



WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 13, 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 (CC1 Zone – Clock Tower Hotel), No. 2070, 2014" (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,

PURPOSE OF ZONING AMENDMENT BYLAW (CC1 ZONE – CLOCK TOWER HOTEL), NO. 2070, 2014

Zoning Amendment
Bylaw (CC1 Zone – Clock
Tower Hotel), No. 2070,
2014

In general terms, the purpose of the proposed Bylaw is to amend the density provisions of the CC1 zone regarding permitted Gross Floor Area for the Clocktower Hotel parcel from 1,179 square metres to 1,196 square metres, to accommodate a proposed addition of 16.84 square metres of retail space.

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 (CC1 Zone – Clock Tower Hotel), No. 2070, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Bylaw	16-Dec-14	Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014
Council Minutes	16-Dec-14	Minutes of the Regular Meeting of Council
Council Report 14-043	16-Dec-14	Administrative Report to Council
Presentation Slides	16-Dec-14	Presentation slides from December 16, 2014 presentation by A. Antonelli, 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, JANUARY 13, 2015 – 6:00 P.M.

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

ZONING AMENDMENT BYLAW (CC1 Zone – Clocktower Hotel) NO. 2070, 2014

SUBJECT LANDS: 4341 Village Lane, Whistler, BC

More specifically these lands are described as Strata Lots 1-16, District Lots 1902 and 3020 Strata Plan VR 883, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1., PID: 006-105-408 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to amend the density provisions of the CC1 zone regarding permitted Gross Floor Area for the Clocktower Hotel parcel from 1,179 square metres to 1,196 square metres, to accommodate a proposed addition of 16.84 square metres of retail space.

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 January 13, 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 January 13, 2015):

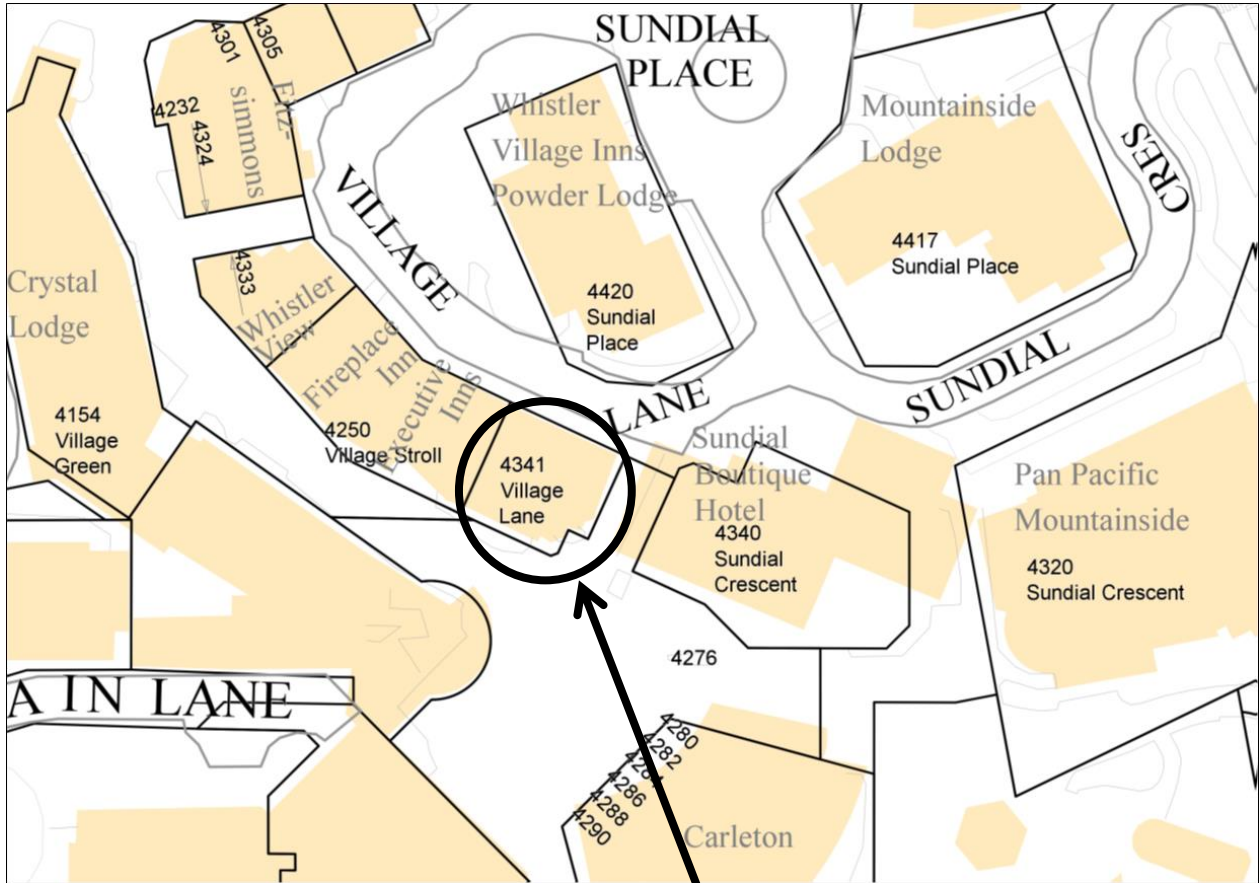
Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

