



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 3, 2020
FROM: Resort Experience
SUBJECT: DP1671 – 4190 GATEWAY DRIVE – NEW PUBLIC WASHROOM PAVILION

REPORT: 20-024
FILE: DP1671

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 DP1671 for the proposed Public Washroom Pavilion at 4190 Gateway Drive, as illustrated on the architectural drawings labelled A2.1, A2.2 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. 20-024.

REFERENCES

Owner: Resort Municipality of Whistler
Location: 4190 Gateway Drive
Legal Descriptions: LOT 7 DISTRICT LOT 1902 PLAN 17763 PID 004-701-640
Current Zoning: CC1 Zone (Commercial Core One)
Appendices: “A” – Location Map
“B” – Architectural Drawings

PURPOSE OF REPORT

This Report seeks Council’s approval of the issuance of Development Permit DP1671, an application for a new public washroom pavilion at 4190 Gateway Drive.

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

On May 14, 2019 Council adopted Zoning Amendment Bylaw No. 2222, 2019 to adjust the density provision of the CC1 Zone regarding permitted gross floor area for the parcel to accommodate the proposed 110 square metre public washroom facility. The total gross floor area for the parcel was

established as 110 square metres and is consistent with the *Council Policy G-24: Whistler Village Density Policy*.

The proposed washroom facility will be located at 4190 Gateway Drive adjacent to the Gateway Loop transportation terminal. The property has been owned by the Municipality since the lands were transferred from the W.L.C. Developments Ltd., a Crown corporation in 1995. The land was transferred with the intent that it would be used as park space for landscaping and public access use. This proposal is consistent with the intended use and includes a new public washroom facility, pedestrian and bicycle enhancements, and new landscaping. The proposed washroom building is one of three municipal public washroom buildings to be constructed in 2020. The others sites are on the grounds of PassivHaus and at the Olympic Plaza.

Proposed Development

The proposed development consists of a new one-storey, at-grade public washroom facility on a currently undeveloped, public access area adjacent to the Gateway Loop. 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. Although some tree and landscape removals will be required to locate the new facility, the siting will protect mature stands of trees closest to Village Gate Boulevard and the landscape plan includes replanting.

The proposed design includes a roof projection over the parcel line into the road right of way and is supported on a column beyond the parcel boundary. An encroachment agreement was completed and is registered on title as a condition of rezoning application RZ1160.

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 all people to be honoured.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing long-term uses.	The building is durable, safe, easy to clean, spacious and comfortable, but does not support long-term visits.
Visitor Experience	Visitors feel genuinely welcome.	The building is inviting (open sight lines, warm material palette) and 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 Gateway Loop transportation terminal for visitors arriving and departing Whistler.
	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.

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.

The proposed public washroom facility in adjacent to Gateway Loop does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The subject property is zoned CC1 (Commercial Core One). The proposed public washroom facility is consistent with the land use regulations under CC1 Zone. The proposal meets all other zoning regulations and no variances are requested.

The development is subject to the floodproofing requirements as outlined in the zoning bylaw. A flood hazard assessment report from EXP Services Inc. dated February 14, 2019 has been received confirming that the design is consistent with applicable flood proofing 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 hardiboard, 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	New hardscaping will integrate the site with adjacent pedestrian routes. New bike racks will accommodate bicycle parking.

(i.e. solar exposure, outdoor seating, activity areas, and site features.)	
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 taken from the natural environment and are complementary to neighbouring buildings.	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.
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.	Although six trees will be removed to allow for the building footprint as well as service connections, parks staff will replace with appropriate landscaping that considers both screening and site lines. The building is also sited so as to preserve several mature trees closest to Village Gate Boulevard, maintaining a naturalized entrance to the Village.

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.

Legal Encumbrances

The parcel is subject to a restrictive covenant between the Municipality and the Province, which was modified as a condition of RZ1160 to update the covenant language to reflect the additional use of a "public washroom facility".

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 DP1671 is posted on the site.

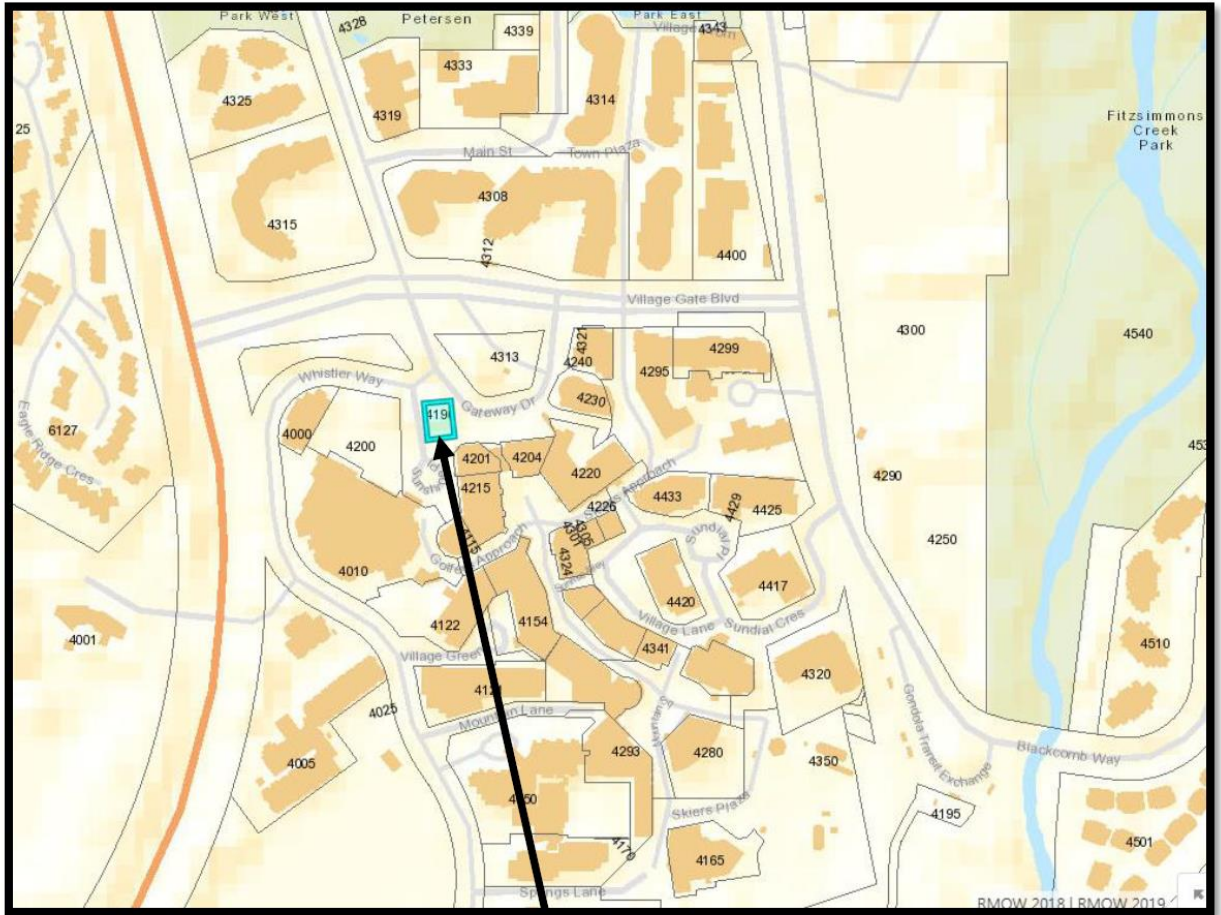
SUMMARY

Development permit DP1671 proposes a new public washroom pavilion at 4190 Gateway Drive adjacent to Gateway Loop. Staff recommend approving the issuance of the development permit.

