

4005 Whistler Way Restaurant

Application for Rezoning

Address: 4005 Whistler Way, Whistler, BC
Legal: PLAN 19101 LOT 59 DISTRICT LOT 1902 NEW WESTMINSTER DISTRICT GROUP 1, & DL 3020, EXPL PL 18053 & 18791 FAIRWAYS

Issued for Rezoning: 2020.12.16

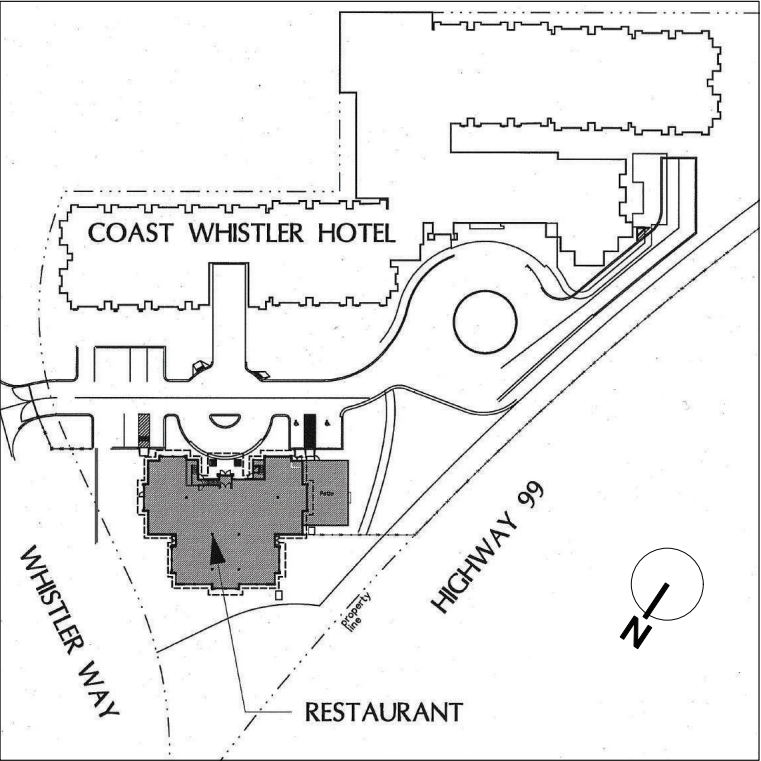
PROJECT DIRECTORY

ARCHITECTURAL	PROJECT DESIGN	STRUCTURAL	ELECTRICAL	MECHANICAL	SPRINKLER	KITCHEN	CODE
Pacific Coast Architecture Inc. 501 – 3292 Production Way. Burnaby, B.C. Canada V5A 4R4	Bricault Design Inc. 407 West Cordova Street Vancouver, B.C. V6B 1E5	Chalten Engineering PO Box 1527 Whistler, B.C. V0N 1B0	EES Electrical Engineering Services Suite 229-8623 Granville Street Vancouver, B.C. V6P 5A1	LIA Engineering Ltd. Unit 201, 5489 Byrne Road Burnaby, B.C. V5J 3J1	Ironstone Engineering Inc. 4655 Moncton Street Richmond, B.C. V7E 3A8	Patrn Productions Ltd. 12354 Southpark Cres., Surrey, B.C.	Evolution Building Science Ltd. 321 East 9th St North Vancouver, B.C. V7L 2B3
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ARCHITECTURAL DRAWINGS

A0.00	Cover Sheet + Key Plan
A0.10	Context Plan + Photographs
A1.00	Site Plan. Existing Plan (Hotel & Restaurant)
A1.10	Site Plan & Roof Plan Proposed
A1.20	Parking. Existing Plan
A1.30	L1 & L2 Plans (BP 4920)
A1.40	L1 Proposed Plan
A1.50	L2 Proposed Plan
A2.00	Sections
A3.00	Elevations

Appendix C



1 Key Plan
Scale: NTS

SYMBOL LEGEND

	Elevation marker		Detail
	Interior elevation		Detail
	Section		Assembly Type
	Finish note (see schedule)		Revision Tag
	General note (see schedule)		Existing Spot Elevation
	Millwork note (see schedule)		Spot Elevation
	Room number tag		
	Grid line		
	Door number tag		
	Carbon monoxide detector (refer to Electrical drawings)		
	Smoke detector (refer to Electrical drawings)		

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REZONING
4005 WHISTLER WAY RESTAURANT
4005 WHISTLER WAY
WHISTLER, BC

