

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 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	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.

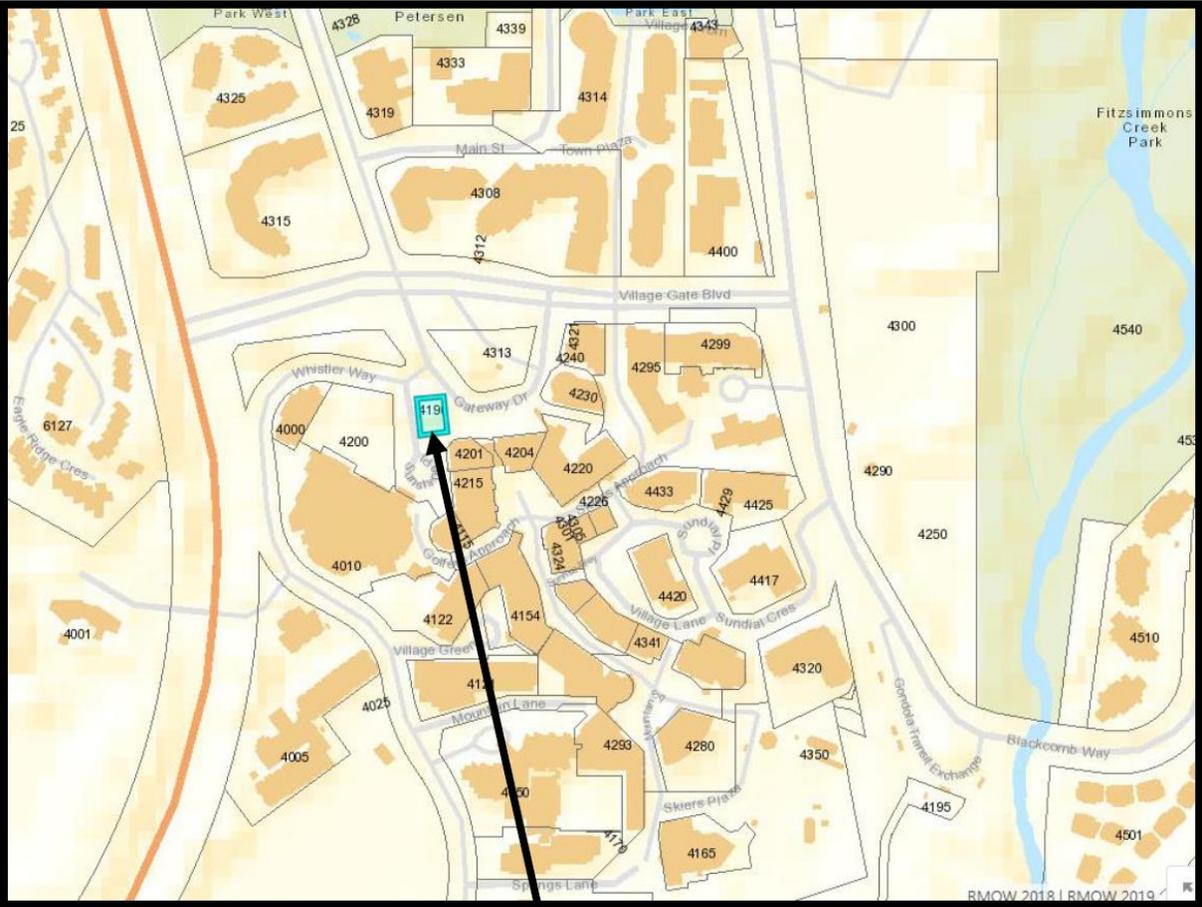
SUMMARY

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



Revisions		
△	Issued for 50% Contribution	16-Nov-15
△	Issued for 75% Contribution	19-Dec-15
△	Issued for 90% Contribution	25-Jan-16
△	Issued for Client Review	25-Jan-23
△		
△		
△		

