

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 28, 2015 STARTING AT 6:00 PM**

**In the Franz Wilhelmssen Theatre at Maurice Young Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015" (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.

As stated in the Notice of Public Hearing,

Zoning Amendment
Bylaw (Rendezvous
Lodge) No. 2077, 2015"
(the "proposed Bylaw

PURPOSE OF ZONING AMENDMENT BYLAW (RENDEZVOUS LODGE) NO. 2077, 2015":

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RR1 (Rural Resource One) to MC2 Zone (Mountain Commercial Two), a new site specific zone to accommodate the existing development (Rendezvous Lodge and Two Administrative Buildings).

Explanation

An explanation by municipal staff concerning the proposed Bylaw.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Bylaw	March 31 ,2015	Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015
Council Minutes	March 31 ,2015	Minutes of the Regular Meeting of Council.
Council Report	March 31 ,2015	Administrative Report 15-050 to Council.
Presentation Slides	March 31 ,2015	Presentation slides by R. Brennan, Planner.
Correspondence		Correspondence will be included as it is received.



THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, APRIL 28, 2015 – 6:00 P.M.

MAURICE YOUNG MILLENNIUM PLACE
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (MC2 Zone –Mountain Commercial Two Zone) NO.2077, 2015

SUBJECT LANDS: Rendezvous Lodge, Blackcomb Mountain, Whistler, BC

More specifically these lands are described as: District Lot 5093, a portion of District Lot 7835 and Unsurveyed Crown Lane, NWD and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RR1 (Rural Resource One) to MC2 Zone (Mountain Commercial Two), a new site specific zone to accommodate the existing development (Rendezvous Lodge and Two Administrative Buildings)

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected on our website at www.whistler.ca/events (see April 28, 2015), or visit the Reception Desk at 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).

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 4:30 p.m. on April 28, 2015):

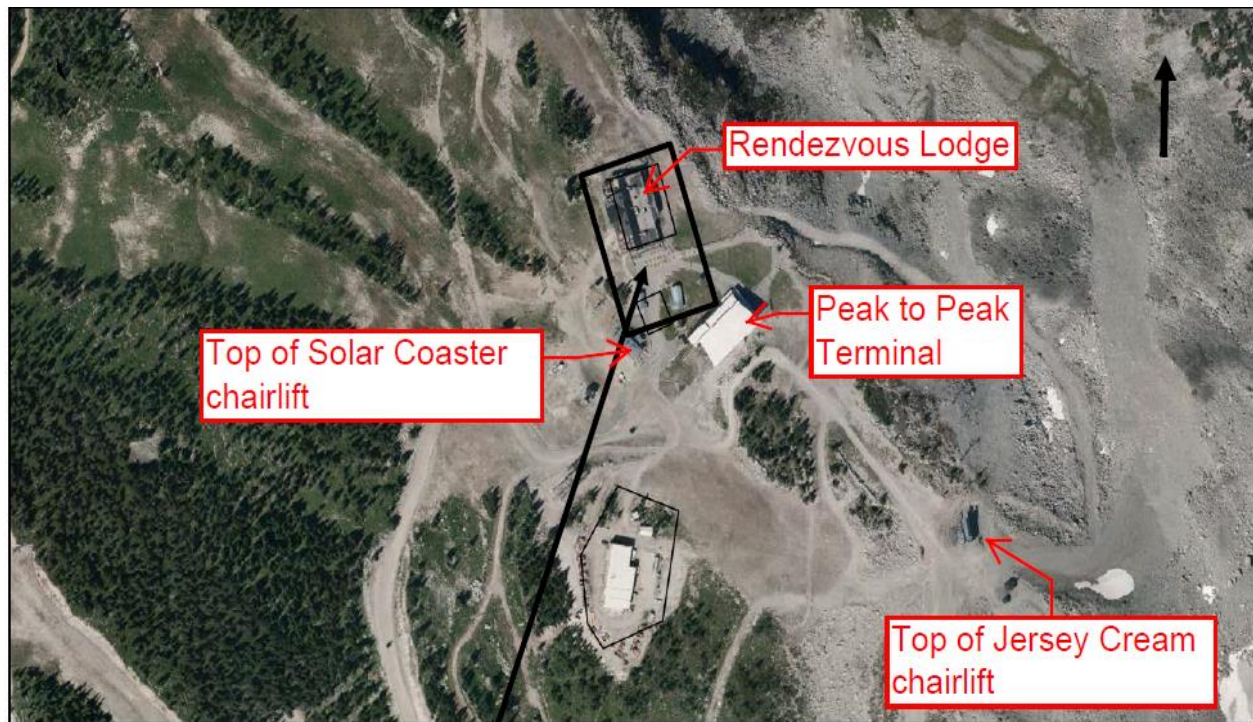
Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council's consideration, which will also be available on our website at www.whistler.ca with other associated information.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

Shannon Story
Corporate Officer

ZONING AMENDMENT BYLAW (MC2 Zone – Mountain Commercial Two)
No.2077, 2015
SUBJECT LANDS – Rendezvous Lodge, Blackcomb Mountain, Whistler, BC



