



WHISTLER

PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, MARCH 26, 2019 STARTING AT 6:00 P.M.

**Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5**

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019” (the “proposed Bylaw”).

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

Zoning Amendment
Bylaw (CC1 Zone –
Public Washroom
Pavilion) No. 2222,
2019

PURPOSE OF “ZONING AMENDMENT BYLAW (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”

As stated in the Notice of Public Hearing, the purpose of the “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019” is to modify the existing CC1 Zone to increase the maximum permitted gross floor area from 20 square metres to 110 square metres for development of a public washroom facility.

Submissions from
the Public

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

PUBLIC HEARING DOCUMENT INDEX

| ZONING AND PARKING AMENDMENT BYLAW (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019 | | |
|---|-------------------|---|
| Document Type | Date | Details |
| Public Hearing Document Index | | |
| Notice of Public Hearing | | Notice of Public Hearing (scheduled for March 26, 2019) |
| Proposed Bylaw | March 12, 2019 | Zoning and Parking Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019 |
| Report to Advisory Design Panel | February 20, 2019 | Report to Advisory Design Panel DP 1670/71 RZ 1160 |
| Council Report 19-030 | March 12, 2019 | Administrative Report to Council requesting consideration of first and second readings for proposed Zoning and Parking Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019 |
| Advisory Design Panel Minutes | February 20, 2019 | Minutes of the Advisory Design Panel of February 20 th , 2019 |
| Council Minutes | March 12, 2019 | Minutes of the Regular Meeting of Council of March 12, 2019 |
| Correspondence | | Correspondence will be added to the Package as it is received |
| | | |



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
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NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 26, 2019 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

**ZONING AND PARKING AMENDMENT BYLAW (CC1 Zone – Public Washroom Pavilion)
No. 2222, 2019**

SUBJECT LANDS: 4190 Gateway Drive

More specifically these lands are described as: Lot 7 District Lot 1902 Plan 17763, PID: 004-701-640 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to modify the existing CC1 Zone to increase the maximum permitted gross floor area from 20 square metres to 110 square metres for development of a public washroom facility.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded) from March 14, 2019 to and including March 26, 2019.

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

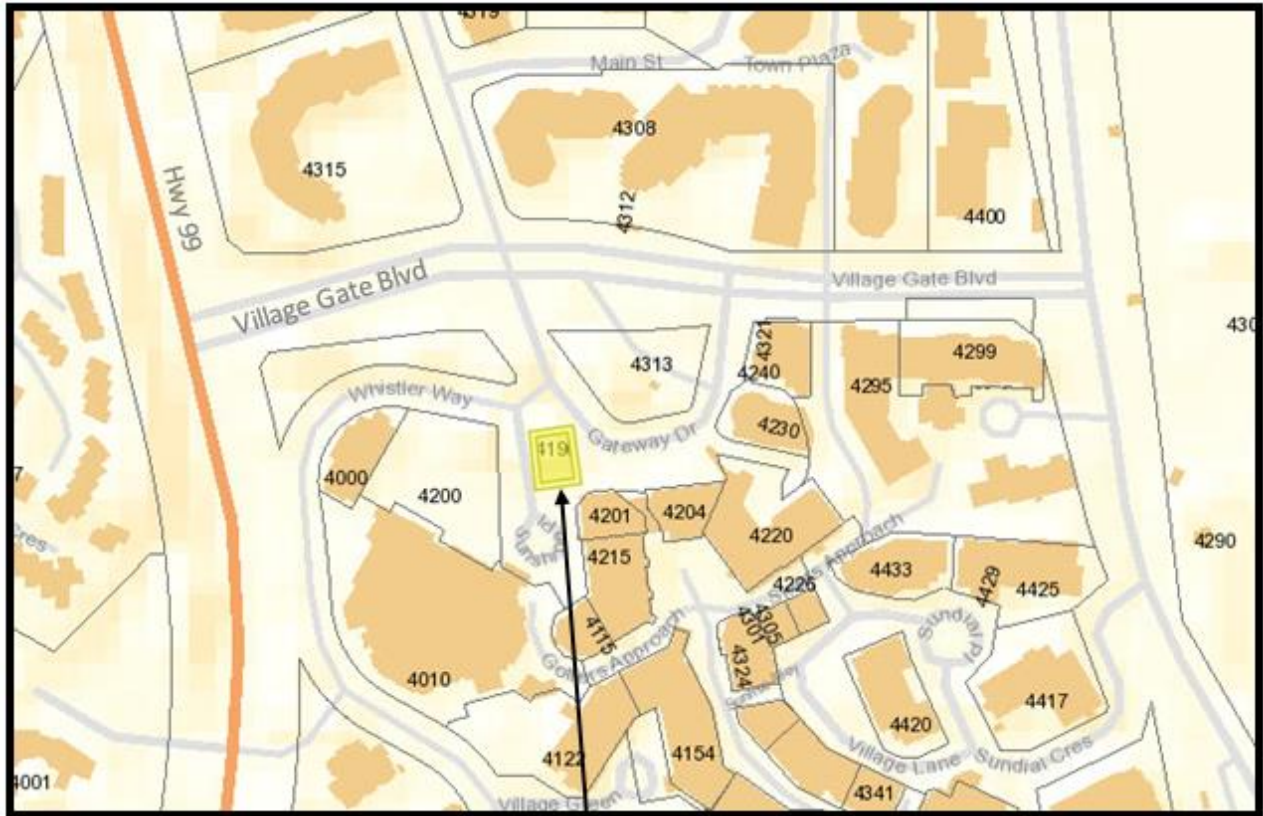
Written comments must be addressed to “Mayor and Council”, and may be submitted prior to the public hearing (by 4:00 p.m. on March 26, 2019):

Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V8E 0X5

All submissions included in the Public Hearing Package will form part of the public record. The Package will be available on our website at www.whistler.ca with other associated information.

After the conclusion of this Public Hearing, Council cannot receive representations from the public on the proposed Bylaw.

**ZONING AND PARKING AMENDMENT BYLAW (CC1 Zone – Public Washroom Pavilion)
No. 2222, 2019
SUBJECT LANDS – 4190 Gateway Drive, Whistler, BC**



SUBJECT LAND

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW (CC1 Zone – Public Washroom Pavilion)
NO. 2222, 2019**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to *Section 479 of the Local Government Act*, divide all or part of the area of the Municipality into zones, and regulate the density of the use of land, buildings and structures within the zones;

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

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”.
2. Zoning and Parking Bylaw No. 303, 2015 is hereby amended in Part 9, section 1, subsection (3), in row “FF”, under column “Gross Floor Area (square metres)”, by replacing “20” with “110”, being the maximum permitted Gross Floor Area for Site Description: Lot 7, District Lot 1902, Plan 17763.
3. If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this 12th day of March, 2019.

Pursuant to Section 464(1) of the *Local Government Act*, a Public Hearing was held this ____ day of ____, 2019.

GIVEN THIRD READING this __ day of ____, 2019.

Approved by the Minister of Transportation and Infrastructure this __ day of ____, 2019.

ADOPTED by the Council this __ day of ____, 2019.

Jack Crompton, Mayor

Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy of “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019.”

Brooke Browning
Municipal Clerk



REPORT | TO ADVISORY DESIGN PANEL

PRESENTED: February 20, 2019

FILE NO. DP1670,

DP1671/RZ1160

FROM: Resort Experience

SUBJECT: NEW PUBLIC WASHROOM FACILITIES: OLYMPIC PLAZA, GATEWAY LOOP,
& LOST LAKE PASSIVHAUS

INTRODUCTION

This report presents development permit applications for two new public washroom facilities at: 4334 Main Street (Olympic Plaza) and 4190 Gateway Drive (Gateway Loop) in Whistler Village; and a third facility at 7390 Fitzsimmons Rd S (Lost Lake Passivhaus), which does not require a development permit. The rezoning application is associated with the Gateway Loop site to facilitate the development of a 110 square metre washroom facility.

The Olympic Plaza and Gateway Loop sites are located in the Whistler Village development permit area (DPA No. 1) and are subject to the applicable development permit area guidelines. Staff are presenting the applications for full review. Staff request ADP review comments and a motion on the proposed form and character, architectural detailing, materials, and finishes.

ATTACHMENTS

Appendices:

- A: Location Map
- B: Olympic Plaza - Architectural Drawings prepared by JDa
- C: Gateway Loop – Architectural Drawings prepared by JDa
- D: Lost Lake Passivhaus – Architectural Drawings prepared by JDa

DISCUSSION

Proposed Development

The RMOW proposes three new one-storey, at-grade public washroom facilities. All three facilities are located in public, pedestrian-oriented areas of Whistler Village and Lost Lake Park. Each facility includes men's and women's multi-stall washrooms, single room washrooms, and accessible washrooms. In addition, a janitor's room and mechanical room are included in each building.

Site Planning & Circulation

The new facilities will not be accessible by vehicle, rather they are proposed to be located in areas of high pedestrian and cycling traffic. Each facility is proposed to be at-grade and will meet requirements for accessibility. Each site incorporates new hardscaping to accommodate pedestrian access and new bike racks to accommodate bicycle traffic.

Architecture

The three new facilities are comparable in massing and articulation. The buildings are one-storey and low in profile. Each building features exposed wood beams and columns, flat roofs, and varying colours

and materials complementary to the Whistler Village character. A prominent architectural wall will display signage and identify the building as a public washroom facility.

Materials and Colours

The following materials and colours are proposed:

- Board-formed concrete
- Natural wood-stained, ship-lap cedar siding
- Basalt Stone (Gateway Loop); Limestone (Olympic Plaza)
- Exposed wood beams, joists, and columns.
- Aluminum panel (Gateway Loop – Red; Olympic Plaza – Blue; Lost Lake Passivhaus – Yellow)

Landscape

The proposed hardscaping at each facility features concrete unit pavers for new pedestrian access (Village Brown, Marketplace Grey, and Runner Charcoal as noted on the drawings). The Gateway Loop facility will maintain mature trees and existing vegetation. The Olympic Plaza facility includes a new concrete planter complete with ornamental grasses, ferns, and perennials. The Lost Lake Passivhaus facility includes a new rock stack retaining wall 0.5m – 1.0m in height.

Zoning Analysis

Olympic Plaza

The property is zoned CM1 (Commercial Mix One). The proposal complies with the zoning requirements; no variances are requested for the proposed building.

Gateway Loop

The Property is zoned CC1 (Commercial Core One). The proposal does not comply with the maximum Gross Floor Area (GFA) of 20 square metres; a rezoning application has been applied for to increase the allowable GFA to 110 square metres.

Lost Lake Passivhaus

The property is zoned RR1 (Rural Resource One). The proposal complies with the zoning requirements for an auxiliary building; no variances are requested for the proposed building.

OCP Development Permit Area Guidelines

The Gateway Loop and Olympic Plaza sites are subject to the Whistler Village development permit area (DPA No. 1) guidelines for the protection of development from hazardous conditions, protection of the natural environment and form and character guidelines of commercial development.

| <i>Guideline</i> | <i>Comment</i> |
|--|---|
| <i>Building design shall contribute to the image of a cohesive village, while expressing individuality through consistent elements being used in all buildings (i.e. scale, form, materials and landscaping)</i> | <i>The proposed combination of concrete, cedar siding, basalt stone, limestone, and wood beams and columns are consistent with other village exterior treatments.</i> |
| <i>The buildings and development in the Village shall continue the prominent pedestrian orientation and provide open space amenities</i> | <i>Each proposal accommodates pedestrian access and incorporates outdoor seating and bike racks.</i> |

| | |
|---|--|
| <i>Building materials must be sufficiently durable to withstand Whistler's harsh climate. Materials including stone, wood, acrylic stucco and treated/texture concrete are appropriate. Building colours shall be in accordance with the guidelines contained within the Whistler Village Colour Guide. In general, muted color tones taken from the natural environment and are complementary to neighbouring buildings.</i> | <i>The building materials are proven durable materials to withstand Whistler's harsh climate. Base colors are muted tones that are consistent with the Village color design guidelines. Accent colours are coordinated with and complement base colours.</i> |
| <i>Variety, continuity and pedestrian interest should be expressed in the design of buildings especially at ground level.</i> | <i>Structural elements and chosen material provide design variety.</i> |
| <i>Development, including alterations that will inconvenience or jeopardize the use of public areas in the Village by creating construction noise or the placement of construction materials or barriers in public areas shall not be carried out between July 1st of any year and September 3^d of the same year, or as specified in the Development Permit.</i> | <i>Construction is scheduled to start Spring 2019.</i> |
| <i>To ensure adequate protection from flooding hazard, all plans of floodproofing works should be approved by the Ministry of Environment.</i> | <i>A geotechnical report will be provided for each site to outline floodproofing requirements and/or provide recommendations to mitigate flood risks.</i> |
| <i>The siting of buildings, where consistent with the Master Plan, should protect mature stands of timber.</i> | <i>Tree removals are proposed at the Gateway Loop site; 8 mature trees will be maintained.</i> |

Green Building Policy

The proposal takes into consideration the six broad objectives outlined in the RMOW's Green Building Policy; a written narrative has been requested from the architect.

Legal Encumbrances

The Olympic Plaza proposal will take into consideration the flood protection and utility right of way covenants on title.

Staff Comments

Staff are supportive of the proposed building designs at these highly visible locations in Whistler Village. The proposed materials and combination are consistent with the Whistler Village Design Guidelines.

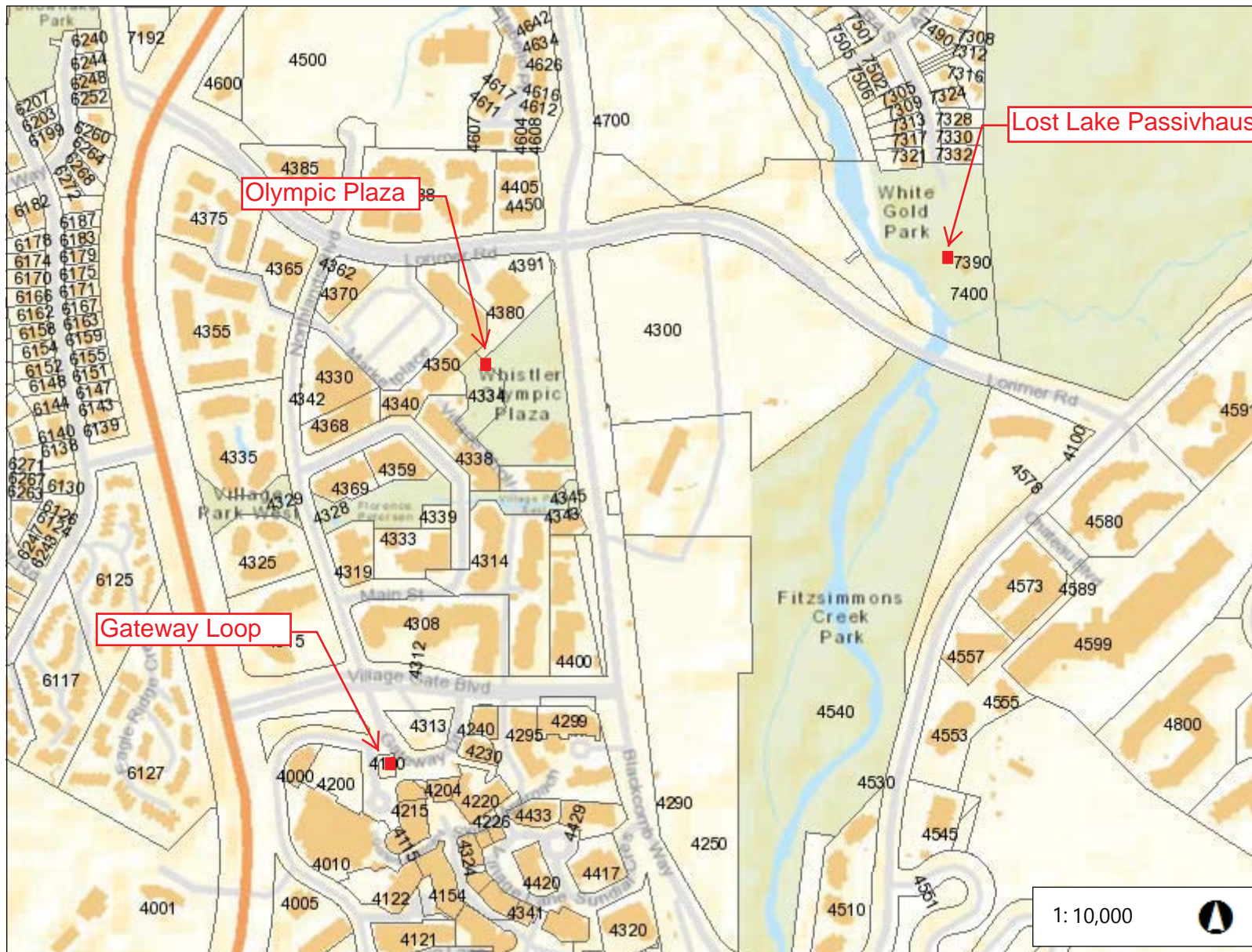
Staff are seeking panel's comments and a motion on the proposed form and character, architectural detailing, materials and finishes of the proposed new public washroom facilities.

SUMMARY

This report requests ADP review comments on the proposed form and character, architectural detailing, materials, and finishes of the proposed new public washroom facilities at Olympic Plaza and Gateway Loop in Whistler Village and at the Passivhaus in Lost Lake Park.

Respectfully submitted,

Jessie Abraham
Planning Analyst



Legend

- Civic Addresses
- Parcels

Notes

For Internal Use Only

326.0 0 163.00 326.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

The information displayed on this site is provided as a public service by the Resort Municipality of Whistler.
Use of this site acknowledges acceptance of the Terms and Conditions

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PUBLIC WASHROOM PAVILLION - GATEWAY LOOP

development permit application | ADP submission



design rationale | GATEWAY LOOP

This project is one of six potential sites for six separate public washroom buildings which will be located on various sites around the municipality. Each site and building varies slightly in program due to location, anticipated usage and associated functions. Design work involved site analysis for each specific site, siting studies, washroom compartment studies, conceptual layouts, form and research into materiality.

The starting point for the design process began with a design charrette involving participants from Resort Municipality of Whistler (RMOW) and the consultant team. Through a series of group exercises to promote "outside the box thinking" intended to challenge and inspire the team to distill their most vital ideas which created shared goals for a successful project. These activities culminated into a series of individual project vision statements by RMOW participants which are noted below.

Project vision statements:

- A collection of washroom buildings that are well received by the local community, durable, operationally efficient, architectural, fitting, pleasant to us and cost efficient - "on target".
- Durable, safe, easy to clean building that are spacious and comfortable but do not support long term visits. All should have enough capacity so waiting in line is rare.
- Each space should provides for a warm, friendly user experience while ensuring an energy and resource efficient operation. The washroom pavilions should be a pleasing place that continues to extend the Whistler experience. Cost effective, flexible, functional and easy to maintain structure that will serve the test or time.
- A successful project will be a family of facilities that share design commonalities while speaking to durability, maintenance and incorporate use of local materials.

In addition, sustainable design has been integrated into the design development phase and specifically addressed through the use of durable, long-lasting materials, high-performance building envelope, and high-efficiency mechanical and electrical systems to reduce the demand on energy and conserve water. Even though some public washroom facilities may be considered purely functional and ubiquitous structures, our goal is to create facilities which the symbolize the Whistler legacy.

Programming:

There is a need to provide washroom compartments for private use and allow for the dignity of all people to be honored. The programming scheme is a series of washrooms pavilion buildings which are comprised of either gender specific, gender neutral / "inclusive" washrooms or a combination thereof, which will provide toileting facilities for all. This is achieved by means of single occupant, barrier-free (accessible) or family style compartments, which can be locked off during shoulder seasons or maintenance purposes. The application of multi-use compartments will enable higher occupant throughput to meet capacity needs, make all people feel accepted and ultimately provide all occupants an excellent user experience equal to or better than other similar world-class resort facilities.

Gateway Loop Site:

The site along Whistler Way at Gateway Drive located immediately south-west of the new bus loop terminal. Currently the site is a small piece of green space which has a series of trees located within a topographical depression. The site has access on all sides and currently houses bike racks along the southern side. There is a reasonable drop in elevation over the width and length of the site, which will be mediated by providing access to the building along the eastern edge of the site from Gateway Drive.

The site design incorporates accessibility and ease of access by positioning the main entrance on grade directly opposite the bus loop on the eastern side of the site, incorporating an entrance plaza where people can meet, wait, park their bikes, have a seat or use the facilities. The design works to include Whistler paving patterns and bike racks to provide both covered and uncovered spaces for the users.

