



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 3, 2020
FROM: Resort Experience
SUBJECT: DP1670 – 4334 MAIN STREET AND 4365 BLACKCOMB WAY – NEW PUBLIC WASHROOM PAVILION

REPORT: 20-023
FILE: DP1670

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit DP1670 for the proposed Public Washroom Pavilion at 4334 Main Street and 4365 Blackcomb Way, as illustrated on the architectural drawings labelled A 2.1, A A3.1, A3.2, A5.1, A6.1, A6.2 including rendering and materials, dated January 23, 2020, prepared by Johnston Davidson Architecture & Planning Inc. attached as Appendix “B” to Administrative Report No. 20-023.

REFERENCES

Owner: Resort Municipality of Whistler
Location: 4334 Main Street and 4365 Blackcomb Way
Legal Descriptions: LOT B DISTRICT LOT 5275 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP24001 PID 023-135-212
LOT 1 EXCEPT: PART SUBDIVIDED BY PLANS LMP6463 DISTRICT LOTS 5028 AND 5275 PLAN LMP219 PID 017-370-744
Current Zoning: CM1 Zone (4334 Main Street) and LNI Zone (4365 Blackcomb Way)
Appendices: “A” – Location Map
“B” – Architectural Drawings

PURPOSE OF REPORT

This Report seeks Council's approval for the issuance of Development Permit DP1670, an application for a new public washroom pavilion at 4334 Main Street and 4365 Blackcomb Way.

The proposed development is subject to development guidelines for form and character, protection of the development from hazardous conditions and protection of the natural environment. This development permit is subject to Council approval as the proposal is a new development within the Whistler Village Development Permit Area.

DISCUSSION

Background

The existing washroom building onsite is to be removed and replaced with a larger washroom facility at approximately the same location. The proposed washroom facility will consist of one building straddling two properties: 4334 Main Street and 4365 Blackcomb Way. Both properties are owned by the RMOW and together make up the Whistler Olympic Plaza site, which is used as park space for public access and outdoor amenities. The proposed washroom building is one of three municipal public washroom buildings to be constructed in 2020. The others sites are on the grounds of PassivHaus at the entry to Lost Lake Park and adjacent to the Gateway Loop in Whistler Village.

Proposed Development

The proposed development consists of a new one-storey, at-grade public washroom facility located towards the northern edge of Whistler Olympic Plaza near the Market Pavilion development. The facility includes men's and women's multi-stall washrooms, single room washrooms, and accessible washrooms. A janitor's room and mechanical room are also included within the building. The site incorporates new hardscaping to accommodate pedestrian access and new bike racks for bicycle parking.

The overall municipal public washroom designs were presented at a meeting of Council in the spring of 2019. To reduce costs there have been some minor changes made to the buildings, which included simplifying the roof structural details and scaling back on the stone work.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	The building and site is accessible. Washroom is a universal inclusive design that provides privacy and allows for dignity of people to be honoured.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	The building is durable, safe, easy to clean, spacious and comfortable.
Visitor Experience	Visitors feel genuinely welcome.	The building is inviting (open sight lines, warm material palette) that is conveniently located in busy areas.
	Travel and services are accessible, seamless and convenient at all phases of visitors' trips, from prior to departure until after returning home.	The building is conveniently located adjacent to Olympic Plaza for visitors using the outdoor park and amenity space.
	The resort is comfortable, functional, safe, clean and well-maintained.	The building is considered operationally efficient, easy to maintain and built to last.
Materials	Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals.	Exposed wood is used in protected areas to add warmth, and locally sourced basalt stone has been incorporated into the materials proposed.

Transportation	Whistler policy, planning, and development prioritizes preferred methods of transportation – pedestrian, bicycle, and other non-motorized means.	Bicycle parking in close proximity to the Valley Trail network is proposed as part of this public washroom development.
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W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Comments
Built Environment	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	Energy and new materials are required for facility construction.
Energy	The energy systems is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	Energy is required to manufacture the necessary building materials and implement and maintain the development. Low consumption water fixtures are included in the design.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The site is split zoned CM1 (Commercial Mix One) and LNI (Lands North Institutional). The proposal is consistent with the zoning regulations and no variances are requested.

The development is subject to the floodproofing requirements as outlined in covenants BE49948 and BB49940. A flood hazard assessment report from EXP Services Inc. dated February 15, 2019 has been received confirming that this proposal is consistent with the covenant requirements and stating that *“the proposed washroom building is to be considered safe from flood for the intended purpose”*.

Official Community Plan

The site is subject to the Whistler Village development permit area (DPA No. 1) guidelines for the protection of development from hazardous conditions, protection of the natural environment and form and character.

Guideline	Comment
Buildings shall contribute to the image of a cohesive Village, yet still express individuality through the incorporation of consistent elements into all new buildings (i.e. scale, form, materials, covered arcades, landscaping, and street furnishings).	The proposed combination of hardboard, basalt stone, exposed wood beams and columns, and textured concrete are consistent with other Village exterior treatments.
The buildings and development in the Village shall continue the prominent pedestrian orientation and provide open space amenities (i.e. solar exposure, outdoor seating, activity areas, and site features.)	New hardscaping will integrate the site with adjacent pedestrian routes. New bike racks will accommodate bicycle parking.
Building material must be sufficiently durable to withstand Whistler's harsh climate. Materials including stone, wood, acrylic, stucco and treated/textured concrete are appropriate. Building colours shall be in accordance with the guidelines contained within the Whistler Village Colour Guide. In general, muted colour tones	The building materials are proven durable materials able to withstand Whistler's harsh climate. The proposed colours are muted earth and grey tones with accent colour to complement base colours.

taken from the natural environment and are complementary to neighbouring buildings.	
Variety, continuity and pedestrian interest should be expressed in the design of the buildings especially at ground level.	The variety of materials proposed provides visual interest at street level.
The siting of buildings, where consistent with the Master Plan, should protect mature stands of timber.	The development requires the removal of 6 relatively young landscape trees that are currently located within the proposed building footprint

ADVISORY DESIGN PANEL

The proposal was referred to the Advisory Design Panel (ADP) for review on February 20, 2019. The Panel supported the project with the following motion:

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

The Panel’s comments have been incorporated to achieve final construction detailing.

Green Building Policy

The municipality’s *Council Policy G-23: Green Building Policy* provides direction in respect to green building features and outlines six broad green building objectives. The development proposal satisfies the performance objectives under the Policy.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign describing DP1670 is posted on the site.