Subject Property

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2077, 2015**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO.303, 1983

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

NOW THEREFORE the Municipal 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 (Rendezvous Lodge) No. 2077, 2015"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) amending Section 6 "Parking and Loading Regulation" by adding a new Section 4.3 "MC2 Zone Parking" as follows:

"MC2 Zone Parking

4.4 No parking requirements for the MC2 zone
 - (b) adding "MC2" to Section 7 under the heading, "MC Zones" and adding under the heading, "Mountain Commercial Zones", the following:

"Mountain Commercial Two (Bylaw No. 2077, 2015)".
 - (c) amending Schedule "A" Zoning Map by changing the zoning designation of all of the lands contained in the parcel to MC2 (Mountain Commercial Two) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
 - (d) adding to Section 8A in numerical order the Zoning District Schedule "MC2" as annexed to this Bylaw as Schedule "2".
 - (e) by amending Section 23, Schedule "A", "Legend of Zones", by adding under the heading, "Mountain Commercial Zones" the following:

"Mountain Commercial Two (MC2)".
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 READING this 14th day of April, 2015.

GIVEN SECOND READING this 14th day of April, 2015.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this this __ day of _____, _____.

GIVEN THIRD READING this __ day of _____, ____.

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

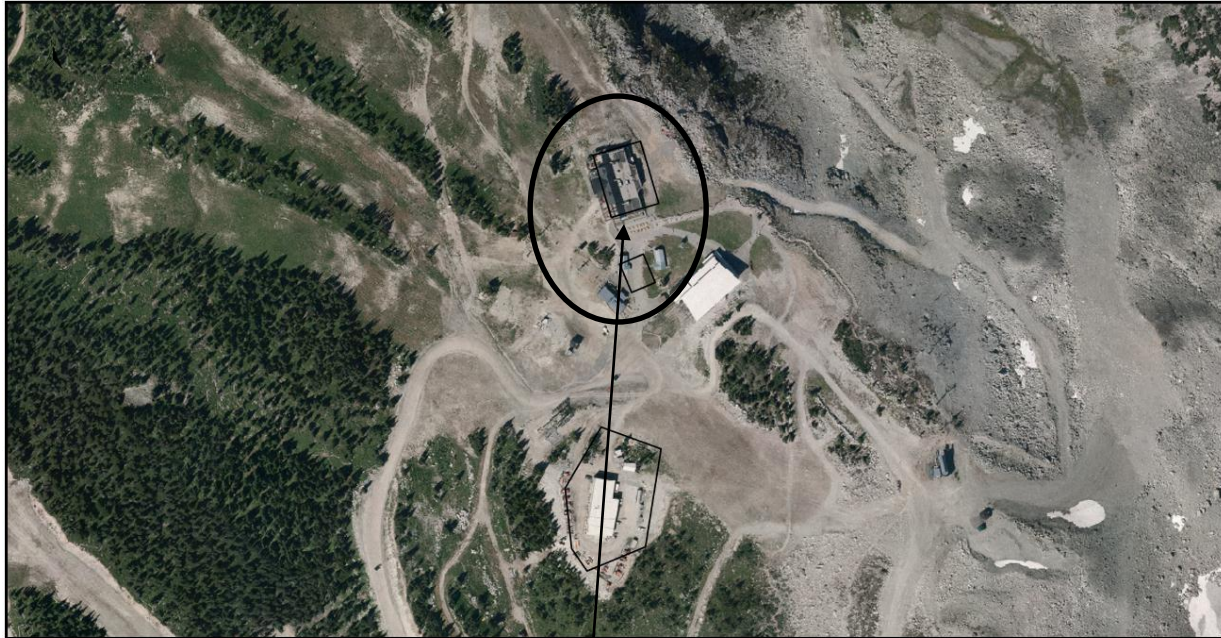
Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw
(Rendezvous Lodge) No. 2077, 2015"

Shannon Story,
Corporate Officer

SCHEDULE 1
Whistler/Blackcomb – Rendezvous Lodge
to be zoned MC2 (Mountain Commercial Two)



Subject Property

SCHEDULE 2

MC2

MOUNTAIN COMMERCIAL TWO

MC2 Zone (Mountain Commercial Two) (Bylaw No. 2077, 2015)

Intent

The intent of this zone is to provide for a mix of commercial uses including retail and restaurant uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

- 1 In the MC2 Zone:

Permitted Uses

- 1.1 The following uses are permitted, and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses,
- (b) outdoor recreation
- (c) retail
- (d) rental, outdoor recreation equipment and supplies
- (e) restaurant
- (f) maintenance facilities and workshop
- (g) storage

Density

- 1.2 The maximum permitted gross floor area for the MC2 zone is 3080 square metres.

Height

- 1.3 The maximum permitted height of a building is 14 metres.

Site Area

- 1.4 Land in the MC2 zone may not be subdivided and the minimum site area for all uses is 6600 square metres.

Site Coverage

- 1.5 No regulations.

