



REPORT | TO ADVISORY DESIGN PANEL

PRESENTED: May 6, 2020 **FILE NO.** RZ1157
FROM: Resort Experience
SUBJECT: 5298 Alta Lake Road – mixed housing development

INTRODUCTION

This report introduces a rezoning application for a new mixed housing development at 5298 Alta Lake Road and presents the preliminary design for Advisory Design Panel review. Staff request ADP comments on site planning, proposed form and massing.

ATTACHMENTS

Appendices: A: Location Map
B: Diagrams

DISCUSSION

5298 Alta Lake Road is a treed 3.96 hectare east facing parcel which slopes downhill to Nita Lake. The parcel is zoned TA17 (Tourist Accommodation Seventeen) per a previous rezoning application in the early 2000's which proposed a specific development concept at the time - a series of cabins and a lodge/ hotel. That development scheme was not realized.

Rezoning Application RZ1157 was received in October 2018 in response to Council's Private Sector Employee Housing Initiative. This application was reviewed by Council in September 2019 and February 2020 - when Council authorized staff to prepare a zoning amendment bylaw.

The concept is for two townhouse clusters on the property:

- Four buildings containing 22 market units (11 with TA capability), and
- Three buildings containing 21 employee units.

Floor space ratio on the site will rise from 0.12 to 0.16. The proposal includes an amenity building and an outdoor pool area. RZ1157 also includes dedication of a future housing site at the parcel entry, dedication of a park (housing a relocated historic cabin), and dedicated tree preservation along the lake foreshore / railway. The valley trail will extend through the site.

Diagrams are provided as Appendix B. The applicant had the tree canopy surveyed to inform the relationship to the building rooflines. An analysis of the anticipated views from across the lake is also included in Appendix B, along with site cross sections, and three dimensional renderings.

Per Whistler's current OCP, the lands are designated as a development permit area for:

- Form and character of commercial and multi-family residential development,
- Protection of development from hazardous conditions, and
- Protection of the natural environment.

Review of the preliminary RZ1157 proposal with respect to applicable DP Area 20 Guidelines for Form and Character is provided in the table:

Guideline	Comment
The siting and design of all structures must minimize site regrading to retain as much of the natural contours and existing vegetation as possible, and to minimize visual impacts of the project from Whistler Mountain and from the east side of the valley.	Siting and design of buildings addresses the slope. Buildings are clustered to maximize surrounding green space.
The provision of vegetation buffers and tree protection areas between buildings must be maximized to provide visual privacy and separation between buildings. Landscaping and screening elements must be able to withstand Whistler's harsh climate and be coordinated with adjacent landscaping. Existing vegetation shall be preserved wherever possible.	Extensive tree preservation and screening is proposed. Setbacks are 7.6 m and 20 m from the neighbouring Nita Lake Estates to assure appropriate separation.

This development will return to the ADP for detailed design review by way of development permit thereby assuring conformance to all DP Area 20 guidelines.

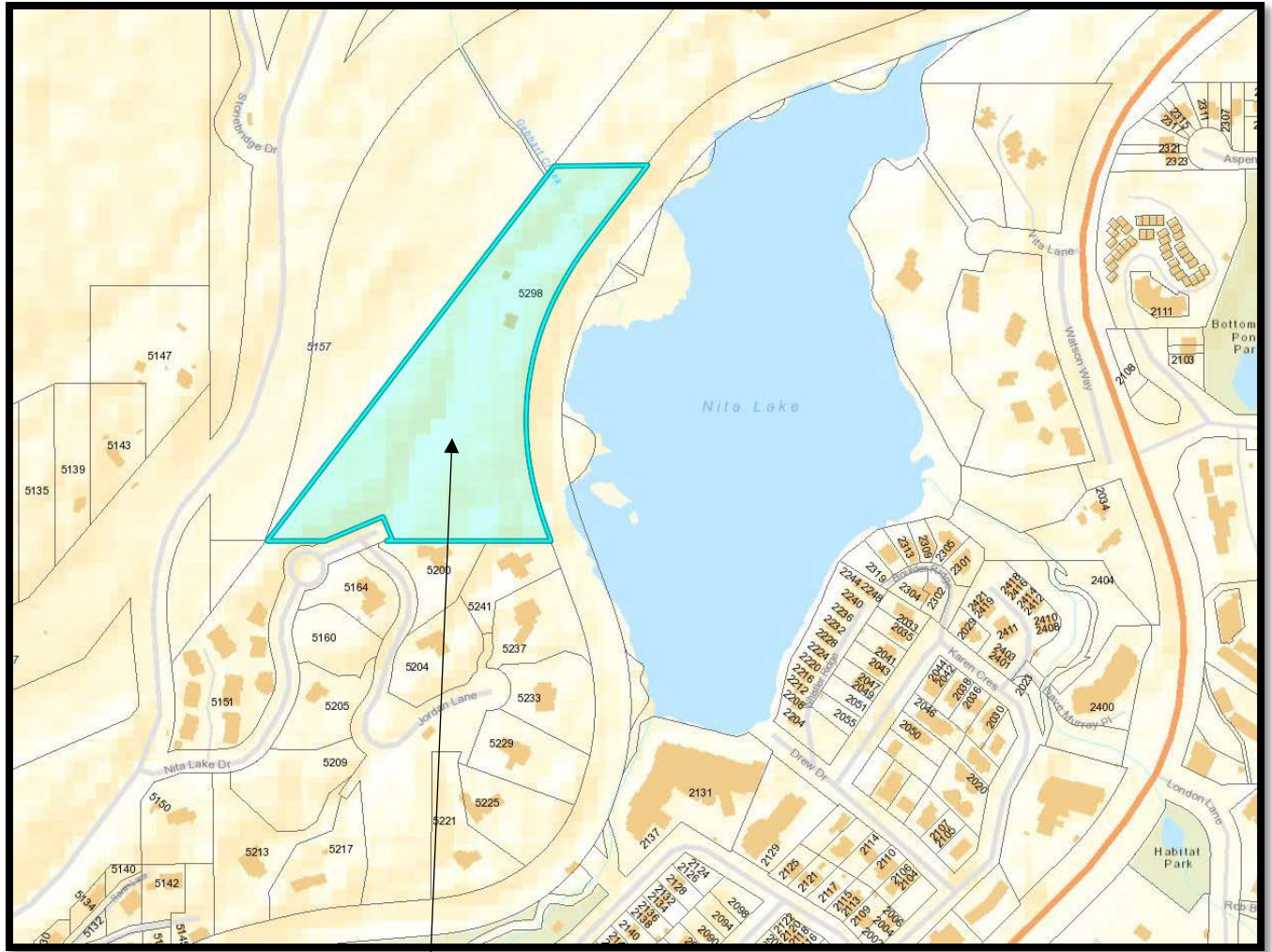
SUMMARY

Rezoning Application RZ1157 is for a new mixed employee / market housing development at 5298 Alta Lake Road. Staff are seeking ADP comments on overall site planning, proposed form, and massing for the project.

Respectfully submitted,

Roman Licko
Acting Senior Development Planner

Appendix “A” – RZ1157 – Location Plan



Subject Lands – 5298 Alta Lake Road

Development Stats - PRELIMINARY

JANUARY 30, 2020

Civic Address:	5298 ALPHA LAKE ROAD, WHISTLER, BC		
Legal:	LOT B DISTRICT LOT 2246 NEW WESTMINSTER DISTRICT GROUP 1. (REF PL 2643) EXCEPT PART DEDICATED ROAD ON PL BCP7865.		
P.I.D.:	015-912-281		
Zoning:	TA-17		
SITE AREA:			
Development Parcel	213,276.11 sf	19,814.00 m2	1.98 ha
Proposed Community Amenity (RMOW/WHA)	52,258.78 sf	4,855.00 m2	0.49 ha
Proposed Park Dedication	155,054.12 sf	14,405.00 m2	1.44 ha
TOTAL	420,589.02 sf	39,074.00 m2	3.91 ha
HEIGHT (permitted)			
	52.49 ft	16.00 m (HOTEL)	
	24.93 ft	7.60 m	
SETBACKS:			
	24.93 ft	7.60 m	FROM ALL PROPERTY LINES
MINIMUM BUILDING SEPARATION:			
	16.40 ft	5.00 m	
TOTAL GROSS FLOOR AREA (permitted)			
	49513.99 sf	4600.0m2	
TOTAL GROSS FLOOR AREA (PROPOSED)			
Market Townhouses	45099.98 sf	4189.9m2	
Employee Housing	21434.99 sf	1991.4m2	
Amenity Building (approx.)	430.56 sf	40.0m2	
SITE COVERAGE			
TOTAL AREA TOWNHOUSE FOOTPRINTS:	22453.52 sf	2086.00 m2	(22 market units x 102m2, 3 blocks of 5 empl. units x 862.2 m2)
SITE COVERAGE	0.11	(2086 m2 / 19,148.3 m2)	

GROSS FLOOR AREA:					
RESIDENT TOWNHOMES					
	UNIT GFA		NO. OF UNITS		
UNIT A1 (2 BR)	622.0 sf	57.8m2	3	1866.0 sf	173.4m2
UNIT A1 (2 BR)	691.0 sf	64.2m2	3	2073.0 sf	192.6m2
UNIT B (3 BR)	1514.0 sf	140.7m2	9	13626.0 sf	1265.9m2
UNIT C1 (2 BR)	630.0 sf	58.5m2	3	1890.0 sf	175.6m2
UNIT C1 (2 BR)	660.0 sf	61.3m2	3	1980.0 sf	183.9m2
			21 units		
			TOTAL GFA	21435.0 sf	1991.4m2
MARKET TOWNHOMES					
	UNIT GFA		NO. OF UNITS		
UNIT A (3 BR)	2050.0 sf	190.5m2	22	45100.0 sf	4189.9m2
			TOTAL GFA	45100.0 sf	4189.9m2
TOTAL GFA				66535.0 sf	6181.3m2

PARKING CALCULATION:	
Required:	
1 space per unit 55m2 GFA or less, 0.5 space per additional 40m2, max. 2 per unit	
12 units x 1 parking space	12 cars
31 units x 2 parking spaces	62 cars
Total parking required =	74 cars
TOTAL PARKING PROVIDED:	
	74 cars
Design Under Part 3 2018 BC Building Code	

Project Directory

Client:
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V8B0A7
Caroline Lamont
(T) (604) 905-6992
clamont@bethelcorp.ca

Architect/Landscape Architect:
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Brent Murdoch
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murdoch@telus.net

Surveyor:
Bunbury & Associates
204-1085 Millar Creek Road
Whistler, B.C.
V0N 1B1
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Drawing List

- A-0.0 COVER SHEET, Site Location & Context
- A-0.1 Proposed Parcel Areas
- A-1.0 Site Plan
- A-1.1 Site Sections
- A-1.2 Site Sections
- A-1.4 Illustrative Elevation
- A-1.5 Development Comparison
- A-1.6 Land Use Comparison

F-1.0 FireSmart Plan

MARKET TOWNHOUSES

- Lower Floor Plan
- Main Floor Plan
- Upper Floor Plan
- Unit Plans
- Material Board

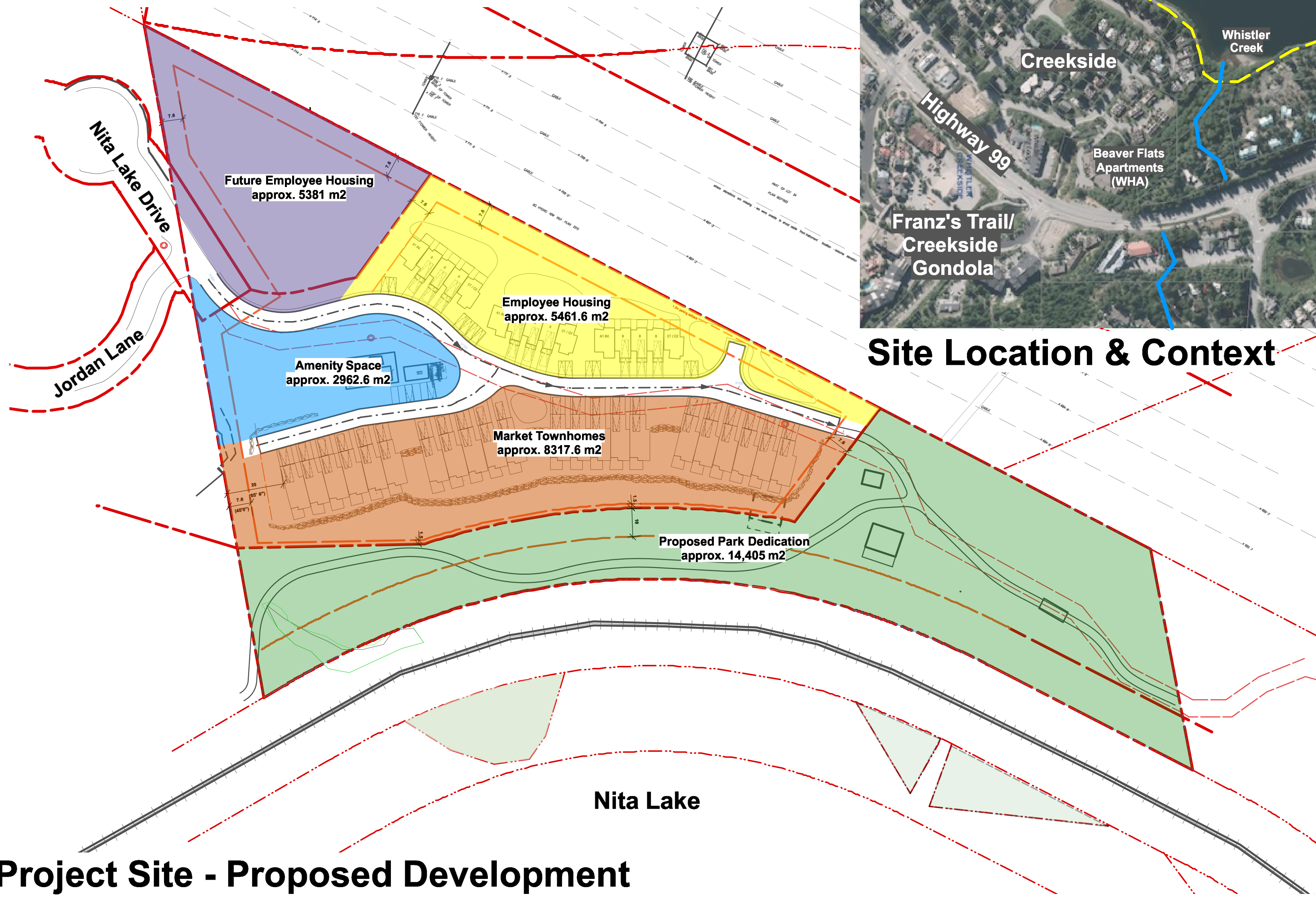
RESIDENT TOWNHOUSES

- Lower Floor Plan
- Main Floor Plan
- Upper Floor Plan
- Unit A Plans
- Unit B Plans
- Unit C Plans
- Material Board

- 3D-1 3D Massing
- 3D-2 3D Massing
- 3D-3 3D Massing



Site Location & Context



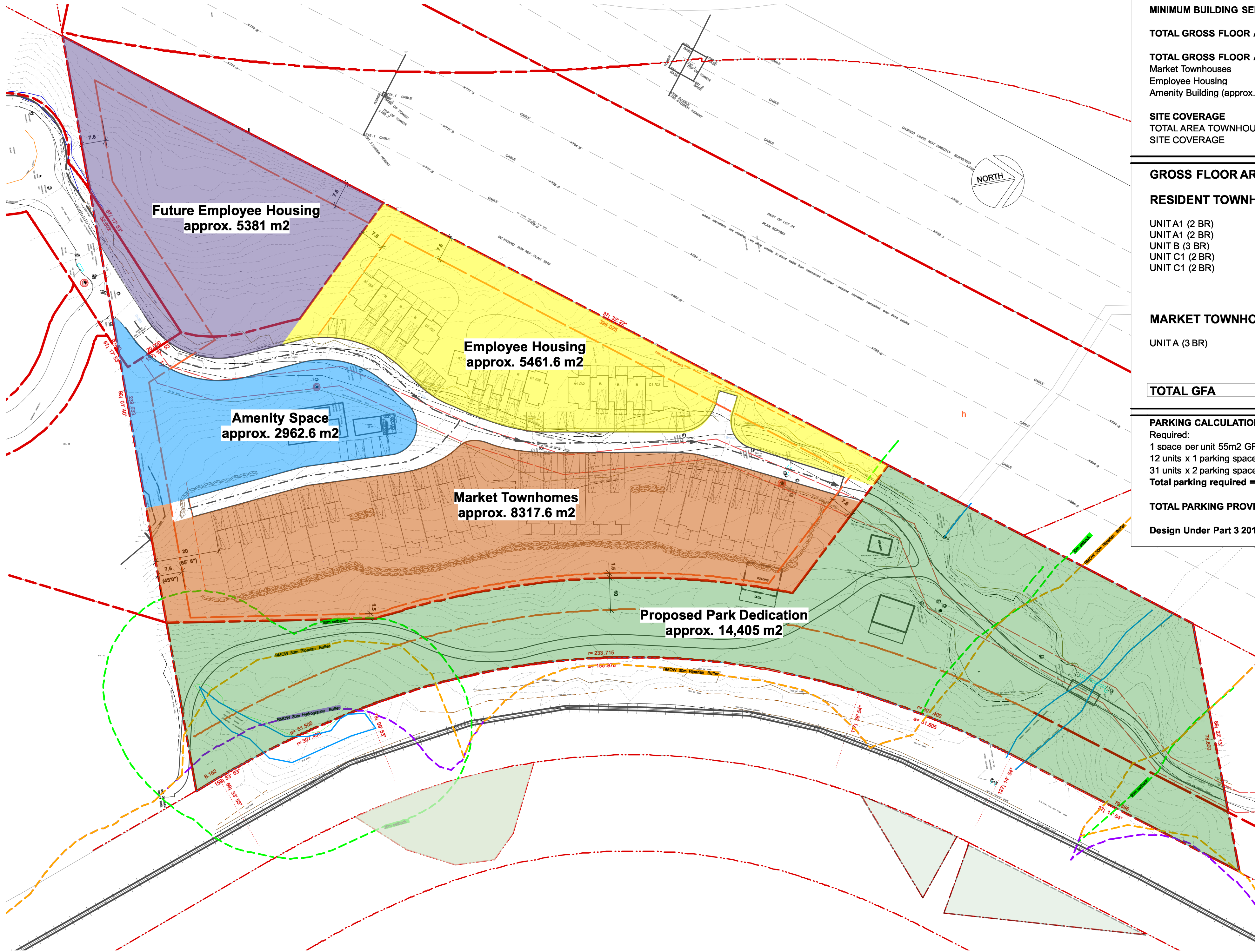
Project Site - Proposed Development

The Hillman Site (RZ 1157)