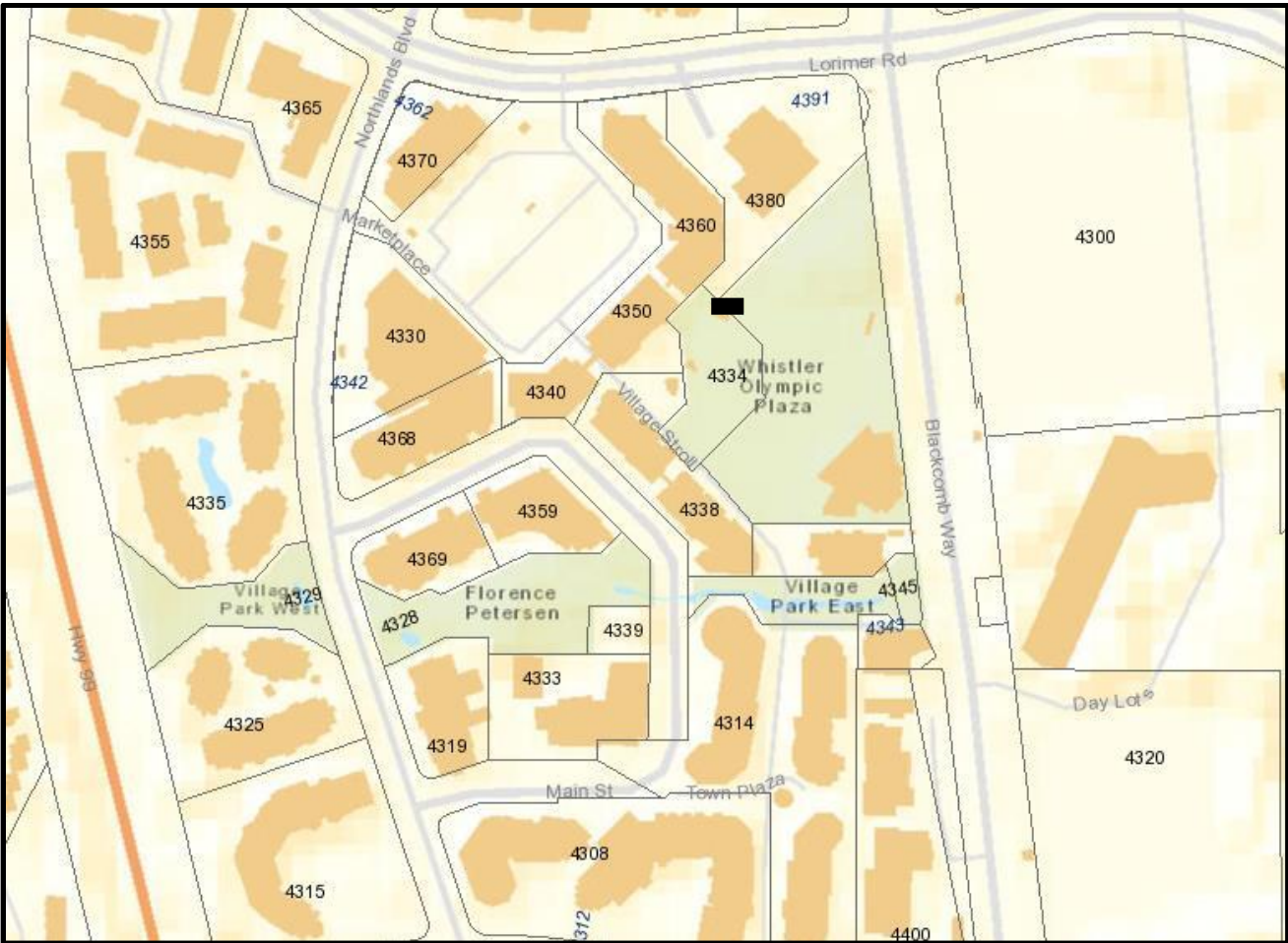
SUMMARY

Development permit DP1670 proposes a new washroom pavilion at 4334 Main Street and 4365 Blackcomb Way for Whistler Olympic Plaza. Staff recommend approving the issuance of the development permit.

Respectfully submitted,

Stephanie Johnson, RPP MCIP
PLANNER








for
Toni Metcalf
ACTING GENERAL MANAGER OF RESORT EXPERIENCE



Subject Site



Revisions

	Inquired for GCR Coordinators	19-Nov
	Inquired for JCR Coordinators	18-Dec
	Inquired for GCR Coordinators	20-Jan-2
	Inquired for Client Review	20-Jan-2
		
		
		

job Title

Public Washroom
Pavilions - Whistler
Olympic Plaza

Client

Resort Municipality of
Whistler

Winter, DC.

