



Resort Municipality of Whistler  
Planning and Development

**July 13, 2021**

**RE: Design Rationale related to  
Delegated Development Permit Application  
Minor Exterior Alterations to:  
Units 120, 130, 140 and 150 - 4222 Village Square  
Whistler BC**

To Whom it may concern,

Please take the following as a summary of scope and explanation of 'Design Rationale' for proposed tenant improvements at Units #120, #130, #140 and #150 -4222 Village Square, Whistler BC.

***Existing Conditions and Summary of Proposed Scope***

This delegated development permit application addresses minor exterior alterations related to the proposed consolidation of three adjacent existing retail units (#120, #130, #140) to be included as an expansion to an existing A2 Assembly space (#150).

Although one tenant space, this newly expanded A2 Assembly unit is intended to operate as two separate experiences sharing a single 'back of house' kitchen area.

Currently, the existing tenant spaces to be consolidated occur alongside the existing 'Araxi' Restaurant as the remainder of ground level commercial / retail space as the main level of the Blackcomb Lodge. As with much of the Village area, this multi-storey building maintains a covered pedestrian walkway immediately forward of the tenant frontages. The existing exterior materials here are a natural brick 'upstand' upon which are found wood stained windows extending to a stuccoed walkway soffit.

At this time, the proposed tenant improvements call for no change to the 'street entrance' steps / canopies or covered 'pedestrian walkway' portions. The proposed minor exterior alterations are to:

1. adjust the geometry of the existing frontage
2. reposition the front entry to tenant space
3. replace existing wood windows with new ones and
4. include for an additional exhaust shaft to the exterior of the building (*NOTE: Significant effort has been spent to review ALL options to try and utilize or include for additional exhaust within the building. It has been deemed that this is NOT feasible due to the existing suites on the floors above. The existing ducting is undersized for the additional requirements under this tenant expansion. Having said that – we are of the opinion that the new exhaust shaft should not prove*

*of issue as it is relatively small in size and will be fully clad with the same exterior cladding as currently exists on said side of building where it must be located.)*

### ***Design Rationale in Reference to the 'Resort Municipality of Whistler Official Community Plan'***

Please find below a commentary of the above-described scope as referenced against the relevant sections of the 'Resort Municipality of Whistler Official Community Plan' copied direct here in part from your OCP document in ***bold italic***.

### ***5.0 Building Design***

#### ***5.1 Building Character and Scale - 'Consider a large building as a series of smaller modules; the objective is to create a street scene with significant texture in building facades, rather than long buildings featuring a single design idea.'***

As expressed in the submitted 'existing' and 'proposed' floor plans (A100 and A200) the consolidation of three adjacent retail units with the adjacent A2 assembly space includes some minor alterations to the geometry of the front façade main level. With an operational intent to present two new but different experiences within an expanded tenancy (both of which rely on a single 'back of house' kitchen area) several of the existing tenant doors are no longer necessary nor desired by our client. Simply abandoning said doors results in floor areas inefficient in accommodating public seating or other use within the new tenant space. To this point the proposed plan shows a straightening of the existing front façade for more useable floor plates. Additionally, the proposed floor plan shows a somewhat more centralized entry to the Eastern portion of the space.

It is our opinion that this adjustment still maintains, within the context of the overall building frontage, the intent described in the OCP document. The overall frontage still reads as 'three smaller modules (existing Araxi Restaurant, new central 'Provisions' space and the expanded 'Bar Oso' experience at the western end). Multiple existing planes, broken by the proposed new entry alcove and existing basement exit door maintain a 'textural' façade.

With the proposed alteration there is no interference or reduction to the existing pedestrian walkway along the frontage nor disruption to visibility through it from the adjacent street. As described in the submitted DDP documents the overall increase to the building fsr is approximately 6.1 square meters (due to the 'infill' or inclusion within the floor area at the now unnecessary previous tenant entry doors).

#### ***5.2 Pedestrian Level Design – 2. Inviting Building Entrances and Storefront Access – 'Building Entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both sides'.***

This proposal, as already describe, includes for the repositioning of a single new tenant entrance in replacement of several previous retail tenant doorways. Similar to the existing entrances, the newly proposed is inset in an entry alcove. This inset maintains a welcoming approach while not interfering or impeding the existing pedestrian walkway. The entry door's design as an offset hinged and wider five foot unit adds to its presence as entry without overstating its position within the existing building façade. As such it does not 'disrupt the continuity and flow of the retail facades' nor 'the harmony of the pedestrian mall'.

***5.2 Pedestrian Level Design – 3. Façade design requires variety, scale and modulation while achieving visual harmony – ...'Design shop facades as individual entities to strengthen their character and interest to the pedestrian'...'allow retail frontages to be evident in the architecture of the building at street level and break up the structural rhythm of the building. This may be achieved by stepping of facades, by material change, or by colour change.'...Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor / outdoor connections. Windowpanes should be divided with muntin or mullion bars to add detail and expression. Glass should not extend to ground level.'***

As already described above the proposed exterior alterations related to this tenant improvement recognize and respect the intent of the OCP guidelines. The proposed alterations to the existing storefront include for replacement windows which match very closely in form and character those previously approved and installed. As a combination of fixed units and horizontal sliders, a variety of 'open / close' conditions can be achieved to assist in maintaining variety and modulation. . The proposed five foot wide entry door with its large glass lite, along with the large operable units maintain the important 'indoor / outdoor' connections.

***5.5 Building Materials – 1. Building Materials Should be Complementary to those of adjoining buildings – 'Primary materials include stone, wood, stucco and architectural concrete'***

As described above, the proposed exterior alterations do not deviate from the mandate for use of 'primary materials'. The proposed new windows will be of stained wood with clear glazing. The existing lower upstand wall is to remain of the existing brick and any infill to re-use the salvaged existing brick as well.

***5.6 Building Color – 'Colour Schemes should accent the architectural detailing of the building'***

This proposal does not include for any new colour schemes beyond the materials described above.

### ***Summary***

In summary, on behalf of our client we hope our design rationale explanation has clearly expressed in a satisfactory manner our collective recognition of and efforts to uphold the intent of your 'Resort Municipality of Whistler Official Community Plan' while still delivering their requirements and vision for tenant improvements to these areas.

Thank you.

**Gustavson Wylie Architects Inc.**

Per: Ron Baron  
Architect AIBC