Respectfully submitted,

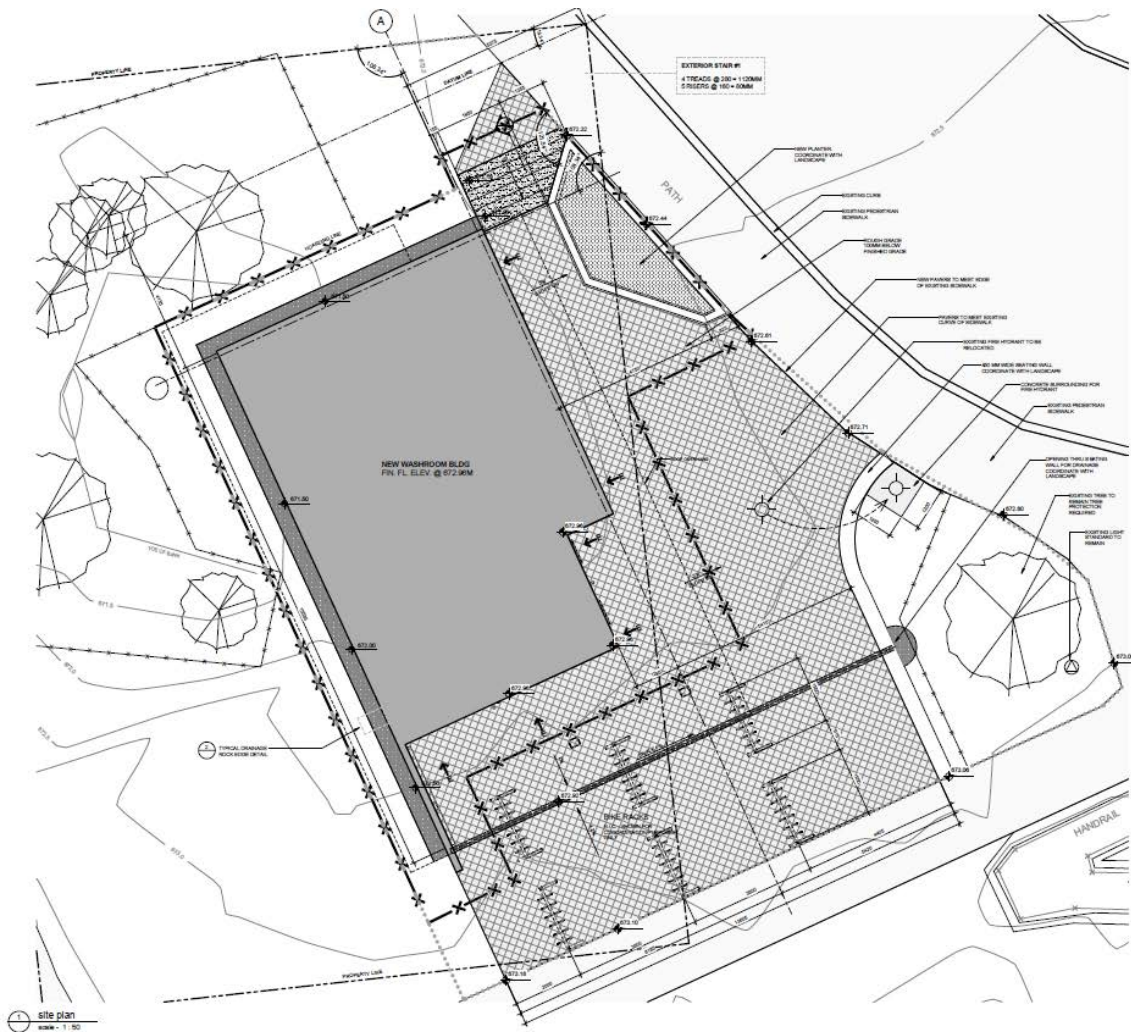
Stephanie Johnson, RPP MCIP
PLANNER

for
Toni Metcalf
ACTING GENERAL MANAGER OF RESORT EXPERIENCE



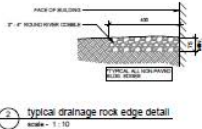
SUBJECT PROPERTY

APPENDIX B



GENERAL LEGEND	
	PROPERTY LINE
	PHASE 1 SCOPE OF WORK
	PHASE 2 SCOPE OF WORK
	NEW PAVING
	NEW CONCRETE PAVING
	NEW CONCRETE SIDEWALK
	GRASSY ROCK
	SCOTT'S PLANTING
	NEW CONCRETE SIDEWALK
	NEW ASPHALT SIDEWALK
	MODIFIED CONTOUR
	EXISTING CONTOUR
	NEW PAVING
	NEW FUNCTIONAL MARKING
	NEW HYDRANT
	BUILDING ENTRANCE
	CATCH BASIN

- GENERAL NOTES**
1. ALL GRADING AND PAVING TO BE COORDINATED WITH LANDSCAPE ARCHITECT, DRAINAGE.
 2. ALL DRAINAGE SERVICES AND LINES SHALL BE TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECTS.
 3. ALL PAVING MATERIALS TO BE APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECTS.
 4. FOR ALL SERVICES CONNECTIONS, THE ARCHITECT AND LANDSCAPE ARCHITECTS SHALL BE NOTIFIED PRIOR TO CONSTRUCTION FOR EVALUATION.
 5. ALL PAVING TO BE DONE UP TO THE PROPERTY LINE AND MUST BE DONE IN ACCORDANCE WITH THE ARCHITECT AND LANDSCAPE ARCHITECTS.
 6. ALL DRAINAGE SERVICES AND LINES SHALL BE TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECTS.
 7. ALL DRAINAGE SERVICES AND LINES SHALL BE TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECTS.
 8. ALL DRAINAGE SERVICES AND LINES SHALL BE TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECTS.
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Revisions	
	Issued for 100% Coordination 18-Nov-12
	Issued for 100% Coordination 18-Dec-13
	Issued for 100% Coordination 20-Jan-14
	Issued for Client Review 20-Apr-15

Job Title
Public Washroom
Pavilions - Whistler
Gateway Loop
Client
Resort Municipality of
Whistler

Whistler, BC

Client Title

Site Plan

Drawn	BBH	Scale
Checked	RJ	As Noted

Job No: 1725 Revision: 1

Sheet

A2.1

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Revisions

▲	Issued for DTS Coordination	18-Nov-15
▲	Issued for JDS Coordination	18-Dec-15
▲	Issued for MDS Coordination	20-Jan-16
▲	Issued for Client Review	20-Jan-16
▲		
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Job Title

Public Washroom
Pavilions - Whistler
Gateway Loop

Client

Resort Municipality of
Whistler

Whistler, BC

Chest Title

Building Sections &
Elevations

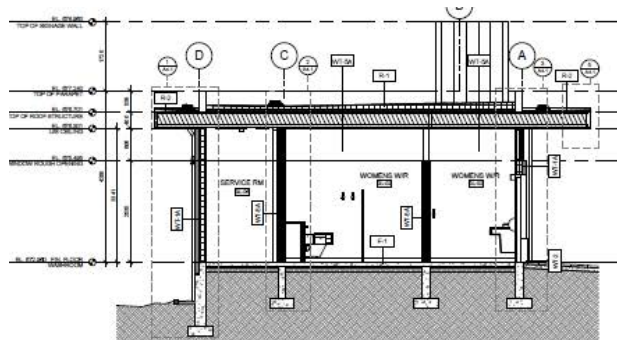
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Checked: KJ
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Job No: 1725
Revision: A

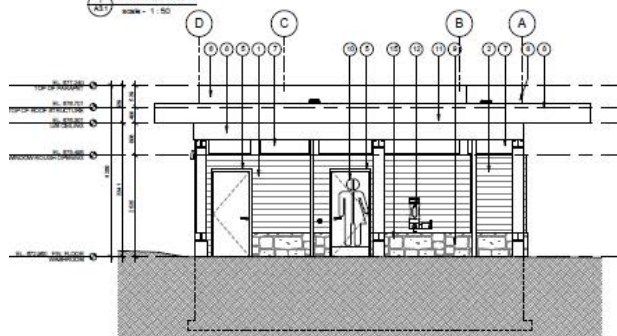
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A3.3

