



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: August 17, 2021
FROM: Resort Experience
SUBJECT: DP001820 – 4005 WHISTLER WAY – ADDITION TO RESTAURANT BUILDING

REPORT: 21-090
FILE: DP001820

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit DP001820 for the proposed addition to the ground floor of the restaurant building at 4005 Whistler Way, as illustrated on the architectural drawings A0.00-A0.60, prepared by Pacific Coast Architecture Inc. dated July 8, 2021, attached as Appendix B to Administrative Report No. 21-090, subject to Council adoption of “Zoning Amendment Bylaw (4005 Whistler Way) No. 2321, 2021”; and

That Council vary the parcel line building setbacks from 9 metres to 0.15 metres for the proposed building addition; and

That Council direct staff to advise the applicant that, prior to issuance of the development permit, the following terms and conditions must be completed to the satisfaction of the General Manager of Resort Experience:

1. The applicant is to demonstrate that suitable solid waste receptacle space is available to meet the requirements of the Solid Waste Management Bylaw No. 2139, 2017; and
2. Submission of a final set of Development Permit drawings that incorporate any revisions that result from addressing the conditions specified in this recommendation for Development Permit issuance; and further

That Council require the following items be included as conditions within Development Permit DP001820:

- a) Six new Acer Circinatum (Vine Maple) trees are to be provided alongside the proposed building addition in accordance with Landscaping Plan L1.0, L1.1, and L1.2, prepared by Crosland Doak Design, dated July 7, 2021, attached as Appendix C to Administrative Report No. 21-090; and
- b) If any of the existing trees to the east of the proposed ground floor extension are removed or significantly damaged, as determined by Resort Experience staff, as part of the proposed development, they are to be replaced with new Acer Circinatum (Vine Maple) trees of a minimum height of 2 metres or 3 inches trunk diameter; and
- c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP/environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer; and further

- d) Development, including construction and alterations that will inconvenience or jeopardize the use of public areas in Whistler Village by creating construction noise or the placement of construction materials or barriers in public areas, is not to be carried out between July 1 of any year and September 5 of the same year, except as may be specified in the Development Permit.

REFERENCES

Location: 4005 Whistler Way
Legal: PID 004-407-946; LOT 59, DISTRICT LOTS 1902 AND 3020, PLAN 19101
Owner(s): NO. 205 Cathedral Ventures Ltd., Inc. NO. 547421
Zoning: TA4 Zone (Tourist Accommodation Four)

Appendices: A – Location Map
B – Proposal Plans
C – Landscape Plan
D – ADP Minutes – June 2, 2021
E – OCP Guidelines Evaluation

PURPOSE OF REPORT

This report seeks Council's approval of Development Permit DP001820, an application to construct an addition to the ground floor of the restaurant building to enlarge the solid waste separation and storage area, and provide a secure bike and ski storage area for staff.

The proposed development is subject to development permit requirements for the form and character of commercial or multi-family residential development, and protection of development from hazardous conditions. The development permit is subject to Council approval as the proposal involves an addition of greater than 20 square metres in floor area to the existing building.

DISCUSSION

Background

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.

Building Permit records indicate that the existing development has utilised all available gross floor area and site coverage for the parcel. However, "Zoning Amendment Bylaw (4005 Whistler Way) No. 2321, 2021", which is currently under Council consideration, proposes to increase the permitted density by 379 square metres, and increase the permitted site coverage to 35 percent. "Zoning Amendment Bylaw (4005 Whistler Way) No. 2321, 2021" received third reading from Council on July 6, 2021, and is scheduled for adoption on August 17, 2021.

Proposed Development

The proposal includes an addition of approximately 49 square metres 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 addition to the waste management area will facilitate better waste management for the restaurant building. This addition will also serve to block sight lines to the current service entrance and solid waste area from Whistler Way. As per Part 5, Section 26 of the "Zoning and Parking Bylaw No 303, 2015", approximately 8.6 square metres of the 49 square metre building addition will be excluded from counting towards the gross floor area of the parcel, as it is area

for solid waste separation and storage facilities, designed and sized to comply with the “Solid Waste Bylaw No. 2139, 2017”.