5298 Alpha Lake Road, Whistler BC

RE-ISSUED FOR ADP

March 19, 2020



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'JANUARY 30, 2020

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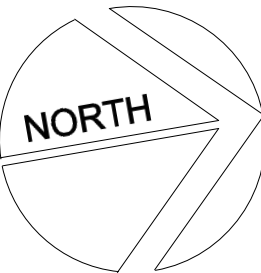
Design Under Part 3 2018 BC Building Code

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RMOW EMPLOYEE HOUSING REVIEW	MAY 30/18

PUBLIC OPEN HOUSE	OCT. 24/19
TREE INVENTORY	NOV.13/19
REVIEW	NOV.26/19
RE-ISSUED FOR ADP	MAR.019/20

No:	Revision:	Date:
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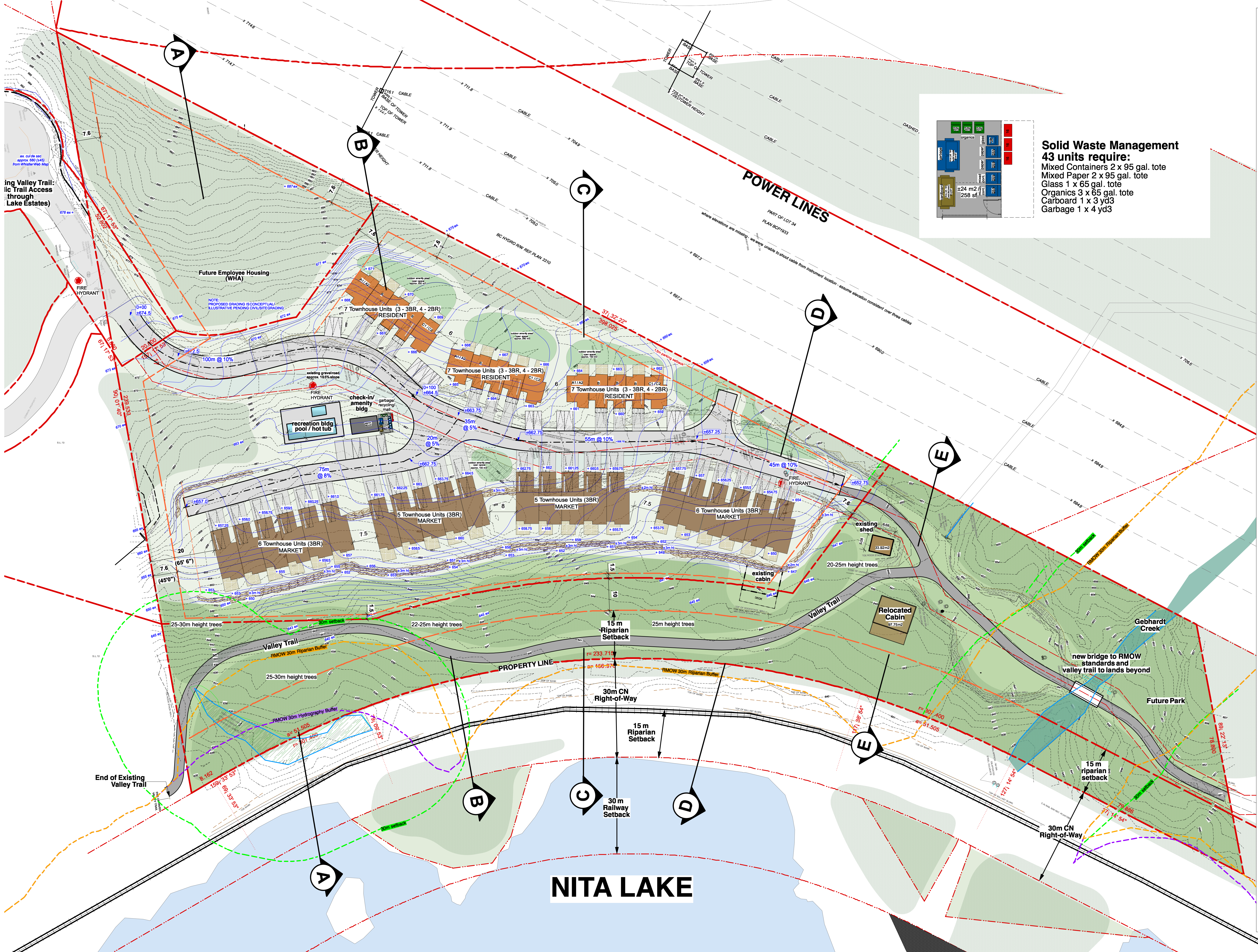


Title
PROPOSED PARCEL AREAS
Project
The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main St.
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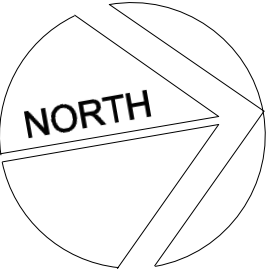
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TREE INVENTORY	NOV.13/19
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OVERALL SITE PLAN

The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

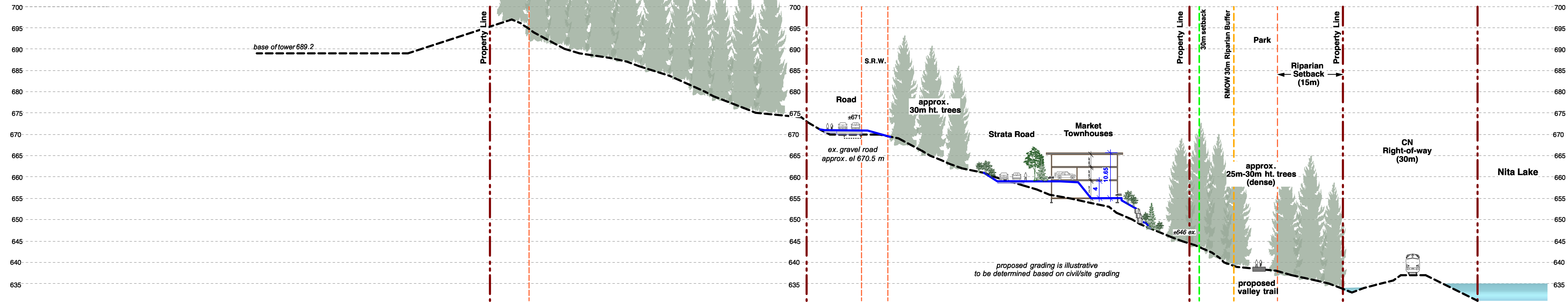
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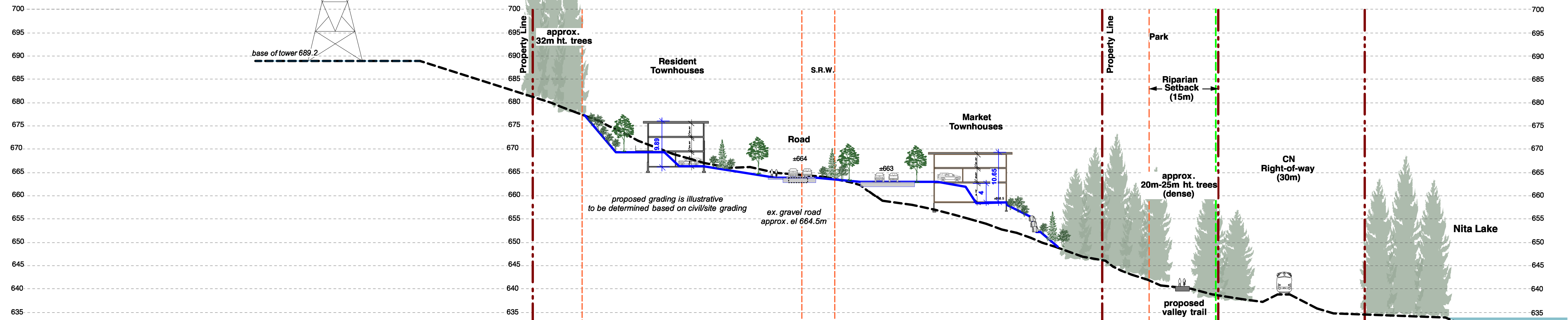
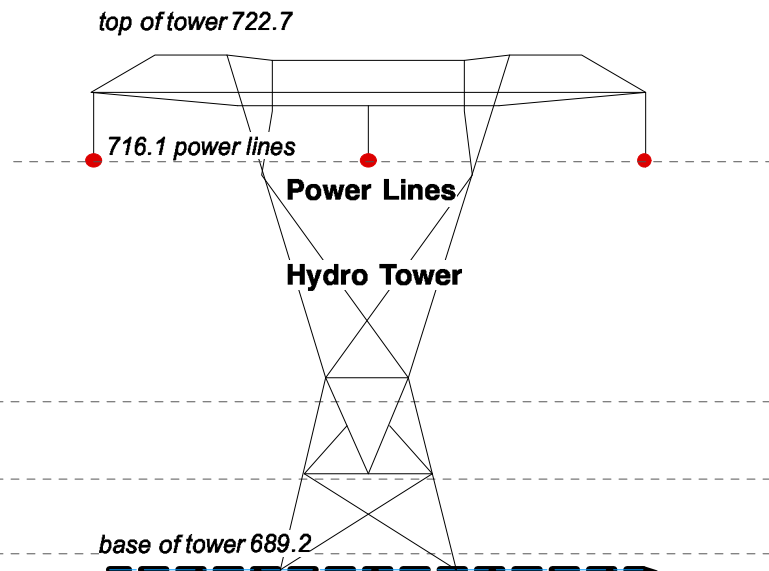
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Power Lines

power lines el. 715
Power Lines

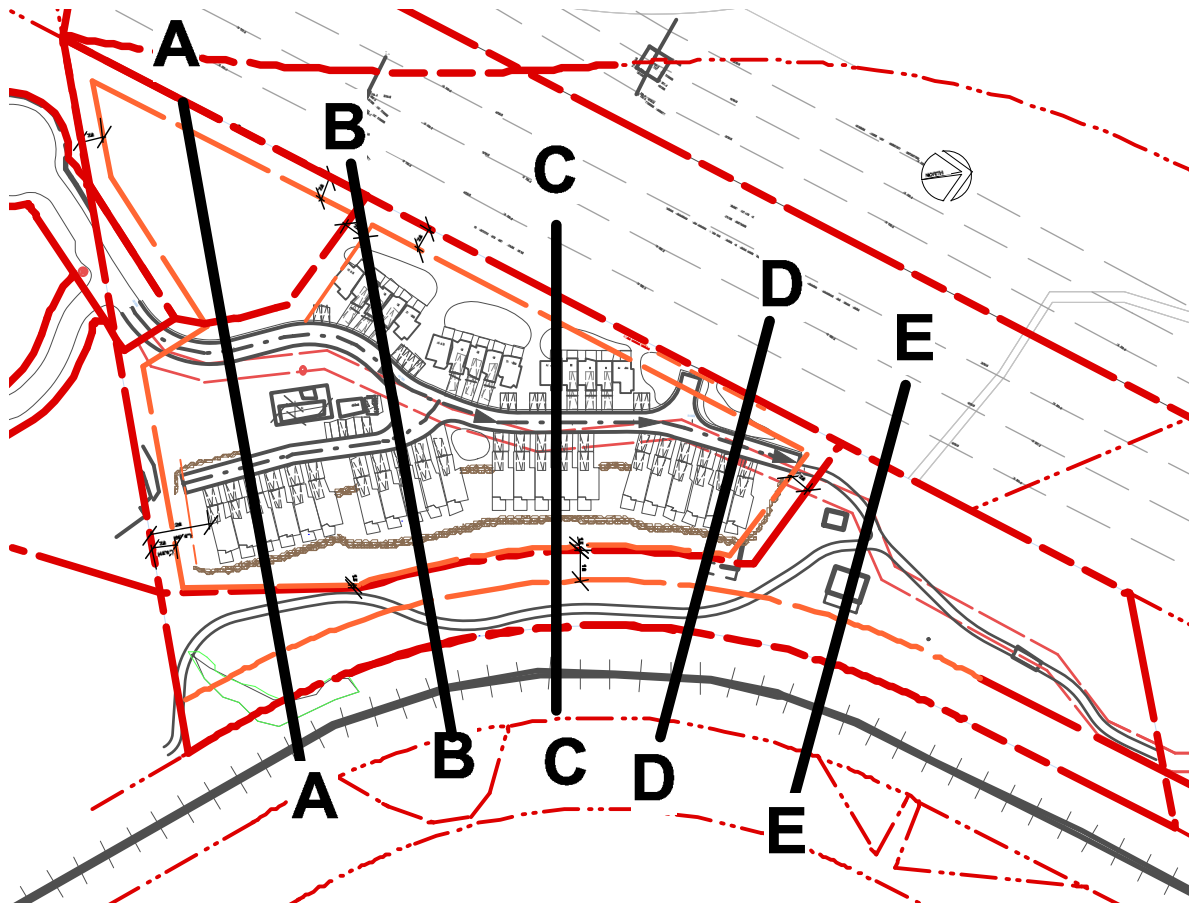


section A

power lines 730
Power Lines



section B



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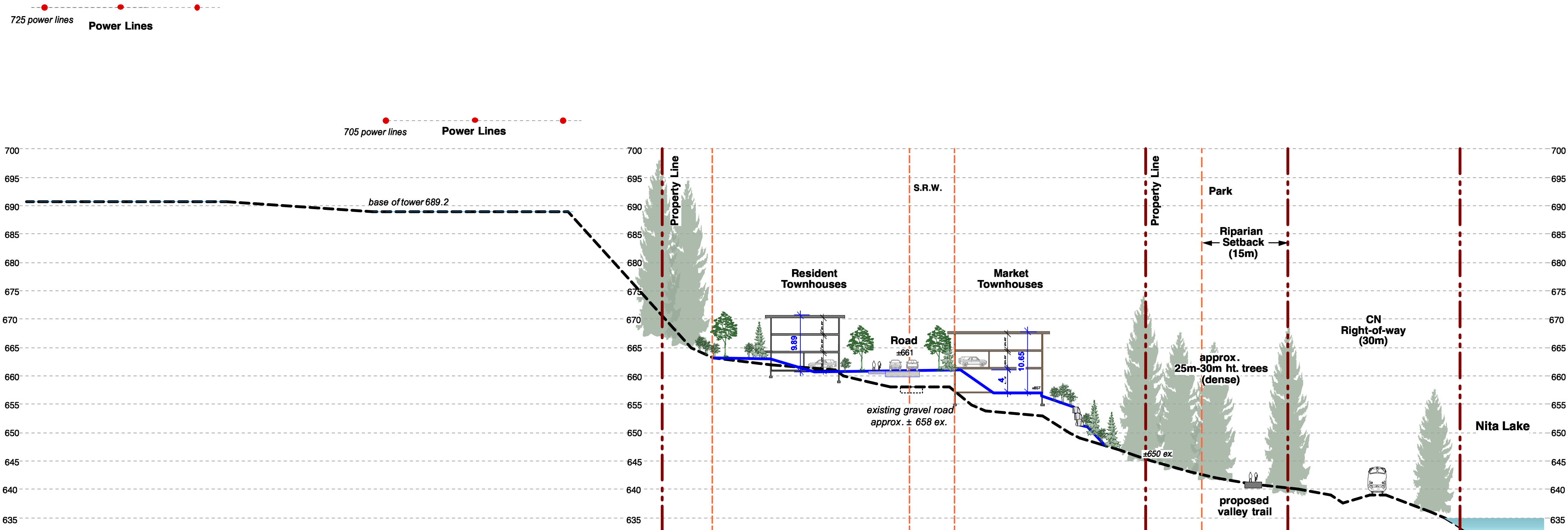
Site Sections