Job Title
**Public Washroom
Pavilions - Whistler
Gateway Loop**

Client
**Resort Municipality of
Whistler**

Whistler, BC

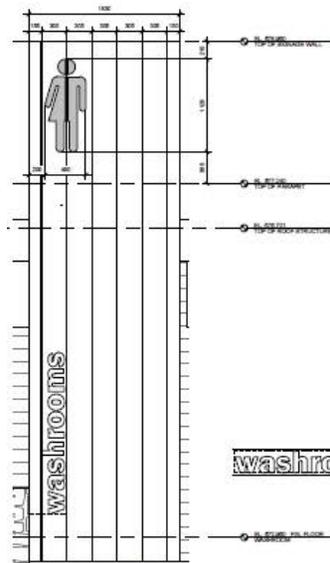
Sheet Title
Signage & Wayfinding

Drawn	FM	Scale
Checked	KJ	As Noted

J.D. No. 1725 Revision △
Sheet

A6.2

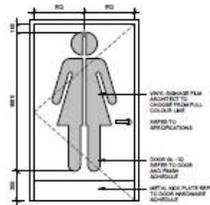
© 1996 Johnston Davidson Architecture (JDA) and its then then a design professional firm under the name of Johnston Davidson Architecture (JDA) and its then then a design professional firm under the name of JDA. This drawing and its use by any other person without the written consent of JDA is prohibited.



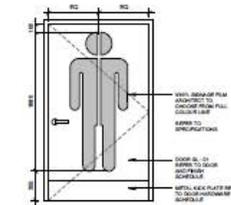
1 washroom wayfinding signage elevation
scale - 1:25

washrooms

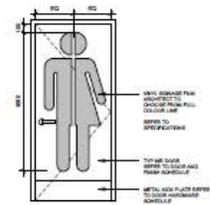
BUILDING SIGNAGE
"FRANKLIN GOTHIC STD DEMI" FONT
LETTERS. SIGNAGE PINMOUNTED TO WALL
"washrooms" LETTERS TO BE: 260MM HIGH, 12.7MM THICK
TYPE: ANODIZED ALUMINUM
COLOUR TO BE SELECTED BY THE ARCHITECT
SEE A3.1 FOR LOCATION



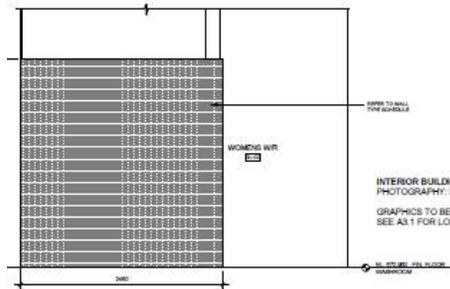
2 women door signage elevation
scale - 1:25