Sheet Title

Site Plan

Drawn	MH	Scale 1:100
Checked	JB	

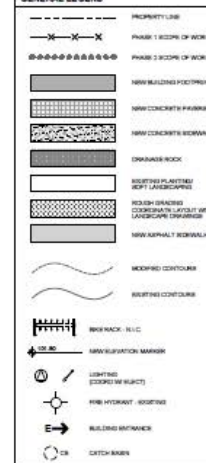
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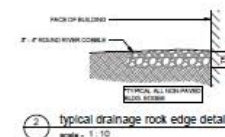
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GENERAL LEGEND

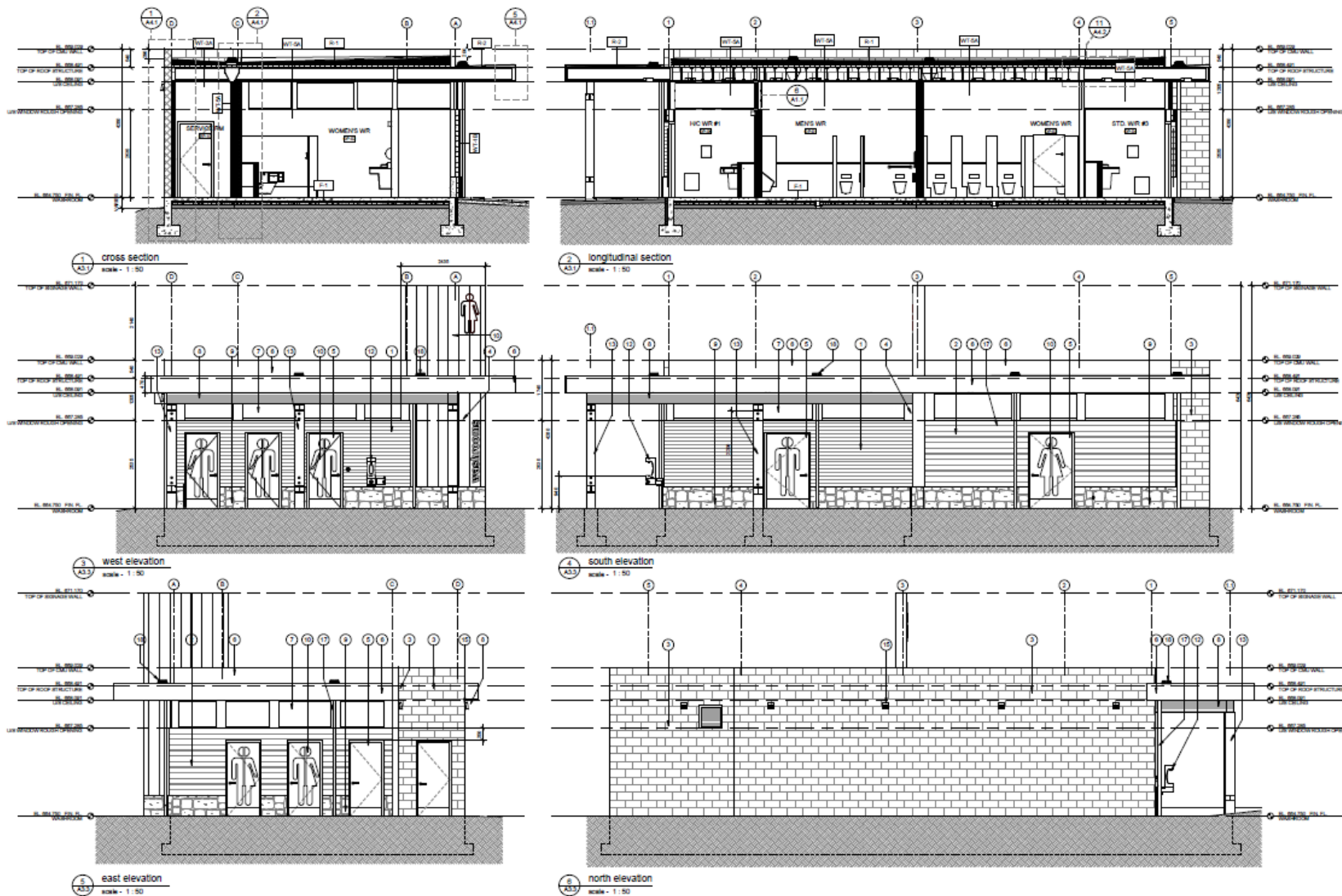


GENERAL NOTES

1. ALL PLANTING AND PLANTING TO BE COORDINATED WITH LANDSCAPE ARCHITECT'S DRAINAGE
2. ALL GRADE, IMPROVEMENT AND HARD SURFACING TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECT'S DRAINAGE
3. ALL PAVING PROPOSED TO BE AS PER LANDSCAPE ARCHITECT'S DRAINAGE
4. FOR ALL IMPROVEMENT COORDINATE WITH ALL AND LOCATIONS COORDINATE WITH CIVIL, MECHANICAL AND ELECTRICAL
5. ALL CONCRETE WORK TO BE COORDINATED WITH LANDSCAPE ARCHITECTURAL PLANS AND ANY ADDITIONAL INFORMATION TO THE ARCHITECT FOR THE CONSTRUCTION OF THE PROJECT
6. ALL PAVING TO BE DONE UP TO MEET MINIMUM GRADE AND MEET ACCEPTABLE REQUIREMENTS
7. EXPLORE LANDSCAPE ARCHITECT TO HUMAN IMPACT OF THE PROJECT AND TO TAKE STEPS TO PROTECT THE AREA AND TO DISSEMINATE AREA MAJOR ZONES TO THE PUBLIC
8. AREA WITHIN SCOPE OF WORK TO BE SPRINKLED AND CLEANED UP WITHIN THE CONTRACT