Setbacks

- 1.6.1 No regulations.

Off-Street Parking and Loading

- 1.7 Off-street parking and loading spaces not required

RZ 1103 – Rendezvous
Lodge – Blackcomb
Mountain
Report No. 15-050
File No. RZ1103

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council consider giving first and second readings to Zoning
Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;

That Council authorize staff to schedule a public hearing regarding Zoning
Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;

That Council authorize the Mayor and Corporate Officer to execute any
necessary legal documents for this application; and further

That Council direct staff to advise the applicant that before consideration of
adoption of Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015,
the following matters shall be completed to the satisfaction of the General
Manager of Resort Experience:

- a) Payment of outstanding rezoning application fees.

CARRIED

4880 Glacier Lane –
Development Permit With
a Variance for
Whistler/Blackcomb Lift
Workshop Addition
Report No. 15-051
File No. DP 1422

Moved by Councillor S. Anderson
Seconded by Councillor J. Grills

That Council approve Development Permit Application 1422 for a two storey
building addition as per the Shop Addition plans, by Omega & Associates
Engineering Ltd., drawing No. 14-170-2-01 & 14-170-02 and Abbarch
Architecture Inc., drawing No. A-1, A-2 and A3 and date stamped received
February 17, 2015 as presented in Appendix B of Administrative Report No.
15-051, which includes the following variance to the Zoning Bylaw:

- a) Vary the parcel setback for the proposed building addition from
10 metres to 2.44 metres on the northeast side;

subject to the resolution of the following item to the satisfaction of the
General Manager of Resort Experience:

1. Letter of authorization (Release Notice) is received from the
Ministry of Environment outlining what further actions are
required by the applicant under the *Environmental Management
Act* for the property.

CARRIED

2015 Property Tax and
Utility Rate Bylaws
Report No. 15-052
File No. Bylaws 2079-
2084

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council consider giving first, second and third readings to the following
bylaws:

"Tax Rates Bylaw No. 2079 2015"
"Sewer Tax Bylaw No. 2080, 2015"
"Water Tax Bylaw No. 2081, 2015"

"Sewer User Fee Amendment Bylaw No. 2082, 2015"
"Water User Fee Amendment Bylaw No. 2083, 2015"
"Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015"

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (Rendezvous
Lodge) No. 2077, 2015

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015 receive first and second readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Tax Rates Bylaw No.
2079, 2015

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Tax Rates Bylaw No. 2079, 2015 receive first, second and third readings.

CARRIED

Sewer Tax Bylaw No.
2080, 2015

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That Sewer Tax Bylaw No. 2080, 2015 receive first, second and third readings.

CARRIED

Water Tax Bylaw No.
2081, 2015

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Water Tax Bylaw No. 2081, 2015 receive first, second and third readings.

CARRIED

Sewer User Fee
Amendment Bylaw No.
2082, 2015

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That Sewer User Fee Amendment Bylaw No. 2082, 2015 receive first, second and third readings.

CARRIED

Water User Fee
Amendment Bylaw No.
2083, 2015

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That Water User Fee Amendment Bylaw No. 2083, 2015 receive first, second and third readings.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 14, 2015

REPORT: 15-050

FROM: Resort Experience

FILE: RZ1103

SUBJECT: RZ 1103 – RENDEZVOUS LODGE – BLACKCOMB MOUNTAIN

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 (Rendezvous Lodge) No. 2077, 2015;

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Payment of outstanding rezoning application fees.

REFERENCES

Location: Rendezvous Lodge, Blackcomb Mountain

Legal description: District Lot 5093, a portion of District Lot 7835 and Unsurveyed Crown Land

Owner: Crown Land – Whistler Blackcomb Commercial Recreation Area

Current Zoning: RR1

Proposed Zoning: MC2

Date of Application: February 20, 2015

Appendices: “A” Location Map

“B” Proposed Plans

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015, a bylaw to create a site specific zone for the Rendezvous Lodge and two associated buildings at the top of Blackcomb Mountain, to facilitate a major renovation of the Rendezvous Lodge building. The report recommends that Council consider giving first and second readings to the Bylaw and that Council direct staff to schedule a public hearing regarding the Bylaw.

DISCUSSION

Background

Whistler Blackcomb is proposing a major renovation to the Rendezvous Lodge on Blackcomb Mountain that will result in an increase in 96 square metres of gross floor area that is not provided for under the existing RR1 zone, and therefore a rezoning is required.

Generally, the RR1 zone, which applies to Whistler's Crown Land areas, provides for a range of resource uses and outdoor recreation. It is recognized that the RR1 zone regulations did not contemplate and no longer adequately address the full range of activities and development for Whistler Blackcomb within its leased Controlled Recreation Area (CRA). The Planning Department work program for 2015 includes completing a comprehensive rezoning for the Whistler Blackcomb CRA that addresses existing operations and development and those that are proposed within the updated Whistler and Blackcomb Master Plans. As this is expected to be a longer and more complex process, and to expedite the proposed renovation of the Rendezvous Lodge, this renovation is being addressed through an intermediary site specific zoning.

