST ELEVATION - BUILDING B  
1/8" = 1'0"

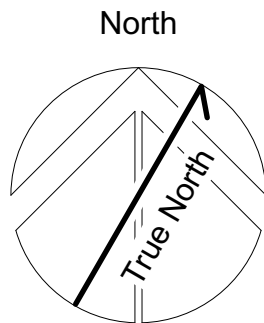
- NOTES:
- LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHEILD. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
  - ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA



EXTERIOR FINISHES LEGEND / MATERIAL BOARD  
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- |                                  |   |   |   |
|----------------------------------|---|---|---|
| 1 TORCH ON ROOFING MEMBRANE      | 5 HORIZONTAL CORRUGATED METAL SIDING<br>PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | 9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM  | 12 HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY |
| 2 PREFINISHED METAL FLASHING     | 6 WOOD TRIM / GLULAM STAINED  | 10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY<br><small>(RMOW SIGNAGE BYLAW APPLIES, MAX. LETTER HT. 12" &amp; ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)</small> | 13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS      |
| 3 STANDING SEAM CLADDING         | 7 STEEL FABRICATED AWNING - PAINTED   | 11 EXTERIOR LIGHTING<br><small>(ALL FIXTURE TO BE FULL CUT OFF)</small>   | 14 ALUMINUM DOWN PIPES                                  |
| 4 SOFFITING - STAINED SOLID WOOD | 8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS                                  |   |   |

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## BUILDING B ELEVATIONS

Project

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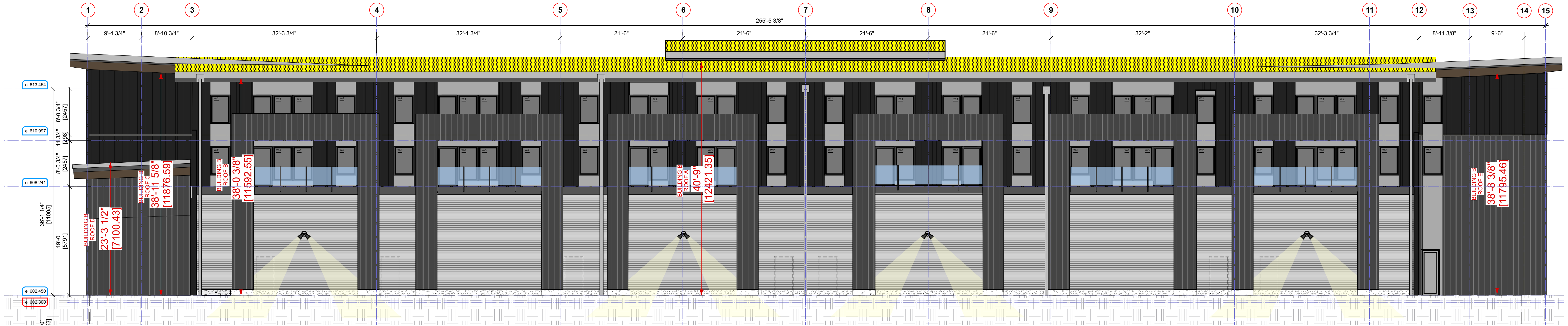
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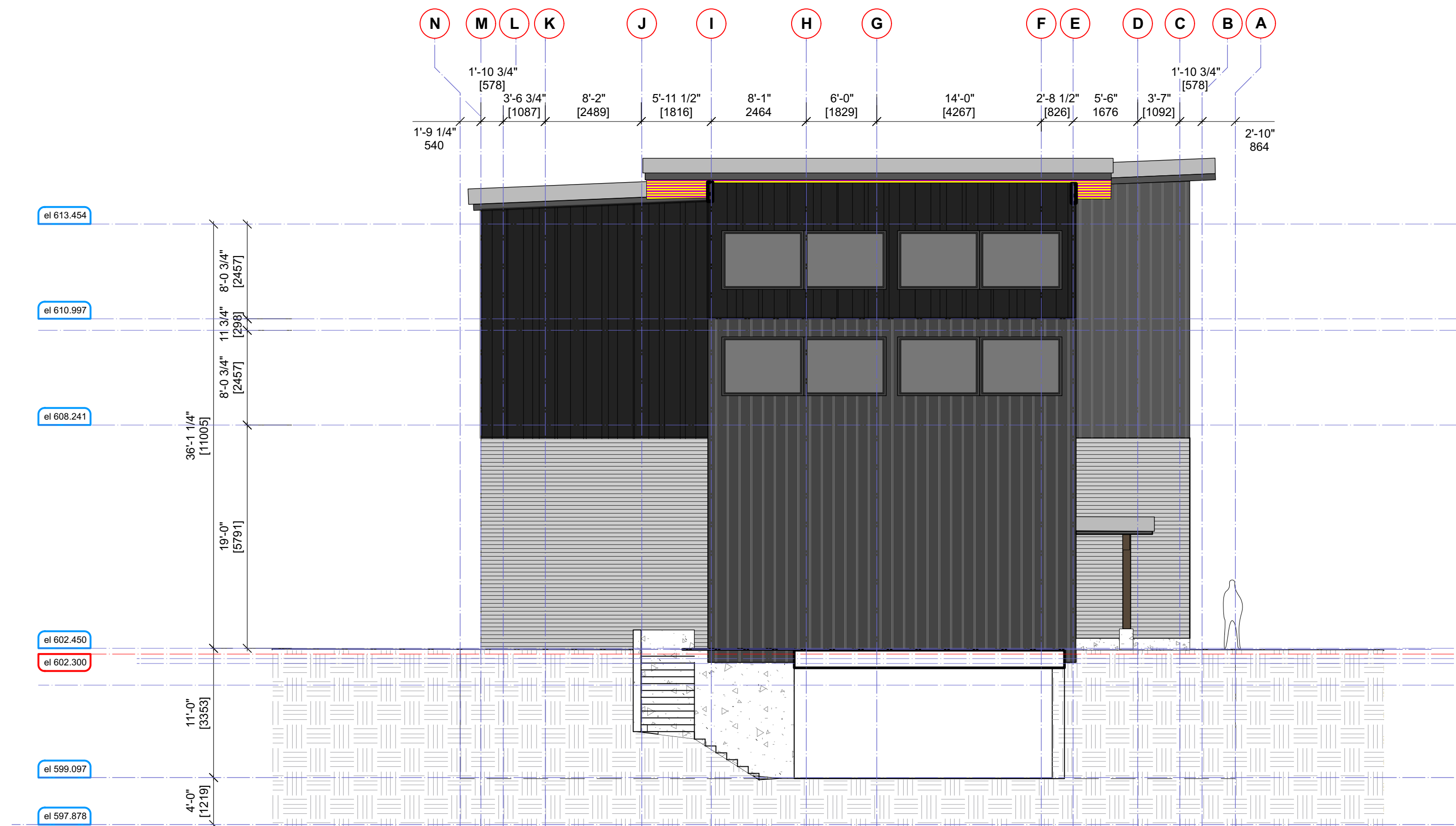
**A-3.1 B [R]**

BUILDING B ELEVATIONS

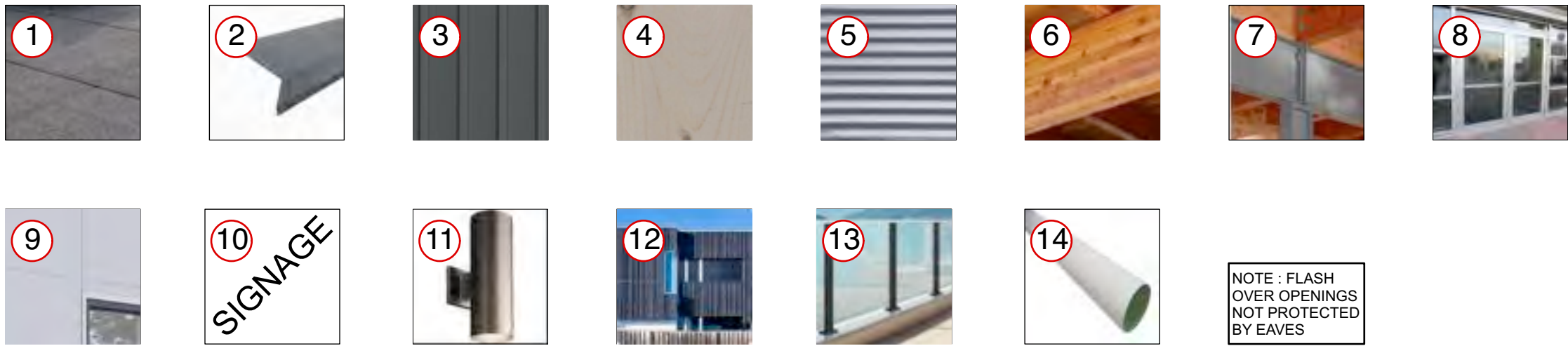




1 SOUTH ELEVATION - BUILDING B  
1/8" = 1'0" imperial



2 EAST ELEVATION - BUILDING B  
1/8" = 1'0" imperial



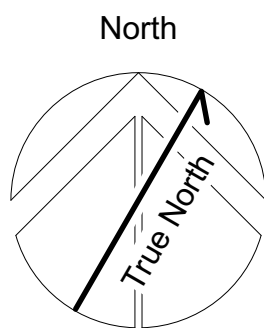
**EXTERIOR FINISHES LEGEND / MATERIAL BOARD**  
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- |                                  |   |  |  |
|----------------------------------|---|--|--|
| ① TORCH ON ROOFING MEMBRANE      | ⑤ HORIZONTAL CORRUGATED METAL SIDING<br>PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | ⑨ FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM   | ⑫ HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY |
| ② PREFINISHED METAL FLASHING     | ⑥ WOOD TRIM / GLULAM STAINED  | ⑩ COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY<br>(RMOW SIGNAGE BYLAW APPLIES, MAX. LETTER HT. 12" & ARCHITECTURAL<br>SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA) | ⑬ PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS      |
| ③ STANDING SEAM CLADDING         | ⑦ STEEL FABRICATED AWNING - PAINTED   | ⑪ EXTERIOR LIGHTING<br>(ALL FIXTURE TO BE FULL CUT OFF)  | ⑭ ALUMINUM DOWN PIPES                                  |
| ④ SOFFITING - STAINED SOLID WOOD | ⑧ ANODIZED ALUMINIUM STORE FRONT WINDOWS<br>AND DOORS                               |  |  |

**NOTES:**

- △ - LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHEILDLED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
- ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA

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Sheet Title:

## BUILDING B ELEVATIONS

Project

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Drawn By: \_\_\_\_\_

Scale:

BM/DA

1/8" = 1'0"

Project No:

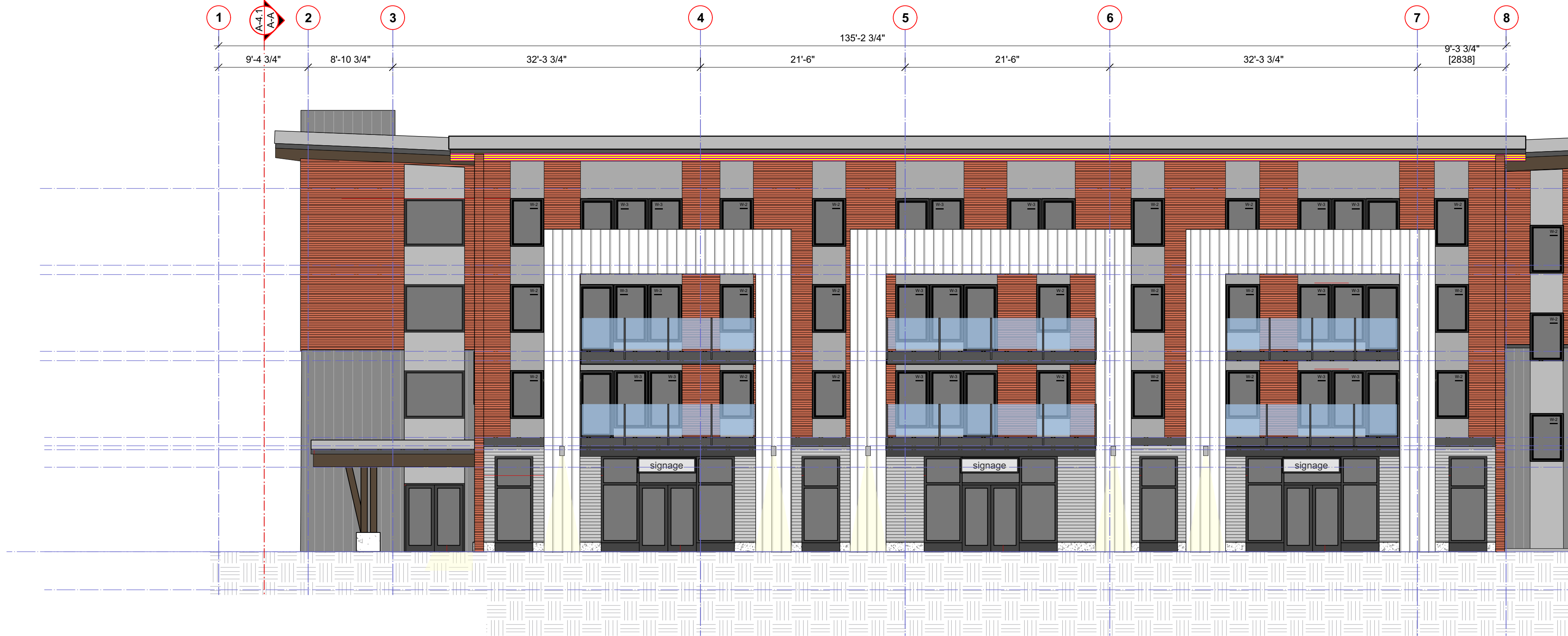
Sheet No:

1210

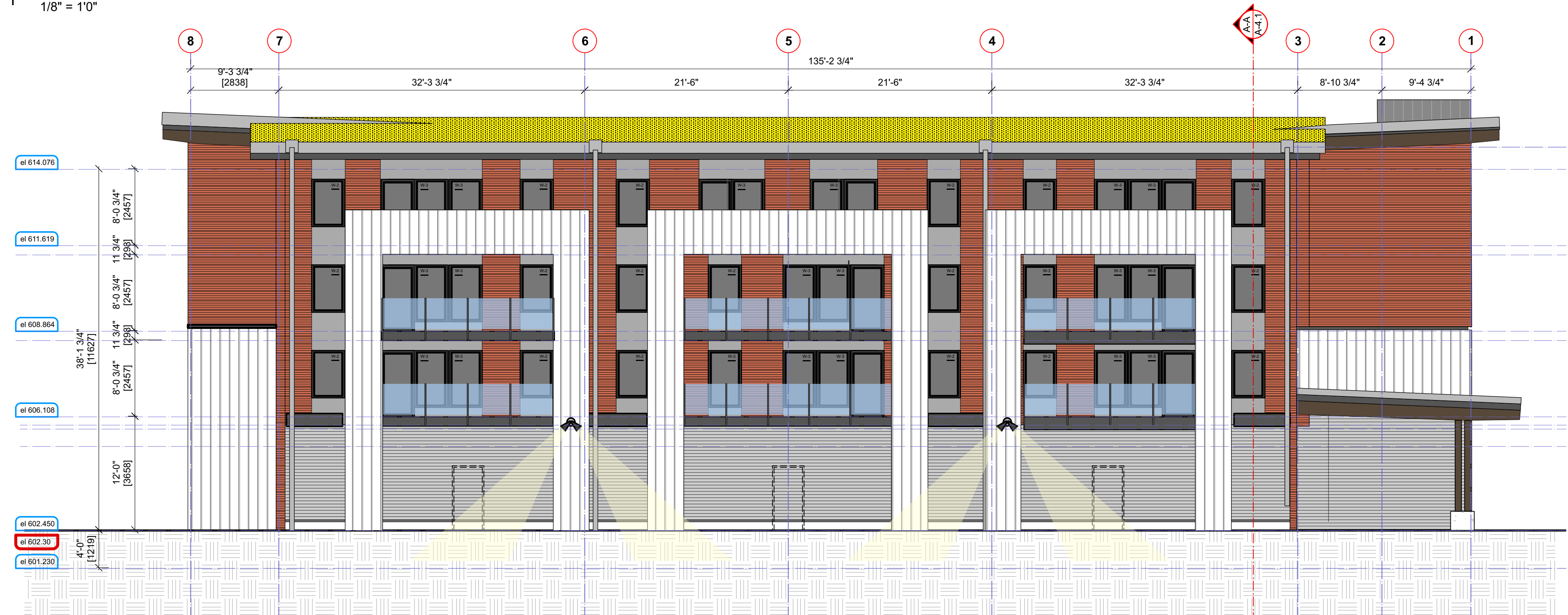
# A-3.2 B [R]

BUILDING B ELEVATIONS





1 SOUTH ELEVATION - BUILDING C  
1/8" = 1'0"

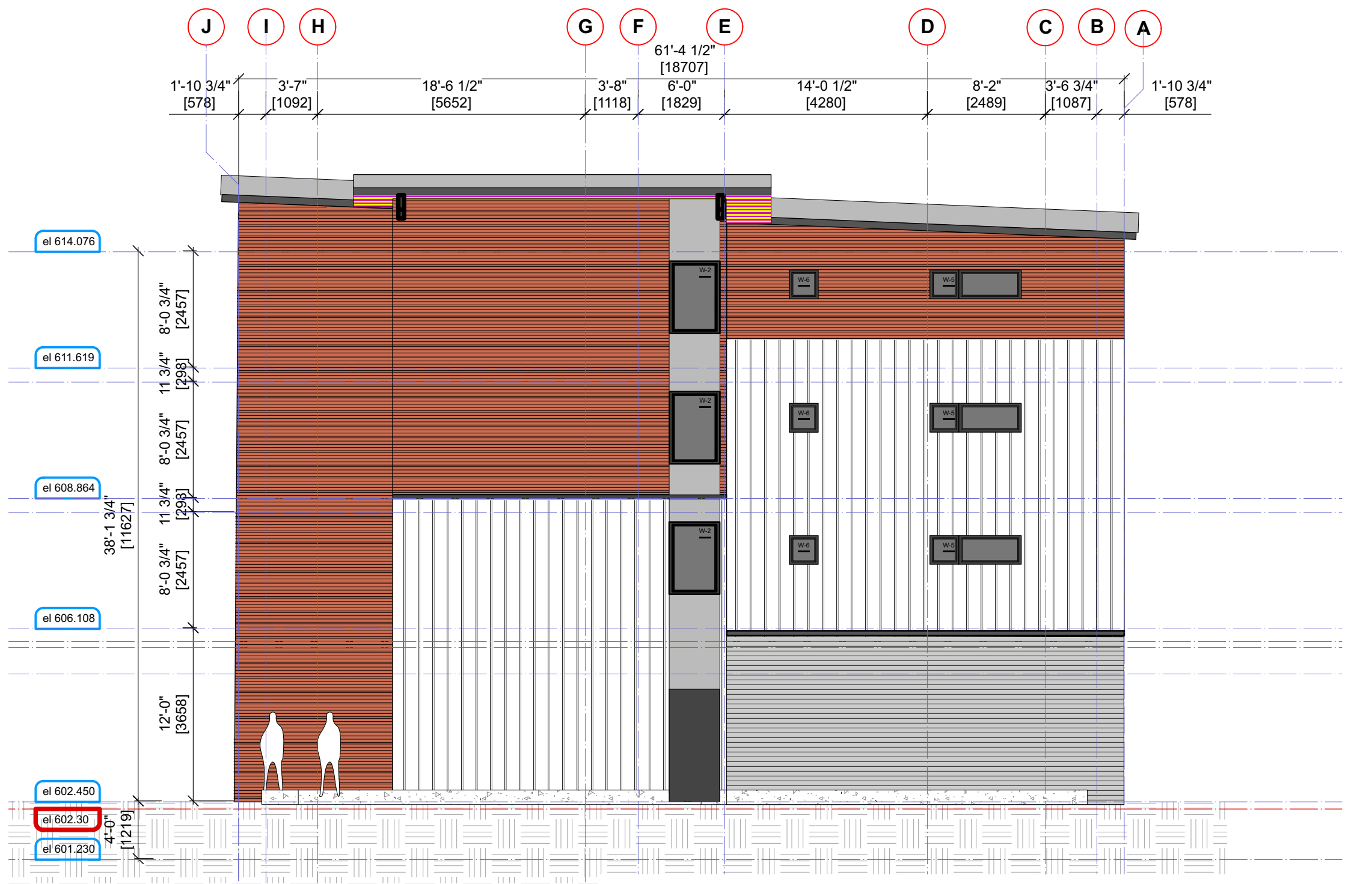


2 NORTH ELEVATION - BUILDING C  
1/8" = 1'0" imperial

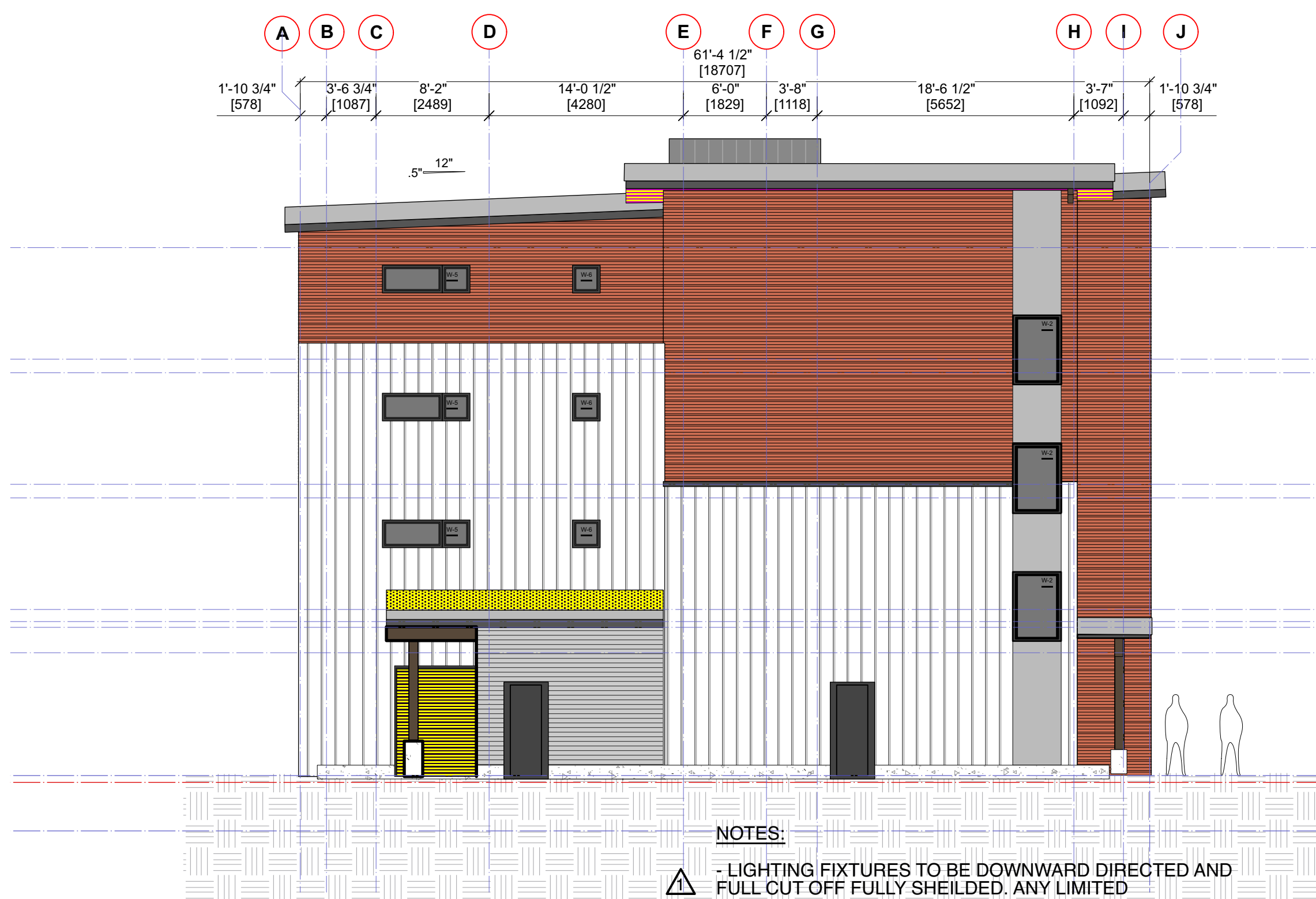


EXTERIOR FINISHES LEGEND / MATERIAL BOARD  
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- |                                  |   |   |  |
|----------------------------------|---|---|--|
| 1 TORCH ON ROOFING MEMBRANE      | 5 HORIZONTAL CORRUGATED METAL SIDING<br>PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | 9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM  | 12 HARDIE BOARD - BEADED SMOOTH - LIGHT RED        |
| 2 PREFINISHED METAL FLASHING     | 6 WOOD TRIM / GLULAM STAINED  | 10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY<br>(RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL<br>SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA) | 13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS |
| 3 STANDING SEAM CLADDING - WHITE | 7 STEEL FABRICATED AWNING - PAINTED   | 11 EXTERIOR LIGHTING<br>(ALL FIXTURE TO BE FULL CUT OFF)  | 14 ALUMINUM DOWN PIPES                             |
| 4 SOFFITING - STAINED SOLID WOOD | 8 ANODIZED ALUMINIUM STORE FRONT WINDOWS<br>AND DOORS                               |   |  |



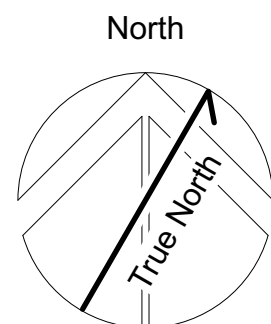
1 EAST ELEVATION - BUILDING C  
1/8" = 1'0"



2 WEST ELEVATION - BUILDING C  
1/8" = 1'0" imperial

- NOTES:
- LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
  - ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA

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Sheet Title:  
**BUILDING-C ELEVATIONS**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

