

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 4, 2013 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 (IAM1 Zone Amendments) No. 2031, 2013" (the "proposed Bylaw(s)").

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 (IAM1 Zone
Amendments) No. 2031,
2013

**PURPOSE OF ZONING AMENDMENT BYLAW (IAM1 ZONE AMENDMENTS)
NO. 2031, 2013**

In general terms, the purpose of the proposed Bylaw is to amend the IAM1 (Institutional Art Museum One) zone to increase the density and to remove the limitations on retail sales auxiliary to an art museum use.

Explanation

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 (IAM1 Zone Amendments) No. 2031, 2013		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		
Bylaw	21-May-13	Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013
Report	21-May-13	Administrative Report to Council No. 13-048, "4330- 4340 Blackcomb Way – IAM1 Zone Amendments for Audain Art Museum" from the May 21, 2013 Council meeting package.
Presentation	21-May-13	Presentation slides from the May 21, 2013 meeting of Council regarding Administrative Report No. 13-048.
Council Minutes	21-May-13	Minutes of the Regular Meeting of Council of May 21, 2013 (DRAFT).
Other	7-May-13	Presentation slides from the May 7, 2013 meeting of Council by Jim Moodie, Audain Foundation board member, regarding an update on the Audain Art Museum.



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 604 932 8109

NOTICE OF PUBLIC HEARING

Tuesday, June 4, 2013 – 6:00 p.m.

Maurice Young Millennium Place
Franz Wilhelmsen Theatre
4355 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (IAM1 ZONE AMENDMENTS) NO. 2031, 2013

Notice is hereby given in accordance with the *Local Government Act* RSBC, 1996, c.323 that the Council of the Resort Municipality of Whistler will hold a Public Hearing to consider representations regarding amendments to the Resort Municipality of Whistler's "Zoning and Parking Bylaw No. 303, 1983" (Zoning Bylaw) by means of "Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013" (the "proposed Bylaw").

AT THE HEARING the public will be allowed to make representations to Council or present written submissions respecting matters contained in the proposed Bylaw and will be afforded a reasonable opportunity to be heard. Written submissions must be addressed to "Mayor and Council" and may also be submitted prior to the public hearing by:

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

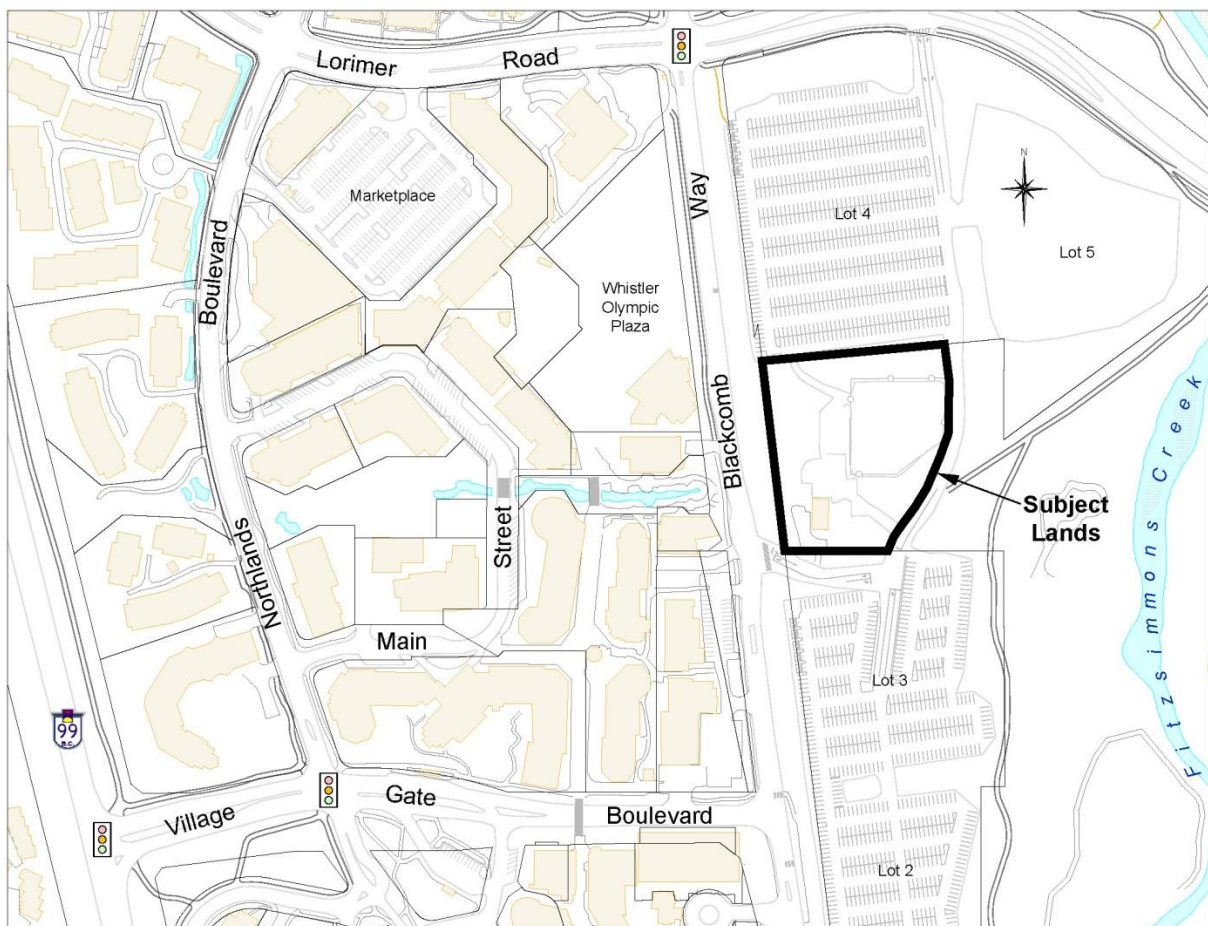
SUBJECT LANDS: The lands, which are the subject of the proposed Bylaw, are located at 4330-4340 Blackcomb Way ("the Lands"). More specifically these lands are legally described as that portion of Block D, District Lots 5028, 7641, and 7922, Group 1, NWD, PID: 025-120-093, and are shown outlined in heavy black line on the map attached to this Notice.

PURPOSE OF "ZONING AMENDMENT BYLAW (IAM1 ZONE AMENDMENTS) NO. 2031, 2013": In general terms, the purpose of the proposed Bylaw is to amend the IAM1 (Institutional Art Museum One) zone to increase the density and to remove the limitations on retail sales auxiliary to an art museum use.

AND FURTHER TAKE NOTICE that a copy of the proposed Bylaw and related documents which have been or will be considered by Council may be inspected at the Reception Desk of Municipal Hall of the Resort Municipality of Whistler located at 4325 Blackcomb Way, Whistler, British Columbia, between the hours of 8:00 a.m. and 4:30 p.m., from Monday to Friday only, until June 4, 2013 (inclusive) (statutory holidays excluded).

Shannon Story
Corporate Officer

**ZONING AMENDMENT BYLAW (IAM1 ZONE AMENDMENTS) 2031, 2013
SUBJECT LANDS – 4330-4340 BLACKCOMB WAY**



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (IAM1 ZONE AMENDMENTS) NO. 2031, 2013

**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 and 906 of the *Local Government Act*, 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, and require the provision of parking spaces and loading spaces for uses, buildings and structures;

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 (IAM1 Zone Amendments) No. 2031, 2013".
2. The lands which are the subject of this Bylaw are that portion of:

Block D, District Lots 5028, 7641 and 7922, Group 1, NWD

legally described as PID: 025-120-093

as shown outlined in heavy black line on the sketch plan attached as Schedule 1 to this bylaw.
3. Section 19 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) In Subsection 6.2.1, deleting "4,000 square meters" and inserting "5,640 square metres".
 - (b) In Subsection 6.2.2 deleting "80 square metres" and inserting "90 square metres".
 - (c) In Subsection 6.2.3 deleting "100 square metres" and inserting "107 square metres".
 - (d) Deleting Subsection 6.8.

Given first and second reading this 21st day of May, 2013.

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

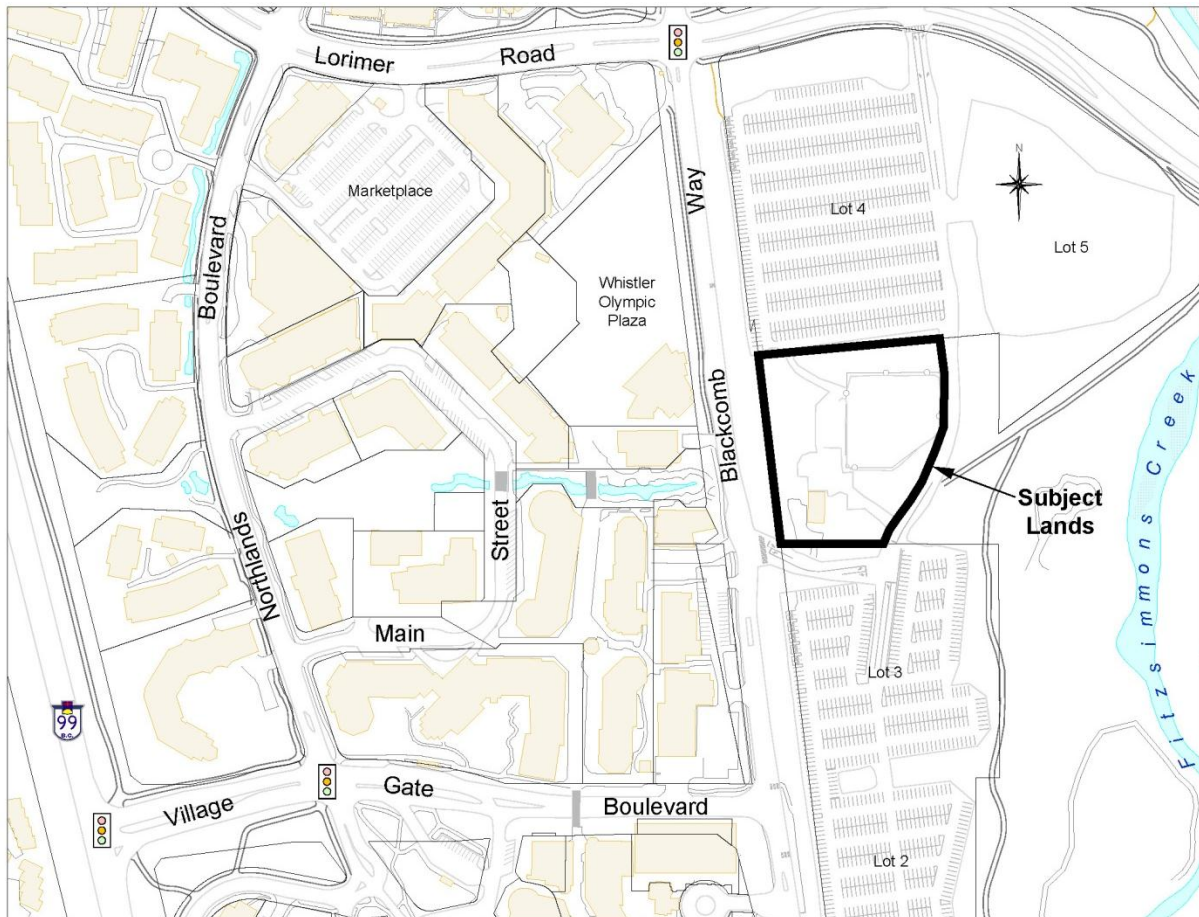
Shannon Story
Corporate Officer

"Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013"

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw
(IAM1 Zone Amendments) No. 2031,
2013"

Shannon Story
Corporate Officer

SCHEDULE 1



Subject Lands
“Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013”



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 21, 2013

REPORT: 13-048

FROM: Resort Experience

FILE: 8363, RZ1075,
Bylaw 2031

SUBJECT: 4330-4340 BLACKCOMB WAY - IAM1 ZONE AMENDMENTS FOR AUDAIN
ART MUSEUM

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council considers giving first and second readings to Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013;

That Council authorizes the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 and to advertise for same in the local newspaper; and further,

That before consideration of adoption of Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013, a floodproofing report certified by a Qualified Professional Engineer shall be delivered to the General Manager of Infrastructure Services stating that the lands may be safely used for the use intended and the development will have no material effect on the existing diking system if the lands are constructed on and used in accordance with the conditions specified in the floodproofing report.

REFERENCES

Location: 4330-4340 Blackcomb Way
Legal Description: Block D, District Lots 5028, 7641 and 7922
Owners: Resort Municipality of Whistler
Current Zoning: IAM1 (Institutional Art Museum One)
Appendices: "A" Location Map
"B" Architectural Plans

PURPOSE OF REPORT

This report describes the proposed zoning amendment to the IAM1 (Institutional Art Museum One) zone to increase the density provisions and to remove the limitations on retail sales. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013.

DISCUSSION

Background

On April 16, 2013 Council adopted Zoning Amendment Bylaw (Art Museum) No. 2023, 2013. The purpose of Bylaw 2023 was to rezone municipally owned lands situated in Whistler Village between Day Lots 3 and 4 from RR1 (Rural Resource One) to IAM1 (Institutional Art Museum One), a new site specific institutional zone to permit art museum and specified auxiliary uses to facilitate the development of the Audain Art Museum. The IAM1 zone permits a maximum gross floor area of all buildings and structures of 4,000 square metres (43,000 sq. ft.), of which not more than 80 square

metres may be used for auxiliary retail sales purposes and 100 square metres for an auxiliary residential dwelling unit for employee housing.

Also on April 16, 2013, Council approved the Development Permit 1283 for the Audain Art Museum.

On May 7, 2013, representatives of the Audain Art Museum Foundation presented, as a delegation to Council, a description of their proposal to expand the museum beyond what the existing zoning and approved development permit authorizes. The Audain Art Museum Foundation had forecasted that the approved art museum would outgrow its temporary exhibit space within approximately 10 – 15 years, and that an addition at that time would be expensive and disruptive.

Description of Proposed Development

The museum expansion plans propose a 1,491 square metre (16,150 sq. ft.) addition to the museum building, bringing the total gross floor area to approximately 5,131 square metres from the 3,640 square metres approved in Development Permit 1283. The proposed addition is in the form of a new wing to the building. The building will continue to be a 3-storey building.

The museum proponents are proposing the expansion primarily to enable more space to accommodate temporary exhibits. There are also small additions proposed to the lobby/reception, museum shop, museum support, building support and circulation spaces in the building. A comparison is provided in the table below of the floor areas of some of the key uses in the building as currently proposed and as approved in Development Permit 1283.

	Current Proposal (sq. m.)	DP 1283 (sq. m.)
Lobby/reception	231	206
Museum shop	82	69
Education space	57	65
Gallery exhibition space	1,829	1,236
Administration space	195	200
Museum support space	382	205
Caretaker suite	97	97
Building support	233	130

By carefully positioning the proposed building addition between areas of existing vegetation, removal of existing high-value trees is minimized (the Tree Preservation Plan identifies that two existing surveyed deciduous trees will need to be removed for the proposed addition).

Other uses on the site continue to include an outdoor sculpture garden and public pedestrian trails connecting Village Park to the valley trail along Fitzsimmons Creek and Day Lots 3 and 4.

Ten staff parking spaces for staff and caretaker use and one loading space continue to be proposed on-site. A bus lay-by continues to be proposed along Blackcomb Way near the entrance to the site.

The architectural plans and landscape concept are attached as Appendix B.

Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013

The zoning amendment bylaw proposes to amend the IAM1 (Institutional Art Museum One) zone to increase the maximum permitted gross floor area and to remove the limitations on retail sales.

The zoning amendment bylaw would increase the density provisions of the IAM1 zone as follows:

- permit the maximum permitted gross floor area of all buildings and structures in the IAM1 zone to be increased to 5,640 square metres (60,700 sq. ft.) from 4,000 square metres (43,000 sq. ft.);
- permit the total permitted gross floor area for retail sales auxiliary to an art museum use to be increased to 90 square metres from 80 square metres;
- permit the total permitted gross floor area for auxiliary residential dwelling unit for employee housing to be increased to 107 square metres from 100 square metres.

The maximum gross floors areas specified in the IAM1 zone would allow an approximate ten percent buffer over the gross floor areas specified in the architectural plans submitted for rezoning. Although the IAM1 zone does not have floor space ratio (fsr) regulations, using the site area, which is smaller than the parcel area, the fsr is approximately 0.45. For comparison, the maximum fsr in the CC1 Zone of Whistler Village is 3.5, although the actual built fsr ranges from 0.61 to 3.5.

Additionally, the zoning amendment bylaw would delete the following section from the IAM1 zone:

“Other Regulations

- 6.8 For certainty, the art museum and retail sales uses permitted in this zone do not include the retail sale of original works of art, but this limitation does not preclude such occasional de-accessioning of original works of art as ordinarily occurs in the curation of art collections.”

This section is proposed to be deleted as the municipality has not found it necessary in similar zones within the municipality and it has not been identified as a problem. For example the LR7 (Leisure Recreation Seven) Zone, the intent of which is to provide for a First National Cultural Centre, does not include such a “for certainty” provision of this type and relies, like the IAM1 zone, on gross floor area limits for auxiliary retail use.

Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 forms part of the May 21, 2013 Council Package.

ADP Review

The rezoning/development permit proposal for the building addition will be submitted to the Advisory Design Panel for review on May 29, 2013.

