



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 26, 2020
FROM: Resort Experience
SUBJECT: 4232 VILLAGE STROLL – LA BRASSERIE PATIO CANOPY STRUCTURE

REPORT: 20-048
FILE: DP1750

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit DP1750 to permit construction of a timber frame canopy structure over the existing patio located adjacent to 4232 Village Stroll, La Brasserie Restaurant, as shown in Architectural Plans A0.00, A0.01, A0.02, A1.00 prepared by Azurean Architecture Incorporated and dated 12 May 2020, subject to the resolution of the following matters to the satisfaction of the General Manager of Resort Experience:

1. Final review and resolution of architectural details including connections to the building and the adjacent canopy, connections of post foundations to the ground and their locations;
2. Revisions to the existing Patio License Agreement to reflect the proposed improvements; and
3. Receipt of a Construction Management Strategy consistent with development permit requirements for Whistler Village;
4. Completion of approved landscaping for revitalizing existing landscape planters in conjunction with the proposed canopy; and further

That Council authorize staff to amend the existing patio license agreement.

REFERENCES

Location: 4232 Village Stroll
Legal Description: STRATA LOT 2 DISTRICT LOT 1902 STRATA PLAN VR. 847
Owners: OHYAMA & ROCHE INC., INC.NO. 1146500
Zoning: Commercial Core One (CC1)

Appendix “A” – Location Map
Appendix “B” – Diagrams and Photos
Appendix “C” – Draft Advisory Design Panel Minutes

PURPOSE OF REPORT

This Report presents Development Permit DP1750, an application to construct a permanent timber canopy structure over a portion of the existing patio serving the La Brasserie restaurant, located at 4232 Village Stroll for Council consideration.

Per Whistler’s Official Community Plan, the property is located in Development Permit Area 1 – Whistler Village and is subject to the applicable development permit area guidelines. The Whistler Village Design Guidelines also apply. This Development Permit application is subject to Council approval as the covered area of the canopy exceeds 20 square metres.

DISCUSSION

Background

As shown in Appendix “A”, the La Brasserie restaurant is located in the Fitzsimmons Condos building on the Village Stroll adjacent to Village Square. This is a high profile location in the heart of Whistler Village; the building has three sides with restaurant patios facing the Village Square and Village Stroll.

The Village Square and the Fitzsimmons Condos building, with colorful patio umbrellas, are highly photographed and the activity on the existing restaurant patios helps to animate the Village stroll. La Bocca has red umbrellas and a timber roof structure, while La Brasserie has yellow umbrellas and matching yellow awnings.

Similar to other patios in the original Village area, the La Brasserie patio has been permitted to extend onto RMOW property (Whistler Village Land Company lands) adjacent to the Village Stroll by way of an existing patio license agreement.

Application

Development Permit DP1750 was received on April 23, 2020 and proposes to construct a timber roof structure over a portion of the existing La Brasserie patio. The new structure will connect to the existing timber canopy structure over the La Brasserie entry. This existing canopy structure also extends around the building to cover the La Bocca patio.

As shown in Appendix “B”, the new structure will consist of a series of heavy timber fir posts supporting substantial fir beams, and a flat roof with wood soffit underneath. The new canopy structure will be set high enough to maintain visibility from the stroll to the stone arches on the building façade beyond the patio. This will also allow room to maintain the existing yellow umbrellas. A matching yellow awning will be fastened to the leading edge of the structure.

The staining of the timber components will match the existing wood columns around the building, the soffits will be finished in a lighter complementary colour, and the metal flashings and brackets will be finished in black.

Separate from this application the RMOW has been working with the applicant to reinstate landscaping in existing landscape planters adjacent to the patio frontage along the Fitzsimmons building, including Amsterdam, La Bocca and La Brasserie. A revitalization plan was approved through a renewed patio license agreement. Implementation of this landscaping will be coordinated and completed in conjunction with the proposed canopy structure.

Advisory Design Panel

This proposal was reviewed by Whistler’s Advisory Design Panel on May 6, 2020. The panel expressed support for the proposal and identified some detailed items for staff to address with the applicant as noted:

- Ensure the structure as designed will be able to safely carry the snow load, in order to confirm the canopy design will be as shown in the proposal.
 - The project architect has confirmed the dimensions of the structural components. Engineering will be required at the time of Building Permit.
- Clarify whether sprinklers are required as these may affect the character of the canopy design.
 - Project architect has confirmed that sprinklers are not required.
- Clarification of the connections to the existing improvements.
 - Project architect has provided additional information.

- Commitment to revitalized Landscaping, with suitable trees, in the existing planters.
 - A landscape revitalization plan was previously approved by the RMOW and will be implemented irrespective of the proposed new patio canopy. Implementation would be coordinated with the canopy construction.

The Advisory Design Panel passed the following draft resolution:

“That the Advisory Design Panel supports the proposed canopy extension to La Brasserie and recommends that the applicant work with staff to explore and finalize detail design with respect to placement of columns and integration with adjacent canopies. Provision of landscaping, including trees, and other code and engineering details that will emerge in the detailed design process. If this process results in significant changes to the design, panel recommends that staff return to the Panel with design changes for further review.”

Draft minutes from the Advisory Design Panel meeting are attached as Appendix “C”.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Proposal does not increase the gross floor area on the site. These new patio improvements will require revisions to the existing patio license agreement.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewsapes and evoking a dynamic sense of place.	Proposal is consistent with the general character of the existing Whistler Village and the immediate surroundings on the Village Stroll and Village Square. Views will not be affected. The outdoor patio and the ability of customers to be outdoors on the patio with weather protection contribute to the dynamic sense of place in Whistler Village.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	Proposal will improve outdoor seating on the existing patio, in support of the existing restaurant business.