9. REMOVAL OF ALL HUMAN BUILT STRUCTURE OR ROCKS WITHIN SCOPE OF WORK TO BE COMPLETED AT THE END OF THE CONTRACT
10. ANY SCOPING LANDSCAPE DAMAGED DURING THE CONSTRUCTION SHALL BE REPAIRED AT THE COST OF THE CONTRACTOR



APPENDIX B



- GENERAL NOTES**
- COORDINATE WITH WALL SECTION FOR DETAIL
 - COORDINATE WITH WALL SECTION FOR DETAIL

MATERIALS LEGEND			
#	DESCRIPTION	#	DESCRIPTION
1	PERFORATED LIP SIDING	11	ALUMINUM PLANKING
2	PERFORATED LIP SIDING	12	WATER RESISTANT BOARD
3	CONCRETE BLOCK	13	WATER RESISTANT BOARD
4	ALUMINUM CLADDING	14	ALUMINUM CLADDING
5	METAL DOOR FRAME	15	WATER RESISTANT BOARD
6	METAL PLANKING	16	WATER RESISTANT BOARD
7	VENT, WINDOW	17	WATER RESISTANT BOARD
8	WALL BRACK	18	WATER RESISTANT BOARD
9	STONE CLADDING	19	WATER RESISTANT BOARD
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23	WATER RESISTANT BOARD	24	WATER RESISTANT BOARD
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JDa

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Revisions

△	Issued for SDR Coordination	19-Nov-10
△	Issued for SDR Coordination	19-Dec-13
△	Issued for SDR Coordination	20-Jan-15
△	Issued for Client Review	20-Jan-15
△		
△		
△		

Job Title

Public Washroom
Pavilions - Whistler
Olympic Plaza

Client
Resort Municipality of
Whistler

Whistler, BC

Sheet Title

Building Sections +
Elevations

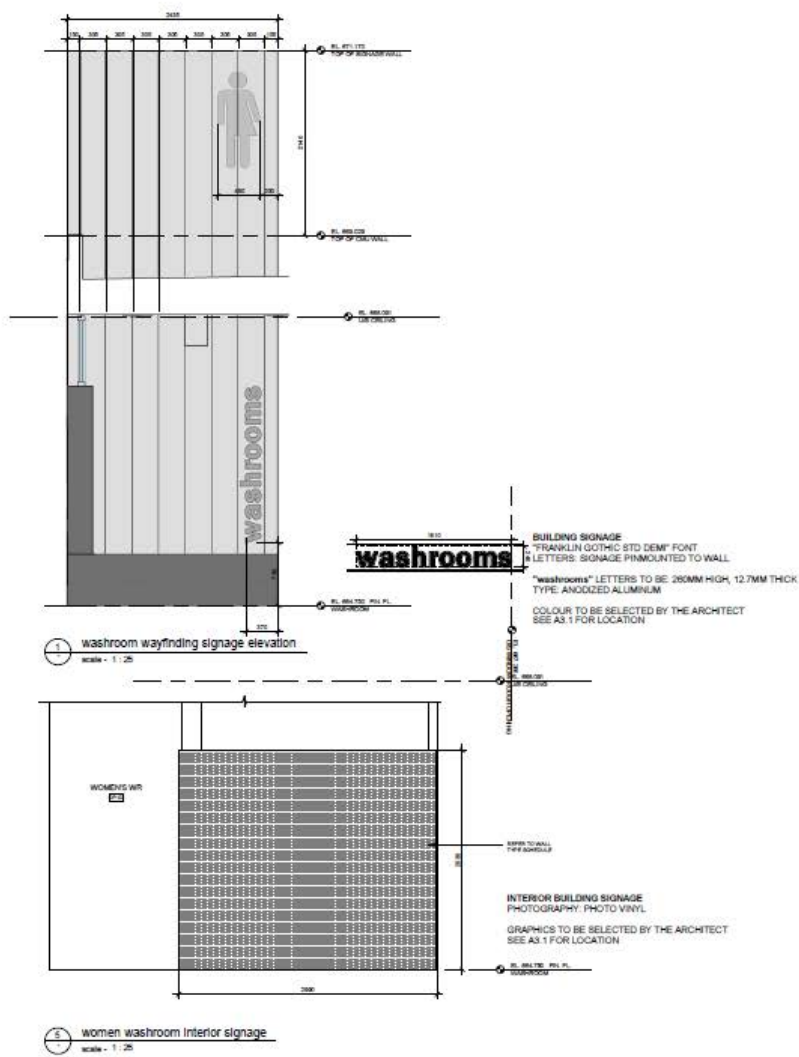
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Job No. 1725 Revision: △

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At the time of this drawing, the design was in the preliminary stage and was subject to change without notice. The design was prepared for the client and is not to be used for construction without the approval of the architect.



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Revisions

▲	Issued for SDR Coordination	19-Nov-10
▲	Issued for SDS Coordination	19-Dec-10
▲	Issued for SDS Coordination	20-Jan-11
▲	Issued for Client Review	20-Jan-11
▲		
▲		
▲		

Job Title

Public Washroom

Pavilions - Whistler

Olympic Plaza

Client

Resort Municipality of
Whistler

Whistler, BC

Sheet Title

Signage + Wayfinding

Drawn

RG

Scale

Checked

KJ

1:25

Job No.

1725

Location

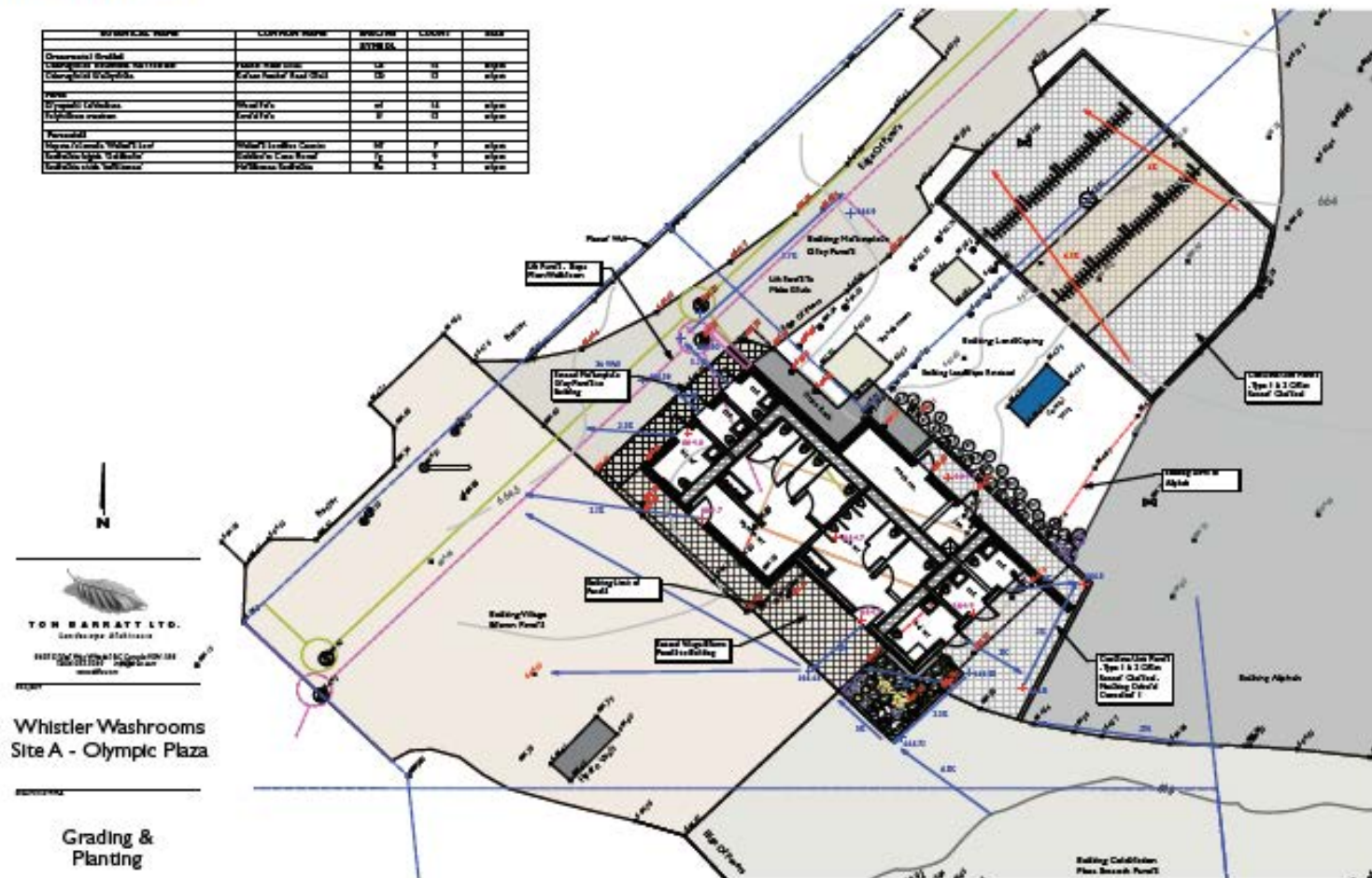


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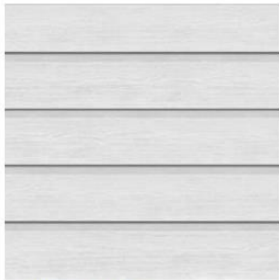
landscape drawings | OLYMPIC PLAZA

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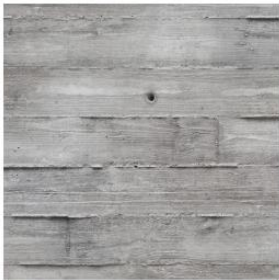
APPENDIX B



material & colour swatches | OLYMPIC PLAZA



hardie board plank siding



board formed concrete



limestone



aluminum panel colour - building signage



wood ceiling and roof