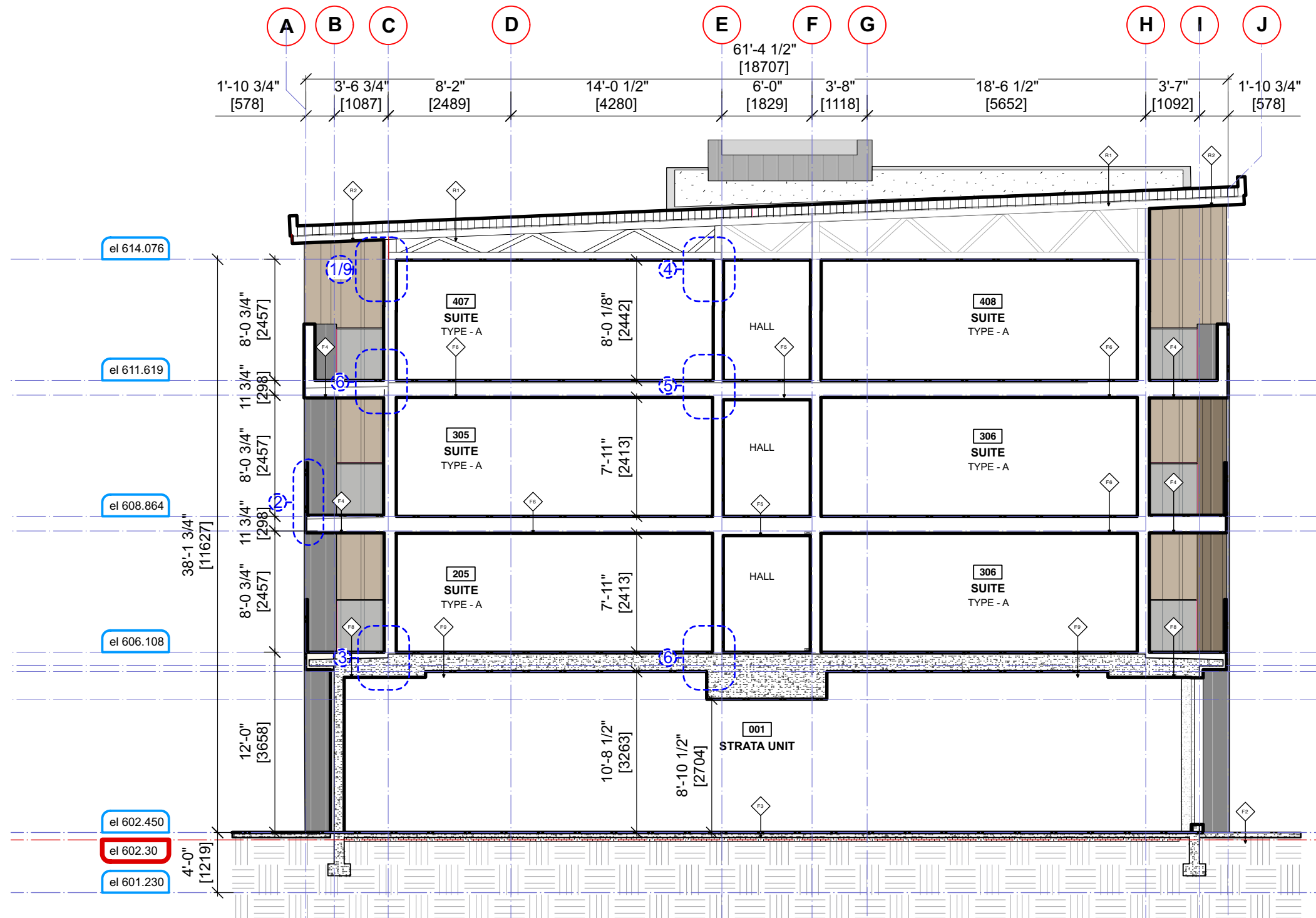
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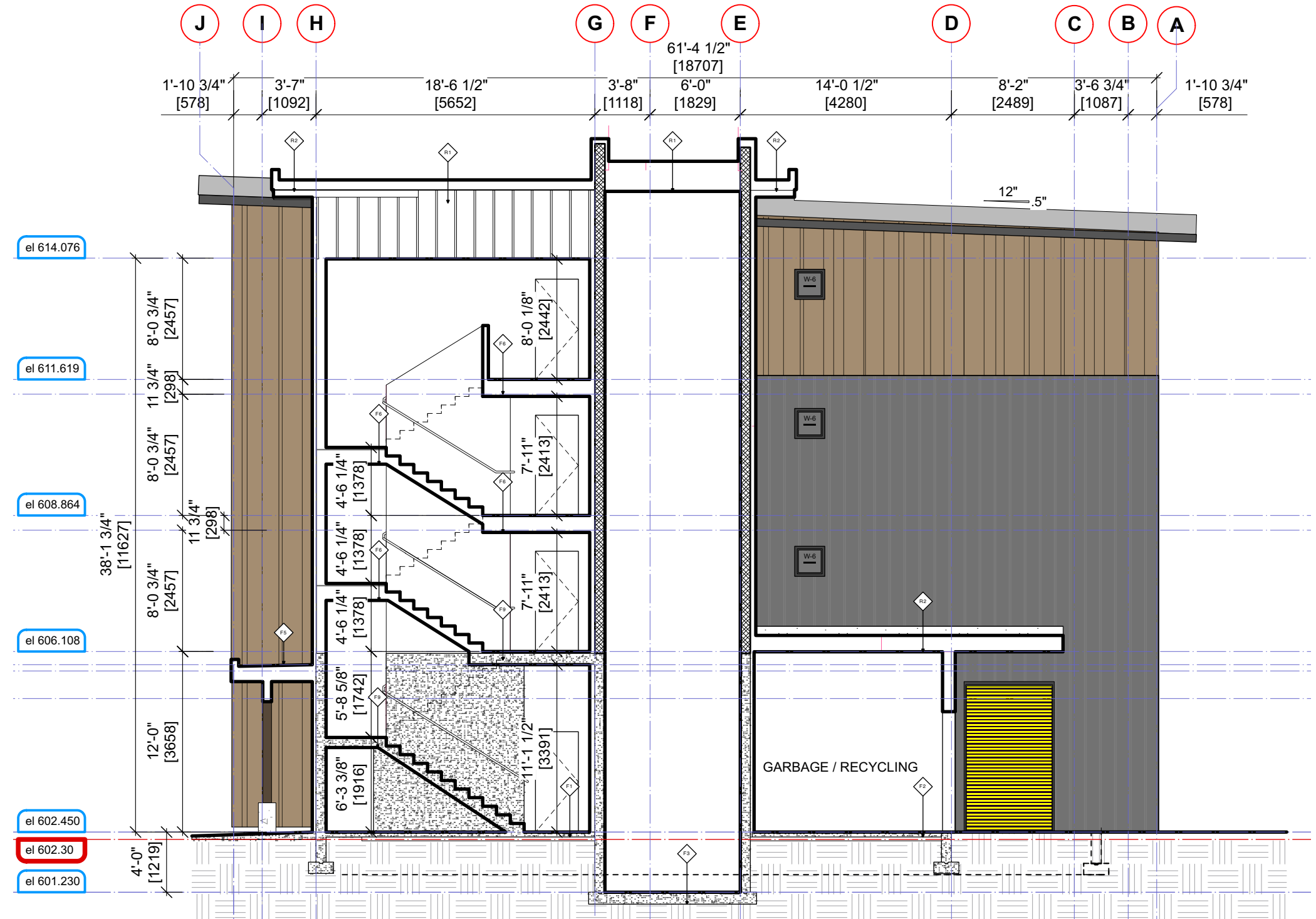
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BM/DA 1/8" = 1'0"  
Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
1210

**A-3.1 C [R]**  
BUILDING-C ELEVATIONS

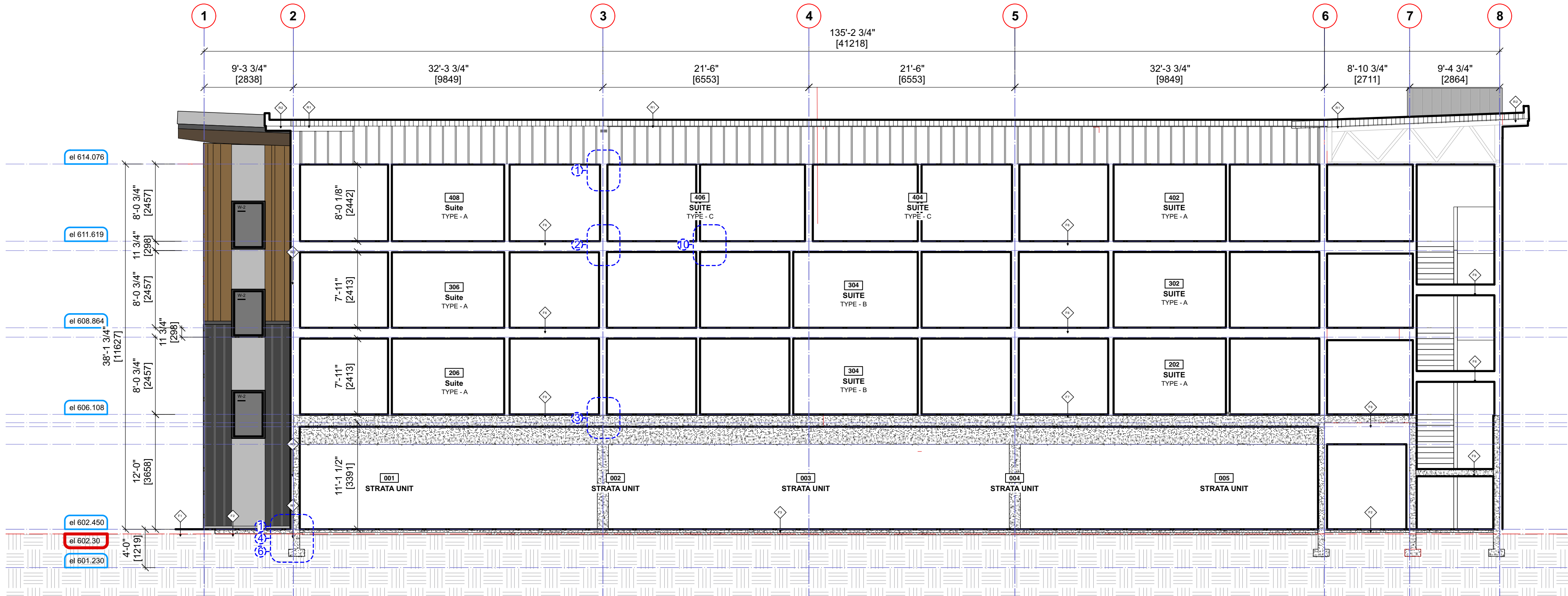




1 SECTION 1 - BUILDING A  
1/8" = 1'0" imperial

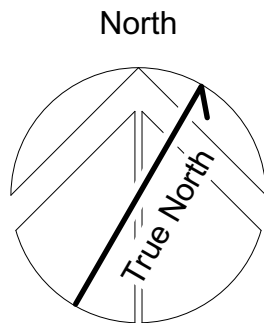


2 SECTION 2 - BUILDING A  
1/8" = 1'0" imperial



3 SECTION 3 - BUILDING A  
1/8" = 1'0" imperial

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**A - SECTIONS**

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**PMG**

Project No:

**1210**

Scale:

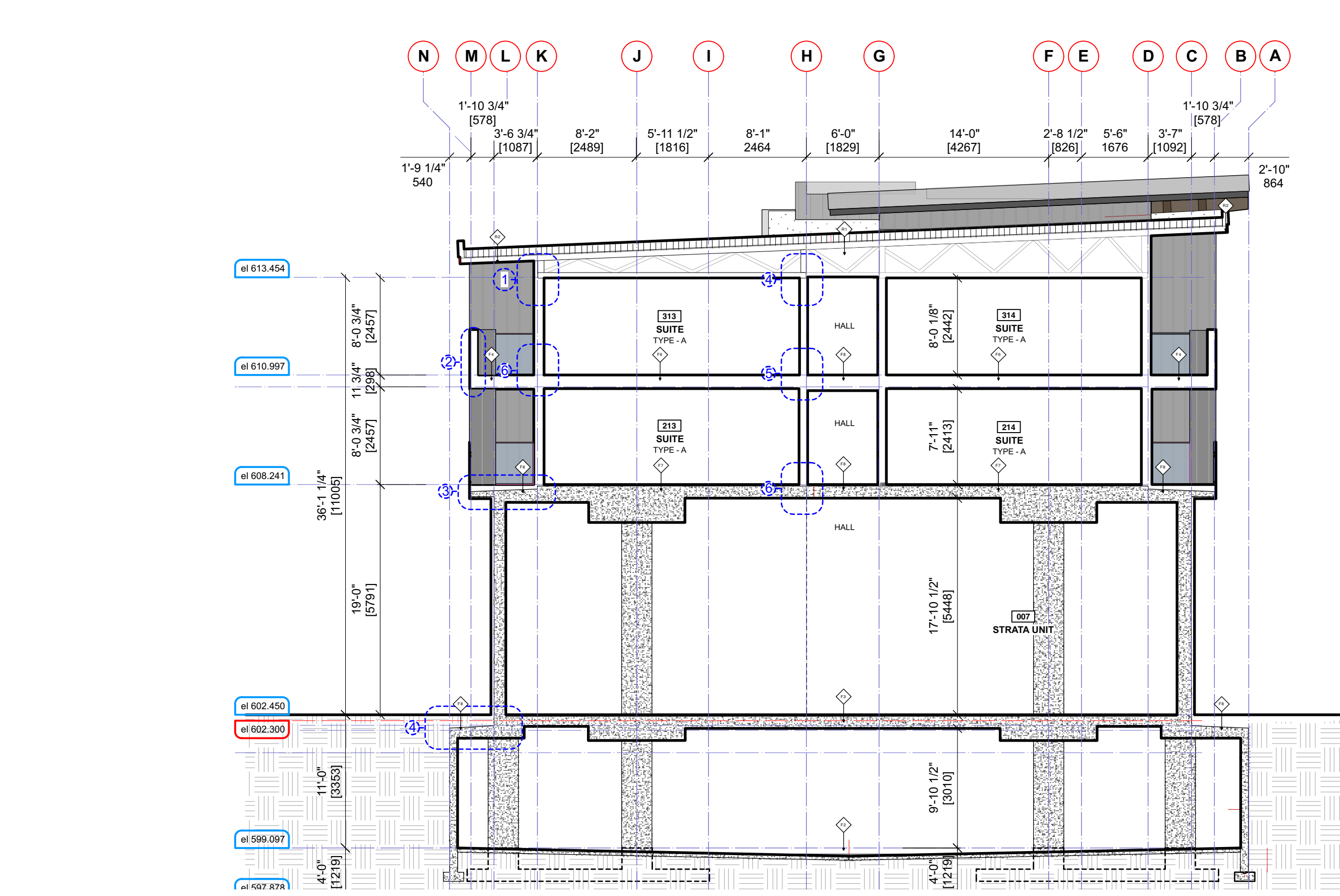
**1/8" = 1'0"**

Sheet No:

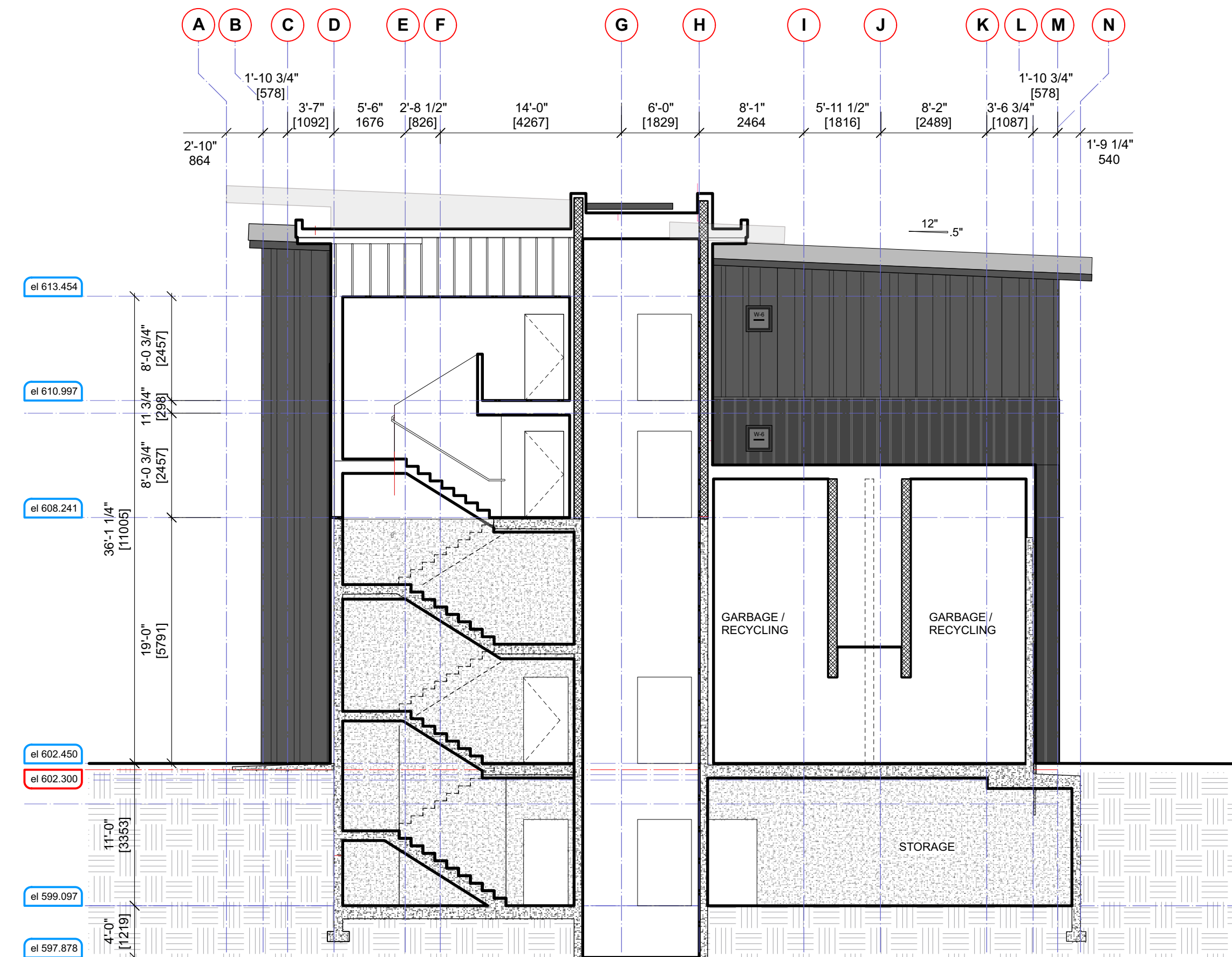
**A-4.1 A [R]**

A - SECTIONS

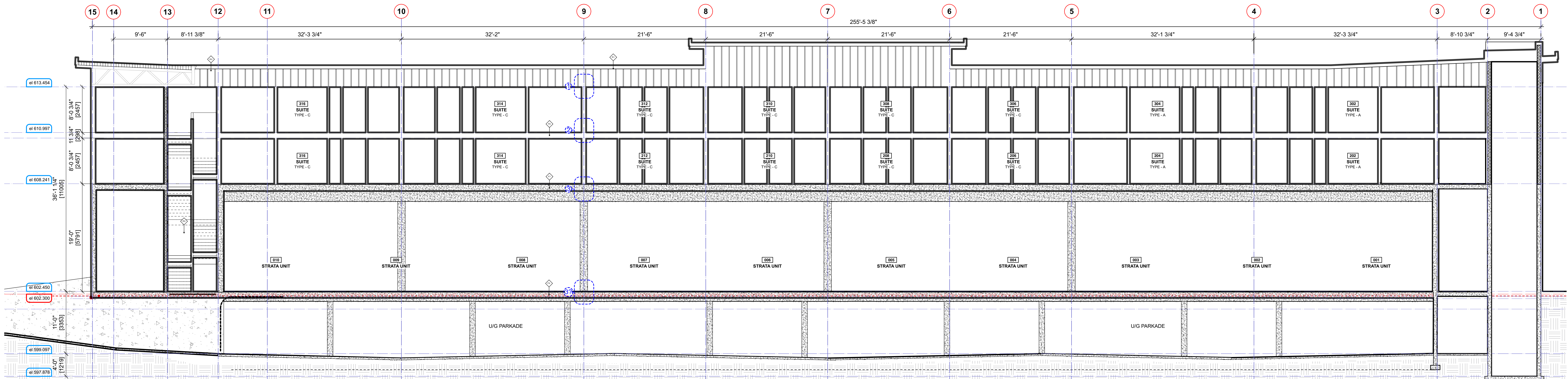




1 SECTION 1 - BUILDING B  
1/8" = 1'0" imperial

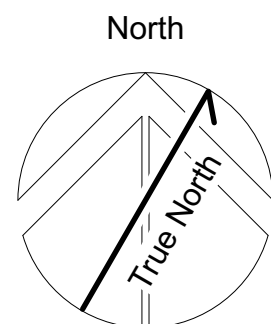


2 SECTION 2 - BUILDING B  
1/8" = 1'0" imperial



3 SECTION 3 - BUILDING B  
1/8" = 1'0" imperial

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Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

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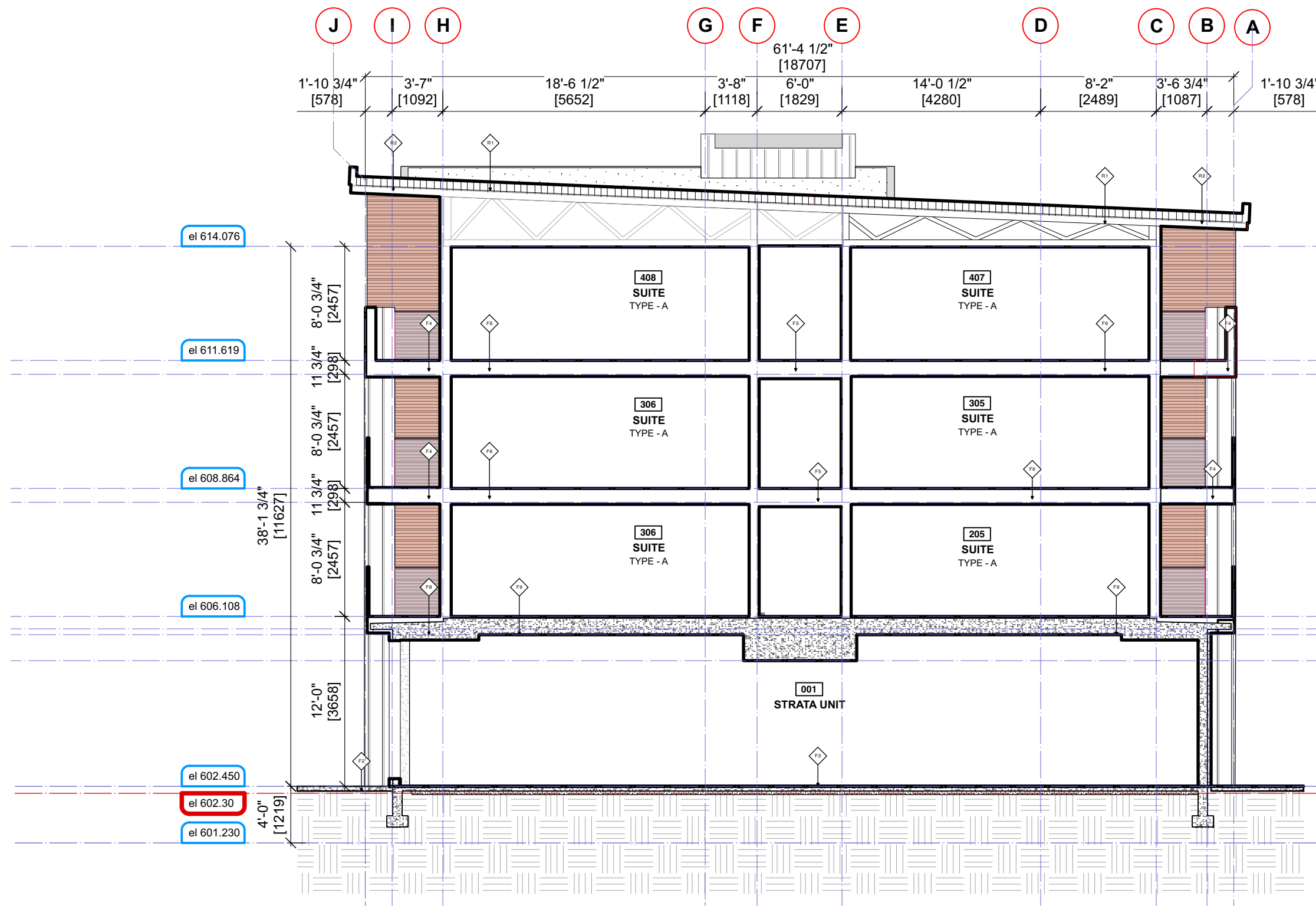
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BM/DA 1/8" = 1'0"  
Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
1210

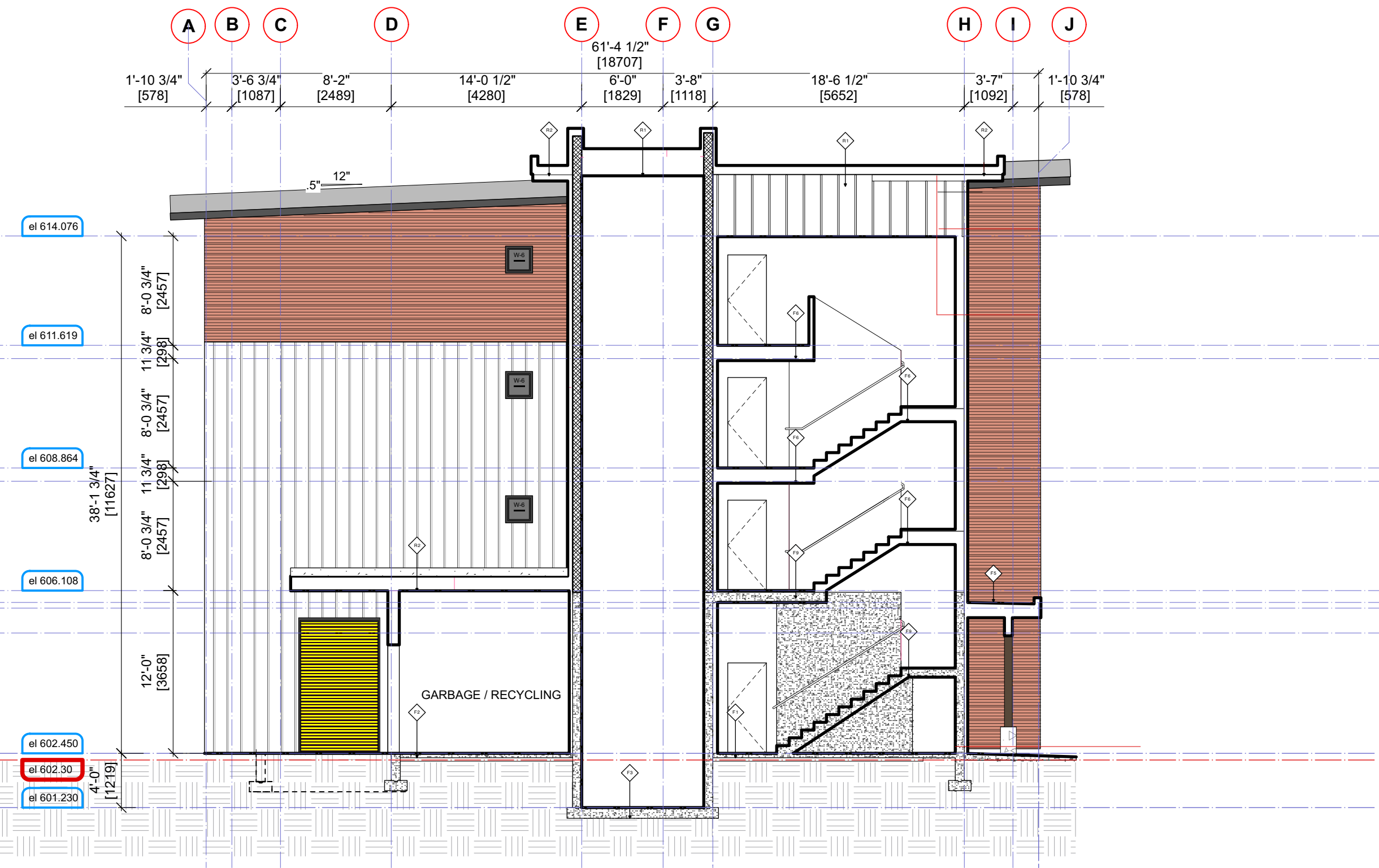
**A-4.2 B [R]**

BUILDING-B SECTIONS

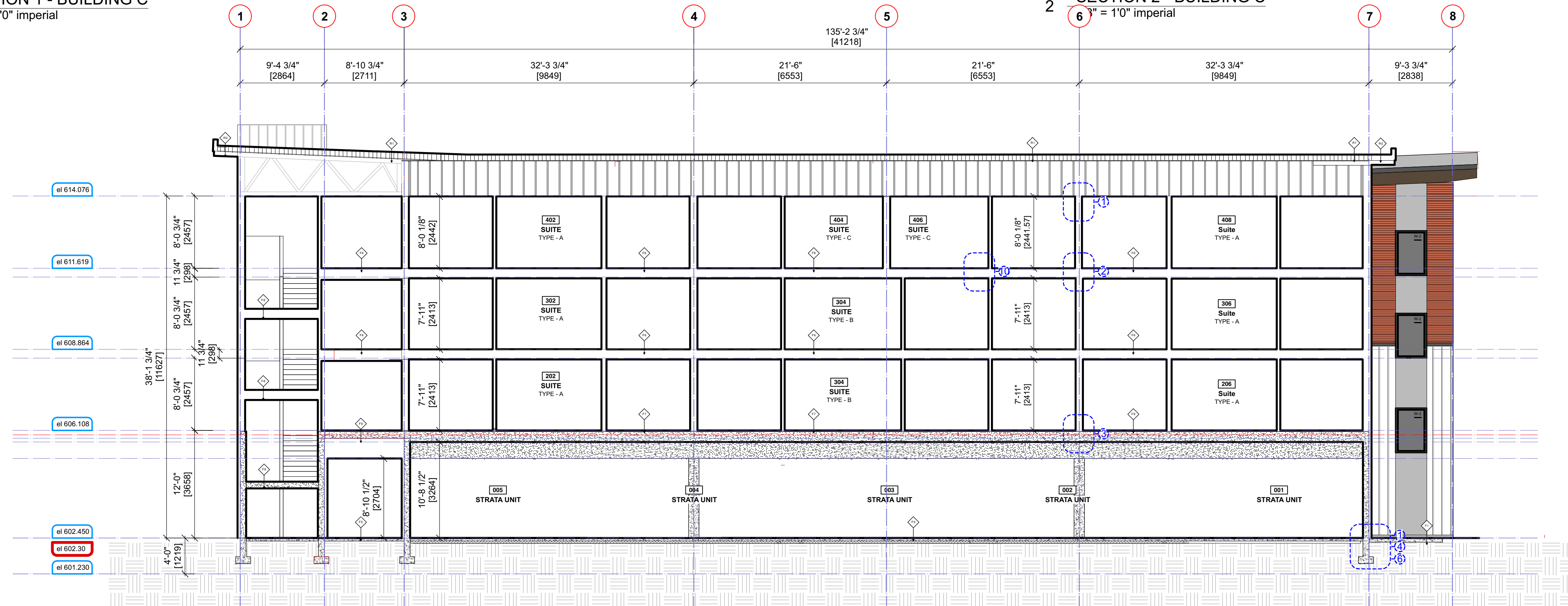




1 SECTION 1 - BUILDING C  
1/8" = 1'0" imperial

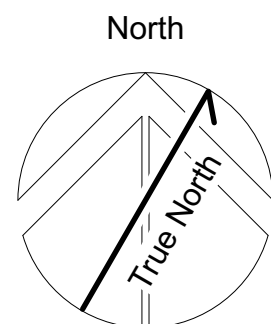


2 SECTION 2 - BUILDING C  
1/8" = 1'0" imperial



2 SECTION 3 - BUILDING C  
1/8" = 1'0" imperial

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**BUILDING-C SECTIONS**

Project

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Project No: \_\_\_\_\_

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Scale:

1/8" = 1'0"

Sheet No: \_\_\_\_\_

**A-4.3 C [R]**  
BUILDING-C SECTIONS





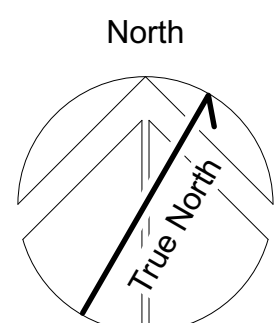
1 EAST ELEVATION - BUILDING A  
3/8" = 1'0"



NOTE : FLASH  
OVER OPENINGS  
NOT PROTECTED  
BY EAVES

EXTERIOR FINISHES LEGEND / MATERIAL BOARD			
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS			
①	TORCH ON ROOFING MEMBRANE	⑨	FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
②	PREFINISHED METAL FLASHING	⑩	COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (FOLLOW SIGNAGE BYLAW APPLIES, MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)
③	STANDING SEAM CLADDING - LIGHT GREY	⑪	EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)
④	SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	⑫	HARDIE BOARD - VERTICAL SIDING - LIGHT BROWN
⑤	HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	⑬	PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
⑥	WOOD TRIM / GLULAM STAINED	⑭	ALUMINUM DOWN PIPES
⑦	STEEL FABRICATED AWNING - PAINTED		
⑧	ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS		

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1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:

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PMG 3/8" = 1'0"  
Project No: Sheet No:  
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**A-5.1 A [R]**  
MATERIAL BOARD

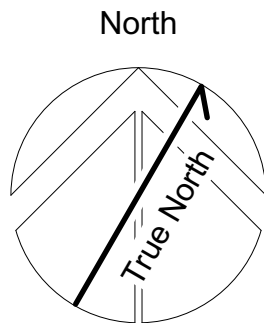




EXTERIOR FINISHES LEGEND / MATERIAL BOARD	
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS	
1 TORCH ON ROOFING MEMBRANE	9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
2 PREFINISHED METAL FLASHING	10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)
3 STANDING SEAM CLADDING	11 EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)
4 SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	12 HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY
5 HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
6 WOOD TRIM / GLULAM STAINED	14 ALUMINUM DOWN PIPES
7 STEEL FABRICATED AWNING - PAINTED	
8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS	

1 EAST ELEVATION - BUILDING A  
3/8" = 1'0"

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No:	Revision:	Date:

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PMG 3/8" = 1'0"  
Project No: Sheet No:  
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**A-5.1 B [R]**

MATERIAL BOARD



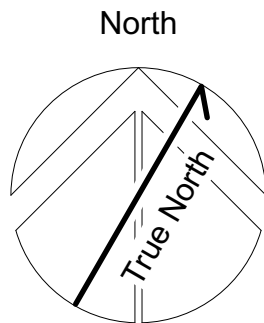


NOTE : FLASH  
OVER OPENINGS  
NOT PROTECTED  
BY EAVES

EXTERIOR FINISHES LEGEND / MATERIAL BOARD TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS	
① TORCH ON ROOFING MEMBRANE	⑨ FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
② PREFINISHED METAL FLASHING	⑩ COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (RMOW SIGNAGE BYLAW APPLIES, MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)
③ STANDING SEAM CLADDING - WHITE	⑪ EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)
④ SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	⑫ HARDIE BOARD - BEADED SMOOTH - LIGHT RED
⑤ HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	⑬ PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
⑥ WOOD TRIM / GLULAM STAINED	⑭ ALUMINUM DOWN PIPES
⑦ STEEL FABRICATED AWNING - PAINTED	
⑧ ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS	

1 EAST ELEVATION - BUILDING A  
3/8" = 1'0"

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No.	Revision:	Date:

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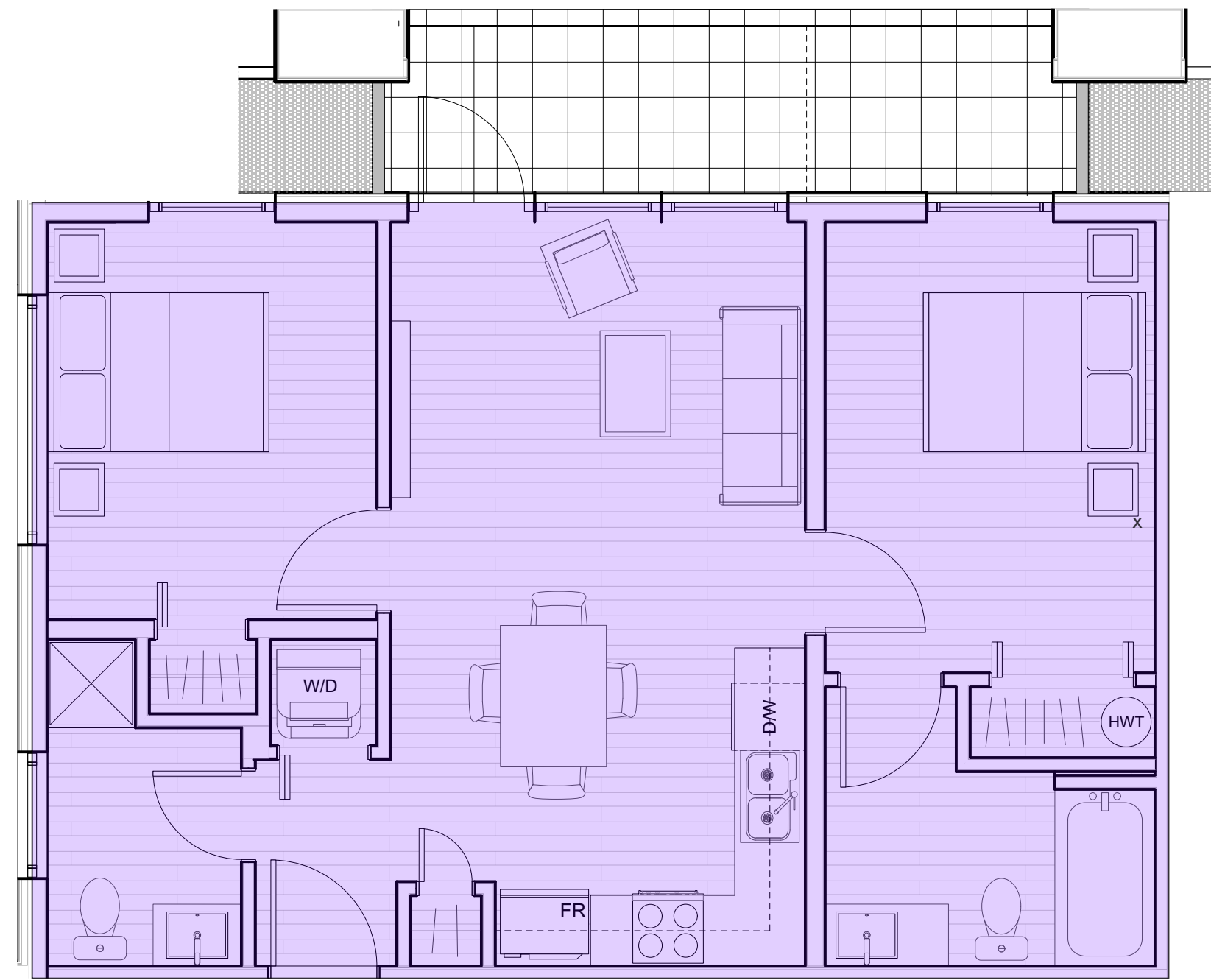
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PMG 3/8" = 1'0"  
Project No: Sheet No:  
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**A-5.1 C [R]**

MATERIAL BOARD

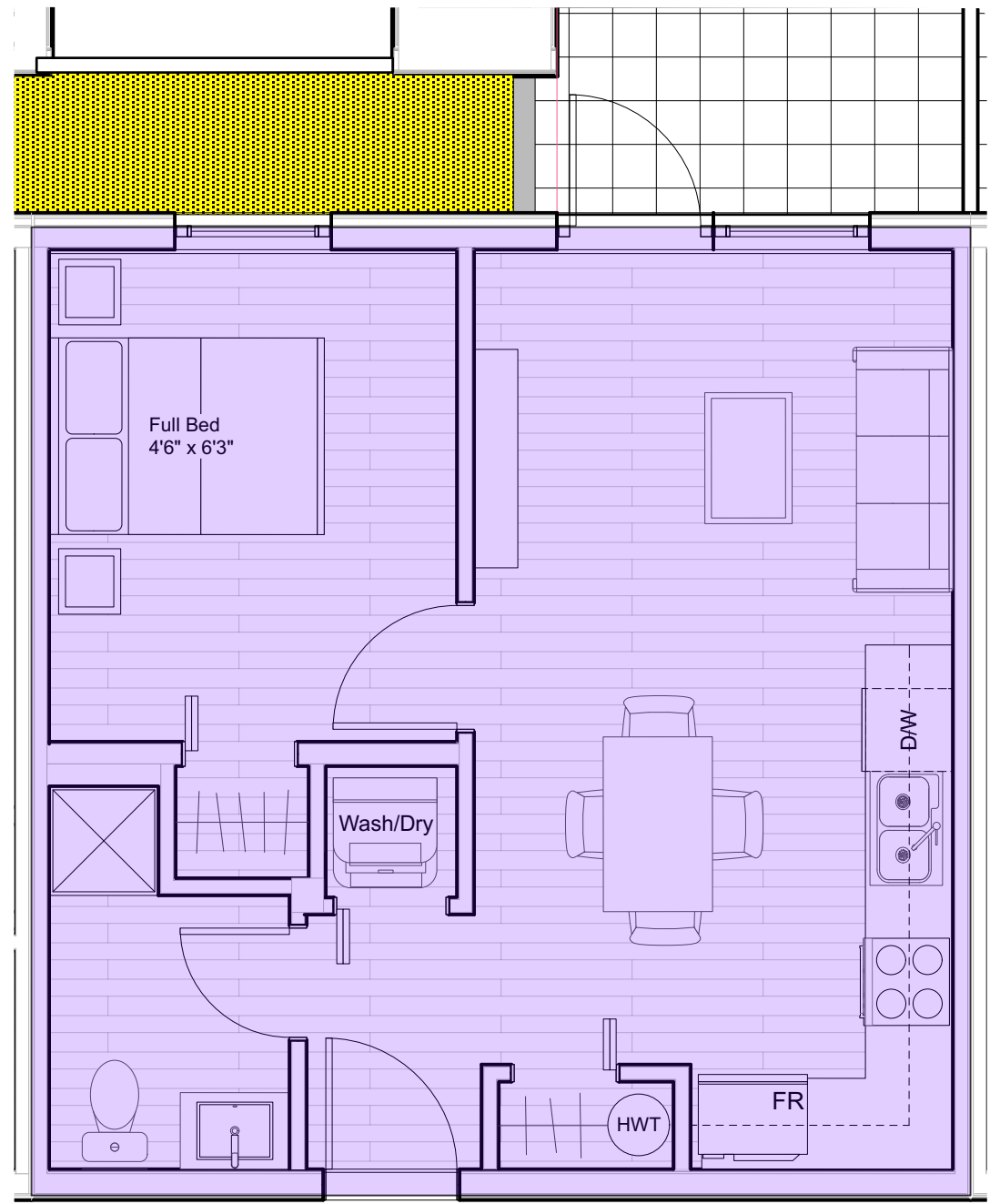




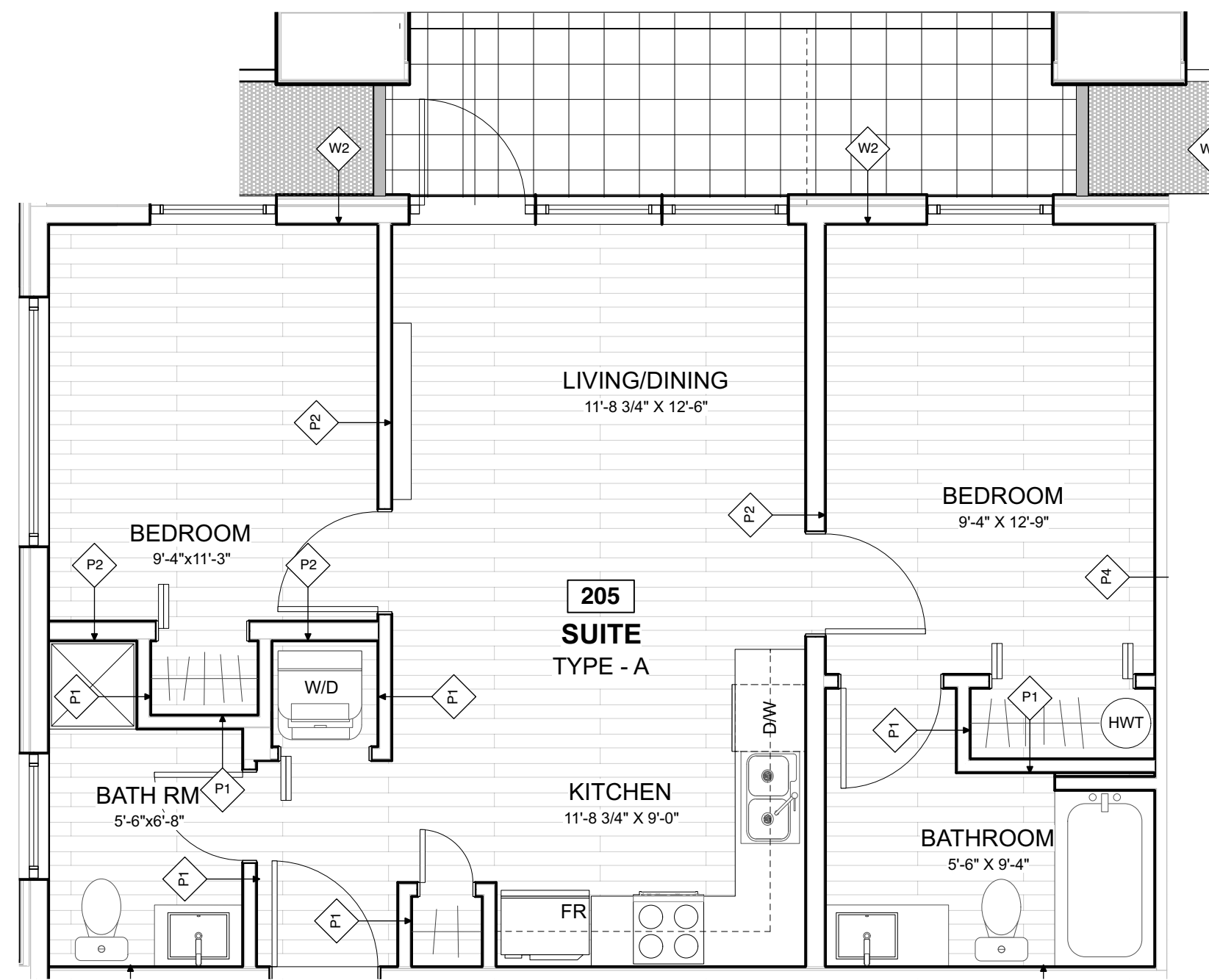
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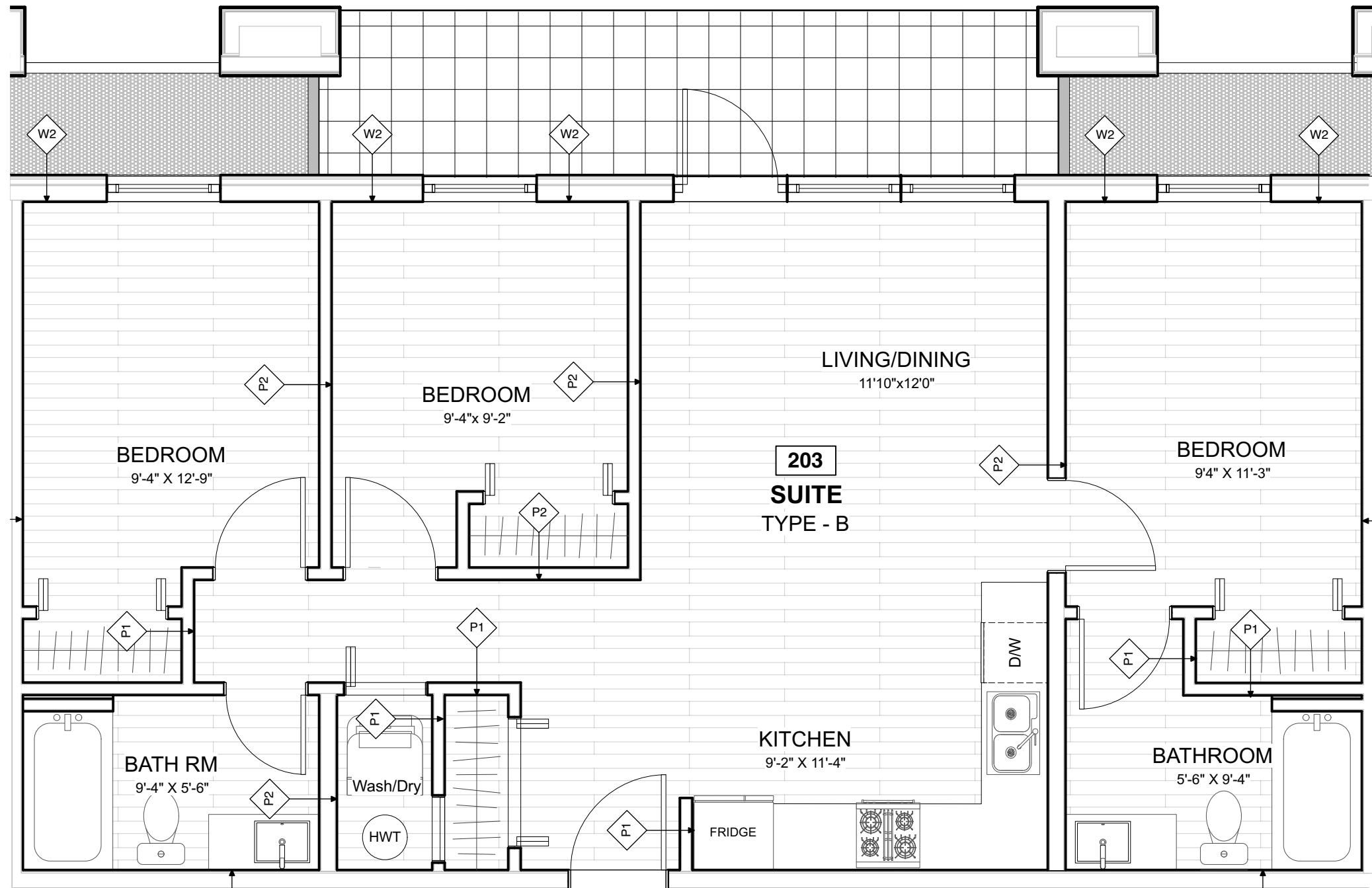
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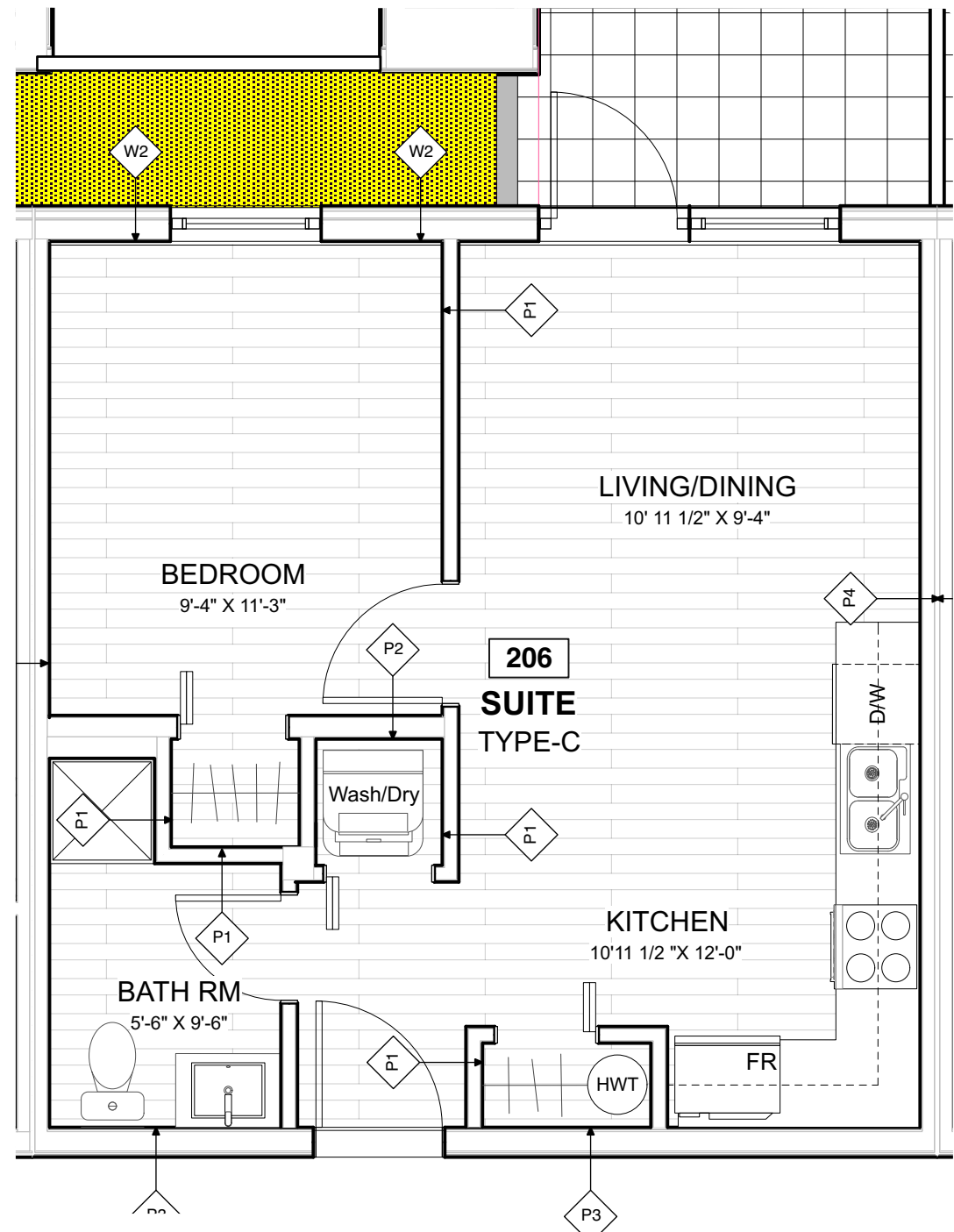
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UNIT A