Development Permit DP1750 does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Official Community Plan (OCP) and Village Design Guidelines

Development Permit Area 1 provides form and character guidelines for development within Whistler Village. The proposal under DP1750 is consistent with DP Area 1 design guidelines:

DPA #1 – Whistler Village - Applicable Guidelines	Comments
Form and Character	
5.4.1(a) The 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 new canopy will define the entrance to the restaurant, and provide coverage for outdoor seating.
5.4.1(b) 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).	
5.4.1(d) Landscaping and screening elements such as seating, lighting, planter design and plant types must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	A landscape plan for revitalizing the existing planters has been previously approved and is being implemented irrespective of the proposed canopy.
5.4.1(e) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.	<p>The canopy will provide coverage and improve snow management at the entrance area.</p> <p>The canopy will increase pedestrian safety, as there is currently no roof over the entrance area. The flat roof design will hold snow and reduce shedding. The canopy is designed to support the snow load, engineering will be required.</p> <p>A snowshed analysis prepared by a professional engineer is required per <i>Council Policy G-16</i>.</p>
5.4.1(f) Building materials must be sufficiently durable and shall be detailed 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 tones or shaded tints that are drawn from Whistler's surrounding natural environment are appropriate. Building materials and colours must also be complementary to neighbouring buildings.	<p>The materials consist of heavy timber posts and beams. Colours will match existing.</p> <p>The materials and colours are consistent with applicable guidelines.</p>

This proposal is also considered consistent with applicable Village Design Guidelines as noted:

Whistler Village Design Guidelines	Comments
<p>3.6 OUTDOOR ACTIVITIES</p> <p>2. Provide for solar access. Design should preserve sunlight on neighbouring outdoor or indoor spaces (i.e. restaurants). Late afternoon sun is most important for outdoor use/activities. Design the building volumetric to create sheltered sunny pockets in public spaces and neighbouring properties to encourage winter use.</p>	<p>Late afternoon sun on the patio is maintained. There is a very small loss of solar access to the restaurant interior adjacent to the new entry area.</p>
<p>5.2 PEDESTRIAN LEVEL DESIGN</p> <p>4. Façade design requires variety, scale and modulation. Create pedestrian interest with use of scale and modulation in the placement and detailing of elements such as bay windows, street furnishings, entrances, lighting and graphics. Design shop facades as individual entities, to strengthen their character and interest to the pedestrian. Continuous linear shop fronts are not acceptable.</p>	<p>The canopy helps to define the entrance and patio. The timber frame design of the canopy is reflective of the mountain environment and provides additional interest at the pedestrian level.</p>
<p>6.0 SNOW MANAGEMENT</p> <p>1. The basic building form must be conducive to snow management. Consider snow management from the earliest building concepts through to the detailing and working drawings. Snow and drainage from roofs must not be dumped onto adjoining streets or properties. Consider the potential hazard of icicles dropping onto pedestrian areas</p> <p>3. Entrances and pedestrian routes must be fully protected. Shedding snow must be deflected from pedestrian areas by dormers, angled roofs, canopies, or other means.</p> <p>5. Building projections must be durable. Roofs dumping snow onto a series of lower roofs or onto a lower roof from great height can cause extreme snow loads or impact loads respectively. Consider the effect of snow dump or sliding snow on projections such as balconies and eaves.</p>	<p>The canopy will increase pedestrian safety, as there is currently no roof over the entrance area. The flat roof design will hold snow and reduce shedding.</p> <p>The proposed canopy is designed to support the snow load, engineering will be required.</p> <p>A snowshed analysis prepared by a professional engineer is required per <i>Council Policy G-16</i>.</p>

Development Permit Area 1 guidelines also include language limiting construction activities in Whistler Village between July 1 and September 3. Given the current pandemic situation, and lower expected visitation, staff recommend flexibility with regard to these dates to support continued reinvestment in the Village. The project is expected to have minimal impact on the Village Stroll and visitor experience. A construction management strategy for this project is required as a condition of development permit approval, which will address construction dates, signage and other details to minimize any impacts.

Zoning and Parking Bylaw 303

The property is zoned CC1 (Commercial Core One). The proposal meets all of the regulations in the CC1 Zone and Zoning Bylaw 303. No variances are requested.

Patio License Agreement

There are a number of outdoor patio areas within Whistler Village that encroach onto Whistler Village Land Company (WVLC) lands and municipal property. The encroachments are supported as they contribute to the life and vitality of Whistler Village and adjoin public spaces. They are permitted by patio license agreements between the RMOW and the premises. There is an existing agreement for La Brasserie that will need to be revised to reflect the revised improvements in the license area, including the new canopy structure. There is no additional area being proposed for the licensed area, as the proposed canopy fits within the existing area.

BUDGET CONSIDERATIONS

Development Permit Application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

A development permit information sign has been posted on the property in accordance with requirements.

SUMMARY

Development Permit Application DP1750 proposes a new timber canopy structure over the existing patio servicing the La Brasserie restaurant at 4232 Village Stroll. This proposal conforms to applicable zoning regulations and OCP guidelines. This application has received a favourable review by the Advisory Design Panel and is supported by Municipal staff, with review of final design details. A landscape plan and estimate, to the satisfaction of the General Manager of Resort Experience, are required per Council policy. The existing Patio License agreement will need to be updated to reflect the proposal.

Respectfully submitted,

Roman Licko
ACTING SENIOR PLANNER

for
Toni Metcalf
GENERAL MANAGER OF RESORT EXPERIENCE