The Hillman Site (RZ 1157) 5298 Alpha Lake Road, Whistler, BC

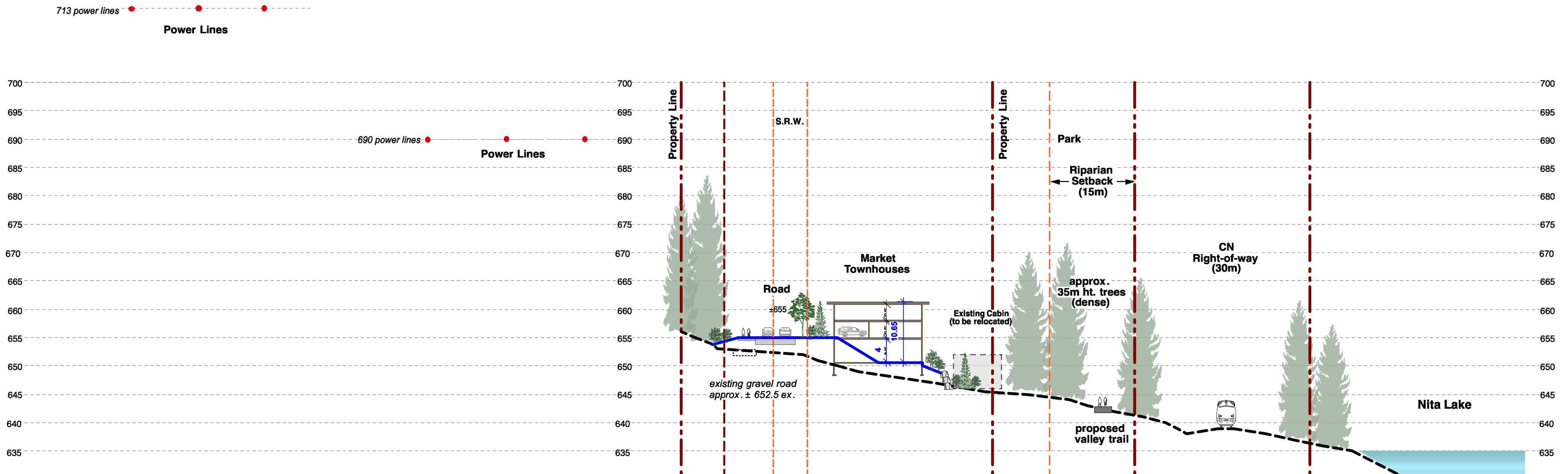
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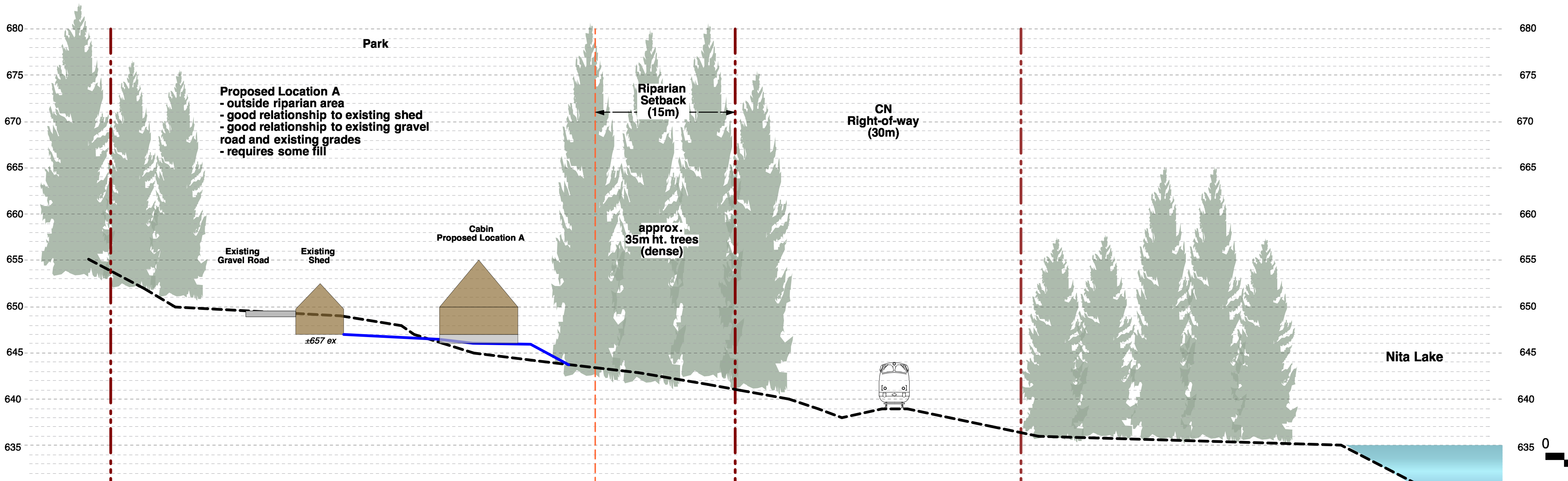
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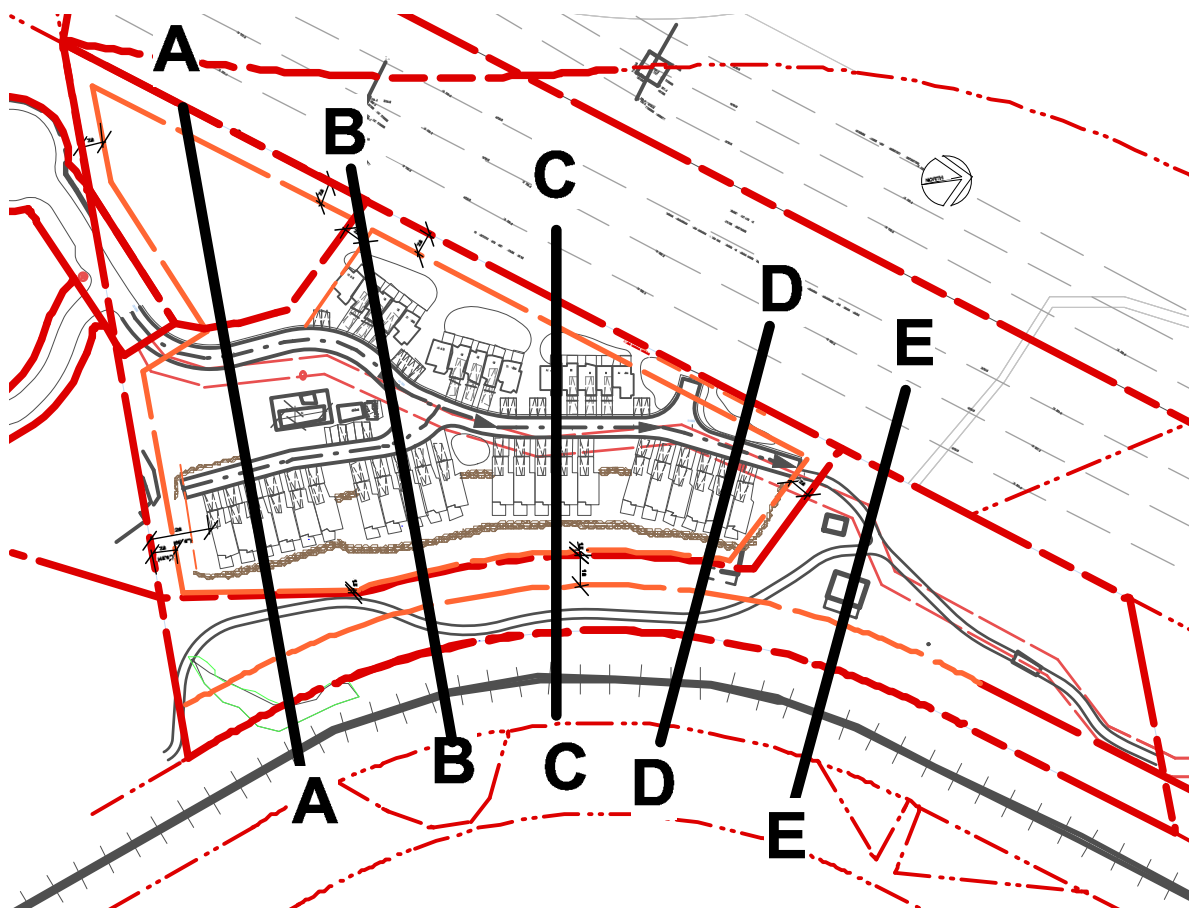
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section D



section E



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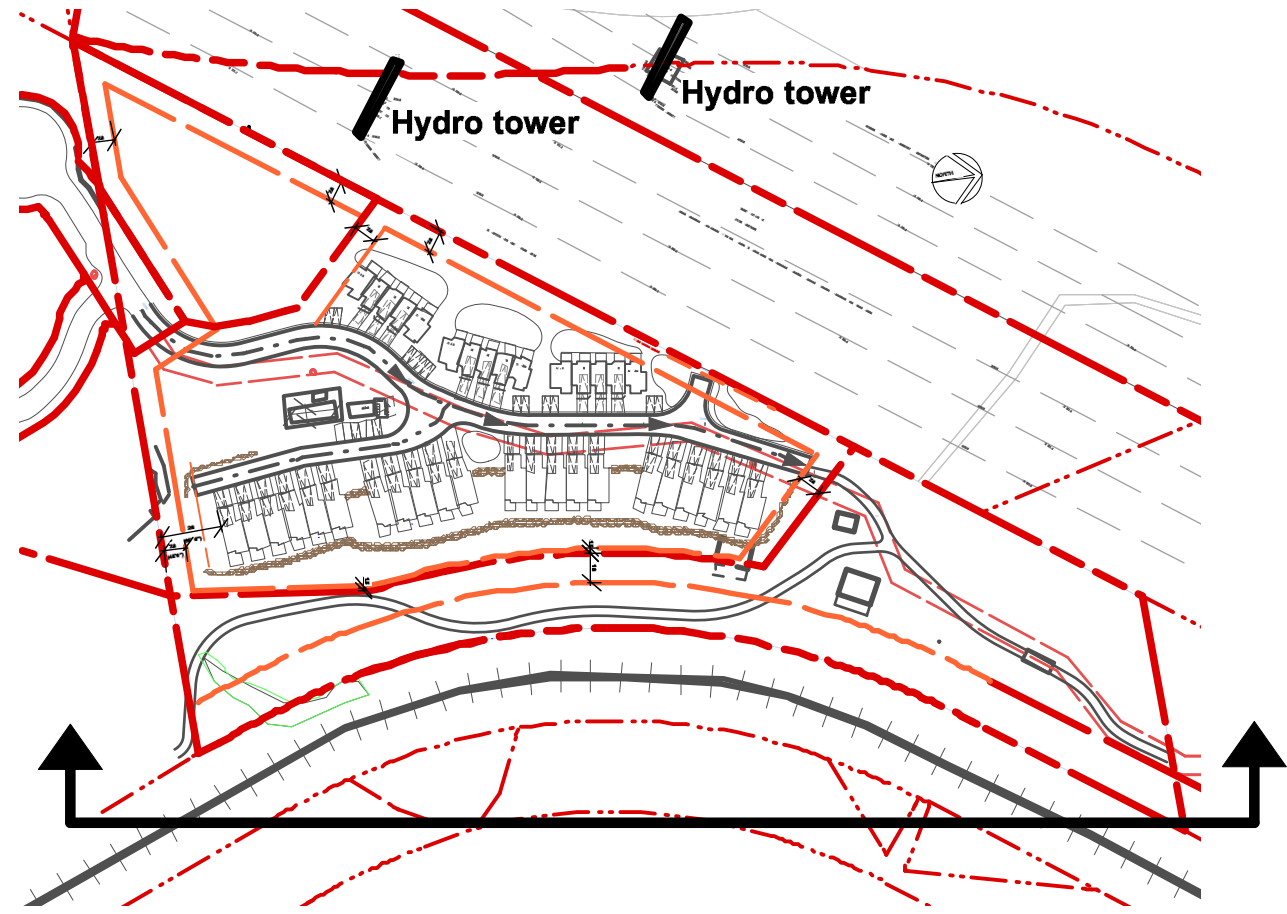
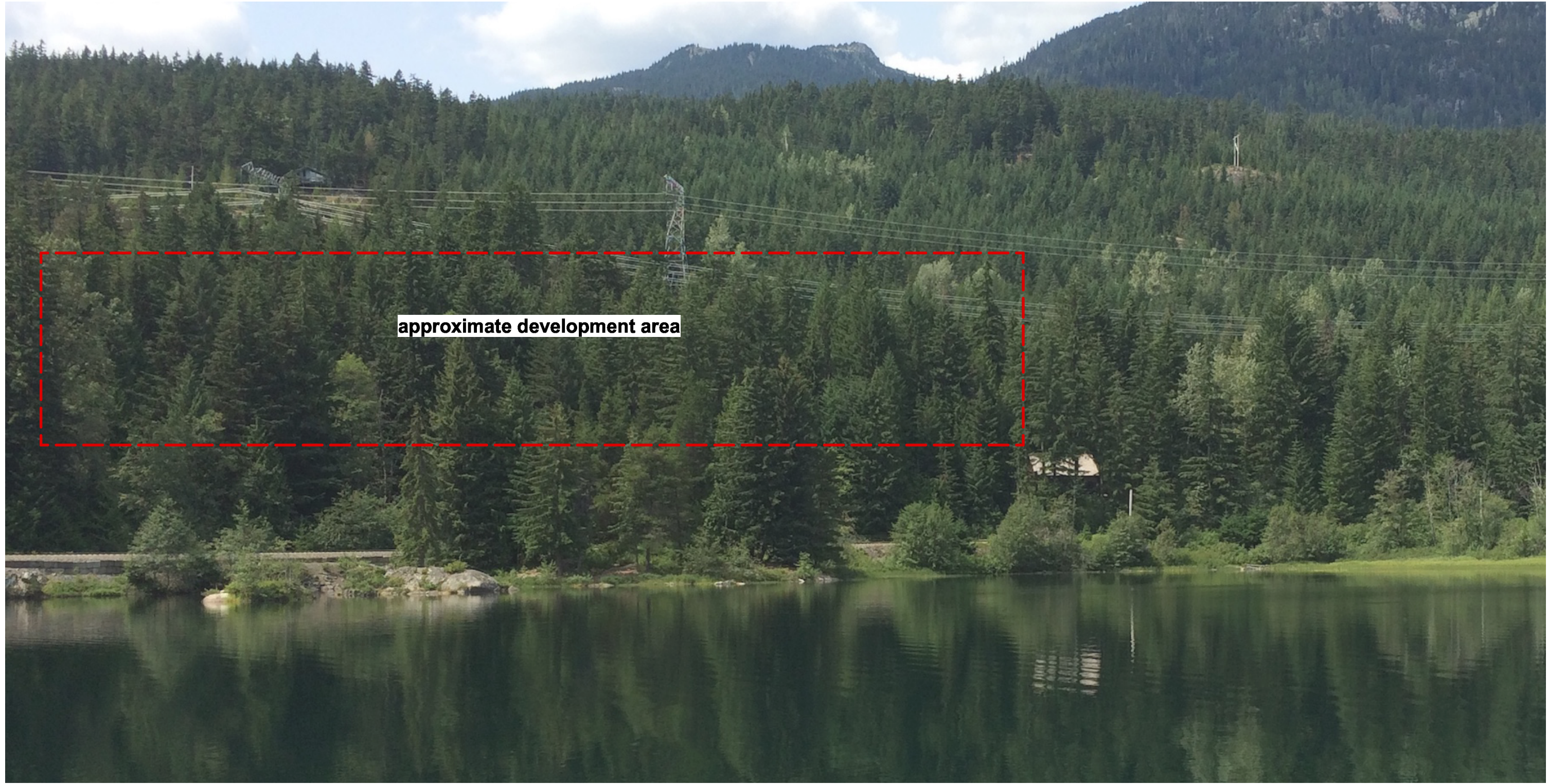
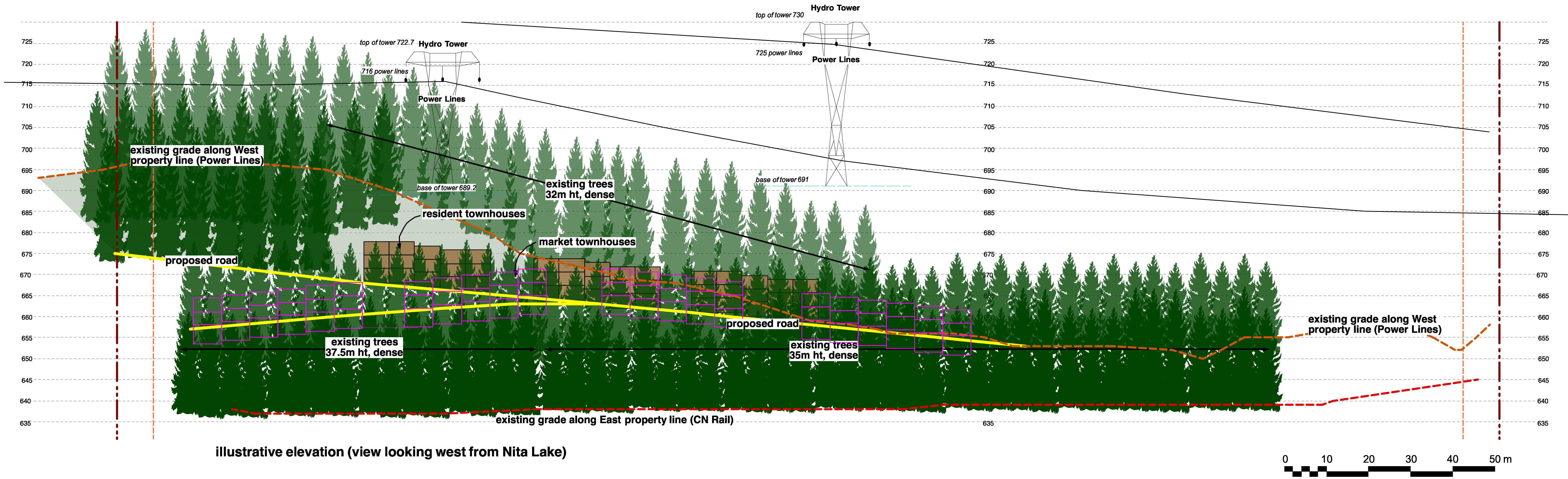
Site Sections

The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

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PUBLIC OPEN HOUSE

OCT. 24/19

TREE INVENTORY

NOV.13/19

REVIEW

REV.26/19

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No:△

Revision:

Date:

Illustrative Elevation - view looking West

Title

Project

The Hillman Site (RZ 1157)

5298 Alpha Lake Road, Whistler, BC

MURDOCH + COMPANY

Architecture + Planning Ltd.

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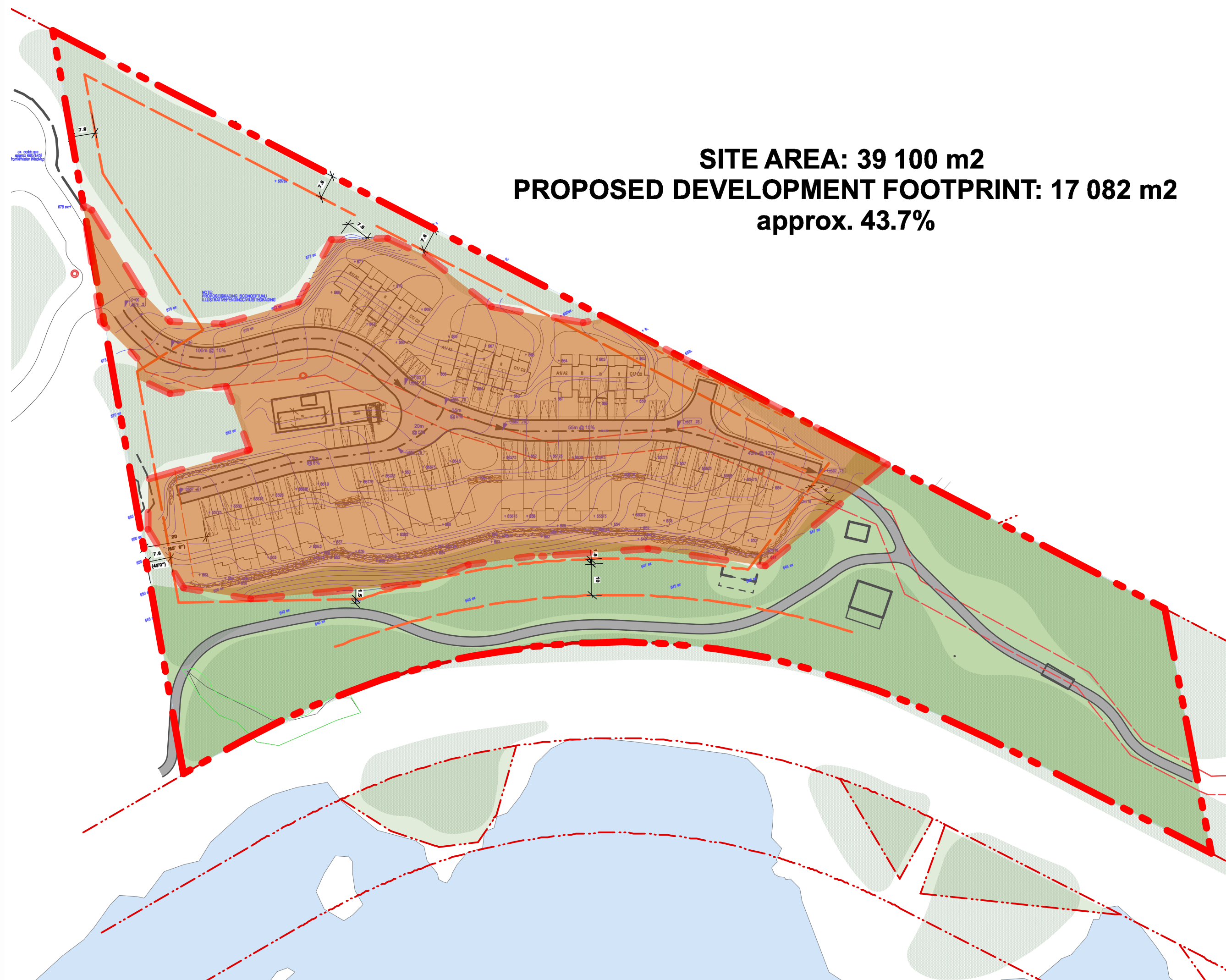
Project No:1404

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A-1.4 Illustrative Elevation - view looking West



SITE AREA: 39 100 m2
PREVIOUS DEVELOPMENT FOOTPRINT: 28 079 m2
approx. 72%



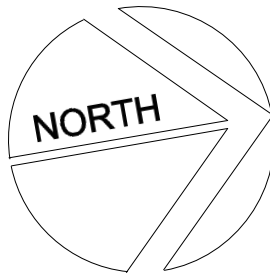
SITE AREA: 39 100 m2
PROPOSED DEVELOPMENT FOOTPRINT: 17 082 m2
approx. 43.7%

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PUBLIC OPEN HOUSE OCT. 24/19
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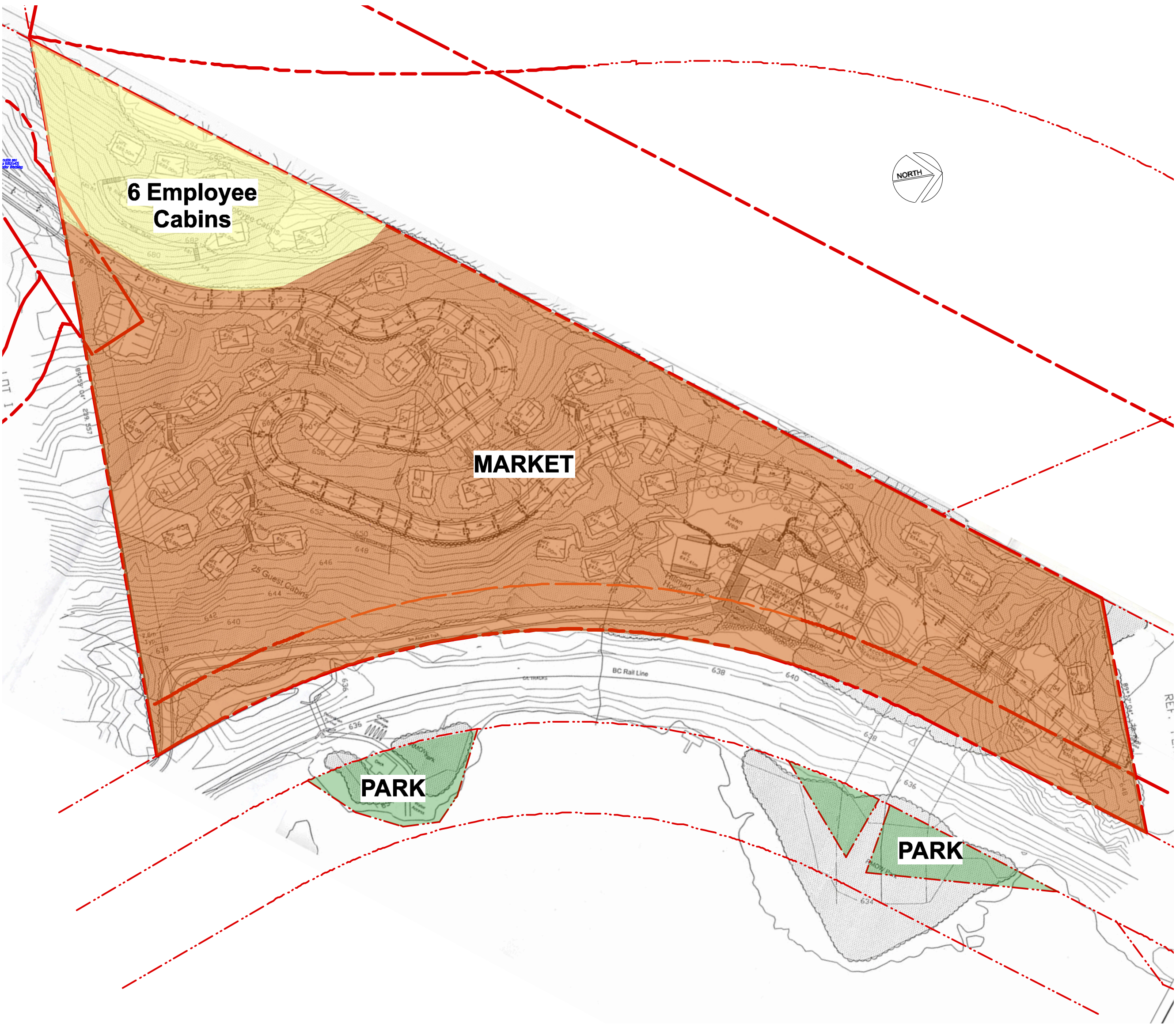
Title
Development Footprint Comparison

Project
The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

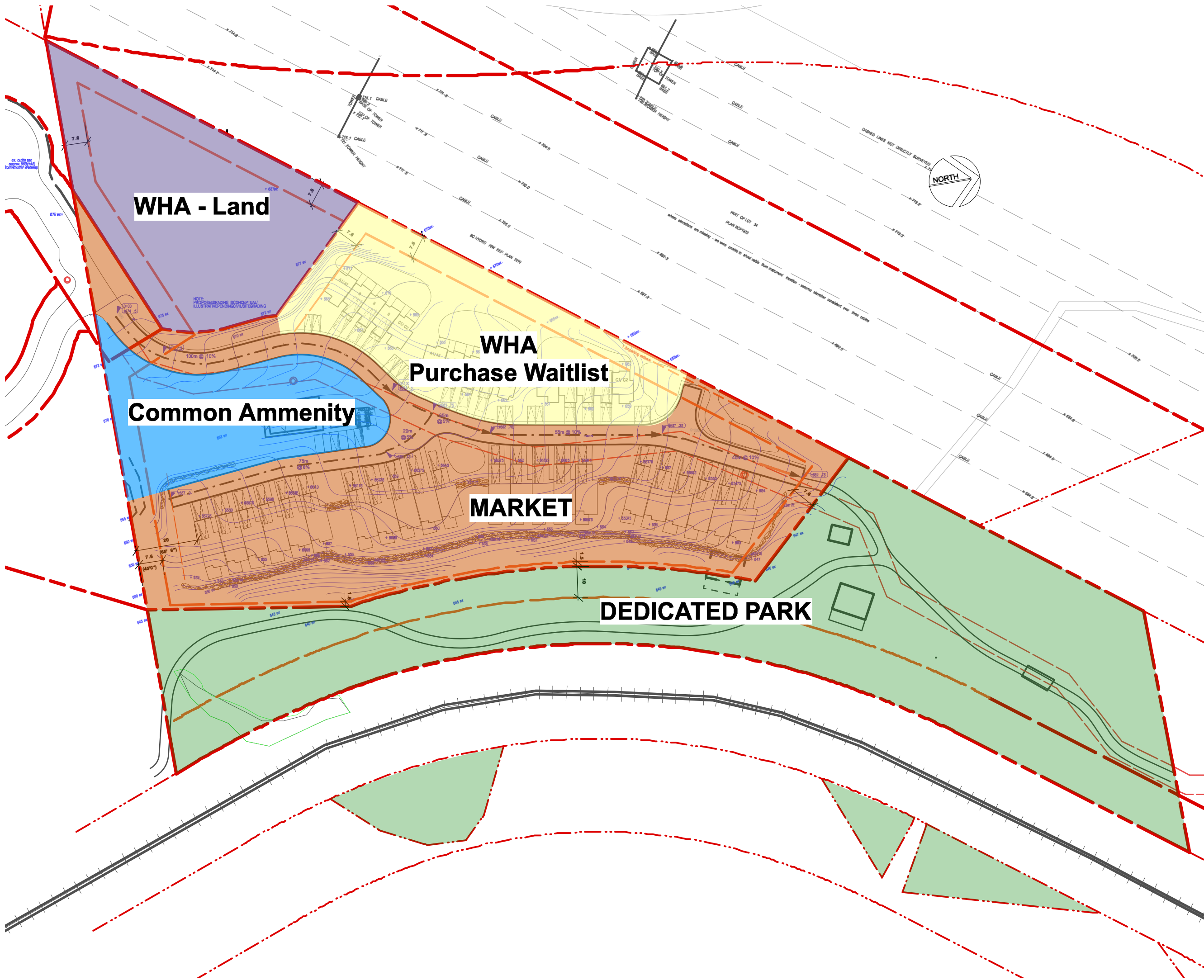
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PREVIOUS DEVELOPMENT: PROPOSED LAND USE



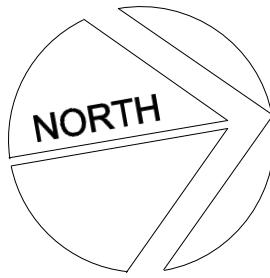
PROPOSED DEVELOPMENT: PROPOSED LAND USE

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Land Use Comparison

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5298 Alpha Lake Road, Whistler, BC

Project

Title

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Project No:	Sheet No:
1404	F-1.0

- Location of proposed building identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within Fire Smart Priority Zone 1a (1.5 m radius)
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, Low density fire resistant plants; limited number of coniferous plants
- Buildings are constructed of non-combustible cladding (Hardieboard , prefinished metal siding / roofing)
- Thin and prune exisint evergreen trees with Priority Zone 2 (10-30 m radius of development area

FireSmart Priority Zone 1a

(0 - 1.5m radius)

FireSmart Priority Zone 1

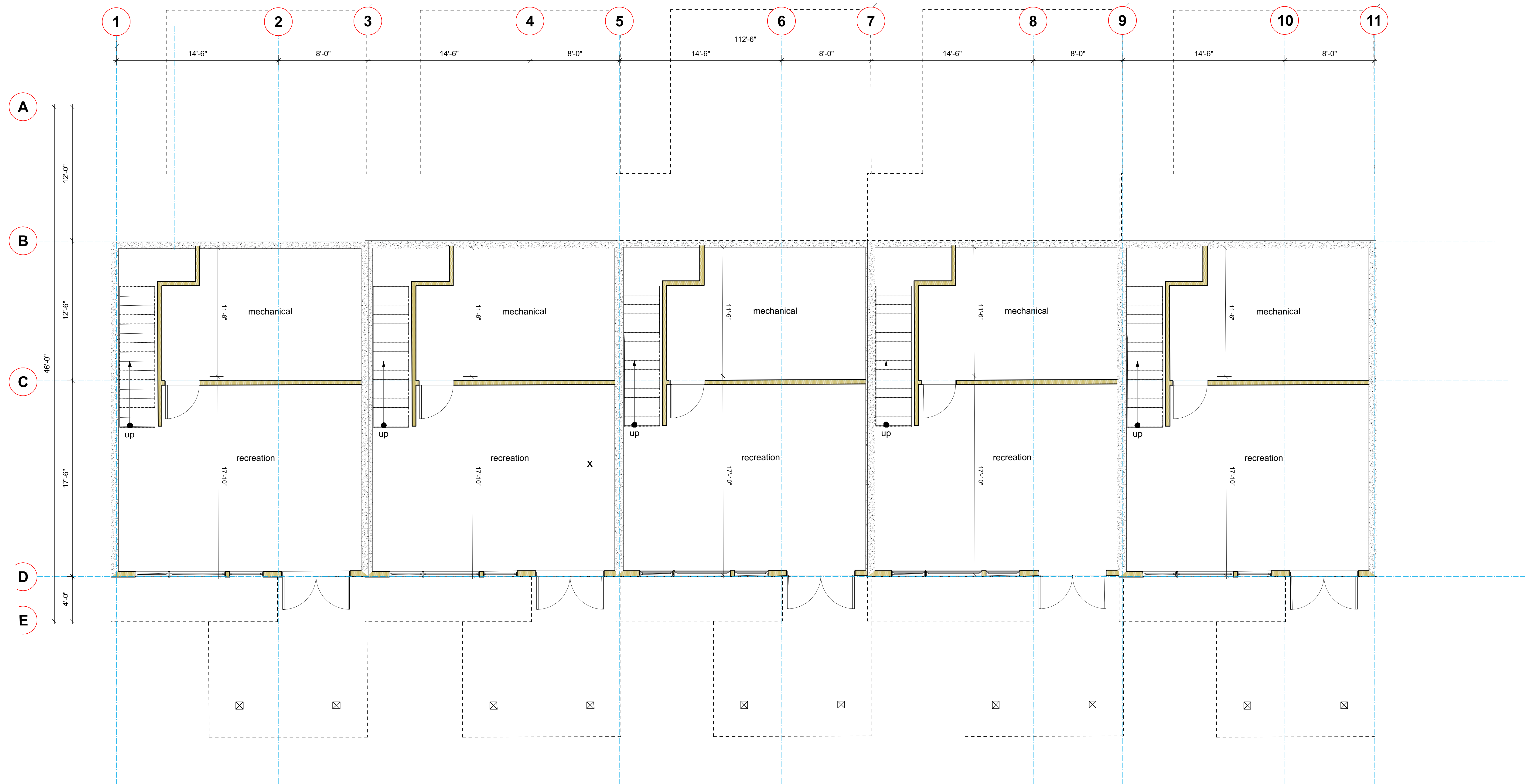
(1.5 - 10m radius)

Fire Smart Priority Zone 2

(10 - 30m radius)

Fire Smart Priority Zone 3

(30 - 100m radius)



Hillman Lodge - Market Townhouses

Lower Floor Plan

March 5th, 2020



Hillman Lodge - Market Townhouses

Main Floor Plan

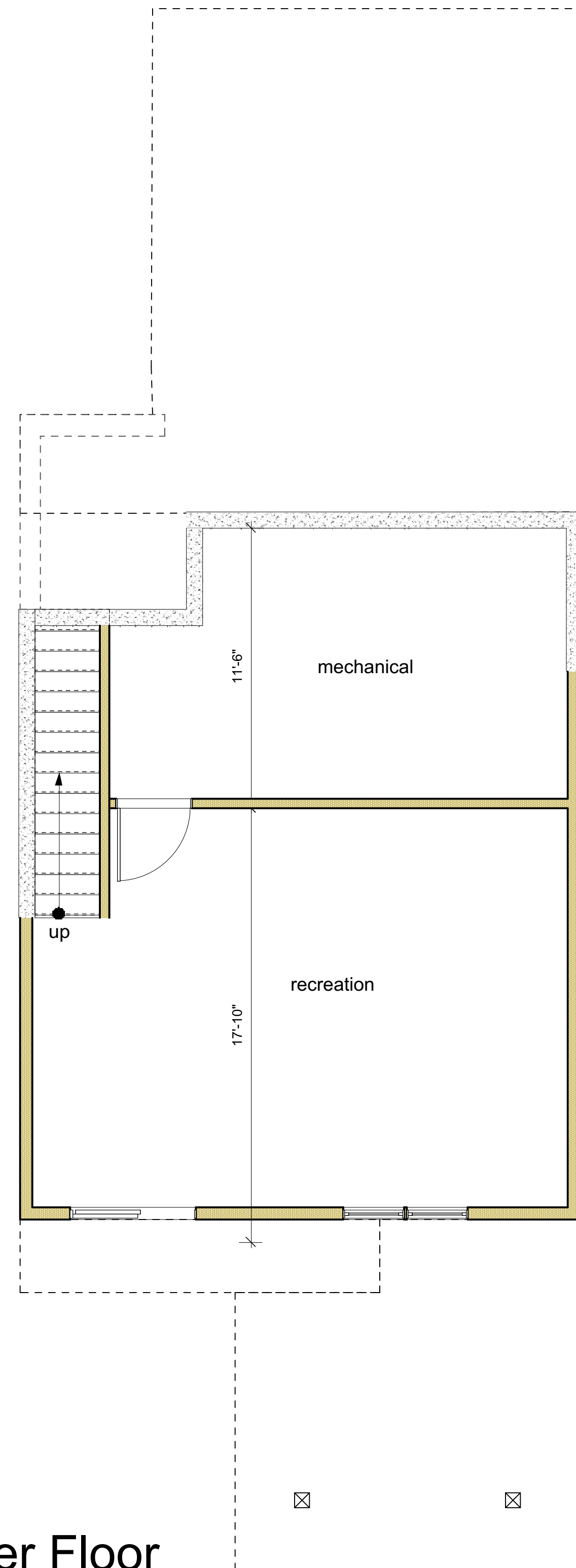
March 5th, 2020



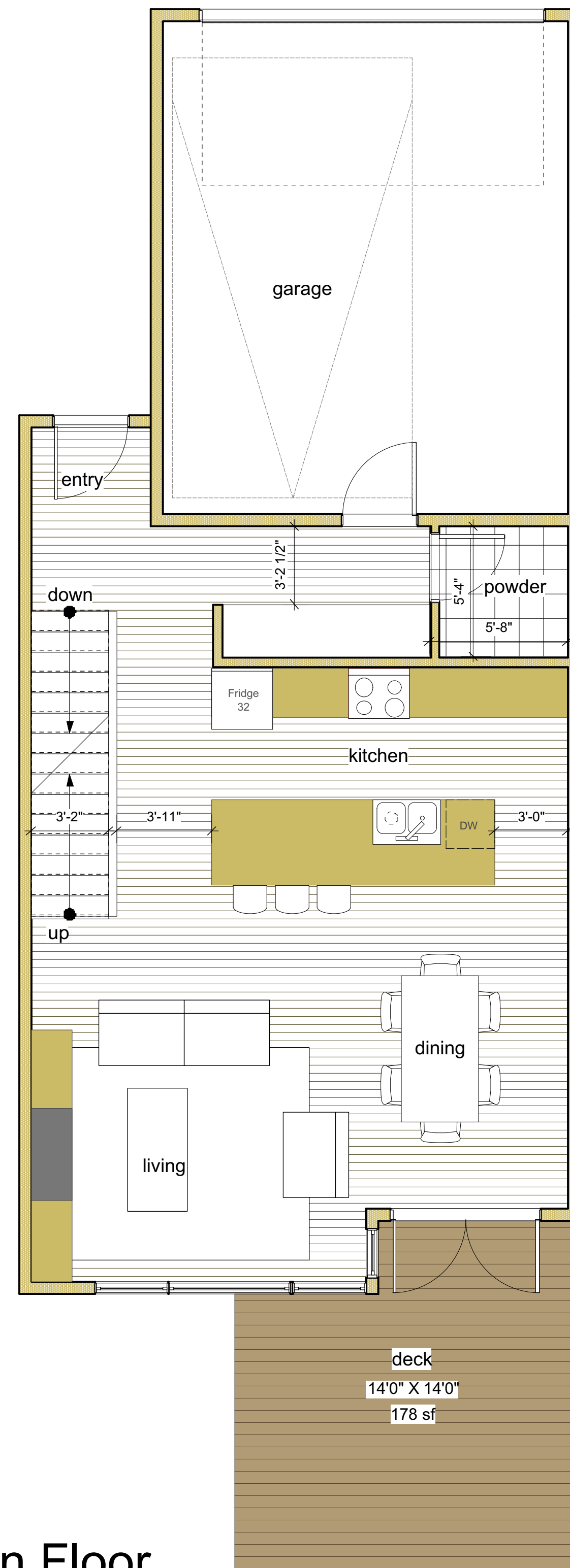
Hillman Lodge - Market Townhouses

Upper Floor Plan

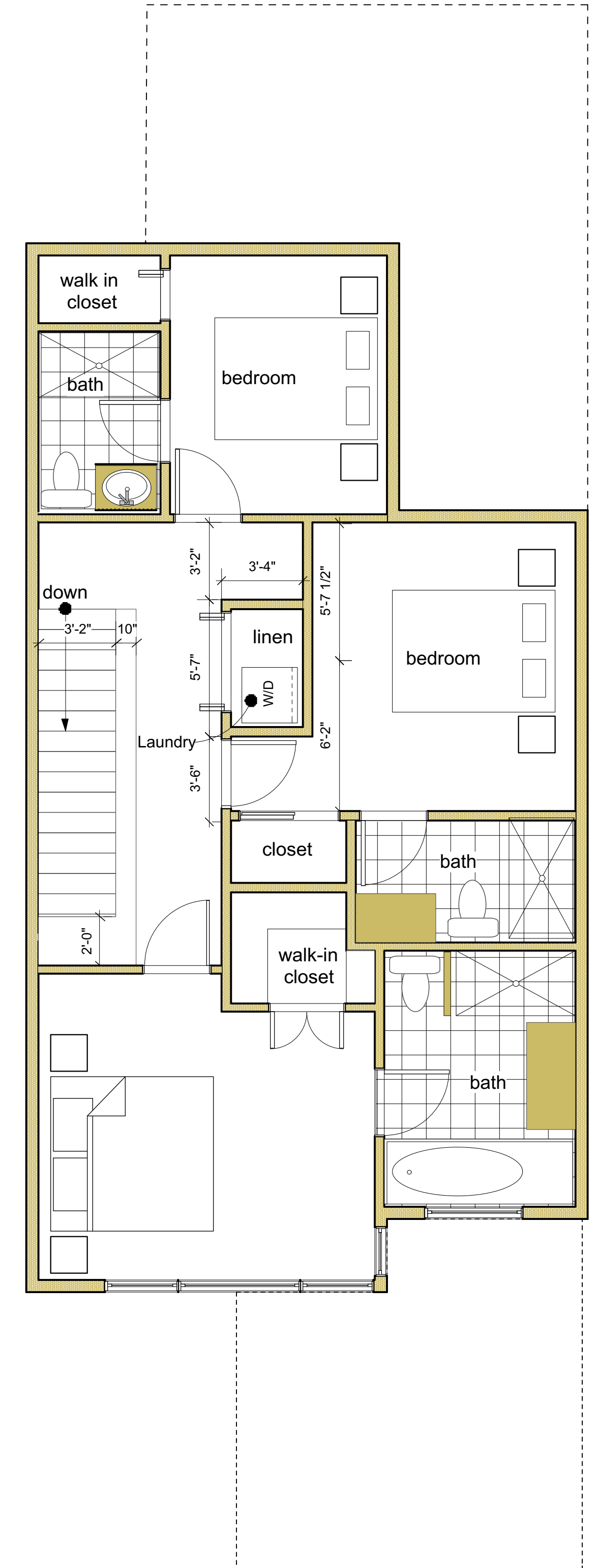
March 5th, 2020



Lower Floor



Main Floor



Upper Floor

Hillman Lodge - Market Townhouses

Unit Plan

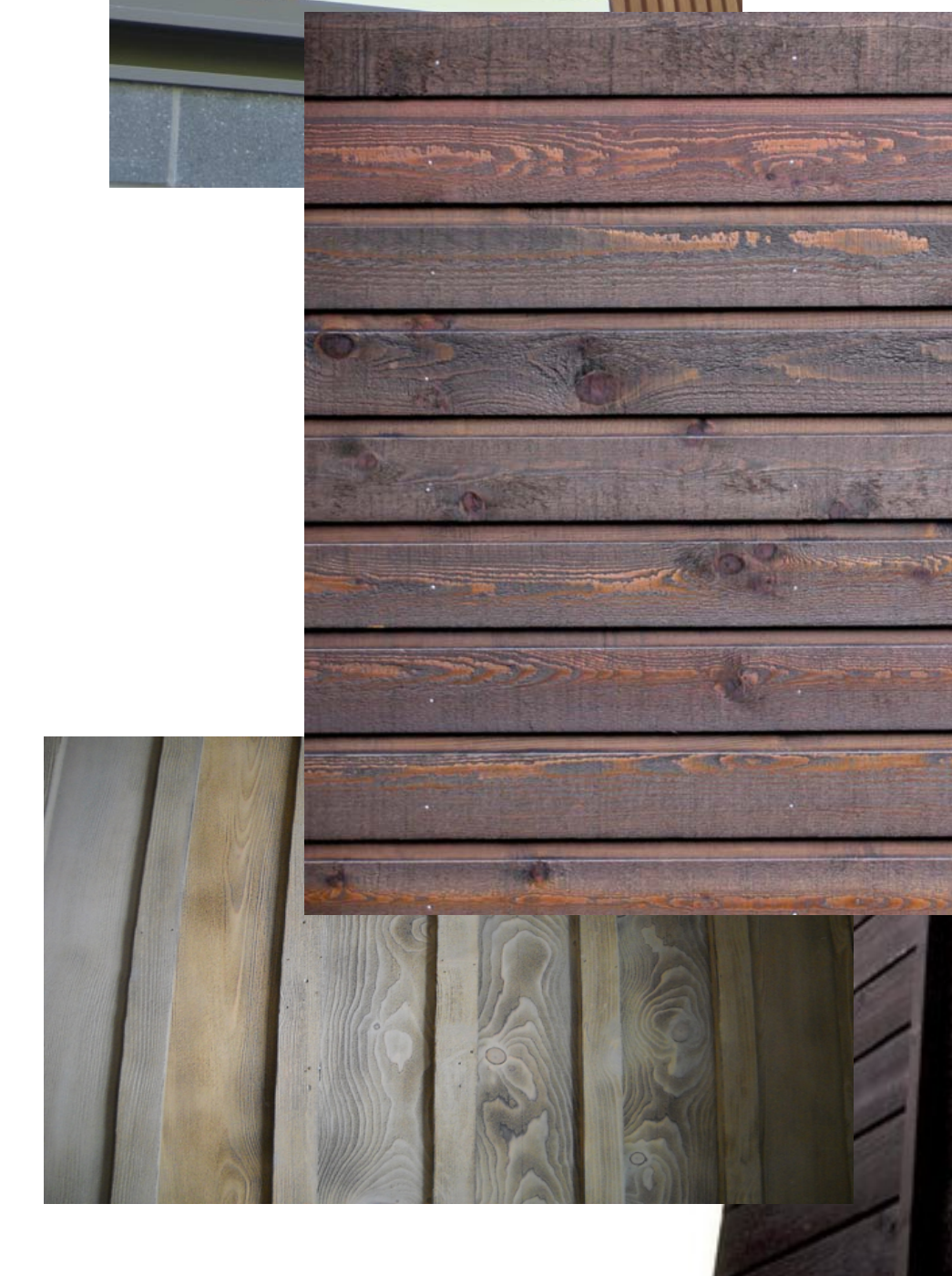
March 5th, 2020



TRIPLE GLAZED WINDOWS



STAINED TIMBER PRODUCTS



STAINED CEDAR SIDING ROOFING



STONE FACING

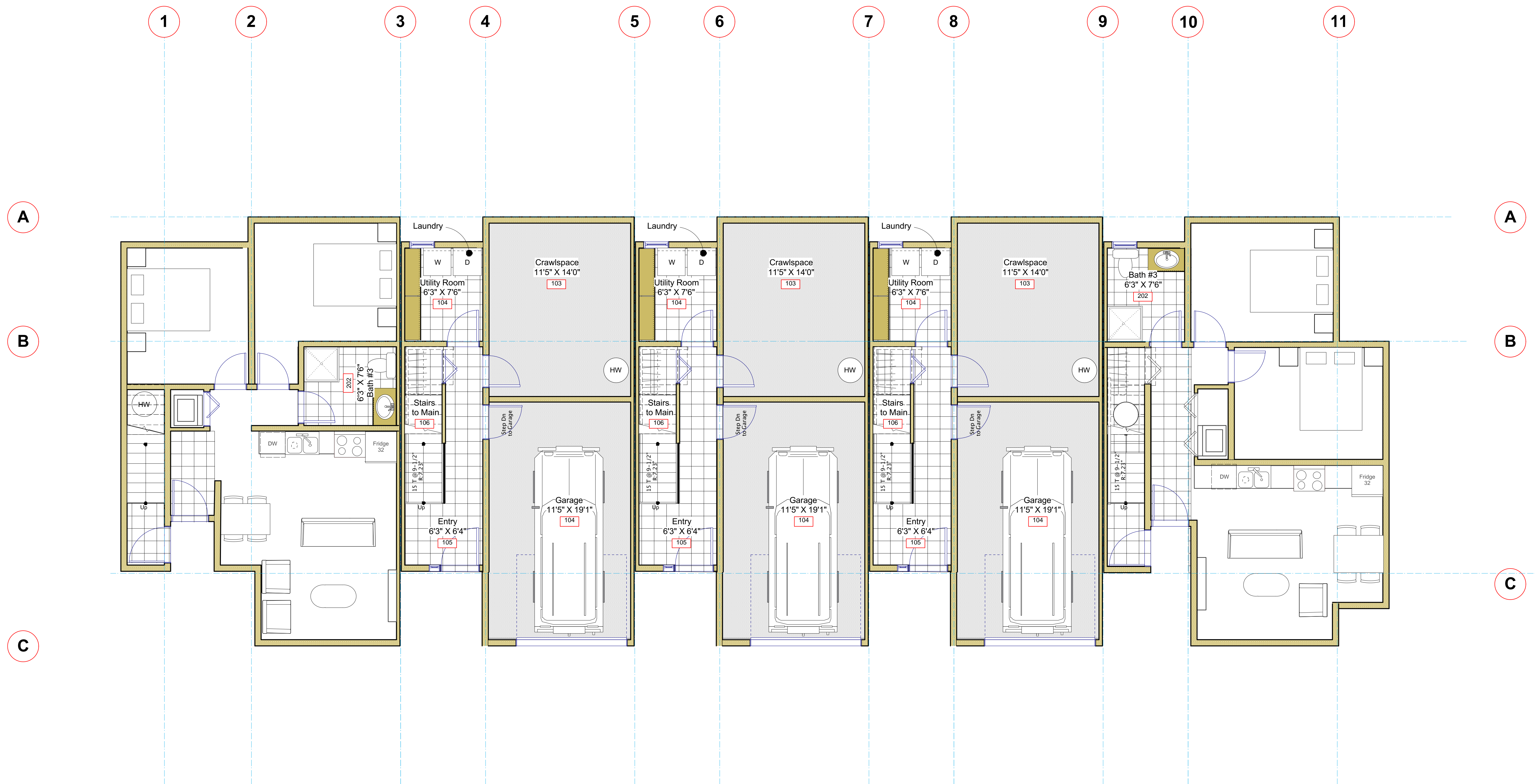


HARDI PANEL

Hillman Lodge - Market Townhomes

Material Board

March 5th, 2020



Hillman Lodge - Resident Townhouses

Lower Floor Plan

March 5th, 2020



Hillman Lodge - Resident Townhouses

Main Floor Plan

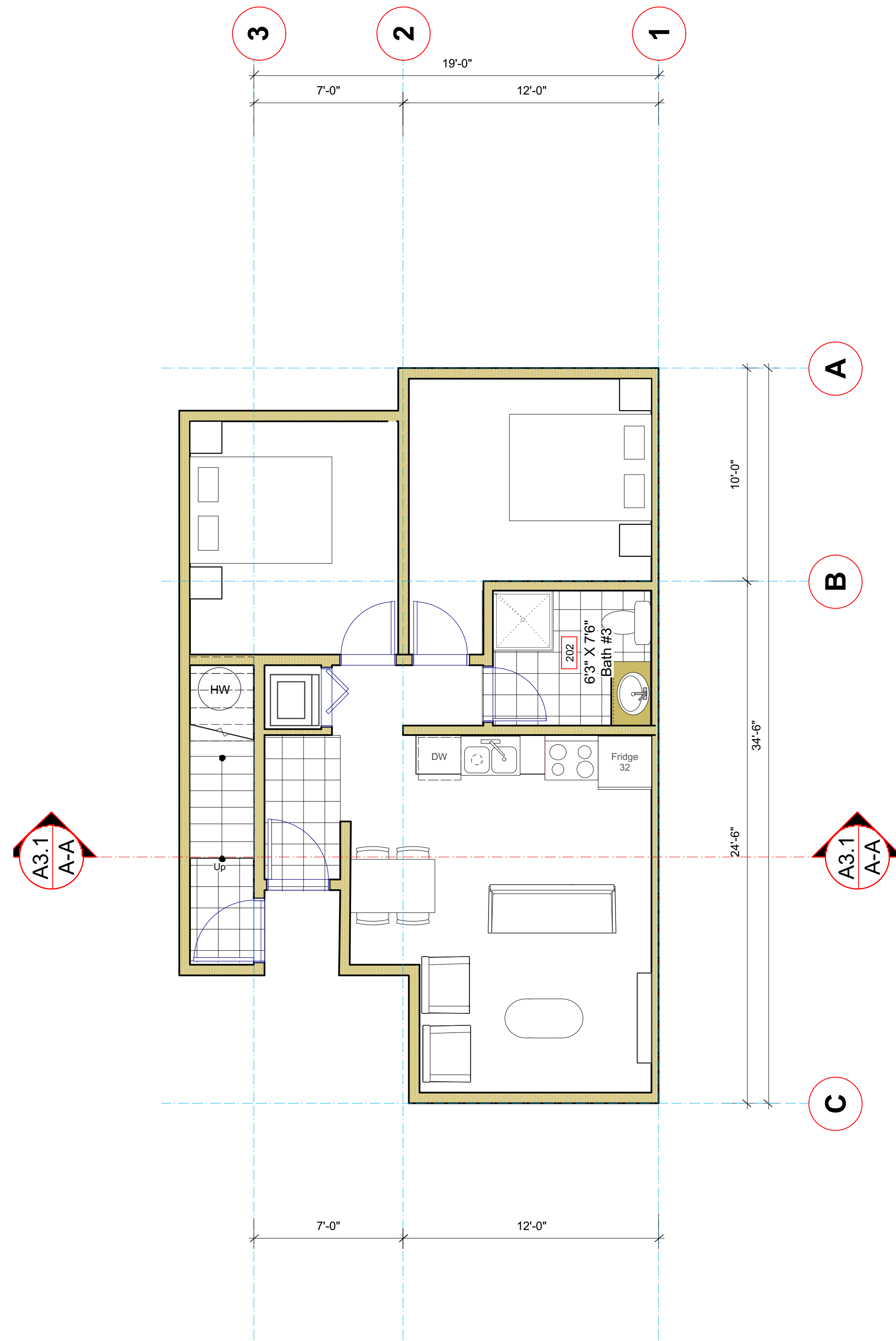
JULY 31, 2018



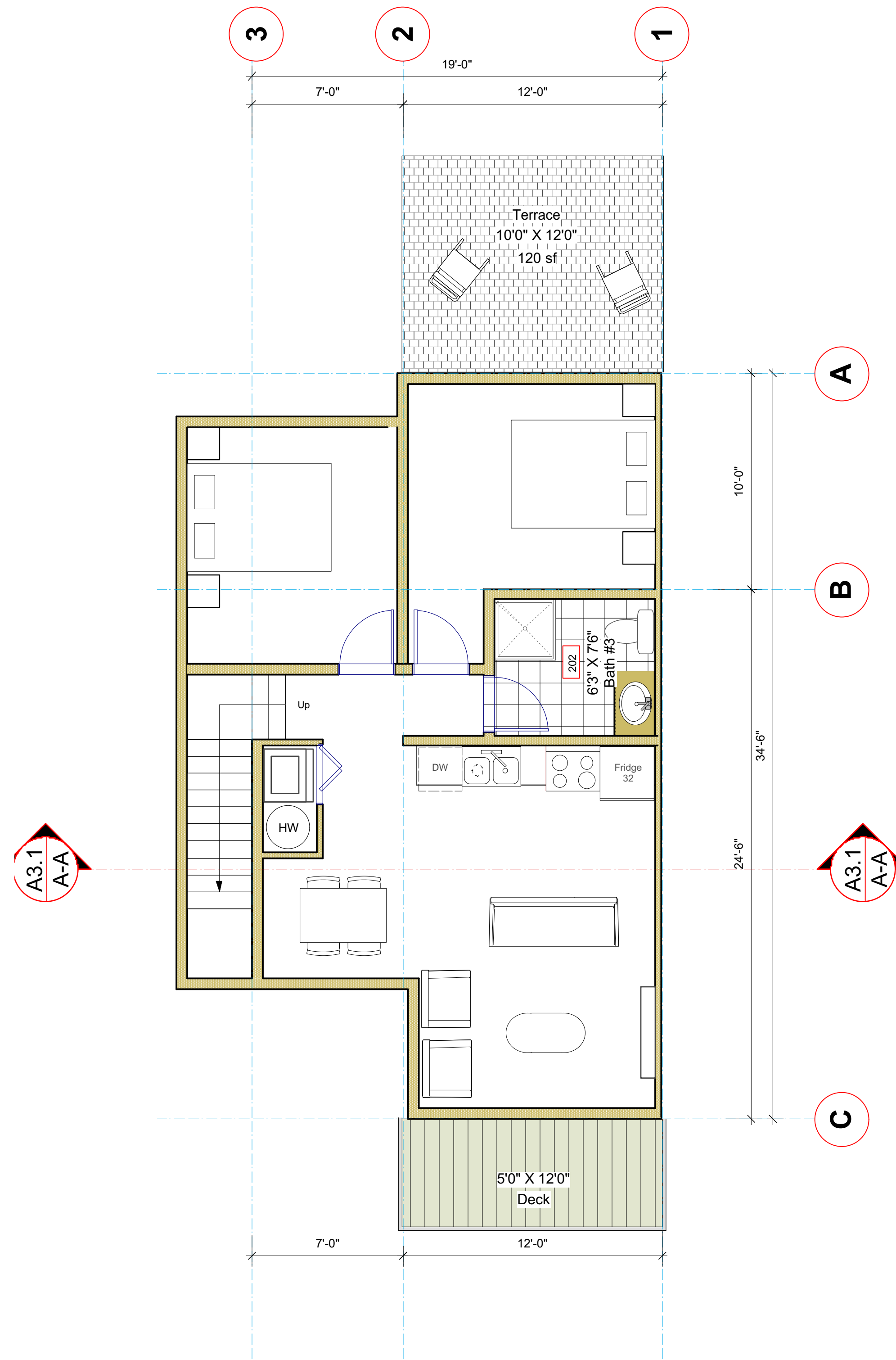
Hillman Lodge - Resident Townhouses

Upper Floor Plan

March 5th, 2020



Unit A - Lower Floor

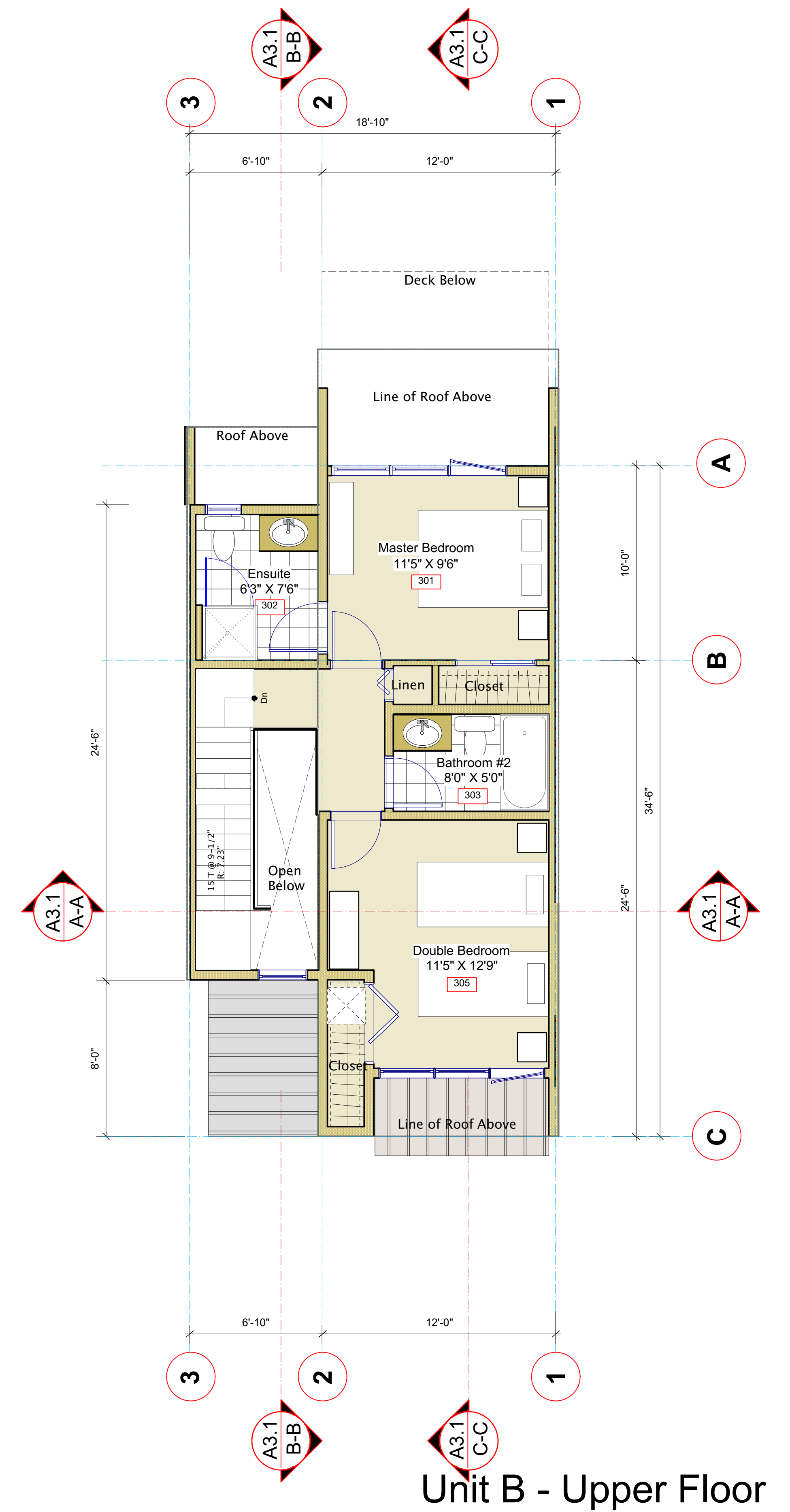
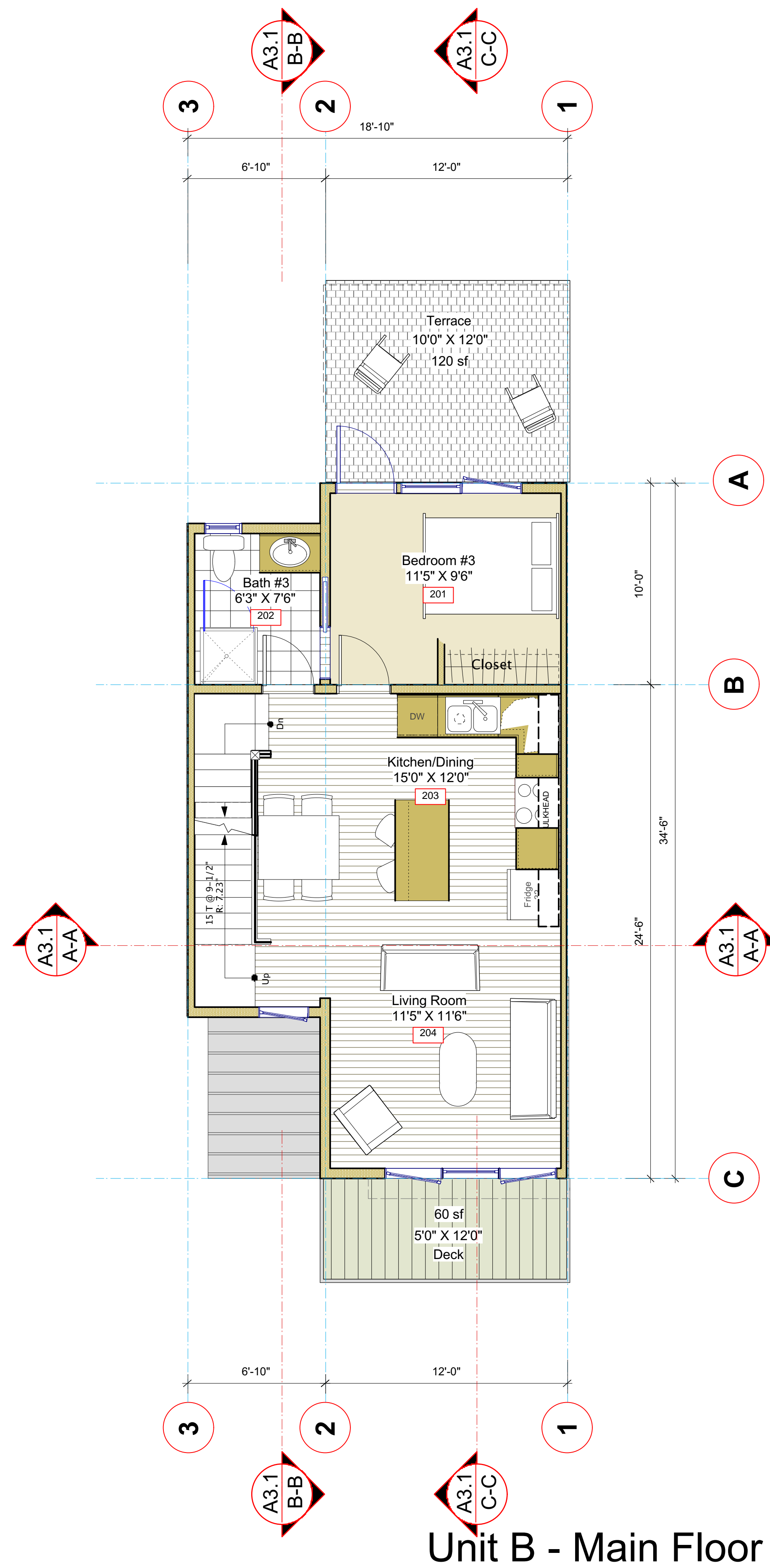
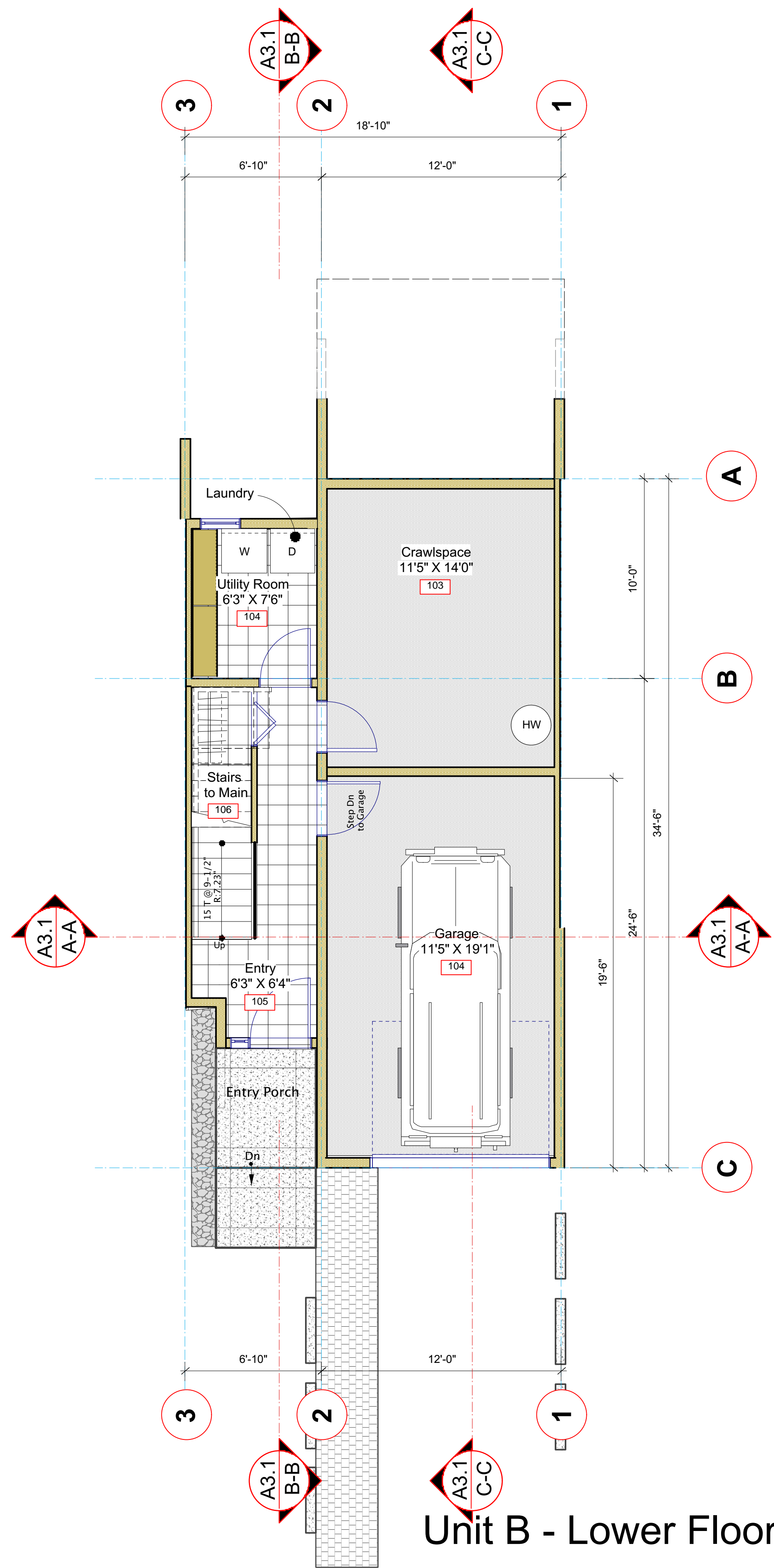


Unit A - Main Floor

Resident Townhouses

Unit Plan A

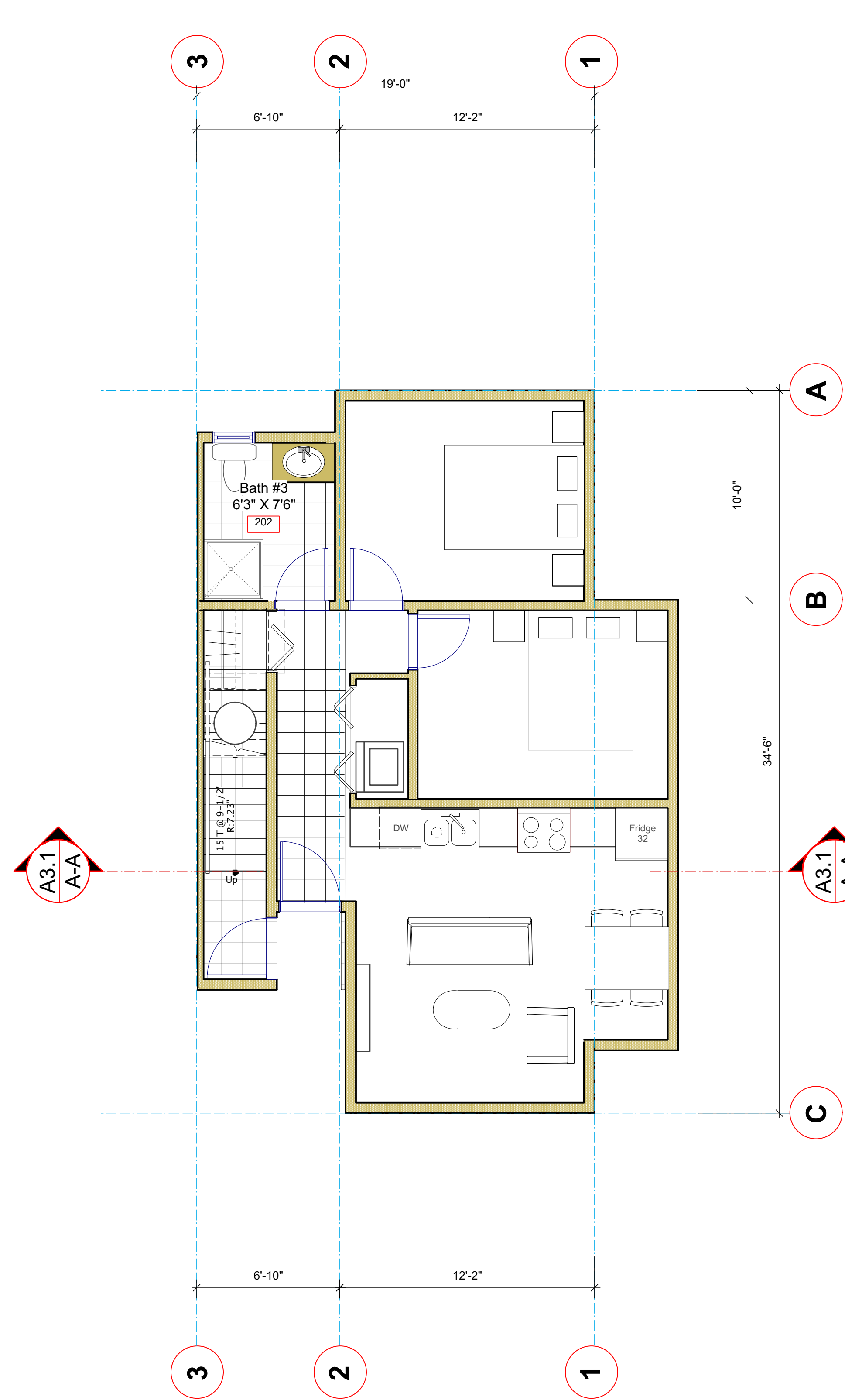
March 5th, 2020



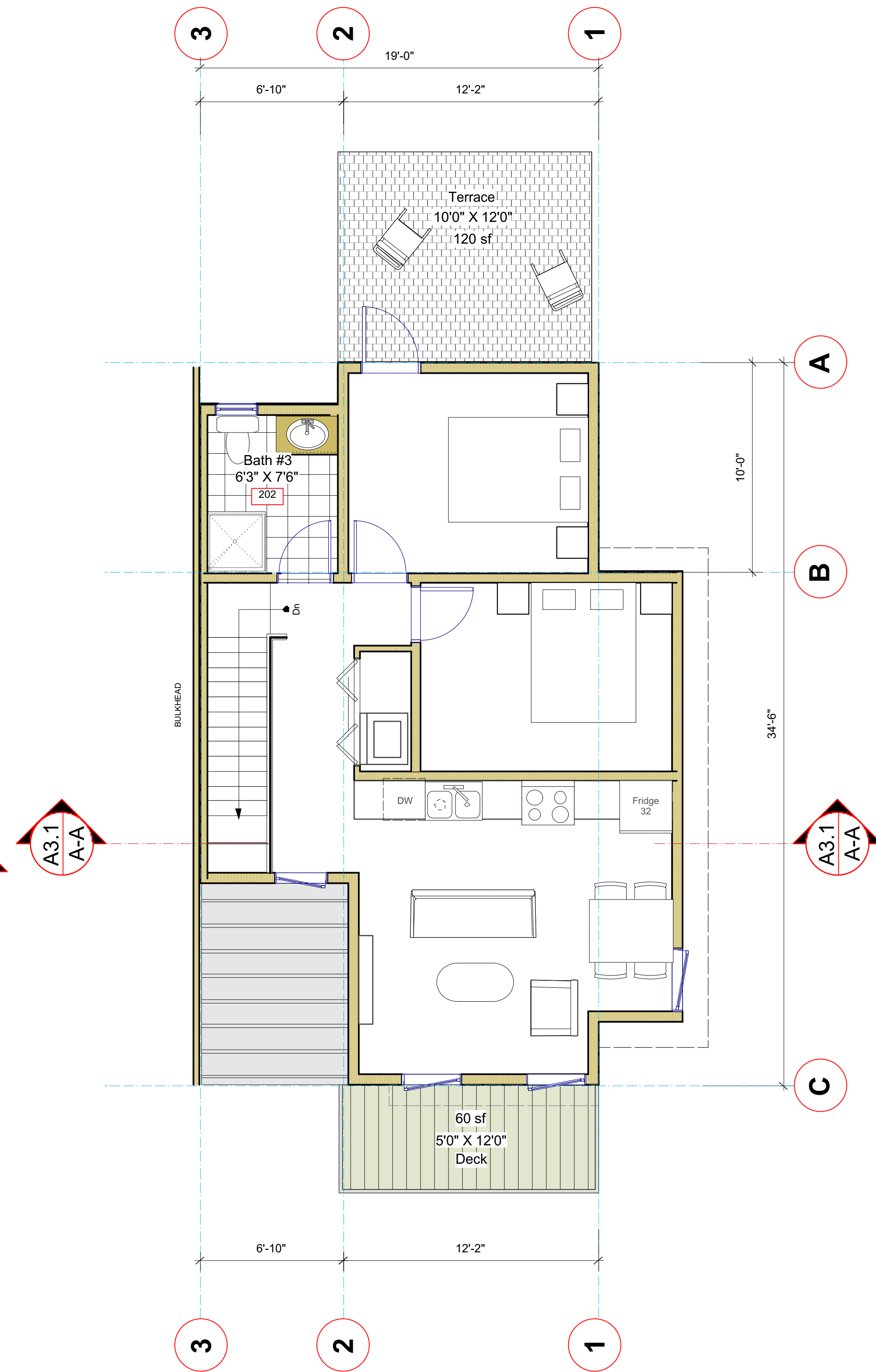
Resident Townhouses

Unit Plan B

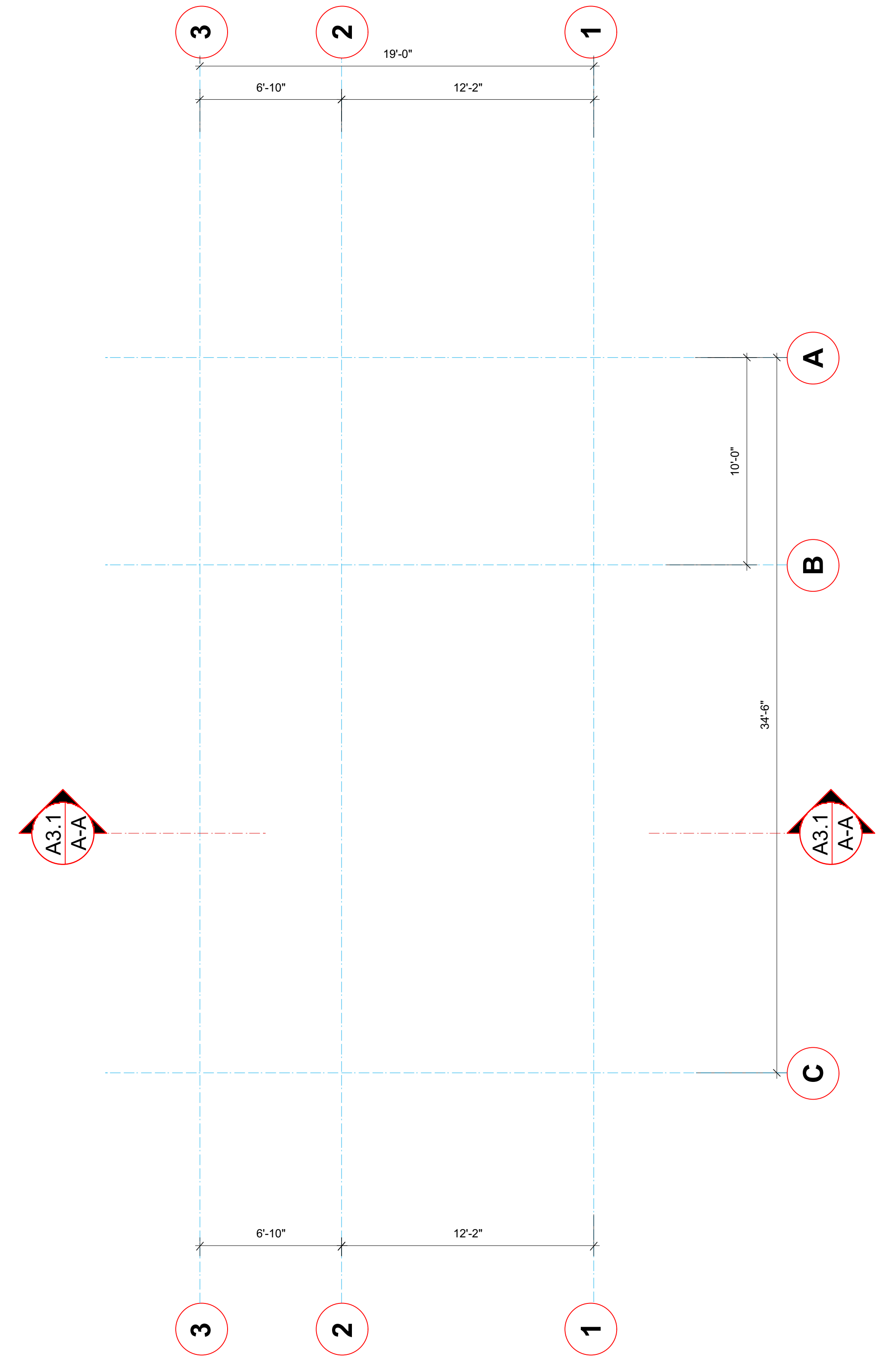
March 5th, 2020



Unit C - Lower Floor



Unit C - Main Floor



Unit C - Upper Floor

Resident Townhouses

Unit Plan C

March 5th, 2020

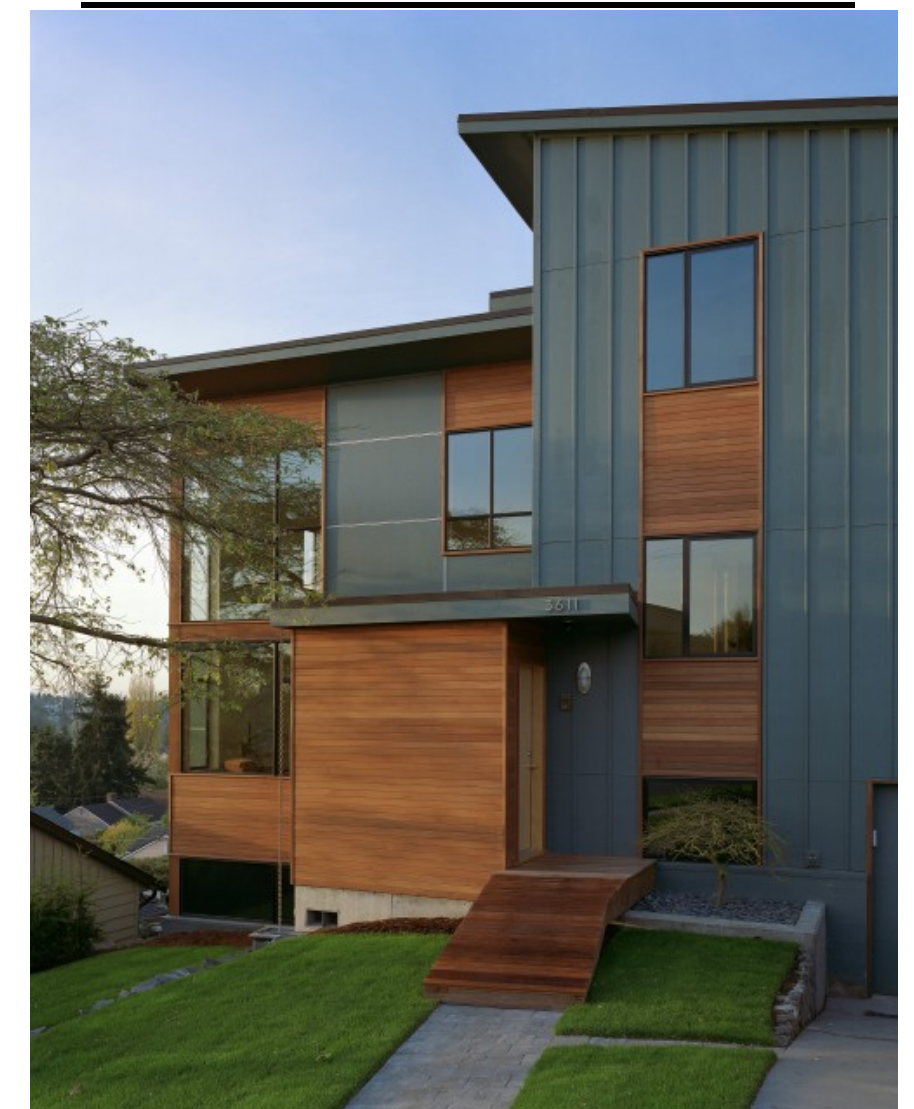


HARDI PLANK / PANEL



STANDING SEAM SIDING / ROOFING

BOARD & BATTEN SIDING

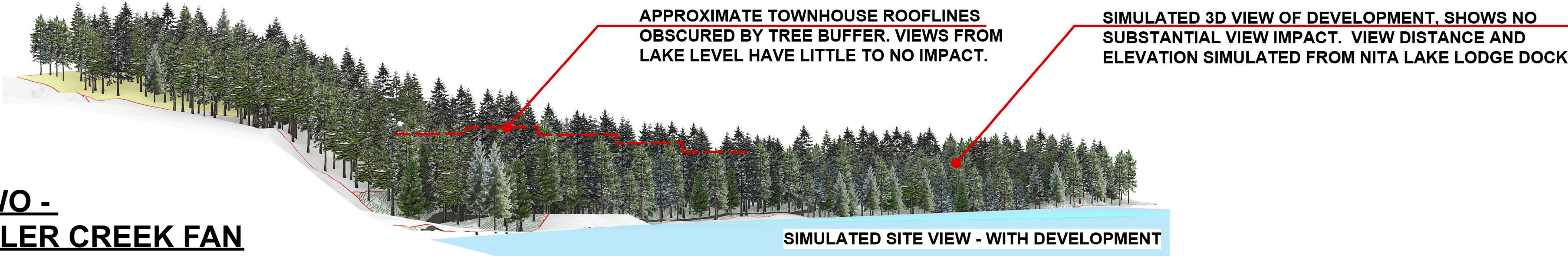
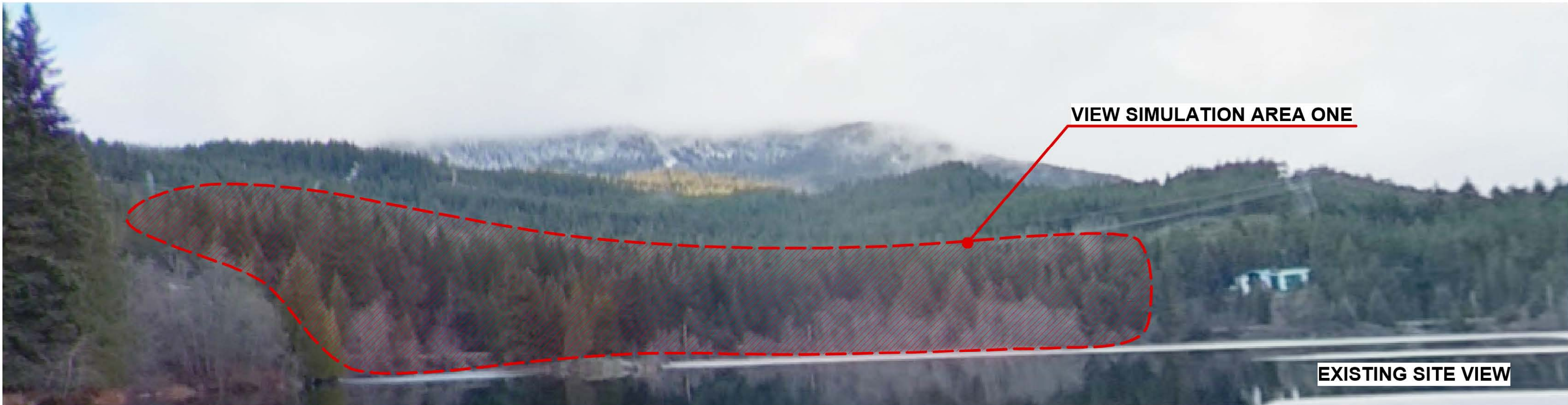


Hillman Lodge - Resident Townhouses

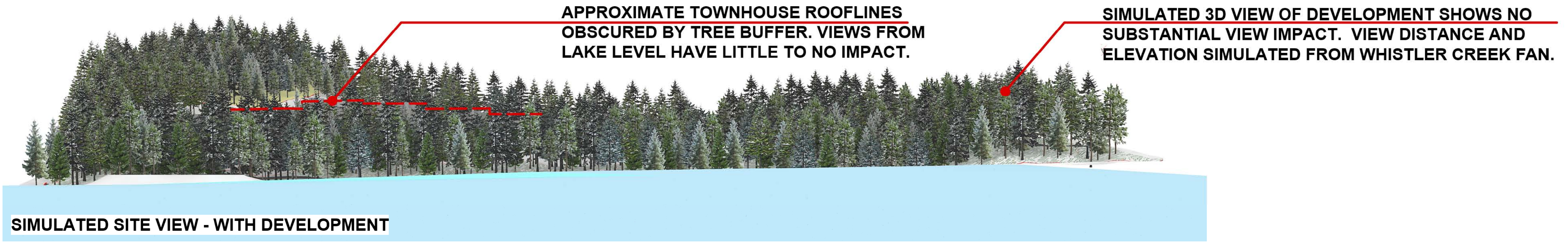
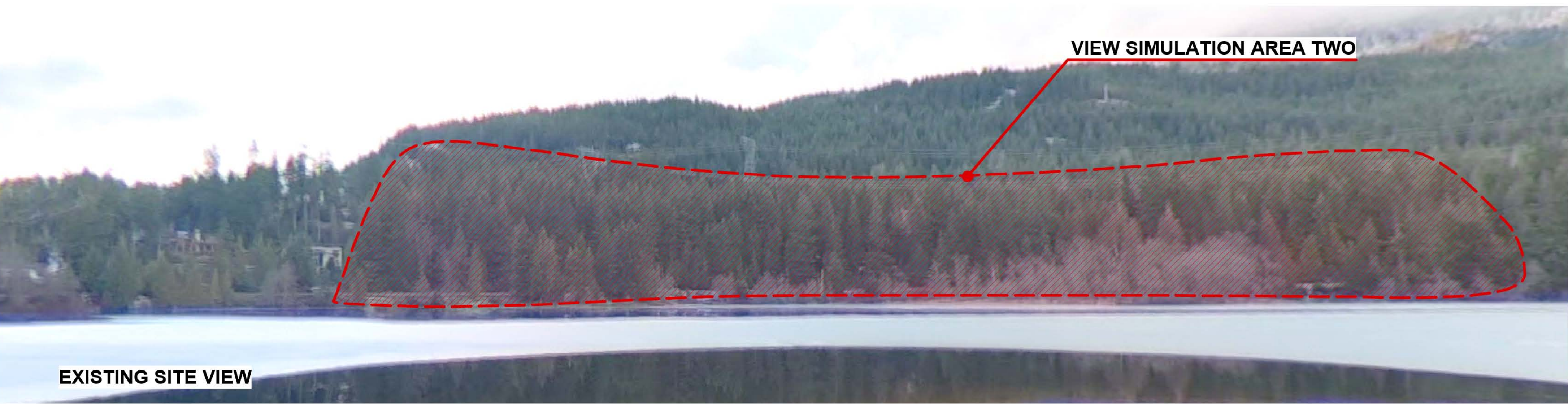
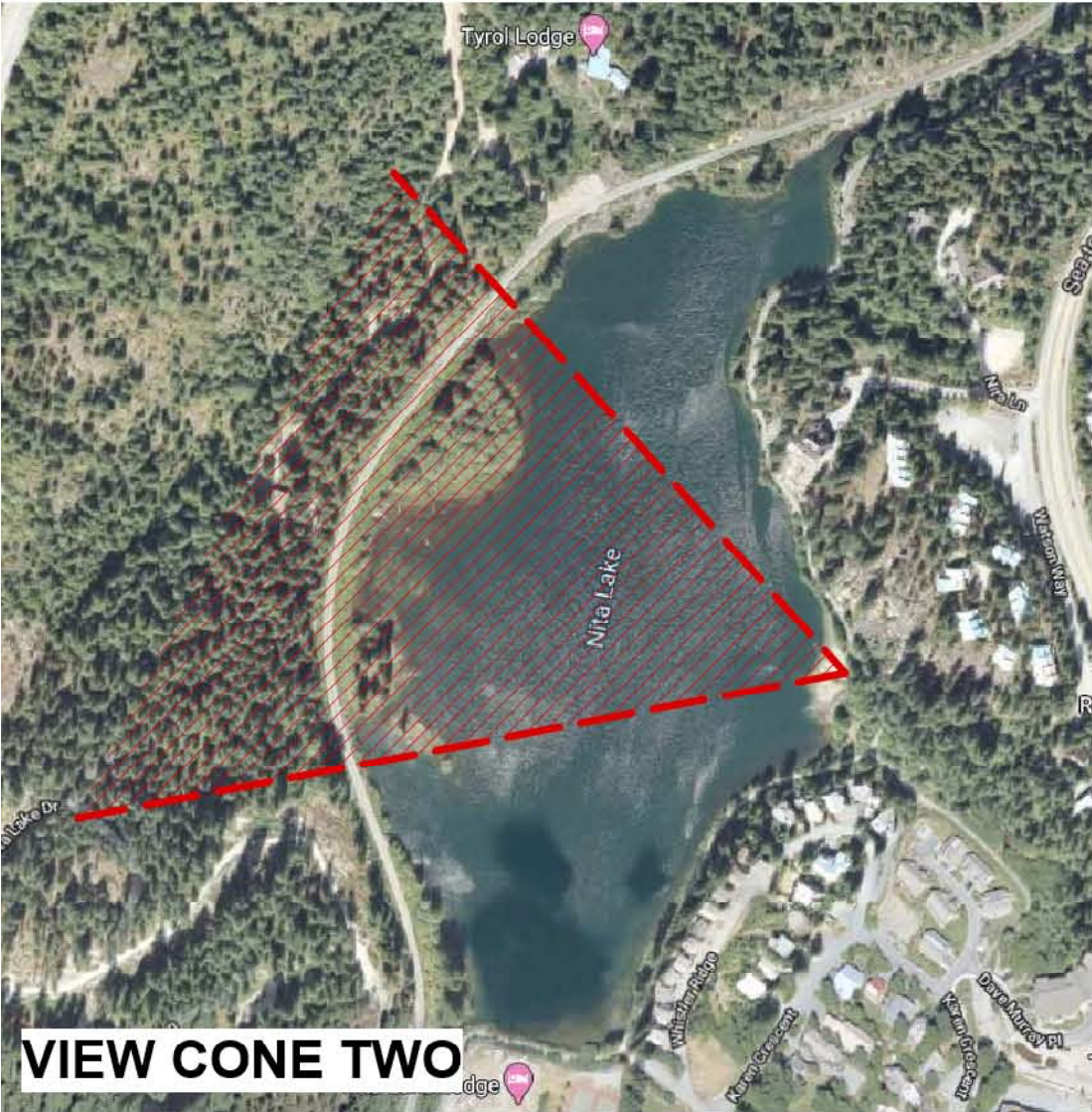
Material Board

March 5th, 2020

KEY VIEW ONE -
FROM NITA LAKE LODGE DOCK



KEY VIEW TWO -
FROM WHISTLER CREEK FAN



3D VIEW SIMULATION

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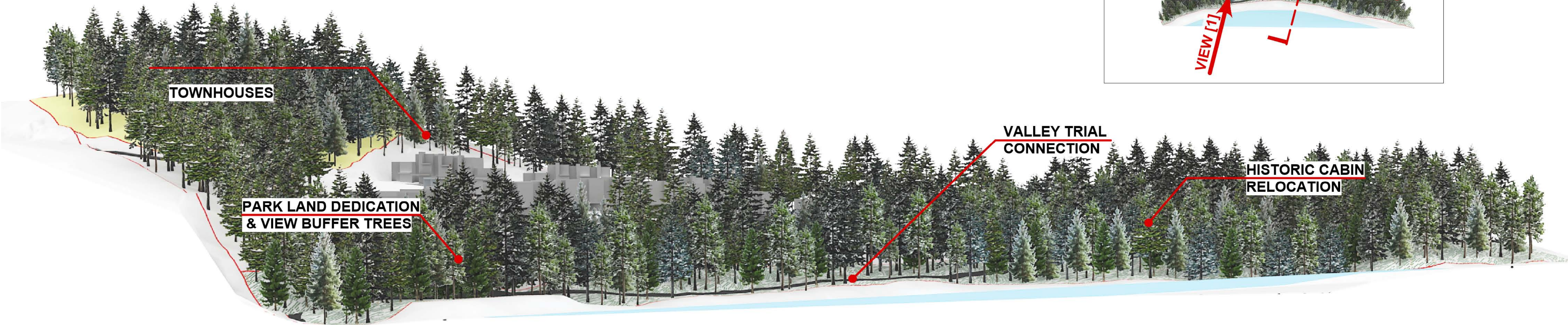
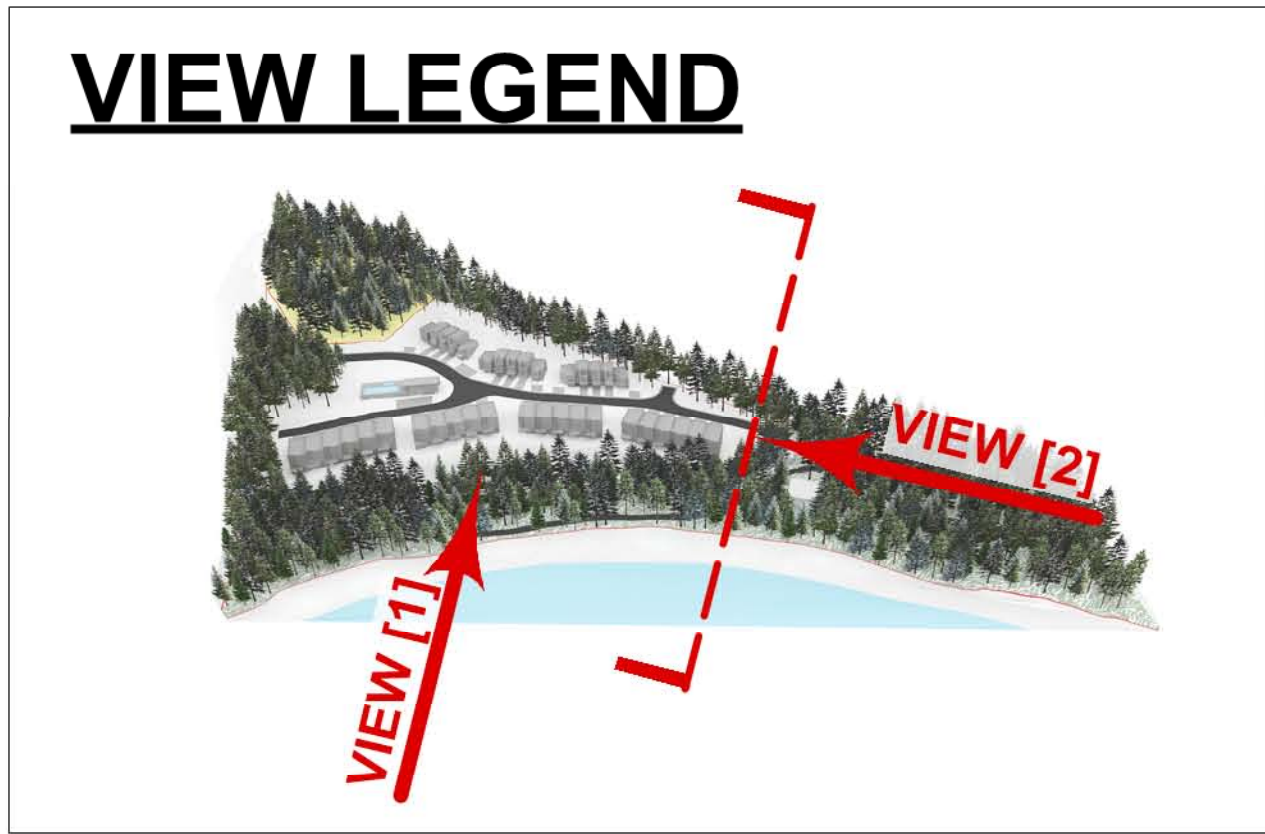
Title
3D KEY VIEWS
Project
Hillman Lodge
Whistler BC

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Architecture + Planning Ltd.
#106-4319 Main Street
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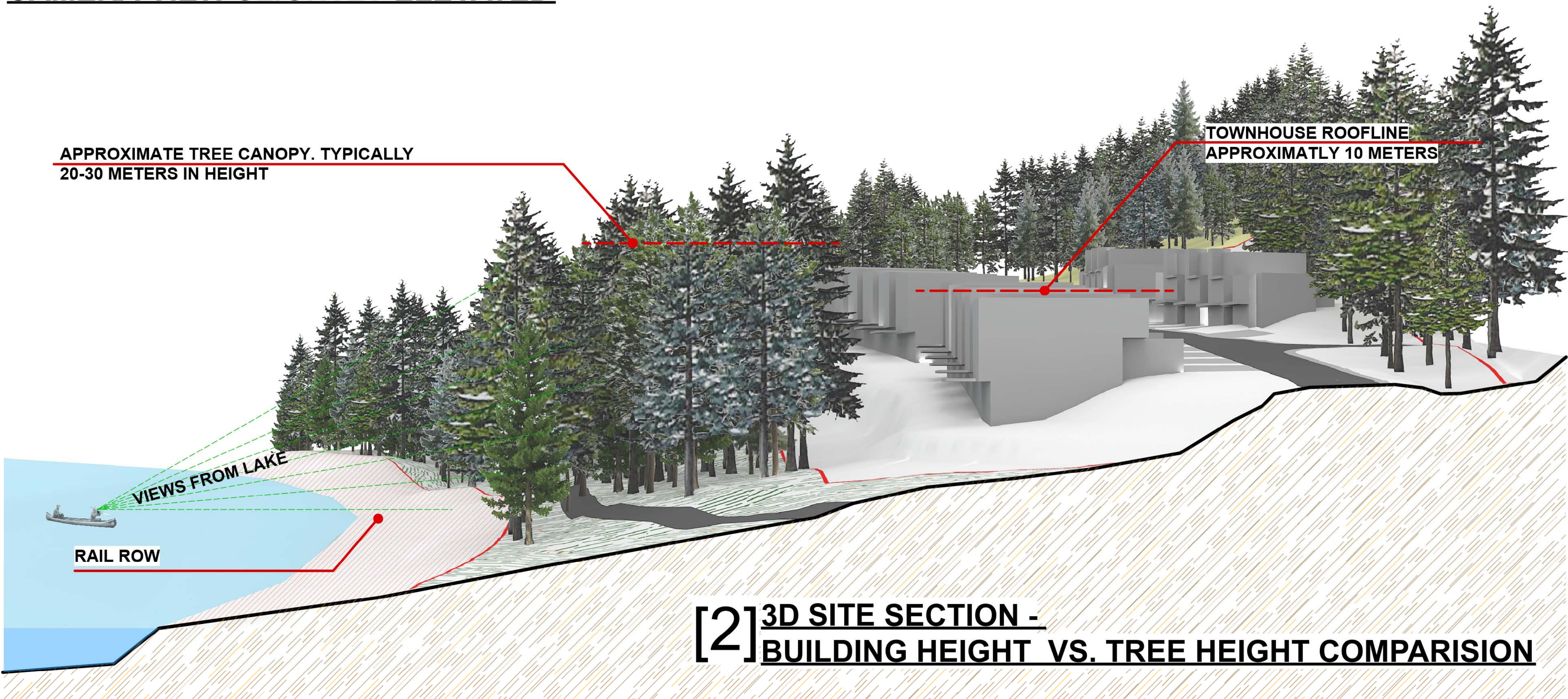
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BM/TT	as shown
Project No:	Sheet No:
14.04	3D-1

VARIOUS 3D MASSING VIEWS



[1] ILLUSTRATIVE VIEW ACROSS NITA LAKE -
CAMERA VIEW SLIGHTLY ELEVATED



[2] 3D SITE SECTION -
BUILDING HEIGHT VS. TREE HEIGHT COMPARISON

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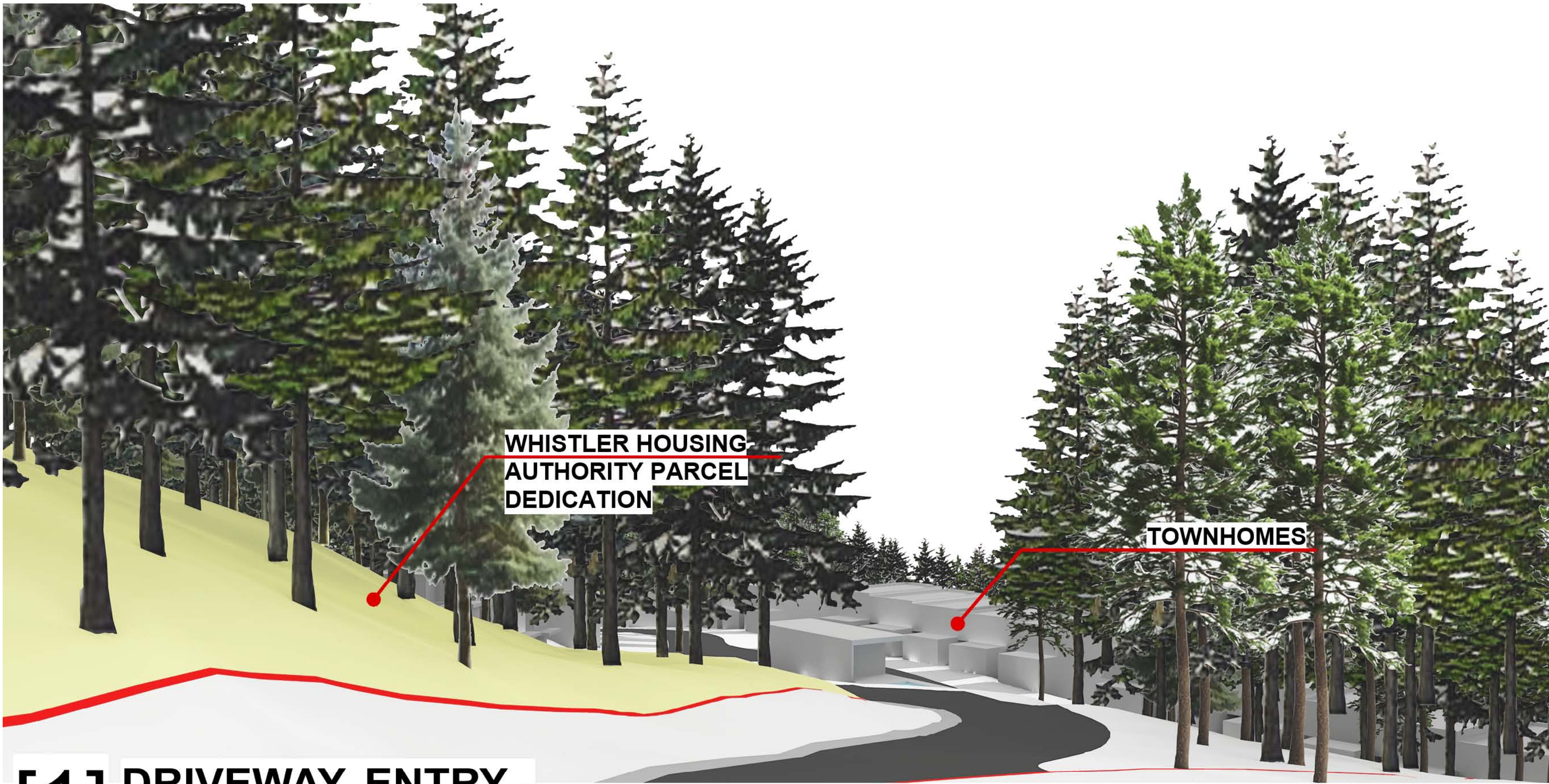
Project
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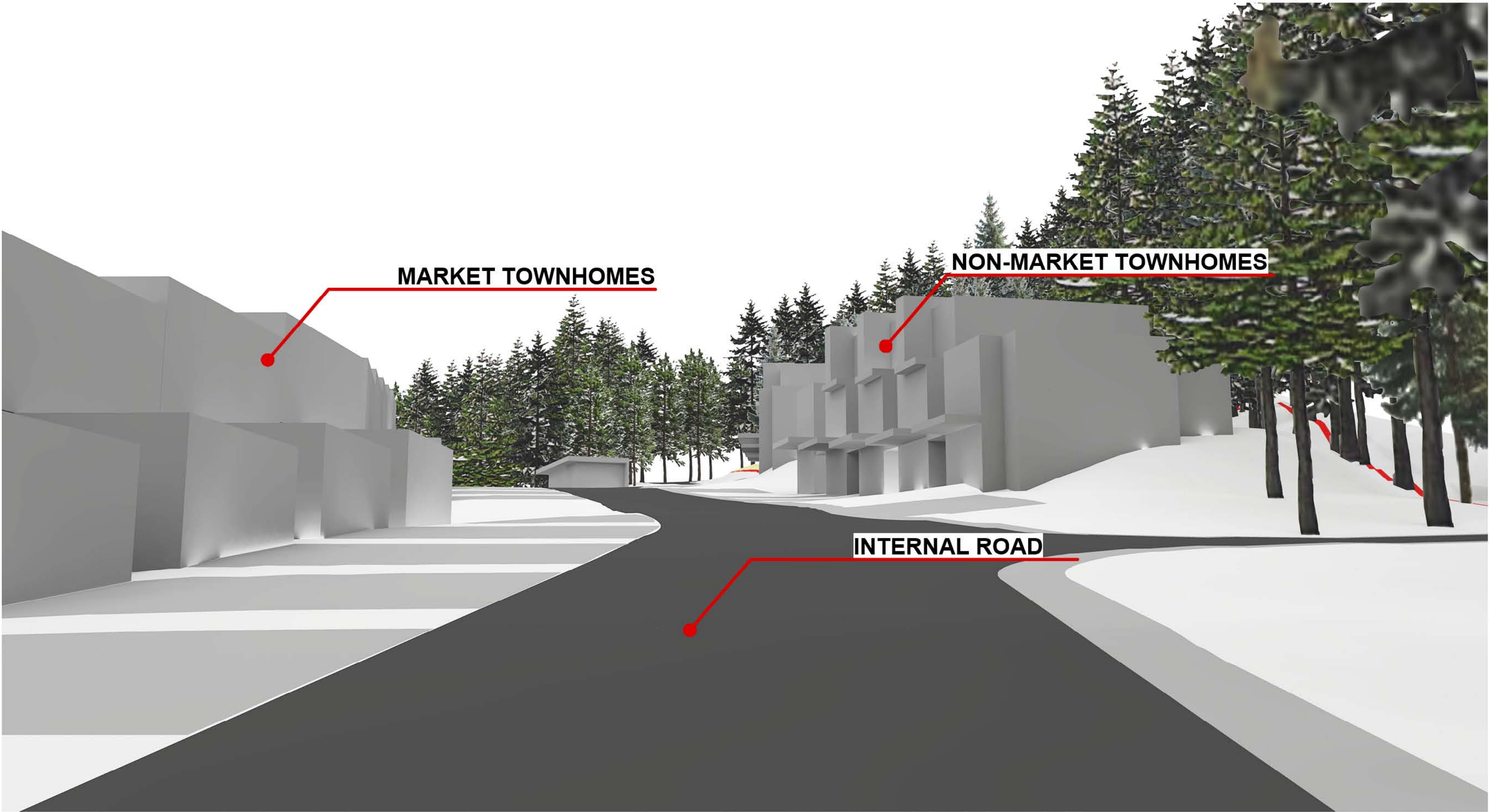
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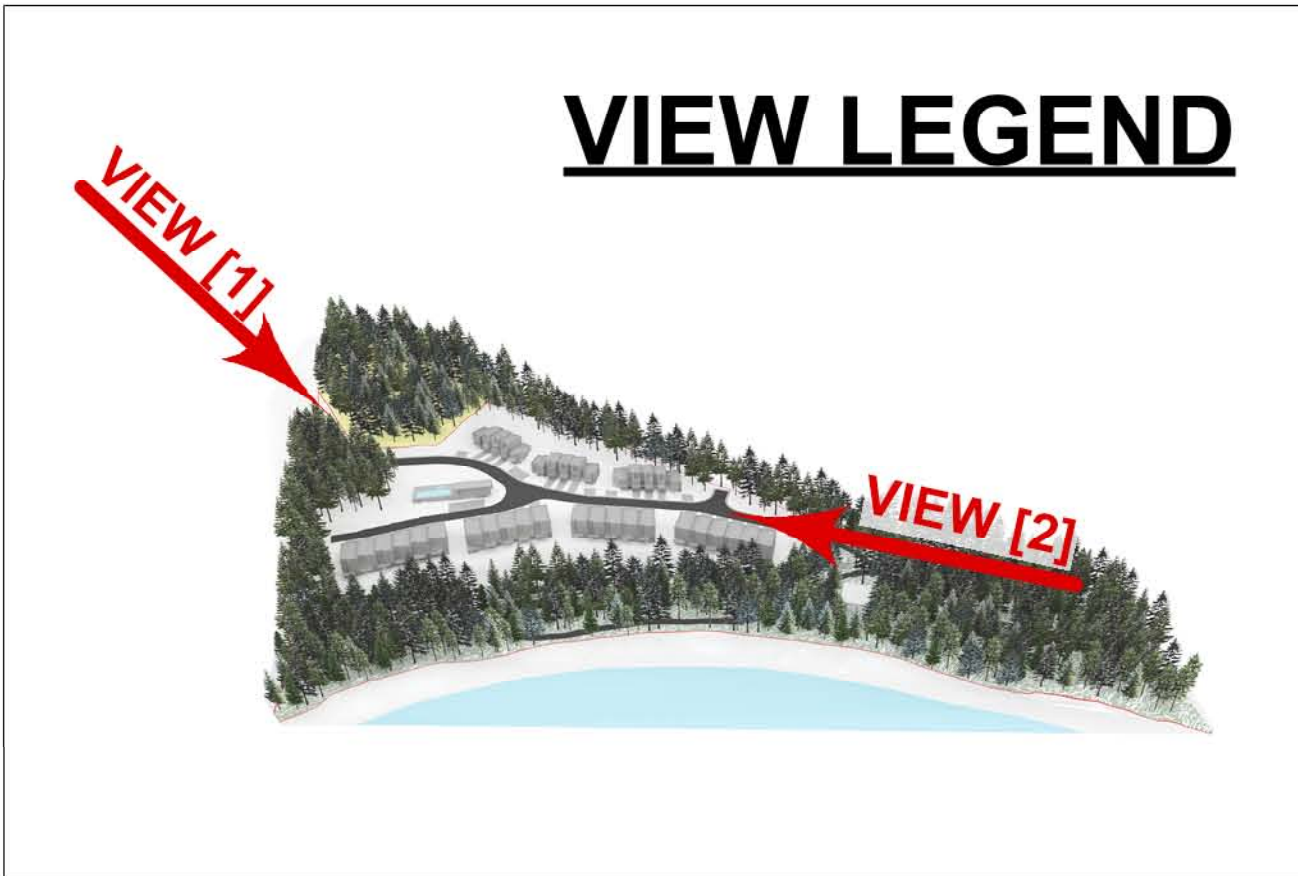
VARIOUS 3D MASSING VIEWS



[1] DRIVEWAY ENTRY -
VIEW FROM NITA LK. ESTATES



[2] INTERNAL VIEW -
VIEW SOUTH ON DRIVEWAY



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3D MASSING
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