



# WHISTLER

## **MINUTES**      **REGULAR MEETING OF ADVISORY DESIGN PANEL** **WEDNESDAY, NOVEMBER 4, 2020, STARTING AT 1:00 P.M.**

**Via Teleconference Zoom**

**PRESENT:**

Member at Large, Pat Wotherspoon  
Architect AIBC, Peter Lang  
Architect AIBC, Derek Fleming  
Architect AIBC, John Saliken  
UDI, Brian Martin  
Director of Planning, Mike Kirkegaard  
Councilor, Duane Jackson  
Recording Secretary, Karen Olineck

**REGRETS:**

MBCSLA, Paul DuPont  
Member at Large, Kerr Lammie  
MBCSLA, Grant Brumpton

**ADOPTION OF AGENDA**

Moved by Peter Lang  
Seconded by Derek Fleming

That Advisory Design Panel adopt the Regular Advisory Design Panel agenda of November 4, 2020.

CARRIED

**ADOPTION OF MINUTES**

Moved by Derek Fleming  
Seconded by Brian Martin

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of October 21, 2020.

CARRIED

## **PRESENTATIONS/DELEGATIONS**

RZ 001165  
2nd Review  
1340 Mount Fee Road  
Cheakamus Crossing  
Neighbourhood Phase 2  
“Upper Lands” Rezoning  
Parcelization Plans

Mike Kirkegaard, Technical Director of Planning, presented the staff report and described the work that has been undertaken subsequent to the ADP’s first review of the proposed rezoning parcelization plans. The applicant has worked with staff to develop revised plans that address previous comments from the Panel and staff, and have taken into consideration other comparable developments within Whistler, including their zoning parameters.

Revisions to the plans have largely focused on further refining and tailoring the zoning parameters for each parcel area, with the overall direction of integrating the future neighbourhood development within the surrounding forested setting, and transitioning the massing and scale of development to a lower density and finer grain as the new neighbourhood extension moves further up Mount Fee Road away from Parcel A and the existing neighbourhood.

Mr. Kirkegaard then presented the requested format for ADP review, first focusing on the overall parcelization plan and then on the individual plans and illustrative development concepts for each parcel area. He then introduced each of the plans followed by ADP questions, comments and recommendations. Duane Jackson representing the applicant, Whistler 2020 Development Corporation, responded to questions and provided additional details regarding the parcelization plans, site conditions and design rationale.

### **Overall Parcelization Plan**

Staff presentation:

1. Overall there is a transitioning of the scale of the development from the Parcel A apartment development, reflected in the housing forms, building sizes, densities, heights, and siting, moving further up Mount Fee Road.
2. For Parcel B/C, the idea is to do an apartment type building with opportunity for a second smaller building that is setback from the existing Streamside Protection Enhancement Area (SPEA) that could be a smaller apartment, townhouses or a daycare. The proposed Floor Space Ratio (FSR) of 0.4 reflects constraints on usable site area for the SPEA and topography with steep slopes.
3. Parcel D1 on the the side of Mt. Fee Road, located against the steep hillside, is planned for two apartment buildings that are smaller in size than the Parcel A buildings, with an FSR of 0.6.
4. Parcel D2 is planned as a townhouse site with an FSR of 0.5.
5. Parcel D3 is planned for market single family and duplex dwellings with an overall floor space ratio of 0.35.

### **ADP Review Recommendation**

**That** the Advisory Design Panel asks the applicant to be cognizant that where there are apartment developments, there should be building articulations in the actual façade of the building, including stepping the building height as per Parcel A at the ends of the buildings. Where Panel have asked for a landscape buffer along the road, there needs to be flexibility for perforations for access points and other considerations such as sidewalks and common open space areas. There is now a discernible transition in building typology and height as one moves up the road from Parcel A. Panel is generally supportive of the parcelization plans, the layout of the lots, the proposed building forms, the setbacks and the building heights. Panel notes that there may be an opportunity on individual parcels, such as B/C to consider additional density with design guidelines that may be incorporated in the zoning to address the breaking down of the massing and the provision of adequate landscaping to reflect the forested character.

