



WHISTLER

MINUTES	REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, June 2, 2021, STARTING AT 1:30 P.M.
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Remote Meeting
Held Via Zoom

PRESENT:	Mtgs. YTD (3)
MBCSLA, Co Chair P. Dupont	3
Architect AIBC, H. Owens	3
Architect AIBC, T. Kloefer	3
Member at Large, K. Lammie	3
MBCSLA, G. Brumpton	2
UDI, B. Martin	3
Councilor, D. Jackson	3
RMOW Manager of Development Planning, M. Laidlaw	3
Secretary, C. Thomas	1

ABSENT WITH APOLOGIES:	
Architect AIBC, Chair, J. Saliken	2

ADOPTION OF AGENDA

Moved by G. Brumpton
Seconded by H. Owens

That Advisory Design Panel adopt the Regular Committee Agenda of June 2, 2021

CARRIED

ADOPTION OF MINUTES

Moved by T.Kloefer
Seconded by B.Martin

That Advisory Design Panel adopt the Regular Committee Minutes of April 21, 2021

CARRIED

COUNCIL UPDATE

Councilor Jackson advised that Council has adopted the new Terms of Reference for the ADP with full support of staff's recommendations. Due to the recent RMOW cyber security incident, there has not been any further business.

File No.
RZ1171, DP1784
& DP1786

1st Review

4005 Whistler
Way

RMOW Planning Analyst Clancy Sloan, Architect Paul Kwasnicky, Applicant Daria Sheina and Applicant Marc Bricault joined the meeting at 1.39 PM.

Clancy introduced three separate applications for the restaurant building at 4005 Whistler Way. The first is a rezoning application RZ1171 to increase the GFA by 379m² to facilitate staff and operational amenities on the upper level and for the addition of a ground floor storage and waste management area. DP1784 is an application to alter the existing "Patio A" on the western side of the restaurant and DP1786 is for the redevelopment of "Patio B" on the north eastern side.

Staff seek Panel's comments on the proposed ground floor extension and the design of these two patios.

Marc Bricault advised on the following:

DP1784 - Patio A:

1. An existing fireplace will be removed and existing concrete bench will be modified and extended slightly with wooden slats.
2. Existing heaters will be replaced with more efficient gas heaters that will not increase the total gas load.
3. Existing trellis will be refurbished and new retractable navy blue awnings will be added. There will also be a gate through to the front of the building.
4. The existing double door will be filled in and changed to a single door with matching stain color and round windows/ style and finish to match the updated main entrance at the front of the building issued under a separate Development Permit.
5. New planting will be added to the east and south sides of the patio to shield the patio from noise from and views to Highway 99 and create a cloister feel.
6. Additionally, there will be seasonal planter boxes on the patio.
7. Some existing plants will be replaced and some coniferous trees close to the building will be removed to reduce fire hazard.
8. Irrigation for the new planters will be added and joined into existing system.

DP1786 - PATIO B:

1. This is a disused patio that was given permission to reinstate. It will have a similar look and feel to Patio A.
2. Similar wooden trellis design with the addition of a bench around the edge of the patio.
3. There will be a gate cut into the retaining wall to create an exit with a path leading to Whistler Way.
4. Existing trees surrounding the existing building and proposed trellis will be pruned and limbed per wildfire guidelines.

5. New planting will be added around the patio perimeter and adjacent to the new pathway leading to Whistler Way.

RZ1171 – Rezoning:

The rezoning proposal is to gain use of the second floor of the building. There is also a proposal to create a single story addition on the main floor to expand the recycling capabilities and provide a ski/bike storage for staff. The building addition is adjacent to the existing building, but has no building wall facing the existing building; it is an unconditioned outdoor space with three walls. The addition will create a visual barrier to the service area and an actual barrier to wildlife. There will be a garage door for unloading from delivery trucks. The roof will be flat with a small overhang. The cladding and siding will match the existing building. The windows on the existing building that area partially blocked look into kitchen and back of refrigeration unit, not a public restaurant space.

Panel offers the following comments:

DP1784 - Patio A:

Materials, Colors and Details

1. Panel commented that the proportions with the new door on A0.40 alters the window mullion pattern and advised the applicant to ensure this detailing would work.
2. Panel had concern that the dark awning color combined with the height of the surrounding vegetation will darken the patio.
3. Panel had concern with the gate height relative to the patio walls.