COVER SHEET

Scale:	
Date:	December 16, 2020
Drawn:	D.Sheina
Checked:	P.Kwasnicky

A0.00



1 Context Plan
Scale: NTS



#1



#2



#3



#4

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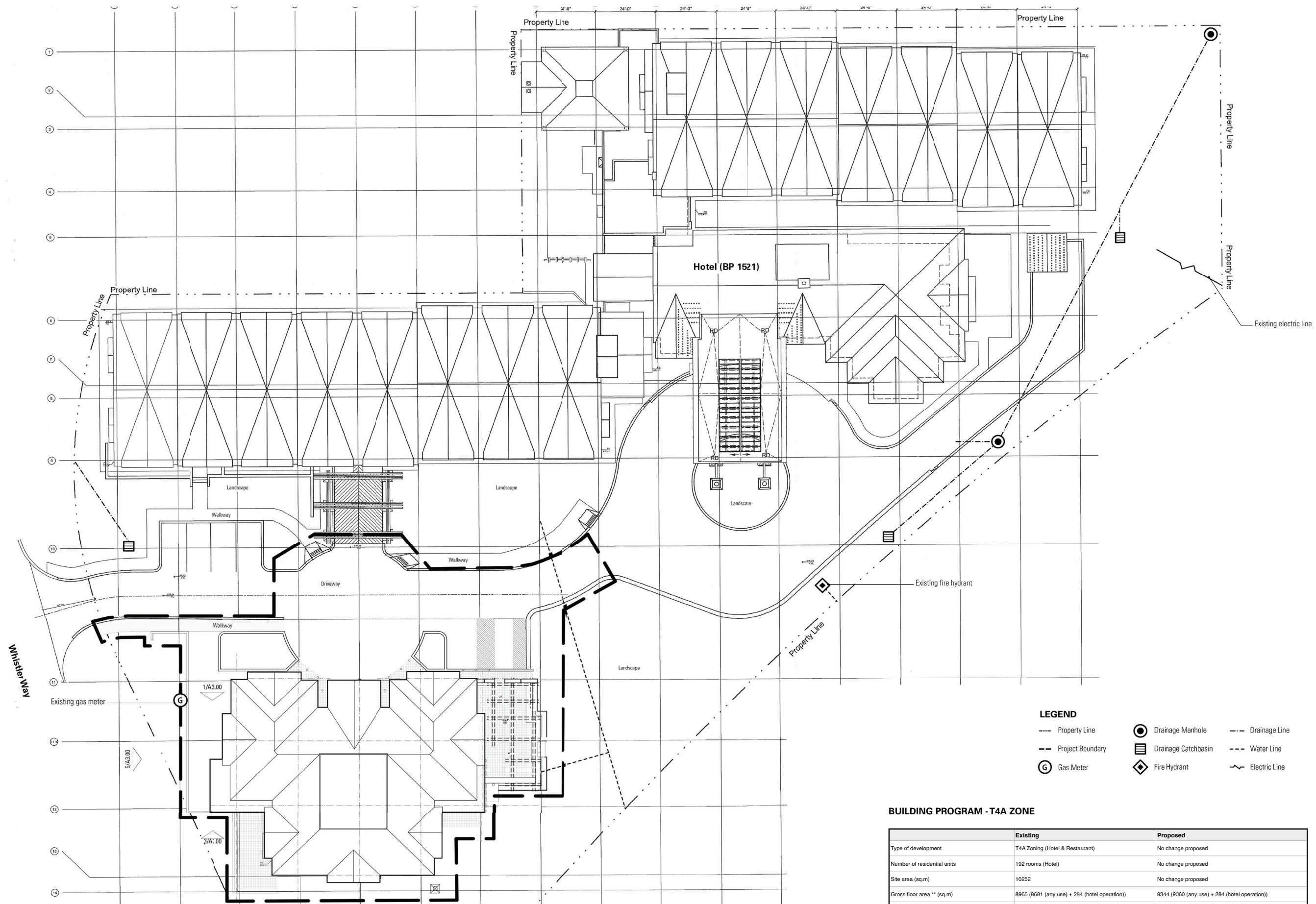
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REZONING
4005 WHISTLER WAY RESTAURANT
4005 WHISTLER WAY
WHISTLER, BC

CONTEXT PLAN + PHOTOS

Scale:	<p>A0.10</p>
Date: December 16, 2020	
Drawn: D. Sheina	
Checked: P. Kwasiaky	



1 Site Plan Existing, Hotel & Restaurant
Scale: NTS

BUILDING PROGRAM - T4A ZONE

	Existing	Proposed
Type of development	T4A Zoning (Hotel & Restaurant)	No change proposed
Number of residential units	192 rooms (Hotel)	No change proposed
Site area (sq.m)	10252	No change proposed
Gross floor area ** (sq.m)	8965 (8681 (any use) + 284 (hotel operation))	9344 (9060 (any use) + 284 (hotel operation))
Floor Space Ratio	0.8	0.9
Parking stalls	181	No change proposed
Handicap stalls	7	No change proposed

** Gross floor area includes both Hotel & Restaurant

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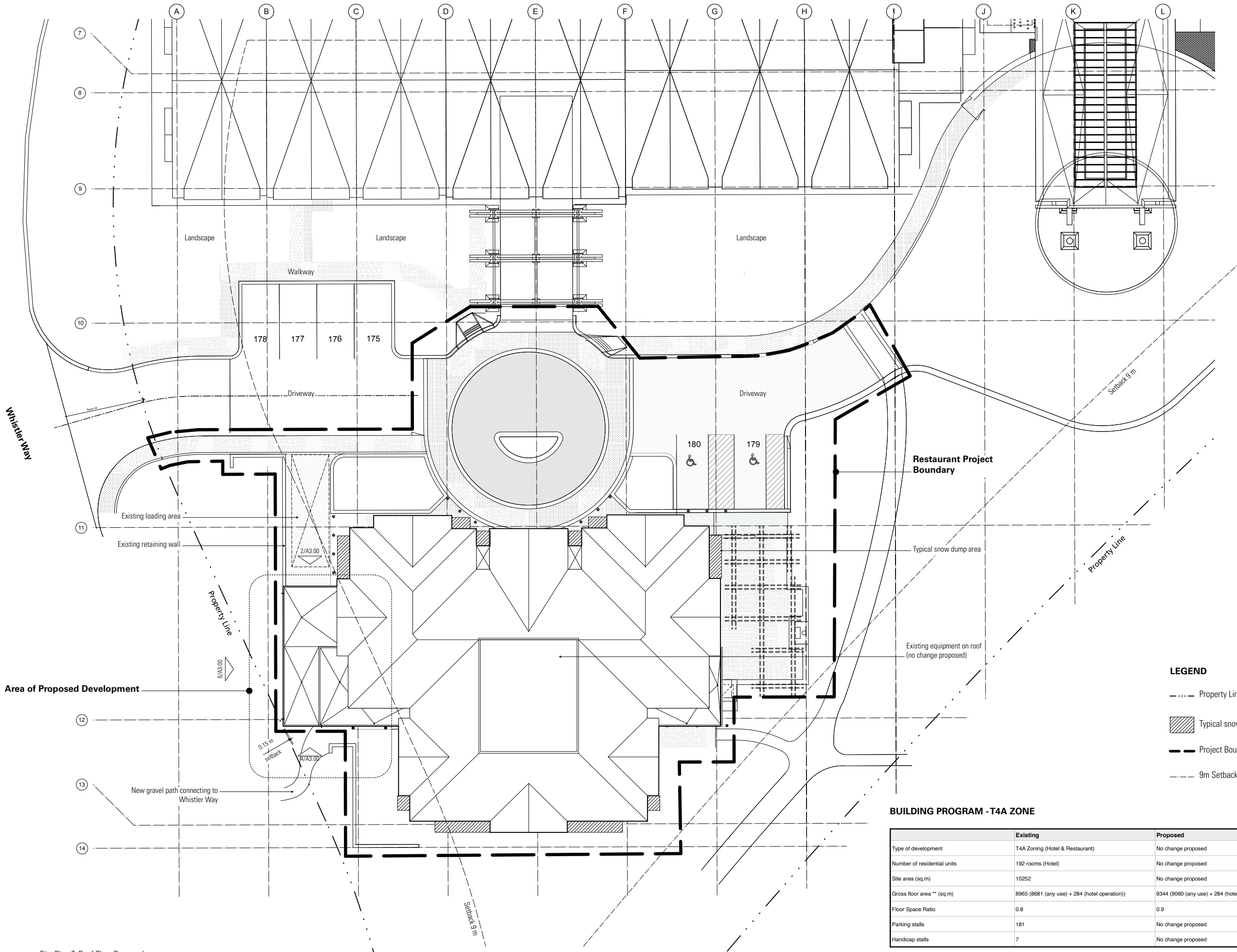
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4005 WHISTLER WAY RESTAURANT
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SITE PLAN EXISTING

Scale:
Date: December 16, 2020
Drawn: D. Sheina
Checked: P. Kwasi

A1.00



1 Site Plan & Roof Plan. Proposed
Scale: NTS

BUILDING PROGRAM - T4A ZONE

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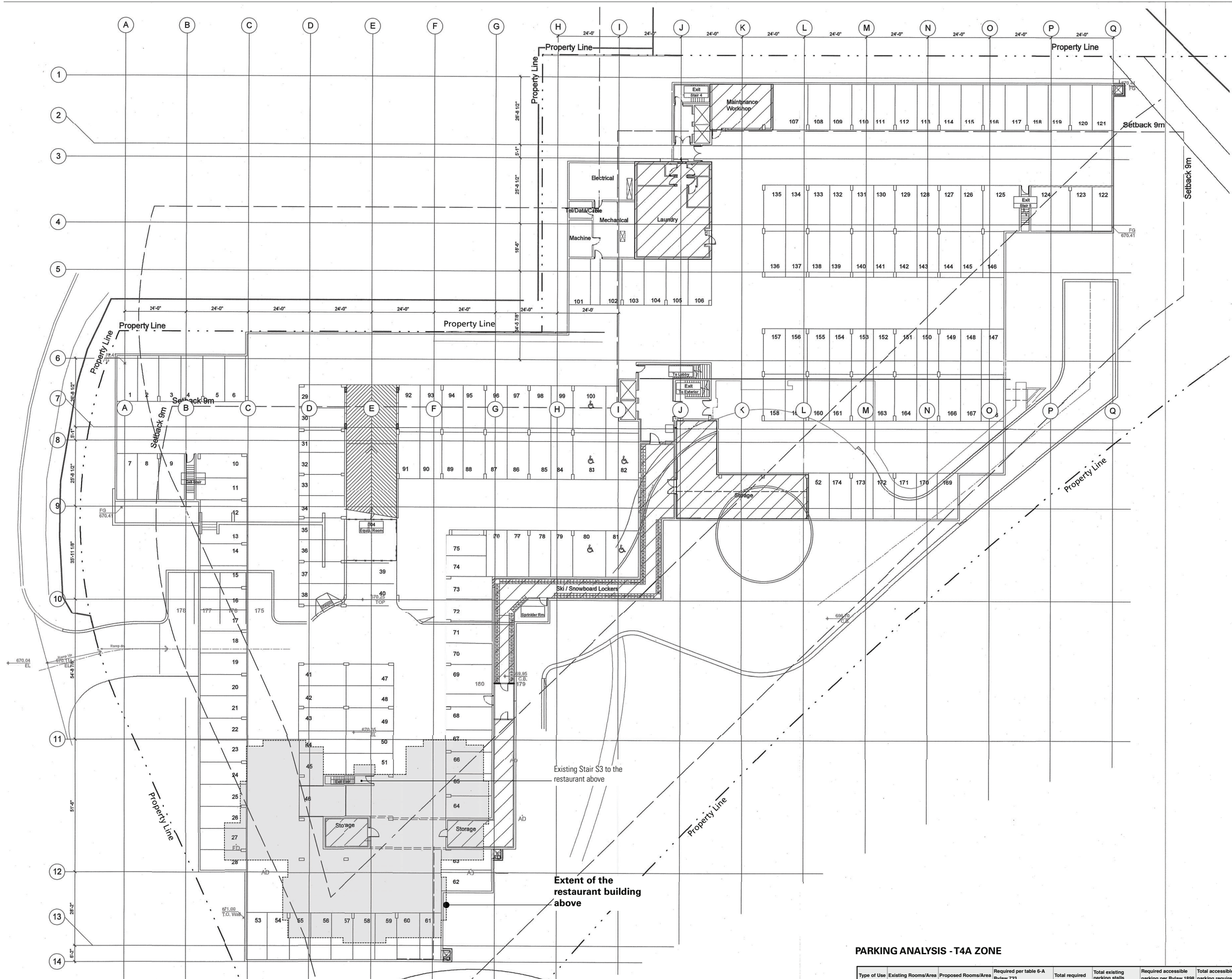
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SITE PLAN & ROOF PLAN PROPOSED

Scale:
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Drawn: D.Sheina
Checked: P.Kwasnicky

A1.10



1 Parking, Existing Plan
Scale: NTS

Note: Issued for reference ONLY

PARKING ANALYSIS - T4A ZONE

Type of Use	Existing Rooms/Area	Proposed Rooms/Area	Required per table 6-A Bylaw 733	Total required	Total existing parking stalls	Required accessible parking per Bylaw 1898	Total accessible parking required	Total existing accessible parking stalls
Hotel	192 Rooms	No change proposed	0.65 spaces per guest room	125		1 space per 40 guest rooms	5	
Restaurant	603.8 sq.m (EP 4902)	982.8 sq.m	5 spaces per 100 sqm of gross floor area	50		1 space per 100 parking spaces	1	
				175	181		6	7

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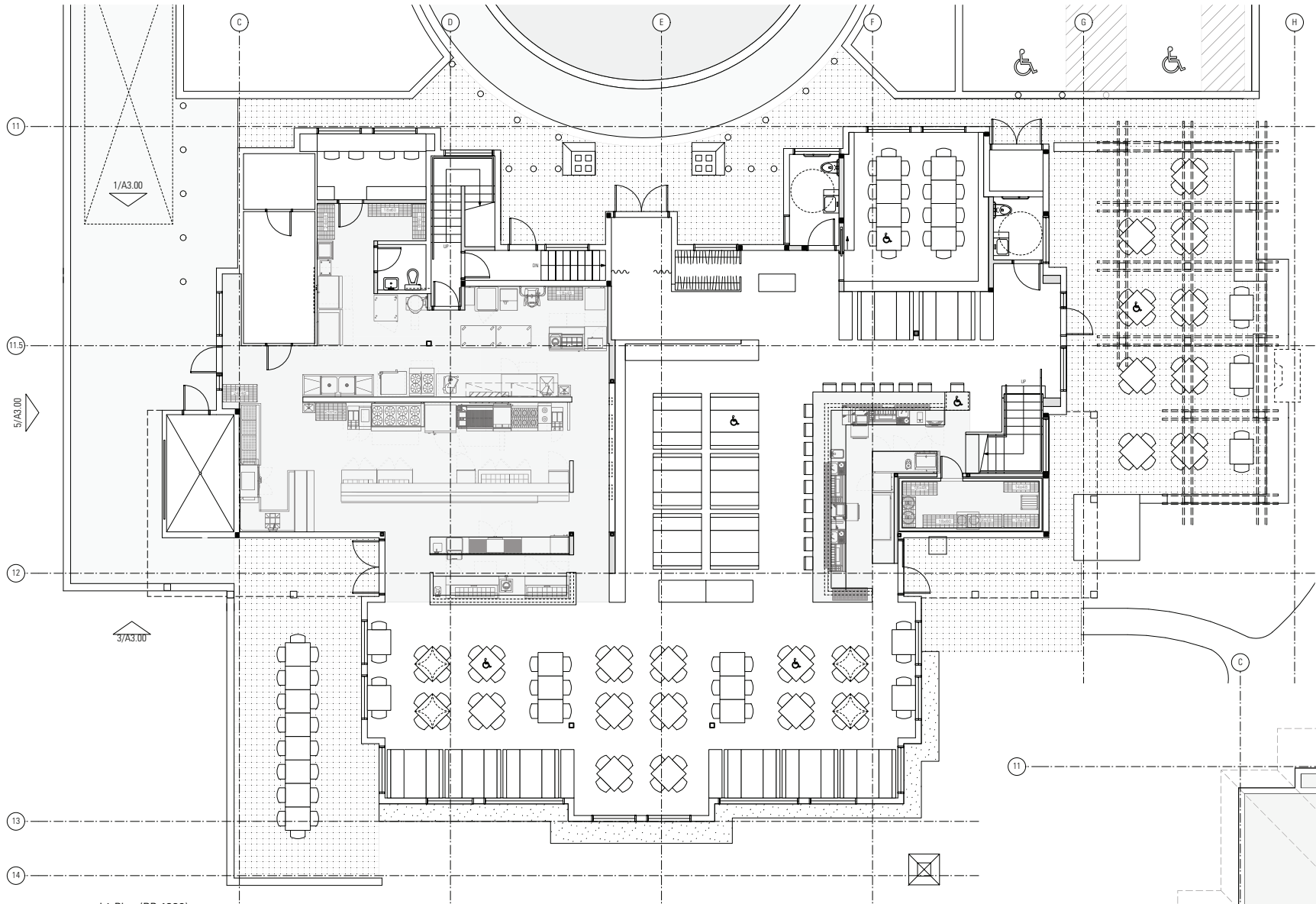
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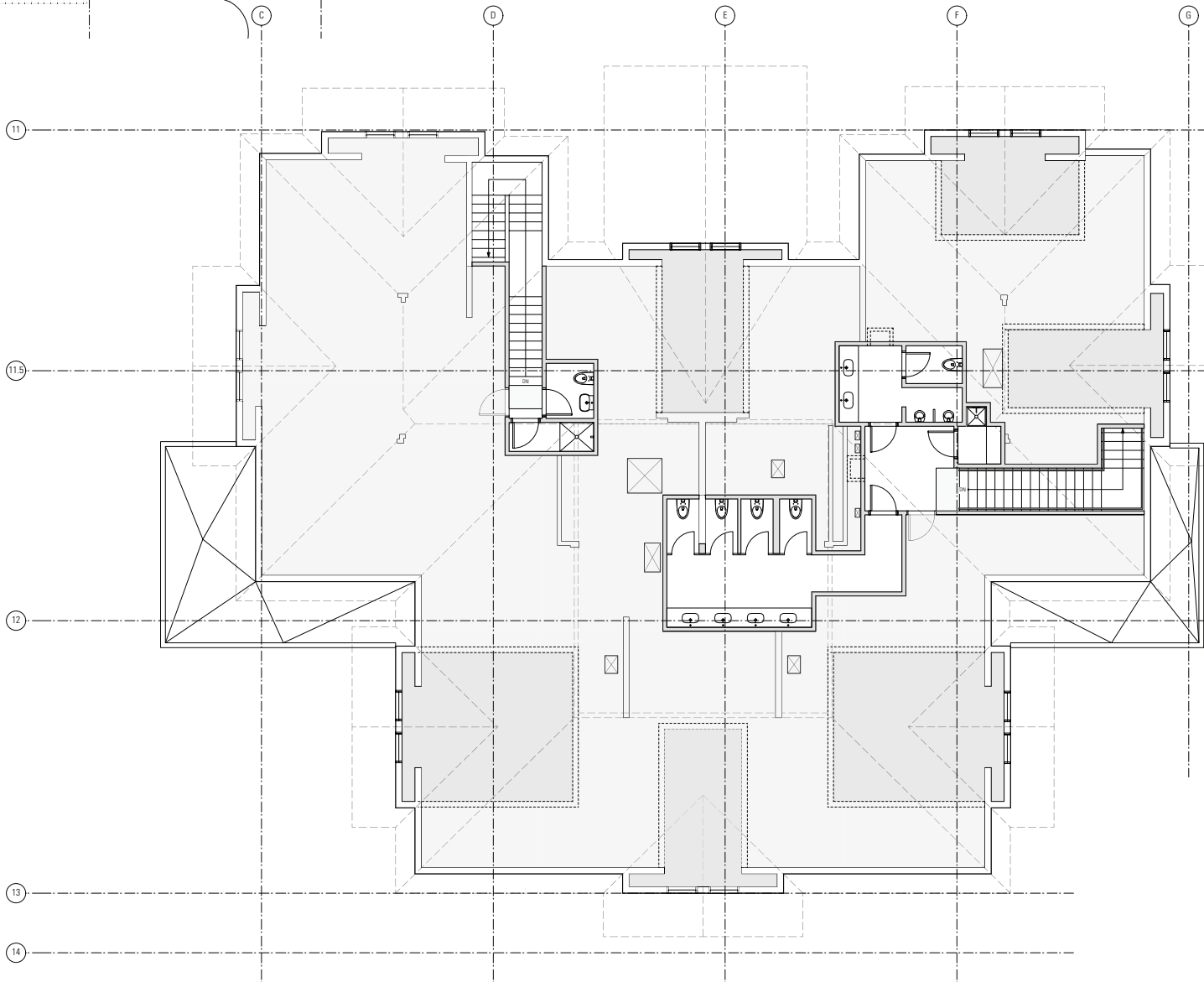
PARKING, EXISTING PLAN