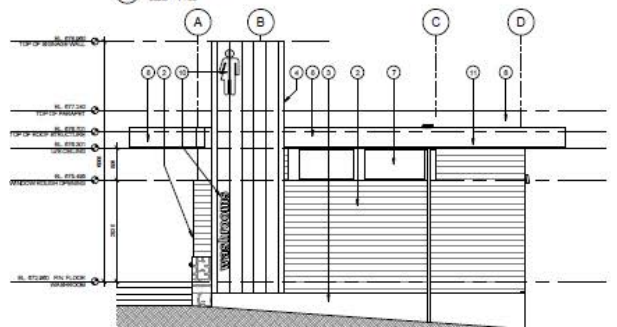
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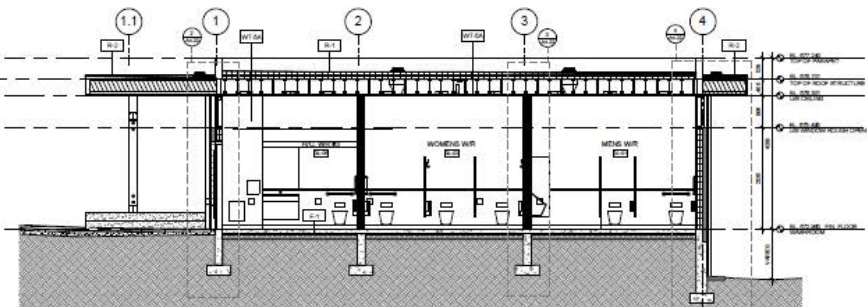
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scale - 1:50



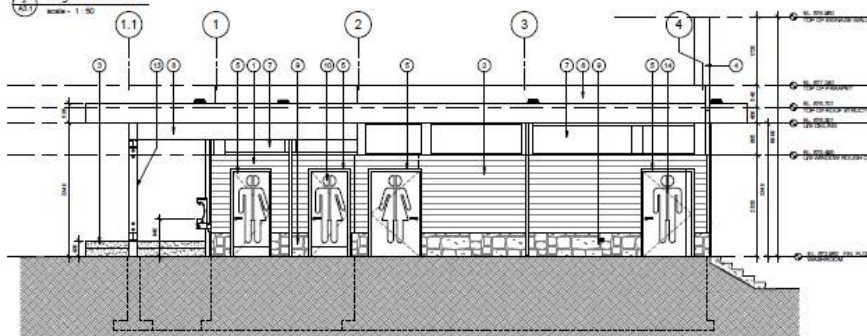
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scale - 1:50