Proposed Rezoning

Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015 has been prepared to rezone a subarea of the CRA, that includes the Rendezvous Lodge and the adjacent ski school and wax and demo hut buildings, from the current RR1 zone to a new site specific MC2 (Mountain Commercial Two) Zone.

The new MC2 zone specifically provides for the full mix of commercial activities and services provided in the existing facilities, identifying outdoor recreation, retail, outdoor recreation equipment rental, restaurant, maintenance facilities and workshop, storage, and auxiliary buildings and uses, as permitted uses. The density provisions of the zone establish a maximum gross floor area of 3,080 square metres. This provides for the existing development along with an additional 96 square metres associated with current plans for a major renovation to the Rendezvous Lodge, and an additional 10 percent allowance or 280 square metres for potential future additions. The existing gross floor area is approximately 2,700 square metres with the Rendezvous Lodge at 2,488 square metres, the Ski School building 144 square metres and the Wax and Demo Hut at 70 square metres.

Rendezvous Lodge Renovation

The proposed rezoning will facilitate a major reinvestment and upgrade of the Rendezvous Lodge planning for this year. The lodge was originally built in 1980, expanded in 1987 and has remained in its current form since 1987. The renovation project will update and rejuvenate the facility to a current standard to better reflect the needs and expectations of the visitors. The renovation will see upgrades to all interior public spaces (restaurant seating area, washrooms, food server area). Additionally the kitchen area and associated back of house facilities will be upgraded to allow for the provision of an improved food and beverage menu.

Other elements of the renovation include:

- Reconfiguration/relocation of the main entrance to improve guest traffic flow and wayfinding;
- The enclosure of the existing exterior undercover entrance corridor to create covered seating;

- Upgrades to the appearance of the exterior façade and an expansion of the exterior deck space with outdoor seating; and
- Improvements to accessibility.

The renovation will result in a small increase in gross floor area of 96 square metres. This area will be on level 2 which is the main entrance level when you walk into the Rendezvous Lodge, where a new covered entrance and additional seating area is provided. The proposed plans are presented in Appendix “B”.

The existing buildings are connected to the municipal sewer system and obtain water service from an internal Blackcomb system. As the renovation does not add any additional demand no upgrades to the existing services will be required.

The proposed MC2 zone does not require site specific parking. Whistler/Blackcomb has various leases, licences and approvals on Crown Land to provide parking to the ski area. They have over 1600 parking spaces within a reasonable distance of the gondolas and chair lifts to access Whistler or Blackcomb mountains. Parking for the Rendezvous Lodge and adjacent buildings is effectively provided in the existing Day Skier parking lots at the base areas. Currently required parking spaces must be either on the subject site or within 50 metres distance from the site where the principal building will be located. Since the building is at the top of Blackcomb Mountain and there is no public road access to these facilities on-site parking is not provided or required.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<p>The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place</p> <p>Building design, construction and operations is characterized by efficiency, durability and flexibility for changing and long-term uses.</p> <p>The new and renovated built environment has transitioned towards sustainable management of energy and materials.</p>	<p>The renovation will provide a much improved guest experience year round. The upgraded facility will also allow for improved facility utilization during the summer season, leveraging the summer sightseeing access provided by the Peak to Peak gondola.</p> <p>The proposed improvements to the exterior building façade will be consistent with the existing buildings at this location on Blackcomb.</p>
Energy	<p>Energy is used efficiently through market transformation, design, and appropriate end use.</p> <p>The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.</p>	<p>Green building commitments that meet the Green Building Policy will be a condition of adoption of the zoning amendment bylaw.</p>

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
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 the development.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

Current zoning is RR1 (Rural Resource One) which was intended to provide for the development of resource uses that are compatible with resort activities. It is a zone applied to large areas of the municipality when Bylaw 303 was adopted including most of the Crown lands. There are some permitted uses and setbacks in the RR1 zone that are not appropriate in the subject location (i.e. agriculture, cemetery, church and setback requirements for recreation buildings of 30 metres from other zones, 50 metres from Residential zones and all other buildings requiring a 10 metre setback). Also the zone has limitations on buildings sizes that do not provide for the proposed renovation.

Staff and the applicant agree that a new zone should be created which is succinct and descriptive of the uses, height, setbacks etc., for the subject area at this location on Blackcomb Mountain within the Whistler Blackcomb CRA. This is being initiated to expedite the Rendezvous Lodge renovation, in advance of the comprehensive rezoning for the Whistler Blackcomb CRA.

Official Community Plan (OCP)

The proposed zoning bylaw amendment is consistent with the Municipality's Official Community Plan.

Green Building Policy

Since this is a minor renovation to an existing building a Green Building Checklist will not be required.

BUDGET CONSIDERATIONS

The proposed development is subject to rezoning application processing fees, building and permit fees and works and services charges.

All costs associated with staff time for the rezoning application, public hearing, notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the zoning amendment bylaw.

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. As the proposed renovations are consistent with the Whistler OCP and the Whistler/Blackcomb Master Plan, a Public Open House is not proposed.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

This report recommends that Council give first and second readings to Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015 and that Council authorize a public hearing regarding the Bylaw.