Moved by Peter Lang  
Seconded by Derek Fleming

CARRIED

### **Area Parcelization Plans**

Staff presented revisions to each Area plan as follows:

#### **Parcel B-C**

1. Building setbacks have been increased on the front and rear of the Parcel to avoid a suburban type streetscape along Mt. Fee Road, similar to the design for Parcel A, with the buildings set back to provide room for naturalized landscape opportunities to reinforce the forested setting, and to increase the buffer on the rear to the Riverside Trail. The front setback has been increased from 6 metres to 7.6 metres and the rear from 6 metres to 12 metres. A setback of 6 metres to the SPEA has also been added.
2. The building heights have been reduced from 18 meters to 10.7 metres, indicative of three-storey apartments or townhouses.
3. For this site, the apartment units have been identified as having a maximum size of 100 square metres, as opposed to larger 175 square metre units as permitted as the maximum under existing zoning.
4. The recommended overall FSR has remained at 0.4. This was based on a comparison with other townhouse and apartment projects in Cheakamus Crossing and around the municipality, their site conditions and what was considered to be successful. Comparable projects were in the range of 0.4 for townhouses and 0.6 for apartment developments. The 0.4 was determined to be suitable given the impact of the SPEA being offset by provision of underground parking.

#### **Parcel D1**

1. This continues to be a proposed apartment development with two buildings that may be connected with a common entry. Setbacks have been increased from 6 metres to 7.6 metres.

2. There have not been a lot of changes to this site except that setbacks have been increased from 6 meters to 7.6 metres at the front along Mt. Fee Road, and from 6 metres to 9 metres at the rear.
3. Building height has been decreased from 18 metres to 13.5 metres to accommodate four-storey buildings with stepped roofs at the third level.
4. Maximum apartment unit size was decreased from 175 to 140 square metres for this site.

### **Parcel D2**

1. There have been a number of changes so that the scale of the proposed townhouse development better fits the site and adjacent context. The setback to the adjacent single family and duplex dwellings on D3 has been increased from 4 metres to 7.6 metres allowing for a significant landscape buffer between the two sites. The rear setback has been increased from 4 metres to 7.6 metres, the side setback adjacent to the common open space area has been increased from 4.0 to 6.0 metres and the front setback has been increased from 6 to 7.6 metres.
2. Overall, the maximum density has decreased from of 0.6 (typical of apartments) to 0.5, with common underground parking.
3. Maximum building height has been reduced from 18 metres to 10.7 metres, allowing for 3-storeys above ground.
4. Maximum unit sizes have been specified at 140 square metres. Apartment has been removed as a potential housing form so as to help create diversity of form and housing opportunities in the neighbourhood extension and reinforce the transitioning of scale.

### **Parcel D3**

1. For this site staff have worked closely with the applicant to protect the quality and character of the Riverside Trail and the riparian setbacks from the Cheakamus River.
2. Rear setbacks to the SPEA and Riparian setbacks have been increased from 3 metres to 5 metres, however, staff is recommending a further increase to 6 metres. This is achievable by decreasing the strata access road width by one metre, which is still consistent with RMOW engineering standards for strata roads.
3. Staff have discussed the possibility of having part of this lot dedicated to the municipality to serve as a nature conservation area for the trail and the trail setback.
4. The underground parking access easement between D2 and D3 has been removed as recommended by the ADP, as it detracts from the quality of this market development, was not functional, and also allowed for an additional lot.
5. Lots 1, 2 and 3 have been reconfigured to remove two access points from Mt. Fee Road with a single driveway access now between lots 1 and 2, and with lot 3 accessed from the strata road. This helped address safety concerns associated with these access points.

### **Parcel E**

1. This area is less defined and is recommended as appropriate for duplex, single family or townhomes. Apartments have been removed as a potential use given their larger footprint and taller urban form which is not considered to be well-suited for this ridge-top area. Development in this area is expected to be smaller scale and integrated within the landscape.
2. Setbacks have been increased from 6 metres to 7.6 metres, and building heights have been adjusted to 8 metres for single family and duplex dwellings and 10.7 metres for townhouses.

### **Park Open Space**

This open space area is approximately 1.2 acres with about 1200 square metres identified as a flat park like area and the remainder retained as a forested character, with trail access to the Riverside Trail.