DP1786 - PATIO B

Materials, Colors and Details

1. Panel supported proposed Patio B, commenting that it is well done and well presented.

RZ1171 – Rezoning:

Form and Massing

1. The panel felt the building addition is an improvement over the existing condition and visually from the Whistler Way sidewalk, however, noted the following items that need better resolution:
 - a) Adding a window into the storage space to avoid the use of artificial light during the day
 - b) The gap between the existing wall of the building and the storage space will incur maintenance problems with water and snow ingress.

There needs to be a better way of enclosing the roof area with the addition of a drain.

Moved by B. Martin
Seconded by T. Kloepper

That the Advisory Design Panel is generally in support of the proposed changes for the Patios, however for Patio A, the applicant needs to consider the height of the gate in relation to the planting and the proportions on the new door into the building. Panel supports the applications to move forward with the applicant to work with staff to resolve comments.

That the Advisory Design Panel supports the rezoning application with Panel comments on the building design to be worked out with staff through further design development. The application does not have to return to Panel.

CARRIED

Applicant Team and RMOW Planning Analyst, Clancy Sloan left meeting at 2.49 PM.

Councilor Jackson left declared a conflict of interest with RZ1146 and left the meeting at 2.50 PM

File No. RZ1146

2nd Review

7104 Nancy
Green Drive

RMOW Manager of Project Planning, John Chapman, entered meeting at 2.50 PM

John Chapman introduced the application. This rezoning application is a proposal for a three story residential building above one level of underground parking. It will be secured rental, employee-restricted housing under the RMOW's private sector employee housing initiative that recognizes private developers have a role to play in meeting the community's goals for provision of employee housing. The development proposes a mix of studio, one, two and three bedroom units. The proposal includes one parking stall per dwelling unit, which would require a variance to the zoning and parking bylaw to permit

The site is currently flattened and covered with gravel. To the north and east of the site is the Fitzsimmons Walk housing development with Highway 99 on the west and some single family dwellings to the south across Nancy Green Drive. The site has a rocky bluff on the eastern side. Staff would like the Panel to consider the building massing, form and character in particular on the south and west elevations which are highly visible from the highway. The proposed landscaping and screening should also be considered, particularly on the south and west aspects. We also request the panel to comment on circulation.

Applicant team, Dennis Maguire and Rod Nadeau entered at 2.55 PM

The applicant team advised on the following:

1. This is a 3 story, residential, rental building.
2. There are a number of site constraints such as Highway 99, the Fitzsimmons Walk housing development and its location in a Tree Preservation Zone.
3. The setback was increased to add a larger courtyard entrance with all parking underground.
4. The Driveway was pushed as far as possible from the highway to avoid any traffic blind spots.
5. Due to the height of the land on the site, the ground floor is lower, but the 2nd floor is level with the height of the highway at midpoint of the building.
6. There is a natural rocky bluff that creates a buffers between Fitzsimmons Walk along with dense mature trees. Overall the Fitzsimmons Walk properties are orientated to look east, away from this proposed development.
7. The building has a flat roof to minimize the height of the building and for water and snow management to avoid drip lines and snow shedding.
8. Each unit has their own private deck/ patio.
9. The highway right of way will be seeded and planted with plugs. Highways Agency have given no guidance on planting in the right of way. BC Hydro have a limitation of 3m height within 5 m of center line of hydro line and 5m height within 6m of center line of hydro line. Hydro line follows the property line on the south and west.
10. Fire access is from Nancy Green Drive. Fire hydrants are all within the required 45m distance.
11. The building was originally proposed as a four story building, however, Planning staff have requested it to be reduced to a three story building.
12. The project architect advised that he couldn't present on a building that he couldn't support and turned it over to the project owner to continue the presentation. Recommendation that this should be a four story building.
13. Site is ideal for low cost housing due to its location and proximity to shops, bus stops and to the Village. Several community amenities are also close by including schools, a park and the Olympic plaza.
14. This will be purpose built, rental only housing development; the current Owner will retain ownership throughout the building's lifetime.
15. The Developer has built five or six similar apartment style buildings always with an emphasis on good appearance, being livable and durable.
16. The finish ages well even over 10/ 20 years and the Stucco is durable and performs well. The finish is brown with metal finished siding which gives it the appearance of polished Cedar.
17. Railings are picket style for better privacy and will provide a security shield for each unit's deck.
18. The proposal's amenities include a bike workshop and ski tuning one story building and a community garden with raised beds on the west of the building. On the north of the building is a communal BBQ.

Tom Barrett entered at 3.11 PM

19. There has been careful consideration of screening and spacing between Fitzsimmons Walk
20. The site has some rocky grading that must be under two meters which has allowed for some extra landscaping. There is currently a lot of mature trees and plants of up to eight meters in height which will be retained but BC Hydro lines must be considered.

Kerr Lammie entered at 3.20 PM

Panel offers the following comments

Site Context and Circulation

1. The western elevation faces Highway 99 which is an important cross junction in Whistler. The look and quality of the building and the articulation of the massing is extremely important, as is the landscaping. More trees should be planted along the west and south sides, and possibly could be planted on top of the actual parkade if more soil was used to build up the height to enhance the character of the site
2. This is a unique site when you look at Fitzsimmons Walk as a collective; stay in tune with quality of immediate surroundings.
3. The circulation of the driveway and accessibility for people being dropped off or delivery drivers is a concern and needs to be amended. Small cars can turn around but larger ones and garbage trucks would back out onto Nancy Green Drive. Consider amending the entrance to include a drive through access.
4. Amenity program is well thought out, but consider another location for amenity space for south aspect, less highway noise
5. Screening relative to the adjacent Fitzsimmons Walk property seems good.

Form and Massing

6. Include sections through to adjacent buildings to understand relative heights.
7. Façade is very modular. The building needs something to break up the massing – whether through different material changes, horizontal vs vertical, stepping, opportunity to get some different roof heights, most prominent aspect of roof is the mechanical and it is the least detailed of all.
8. The proposal needs more design development, the scheme is not there yet from a form and character standpoint.
9. Due to site location in walking distance to the Village and other amenities, Panel would support more total units to help ease the

current housing difficulties if it demonstrates a benefit and addresses the other concerns.

Details

10. Several types of units have a 'dark 2nd bedroom' i.e. no window. Although these spaces are permitted by a BC Building Code due to presence of sprinklers system, unless it is a storage room, the livability of this space as a second bedroom, den, baby room or office space is questionable. Whistler needs more bedrooms, not storage rooms.

Moved by: B. Martin
Seconded by H. Owens

That the Advisory Design Panel would like the proposal to be revised and come back prior to advancing the rezoning with particular attention to the west side massing, details, planting, roof lines, circulation both driving and pedestrian, internal livability of the units and consideration for an increased density if it demonstrates a benefit and addresses other concerns.

CARRIED

Applicant Team and RMOW Manager of Project Planning, John Chapman left meeting at 4.06 PM.

File No RZ1144

3rd Review

2077 Garibaldi
Way

RMOW Planner, Roman Licko and the Applicant Team of Brent Murdoch of Murdoch and Company along with Dave Brownlie entered the meeting at 4.10PM. Councilor Jackson also re-joined the meeting.

Roman Licko introduced the rezoning proposal which has previously been reviewed twice by the panel; August 2020 and in December 2017. This is a mixed use project proposing 14 employee townhouse units and six market triplex homes.

Brent Murdoch advised on the following:

1. This Garibaldi Way proposal predates the RMOW call to provide for more affordable housing.
2. The area is disturbed and completely cleared. On the south east of the site is Aspen Drive made up of duplex and triplex homes. Garibaldi Way is mostly single family homes with town houses.
3. The 20 meter tree buffer setback from Highway 99 has been challenging to comply with.
4. Due to the current construction environment where builders and contractors are struggling to provide affordable housing alongside market developments at a reasonable cost, the applicant discussed the site plan and massing, rather than going into too much architectural detail. Current construction and plumbing prices are escalating at 30%.

5. The finished grade will be brought up 1.5-2m higher to reduce the steep driveway gradient down to the site.
6. The length of the access road has been extended to reduce road grades. The garbage room and mailbox kiosk will be located at the top of the site off a layby to reduce larger vehicles coming down into the main housing area.
7. There is a designated fire lane along the top and a designated area for snow dumping.
8. As you drive down to the buildings, the road will be 6 meters wide which will be narrowed to 4 meters but still wide enough for fire trucks to set up properly if necessary and snow removal vehicles.
9. There are 48 parking stalls.
10. The landscaping will be casual rather than substantial and towards the south east side of the site, there is an area to be enhanced as a passive playground taking into account the natural rocky terrain and landscape.
11. All four buildings have been pushed back from the road to ensure turnaround and backing out is possible.
12. A new retaining wall bylaw will make it possible to create retaining terraces in a challenging area without any other variance requirements.
13. The additional fill planned means the site will be at the same or below the site lines of the existing adjacent Aspen Drive buildings.
14. The existing floor plans are provided as a guide today and more clarity will be provided at a later date. The town houses are larger in size and will accommodate young families and “empty nesters”. There will also be a garage with good storage. The buildings are consistent with neighboring development areas.
15. Due to low confidence with actual building costs at this time, the overall form, color and texture will be confirmed at a later date to ensure that the buildings are economically possible.

Panel offers the following comments:

Site Context and Circulation, including Accessibility

1. Panel questioned how the triplexes are proposed to back out of their parking stalls, also that some driveway access may be blocked by cars in an adjacent driveway.
2. The area between Building B & C i.e. “the Hammerhead” appears to be a lot of asphalt which could be better used as green space. The panel also suggested the “Hammerhead” be flipped to the opposite side of the lane in front of the duplex houses to create a more quality community space. This could also relieve any potential parking/ access issues depending on the Fire Department requirements.
3. The Panel recognize the difficulties designing a triangular site but are overall in agreement that the circulation has been improved and the designers have addressed the previous concerns about snow clearing, amenity space provision and turning radius.

Building Massing, Architecture Form and Character

1. Panel suggested that the southern exterior wall of each “seven-plex” building could be made into a living/ kitchen space rather than the current proposal which has stairwells.
2. Panel would like more detail on the elevations of the site and how the longer “seven-plex” units are going to be broken up including form and finishes.

Landscaping

1. Panel support the landscaping proposals as they exist.
2. The Panel discussed the merits of trying to enlarge the outdoor area by reducing the 20 meter tree buffer between Highway 99 and the site. It was confirmed by the representatives of the RMOW Planning department that the 20 meter highway tree buffer should remain.

Moved by H. Owens
Seconded by G. Brumpton

That the Advisory Design Panel are unanimous in their support of this rezoning/ density proposal but recommend that the applicant work further on the unit articulation and massing of the seven unit buildings, interior end layouts and site circulation related to the driveways of the market housing units.

CARRIED

Applicant Team left meeting at 4.50 PM.

Other Business

Planning Bulletin
for Gross Floor
Area Exclusions
of Detached and
Duplex Dwellings
– In-Ground
Basement Floor
Areas and Other
Exclusions

RMOW Director of Planning, Mike Kirkegaard and Councilor D. Jackson presented an update and some context about the Planning Bulletin and how the RMOW have been tackling this issue about over height crawl spaces in buildings that are built on sloping terrain.

The sloping nature of Whistler’s topography was allowing detached and duplex dwellings to be built with an opportunity to have space in the lower level i.e. “Crawl Spaces” that would later become a habitable area without a permit which raised safety and form considerations.

In 2012 the RMOW made it a priority to address the issue of unpermitted over height crawlspaces. An amendment to the Zoning Bylaw created regulation in which basements could be excluded from the calculation of maximum gross floor area if the lowest floor is more than 50% below ground. With this regulation change, developers became more creative in terms of other exclusions e.g. mechanical, stacking and stepping. In 2016 the RMOW further refined the Zoning Bylaw regulations permit “in-ground basement floor area” to

be excluded from the calculation of maximum gross floor for detached and duplex dwellings. The exclusion applies to the lowest floor of the dwelling building and to qualify for the exclusion the area must be at least 50% below ground, based on exterior wall height and adjacent grade.

The Bulletin has recently been prepared to provide clarity respecting the regulations contained in the Zoning Bylaw, particularly that "in-ground basement floor area" cannot be excluded from gross floor area if it has a crawl space below it as that "in-ground basement floor area" applies to the lowest floor of the dwelling. The building community has commented that crawl spaces should be permitted below "in-ground basement floor area" to include plumbing, mechanical and building systems and that the crawl space and "in-ground basement floor area" should both qualify to be excluded from the calculation of maximum gross floor area.

The Panel was asked to review the Bulletin and submit any questions to the RMOW.

The RMOW will have another review internally to determine the best path forward and will follow up with Panel.

ADP member K. Lammie left the meeting at 5.06 PM.

MOTION TO TERMINATE

Moved by H. Owens
Seconded by G. Brumpton

That the Advisory Design Panel meeting of Wednesday June 2, 2021 be terminated at 5.09 PM.

CARRIED

Co-Chair, P. Dupont

Secretary, C. Thomas