WHISTLER 2020 ANALYSIS

Overall, the proposal supports the Whistler 2020 strategies of arts, culture and heritage, economic finance, partnership visitor experience and built environment.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture and Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy.	An art museum is consistent with opportunities identified in Whistler's Cultural Tourism Strategy to build a purpose built public art museum to support Whistler's cultural tourism development by strengthening Whistler's tourism economy, attracting visitors and enhancing the Whistler experience.
	Whistler is renowned for world-class arts, cultural and heritage opportunities and has become a magnet for international artists who come here to perform, create, teach and be inspired.	
Economic	Whistler has a diversified and year-round tourism economy.	
	Whistler proactively seizes economic opportunities that are compatible with tourism.	
Finance	Whistler has a healthy economy that	

	generates revenue to contribute to the resort's funding base.	
	Resort community partners work together to identify shared spending priorities, share resources, and leverage funds and financing opportunities.	The RMOW and Audain Art Museum are working together to optimize this investment opportunity.
Partnership	Decisions consider the community's values as well as short and long-term social, economic and environmental consequences.	
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The zoning amendment will enable an expanded tourism opportunity supported by Whistler's Cultural Tourism Strategy.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	This will be ensured through the DP process.
	To maintain vibrancy, Whistler Village is the core of the resort community.	The zoning amendment will further support Whistler Village as the core of the community.
	Limits to growth are understood and respected.	The zoning amendment adheres to the community-determined growth limits established in the OCP. Further, the IAM1 zone will continue to have a maximum gross floor area limit for certain specified auxiliary uses to ensure they remain ancillary.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Finance	The resort community effectively and efficiently balances its costs and expenditures.	It is anticipated that any staff processing costs by the municipality to realize the zoning amendment will be result in a long-term economic benefits to the resort community.
Energy	Energy is...used efficiently through market transformation, design, and appropriate end use.	The building expansion may require increased energy requirements. A green building commitment, registered as a Section 219 covenant, and meeting the Green Building Policy was a condition of adoption of the original rezoning. This covenant will continue to be valid.
	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	

OTHER POLICY CONSIDERATIONS

Official Community Plan

The zoning amendment has been reviewed with respect to relevant policy contained in the OCP and supports key objectives and policies contained within the growth management, land use and development, quality of life, and climate action and energy chapters of the OCP.

Objective/Policy	Comments
Objective 3.1.1 – Establish and adhere to community-determined growth limits through this OCP.	The zoning amendment supports this objective.
Policy 3.1.1.2 – Contain Whistler's urban	The subject lands are within the boundary of the

development within the boundary of the Whistler Urban Development Containment Area.	Whistler Urban Development Containment Area.
Policy 3.1.2.1 – Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.	A zoning amendment at this time, instead of in 10 – 15 years, supports this policy.
Policy 3.2.1.3 – Minimize land disturbance and conversion of remaining undisturbed natural areas to development.	The proposal supports this policy.
Policy 3.2.1.4 - Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character & values.	The proposal is consistent with opportunities identified in Whistler's Cultural Tourism Strategy to build a purpose built public art museum to support Whistler's cultural tourism development by strengthening Whistler's tourism economy, attracting visitors and enhancing the Whistler experience.
Policy 3.2.1.5 - Respect and reinforce Whistler's single Town Centre concept.	The subject lands are in Whistler Village.
Objective 3.2.2 – Protect human safety and property from natural hazards.	The recommended condition of adoption of the zoning amendment related to submission of an updated floodproofing report will ensure the site can be used safely for the use intended and the development will have no material effect on the existing diking system.
Policy 3.3.1.1 – Designate the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries as shown on Schedule A Whistler Land Use Map.	The proposed uses are consistent with the Core Commercial land use designation.
Objective 4.9.1 – Reinforce Whistler Village as Whistler's Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.	The zoning amendment supports this objective.
Objective 7.8.1 - Support programs, partnerships & venues for furthering Whistler's arts, culture & heritage sectors.	The zoning amendment supports this objective.
Objective 7.8.2 - Increase opportunities for education, participation & enjoyment of arts, culture & heritage for residents & visitors.	The zoning amendment supports this objective.
Policy 7.8.2.1 - Support non-profit & private-sector efforts to increase arts, culture & heritage opportunities.	The zoning amendment supports this policy.
Objective 8.1.1 – Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals.	A green building commitment, registered as a Section 219 covenant, and meeting the Green Building Policy was a condition of adoption of the original rezoning. This covenant will continue to be valid.
Policy 8.1.1.1 – Apply the RMOW Green Building Policy to support our community-wide commitment to GHG reduction and energy performance.	

Zoning and Parking Bylaw – Parking and Loading Regulations

The existing IAM1 zone requires that a maximum of 10 parking spaces shall be provided on-site.

Typically Table 6-A of the Zoning Bylaw is utilized to determine minimum parking and loading space requirements for each use of a site. Per Table 6-A, the proposed museum expansion would generate the requirement for an additional 25 parking spaces, or a requirement for a total of 94 parking spaces and 1 loading space on the same parcel as the building or use for which they are required.

The original rezoning for the site utilized the same rationale with respect to on-site parking as the recommendations of the 2006 Bunt & Associates Parking Report, which was prepared for the municipality for the development of the adjacent Lots 1 and 9. This report identified that patrons of Lots 1 and 9 could rely on the shared public parking supply within convenient walking distance of the site, however, recommended that employee parking be provided on-site.

There is no proposed increase in on-site parking provided. Any additional parking requirements would rely on adjacent parking.

BUDGET CONSIDERATIONS

As the municipality is initiating the rezoning, rezoning application and processing fees do not apply. All costs associated with staff time for the rezoning application will come from municipal operating budgets. Any third party disbursements (eg. notices, legal fees) associated with the rezoning will be paid by the Audain Art Museum.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property.

Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

This report presents Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 for Council consideration of first and second reading. The zoning amendment bylaw proposed to amend the IAM1 (Institutional Art Museum One) zone to increase the density provisions and to remove the limitations on retail sales.

Respectfully submitted,

Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER, RESORT EXPERIENCE





6 MAY 2013

AUDAIN ART MUSEUM
WHISTLER, BRITISH COLUMBIA

Patkau Architects Inc.



1 BLACKCOMB WAY VIEW



2 MEADOW VIEW

CG 2013.05.06 Amended Development Permit
01 2013.03.06 Development Permit

No. Date Request for



Lead
Pulaski Architects Inc.
1000 West 10th Ave.
Vancouver, BC
Canada V6J 1K2

7 604 442 7333
7 604 442 7334

Audain Art Museum

Vancouver, British Columbia

MODEL

Date: 6 May 2013
Scale: NTS
Drawn by: PA



LANDSCAPE PLAN



0 5 10 20 40

AUDAIN ART MUSEUM

AMENDED DEVELOPMENT PERMIT - LANDSCAPE ARCHITECTURAL DRAWINGS
2013.05.06



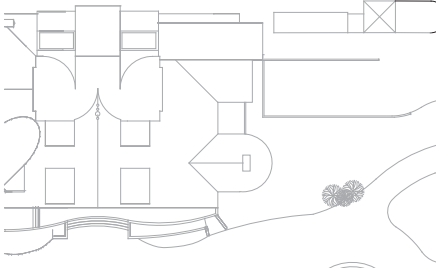
PHILLIPS-FAREVAAG-SMALLEMBERG
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

TOM BARRATT LTD.
Landscape Architects





1 CONTEXT PLAN



SITE AND PROJECT STATISTICS

Site Address	4335/4340 Blackcomb Way, White, BC
SITE DATA	
Parcel area / Lot area (m ²)	12,287
Parcel frontage (m)	Footprint (area) of all buildings on site (m ²)
Existing usable site area (m ²)	Depth of lot (m)
Existing landscaped area (m ²)	Proposed usable site area (m ²)
Is the property located within 50m of a watercourse? (Y/N)	Proposed landscaped area (m ²)
	Is there a tree preservation consent on the property? (Y/N)
BUILDING DATA	
Existing site coverage (%)	Proposed site coverage (%)
Existing W front setback (m)	Proposed W front setback (m)
Existing E rear setback (m)	Proposed E rear setback (m)
Existing W rear setback (m)	Proposed W rear setback (m)
Existing S side setback (m)	Proposed S side setback (m)
No. of existing buildings	Year of construction
No. of buildings to be demolished	No. of proposed buildings
Existing gross floor area by use	Proposed gross floor area by use
Existing building (m ²)	Audain Art Museum (m ²)
	Building Support Spaces (m ²)
	Lobby / Reception (m ²)
	Museum Store (m ²)
	Education Space (m ²)
	Exhibition Space (m ²)
	Administration Space (m ²)
	Museum Support Space (m ²)
	Contender Suite (m ²)
Existing floor space ratio	Proposed floor space ratio
Existing site coverage (%)	Proposed site coverage (%)
Existing building height	Proposed building height
No. of stories in existing building(s)	No. of stories in proposed building(s)
No. of existing lot units	No. of proposed lot units
PARKING	
No. of existing parking stalls	No. of proposed staff parking stalls
No. of existing loading stalls	No. of proposed loading stalls
No. of existing bus stalls	No. of proposed bus stalls
No. of existing accessible parking stalls	No. of proposed accessible staff parking stalls

VILLAGE PARK

MILLENNIUM PLACE

BLACKCOMB WAY



2 SITE PLAN

NOTES

- 1 EXISTING CROSSWALK
- 2 EXISTING SIDEWALK
- 3 EXISTING DRIVEWAY
- 4 EXISTING DRIVE
- 5 EXISTING DRIVEWAY (SEE NOTE)
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20 2013.03.06 Amended Development Permit
01 2013.03.06 Development Permit