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 (CC1 Zone – Clocktower Hotel) No. 2070, 2014
SUBJECT LANDS – 4341 VILLAGE LANE**



Subject Property
4341 Village Lane

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (CC1 ZONE – CLOCKTOWER HOTEL) NO. 2070, 2014

**A BYLAW TO AMEND THE RESORT MUNICIPALITY OF 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;

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 (CC1 Zone – Clocktower Hotel), No. 2070, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended by deleting 1,179 and inserting 1,196 as the maximum permitted Gross Floor Area for Key K, Site Description Lot 16, District Lots 1902 and 3020, Plan 17986 in the table in Section 8, subsection 1.2.1.

Given first and second readings this this 16th day of December, 2014.

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

Given third reading this ___ day of _____, ____.

Approved by the Minister of Transportation and Infrastructure 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 (CC1 Zone – Clock
Tower Hotel), No. 2070, 2014”.

Shannon Story,
Corporate Officer

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.

CARRIED

At 6:00 p.m. a public hearing was held for Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014.

At 6:04 p.m. the meeting resumed.

LLR 1203 - Fitzsimmons
Pub Relocation And
Capacity Increase
Report No. 14-041
File No. LLR 1203

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

That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-041 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Fitzsimmons Pub for a Structural Change to Liquor Primary Licence No. 147386 to relocate the establishment from Unit #1A of Strata Lot 102 to Unit #3 of Strata Lot 101 both within the Glacier Lodge and to increase the occupant load from 20 persons to 42 persons.

CARRIED

LLR 1208 - Listel Hotel
(Bearfoot Bistro) Ice
Room Expansion
Report No. 14-042
File No. LLR 1208

Moved by Councillor A. Janyk
Seconded by Councillor S. Maxwell

That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-042 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Listel Whistler Hotel (Bearfoot Bistro) for a Structural Change to Liquor Primary Licence No. 115993 to expand the Champagne Lounge area Vodka Ice Room with no increase in occupant load.

CARRIED

LLR 128 - Conference
Centre Extension of
Hours for Whistler Pride
and Ski Festival Event
Report No. 14-040
File No. LLR 128

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

That Council authorize hours of liquor sale to 4 a.m. on the night of Saturday, January 31, 2015 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

CARRIED

RZ 1096 – 4341 Village
Lane – Clocktower Hotel
Rezoning
Report No. 14-045
File No. RZ 1069,
Bylaw 2070

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

That Council consider giving first and second readings to ‘Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014’;

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for ‘Zoning Amendment Bylaw CC1 Zone – Clocktower Hotel), No. 2070, 2014’, and to advertise for same in the local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Owner commitment to undertaking the improvements as generally shown on the architectural drawings A0.0, 1.0, 1.1, 3.0, 3.1, prepared by Urban Design Group Architects Ltd., dated re-issued November, 27, 2014, as presented in Appendix "A", with final design details to be addressed through Development Permit approval; and
- b) Registration of an encroachment agreement on title of the subject property regulating proposed development encroaching on adjacent lands owned by the Resort Municipality of Whistler.

CARRIED

DP 1386 - 4365
Northlands Boulevard –
Twin Peaks Renovation
Report No. 14-038
File No. DP1386

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

That Council approve Development Permit 1386 for exterior building renovations for the Twin Peaks Resort property as shown on the architectural plans prepared by DVAD Inc., dated December 3, 2014, and attached as Appendix B to Report No. 14-038, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Specification of the plant variety and plant size for the cedar hedge; and
2. Adherence to the Whistler Village Construction Management Strategy.

CARRIED

DVP 1091 - 3510 Falcon
Crescent – Frontage
Variance
Report No. 14-039
File No. DVP 1091

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

That Council authorize staff to issue Development Variance Permit DVP 1091 to vary the minimum required frontage from 24 metres to 12 metres, for a proposed dwelling located at 3510 Falcon Crescent, as shown on the Site Plan prepared by FWC Architecture and Urban Design Inc. attached as Appendix "B" to Administrative Report No. 14-039.

CARRIED

RZ 1084 - Zoning
Amendment Bylaw
(RTA17 - 4150 Tantalus
Drive). No. 2064, 2014
Report No. 14-044
File No. RZ 1084,
Bylaw 2064

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

That Council consider adoption of Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014.

CARRIED

Advisory Design Panel

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

That minutes of the Advisory Design Panel meeting of October 29, 2014, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

Zoning Amendment Bylaw
(Retail Liquor Sales – 1-
4573 Chateau Blvd) No.
2069, 2014

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

That Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 receive first and second readings.

CARRIED

Zoning Amendment Bylaw
(CC1 Zone – Clock Tower
Hotel), No. 2070, 2014

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

That Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014 receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw
(RM69 Zone – Residential
Multiple Sixty-Nine) No.
2066, 2014

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

That Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014 receive third reading.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (RTA17 Zone –
4150 Tantalus Drive) No.
2064, 2014

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

That Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014 be adopted.

CARRIED

Vehicle for Hire
Amendment Bylaw No.
2067, 2014

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

That Vehicle for Hire Amendment Bylaw No. 2067, 2014 be adopted.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-045

FROM: Resort Experience

FILE: RZ 1096

SUBJECT: RZ 1096 – 4341 VILLAGE LANE – CLOCKTOWER HOTEL REZONING

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 – Clocktower Hotel), No. 2070, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', and to advertise for same in the local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Owner commitment to undertaking the improvements as generally shown on the architectural drawings A0.0, 1.0, 1.1, 3.0, 3.1, prepared by Urban Design Group Architects Ltd., dated re-issued November, 27, 2014, as presented in Appendix "A", with final design details to be addressed through Development Permit approval; and
- b) Registration of an encroachment agreement on title of the subject property regulating proposed development encroaching on adjacent lands owned by the Resort Municipality of Whistler.

REFERENCES

Owners: Vacation Internationale, Inc. and Madison Development Corporation

Location: 4341 Village Lane, Whistler, BC

Legal Description: Strata Lots 1-16, District Lots 1902 and 3020 Strata Plan VR 883, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

Current Zoning: CC1 (Commercial Core One)

Appendices: 'A' Plans of Proposed Development

PURPOSE OF REPORT

Owners of the Clocktower Hotel have applied for a rezoning to amend the maximum permitted Gross Floor Area (GFA) of the property, to permit additional retail space to be enclosed at the front of the building with an increase of 16.84 square metres. The report recommends that Council consider giving first and second readings to Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014', and direct staff to schedule the public hearing.