Respectfully submitted,

Kevin Creery
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix "A"

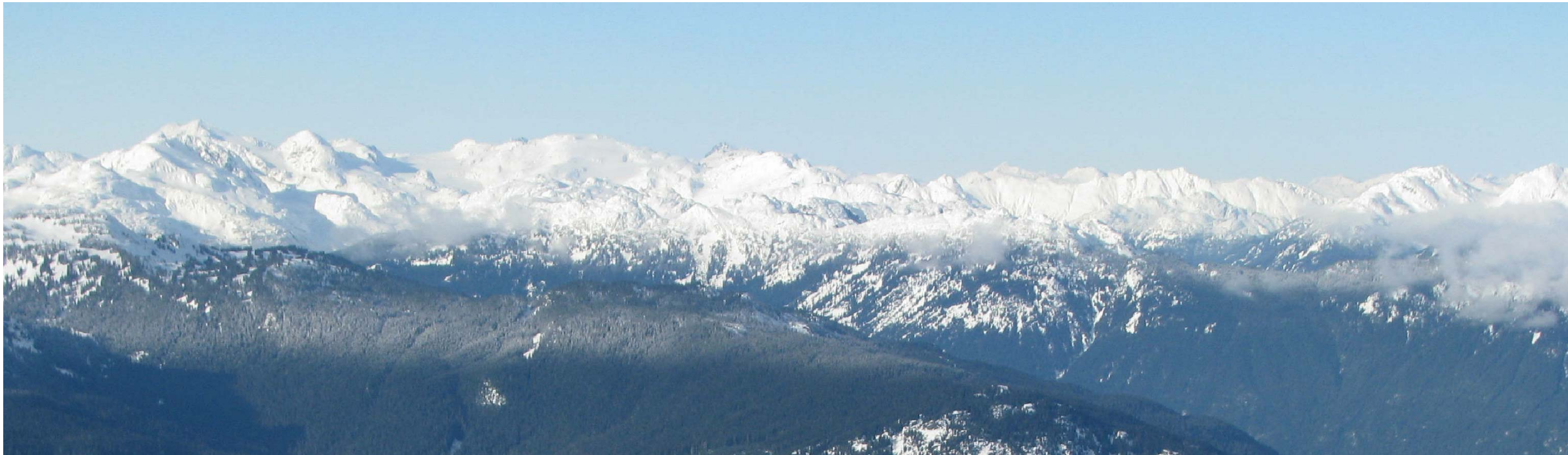
**Location Map: Whistler/Blackcomb – Rendezvous Lodge
to be zoned MC2 (Mountain Commercial Two)**



Subject Property



MICHAEL GREEN ARCHITECTURE
57 E CORDOVA STREET
VANCOUVER BC
CANADA V6A 1K3



DRAWING LIST

A000	COVER PAGE / PROJECT DATA	NTS
A050	SITE PLAN	1:500
A101	LEVEL 1 PLAN	1:100
A102	LEVEL 2 PLAN	1:100

2015 02 19	0	ISSUE FOR
DATE	REVISION	REZONING APPLICATION DESCRIPTION

the RENDEZVOUS
WHISTLER BLACKCOMB
2012-003



EXISTING + PROPOSED GFA

RENDEZVOUS

LEVEL 1 EXISTING	1129.5 SM
LEVEL 1 PROPOSED	UNCHANGED
LEVEL 2 EXISTING	1359.2 SM
LEVEL 2 PROPOSED	1454.9 SM
BUILDING EXISTING	2488.7 SM
BUILDING PROPOSED	2584.4 SM
DECK AREAS EXISTING	332.6 SM
DECK AREAS PROPOSED	427 SM

EXISTING BUILDINGS

SKI SCHOOL	143.7 SM
DEMO + WAX HUT	70.3 SM

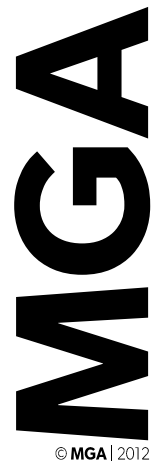
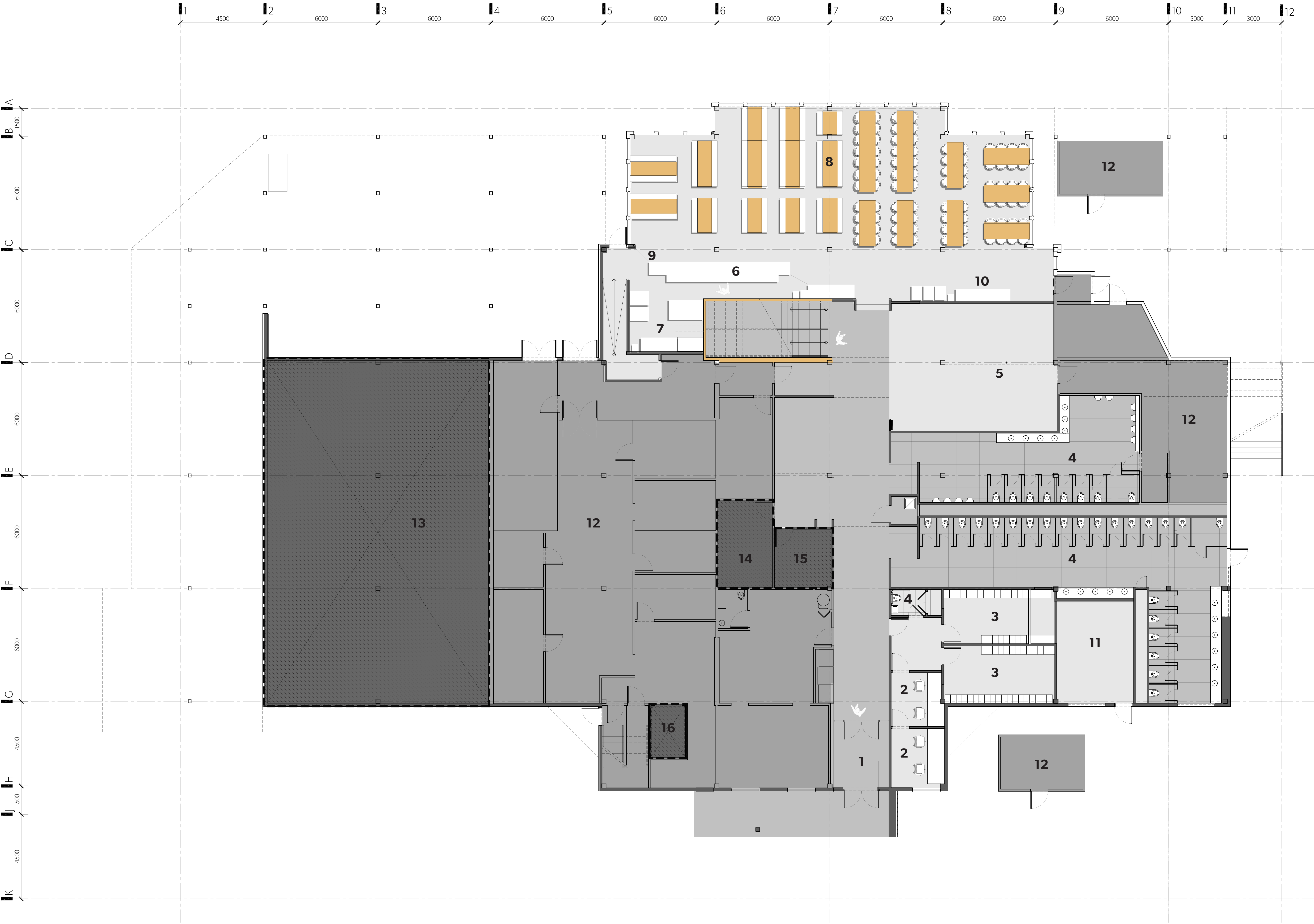
MICHAEL GREEN ARCHITECTURE
57 E CORDOVA STREET
VANCOUVER BC
CANADA V6A 1K3



2015 02 19	0	ISSUE FOR
DATE	REVISION	REZONING APPLICATION DESCRIPTION

the RENDEZVOUS
WHISTLER BLACKCOMB
2012-003

A050
SITE PLAN



- 1. MAIN ENTRY
- 2. OFFICES
- 3. LOCKER ROOMS
- 4. WASHROOMS
- 5. RETAIL
- 6. SERVERY
- 7. KITCHEN PREP
- 8. SEATING
- 9. CONDIMENTS
- 10. TRAY RETURN
- 11. WORKSHOP
- 12. BACK OF HOUSE N.I.C.
- 13. CRAWL SPACE (EXCLUDED FROM GFA)
- 14. ELECTRICAL ROOM (EXCLUDED GFA)
- 15. MECHANICAL ROOM (EXCLUDED GFA)
- 16. ELEVATOR (EXCLUDED GFA)

EXISTING + PROPOSED GFA	
RENDEZVOUS	
LEVEL 1 EXISTING	1129.5 SM
LEVEL 1 PROPOSED	UNCHANGED
LEVEL 2 EXISTING	1359.2 SM
LEVEL 2 PROPOSED	1454.9 SM
BUILDING EXISTING	2488.7 SM
BUILDING PROPOSED	2584.4 SM
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MICHAEL GREEN ARCHITECTURE
57 E CORDOVA STREET
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CANADA V6A 1K3