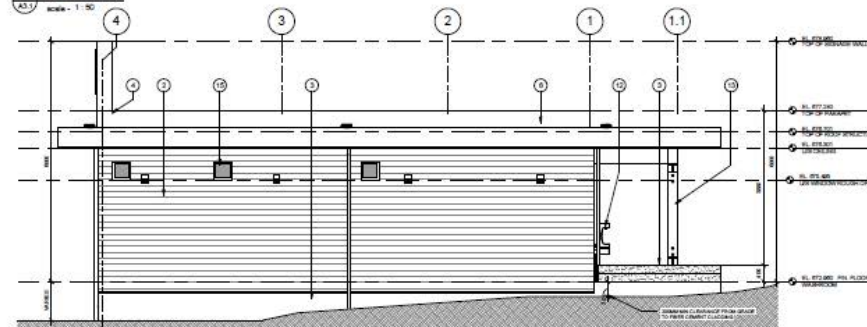
5 east elevation
scale - 1:50



2 longitudinal section
scale - 1:50



4 south elevation
scale - 1:50

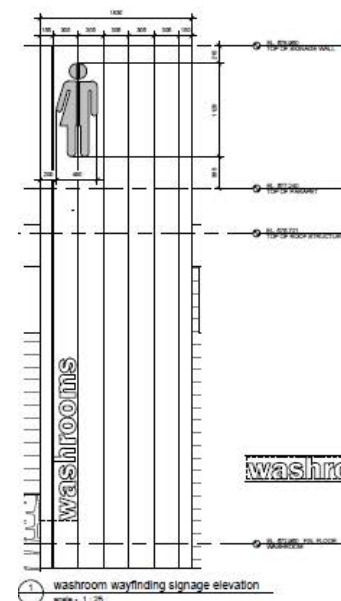


6 north elevation
scale - 1:50

GENERAL NOTES
1) COORDINATE ALL REVISIONS WITH SHEET A3.1
2) COORDINATE WITH WALL SECTIONS FOR DETAILS

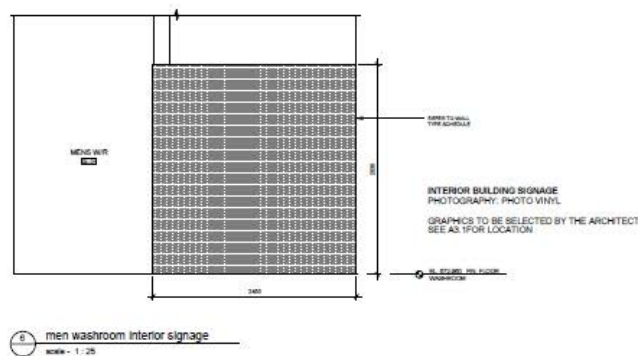
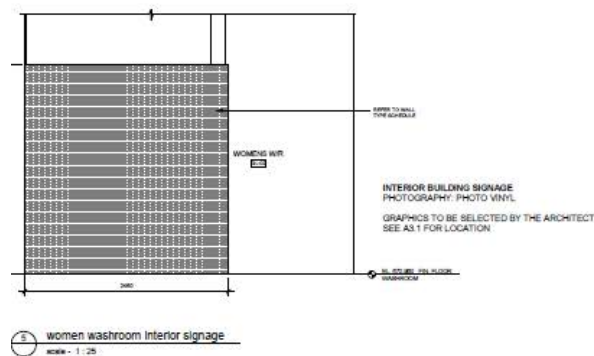
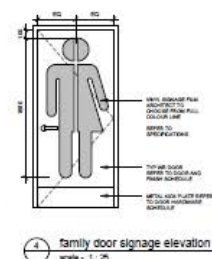
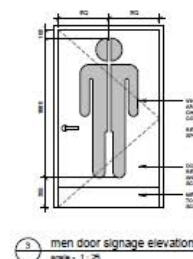
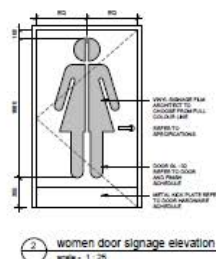
MATERIALS LEGEND

#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1	PAINT CONCRETE BOARD-UP SIDING	7	METAL DOOR FRAME	13	STEEL GLAZING	19	GLASS COLUMNS
2	PAINT CONCRETE BOARD-UP SIDING	8	METAL DOOR FRAME	14	BRASS	20	BRASS FINISH
3	PAINT CONCRETE BOARD-UP SIDING	9	WOOD BRICKS	15	ALUMINUM FINISHES	21	OUTDOOR LIGHT FIXTURES
4	ALUMINUM GLAZING	10	GLASS PANELS	16	WOOD FINISHES	22	WOOD FINISHES
5	ALUMINUM GLAZING	11	GLASS PANELS	17	WOOD FINISHES	23	WOOD FINISHES
6	ALUMINUM GLAZING	12	GLASS PANELS	18	WOOD FINISHES	24	WOOD FINISHES



washrooms

BUILDING SIGNAGE
"FRANKLIN GOTHIC STD DEMI" FONT
LETTERS. SIGNAGE PINMOUNTED TO WALL
"washrooms" LETTERS TO BE: 260MM HIGH, 12.7MM THICK
TYPE: ANODIZED ALUMINUM
COLOUR TO BE SELECTED BY THE ARCHITECT
SEE A3.1 FOR LOCATION



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△	Issued for SDT Coordination	25-Jan-16
△	Issued for Client Review	25-Jan-16
△		
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Job Title
Public Washroom
Pavilions - Whistler
Gateway Loop
Client
**Resort Municipality of
Whistler**

