

DISCUSSION

Site Context

As shown in Appendix “A”, the subject property is located at 4005 Whistler Way. The property contains the Aava Hotel and a vacant restaurant building.

The TA4 Zone is a site specific zone that applies to 4005 Whistler Way only. The TA4 Zone states that the maximum GFA is 8,681 square metres, except that an additional 284 square metres of GFA is permitted for hotel operation, storage and workshop use. Building Permit records indicate that the existing development has utilised all available GFA for the parcel.

Proposed Rezoning

The applicant has requested that the TA4 Zone be amended to permit approximately 379 square metres of additional GFA at the site to provide staff amenities and restaurant operational amenities. The TA4 Zone will also require a modest increase to the 30 percent maximum permitted site coverage currently permitted in the TA4 Zone to reflect the existing and proposed development.

The applicant’s rationale is included as Appendix ‘B’.

The proposed additions relate to the existing restaurant building, and include the following:

Ground floor

The proposal includes an addition to the ground floor of the restaurant building to provide a secure bike and ski storage area for staff use and enlarge the solid waste separation and storage area.

The ground floor extension would provide approximately 49 square metres of additional gross floor area.

The addition to the waste management area will facilitate better waste management for the restaurant building.

This proposed addition would extend the building to 0.15 metres from the sites eastern property boundary bounding Whistler Way. This will require a building setback variance at time of Development Permit.

Second floor

The second floor of the restaurant building currently contains only washrooms. The proposal includes increasing the GFA of the second level by approximately 330 square metres. The additional GFA would be used to provide staff amenities and restaurant operational amenities. The applicant advised that the staff amenities would benefit the restaurant employees, and would include: change rooms, showers, and personal storage, along with communal staff areas for training or socializing before shifts, and a space allocated to meal packaging to support the increase in take-away options to ensure versatility for the restaurant operation. The proposed works improve staff amenities and storage facilities and will encourage the use of sustainable modes of transportation. No additional seating area for the restaurant building is proposed.

Architectural Plans detailing the proposed works are included as Appendix ‘C’.

Staff have requested resolution of the following items prior to preparing a zoning amendment bylaw:

- a. Provision of architectural plans to demonstrate the existing and proposed site coverage of the parcel

- b. Provision of plans to demonstrate that the dimensions of the loading space will comply with the requirements of the Zoning and Parking Bylaw.
- c. Provision of details about how the proposed changes to the layout of the waste area will address the Solid Waste Bylaw No. 2139, 2017.
- d. Provision of more detailed architectural and landscape plans to show how the proposed extension to the ground level will present to 4005 Whistler Way, and presentation of these plans to the Advisory Design Panel for review.

POLICY CONSIDERATIONS

Official Community Plan - Bylaw No 2199, 2018

The subject lands are designated as Core Commercial in Schedule A of the Official Community Plan (OCP). The proposed rezoning remains consistent with the Core Commercial designation. Staff review of the application indicates that the proposal is consistent with the applicable policies and goals of the OCP. However, further review will be undertaken as additional information is received.

Any future development of the site is subject to Development Permit approval requirements and consistency with applicable OCP Development Permit Area guidelines.

Zoning and Parking Bylaw No. 303, 2015

This Report recommends that the TA4 Zone be amended to increase the maximum permitted gross floor area and increase the maximum site coverage as described in the Discussion Section of this Report.

The parking and loading requirements for the site are established in Part 6 of the Zoning and Parking Bylaw 303, 2015. The following parking rates apply to the site:

Use	Required Parking
101 - 200 sleeping units or guest rooms	0.65 spaces per guest room and 0.90 spaces per sleeping unit
Restaurants	5 spaces per 100 square metres of gross floor area

The site contains 181 parking spaces including seven (7) accessible stalls. The existing parking on site complies with the zoning requirements, and includes sufficient parking to accommodate the additional GFA for the restaurant building.

Staff have requested additional information from the applicant to demonstrate that the size of the loading bay will continue to meet the requirements of the Zoning and Parking Bylaw No. 303, 2015.

The proposed development will require a building setback variance for the proposed addition to the restaurant building from 9 metres to 0.15 metres. It is recommended that a setback variance be addressed through the required Development Permit rather than amending the building setbacks in the TA4 Zone.

Legal Encumbrances

Staff have identified that a Statutory Right of Way (SROW) will be required for the section of existing path shown in the image below, to enable public access providing pedestrian connectivity to the Highway transit stop. Staff have advised the applicant that the SROW is required prior to adoption of

any zoning amendment bylaw for the site.



BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required information sign describing RZ001171 is posted on the property.

The proposed zoning amendment bylaw will be subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

SUMMARY

The proposed zoning amendment will enable the applicant to provide additional staff amenities and restaurant operational amenities for the restaurant building. The proposal will not increase the seating area of the restaurant.

This Report recommends that Council authorise further review and processing of RZ001171, and prepare a zoning amendment bylaw for the proposed development for Council consideration.

Respectfully submitted,

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