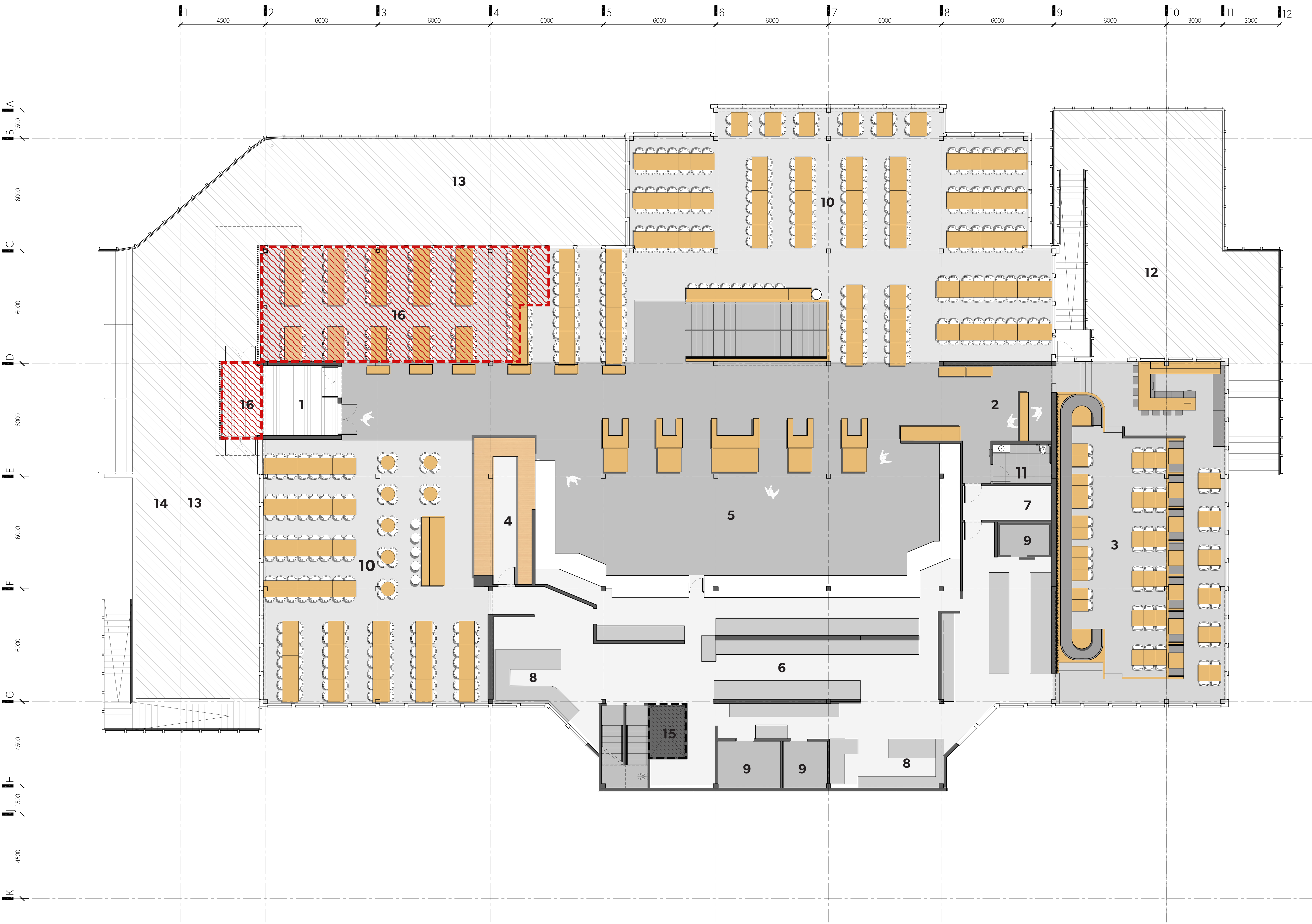


2015 02 19	0	ISSUE FOR
DATE	REVISION	REZONING APPLICATION
		DESCRIPTION

the RENDEZVOUS
WHISTLER BLACKCOMB
2012-003

A101

LEVEL 1
FLOOR PLAN



- 1. MAIN ENTRY
- 2. CLEAR ENTRY FOR CHRISTINE'S
- 3. CHRISTINE'S
- 4. CAFE
- 5. SERVERY
- 6. KITCHEN
- 7. SORTING
- 8. DISHWASHING
- 9. FRIDGE / FREEZER
- 10. SEATING
- 11. ACCESSIBLE W/C
- 12. CHRISTINE'S DECK
- 13. EXISTING DECK
- 14. NEW DECK
- 15. ELEVATOR (EXCLUDED GFA)
- 16. NEW GFA

EXISTING + PROPOSED GFA	
RENDEZVOUS	
LEVEL 1 EXISTING	1129.5 SM
LEVEL 1 PROPOSED	UNCHANGED
LEVEL 2 EXISTING	1359.2 SM
LEVEL 2 PROPOSED	1454.9 SM
BUILDING EXISTING	2488.7 SM
BUILDING PROPOSED	2584.4 SM
DECK AREAS EXISTING	332.6 SM
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MICHAEL GREEN ARCHITECTURE
57 E CORDOVA STREET
VANCOUVER BC
CANADA V6A 1K3