### **ADP Review and Recommendation**

#### **Parcel B/C**

Panel offers the following comments on Parcel B/C

#### **Site Context and Circulation, including accessibility**

1. Panel is in general support of the site plan and noted that the scale of the site lends itself to apartment development.

#### **Building Massing, Architecture Form and Character**

1. Panel generally supports the changes made to this site; consider flexibility in the zoning to support more density.
2. Panel noted that there may be an opportunity to increase the floor area through an L shape plan and make the building form more useful.

Moved by Peter Lang  
Seconded by Derek Fleming

**That** the Advisory Design Panel supports providing flexibility within the zoning for more density with the removal of the Forest Service Road, and more building height with articulation and stepping down from three storeys to two storeys at the ends of the buildings. Panel supports the FSR that was assigned but if there is an opportunity for the usable site area to increase, then there is an opportunity for the FSR to have a corresponding increase and that should be captured in the zoning.

CARRIED

#### **Parcel D1**

Panel offers the following comments on Parcel D1

#### **Site Context and Circulation, including accessibility**

1. Panel in agreement that this site is suitable for apartment development.

### **Building Massing, Architectural Form and Character**

1. Consider integrating into the zoning stepping of the building mass from three storeys to four storeys.
2. Panel notes that there is ample room on the side yards to provide for stepping the building, particularly the end that is facing the single family and duplex residences in area D3.

### **Hard and Soft Landscaping**

1. Panel recommends landscape buffer provisions be included in the zoning to ensure the site and building reflect the forested character of the area, and soften building scale.

Moved by Brian Martin  
Seconded by Peter Lang

**That** the Advisory Design Panel supports the apartment development concept for site D1 subject to the provision of building articulation; consider stepping from four storeys to three storeys at the ends, especially where it faces the lower density residential development in area D3. Provide a landscape buffer along Mount Fee Road with flexibility for access and other common space considerations.

### **Parcel D2**

Panel offers the following comments on Parcel D2

#### **Site Context and Circulation, including accessibility**

1. Panel supports the proposal on site D2 as the proposed development is a significant improvement from the previous one.

#### **Building Massing, Architectural Form and Character**

1. Panel notes that the new proposal for this site is less crowded and the housing typology is well suited for this site.

Moved by Peter Lang  
Seconded by Brian Martin

**That** the Advisory Design Panel supports the townhouse development and the applicant is commended for the improvements to the massing, setbacks, and neighborliness to site **D3**.

### **Parcel D3**

Panel offers the following comments on Parcel D3

#### **Site Context and Circulation, including accessibility**

1. Panel welcomes changes to this site plan, including the increase in setbacks and supports the configuration as presented.

### **Building Massing, Architectural Form and Character**

1. Panel in supports the form and character as presented and notes a significant improvement from the previous scheme.

Moved by Derek Fleming  
Seconded by Brian Martin

**That** the Advisory Design Panel is pleased with the improvement to the siting and massing on Parcel D3, including increased setbacks and supports the development as proposed.

### **Parcel E**

Panel offers the following comments on Parcel E

### **Building Massing, Architectural Form and Character**

1. Panel supports the residual density, the building height and setbacks on Parcel E.

Moved by Peter Lang  
Seconded by Derek Fleming

**That** the Advisory Design Panel supports the basic allocation of floor area, setbacks, building typology and uses on Parcel E.

### **Common Open Space**

Panel offers the following comments on Park Open Space

### **Site Context and Circulation, including accessibility**

1. Panel supports the concept and location of the park open space especially its' central location and close proximity to trails.

Moved by Peter Lang  
Seconded by Derek Fleming

**That** the Advisory Design commends the applicant on the location of the proposed space as being central to the community. Panel supports the trail-way connections that are being provided as well as the programming of the space for playground and forested areas which meet the goal of bringing the forest into the community. Panel requests that detailed design for the open space come back for panel review when completed.

## **OTHER BUSINESS**

### **TERMINATION**

Moved by Derek Fleming  
Seconded by Peter Lang

That the ADP Committee Meeting of November 4, 2020 be terminated at  
2:55 p.m.

CARRIED

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CHAIR: Pat Wotherspoon, Member at Large

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SECRETARY: Mike Kirkegaard, Director of Planning