

**RESORT MUNICIPALITY OF WHISTLER**

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STAFF REPORT TO COUNCIL

PRESENTED: October 5, 2021
FROM: Planning
SUBJECT: DP001816 – 110-4222 VILLAGE SQUARE - STOREFRONT ALTERATIONS, SOFFIT REPLACEMENT AND NEW EXHAUST VENT REPORT

REPORT: 21-114
FILE: DP001816

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION(S)

That Council approve the issuance of Development Permit DP001816 for the proposed storefront alterations, soffit replacement and a new exhaust vent at 110-4222 Village Square, as illustrated on the architectural drawings A000, A100, A200, A300, A400, A400a, A401, A401a, A500, A501, A502, & A503, Revision 4, prepared by Gustavson Wylie Architects Inc. dated August 30, 2021, attached as Appendix B to Administrative Report No. 21-114; 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 provide further lighting specifications to demonstrate that the proposed new soffit lighting meets the requirements of the Whistler Village Design Guidelines;
- 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 eastern stucco wall of the building to be repainted to match the new exhaust shaft stucco as a condition within Development Permit DP001816.

PURPOSE OF REPORT

This report seeks Council's consideration to approve the issuance of Development Permit DP001816. Development Permit DP001816 proposes renovations to the ground floor of the Blackcomb Lodge building to provide an expanded food and beverage area and revitalise the existing building. The external modifications include storefront alterations, soffit replacement and a new exhaust vent which are subject to development permit approval for consistency with applicable development guidelines.

The proposed development is located within the Whistler Village Development Permit Area and Wildfire Protection Area and is subject to development permit requirements for the form and character of commercial or multi-family residential development; and protection of development from hazardous

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conditions. The development permit is subject to Council approval as the proposal is within the Whistler Village and involves the alteration of more than one elevation of the building and the exterior alteration of more than one commercial occupancy.

☐ Information Report☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

As shown in Appendix A, the subject property is located at 4222 Village Square, located in the Village. The parcel contains the Blackcomb Lodge on the upper levels, and 5 commercial tenancies on the ground floor (Araxi, Bar Oso, and three vacant retail units) that are owned by the Aquilini Group. The existing commercial tenancies all front the Village Stroll, however, the building maintains a covered pedestrian walkway immediately forward of the tenant frontages. The subject property is zoned CC1 Zone (Commercial Core One).

Proposed Development

Gustavson Wylie Architects Inc. has submitted a Development Permit application for the external modifications associated with proposed building renovations to combine Units 120, 130, 140, & 150 to create one consolidated tenant space for a minor expansion of the existing Bar Oso and introduction of a new food and beverage concept to be called Provisions. The combined space will provide two separate venue environments that will provide operating efficiencies with common back of house, kitchen and washroom facilities. The consolidated space on the main floor will have a gross floor area (GFA) of approximately 375 square metres, split roughly evenly between the two venues. Unit 110, which contains the Araxi restaurant is not part of this development permit. The proposal plans and design rationale are attached as Appendices B and C.

The new consolidated tenant space will have a new main entry near the existing entry to Unit 120, and will remove the existing entrances to Units 130 and 140. The front wall will be 'flattened' where the entrances are being removed to create a more unified front façade and facilitate the proposed interior layout.

New wood windows are proposed within the altered facade. These windows will have a stained wood trim to match the existing adjacent windows. The majority of the existing brick upstand wall is to remain, and minor new infill upstand wall will be provided in areas where the wall is being modified. The infilled areas of wall will use existing brick from the walls or new brick to match the adjacent walls if required. The overall increase to the gross floor area from the alteration of the storefronts is approximately 6.1 square meters.

The proposal also includes a new stained wood slat soffit for the pedestrian walkway adjacent to the ground floor commercial tenancies to replace the existing stucco soffit. Significant additional new lighting has been added within the new soffit design.

A new duct shaft enclosure is proposed to house new exhaust ducting that will run up the east side of the building. This shaft will be enclosed with a stucco finish to match the existing adjacent siding. One small new ventilation louvre is proposed on the east façade, which will be painted to match the existing adjacent wall finish.