2015 02 19	0	ISSUE FOR
DATE	REVISION	REZONING APPLICATION DESCRIPTION

the RENDEZVOUS
WHISTLER BLACKCOMB
2012-003

Rendezvous Lodge – Blackcomb Mountain

Zoning Amendment Bylaw

April 14, 2015

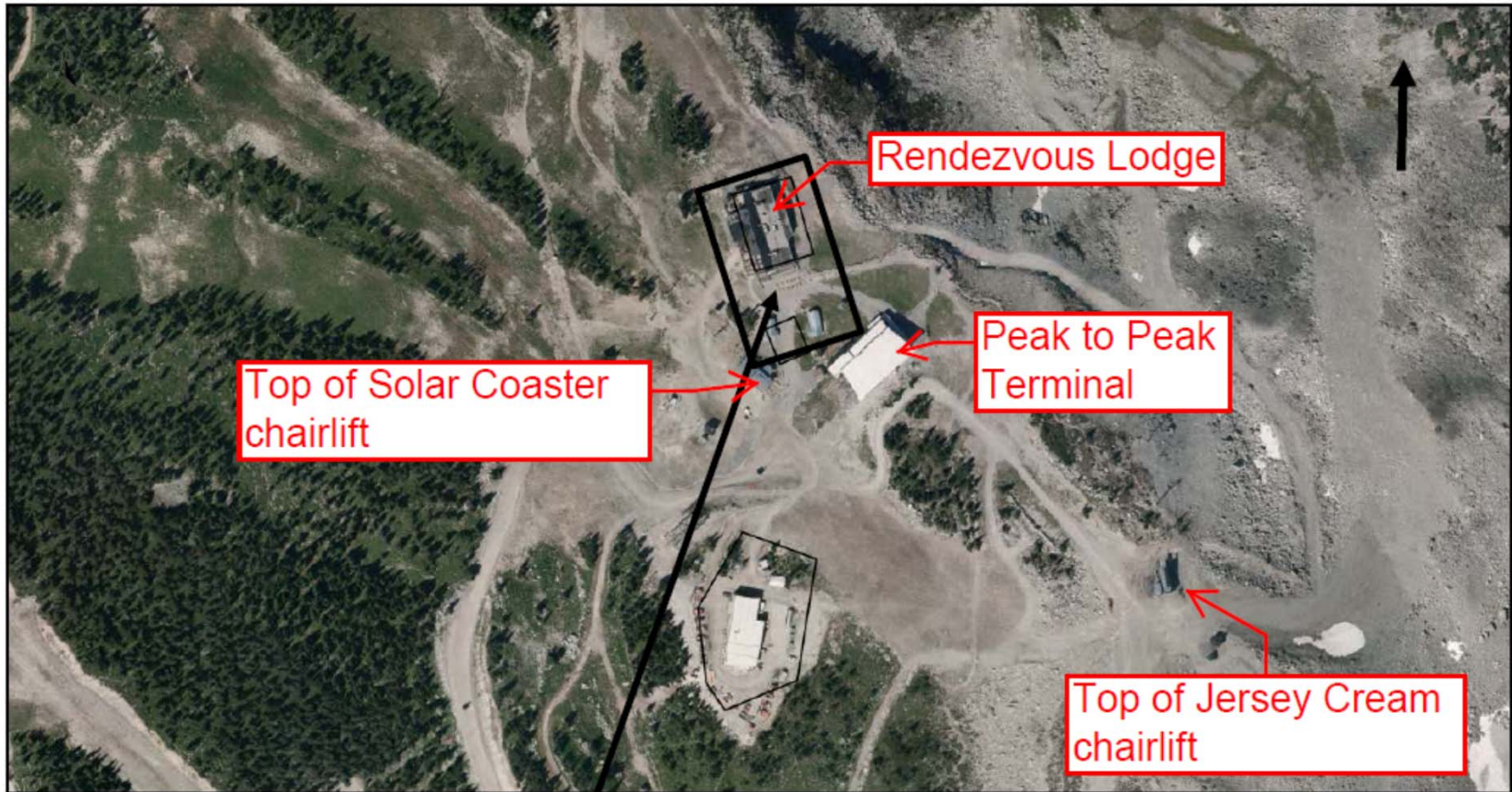
RESORT MUNICIPALITY OF WHISTLER

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

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



Background



Subject Property

Proposed Rezoning

- Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015 has been prepared to rezone a 6647 Square Metre area (.66 ha) from RR1 zone to the MC2 zone.
- MC2 zone provides for a mix of existing commercial services including outdoor recreation, retail, ski rental, restaurant and maintenance facilities.
- An additional 96 square metres will be added to the Rendezvous Lodge.

Rendezvous Lodge Renovation

- The lodge was originally built in 1980, expanded in 1987 and has remained in its current form since that time.
- The renovation project will see upgrades to all interior public spaces (restaurant seating area, washrooms, food server area).
- Additionally the kitchen area and associated back of house facilities will be upgraded to allow for the provision of an improved food and beverage menu.
- Reconfiguration/relocation of the main entrance to improve guest traffic flow and wayfinding;

Council Resolution

- **That** Council consider giving first and second readings to Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;
- **That** Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;
- **That** Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further
- **That** Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:
 1. Payment of outstanding rezoning application fees.