Whistler, BC

SHEET TITLE
Signage & Wayfinding

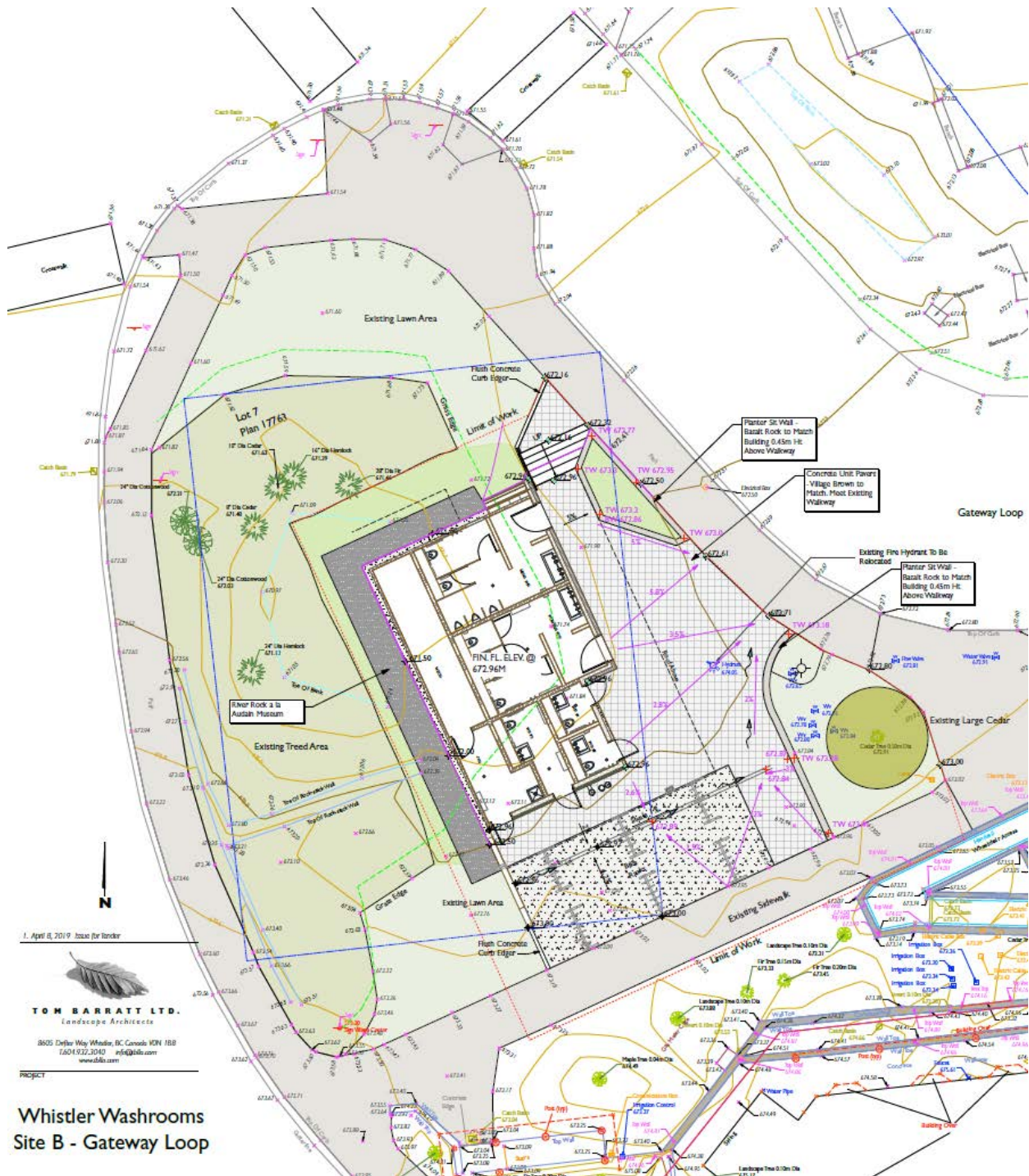
Drawn **FM** Scale
Checked **KJ** As Noted

Job No. **1725** Revision **△**

SHEET

A6.2

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material & colour swatches | GATEWAY LOOP



hardie board plank siding



board formed concrete



basalt stone



aluminum panel colour - building signage



exposed wood ceiling