Scale:
Date: December 16, 2020
Drawn: D. Sheina
Checked: P. Kwasi

A1.20



1 L1 Plan (BP 4920)
Scale: 1:100



2 L2 Plan (BP 4920)
Scale: 1:100

ZONING ANALYSIS

	Permitted	Existing	Proposed
Site area (sq.m)	10252	10252	No change proposed
Gross floor area ** (sq.m)	8965	8965	9344
Floor Space Ratio	0.8	0.8	0.9
Set backs			
Front (South)	9 meters	9 meters	No change proposed
Rear (North)	9 meters	9 meters	No change proposed
Side (West)	9 meters	9 meters	No change proposed
Side (East)	9 meters	0.3 meters (Garbage enclosure)	0.15 meters (Staff bike & ski storage enclosure)
Height restrictions	12 meters / 4 storeys	9.52 meters	No change proposed
Parking stalls	175	181	No change proposed
Handicap stalls	6	7	No change proposed

** Gross floor area includes both Hotel & Restaurant

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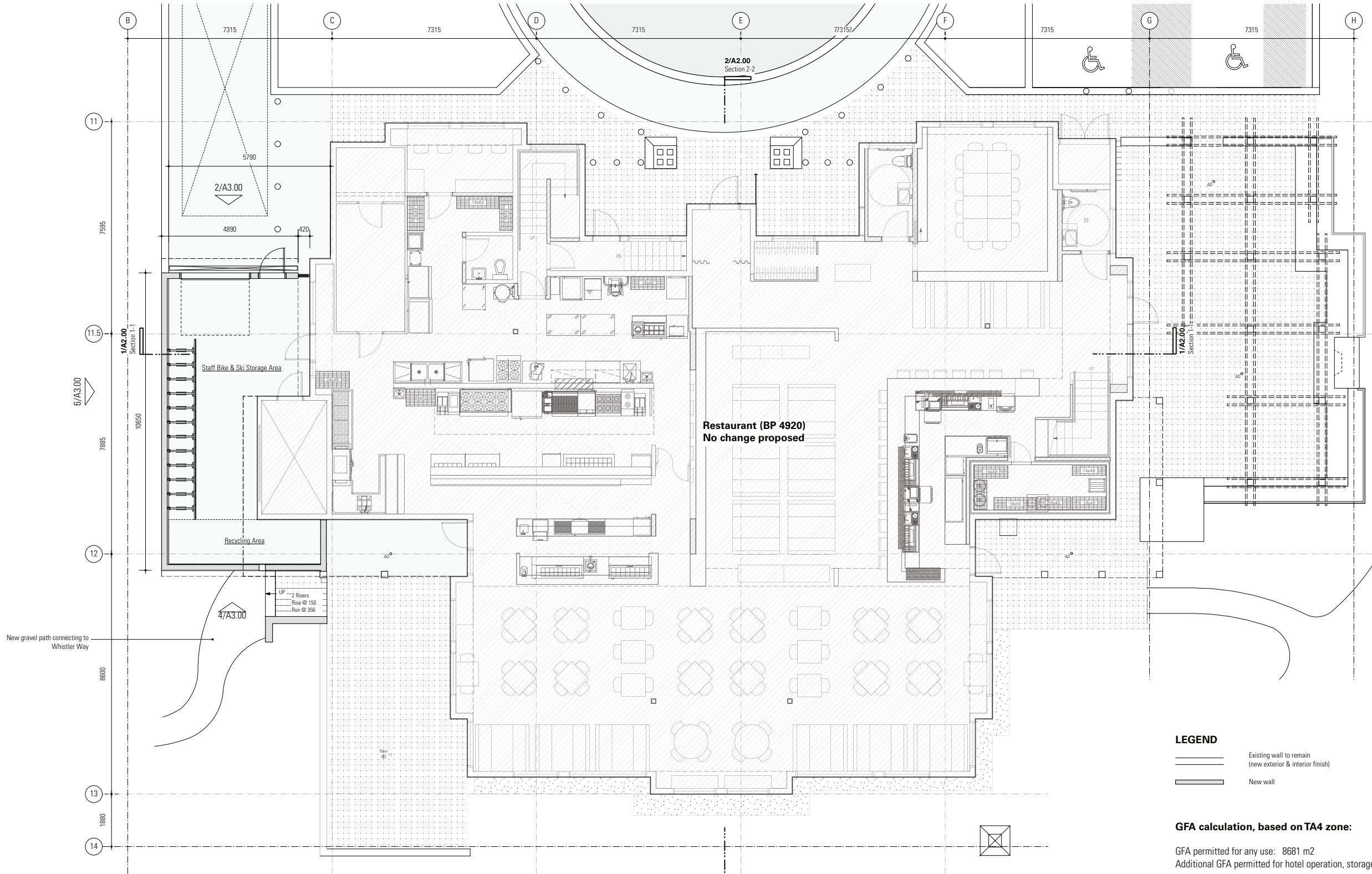
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4005 WHISTLER WAY RESTAURANT
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L1 & L2 PLANS (BP 4920)