No. Date Issued For

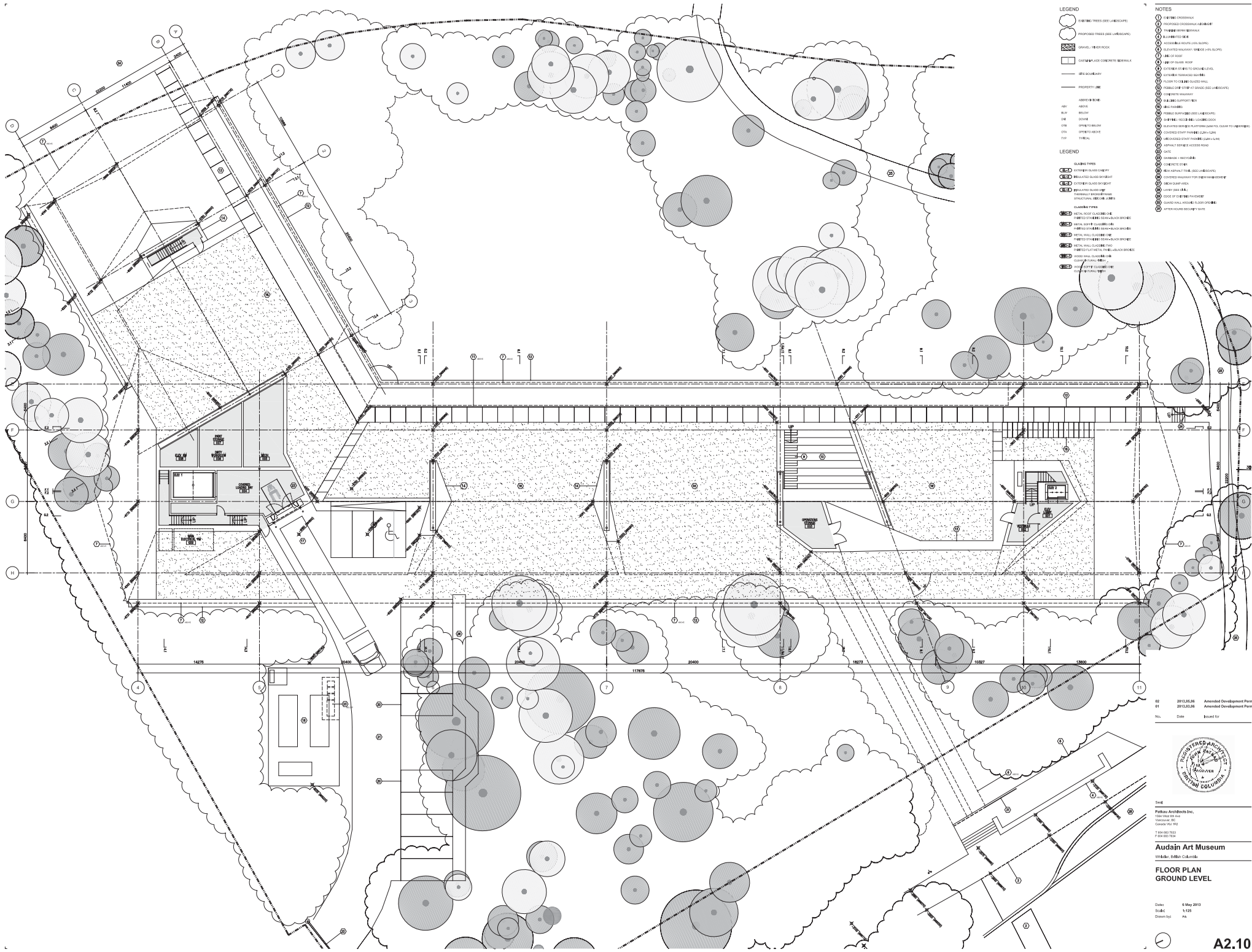


100
Pulsar Architects Inc.
100-1000 100th Ave.
Vancouver, BC
Canada V6Y 1G2
7 604 462 7022
P 604 462 7024

Audain Art Museum
Vancouver, British Columbia

CONTEXT PLAN
SITE PLAN

Date: 6 May 2013
Scale: as noted
Drawn by: PA



- LEGEND**
- ① EXISTING TREES (SEE LANDSCAPE)
 - ② PROPOSED TREES (SEE LANDSCAPE)
 - ③ GRAVEL TERRAZZO FLOOR
 - ④ CHEMICAL-LAND CONCRETE TERRAZZO
 - ⑤ PROPERTY LINE
 - ⑥ EXISTING TREES
 - ⑦ EXISTING TREES
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02 2013.05.06 Amended Development Permit
01 2013.05.06 Amended Development Permit
No. Date Issued for



1001
Pulse Architecture Inc.
1000 West 10th Avenue
Vancouver, BC V6H 3G2
7 604 442 7022
7 604 442 7023

Audain Art Museum
Vancouver, British Columbia

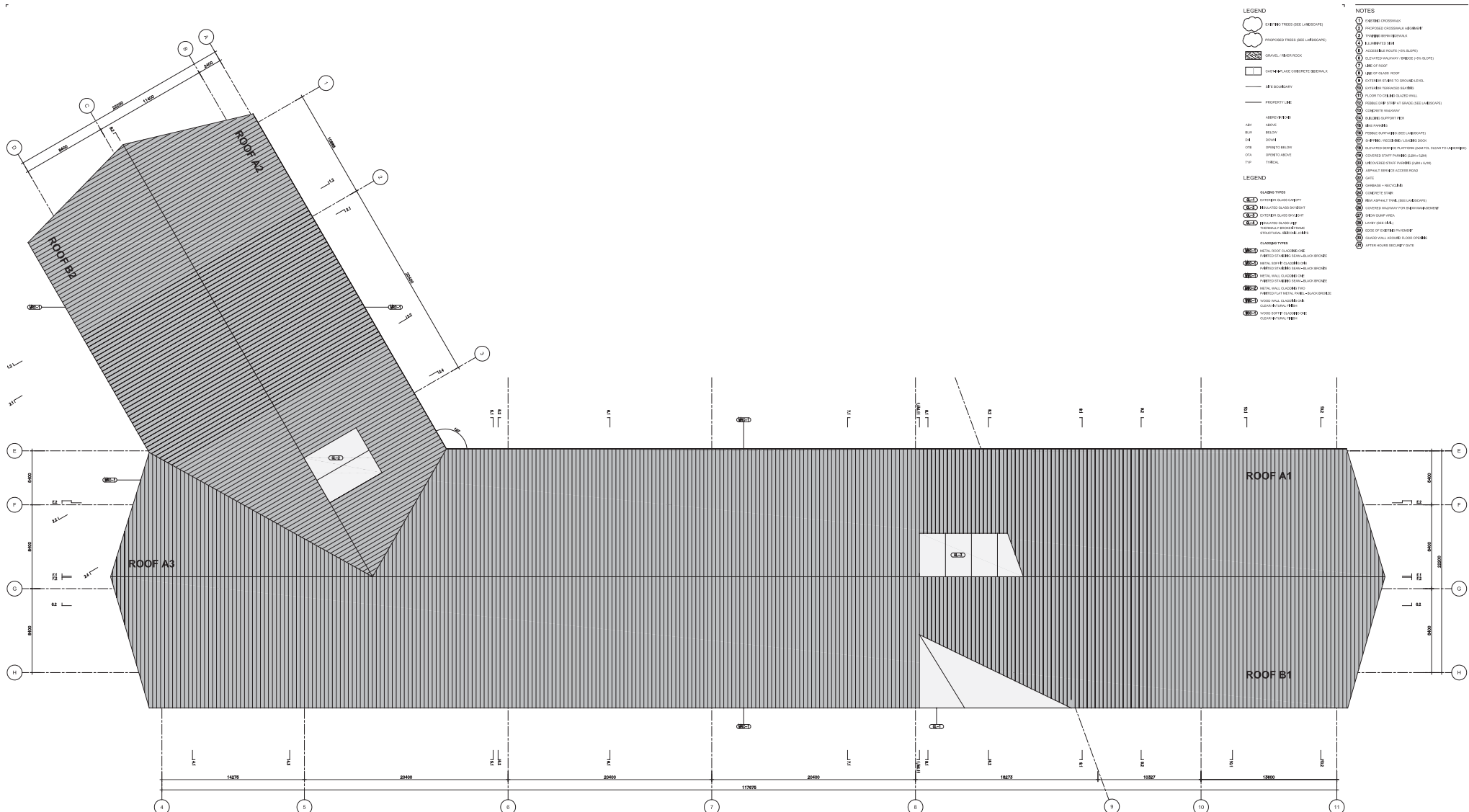
**FLOOR PLAN
GROUND LEVEL**

Date: 6 May 2013
Scale: 1/125
Drawn by: [Signature]

A2.10



A2.30



BUILDING HEIGHT CALCULATION

ROOF	AREA (SQM)	±	HEIGHT (M)	TOTAL
A1	1226	30	14.3	4.29
A2	886	14	14.3	2.50
A3	103	4	14.3	0.57
B1	1626	40	14.6	6.80
B2	488	12	14.6	1.74
TOTAL	4073	100		~14.4M

00 2013.05.06 Amended Development Permit
01 2013.03.06 Development Permit
No. Date Issued For

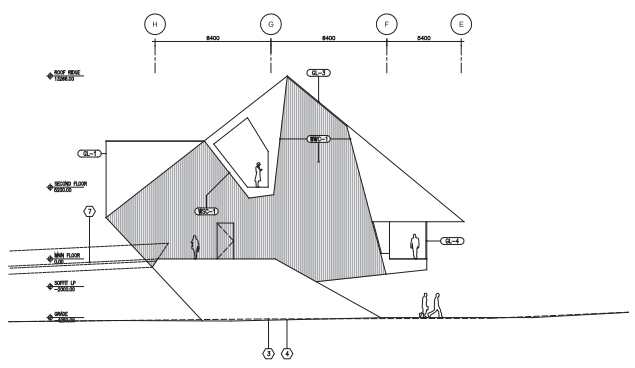


Paulus Architects Inc.
1000 West 8th Ave.
Vancouver, BC
Canada V6J 1K2
7 604 682 7022
F 604 682 7024

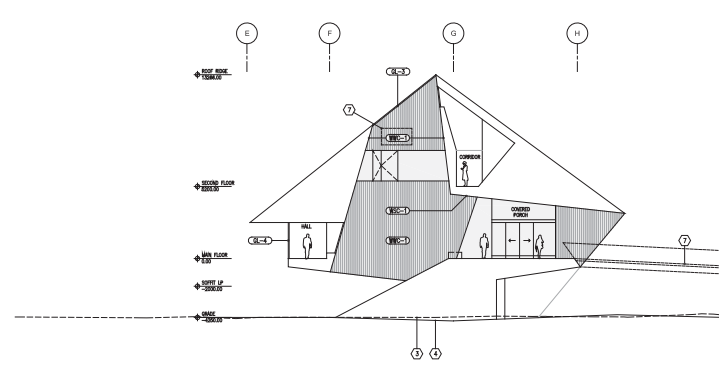
Audain Art Museum
Vancouver, British Columbia

ROOF PLAN

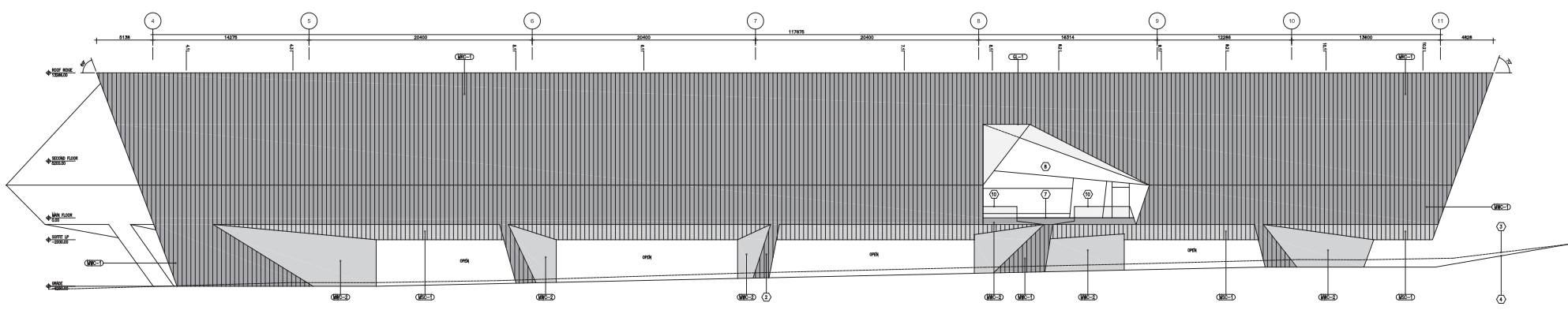
Date: 6 May 2013
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Drawn by: PM



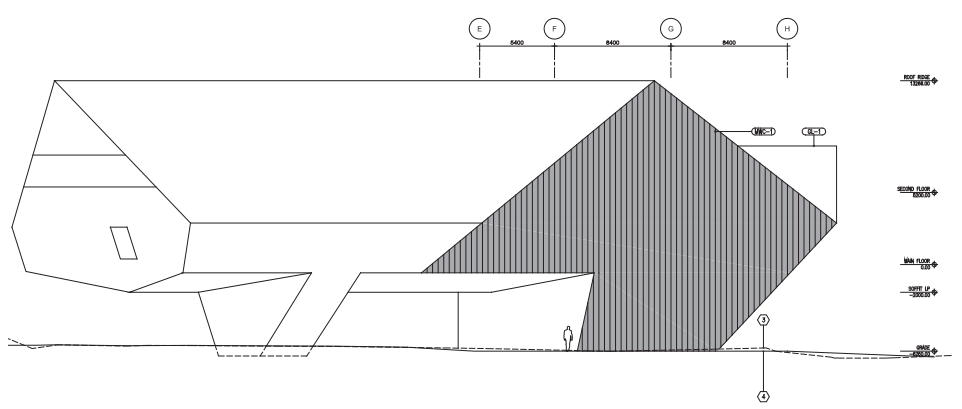
1 PORCH ELEVATION LOOKING NORTH
1/10



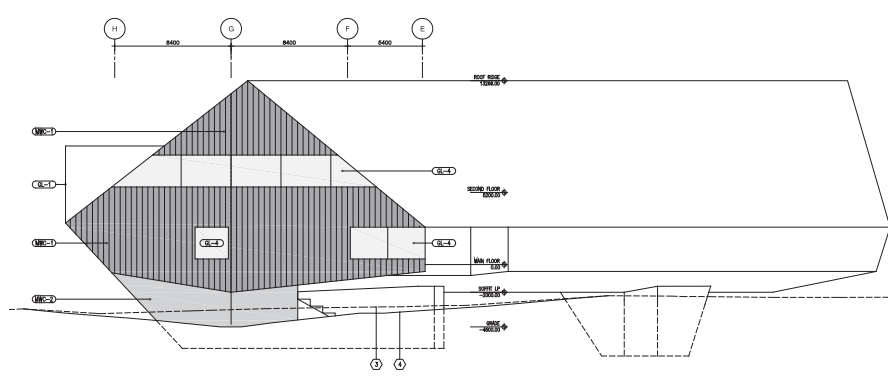
2 PORCH ELEVATION LOOKING SOUTH
1/10



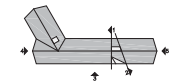
3 WEST ELEVATION
1/10



4 NORTH ELEVATION
1/10



5 SOUTH ELEVATION
1/10



- NOTES
- 1. WALL
 - 2. SUPPORT TYPE
 - 3. APPROXIMATE LINE OF EXISTING GRADE
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00 2013.05.06 Amended Development Permit
01 2013.03.06 Development Permit
No. Date Issued For

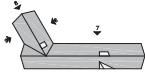


1001
Paulus Architects Inc.
1000 West 4th Ave
Vancouver, BC
Canada V6V 1K2
7 604 682 7022
7 604 682 7024

Audain Art Museum

**BUILDING ELEVATIONS
WEST, NORTH + SOUTH**

Date: 6 May 2013
Scale: 1/125
Drawn by: PA



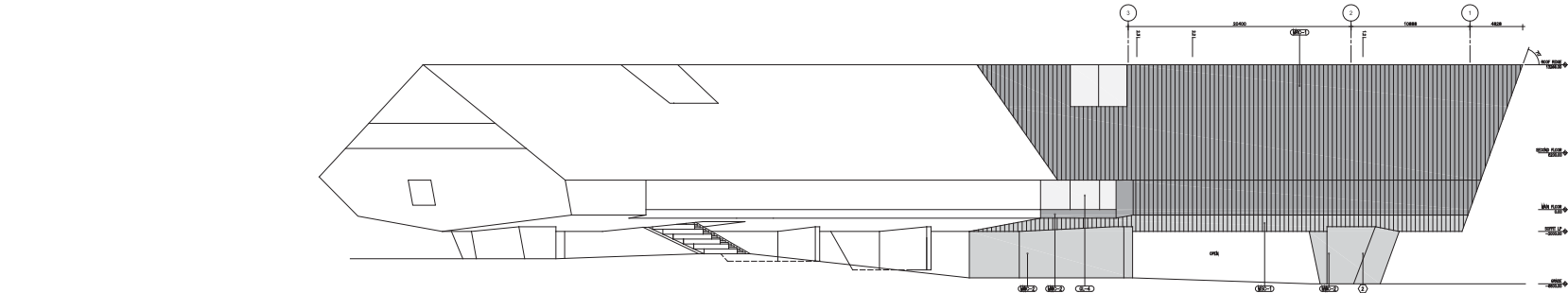
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1. WALL
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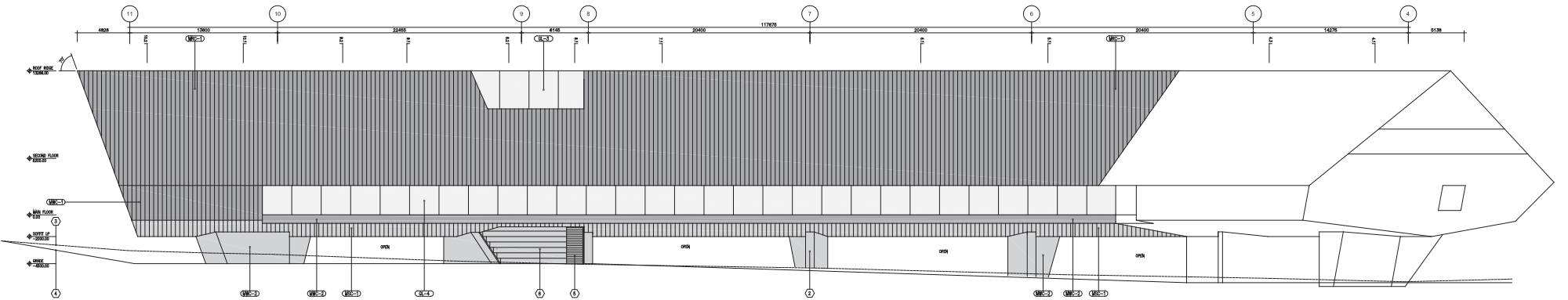
LEGEND