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Advisory Design Panel

The proposed storefront alterations and exhaust vent were reviewed by the Advisory Design Panel (ADP) on July 21, 2021. The Panel supported the proposal for the storefront renovations and new exhaust shaft along the eastern side of the buildings, subject to the applicant working with staff to address ADP's comments relating to:

1. Scope: Building painting and cleaning, attention to soffit, signage and lighting upgrades.
2. Vent: Make as small and low as possible.
3. Window design: Raise sill at Bar Oso, incorporate more articulated fenestration to break up the overall look of the façade and to be more consistent with the existing Araxi fenestration.

The draft ADP minutes are attached as Appendix D.

The applicant has submitted revised plans that include: increasing the number of windows for the Bar Oso frontage and adding additional wooden sash; raising the sill height at the base of the windows to the existing sill level; new soffit replacement for the entire ground floor; additional lighting within the proposed new soffit; details of the exhaust vent shaft, which was lowered to the maximum roof peak height and designed to its smallest possible size to meet code compliance. The revised plans provided adequately address the panel's comments.

Staff Analysis

The proposed development has been reviewed to ensure compliance with the Whistler Village Design Guidelines (see analysis provided in Appendix E). Staff comments relating to each of the key aspects of the proposal are summarized below:

Storefront Alterations

The proposed development will renovate four existing commercial tenancies to create a more unified façade for the commercial space. The proposed storefront alterations support the proposed extension of food and beverage uses along the ground floor of the building. The inclusion of the proposed operable windows that overlook the existing planters and village stroll will help to activate the area and will further reinforce social activity and interaction in the area.

The exposed brick walls for the frontage are retained as a key feature of the ground floor of this building. The proposed new windows will have a stained wood trim to match the existing adjacent windows. The colours and materials proposed for the storefront alterations retain the visual harmony and character of the existing building and the Village.

Exhaust vent shaft

The upper part of the shaft will be visible when pedestrians are looking towards Whistler Mountain, as described in View Sequence 1 of the Whistler Village View Protection Guidelines. Staff requested that the applicant investigate other locations for the proposed exhaust vent. Due to the existing built form on the Hotel floors on the upper levels of the building, other locations for the exhaust vent are not feasible.

The proposed new exhaust ducting will be housed entirely within a shaft up the eastern side of the building. This shaft will be finished to match the existing wall of the building. The majority of the lower section of the shaft is screened by established vegetation.

The proposed ducting for the exhaust vent is of minimum size to service the kitchen exhaust hood for the restaurant. The shaft surrounding the ducting is also designed to its smallest possible size to meet

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code compliance with NFPA ‘clearance to combustibles’ and the BC Building Code. Staff believe that the simplified treatment of the exhaust shaft minimises the visual impact from the Village Stroll to the north of the parcel, and adds visual interest to the building wall when viewed from the east of the site.

Soffit replacement

The existing stucco soffit is aged and is in need of refurbishment. New stained wood slat soffit is proposed to replace the existing stucco. Cedar Natural tone ST-533 was selected as the stain colour for the wooden soffit, as it is a slightly lighter colour than the window trim to ensure that the walkway does not appear too dark. The proposed new soffit supports the established character of the building. Staff have identified that the applicant should provide further lighting specifications to demonstrate that the proposed new soffit lighting meets the requirements of the Whistler Village Design Guidelines.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Zoning and Parking Bylaw No. 303, 2015

The property is zoned CC1 Zone (Commercial Core One). The proposed storefront alterations result in an increase of approximately 6.1 square metres gross floor area for the parcel. The density of the parcel remains within the maximum gross floor area for the parcel prescribed by the zoning. The proposed uses and building alterations are consistent with the regulations of the CC1 Zone.

Village Rejuvenation and Reinvestment Initiative

The proposed development is consistent with the objectives of this initiative providing reinvestment and upgrades in existing facilities and enhancing the pedestrian-oriented environment with a more active commercial frontage and a new unique food and beverage offering.

Policy G-17 - Municipal Liquor Licensing Policy

Council Policy G-17, Municipal Liquor Licensing Policy, establishes a framework for municipal policies and decisions regarding liquor sales, service, licensing and consumption. The proposed development is subject to applicable municipal liquor license application and approval requirements in addition to Provincial license approvals.

The applicant has advised that the existing Bar Oso Liquor Primary licence will be retained, and that they are not proposing to change the licensed capacity of the venue at this time. The current licensed occupant capacity is 92 indoor and 8 outdoor and hours of service are until 1:00am. The changes to the interior layout of the space will require a structural change application with no change to occupant capacity.

The applicant will also apply for a new Food Primary licence for the proposed new Provisions venue to be located in the location of existing units 120 and 130. The total occupant load of the new Food Primary venue licence is expected to be approximately 68. The new Food Primary licence will have hours of liquor service up to midnight and no patron participation entertainment.

Consistent with Policy G-17 the proposed licensing is subject to review and approval processes applications with Low Potential for Impacts, providing for expedited approval processes.

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The applicant has indicated that they intend to subsequently submit an application for a minor capacity increase of approximately 20 additional seats to the Liquor Primary license for Bar Oso and to request hours of service to 1 am for Provisions, which is consistent with municipal policy for hours of service for restaurants. These proposed changes are subject to additional public notice and review requirements; and Council approval.

The applicant is choosing to proceed with this approach to the liquor licensing to enable construction on the project to proceed subject to Council's approval of the proposed development permit. The applicant is seeking to expedite approvals and advance construction with available trades in an effort to keep this project on its proposed timeline. Because of the prominent location of this site, it is viewed that it is in both the applicant's and the Resort Municipality of Whistler's (RMOW) best interest to see an animated and lively section of the stroll as soon as possible.

The applicant has been made aware that the Council decision regarding this Development Permit does not fetter the discretion of Council on future decisions and that they are undertaking significant construction without certainty around the future intended licensing that will be considered under the required Public Notice and future Council decision.

Employee Housing Service Charge Bylaw No. 1507, 2000

The additional 6.1 square metres of gross floor area is subject to the requirements of Employee Works and Services Charge Bylaw. For a minor increase in space such as this, the Village Rejuvenation Initiative supports the payment of a fee in lieu provision of this bylaw. The additional space is calculated to result in 0.1 new employees and a fee in lieu charge of \$590.80 payable at the time of building permit.

Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

☐ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☒ Not Applicable

Corporate Goals

☐ Community character and mountain culture is reflected in municipal initiatives

☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function

☐ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

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- ☒ A high level of accountability, transparency and community engagement is maintained
- ☐ Corporate financial health is optimized to ensure long-term community success
- ☒ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities
- ☒ Pandemic recovery

Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

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.

LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lil'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A sign describing DP001816 is posted on the property. To date there have been no inquiries or correspondence received for DP001816.

REFERENCES

Location: 110-4222 Village Square

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Legal: 006-104-363: STRATA LOT 1 DISTRICT LOT 1902 STRATA PLAN VR.88
Owner: 188164 BRITISH COLUMBIA LTD. INC. NO. 188164
Zoning: CC1 Zone (Commercial Core One).
Appendices: Appendix A – Location Map
Appendix B – Architectural Plans
Appendix C – Applicants Rationale
Appendix D – ADP Draft Minutes of July 21, 2021
Appendix E – OCP Guideline Review

SUMMARY

Development Permit DP001816 proposes renovations to the ground floor of the Blackcomb Lodge building to provide an expanded food and beverage area and revitalise the existing building. The external modifications include storefront alterations, soffit replacement and a new exhaust vent.

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

SIGN-OFFS

Written by:

Clancy Sloan, Planning Analyst

Reviewed by:

Mike Kirkegaard, Director of Planning

Jessie Gresley-Jones, General Manager of
Resort Experience

Virginia Cullen, Chief Administrative Officer