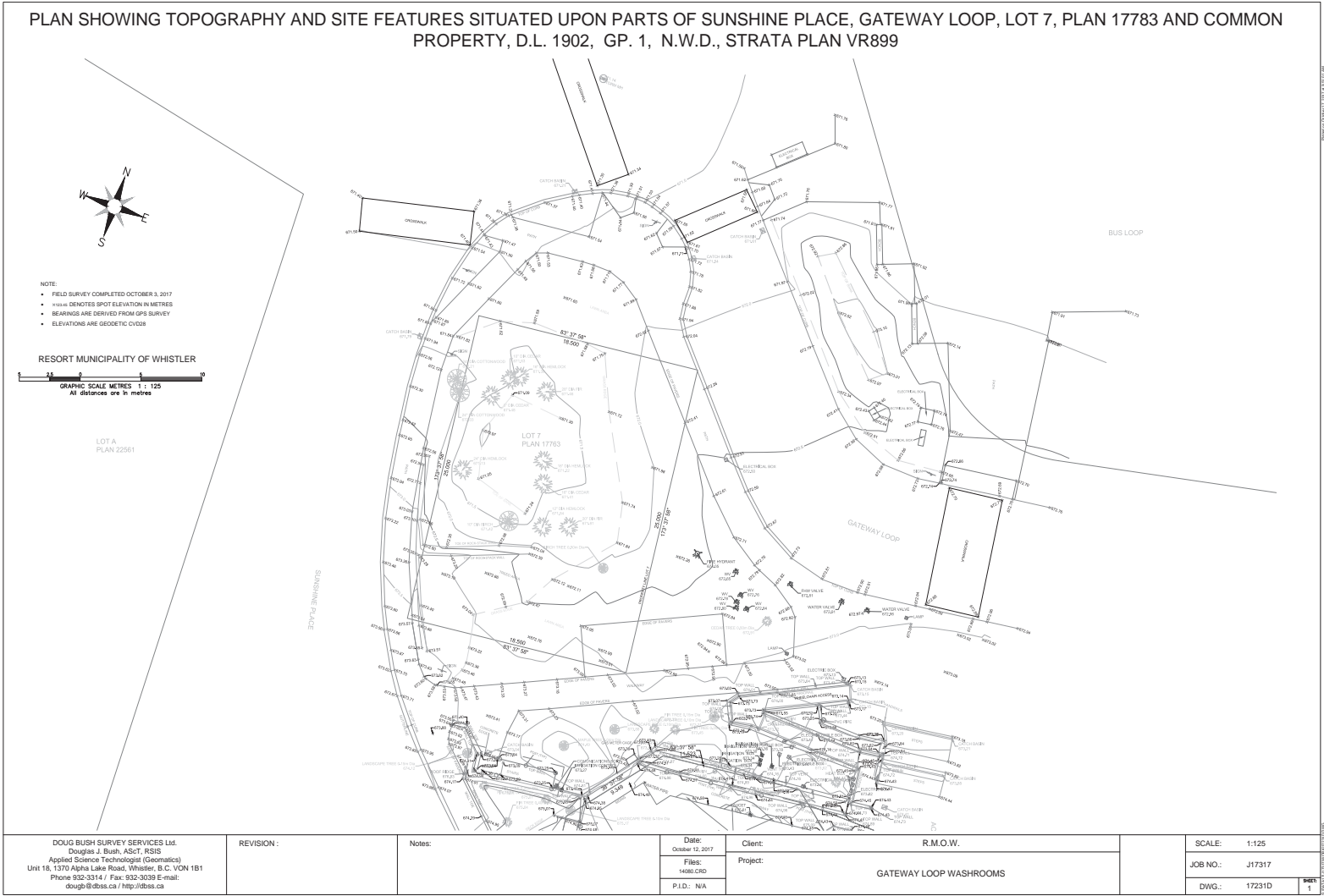
Materiality:

The washroom exterior design balances an exposed wood roof constructed out of dimensional wood products which extends over the wood based structure and clerestory windows with the solid nature of the walls which provide privacy and durability at grade level. This combination creates the pavilion feeling and gives the space warmth without losing durability of materials, which is so key in a building function such as this.

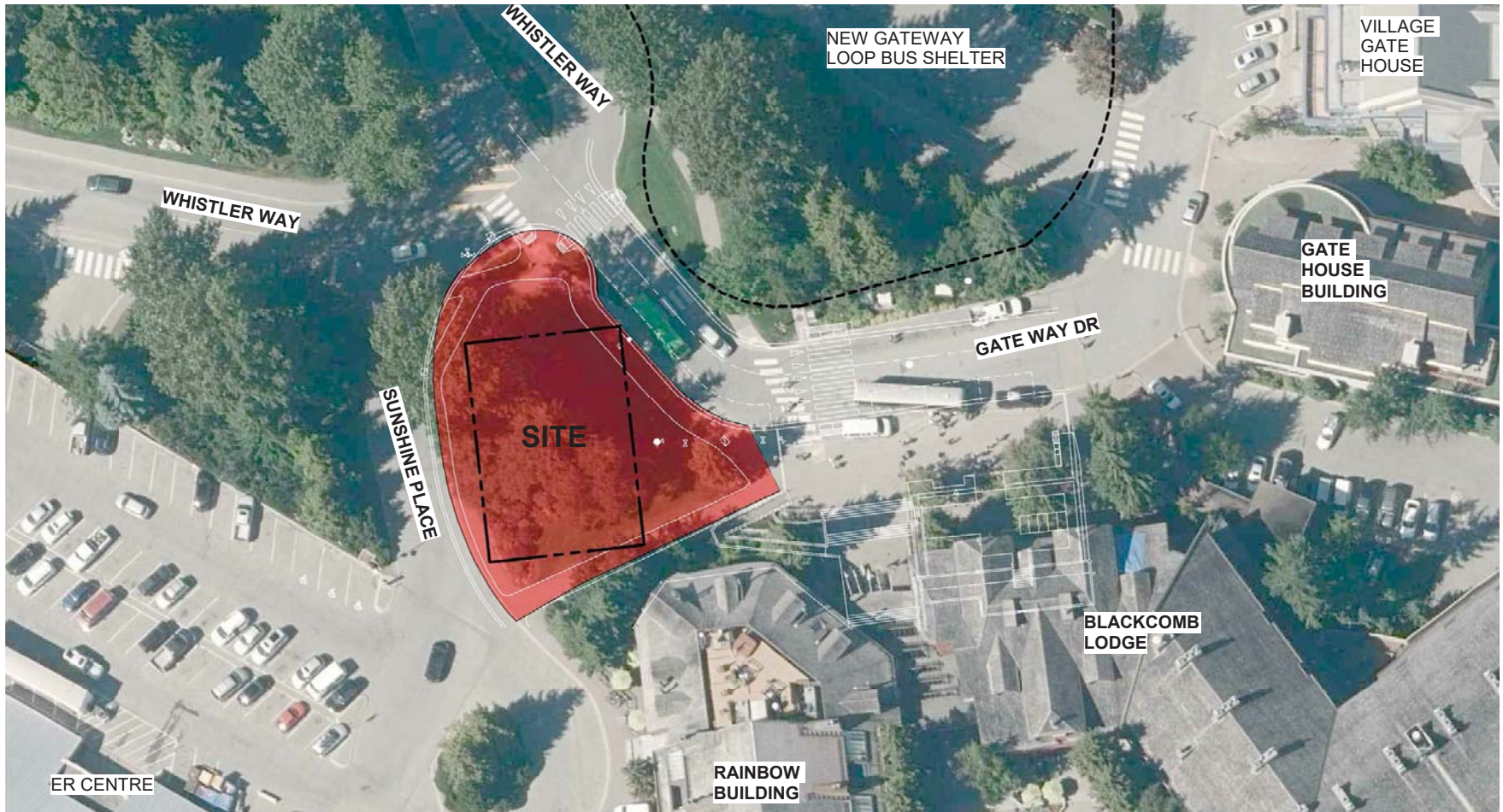
The cladding is a combination of simple ship lap siding with a small reveal to accentuate the horizontal pattern, a feature stone wall designed to carry on the Whistler "natural aesthetic" and provide a tactile component, along with board-formed concrete walls which speak to the permanence and durability of this small civic facility. In addition, all of the stand-alone buildings are to share the same architectural vocabulary of materials, way finding and signage in order allow visitors of all backgrounds to clearly identify the function. Each Washroom Pavilion has a way finding signage wall or "tab" which reaches high enough to be seen from a distance and adds a splash of colour to the overall design providing continuity across the Whistler landscape.

The interior design focuses on clean, durable, access to natural daylight, easy to maintain and creation of a safe space which is both inviting, but also utilitarian in execution as not to promote loitering and allow for easy repair of vandalism or graffiti. The flow of people is managed intuitively through the use of overhead canopies for protection from the elements and unprogrammed space to form orderly queues.

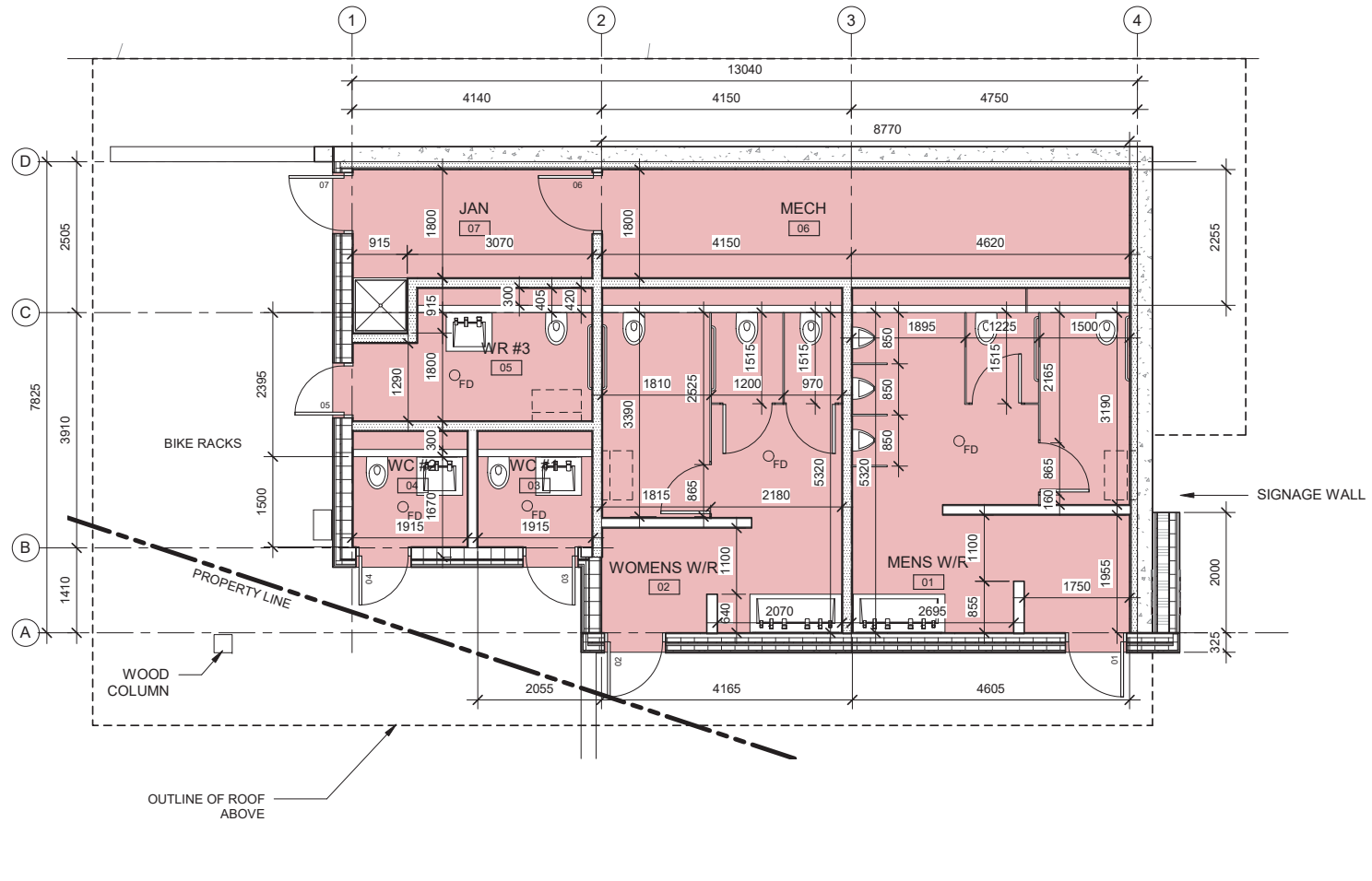
site survey | GATEWAY LOOP



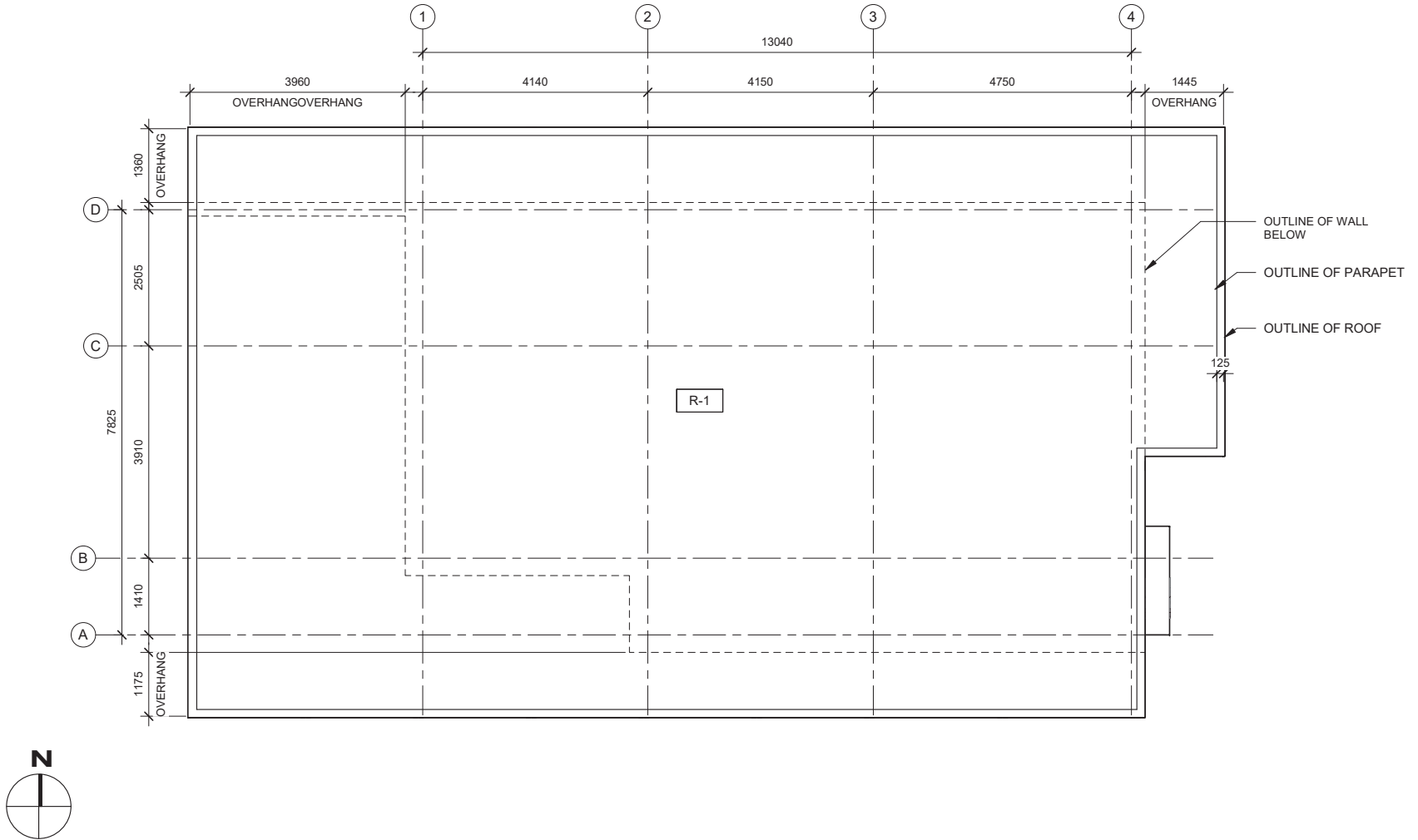
context plans | GATEWAY LOOP



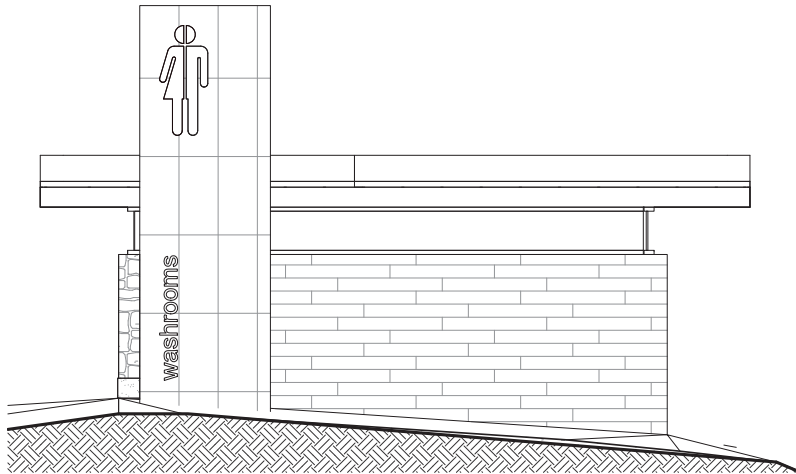




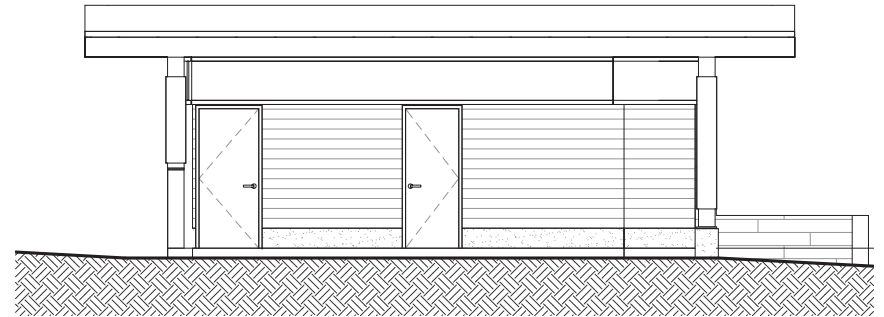
roof plan | GATEWAY LOOP



elevations | GATEWAY LOOP

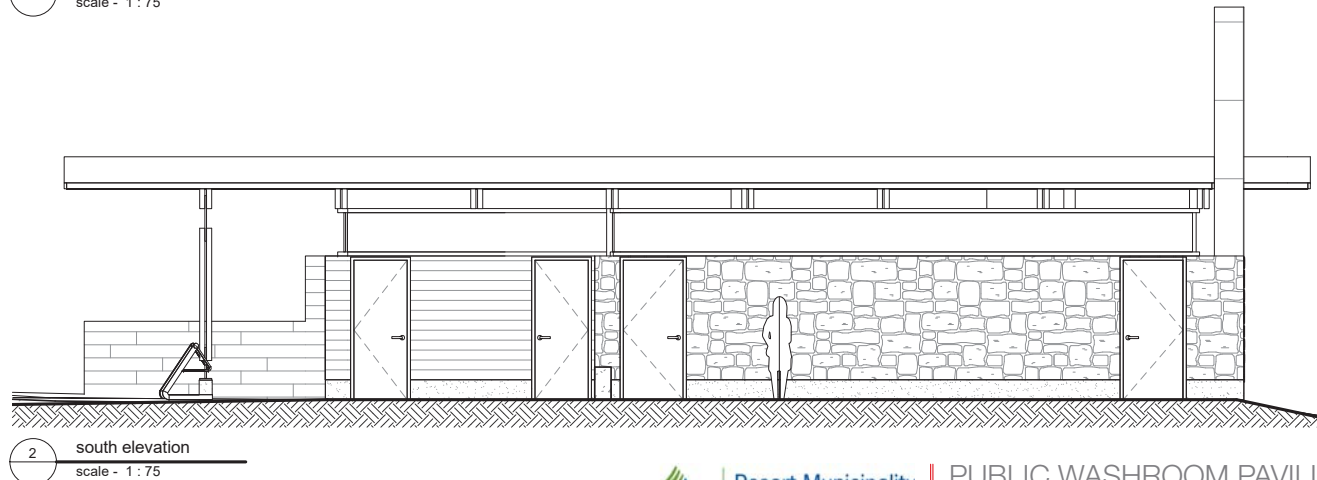
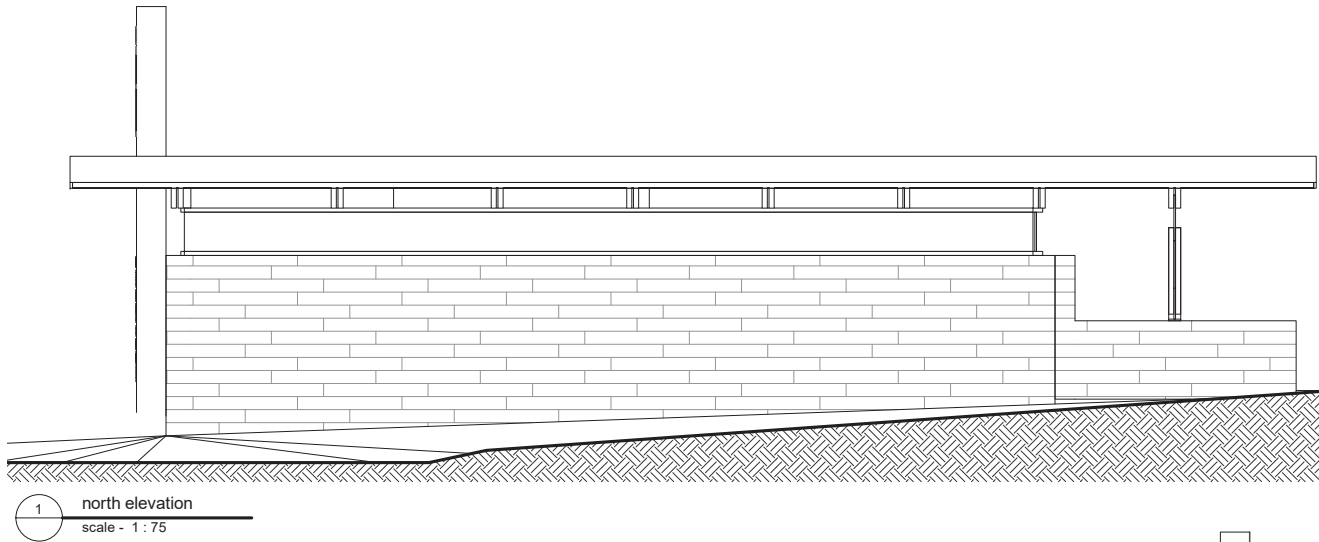


1 east elevation
scale - 1 : 75



2 west elevation
scale - 1 : 75

elevations | GATEWAY LOOP



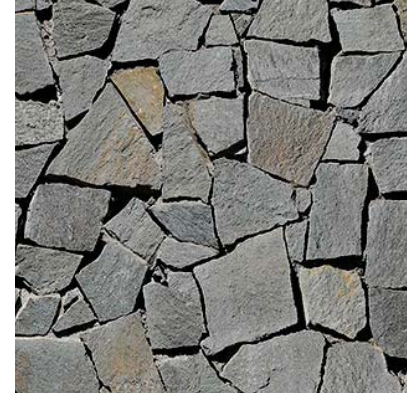
material & colour swatches | GATEWAY LOOP



hardie board plank siding



board formed concrete



basalt stone



aluminum panel colour - building signage

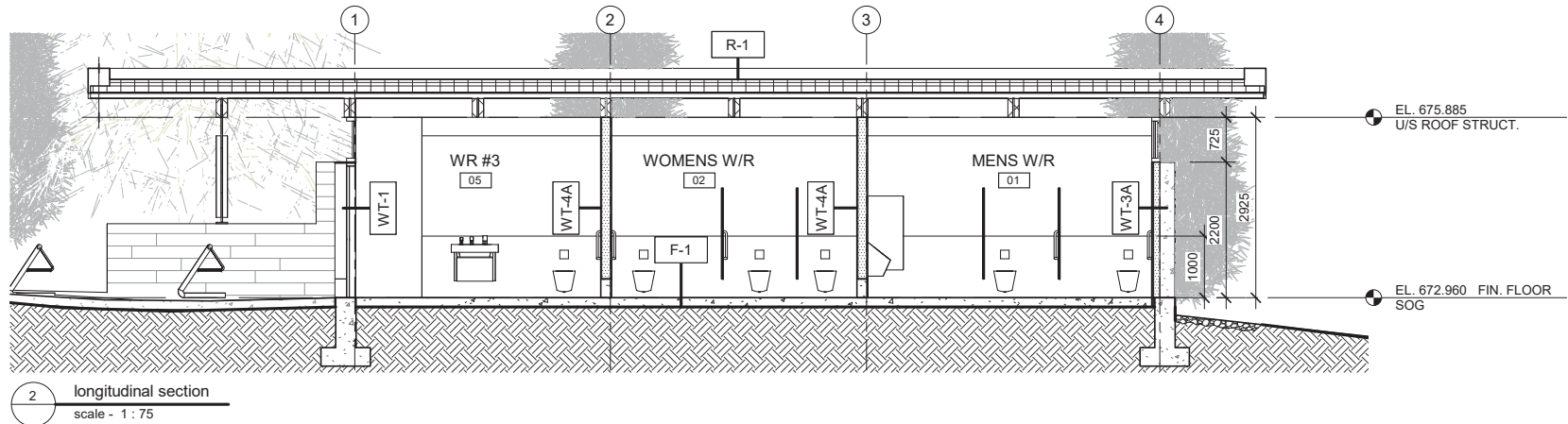
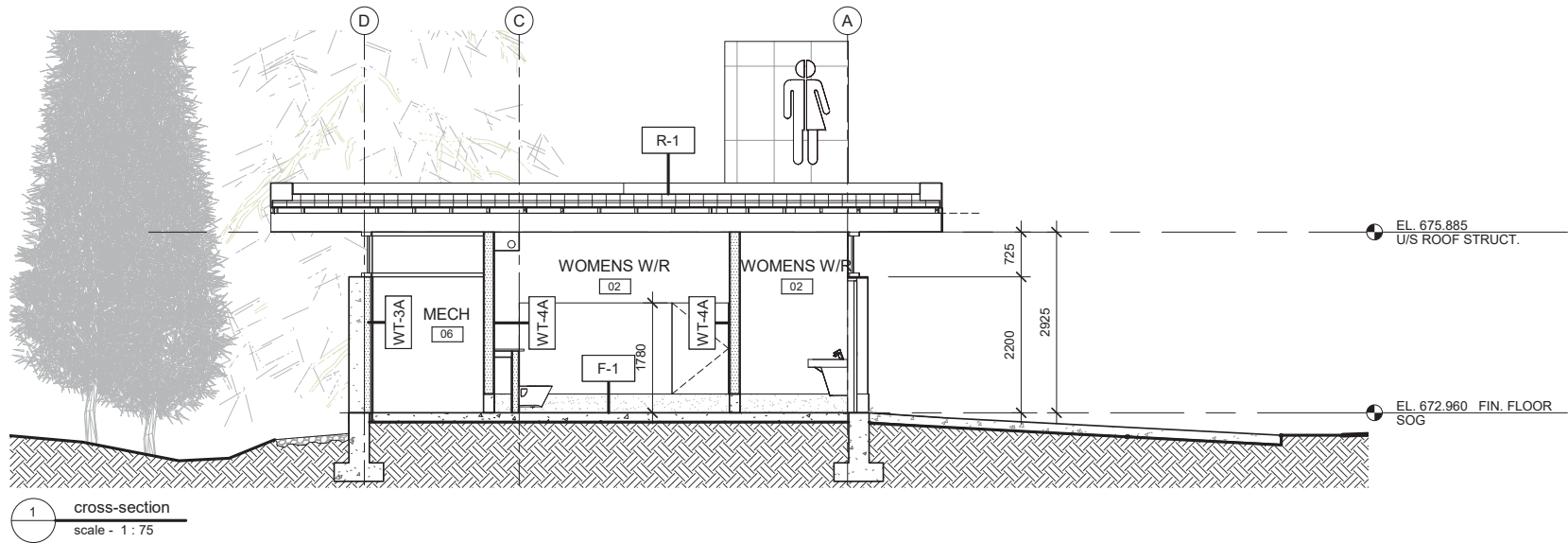


exposed wood ceiling

building materials | GATEWAY LOOP



site + building sections | GATEWAY LOOP



perspective | GATEWAY LOOP



perspective | GATEWAY LOOP



landscape | GATEWAY LOOP



snow management plan | GATEWAY LOOP



Melissa McKay P.Eng
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www.mountainresortengineering.com

January 23, 2019

File: 2018M-26

To: Annie Oja, RMOW
Cc:

Re: Snow Shed Review for RMOW Public Washroom Facilities

A snow shed review was completed for three new public washroom facilities:

Site A: Whistler Olympic Park
Site B: Gateway Loop
Site F: Lost Lake

Our objectives in completing this review were to:

- Achieve serviceable buildings that work well in our snow country climate
- Ensure minimal risk is incurred from the shedding of snow and ice
- Keep manual snow removal and maintenance costs reasonable
- Be sensitive to construction and operating costs of snow management systems
- Wherever possible, rely on architectural features and roof configurations to control snow and ice rather than energy sources (i.e. heat tracing)
- Rely on mechanical snow retention devices to help reduce the trajectory of snow shed only and never as a primary means for protecting the public (if devices are required)
- Recognize that there is always a risk from falling snow and ice near the eaves of buildings and that ongoing monitoring and mitigation measures from maintenance crews is essential to ensuring public safety

Each washroom facility was reviewed for adequate site circulation in winter months, proper removal and/or storage of both mechanical as well as manual snow clearing, safe access to service spaces, grading, pathways, roof design, roof slope, snow shed trajectories, selection of roofing materials and location of entrances/ exits.

All three buildings are quite similar in design with low-sloped torch on membrane roofs that will safely hold the snow throughout the winter months. All three buildings have large overhangs which protect patrons as they enter/ exit the washroom facilities, and all three buildings have excellent, safe, flat areas for pedestrian circulation around the buildings.

In summary, all three building designs work very well for snow country and we have no further comments.

Respectfully submitted,

Melissa McKay, P.Eng.

By using this document, the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of the fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and/or injury as a result of services rendered.



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 12, 2019
FROM: Resort Experience
SUBJECT: RZ1160 – 4190 GATEWAY DRIVE – PUBLIC WASHROOM PAVILION
GROSS FLOOR AREA REZONING

REPORT: 19-030
FILE: RZ1160

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”;

That Council authorize staff to schedule a public hearing for “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”, and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”, the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience:

1. Registration of an encroachment agreement to provide for the roof projection and column located in the municipal road right of way, and require their on-going maintenance and repair by the applicant; and further

That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

REFERENCES

Owner: Resort Municipality of Whistler

Location: 4190 Gateway Drive

Legal Description: LOT 7 DISTRICT LOT 1902 PLAN 17763 PID 004-701-640

Current Zoning: CC1 Zone (4190 Gateway Drive)

Appendices:

- “A” – Location Map
- “B” – Architectural Drawings
- “C” – Landscape Drawings
- “D” – Applicant’s Rezoning Rationale

PURPOSE OF REPORT

This Report recommends that Council give first and second readings to “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019”.

Bylaw No. 2222 amends the municipality’s “Zoning and Parking Bylaw No. 303, 2015” to increase the maximum permitted gross floor area for development of a proposed public washroom facility at 4190 Gateway Drive.

DISCUSSION

Background

The proposed washroom facility will be located at 4190 Gateway Drive. The property has been owned by the RMOW since the lands were transferred from W.L.C. Developments Ltd., a Crown corporation, in 1995. The land was transferred with the intent that it would be used as park space for landscaping and public access use. The proposal is consistent with the intended use and includes a new public washroom facility, pedestrian and bicycle enhancements, and new landscaping.

The proposed washroom building is one of three municipal public washroom buildings to be constructed in 2019 on various sites throughout the Village.

Rezoning Proposal

The proposed development consists of a new one-storey, at-grade public washroom facility on a currently undeveloped, public access site adjacent to Gateway Loop. The facility includes men’s and women’s multi-stall washrooms, single room washrooms, and accessible washrooms. In addition, a janitor’s room and mechanical room is included within the building. The site incorporates new hardscaping to accommodate pedestrian access and new bike racks to accommodate bicycle traffic. Although some tree and landscape removals will be required to locate the new facility, the siting will protect mature stands of trees closest to Village Gate Boulevard.

Note that the proposed design includes a roof projection over the parcel line into the road of way and is supported on a column outside the parcel boundary. Registration of an encroachment agreement will be required.

Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019

The zoning amendment bylaw proposes to adjust the density provision of the CC1 zone regarding permitted gross floor area for the parcel to accommodate the proposed 110 square metre public washroom facility. The total gross floor area for the parcel will be established as 110 square metres.

ADP Review

The proposal was referred to the Advisory Design Panel for review on February 20, 2019. The panel was generally supportive of the proposed design and provided feedback in regards to signage, colours, materials, and lighting. The Panel’s comments will be taken into consideration to achieve a final supported design prior to Council’s consideration of the adoption of the proposed zoning amendment.

WHISTLER 2020 ANALYSIS

| W2020 Strategy | TOWARD Descriptions of success that resolution moves us toward | Comments |
|--------------------|--|--|
| Built Environment | The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations. | Building and site is accessible. Washroom programming is a universal inclusive design that provides privacy and allows for dignity of all people to be honoured. |
| | Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses. | Durable, safe, easy to clean buildings that are spacious and comfortable but do not support long-term visits. |
| Visitor Experience | Visitors feel genuinely welcome. | Inviting buildings (open sight lines, warm material palette) that are conveniently located in busy areas. |
| | Travel and services are accessible, seamless and convenient at all phases of visitors' trips, from prior to departure until after returning home. | Conveniently located adjacent to Gateway Loop bus shelter for visitors arriving and departing. |
| | The resort is comfortable, functional, safe, clean, and well-maintained. | Operationally efficient, easy to maintain, built to last. |
| Materials | Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals. | Exposed wood in protected areas to add warmth, local basalt stone. |
| Transportation | Whistler policy, planning, and development prioritizes preferred methods of transportation – pedestrian, bicycle, and other non-motorized means. | Covered secure bicycle parking with washrooms in close proximity to the Valley Trail. |

| W2020 Strategy | AWAY FROM Descriptions of success that resolution moves away from | Mitigation Strategies and Comments |
|-------------------|--|---|
| Built Environment | The new and renovated built environment has transitioned towards sustainable management of energy and materials. | Energy and new materials are required for facility construction |
| Energy | The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated. | Energy is required to manufacture the necessary building materials and implement and maintain the development. Low consumption water fixtures are included in the design. |

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The property is located within the Commercial Core One (CC1) zone. This zone regulates the permitted uses, density, height, site area, site coverage and setbacks for the property. The proposed public washroom facility is consistent with the CC1 Zone as a permitted use. The proposal meets all other zoning regulations.

The development is subject to the floodproofing requirements as outlined in the zoning bylaw. A report from EXP Services Inc. dated February 14, 2019 has been received and is currently under staff review. Should a floodplain exemption application be required, staff will resolve floodproofing measures, and bring the application in front of Council before bylaw adoption.

Whistler Village Density Policy

The municipality's *Council Policy G-24: Whistler Village Density Policy* applies to all rezoning applications for parcels within the CC1 zone that proposes to increase the building density beyond the base density established in the CC1 zone. The proposed development is consistent with the policy objectives, taking into account: visitor experience and customer service improvements, green building strategies, accessibility improvements, and consistency with building mass and form within Whistler Village. As per the policy, the proposal does not exceed the absolute maximum floor space ratio of 3.50 for the parcel (proposed increase is from 0.04 to 0.24).

Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. The proposed zoning bylaw amendment is consistent with the municipality's Official Community Plan criteria for consideration of a rezoning amendment. A brief summary follows:

| OCP Criteria | Comments |
|---|---|
| Impact on bed unit capacity calculations | No |
| Capable of being served by Municipal water, sewer, and fire protection services | Yes, the subject property has an existing water service connection and the new development will tie into an existing sanitary line in the adjacent road right of way. |
| Accessible via the local road system. | Yes |
| Environmental Impact Assessment and Initial Environmental Review | The development will comply with the IER recommendations as stated in the report by Cascade Environmental, dated September 25, 2018. |
| Traffic volumes and patterns on Highway 99 and the local road system | No anticipated changes in volumes or patterns. |
| Overall patterns of development of the community and resort | Consistent with OCP Policies 4.7.1 and 4.11.3 regarding access to public facilities and enhancing pedestrian and cycling circulation. |
| Municipal Finance | Refer to the Budget Considerations section of this Report for more information. |
| Views and Scenery | Building mass is one-storey and low in profile to minimize the effect on views and scenery. |

| | |
|--|--|
| Existing Community and Recreation Facilities | The parcel is ideally located adjacent Whistler's transit hub and is coordinated with pedestrian and cycling circulation. |
| Employee Housing Charges | Charges are not payable on RMOW proposal. |
| Heritage Resources | N/A |
| Project exhibits high standards of design and landscaping | The proposed design and materials include exposed wood beams and columns, stone detailing, and hard and soft landscaping consistent with Whistler Village Design Guidelines. |
| Impact on a designated municipal trail system, recreation area, or open space. | The proposed development will enhance public/visitor experience in the Village and is coordinated with public transit and bike/pedestrian routes to improve public access areas. |
| Resident housing proposals criteria | N/A |

Legal Encumbrances

The parcel is subject to a restrictive covenant between the RMOW and the Province, which states the allowable permitted uses are landscaping and public access only. Staff received written confirmation that the Province is in support of having the covenant language updated to reflect the additional use of a "public washroom facility". A formal amendment of covenant BJ52186 will proceed following zoning amendment bylaw adoption.

Registration of an encroachment agreement will be required regarding the roof projection and column support to be developed outside the parcel boundary in the road right of way.

This Report requests that Council authorize the Mayor and Municipal Clerk to execute the covenant modification and the encroachment agreements.

Green Building Policy

The municipality's *Council Policy G-23: Green Building Policy* provides direction in respect to green building features and outlines six broad green building objectives. The Architect provided a written narrative that satisfies the objectives of the *Green Building Policy*.

BUDGET CONSIDERATIONS

The proposed development is subject to rezoning application processing fees. All costs associated with the rezoning application will be paid through the approved project budget.

The proposed development is exempt from the Works and Services Charges Bylaw; development cost charges do not apply.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property. No formal community engagement has been undertaken to date with respect to the application. A Public Hearing, which is subject to public notice requirements, is required as a part of the statutory process for bylaw consideration and adoption.

SUMMARY

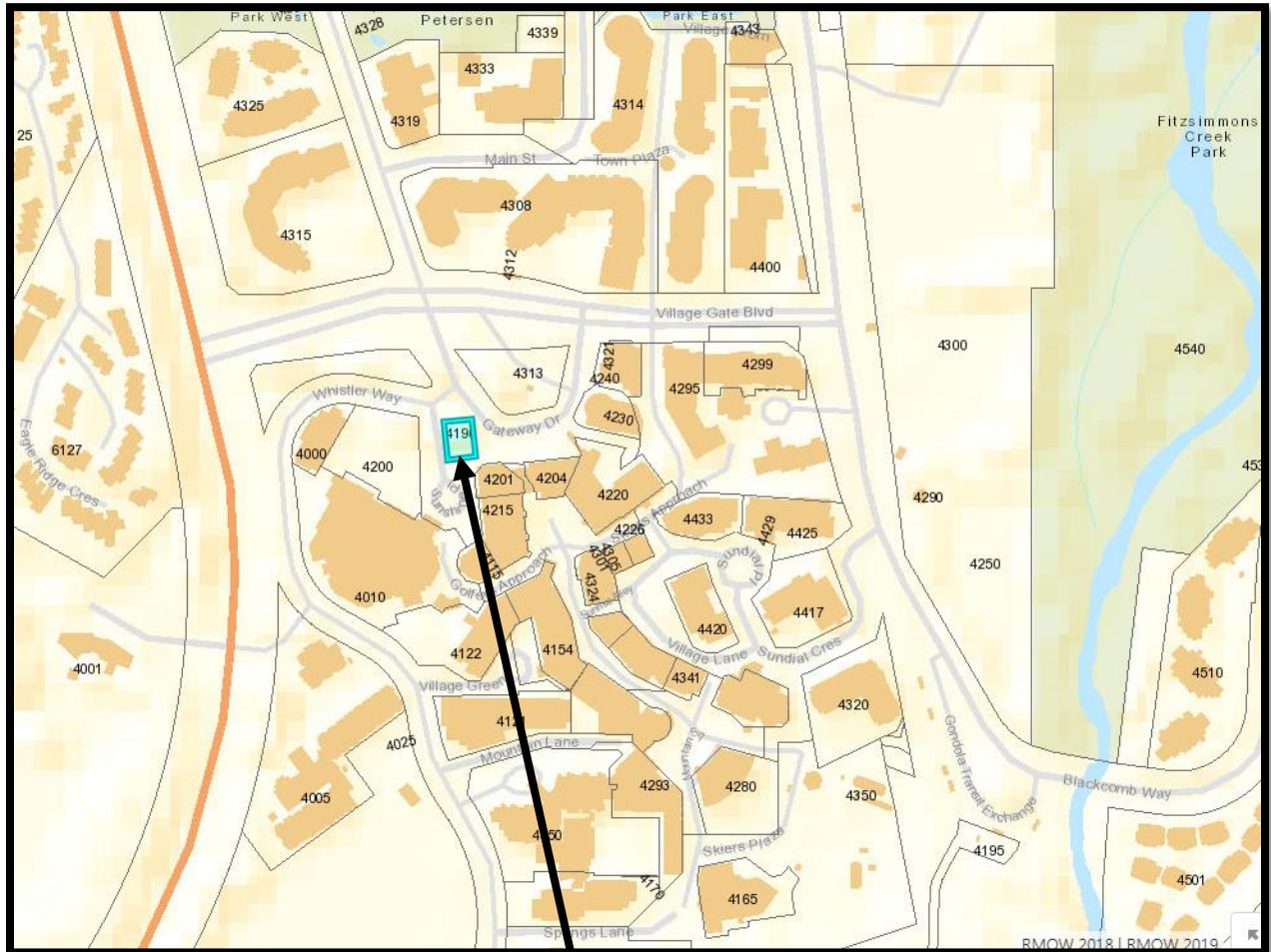
This Report presents “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019” for Council consideration of first and second reading to amend the applicable CC1 zone for the proposed density increase, and identifies conditions for the applicant to address prior to consideration of adoption of the Bylaw. The Report also requests Council authorize scheduling of a Public Hearing for the proposed Bylaw.

Respectfully submitted,

Jessie Abraham
PLANNING ANALYST

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

REZONING APPLICATION NO. RZ 1160
4190 GATEWAY DRIVE – PUBLIC WASHROOM PAVILLION
GROSS FLOOR AREA REZONING



SUBJECT PROPERTY



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

RATIONALE FOR REZONING

DATE: 1/29/2019

FILE NO: P07501

ATTENTION: RMOW PLANNING DEPARTMENT

FROM: ANNIE OJA

RE: 4190 GATEWAY DRIVE REZONING APPLICATION

The proposed washroom facility at 4190 Gateway Drive is one of three municipal public washroom buildings to be constructed in 2019 on various sites throughout the Village.

The following outline the rationale for the site's rezoning:

Government Policies

OCP

The proposed rezoning is consistent with the high level OCP community vision of improving the resort and visitor experience by providing a much needed public service that is currently in high demand throughout the Village.

Whistler 2020 Analysis

| W2020 Strategy | Descriptions of success that moves us toward | Comments |
|---------------------------|--|--|
| Built Environment | The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations | Building and site is accessible Washroom programming is a universal inclusive design that provides privacy and allows for dignity of all people to be honored |
| | Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses | Durable, safe, easy to clean buildings that are spacious and comfortable but do not support long term visits |
| Visitor Experience | Visitors feel genuinely welcome | Inviting buildings (open sight lines, warm material palette) that are conveniently located in busy areas |
| | Travel and services are accessible, seamless and | Conveniently located adjacent to Gateway Loop bus shelter |



| | | |
|-----------------------|---|--|
| | convenient at all phases of visitors' trips, from prior to departure until after returning home | for visitors arriving and departing |
| | The resort is comfortable, functional, safe, clean, and well-maintained | Operationally efficient, easy to maintain, built to last |
| Materials | Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals | Exposed wood in protected areas to add warmth, local basalt stone |
| Transportation | Whistler policy, planning, and development prioritizes preferred methods of transportation – pedestrian, bicycle, and other non-motorized means | Covered secure bicycle parking with washrooms in close proximity to the Valley Trail |

Project Benefits

- The proposed facility will create a social benefit to the public/visitors by providing a public service that is currently in high demand throughout the Village

Need and Demand

- The newly constructed Gateway Loop bus shelter is a busy destination with buses continuously dropping off and picking up passengers throughout the day.
- The only washroom facilities that currently exist are located within the adjacent Visitor Information Centre. These facilities are over-subscribed with long line ups around bus drop-off and pick-up times.
- The addition of covered, secure bike parking will promote and encourage bike commuting and help reduce the number of cars on the road.

Services

- The site has an existing water service connection and the new washroom will tie into an existing sanitary line in adjacent road right of way.
- The site has an existing sidewalk along Gateway Drive which will be maintained and an existing pedestrian circulation route that will be maintained that connects to the above ground public parking area at the Whistler Conference Centre.

Neighbourhood

- The current site exists as a leftover landscaped area that separates Gateway Drive and the above ground parking lot at the Whistler Conference Centre.



- Busy surrounding neighbourhood including – Gateway Loop bus shelter, Whistler Conference Centre, taxi pickup area, and the Village Core (restaurants, hotels, surrounding businesses).

Impacts

- The proposed facility will improve public and visitor experience by providing a public service that is currently in high demand throughout the Village.
- A single story of 3.72m will reduce visual impact to the surrounding neighbourhood

Design

- **Local** (architecturally fitting to the site and its surroundings, materials, share commonality and therefore become a family of facilities)
- **Durable** (operationally efficient, easily maintained and built to last)
- **Safe** (warm and friendly user experience)
- **Cost Effective** (demonstrate good value for money to the community)
- **Capacity** (convenient with minimal waiting in line)
- **Flexible** (allow for flexibility, future expansion, inclusivity with universal toilet compartments)

Sincerely,

Annie Oja
Parks Planner

TITLE SEARCH PRINT

File Reference: DP1671

Declared Value \$48,200

2019-01-29, 14:36:12

Requestor: Denise Taveira

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

BJ52185

BE305932

Application Received

1995-02-21

Application Entered

1995-03-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

RESORT MUNICIPALITY OF WHISTLER
MUNICIPAL HALL, BLACKCOMB WAY
P.O. BOX 35
WHISTLER, BC
V0N 1B4**Taxation Authority**

Whistler, Resort Municipality of

Description of Land

Parcel Identifier:

004-701-640

Legal Description:

LOT 7 DISTRICT LOT 1902 PLAN 17763

Legal NotationsTHIS LAND MAY BE SUBJECT TO SECTIONS 14 TO 22 OF THE RESORT
MUNICIPALITY OF WHISTLER ACT AND THE BYLAWS OF THE WHISTLER RESORT
ASSOCIATION FILED UNDER THE SOCIETIES ACT, SEE DF G87899
MODIFIED BY DF BG106166 31.03.1993**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

P65328

Registration Date and Time:

1986-07-16 14:11

Registered Owner:

RESORT MUNICIPALITY OF WHISTLER

Remarks:

S. 215 L.T.A. INCLUDES INDEMNITY UNDER
S. 215(2)(A) L.T.A.

TITLE SEARCH PRINT

File Reference: DP1671

Declared Value \$48,200

2019-01-29, 14:36:12

Requestor: Denise Taveira

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

BJ52186

1995-02-21 13:57

THE CROWN IN RIGHT OF BRITISH COLUMBIA

LAND TITLE ACT, SECTION 215

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

MINUTES OF COMMITTEES AND COMMISSIONS

Recreation and
Leisure Advisory
Committee

Moved by Councillor R. Forsyth
Seconded by Councillor C. Jewett

That Council receive the Regular Meeting Minutes of the Recreation and Leisure Advisory Committee of December 13, 2018.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (CC1 Zone –
Public Washroom
Pavilion) No. 2222,
2019

Moved by Councillor D. Jackson
Seconded by Councillor J. Grills

That “Zoning Amendment Bylaw (CC1 Zone – Public Washroom Pavilion) No. 2222, 2019” be given first and second readings.

CARRIED

BYLAWS FOR SECOND READING

Official Community
Plan Bylaw No.
2199, 2018

Moved by Councillor R. Forsyth
Seconded by Councillor A. De Jong

That “Official Community Plan Bylaw No. 2199, 2018” as revised, be given second reading.

CARRIED

CORRESPONDENCE

Budget Feedback
File No. 3009

Moved by Councillor R. Forsyth
Seconded by Councillor A. De Jong

That correspondence from Perri Dom, regarding the 2019 budget be received.

CARRIED

Trail Development
in Alpine Meadows
File No. 3009

Moved by Councillor C. Jewett
Seconded by Councillor D. Jackson

That two pieces of correspondence from the following individuals, regarding trail development in Alpine Meadows be received and referred to staff:

- James Brown
- John and Karen Wood.

CARRIED

RZ1153 – 8975
Highway 99
Rainbow Ridge
File No. 3009

Moved by Councillor R. Forsyth
Seconded by Councillor J. Grills

That ten pieces of correspondence, regarding RZ1153 – 8975 Highway 99 Rainbow Ridge rezoning application from the following individuals be received and referred to staff:

- Dave and Christy Craig
- Steve and Tash Donohoe
- Kirsten Homeniuk and Mark Sedgwick
- Sandra and John MacKenzie
- Pat and Brenda Montani
- Joe Polito and Kristen Wint



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, FEBRUARY 20, 2019, STARTING AT 12:00 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Architect AIBC, Pablo Leppe
Architect AIBC, Derek Fleming
Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
MBCSLA, Grant Brumpton
Dale Mikkelsen, Chair, UDI
Member at Large, Pat Wotherspoon
Member at Large, Ben Smith
Councillor, Duane Jackson
Director of Planning, Mike Kirkegaard
GM of Resort Experience, Jan Jansen
Planning Analyst, Jessie Abraham
Planning Analyst, Amica Antonelli
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of February 20, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Julian Pattison

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 28, 2018.

CARRIED

Election of Chair and
Co-Chair for 2019 Term

Moved by Pat Wotherspoon
Seconded by Ben Smith

That Advisory Design Panel elected Dale Mikkelsen, UDI as Chair for the 2019 term.

CARRIED

Moved by Dale Mikkelsen
Seconded by Peter Lang

That Advisory Design Panel elected Pat Wotherspoon as Co-Chair for the 2019 term.

CARRIED

Meeting Procedure

Mike Kirkegaard provided an overview of meeting procedure, meeting format, role of chair and panel motions.

The terms of reference are quite dated and will need to be updated as it still speaks to open and closed part of meetings. In camera.

The categories summary areas will need to be refined. Site Context and Landscaping will now be Site Planning and Circulation including Accessibility. Form and Character will now be Building Massing, and Architectural Form and Character. Material, Colours and Details will now include Lighting. There will now be a category for Hard and Soft Landscaping.

COUNCIL UPDATE

Councilor Jackson provided an update of the most current topics being discussed by Council. Private sector proposal will be coming to the next Council Meeting. Those initiatives we can support in terms of housing. We have also been busy with budget period.

Council is in the process of creating a Strategic Planning Committee which will focus on specific land use needs, community needs, external factors like aging infrastructure and our relationship with Vail. We will be searching for candidates to sit on that committee.

PRESENTATIONS

OCP Update

Mike Kirkegaard provided overview of the updated Official Community Plan. The OCP primarily lays out the policy of the community around land use. Aspirations in terms of community vision. The Development designations and guidelines by which we review projects.

The OCP Plan we are currently working with is from 1993 which is very outdated. The new plan which has been given first reading includes an updated Community Vision which will replace Whistler 2020. Development of the plan has addressed consultation and our relationship with the First Nations. The targeted adoption of the OCP is summer of 2019. The plan includes updated development permit guidelines which were previously reviewed by the Advisory Design Panel.

These updated design guidelines and policies are being considered along with existing policies in review of proposed developments.

The RMOW went through a community engagement and stakeholder process, what we heard out of this process was that the busyness of Whistler is beginning to put stress on the community and impacting quality of life. These include things like lack of housing, traffic congestion, and lack of employees impacting businesses. The community was also concerned about further growth and how that would impact the overall mountain character of Whistler.

Our new vision states “A Place Where Our Community Thrives, Nature is Protected and Guests are Inspired.” The overall vision and OCP policies don’t change the fundamental nature of who we are as a community. We are still a resort community with a focus on tourism.

In the updated OCP, we have strengthened Growth Management Policies, articulate the mountain character elements around green spaces. We have also added a chapter on reconciliation with the Squamish Nation and Lil’Wat Nation. Updated the DP designations and guidelines, as our current OCP has over thirty different DP areas with vague and incomplete language. Updated the OCP to integrate the masterplan for Whistler Blackcomb and consideration future growth and additional improvement on the mountain and how they fit with our community. Updated transportation policies through extensive work done by the Transportation Advisory Group (TAG), including addressing congestion and pursue regional bus service in the corridor.

Jan Jansen provided an updated on the Cheakamus Crossing Neighbourhood. The Lands that were acquired by the RMOW through the Legacies Agreement with the province. In 2017/2018 the RMOW engaged Brent Harley and Associates to develop preliminary analyses for further development in the neighbourhood working under the direction of the Planning Department. Brent Harley and Associates prepared the Site Analysis, Preliminary Concepts, Resources Narrative Record and more development opportunities with the remaining lands. Project objectives were established to create a livable community. Currently a 550 employee housing development is being proposed for the Cheakamus Neighbourhood.

Some early work undertaken by Brent Harley is the analysis of lands and identifying development pods defined as upper and lower lands and also the Jane Lakes lands. As a result of the topography of the lower lands versus the upper lands being relatively flat, it was identified as the next likely Installment. However; as time went on it was noted that the upper lands, referred to as Parcel A, had site servicing and transportation capabilities and should be considered first. The first step is to develop the overall neighborhood and the connectivity to the lands beyond and understanding how that will function and the development parcel itself. The Parcel A project will be brought forward to Design Panel at a later date.

PRESENTATIONS/DELEGATIONS

Three Public Washrooms
1st Review
File No. DP1670/71

The applicant team of Kim Johnston, Johnston Davidson Architect; John Botelho; Tom Barratt, Tom Barratt, TBC; Martin Pardoe, RMOW; Annie Oja, RMOW entered the meeting 12:45 pm.

Planning Analyst Jessie Abraham, RMOW introduced the project. This project is for three new public washroom facilities located at Lost Lake Passivhaus, Gateway Loop and Olympic Plaza. The Olympic Plaza and Gateway Loop are in DP area number one and there is no development permit required for the Lost Lake Passivhaus location. All three proposals comply with zoning regulations.

No variances are required with the exception of gateway loop which requires a rezoning application to increase the allowable gross floor area to 110 square meters.

Looking for panel's comments on Architectural Details, Form and Character and Materials and Colours. Hardi plank siding will be used. Site planning for the Olympics Plaza is currently under review as there may be a slight relocation of the building and the applicant has informed us that the materials, form and character will remain the same. Staff is supportive of the proposed design and seeking panel's comment on this highly visible location in Whistler Village.

Kim Johnston advised on the following.

1. The project started off with six public washroom facilities, but we are only presenting three today.
2. We want to create an architecture that is durable, yet pleasing and that is related to the local Whistler Esthetic and help accommodate to public needs.
3. These projects are similar and the idea was to create architecture that helps address siting and wayfinding concerns.
4. In a number of the sites you will see the integration of some covered bike parking spaces and other areas. There are overhangs which help create spaces for meeting.
5. Important in all of the floor plans are gender inclusive washrooms and standard group washrooms.
6. We took the time to look at each of the sites to examine circulation from a pedestrian perspective. Vehicle impact, the grading and natural topography and how it would impact the surrounding landscape.
7. We came up with a common esthetic that also allowed us some unique Perspective each site.
8. The Gateway Loop site is directly across the new Gateway Loop bus terminal in a landscape area that has circulation from a vehicular perspective on three sides and pedestrian on all sides. This Location was an identified access point so everyone can see the building without having to be given too much direction when they get off the bus.
9. Key element for all the washrooms is the mechanical chase along the rear. Also, a mechanical room can be accessed to the rear of the building with storage for janitorial supplies.

10. We try to keep the palette relatively simple. Slab on grade which will have radiant heating. The structure above grade is largely made of wood. Wall will be clad and wood trim will be the final finish.
11. Roof and ceiling structure is designed out of dimensional lumber, Heavy timber beams as the main structure support, layered with a series of standard dimensional lumber and exposed plywood.
12. Allow natural light for safety and the ability to have transparency. All walls will be well above 8 feet with clear story being a minimum of 2 feet above that.
13. Walls are made up three materials; element of stone on each washroom. hardi plank panel, board siding.
14. Wayfinding signage – aluminum panel to help to recognize the washrooms.

Tom Barratt advised on the following.

1. Subtle Landscape with planters at gateway site to make it easier for maintenance.
2. Matching surrounding character and not a lot of planting.
3. Passivhaus Washroom – harder/durable planting along the site, natural landscape planting surrounding.

Panel offers the following comments.

Site Planning and Circulation, Including Accessibility

1. Panel is in agreement that Locations are appropriate and necessary
2. Panel suggest that the applicant maximize accessible washrooms, particularly in the Passivhaus facility

Building Massing, Architectural Form and Character

1. Subtle and referencing known architectural styles; mid-century, national parks typology
2. Form and Massing is supportable
3. Panel suggests client look for places to bring a softness to the harder lines provided the materials
4. Be careful that mechanical systems are thought of in the detailed design, given scale of buildings; special regard to ventilation requirements

Materials, Colours, Details and Lighting

1. Consider exterior landscape lighting for Passivhaus given its darker location in the evenings.
2. Ensure durability of vibrant colours.
3. Focus on simplicity of material palette across the buildings, but with enough textural difference and contrast for interest.
4. Look to optimize mechanical and storage rooms and minimize doors if possible.
5. Panel questioned the use of hardi-board siding and asks the client to perhaps consider warmer/lighter to contrast with stone – review options and perhaps other cost effective durable materials.

6. Signage panels possibly too bold or significant; strong colours are supported in regard to the village wayfinding program in a vertical element.
7. Panel notes that perhaps signage panels could be used for ventilation ducting; maximize ventilation.

Landscaping (Hard and Soft)

1. Considerable additional seating/waiting if not provided in adjacent established landscape/surroundings.

Green Building (where applicable)

1. Panel in support of the low flow fixtures.
2. Panel supports the local materials, dimensional materials, and ease of tender/supply.
3. Contemplation of economics of alternative energy solutions.
4. Panel ask that the client consider viability of electric radiant flooring – operating cost vs. comfort.

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel supports the design and programming of the washroom facilities in the proposed locations as they are subtle and timeless references to similar typologies, but with careful consideration in detailing of materials, subtle diversity of colours and finishes, and thoughtful use of the Whistler Village Wayfinding colours and iconography as a key locator for the buildings, unless staff determine there are substantial changes from what was presented today.

CARRIED

The applicant team left the meeting at 3:10 p.m.

4335 Blakcomb Way
1st Review
File No. DP1664

*The applicant team of Tim Ankenman, Ankenman Marchand Architects;
Tom Barratt, TBC; entered the meeting at 3:14 p.m.*

Tim Ankenman advised on the following.

1. This is part of a rehabilitation project. The patio has been a bit of problem for several years in trying to make the patio seamless with the village stroll.
2. The patio is extremely sloped for table and chairs.
3. Severe leakage problem with underground parking.
4. Ten years ago RMOW approached us about repurposing the patio For the Olympics. That fell through at the time.
Two things changed from the previous design. Twenty feet from the fire lane encroached on RMOW land and this is no longer supportable.

6. Include bench seating landscaping and fire pits.
7. Two fire pits in the middle of the patio, perimeter landscaping.
Same stone as what is at the base of the Brewhouse.
9. Lower patio and ramp for accessibility.

Tom Barratt advised on the following.

1. Keeping the existing landscape and what's been added are planters.
2. Two foot pavers on pedestal.
3. Removing eight red maple trees. Small to medium tree to replace what is being removed.
4. Wall lighting along the site and radiant lighting upper part of the patio.
This lighting is subtle and dimmable. Black steel lighting fixtures and stair lighting for safety.

Panel offers the following comments.

Site Planning and Circulation

1. Panel in agreement that seating benches and notches are not successful and ask that client consider alternate locations. Could consider tied to planters near Olympic Plaza; may support a rebuild of the planters to maximize tree size.
2. Inset seating benches will be uncomfortable for users as they are located below table; people sitting under patrons.
3. Public realm benches could be more linear and/or elongated if along planters or stand-alone.
4. Access locations are reduced from original, does this to provide clarity to access points and to minimize points of access for better service.

Materials, Colours, Details, and lighting

1. Bollards on walls are not the right application. Lighting could perhaps be more in-board and integrated into the patio itself.
2. Lighting as an architectural element could be expressive and helpful to animate the space and add festive nature.
3. Consider a paving option from the existing Whistler palette of paving materials rather than introduction of new floating paver on pedestal, consider a sand base and more traditional paver overlay. Concerns also about food falling into void space and creating animal or other problems.
4. Fireplace seating could also be anchor for lighting and the other elements of animation on the Patio.

Landscaping (Hard and Soft)

1. Panel in agreement that trees should be more substantial. Largest trees possible for the planter size and soil depth.
2. Look at the opportunities in planters to maximize soil depth and/or increase volume in planters to achieve larger trees (if feasible).

Moved by Derek Fleming
Seconded by Peter Lang

THAT the Advisory Design Panel support the improvements to the BrewHouse patio with careful consideration of relocating benches to remove the “notches” while re-integrating potentially longer benches into the planters (or back-stopped by them), but with careful guidance by staff on final resolutions around tree species, number and size, paver materials and installation, and lighting selections – particularly in regard to verticality of Lighting so as to highlight the patio space, but not damage the pedestrian experience.

CARRIED

The applicant team left the meeting at 4:23 p.m.

1315 Cloudburst Drive
1st Review
File No. RZ1147

The applicant team of Brent Murdoch and Jennifer Levitt, Murdoch and Co; Meghan Kines and Jill Shewtilt, Whistler Sports Legacies entered the meeting at 4:26 p.m.

Planner Amica Antonelli, RMOW introduced the project. The proposal is for a 3800 square meter, 58 unit apartment building on Cloudburst Drive. The current zoning permits 2500 square meters of residential use. The application is being processed under the Private Employee Housing Initiative. It's below market rental rates and for Whistler employees and as well as 13% athlete accommodation.

This is a four storey apartment building similar to the neighbouring buildings. Generally the proposal meets the Cheakamus Area Legacy Neighbourhood Design Guidelines. We are seeking comments on the roofline and how it could be revised to reduce the perceived massing of the building, and the utility of the notch in the north side of the building. We've had discussions on the decorative elements on the elevator segment. We are also seeking comments on the colour palette.

Brent Murdoch advised on the following.

1. This is a fairly irregular site.
2. We are trying to make this project affordable while making it livable, with adequate storage and parking.
3. Key attributes of the building are balconies and generous green space.
4. Building form deals with the curved shape of the road and mirrors the curve of the treed knoll. The footprint of the building allows for parking to meet the zoning bylaw.
5. Cheakamus Crossing has a reduced parking requirement in the zoning (75% of CC1 parking requirements), which presents a challenge, so close to the full complement of CC1 parking is provided.
6. The use of the building has been adjusted to accommodate 83% employee and 17% resident/athlete.

7. With the athletes, there is a need for a fair amount of oversized parking, which will also be available in the street parking and parking just outside the building.
8. The building form is a series of simple masses and trying to be more playful with the shape and form with a strong roofline.
9. Materials are simple durable palettes, colours and textures. Darker, more saturated colours are proposed to counteract the winter greyness.
10. Landscaping focuses on street trees, infill planting and connecting the green space to the existing forest.

Site Planning and Circulation, Including Accessibility

1. Panel agreed that the knoll is a dynamic local feature that is well utilized. The site layout and building shape celebrate the knoll.
2. Panel appreciates the street level access on the eastern units and hope to see this as a trend in Cheakamus to maintain street animation.
3. Pedestrian animation on all sides of the building may be important to consider given that Whistler Sports Legacies is a more public environment.

Building Massing, Architectural Form and Character

1. Panel appreciates the form and character of the building and the roof. The roofline in particular is supported.
2. Multiple building components could be simplified – perhaps lobby and elevator core could be combined.
3. Return of roof “column” on ends are perhaps “weak” compared to the roof massing; consider alternate forms of “returning” the roofline to the ground.
4. High part of the roofline needs some more design consideration rather than being a long mass of board and baton.
5. Notch on north side of building should be treated as a design opportunity. It needs really careful design consideration given its north aspect and tighter confines – deliberate programming.

Materials, Colours, Details and Lighting

1. Darker colours are supported
2. Angle the balcony railing upstands to camouflage storage of the items on decks.

Landscaping (Hard and Soft)

1. Ensure that the landscape addresses ground-level unit separation from outdoor activity/amenity areas.
2. Soften the parkade entrance - needs considerable resolution.
3. Not enough information to really comment on specific landscape direction.
4. North side could be a great opportunity, but consider careful landscape design to maximize solar access and the public usefulness of this space.

Green Building (where applicable)

1. Panel would like to see a formal response to the green building program of the building.

Moved by Pablo Leppe
Seconded by Pat Wotherspoon

THAT the ADP support the direction of the design at this time, but does note the need resolution and refinement on the landscape, site planning, pedestrian articulation, and detailed material resolution and the project should return to ADP for a more fulsome review and Recommendation.

CARRIED

The applicant team left the meeting 5:55 p.m.

TERMINATION

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel Committee Meeting of February 20th 2019 be terminated at 6:00 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Mike Kirkegaard