Scale:
Date: December 16, 2020
Drawn: D.Sheina
Checked: P.Kwasnicky

A1.30



1 L1 Proposed Plan
Scale: 1:75

LEGEND

- Existing wall to remain
(new exterior & interior finish)
- New wall

GFA calculation, based on TA4 zone:

GFA permitted for any use: 8681 m²
Additional GFA permitted for hotel operation, storage, and workshop use: 284 m²

Existing Hotel GFA: 8361.2 m² - 284 m² = 8077.2 m²
Existing Restaurant GFA (based on BP 4920): 603.8 m²

Total existing Hotel + Restaurant GFA: 8681 m²

Additional GFA requested for Restaurant: L1 - 49 m²
L2 - 330 m²

Total additional GFA requested for Restaurant: 379 m²

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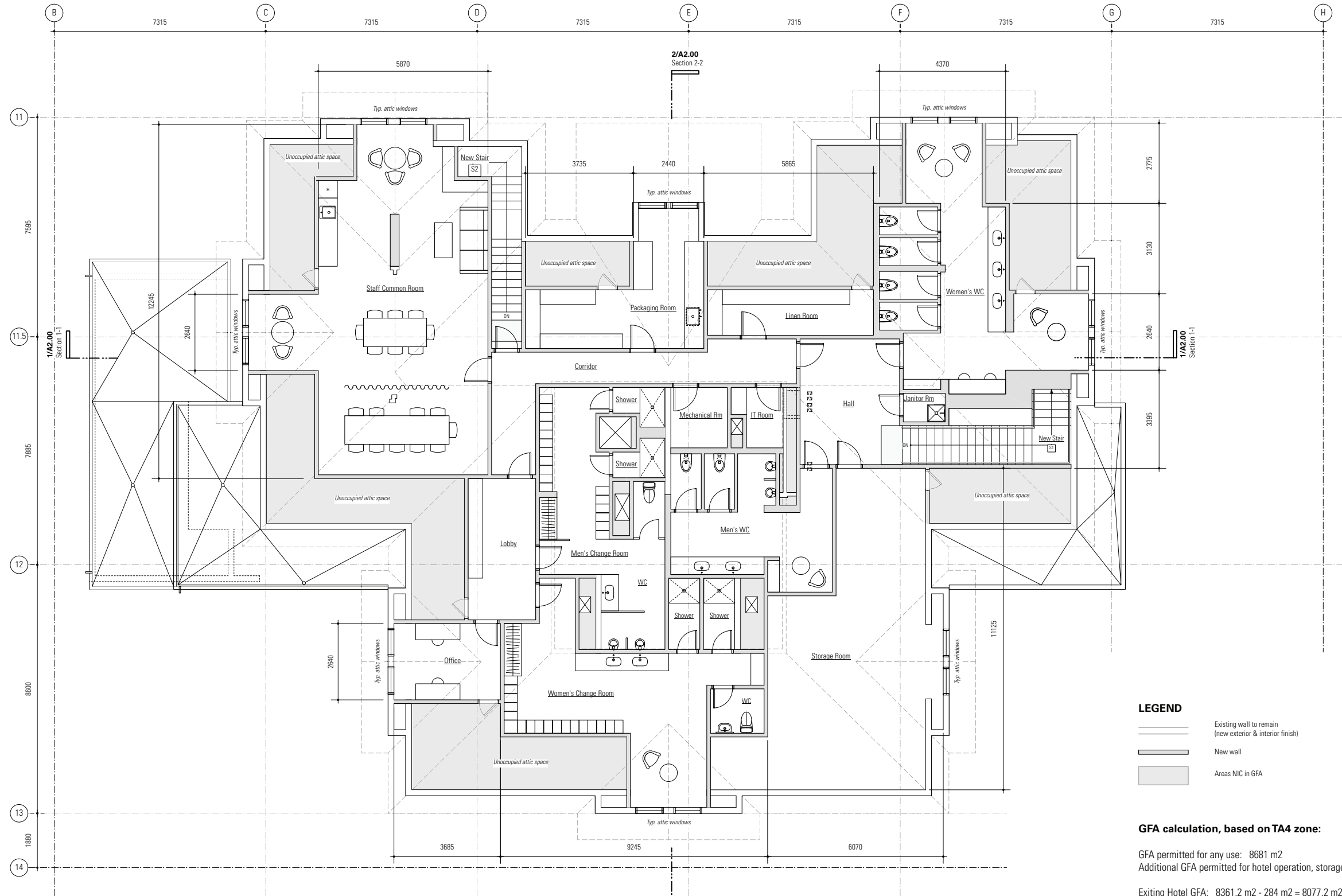
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WHISTLER, BC

L1 PROPOSED PLAN

Scale:	
Date:	December 16, 2020
Drawn:	D. Sheina
Checked:	P. Kwasi

A1.40



1 L2 Proposed Plan
Scale: 1:75

LEGEND

- Existing wall to remain (new exterior & interior finish)
- New wall
- Areas NIC in GFA

GFA calculation, based on TA4 zone:

GFA permitted for any use: 8681 m2
Additional GFA permitted for hotel operation, storage, and workshop use: 284 m2

Existing Hotel GFA: 8361.2 m2 - 284 m2 = 8077.2 m2
Existing Restaurant GFA (based on BP 4920): 603.8 m2

Total existing Hotel + Restaurant GFA: 8681 m2

Additional GFA requested for Restaurant: L1 - 49 m2
L2 - 330 m2

Total additional GFA requested for Restaurant: 379 m2

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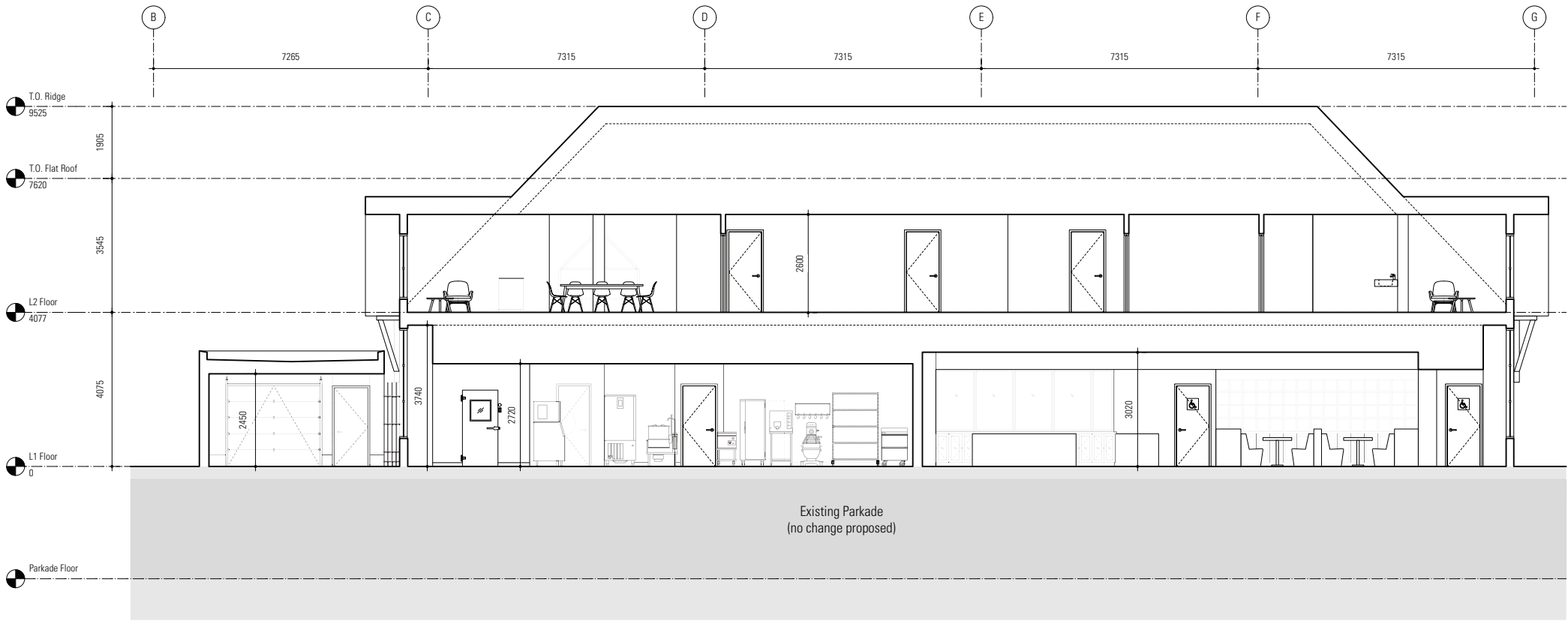
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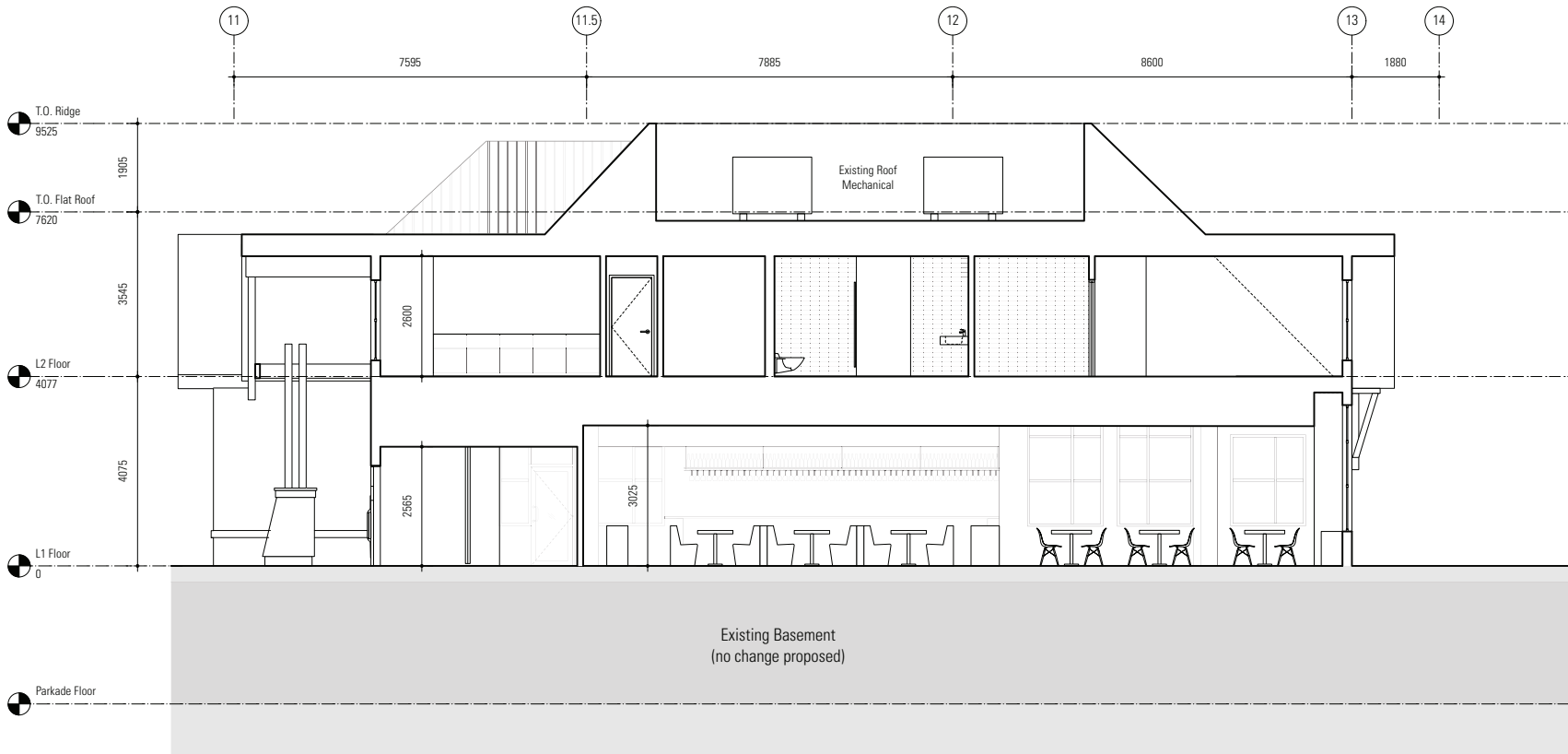
L2 PROPOSED PLAN