The proposed addition is located in the existing loading area for the building, and will be a single storey only with a flat roof. The form and character will be consistent with the existing building, featuring painted wooden siding and fibre cement trim, painted to match the recently approved repainting Development Permit for the building. The proposed addition features a new metal door and roller door on the front, and two high set windows on the eastern side to allow natural light penetration. The proposal plans are attached as Appendix B. The drawings for the proposed ground floor addition were presented to Council during the rezoning (RZ001171) presentations on March 16 and June 15, 2021. The only changes to the design since this are to address the Advisory Design Panel comments, which are discussed later in this report.

This proposed addition would extend the building to 0.15 metres from the site’s eastern property boundary bounding Whistler Way, which is discussed in the Policy Considerations section of this report below.

A comprehensive landscaping plan has been provided for three exterior works Development Permit applications (this application, plus two patio improvement Development Permit applications) at the site. The landscaping plan shows six new Vine Maple trees are to be provided alongside the proposed ground floor addition to provide infill screening between the existing trees to be retained. The landscaping plan is attached as Appendix C.

Advisory Design Panel

The proposed extension to the ground floor of the restaurant building was reviewed by the Advisory Design Panel (Panel) on June 2, 2021 (as part of the review of rezoning application RZ001171).

The Panel supported the scale and siting of the proposed building addition. The Panel requested the applicant resolve detailed Panel comments respecting the integration of the proposed solid waste separation and storage area and bike/ski storage addition with the existing restaurant building and provision of more natural light into the proposed solid waste separation and storage area and bike/ski storage area with staff through the Development Permit process.

As part of the Development Permit application, the applicant has submitted updated plans that include a reduced gap between the roof of the proposed extension and the windows and wall of the existing building. The revised drawings also include two new high set windows on the eastern wall of the proposed building, which adequately address the panel’s comments relating to natural light penetration. The Panel minutes are attached as Appendix D.

POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The property is zoned TA4 Zone (Tourist Accommodation Four). The proposed development requires a minor variance to “Zoning and Parking Bylaw No. 303, 2015” to reduce the required setback from 9 metres to 0.15 metres, from the parcel line facing Whistler Way. The proposed building addition remains within the existing retaining walls for the existing loading area of the building.

The existing hotel on the parcel has a similar setback from the front parcel line as the proposed restaurant building extension. The parcels located in the CC1 Zone immediately

across the street have no required setback from all property lines, and the adjacent Cornerstone building, Adara Hotel, and Listel Hotel have all been built out to the property line. Staff have reviewed the proposed building siting relative to established criteria for consideration of a variance, and confirm that the proposal addresses all criteria. Reducing the setback as proposed is consistent with the neighbourhood character, maintains desirable natural vegetation, will not increase the appearance of building bulk from the street, will not affect the use and enjoyment of adjacent lands, and will not result in unacceptable impacts on services.

The proposal meets all other regulations of “Zoning and Parking Bylaw No. 303, 2015”.

Official Community Plan

The property is located within the Whistler Village and Wildfire Protection Development Permit Areas, and is subject to design guidelines for the form and character of commercial or multi-family residential development, and protection of development from hazardous conditions. The proposed development is consistent with the applicable Development Permit Area guidelines, as shown in Appendix E.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Development Permit application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DP001820 is posted on the property. To date there have been no inquiries or correspondence received for DP001820.

SUMMARY

Development Permit DP001820 proposes an addition to the ground floor of the restaurant building at 4005 Whistler Way, to expand the solid waste separation and storage area, and to provide a secure bike and ski storage area for staff.

The application has been evaluated relative to applicable development permit requirements and zoning, and staff recommend that Council approve the required development permit including the variance to building setback requirements, subject to the conditions identified in the staff recommendation.

Respectfully submitted,

Clancy Sloan
PLANNING ANALYST
for
John Chapman
ACTING DIRECTOR OF PLANNING
for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE