



December 7, 2020

To: Resort Municipality of Whistler (RMOW)

Attn: Planning Department

Re: 4005 Whistler Way Restaurant - Rezoning

Rationale for Rezoning

This application is a request to rezone and therefore allow for an increased GFA on the subject property.

The increased GFA will result in the ability to utilize a currently unoccupied and undeveloped second floor of the existing restaurant building on the above noted property. The two story building is part of the Aava Hotel Complex and is one of two stand-alone buildings on the property, the other being the hotel.

The proposal is to develop the second floor area to provide staff amenities that benefit the entire team such as change rooms, showers, and personal storage, along with communal staff areas for training or socializing before shifts, with the intention of fostering a sense of community, and adding to the quality of one's life in Whistler. These amenities while aiding in supporting a cohesive team will also benefit the business in helping to retain staff during these Covid impacted times, thus increasing it's chances of survival.

In addition, there is space allocated to meal packaging to support the increase in take-away options as the restaurant business has evolved of late and versatility is key. Also shown is a secure bike and ski storage area for staff use, achieved by enclosing a portion of the existing loading area, while still maintaining the mandated loading area requirements.

A positive impact on transportation will be achieved by providing staff with the above noted secure storage, serving to promote biking or bringing skis directly to the workplace, and thus supporting a Whistler Village work/play lifestyle. Along with the easing of traffic loads, there will also be a net positive environmental impact. The proposed second floor modifications and increased GFA will have minimal, to no impact on existing sewer, water, sidewalks, or roadwork infrastructure.

The effects on the surrounding community will be minimal as the restaurant use will still be the dominant activity and the proposed changes are predominantly within the existing building. Therefore, there will zero net change to noise, odours, or privacy.

The one visible addition encloses a staff gear storage area (noted above). This enclosure will serve to block sight lines to the current service entrance and trash/recycling area, thus improving the view from the street. The proposed modification will be in keeping with the existing building height, massing and detailing.

We see this adaptive reuse of an existing space as supportive of stated community goals as outlined in the OCB and it is our hope that it will be viewed favourably.

Kind regards,

Marc Bricault