- GLASS TYPES
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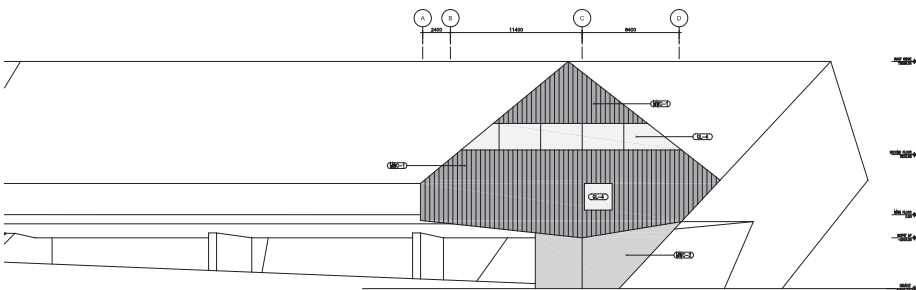
- GLASS TYPES
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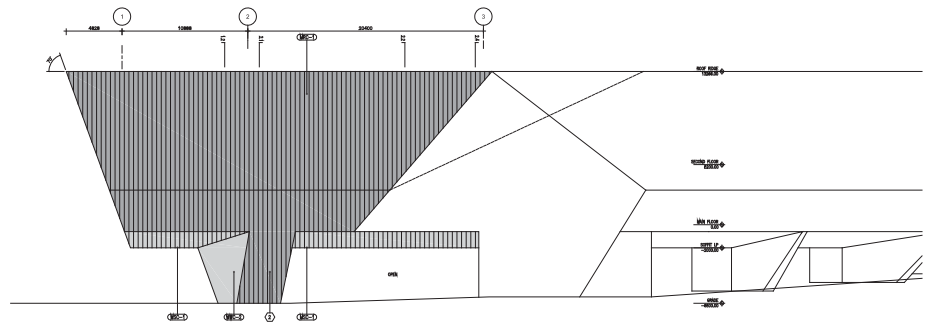
6 SOUTHEAST ELEVATION



7 EAST ELEVATION



8 NORTHEAST ELEVATION



9 NORTHWEST ELEVATION

01 2013.05.06 Amended Development Permit
02 2013.05.06 Development Permit

No. Date Issued For



101
Pulse Architects Inc.
100-1000 St. James St.
Vancouver, BC
Canada V6J 1G2
7 604 462 7021
7 604 462 7021

Audain Art Museum

Vancouver, British Columbia

BUILDING ELEVATIONS
EAST, SOUTHEAST,
NORTHEAST, NORTHWEST

Date: 6 May 2013
Scale: 1/125
Drawn by: PA

RZ 1075 4330-4340 Blackcomb Way IAM1 Zone Amendments for Audain Art Museum

Council Presentation
May 21, 2013

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

- **April 16, 2013** – Council adopted a zoning amendment bylaw to rezone RMOW owned lands to permit up to 43,000 sq. ft. art museum with specified auxiliary uses.
- **April 16, 2013** – Council approved DP 1283 for art museum.
- **May 7, 2013** – Delegation to Council by Audain Art Museum Foundation describing proposal to expand museum beyond what existing zoning permits.

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Subject Lands



- Located at 4330-4340 Blackcomb Way
- 1.22 ha
- Owned by RMOW
- Suitable to accommodate a larger museum

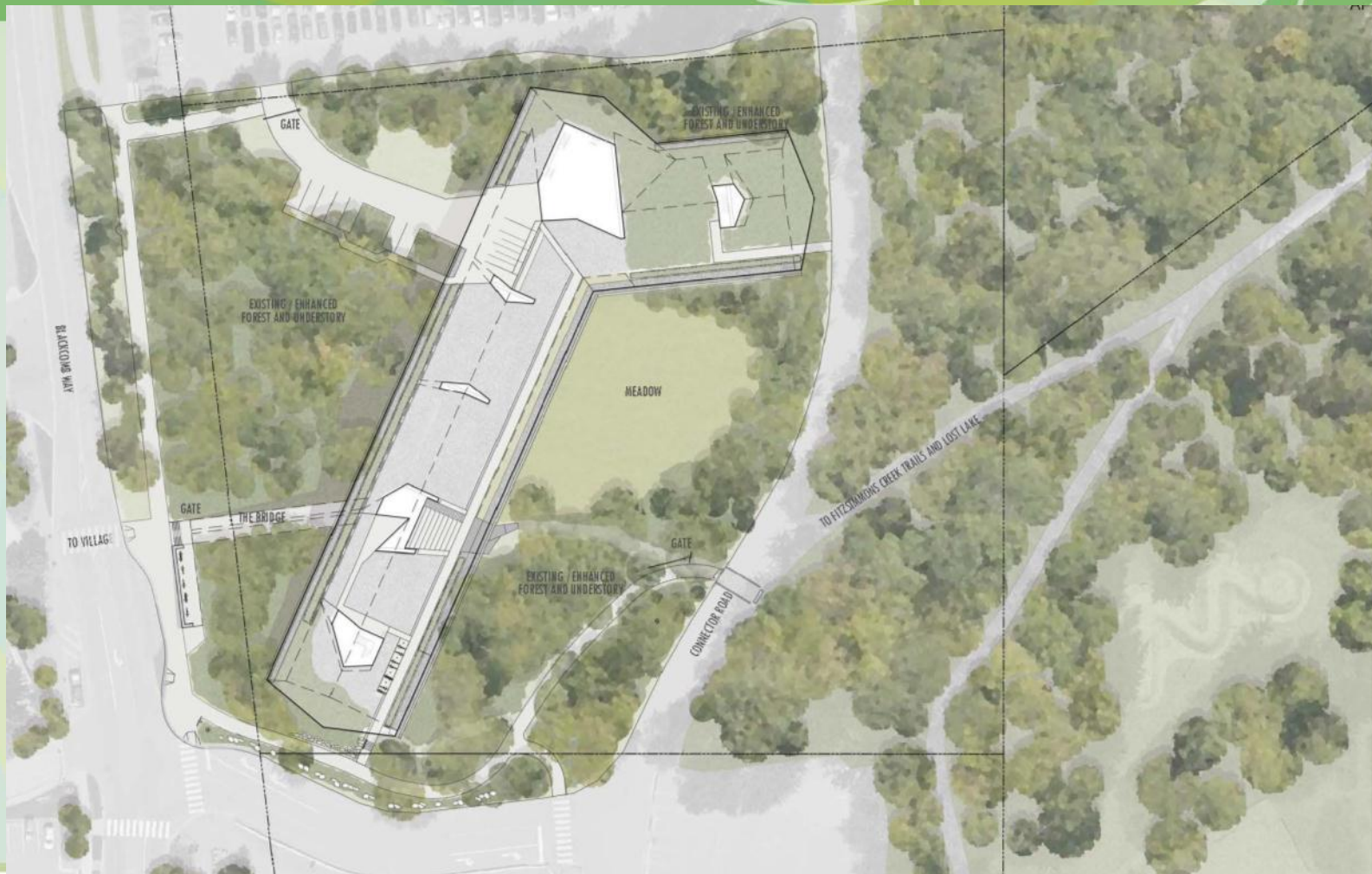
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Proposed Development



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Proposed Development



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Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013

Purpose

To amend the IAM1 zone to:

- increase the density,
- remove the limitations on retail sales auxiliary to an art museum use.

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Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013

Density

- permit the maximum permitted gfa in the IAM1 zone to be increased to 5,640 sq. m. from 4,000 sq. m.
- permit the total permitted gfa for retail sales auxiliary to art museum use to be increased to 90 sq. m. from 80 sq. m.
- permit the total permitted gfa for auxiliary residential dwelling unit for employee housing to be increased to 107 sq. m. from 100 sq. m.

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Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013

Other Regulations

- Delete the following section from the IAM1 zone:
“6.8 For certainty, the art museum & retail sales uses permitted in this zone do not include the retail sale of original works of art, but this limitation does not preclude such occasional de-accessioning of original works of art as ordinarily occurs in the curation of art collections.”

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Planning + Policy Review

OCP Objective/Policy

Objective 3.1.1 – Establish and adhere to community-determined growth limits through this OCP.

Policy 3.1.1.2 – Contain Whistler's urban development within the boundary of the Whistler Urban Development Containment Area.

Policy 3.1.2.1 – Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.

Policy 3.2.1.3 – Minimize land disturbance & conversion of remaining undisturbed natural areas to development.

Policy 3.2.1.4 - Support land uses & development that contribute to a diversified tourism economy compatible with Whistler's resort community character & values.

Policy 3.2.1.5 - Respect & reinforce Whistler's single Town Centre concept.

Objective 3.2.2 – Protect human safety & property from natural hazards.

Policy 3.3.1.1 – Designate the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries as shown on Schedule A Whistler Land Use Map.

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Planning + Policy Review

OCP Objective/Policy

Objective 4.9.1 – Reinforce Whistler Village as Whistler’s Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.

Objective 7.8.1 - Support programs, partnerships & venues for furthering Whistler’s arts, culture & heritage sectors.

Objective 7.8.2 - Increase opportunities for education, participation & enjoyment of arts, culture & heritage for residents & visitors.

Policy 7.8.2.1 - Support non-profit & private-sector efforts to increase arts, culture & heritage opportunities.

Objective 8.1.1 – Make energy conservation the core strategy & highest priority for achieving our GHG emission reduction goals.

Policy 8.1.1.1 – Apply the RMOW Green Building Policy to support our community-wide commitment to GHG reduction & energy performance.

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Planning + Policy Review

- Zoning & Parking Bylaw - Parking & Loading Regulations
- Whistler Retail Study
- ADP
- W2020
- Budget Considerations

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Community Engagement

- RA sign posted
- Public Hearing – after 2nd reading
 - Notices in both newspapers
 - Notices mailed to owners of property within 100 m of subject lands

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Recommendation

That Council considers giving first and second readings to Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013;

That Council authorizes the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 and to advertise for same in the local newspaper; and further,

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Recommendation

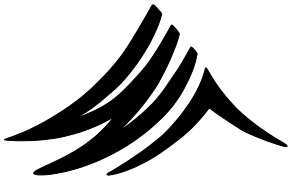
That before consideration of adoption of Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013, a floodproofing report certified by a Qualified Professional Engineer shall be delivered to the General Manager of Infrastructure Services stating that the lands may be safely used for the use intended and the development will have no material effect on the existing diking system if the lands are constructed on and used in accordance with the conditions specified in the floodproofing report.

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WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, MAY 21, 2013, STARTING AT 5:30 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk,
and R. McCarthy

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, B. MacPherson
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Fire Chief, R. Whitton
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Acting Corporate Officer, L. Schimek
Manager of Park and Village Operations, D. Patterson
Senior Planner, M. Laidlaw
Planner, F. Savage
Capital Projects Supervisor, A. Chalk
Recording Secretary, A. Winkle

Mayor Wilhelm-Morden recognized Freeman Drew Meredith in the audience.

APPROVAL OF AGENDA

Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That Council approve of the Regular Council agenda of May 21, 2013.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt Committee of the Whole and Regular Council minutes of
May 7, 2013.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Staff Recognition

A presentation was given by Mike Furey, CAO, recognizing Bob MacPherson, General Manager of Corporate and Community Services, who is leaving the municipality to take on the role of CAO for the District of Tofino.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that an open house was held last week for the Recreation and Leisure Master Plan, which was attended by approximately 90 community members. She congratulated staff on the format of the Open House. Over the next week there will be updates to the website based on the open house feedback, and there will be other opportunities to provide additional feedback. Visit whistler.ca/recmasterplan for more information.

Mayor Wilhelm-Morden reported that on the same day, MP John Weston made a presentation at the library for the MP Book Awards for 2013 for School District 48. Three Whistler Students won those awards:
First place – Jenna Tobias for her essay Drug Abuse.
Second place – Lauren Wentzel for her essay Why Take Drugs.
Third place – Tessa Furey for her essay Speak Up.
Mayor Wilhelm-Morden congratulated the three students and their teacher for the 400 words essays.

Mayor Wilhelm-Morden was a witness last week at the Squamish Lil'wat Cultural Centre at the Spirits Within Carving Blessing ceremony. She encouraged everyone to visit to the four poles that were blessed.

Mayor Wilhelm-Morden congratulated Jordan Sturdy, Mayor of Pemberton, who was elected as MLA for the corridor at the provincial election.

Mayor Wilhelm-Morden reported that on May 8th a petition was filed and served a couple of days later by the Squamish Nation and Lil'wat Nation against the Province, Minister William Bennett, and the Resort Municipality of Whistler. She reported that the 11 page petition will be posted to the municipal website, and that the communications department can be contacted for email copies of the affidavits. She reported that the position of the First Nations is that the OCP cannot and does not apply to Crown Land within the boundaries of the Resort Municipality of Whistler because it limits the development of all or part of that Crown Land, which the First Nations may ultimately receive in accommodation and treaty negotiations from the Provincial Government. Mayor Wilhelm-Morden expressed that she is disappointed, particularly in light of the Legacy Land Agreement wherein the First Nations agreed to abide by Whistler's Official Community Plan. The municipality has had to incur the expense of retaining counsel. They will be filing a response to the petition, supporting affidavits, and will be bringing forward a budget amendment bylaw to authorize the payment of the legal fees that will be incurred.

Mayor Wilhelm-Morden reported on the May long weekend in Whistler. She commented that there was hooliganism, mischief, vandalism, and for the first time in recent history there was public property damage. The RCMP had 35 members out on Saturday evening doing what they could, and bylaw enforcement officers. Bylaw infraction notices and tickets for public drunkenness were given out. She commented on the efforts in recent years of having a significant police presence during this weekend. She compared the events to those that used to take place in the resort on New Year's Eve before steps were taken to change the outcome during the holiday in the resort. Mayor Wilhelm-Morden reported that she has asked the CAO to create a Mayor's Task Force, staffed with various stakeholders including the RCMP, members of the restaurants and bars group, property managers and hotels group. The task force would look at what happened, what has happened historically, and what can be done in the future to stop this kind of behaviour. Mayor Wilhelm-Morden reported that Council will have to pass some resolutions in the near future to bring the task force into effect, and that it will probably take a couple of years to transition the May long weekend into what we want to see in this resort.

Mayor Wilhelm-Morden reported that this week is Drinking Water Week, as recognized by the municipality, the Province, and the B.C. Water and Waste Association. The theme is "Get to Know Your H2O" and more information can be found at whistler.ca/water on how to use water more resourcefully, more efficiently, to help us save tax dollars, and to limit our impact on the environment.

Mayor Wilhelm-Morden reported that this week is also Local Government Awareness Week, as sponsored by UBCM. She expressed gratitude for the involvement of volunteers and committee members in Local Government.

Mayor Wilhelm-Morden reported that National Health and Fitness Day is on June 1. In celebration of National Health and Fitness Day, the Meadow Park Sports Centre is offering deals on summer passes and 50 per cent off drop-in rates for the entire day on June 1. If you purchase a 20-time, 30-time or 3 month pass on June 1, you will receive 10 per cent off. The 6-month pass will also be available at 20 per cent off. For more information, contact the Meadow Park Sports Centre.

Mayor Wilhelm-Morden reported that the second annual Whistler Excellence Awards will take place on June 21 at the Fairmont Chateau Whistler. The event is sponsored by the Whistler Chamber of Commerce in partnership with the Community Foundation of Whistler, the Whistler Arts Council and the Whistler Centre for Sustainability. Nominations are due by May 31.

INFORMATION REPORTS

Trails Program Update
Report No. 13-049
File No. 8361.01

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council receive Information Report 13-049 on planning and maintenance of recreational trails.

CARRIED

Parking Update
Report No. 13-052
File No. 4530, 4716

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

That Council receive Information Report No. 13-052 regarding an update on parking.

CARRIED

ADMINISTRATIVE REPORTS

Development Permit No.
1290 – 1220 Alpha Lake
Rd – Light Industrial
Building
Report No. 13-047
File No. DP1290

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

That Council approve Development Permit Application 1290 for a new light industrial development per the architectural plans (Project No. 1220, Sheets A1.0, A2.0, A3.0 and A4.0) prepared by ATA Architectural Design Ltd. dated April 29, 2013, and the landscape plan (Project No. 820, Sheet L-1) prepared by Tom Barratt Ltd. Landscape Associates, dated May 15, 2013, included in Appendix B, subject to the resolution of the following items all to the satisfaction of the General Manager of Resort Experience:

1. Finalization of the architectural and landscape plans to address the following items:
 - a. incorporation of a small outdoor seating area within the landscaped area at the south end of the building; and
 - b. additional trees in the landscape area adjacent to the building's surface parking lot and confirm sufficient landscape areas in the secondary parking area; and further
2. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works as security for the construction and maintenance of these works;
3. Declaration from owner or approved report prior to issuance of building permit satisfying aquifer protection guidelines;
4. Finalization of drainage and interception system plans for the surface parking and storage areas to municipal standards with the building permit submission; and further
5. Finalization of signage details prior to installation of any development signage; and further

That Council authorize the Mayor and the Corporate Officer to execute the required legal documents in conjunction with this permit.

CARRIED

4330- 4340 Blackcomb
Way – IAM1 Zone
Amendments for Audain
Art Museum
Report No. 13-048
File No. 8363, RZ1075,
Bylaw 2031

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

That Council considers giving first and second readings to Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013;

That Council authorizes the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 and to advertise for same in the local newspaper; and further,

That before consideration of adoption of Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013, a floodproofing report certified by a

Qualified Professional Engineer shall be delivered to the General Manager of Infrastructure Services stating that the lands may be safely used for the use intended and the development will have no material effect on the existing diking system if the lands are constructed on and used in accordance with the conditions specified in the floodproofing report.

CARRIED

2013 UBCM Fuel
Management
Prescription Application
and 2013 Operational
Fuel Treatment
Application –
Benchlands
Report No. 13-050
File No. 4815

Moved by Councillor R. McCarthy
Seconded by Councillor A. Janyk

That Council support the proposed 2013 UBCM Fuel Management Prescription application and the proposed 2013 UBCM Operational Fuel Treatment application for the Benchlands area, and further:

That Council authorize the Fire Chief to sign off on all work related to the proposals that will occur on municipal or Crown properties during the projects, provided they are approved by the UBCM.

CARRIED

2012 Financial
Statements
Report No. 13-046
File No. 4525

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

That Council receive the 2012 audited financial statements of the Resort Municipality of Whistler as required by the *Community Charter*, and further,

That Council approve the 2012 audited financial statements of the Resort Municipality of Whistler as required by Canadian audit standards.

CARRIED

Five-Year Financial Plan
2013-2017 Amendment
Report No. 13-051
File No. 4530

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council consider giving first, second and third readings to the Five-Year Financial Plan 2013-2017 Amendment Bylaw No. 2032, 2013.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

Zoning Amendment
Bylaw (IAM1 Zone
Amendments) No. 2031,
2013

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

That Zoning Amendment Bylaw (IAM1 Zone Amendments) No. 2031, 2013 receive first and second readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Five-Year Financial Plan
2013-2017 Amendment
Bylaw No. 2032, 2013

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

That Five-Year Financial Plan 2013-2017 Amendment Bylaw No. 2032, 2013 receive first, second and third readings.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (1040 Legacy Way
- The Falls) No. 2030,
2013

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

That Zoning Amendment Bylaw (1040 Legacy Way - The Falls) No. 2030, 2013 be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

Park Garbage and
Fires
File No. 3009

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

That correspondence from Brian Buchholz, dated May 14, 2013, regarding garbage and fires at the Emerald Forest/Gravel Pit be received and referred to staff.

CARRIED

Community Enrichment
Program – Centre for
Sustainability
File No. 3004

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That correspondence from Cheeying Ho, Executive Director for the Whistler Centre for Sustainability, requesting permission to revise the budget allocations for the Community Enrichment Program (CEP) grant awarded to the Centre for the creation of an interactive walking tour be received and the request be approved.

CARRIED

Tendering Practices for
Municipal Roadwork
Contracts
File No. 632.2

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

That correspondence from Jack W. Davidson, President of the B.C. Road Builders & Heavy Construction Association, dated May 14, 2013, regarding tendering practices for municipal roadwork contracts be received.

CARRIED

Duty to Accommodate
in Emergency Planning
File No. 855

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

That correspondence from Karen Martin, Emergency Preparedness Project Coordinator for the BC Coalition of People with Disabilities (BCCPD), dated May 6, 2013, regarding resources for local governments understanding their legal “duty to accommodate” people with disabilities in emergency planning and response be received and referred to the Emergency Planning Coordinator.

CARRIED

Resource Industries
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That correspondence from Gerry Furney, Mayor of the Town of Port McNeill, dated April 26, 2013, regarding support for resource industries such as forestry, mining, agriculture, fishing, aquaculture, and energy production be received.

CARRIED

FCM Vice-President
File No. 2072

Moved by Councillor J. Grills
Seconded by Councillor J. Faulkner

That correspondence from Susan Fennell, Mayor of Brampton, Ontario, dated May 10, 2013, regarding her intentions to run to be elected FCM’s Third Vice-President be received.

CARRIED

Access Awareness Day
File No. 3009.1

Moved by Councillor R. McCarthy
Seconded by Councillor J. Crompton

That correspondence from Lorraine Copas, Executive Director of the Social Planning and Research Council of British Columbia (SPARC BC), dated May 3, 2013, requesting the proclamation of June 1, 2013 as Access Awareness Day, and opportunities to promote the advances Whistler has made in working to become more accessible be received and proclaimed.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the May 21, 2013 Council meeting at 7:53 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

ACTING CORPORATE OFFICER: L. Schimek

DRAFT

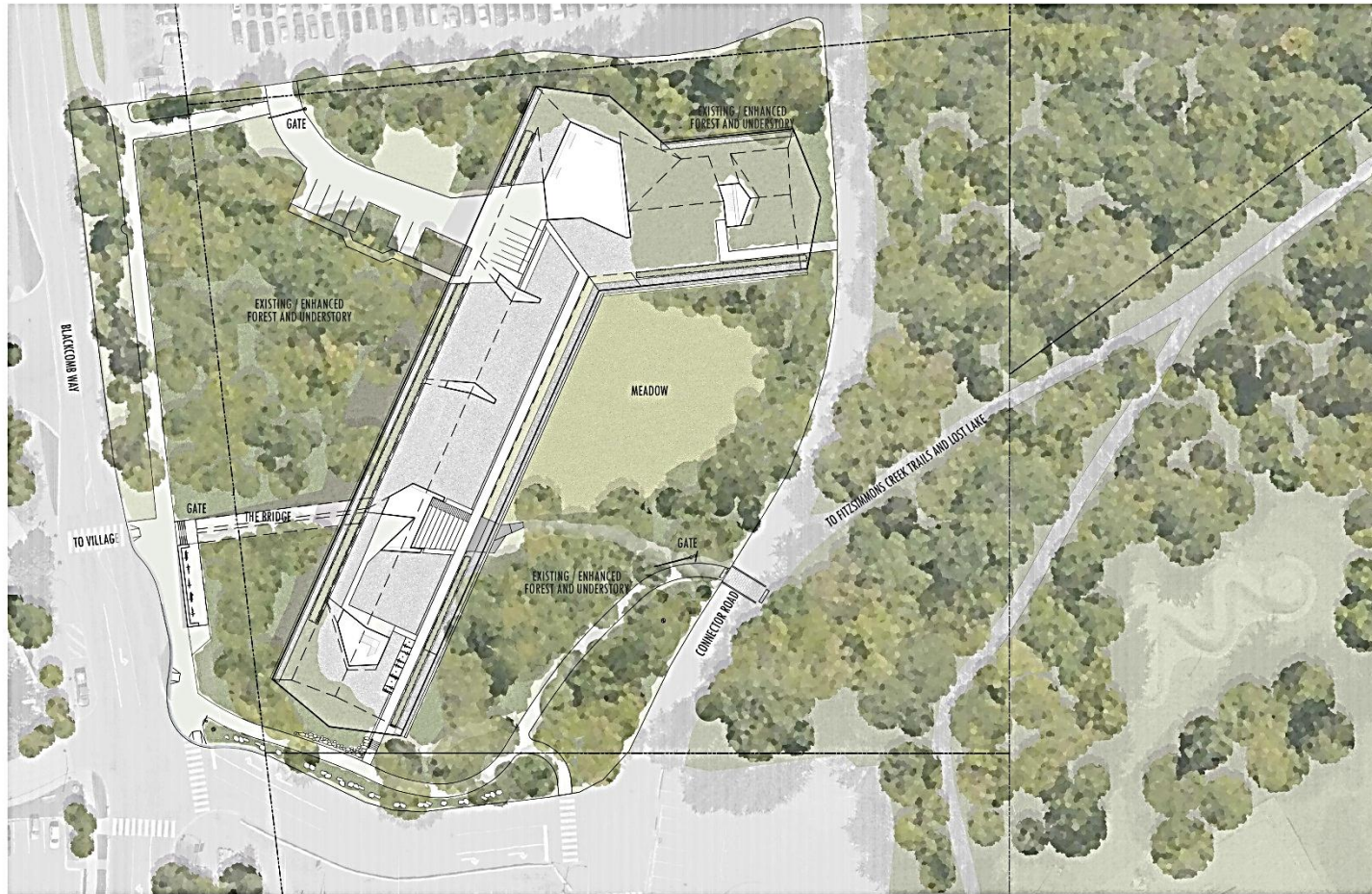
AUDAIN ART MUSEUM

Blackcomb Way, Whistler, B.C.



Expansion Plans – May 2013

SITE PLAN



LANDSCAPE PLAN



0 5 10 20 40

AUDAIN ART MUSEUM

AMENDED DEVELOPMENT PERMIT - LANDSCAPE ARCHITECTURAL DRAWINGS
2013.05.06



PHILLIPS · FAREVAAG · SMALLENBERG
PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

TOM BARRATT LTD.
Landscape Architects



EXPANSION DETAILS

October 2012 Announcement	2,500 sq. m.	27,000 sq. ft.
Approved by Council	3,635 sq. m.	39,260 sq. ft.

Proposed expanded size:	5,131 sq. m.	55,230 sq. ft.
--------------------------------	---------------------	-----------------------

PROPOSED SPACE INCLUDES:

Permanent Exhibition	1,290 sq. m.	13,885 sq. ft.
Temporary Exhibitions	540 sq. m.	5,812 sq. ft.
Administrative	577 sq. m.	6,210 sq. ft.
Public	590 sq. m.	6,350 sq. ft.

CONSTRUCTION TIMETABLE:

Anticipated Construction Start (civil works)	July 2013
Completion	Summer 2015

EXPANSION – WHY?

Michael Audain, Chair of Audain Art Museum:

- Realized museum would outgrow smaller space within a decade.
- Needed more space to accommodate larger temporary exhibitions from National Gallery of Canada and other international museums.
- Concluded a future addition would be too expensive.
- Preferred to redesign now from outset.
- Reworked design still discreet and embedded in forest.

VIEW FROM BLACKCOMB WAY



VIEW FROM NORTH SIDE MEADOW



AUDAIN ART MUSEUM

B.C.'s largest purpose-built art museum
featuring state-of-the-art environmental
and security standards.

*

Important art collection on permanent display.

*

Temporary exhibition opportunities from
National Gallery of Canada and other
international museums.

*

Tourism attraction.

*

Public green space and cultural connection
to Whistler Town Centre.

AUDAIN ART MUSEUM



AUDAIN ART MUSEUM