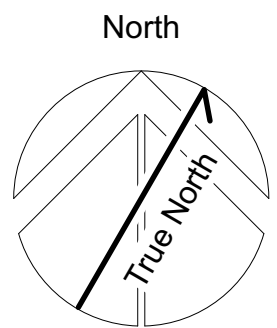


UNIT B



UNIT C

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Sheet Title:  
**BUILDING UNIT PLANS**  
 Project  
**Tseqwtsúqum, Function Junction**  
 1000 Alpha Lake Road, Whistler BC

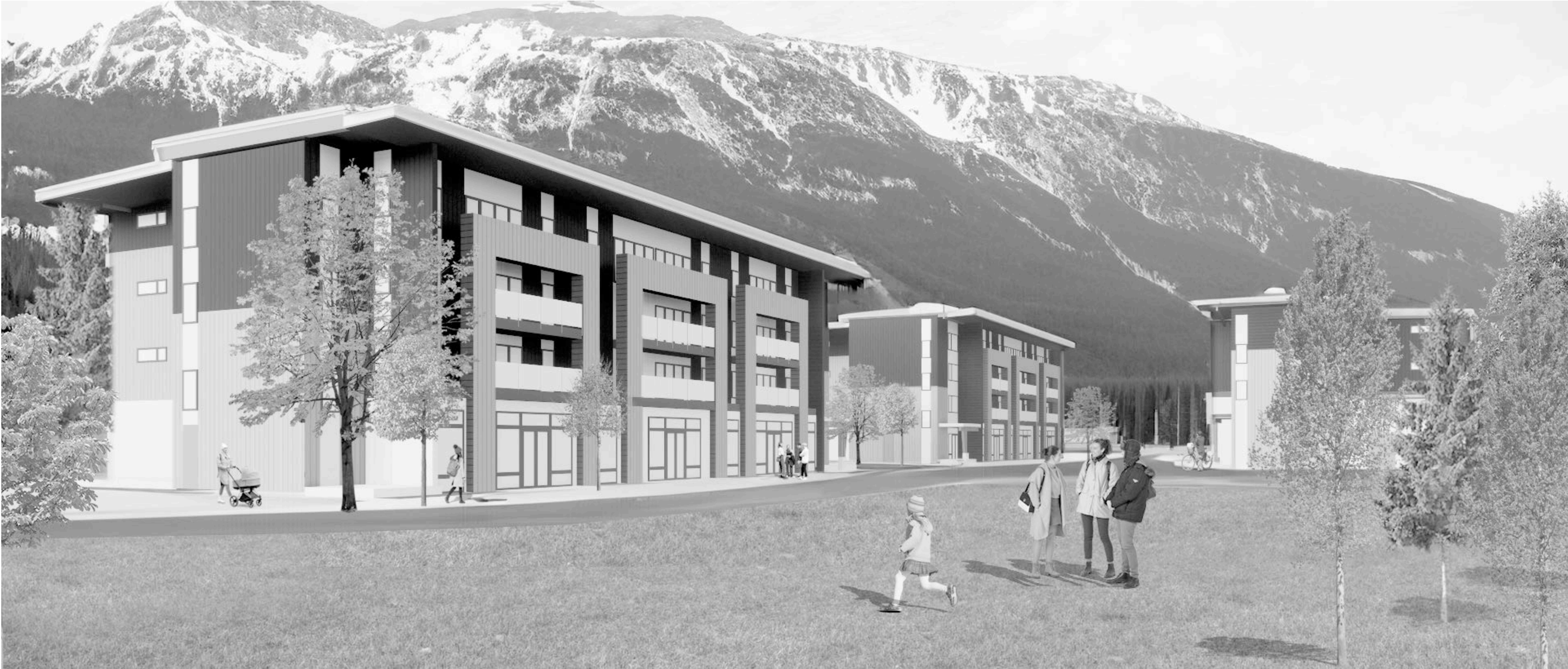
No.	Revision:	Date:

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 Project No: **1210**  
 Scale: **1/4" = 1'0"**  
 Sheet No: **A-8.1 [R]**





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Project

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PMG	N/A
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1210	A-9.1 [R]





Sheet Title:  
**RENDERINGS**  
Project  
**Tseqwtsúqum, Function Junction**  
1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:

Sealed By:

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1210

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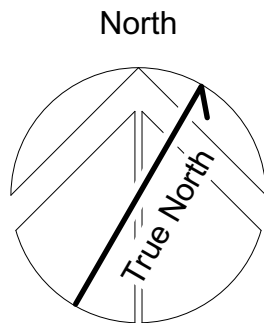
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Sheet No:

**A-9.2 {R}**

RENDERINGS

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Issued For: \_\_\_\_\_ Date: \_\_\_\_\_  
**CONSOLIDATED DP SUBMISSION MAR. 20, 2024**



2. Generally supportive of removing step back requirement. The balconies meet the intent.
3. Generally supportive of the overall building massing, form, and character. The central arcade is successful, creates a nice atmosphere and makes the building unique.
4. Consider roofline as it relates to the neighbouring single-family homes.
5. Suggest the design proceed with the roof line that works best with thermal gains/losses.
6. Suggest the design incorporates more windows in the stairwells to break up the massing.

Materials, colour, detail, and landscape (hard and soft):

1. Generally supportive of material and colours. They work well with proposed planting.
2. Suggest mechanical vent be screened with planting.
3. Concern that the green wall structure wouldn't be successful. Consider alternative options to buffer the space.
4. Suggest increasing plant sizes and trees.

**That** the Advisory Design Panel **does** support the proposal of RZ001181 if the applicant addresses the ADP comments noted above. The Advisory Design Panel **does not** request to see the proposal again.

CARRIED

#### 4.3 **File No. DP001961 – 1000 Alpha Lake Road** **1<sup>st</sup> Review**

J. Opsal invited RMOW Planner, T. Napier to introduce the application. T. Napier explained the project as follows:

The applicant recently received development permit (DP) approval for mixed use commercial/retail/warehouse and employee housing at the subject lands. Due to a recent revision to the original subdivision plan, Lot 2 increased, allowing for additional gross floor area. Therefore, the applicant seeks to amend the issued development plans to increase the amount of employee housing on the site and respond to changes in the market that no longer support the proposed development of a building for the specific use as a brewery.

Staff requests ADP provide comments and recommendations with respect to the site layout, site circulation, landscaping, as well as the proposed changes to the building design, massing, colours and materials.

J. Opsal invited the applicant team, B. Murdoch, to present the proposal and scope of work. The applicant team advised on the following:

This application proposes revisioning the approved multi-use development at 1000 Alpha Lake Road. Specifically, it proposes the following changes: building C changes from a brewery to a mixed-use building that is the same as Building A, with warehouse and retail on ground floor, and three stories of employee housing above; buildings A and B have minor changes to the exterior materials, lighting, etc., that mostly reflect the window placements as a result of interior layout changes; and the site plan is changed to



offer additional parking due to the increase in employee housing units, and removes the outdoor patio area that was associated with the brewery. In total, the proposal results in 72 employee housing units, an increase of 24 units over the currently approved DP.

The landscape plan relies on the retention of more substantial trees and keeping the tree preservation area intact. Some revegetation may be required and will be conducted with the input of environmental consultants and infill planting with native plant species, in line with FireSmart guidelines.

This development differs from what is typical of the Function Junction neighbourhood as it is designed as a walkable community, and the proposed improvements enhance this walkability.

The panel members asked several clarification questions about parking locations and requirements, outdoor patios and communal spaces, differences in building designs, commercial spaces, etc. which were answered by the applicant team. The panel members provided the following comments on site planning, circulation, and accessibility; building massing, form, and character; and materials, colour, detail and landscape – hard and soft.

Site planning, circulation, and accessibility:

1. Support the additional employee housing dwelling units.
2. Consider realigning the crosswalk at the north-west corner of building B.
3. Consider more outdoor space and seating. Consider patios for the commercial spaces.
4. Consider reducing parking to create more communal spaces. The parking to communal space ratio seems harsh.
5. Consider the relationship of surface parking to open space. Consider less surface parking, less asphalt and more green space.
6. Commercial activities and retail are generally more successful when they are sited across from one another, not single loaded like building A in the proposed design. Consider relocating the buildings across from each other.

Building massing, form, and character:

1. Generally supportive of building massing and form.
2. Consider greater materiality or modulation to differentiate between the residential and the commercial uses.

Materials, colour, detail, and landscape (hard and soft):

1. Generally supportive of material and colours. Consider greater colours to add fun into the project.
2. Use planting to soften the hardscapes. The streetscape experience isn't there, the pedestrian experience can be increased.
3. Increase planting.
4. Consider improvements to public open space. The small park does not appear to be an inviting, useable space as currently proposed.

**That** the Advisory Design Panel **does** support the proposal of DP001961 if the applicant addresses the ADP comments noted above. The Advisory Design Panel **does not** request to see the proposal again.



AQUIFER PROTECTION (SCHEDULE L)

The DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

The proposal under DP001961 is exempt from this DP based on Exemption (b):

- Activities on the lands identified on Schedule L that do not involve the use, storage, processing, manufacturing or sale of chemicals, substances or compounds, whether in solid, liquid or gaseous form, that could migrate into the ground and affect the groundwater aquifer, other than the use of a motor vehicle on the land.

(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.	Not applicable - exempt
(b) Buildings, structures and uses involving the transportation, storage or use of materials, chemicals, compounds or substances that could contaminate an aquifer or groundwater, including materials or substances used during land alteration and construction activities, must be located, designed, constructed and maintained to minimize, to the greatest extent possible, the possibility of any such contamination.	Not applicable - exempt
(c) The municipality may incorporate into any development permit, measures to preserve or protect aquifers and groundwater from contamination.	Not applicable - exempt



COMMERCIAL/INDUSTRIAL (SCHEDULE O)

The DP area is designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development*. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

SITE PLANNING BUILDING DESIGN

(a) Position buildings on the site to create a defined street edge common to attractive commercial areas.	Consistent
(b) Mass and scale of <i>development</i> should fit with the surrounding neighbourhood character and mountain resort community character.	Consistent
(c) Minimize the overall mass appearance of any one building.	Consistent

BUILDING DESIGN

(a) Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial/industrial areas. For example:	Consistent
(i) Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.	Consistent. Although Building C is a duplicate of the approved Building A, it offers minor changes of the exterior finishes, and all of the buildings offer a variety of features and materials and avoid large areas of glass or singular materials.
(ii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.	Consistent. Colours are muted and coordinated on the site.
(iii) Entrances to buildings should be clearly identifiable from sidewalks and other public areas.	Consistent
(iv) Integrate balcony and terrace areas as appropriate to building uses.	Consistent
(b) Building materials should be consistent with the mountain character, sufficiently durable to withstand Whistler's harsh climate, and consistent with the intended use of the building	Consistent
(c) Roof form should be modulated and of a mountain character to reduce the apparent bulk of a building. Deep roof overhangs are encouraged. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	Consistent.
(d) Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.	Consistent. The roof of Building C is torch on in a grey colour.
(e) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	Consistent. The updated development plans have included a request for a minor height variance in part to accommodate a 'thicker' roof package that has higher energy performance.