DISCUSSION

Background

The Clocktower Hotel is an existing development located at 4341 Village Lane in Whistler Village (see Appendix A) with frontage on Village Lane, Brandywine Alley, and Village Stroll. The applicant proposes to extend the existing storefront outwards by 0.7 metres to achieve an additional 16.84 square metres of retail space, as part of a comprehensive renovation of the retail level building frontage. The proposed improvements include new wood storefront, improved arcade lighting, refurbishing and painting of existing concrete columns, new retail access stairs, new accessibility ramp, stone cap on existing planter, and landscape pruning and maintenance. The storefront would extend into the existing covered arcade by a maximum of 0.7 metres, preserving established guidelines for minimum walkway widths.

Zoning Amendment Bylaw CC1 Zone – Clocktower Hotel), No. 2070, 2014

This zoning amendment bylaw proposes to amend the density provisions of the CC1 zone regarding permitted Gross Floor Area for the Clocktower Hotel parcel from 1,179 square metres to 1,196 square metres to accommodate the proposed addition of 16.84 square metres.

ADP Review

The proposed renovation was reviewed by the Advisory Design Panel in October 2014. As a result of ADP comments, several improvements were incorporated into the design primarily related to accessibility and pedestrian circulation. The proposed renovation is subject to Development Permit approval.

WHISTLER 2020 ANALYSIS

Table 1

W2020 Strategy	TOWARD Description of success that resolution moves us toward	Comments
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	The proposed expansion to retail space is located within the existing footprint of the building and furthers the fundamental design principles of Whistler Village.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The proposed expansion to retail space provides a cost effective means of expansion that supports this existing business.
Energy	The energy system is continuously moving towards a state whereby a buildup of emissions and waste into air, land and water is eliminated	New windows will be installed, potentially improving the energy efficiency of the building.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behavior that moves Whistler toward success and sustainability.	The proposed renovations will enhance the financial success and sustainability of the businesses, and thus Whistler.

W2020 Strategy	AWAY FROM Description of success that resolution moves away from	Comments
	Proposal not moving away from description of success.	

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

The proposed expansion to retail space is consistent with the CC1 zone as a permitted use. No additional parking stalls are required for the proposed expansion under Zoning and Parking Bylaw 303. The maximum permitted density for the property is proposed to be amended by 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014' from

Whistler Village Rejuvenation and Reinvestment Initiative

On July 15, 2014 Council endorsed staff recommendations for implementing this initiative, with the goal of supporting and facilitating reinvestment in upgrades to the existing infrastructure of Whistler Village. These recommendations supported selective use of available tools to achieve reinvestment that adds value to the Whistler Village experience, representing benefit to the village as a whole.

The proposed improvements to the Clocktower retail frontage represent a comprehensive rejuvenation in a high profile location on Village Stroll and on the edge of Mountain Square. The tools that are supported to facilitate the improvements are the rezoning for the additional small increase in retail floor area of 16.84 square metres, and encroachment of the new accessibility ramp and property access stairs onto municipal property.

The policy framework for the Rejuvenation Initiative includes consideration of the Municipality's Whistler Village Density Policy G-24 which specifically contemplates requests from property owners for limited additional density in the CC1 zone. The policy applies to all rezoning applications for parcels within the CC1 zone that propose to amend the permitted density of the parcel as established for that parcel in Zoning Bylaw Section 8 subsections 1.2.1, 1.2.3 and 1.2.4.

Given the request for 16.84 square metres of additional gross floor area, a rezoning application was required. Per the policy, a proposal must not violate the Whistler Village Design Guidelines, View Protection Guidelines or Solar Access Protection Guidelines. The proposal must also achieve targeted community benefits.

The proposal meets the requirements of the Whistler Village Density Policy; the added density is within the existing building footprint and provides an opportunity to improve the façade of the building and assist the financial viability of the retail operations.

The proposal

Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. A summary evaluation is provided in the table below.

Table 2

Policy No.	Policy	Comments
4.3.1	The development of restaurant and licensed premises and retail space will be focused primarily in the commercial areas shown on Schedule D.	The proposed renovation optimize use of an existing commercial area.
4.13.3	<p>All proposed developments must meet the following mandatory conditions:</p> <ul style="list-style-type: none"> a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality. b) The project must be accessible via the local road system. c) The project must comply with all applicable policies of the OCP. d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on: <ul style="list-style-type: none"> - traffic volumes and patterns on Highway 99; - traffic volumes and patterns on the local road system; - overall patterns of development of the community and resort; - Municipal finance; - views and scenery; - existing community and recreation facilities; - employee housing; - community greenhouse gas emissions; and - heritage resources. e) The project must exhibit high standards of design, landscaping, and environmental sensitivity. 	The development proposed meets the criteria set out in Section 4.13 of the OCP 'EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS'.
Development Permit Area #1 and Whistler Village Design Guidelines	The subject property is designated as a development permit area for the establishment of three objectives: 1) form and character of commercial and the multi-residential development, 2) the protection of development from hazardous conditions, and 3) protection of the natural environment.	The development proposed meets the criteria set out in Development Permit Area #1 and Whistler Village Design Guidelines.

Green Building Policy

The Municipality has an opportunity to require specific commitments in respect of green building features through its discretionary authority to enact and amend zoning bylaws. The Municipality's Green Building Policy has six broad green building objectives, as well as performance goals by building type. Staff recommends that given the minor amount of construction required for the

conversion of the existing building footprint to gross floor area, that the registration of a S219 Covenant regarding green building objectives in Policy G-23 not be required as a rezoning condition.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Rezoning application fees provide for recovery of costs associated with this application. Building Permit fees will be charged at the time of Building Permit.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property to allow for public inquires about the application. A public hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

The owners of the Clocktower Hotel have applied for a rezoning to amend the maximum permitted Gross Floor Area (GFA) for the property to permit additional retail space to be enclosed at the front of the building. The total floor area to be converted to gross floor area is 16.84 square metres. The report recommends that Council consider giving first and second readings to a zoning amendment bylaw, and direct staff to schedule the public hearing.

Respectfully submitted,

Amica Antonelli
PLANNER
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



GROUND FLOOR,
COMMERCIAL BUILDING
WHISTLER, B.C.

KEY PLAN



1
A0.0
KEY PLAN
SCALE: NTS

SUBJECT PROPERTY

CONTACT LIST

CONSULTANTS

ARCHITECT
URBAN DESIGN GROUP ARCHITECTS LTD.
1000-100 West Pender Street,
Vancouver, BC V6E 4C3
Phone: 604-688-7224
Fax: 604-688-7225

DRAWING LIST

ARCHITECTURAL

- A-0.0 COVER SHEET
- A-1.0 CONTEXT PLAN
- A-1.1 FLOOR PLAN
- A-3.0 EXTERIOR ELEVATION - PARTIAL
- A-3.1 VIEW 1 & VIEW 2

CIVIC ADDRESS

4341 VILLAGE LANE, WHISTLER BC

LEGAL DESCRIPTION

PLAN VAS883 LOT 2 DISTRICT LOT 1902 NEW WESTMINSTER DISTRICT GROUP 1, & DL 3020, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

ZONING

CC1 COMMERCIAL CORE ONE

DEVELOPMENT &
BUILDING PERMIT
SUBMISSION
APPLICATION FOR
GROUND FLOOR
COMMERCIAL BUILDING

STOREFRONT RENOVATIONS
4341 VILLAGE LANE, WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-688-7224
FACSIMILE: 604-688-7481

project number: 3886
sheet title: COVER SHEET
date: 2014-01-28 sheet number: A-0.0
drawn by: AS NOTED
checked by: [signature]
scale: NTS