Scale:
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A1.50



1 Section 1-1
Scale: 1:75



2 Section 2-2
Scale: 1:75

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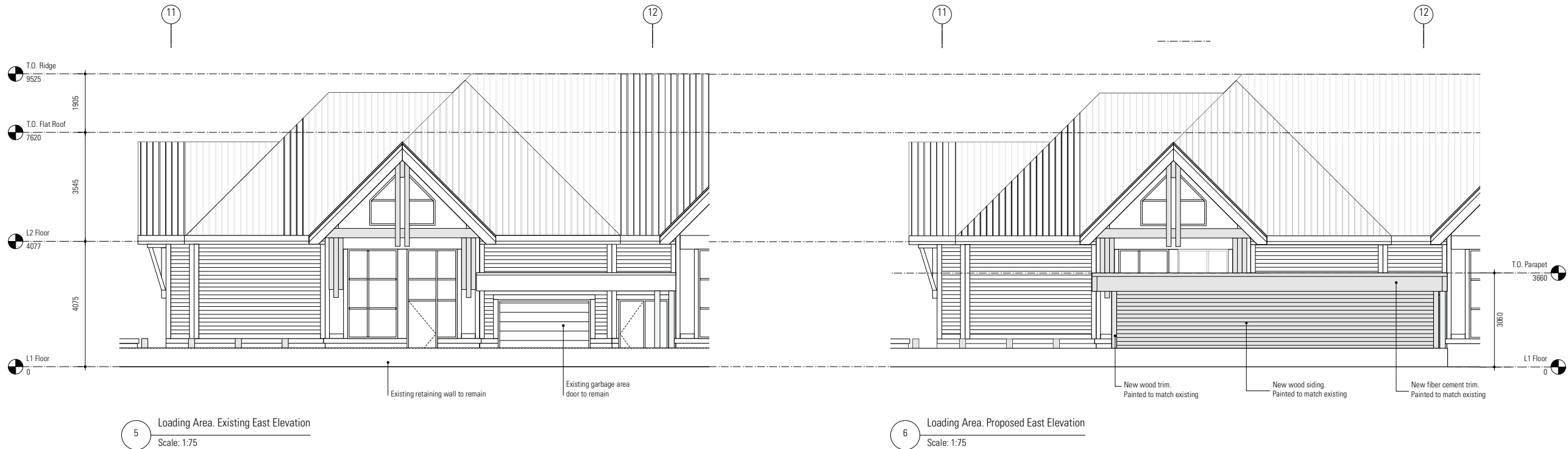
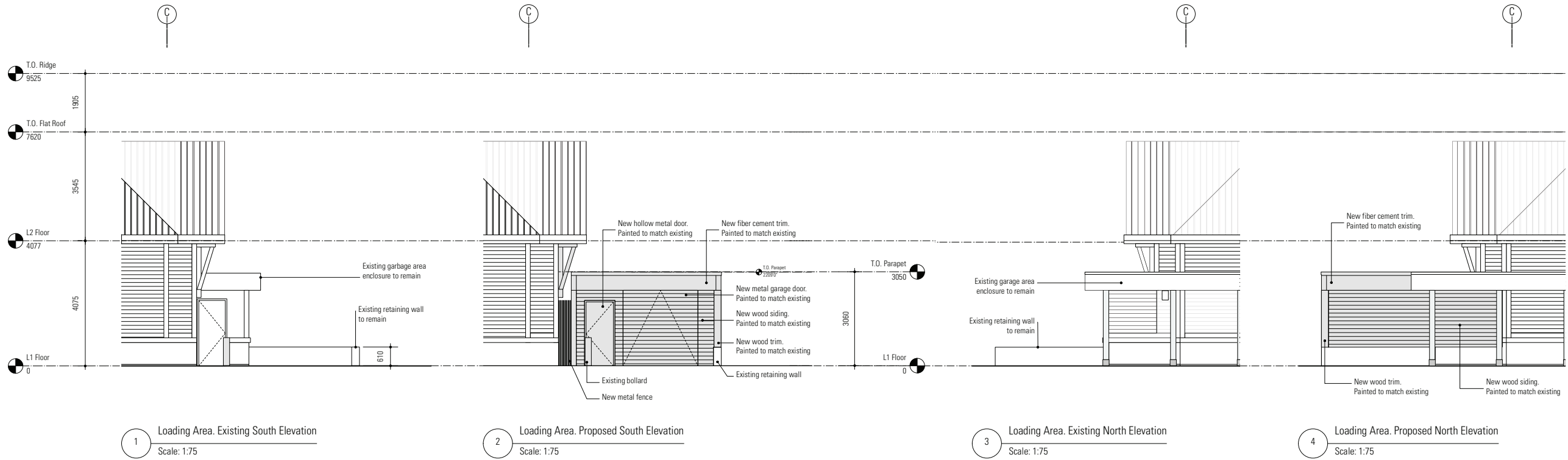
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SECTIONS

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Checked:	P. KwASNICKY

A2.00



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ELEVATIONS

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A3.00