3 men door signage elevation
scale - 1:25

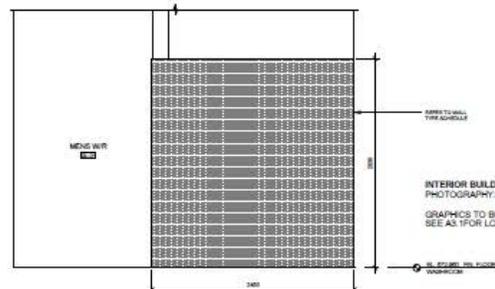


4 family door signage elevation
scale - 1:25



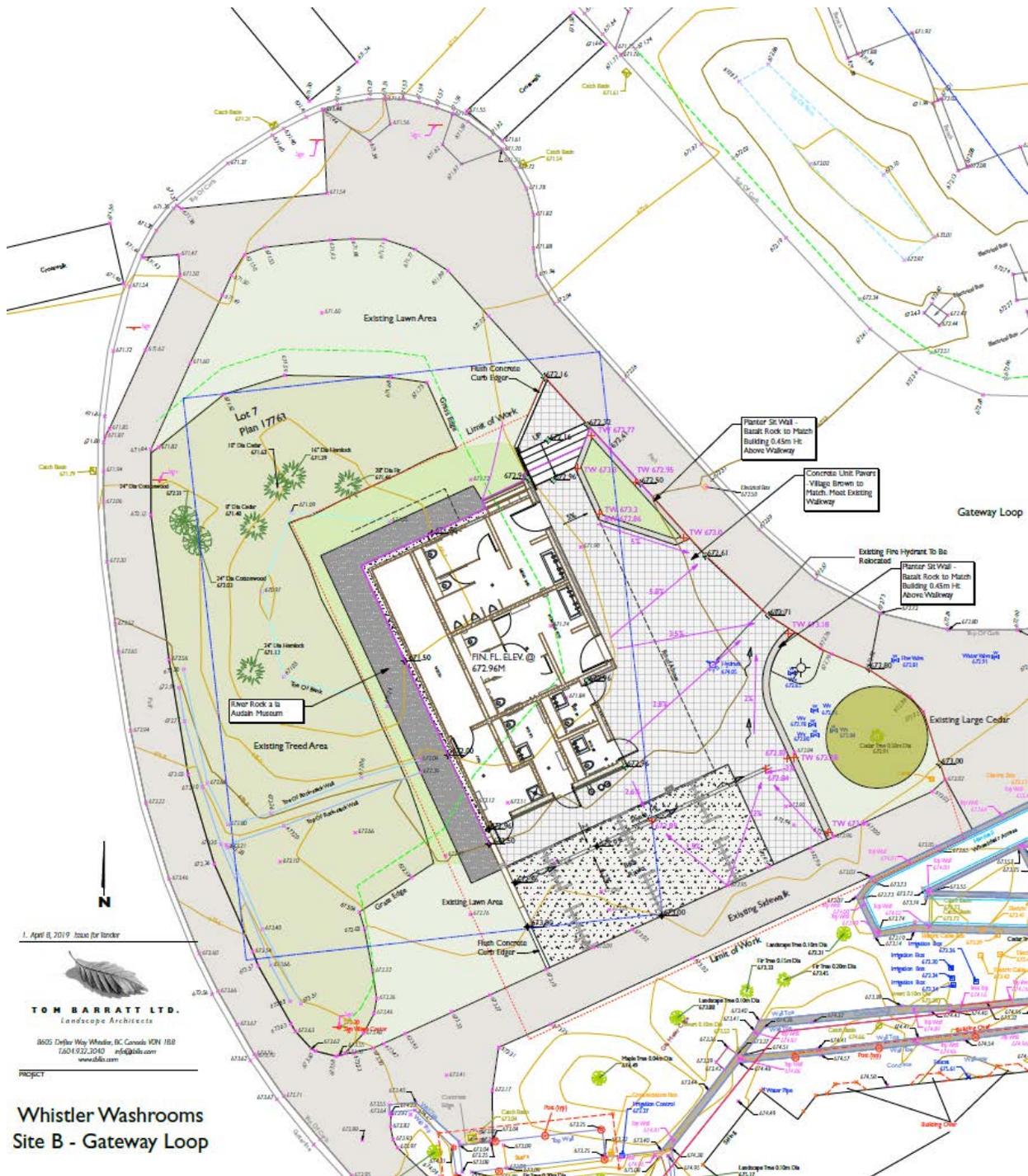
5 women washroom interior signage
scale - 1:25

INTERIOR BUILDING SIGNAGE
PHOTOGRAPHY: PHOTO VINYL
GRAPHICS TO BE SELECTED BY THE ARCHITECT
SEE A3.1 FOR LOCATION



6 men washroom interior signage
scale - 1:25

INTERIOR BUILDING SIGNAGE
PHOTOGRAPHY: PHOTO VINYL
GRAPHICS TO BE SELECTED BY THE ARCHITECT
SEE A3.1 FOR LOCATION



1. April 8, 2019 Issue for tender



TOM BARRATT LTD.
Landscape Architects

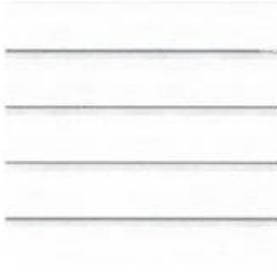
8605 Debra Way Whistler, BC Canada V0N 1R8
7604.922.3040 info@tbd.com
www.tbd.com

PROJECT

Whistler Washrooms Site B - Gateway Loop



material & colour swatches | GATEWAY LOOP



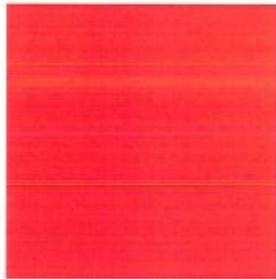
hardie board plank siding



board formed concrete



basalt stone



aluminum panel colour - building signage



exposed wood ceiling