2



 **KEY PLAN**



3



1



4



5

STOREFRONT RENOVATIONS
4341 VILLAGE LANE WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2334
FACSIMILE: 604-688-7481

project number **3886**
sheet title
CONTEXT PLAN

date 2014-01-16 sheet number
drawn AS NOTED
checked LK
approved AS
A-1.0

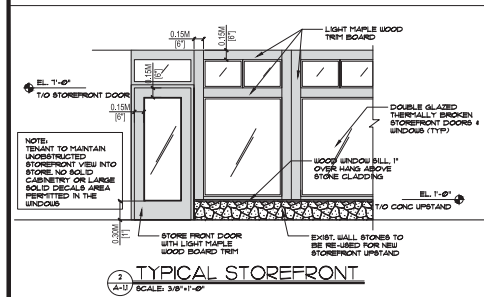


1 SITE AERIAL
SCALE: N.T.A.

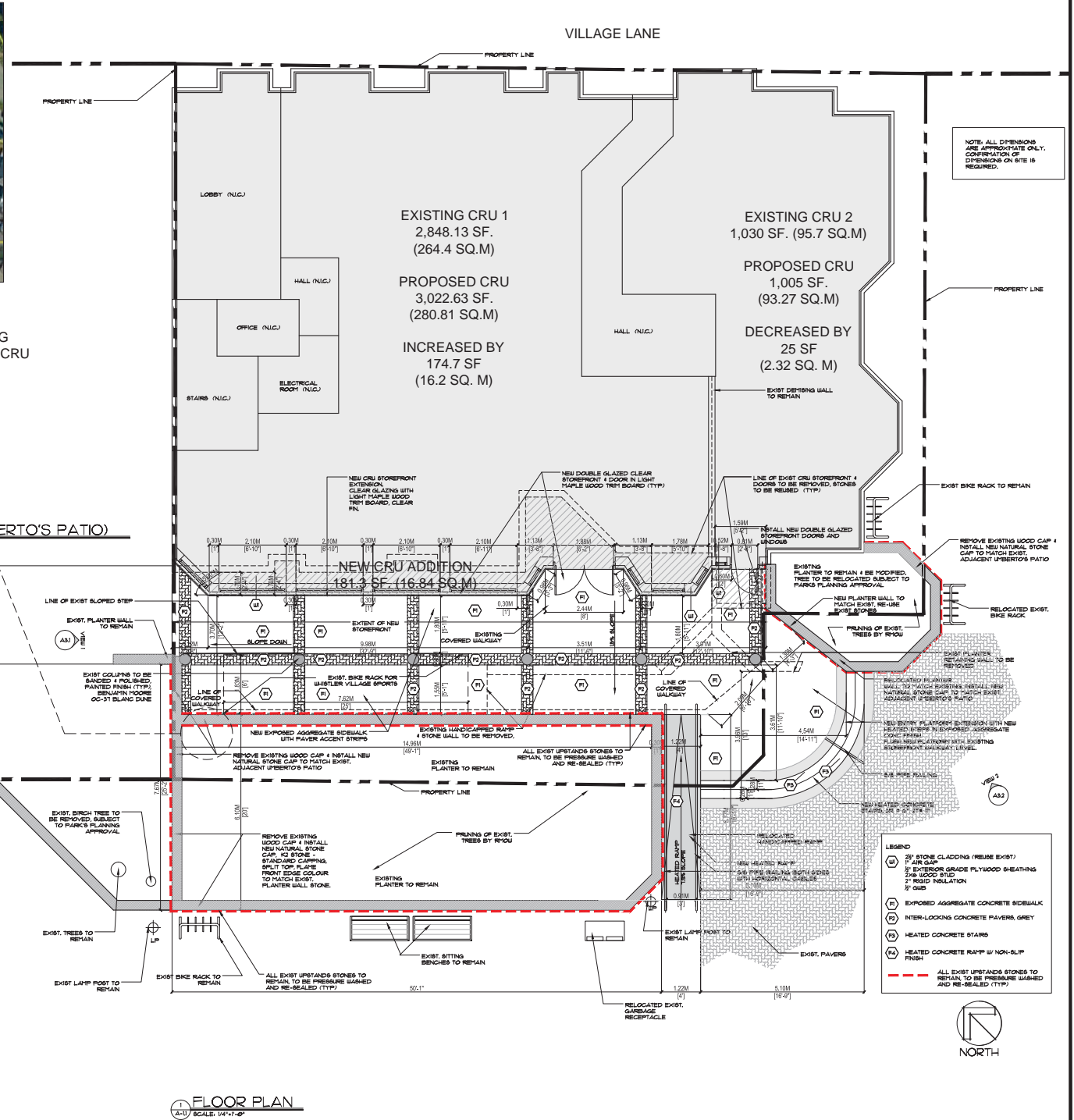


2 NATURAL STONE CAP IMAGE (TO MATCH UMBERTO'S PATIO)
SCALE: N.T.A.

EXISTING
ADJACENT CRU
(N.I.C.)



3 TYPICAL STOREFRONT
SCALE: 3/8"=1'-0"



4 FLOOR PLAN
SCALE: 1/4"=1'-0"

STOREFRONT RENOVATIONS
4341 VILLAGE LANE WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6C 4C3
TELEPHONE 604-687-2334
FAX 604-688-7481

Project number: **3885**
Sheet 10:
FLOOR PLAN

Date: 2014-01-16
Drawn: AS NOTED
Scale: 1/4"=1'-0"
Sheet: 10/10

SIGN IMAGE REFERENCE

SUSPENDED SIGNAGE BETWEEN EXIST COLUMNS, LIT FROM CEILING



LIGHT MAPLE WOOD TRIM BOARD
STORE FRONT REFERENCE IMAGE



STOREFRONT RENOVATIONS
4341 VILLAGE LANE WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE 604-687-2234
FACSIMILE 604-688-7481

project number **3886**
sheet name
EXTERIOR ELEVATIONS
PARTIAL
date 2014-01-16 sheet number
drawn AS NOTED
check PG
designed PG