(f) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	Not applicable. Roof mounted equipment is not proposed.
(g) Site and building design should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity. Provide accessible routes from the street and parking to building entrances in all seasons, and at an appropriate width for expected pedestrian volumes. Consideration should be given to snow clearing and snow storage areas.	Consistent. The sidewalk was widened where possible, and accessible routes are provided to each building from accessible parking spaces.
(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.	Not applicable. The revised development proposal does not impact the connectivity of the site to the Valley Trail or other trails.

#### 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.	Consistent.
(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.	Consistent. The addition of new employee housing increased the parking requirement, but additional landscaping and streetscaping has been added.
(c) Provide adequate space to accommodate snow storage and drainage from parking areas.	Consistent
(d) Locate all accessible parking spaces as close as possible to building entrances.	Consistent. Accessible parking is in close proximity to the entrance to each building.
(e) Provide adequate bicycle parking facilities on-site and within buildings where appropriate.	Consistent. Bicycle parking is shown at each building.
(f) Service bays and solid waste storage should be integrated with site and building design, contained within the building or suitably screened from the street and public areas, and adequately sized to meet the needs of uses on site.	Consistent. The applicant has provided a Solid Waste Management Plan that is consistent with the Solid Waste Bylaw, and with this guideline.

#### 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.	Consistent. The applicant has provided a Lighting Plan that shows lighting consistent with the guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.	Consistent. See above
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare.	Consistent. See above

#### SIGNAGE

(a) Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.	Not applicable. The revised proposal does not impact the signage on the site. Preparation and review of the signage plan by the GM – CAPDS remains a condition of the current
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	DP and is required prior to issuance of any sign permits.
(b) The size, number and placement of signs pertaining to a <i>development</i> should ensure a hierarchy of signage. Within this hierarchy, there should be a balance between consistency and individual creativity. Consistency may come in the location, size and materials of signage and lighting to create a rhythm; creativity may come in the shape, colour, materials and individual mounting brackets to create interest and individual business expression. Signs that visually exhibit or express the character of their site or business enterprise to which they pertain are encouraged.	Not applicable. See above
(c) All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures and related electrical conduits should be concealed behind fascia.	Not applicable. See above
(d) Signs may support intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.	Not applicable. See above
(e) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	Not applicable. See above

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	Not applicable. The proposed revised development proposal does not impact the fencing on the site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	Not applicable. See above
(c) Chain link fencing where utilized should be screened such that the fencing is not visible from pedestrian areas, a street or a highway.	Not applicable. See above

LANDSCAPING

(a) Properties adjacent to Highway 99 should maintain a 20-metre-wide landscaped area adjacent to the Highway 99 right-of-way that contributes to the mountain character and complements the <i>development</i> .	Consistent. The revised development proposal includes new landscaped areas and maintain the 20-metre highway buffer.
(b) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Consistent. The 20-metre highway buffer is preserved.
(c) Landscaping, tree plantings and screening methods should be used to:	
(i) screen surface parking lots	Consistent. Landscaping has been added to improve the streetscape and offer visual interest and shade for open spaces, while also offering some screening.
(ii) screen surface storage areas	Not applicable. There are no surface storage areas.



(iii) screen blank building façades; and	Consistent. See above
(iv) provide buffers between other adjacent land uses.	Consistent. The buffer landscaping is not impacted by the revised development plan.
(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.	Consistent. This aspect of the landscaping is not impacted by the revised development plan.
(e) Landscaping and screening elements should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Consistent. The proposed plant list is appropriate for this climate.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.	Consistent. The proposed plant list is appropriate for this climate.

Industrial Service Commercial

SITE PLANNING AND BUILDING DESIGN

(a) Buildings should be developed with 'active' ground floors facing the street frontage, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly gathering spaces. For example:  (i) Commercial uses and other public uses, located at-grade and along building façades that front streets, should use clear window glazing.  (ii) If additional commercial uses and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to locate these areas.  (iii) Blank walls on street-fronting building façades are discouraged.	Consistent.
(b) For <i>developments</i> that also have a multi-family residential component:	
(i) Separate access to residential and commercial parking and loading.	Consistent. There is reserved residential parking adjacent to each building, as well as ample non-reserved spaces for non-residential users. Loading spaces are provided as per the bylaw requirements.
(ii) Give special consideration to the location and illumination level of exterior lighting to avoid light pollution on the residential component of the development.	Consistent. A lighting plan has been prepared that shows fixtures and design that is consistent with the guidelines.
(iii) Provide usable outdoor space for every living unit	Consistent. The amount of open space/lawn has been increased, and improvements have been made to offer additional seating and gathering spaces for residents.

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.	Consistent. The Landscape Plan has been revised to provide additional gathering and outdoor seating spaces, increase the number of plants, and offer a more shaded streetscape with improved aesthetic and shade.
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MULTI-FAMILY RESIDENTIAL (Schedule P)

This DP area is designated for the establishment of objectives for the form and character of multi-family residential *development*. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

SITE PLANNING AND BUILDING DESIGN

(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.	Consistent.
(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.	<p>As noted in the staff report, a height variance of 1 metre is proposed, to allow the full utilization of the space, with appropriate ceiling heights, and helping achieve the required energy performance (with increased depth of floor and roof packages).</p> <p>Additionally, staff are recommending a variance with respect to future non-residential parking calculations, and specifically, that this not be required. This is based on the provision of parking at the site that meets the Zoning Bylaw requirement and exceed other recent residential developments. No variance is requested for the number of spaces, rather it is to request the removal of the need to calculate the non-residential parking with each proposed change in use of a warehouse/commercial/retail unit.</p>
(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	Consistent. The proposed revised design maintains the use of balconies for residential units.
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	Consistent. The proposed redesigned Building C is a duplicate of Building A, which both offer a variety of exterior colours and features.
(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.	Consistent. Colours are muted and coordinated on the site.
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	Consistent. Exterior materials include corrugated metal, sheet metal panels, fibre-cement board, metal flashing, aluminum with tempered glass, and only limited wood trim.
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof	Consistent



colour should be generally neutral or muted in order to blend with the natural landscape.	
(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	Consistent
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	Not applicable. Roof mounted equipment is not proposed.
(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.	Consistent. The revised development plans have included a request for a minor height variance, in part for a 'thicker' roof package that has improved energy performance.
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	Consistent. The revised development plan has added open/gathering space, as well as seating and streetscape improvements to enhance the opportunities for social interaction.
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.	Consistent. The revised development plans have included accessible parking spaces in close proximity to building entrances and have widened the sidewalks to improve circulation.

#### ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	Consistent
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	Consistent. Based on Zoning Bylaw Part 6, the required number of stalls is 138. Of those, 47 are underground (all under Building B), and 96 are surface.
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	Not applicable
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Consistent.
(e) Surface parking should be screened and enhanced with landscaping and berms.	Consistent. The revised development proposal has enhanced the landscaping.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Consistent. The proposal has included a snow management plan that considers the revised increased parking area.
(g) All accessible parking spaces should be located as close as possible to building entrances.	Consistent. Accessible spaces are provided near the building entrances.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	Consistent. Exterior bicycle parking is shown at each building.
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.	Consistent. The applicant has provided a Solid Waste Management Plan that indicates appropriate space for waste and recycling and provides appropriate access.

#### 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.	Consistent. The revised proposal includes a lighting plan that indicates consistency with the guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	Consistent. See above
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	Consistent. See above.

## SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	Not applicable. The revised proposal does not impact the signage on the site. Preparation and review of the signage plan by the GM – CAPDS remains a condition of the current DP and is required prior to issuance of any sign permits.
(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	See above

## FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	Not applicable. The proposed revised development proposal does not impact the fencing on the site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	See above
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	See above

## 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.	Consistent. The proposed revised development plan provides visual interest, shade for seating areas, and variety to the streetscape.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Consistent.
(c) Properties adjacent to Highway 99 should maintain a 20-metre-wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	Consistent. The revised proposal does not impact landscaping within the 20-metre highway buffer.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping.	Consistent. The proposed revision does not impact this aspect of the guidelines.
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to	Consistent. The proposed revision does not impact this aspect of the guidelines.



reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	Consistent.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	Consistent
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops, and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.	Consistent
(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.	Consistent
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	Not applicable. The revised development proposal does not impact trail links.



WILDFIRE PROTECTION (SCHEDULE S)

This DP area is designated for the protection of *development* from hazardous conditions, specifically protection from wildfire. The following table shows the applicable guidelines for this application and offers details to indicate how the proposal complies.

ALL AREAS

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

(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:  (i) the distance specified in the guideline;  (ii) the property line, unless permission has been granted by the adjacent property owner; or  (iii) the boundary of an <i>environmentally sensitive area</i> unless clearing is carried out in accordance with the recommendations of a <i>QEP</i> and approved in writing by the municipality’s Manager of Environmental Stewardship whichever is closer.	Consistent
(b) Where the municipality receives a <i>FireSmart® Assessment</i> in respect of a property which is the subject of an application for a development permit under this section, the municipality may choose to apply, as permit conditions, the recommendations of the report instead of, or in addition to, the guidelines in this section.	Not applicable. The revised development proposal has not provided a <i>FireSmart® Assessment</i> .
(c) Where these guidelines warrant tree removal preference should be given to:  (i) retaining the largest and healthiest trees;  (ii) removing coniferous vegetation located closest to principal buildings; and  (iii) retaining deciduous trees and vegetation.	Not applicable

HIGH RISK AREAS

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

(a) New and existing coniferous vegetation within 10 metres and where practical 20 metres of principal buildings should maintain a typical spacing between tree canopies and between tree canopies and principal buildings of at least 3 metres. This can be achieved by:  (i) planting/removing conifers to achieve a trunk to trunk or trunk to building spacing of 6 metres or more; or  (ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a minimum 3 metre vertical and horizontal separation between tree canopies and between tree canopies and principal buildings.	Consistent. The revised development plan does not affect the wildfire mitigation requirements under the existing DP.
(b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to	Consistent. See above



logs greater than 17 centimetres wide or trees they should be trimmed to the trunk of the tree or log and in the case of trees, to a height of 2 metres.	
(c) Planting native deciduous trees and shrubs is encouraged especially in cases where coniferous vegetation has been removed.	Consistent. See above
<p>(d) Notwithstanding guideline (a) in areas shown as “High Risk” within Whistler Village, as indicated on Schedule S, the following guidelines will also apply:</p> <p>(i) Individual coniferous trees may be located within 3 metres of a building, provided:</p> <ol style="list-style-type: none"> <li>1. no other conifers are within 6 metres (measured from trunk to trunk) of the conifer;</li> <li>2. exterior portions of the building fronting the tree’s existing and eventual canopy are clad in non-flammable materials such as stone, metal, concrete, masonry or fiber-cement; and</li> <li>3. building roofing is comprised of metal, clay tile, fibre-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable.</li> </ol> <p>(ii) To preserve coniferous landscaping in Whistler Village, as indicated on Schedule S, landscaped areas, especially landscaped areas beyond 3 metres from a building, should incorporate coniferous trees and vegetation so as to achieve an overall mix of coniferous to deciduous trees. Clusters of mature coniferous trees should be <i>spiral pruned</i>.</p>	Consistent. See above
(e) The use of bark mulch and similar organic ground cover in landscaped areas within 10 metres of buildings is discouraged.	Consistent. See above
(f) Exterior building surfaces, including deck surfacing, roofing and cladding, that is situated under, or within 6 metres of, coniferous vegetation should be non-flammable materials such as stone, metal, concrete, masonry or fiber-cement.	Consistent. See above
(g) Fire-resistant or non-flammable cladding that is consistent with mountain character (e.g., fiber-cement siding, stone, logs or heavy timbers) is encouraged. Stucco and vinyl siding are discouraged.	Consistent. See above
(h) Windows and doors should utilize double-paned or triple-paned glass; tempered glass is ideal, and single pane glass is discouraged.	Consistent. See above
(i) Eaves should be closed, and vents screened with 3 millimetre wire mesh.	Consistent. See above
(j) The undersides of balconies, decks or open foundations should be sheathed with fire-resistant materials.	Consistent. See above
(k) Auxiliary buildings and fuel tanks should be located as far away from principal buildings as possible. A distance of 15 metres or more is ideal. Where a distance of 15 metres or more is impractical, guidelines in this section that apply to	Consistent. See above

principal buildings should be applied to accessory buildings.	
(l) Chimneys for wood burning fireplaces should have spark arrestors.	Consistent. See above
(m) Gutters should be made of metal.	Consistent. See above
(n) Cladding should be free of gaps and holes and separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance.	Consistent. See above