VIEW 2
SCALE: N/A



VIEW 1
SCALE: N/A



RZ 1096: 4341 Village Lane

Clocktower Storefront Renovations

December 16, 2014

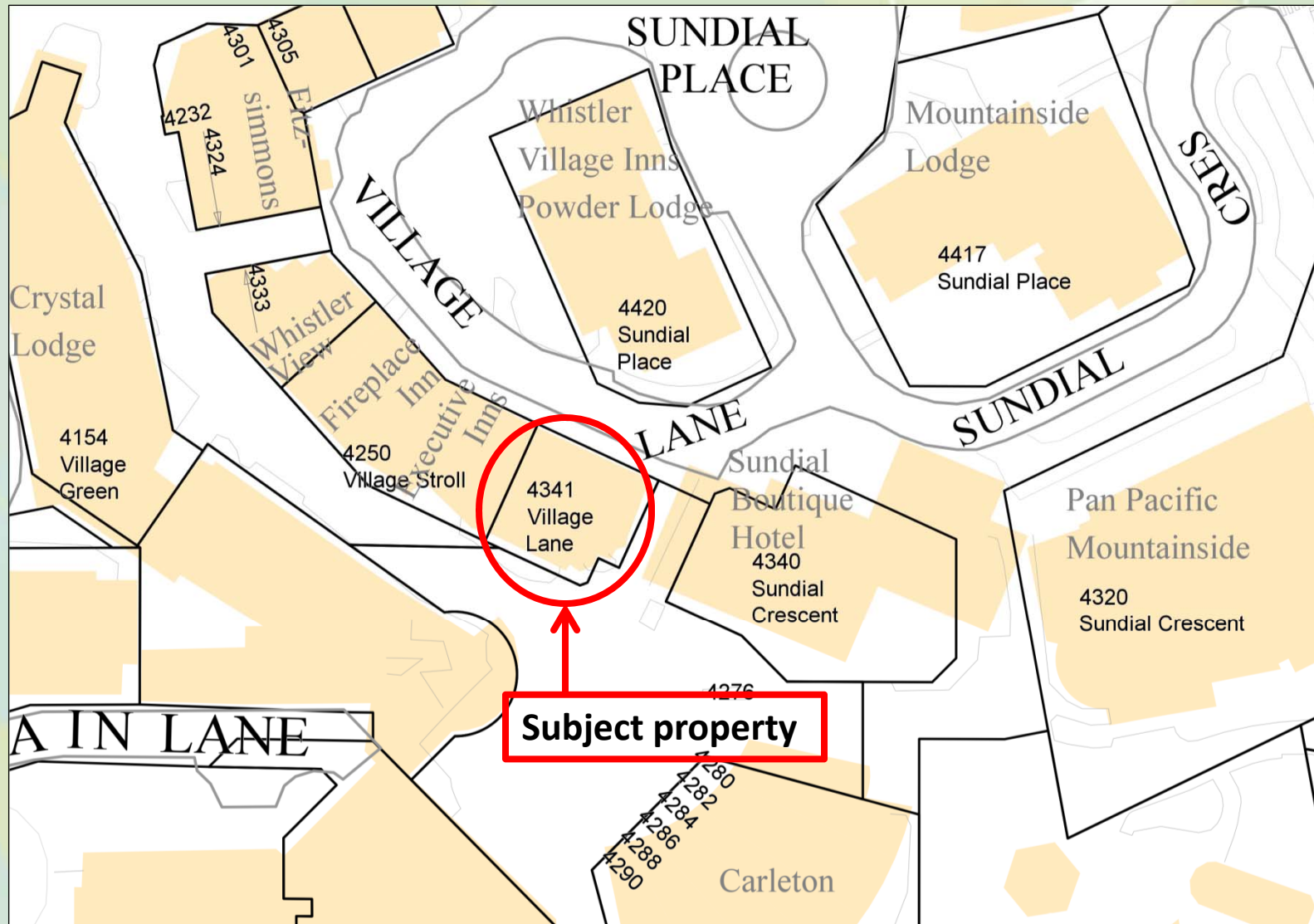
RESORT MUNICIPALITY OF WHISTLER

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



Location



Subject Property



Proposed Changes - RZ 1096

- Bylaw 2070 - Amendment to the maximum permitted gross floor area of the property.
- Additional retail space (16.84 m²) enclosed at the front of the building.
- Building footprint and height remain the same.

	Existing	Proposed (RZ 1096)
Maximum Gross Floor Area	1179 m ²	1196 m ²

[illegible]

Proposed Design



LIGHT MAPLE WOOD TRIM BOARD
STORE FRONT REFERENCE IMAGE



Policy Considerations

- Consistent with W2020, OCP and Zoning Bylaw
- Furthers Whistler Village Reinvestment and Rejuvenation Initiative
 - ✓ Supports and facilitates reinvestment in upgrades to the existing aging infrastructure of Whistler Village
 - ✓ Enhances quality and character without negatively impacting fundamental design principles of Whistler Village

ADP Comments

- Increase in density supported
- ADP suggestions incorporated into the design:
 - ✓ Maintain 180 cm of clear walkway.
 - ✓ Improved design of accessible ramp.

Recommendation

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for '**Zoning Amendment Bylaw** CC1 Zone – Clocktower Hotel), No. 2070, 2014', and to advertise for same in the local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of '**Zoning Amendment Bylaw** CC1 Zone – Clocktower Hotel), No. 2070, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Owner commitment to undertaking the improvements as generally shown on the architectural drawings A0.0, 1.0, 1.1, 3.0, 3.1, prepared by Urban Design Group Architects Ltd., dated re-issued November, 27, 2014, as presented in Appendix "A", with final design details to be addressed through Development Permit approval; and
- b) Registration of an encroachment agreement on title of the subject property regulating proposed development encroaching on adjacent lands owned by the Resort Municipality of Whistler.