



WHISTLER

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, DECEMBER 20, 2017, STARTING AT 3:00 P.M.

In the Flute Room at Whistler Municipal Hall
4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Architect AIBC, Zora Katie
Architect AIBC, Tony Kloepfer
Member at Large, Ryley Thiessen
UDI, Dale Mikkelsen
MBCSLA, Kristina Salin
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Karen Olineck

REGRETS:

MBCSLA, Julian Pattison Architect
AIBC, Brigitte Loranger Member at
Large, Pat Wotherspoon

ADOPTION OF AGENDA

Moved by Ryley Thiessen
Seconded by Zora Katie

That Advisory Design Panel adopt the Advisory Design Panel agenda of
October 18, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Zora Katie
Seconded by Ryley Thiessen

That Advisory Design Panel adopt the Regular Advisory Design Panel
minutes of October 18, 2017.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being
discussed. Council received the final report on the Mayor's Housing Task
Force. Council will act on all seven recommendations. Council accepted
SLRD Regional Growth Strategy Amendment Bylaw focusing all new growth
on existing planned communities.

Council approved staff recommendations to update the 2012/2013 OCP, including the Whistler 2020 document.

PRESENTATIONS

1st Review
File No. RZ1144
2077 Garibaldi Way

The applicant team of Brent Murdoch, Murdoch & Co; Rob Velenosi entered the meeting at 3:15 p.m.

Planning Analyst Roman Licko, RMOW introduced the project. This is a triangular parcel at the end of Garibaldi Way. This is a rezoning proposal for a 74 unit employee rental housing project comprising four storeys. Proposed 6 metre building setbacks on the sides adjacent to existing neighbours. This project has sufficient parking.

Staff is asking for guidance from the Panel on the site plan, increased density and general design character.

Brent advised on the following.

1. The site has a proposed tree buffer with a 20 metre setback from the property line adjacent to Highway 99. This site is a challenge to work with given that a large portion of the site is not useable.
2. There is some shadow line from trees but the tree line is pretty much at the property line on the highway side.
3. The chosen access is through Garibaldi Way. Aspen Drive is a private strata road and will not be available for access.
4. The overall site context is well suited for employee housing because of close proximity to Creekside, transit and valley trail.
5. The overall scheme is for a nice infill lot.
6. The buildings are four storeys in the centre and three storeys on the ends. The fourth storey helps reduce the building footprint.
7. There will be sufficient parking and it will be consistent with the parking requirements in the Zoning Bylaw.
8. No further disturbance from tree buffer. Trees will not be taken down.
9. There is an illustrative landscape plan at this time. A finalized Landscape Plan will be provided.
10. Underground parking is not fully developed but there will be opportunity for storage of bikes and to allow for more public space for residents.

Panel offers the following comments.

Site Context and Landscaping

1. Good location, not very visible from a lot of locations.
2. Proposed 6 metre setbacks are a concern as they do not adhere to the standard of the surrounding neighbourhood.
3. The majority of Panel suggested considering some building encroachment into the 20 metre highway buffer and were not against. some peek a boo views of the development from the highway.
4. The proposal need more useable public outdoor green gathering space and enhanced landscaping.
5. Recommend a larger context map to show connections to transit and valley trail.
6. The proposal will increase vehicular traffic along Garibaldi Way. It was noted that this street is dark with no streetlights.
7. Opportunity to add a pedestrian/bike connection at Aspen Drive.
8. Confirm no view loss or shadowing to upland properties from the proposal.
9. Need to consider – What is neighbourhood benefit?

Form and Character

1. Breaking up the massing into three buildings is positive.
2. A little concerned about density but it is close, consider reducing massing as much as possible through architecture.
3. Concern about proximity of 4 storey building to neighbours.
4. Panel not certain about the height of the buildings; three storeys may be more appropriate.
5. Commend being able to achieve underground parking but consider relocating parkade entrance closer to Garibaldi Way to reduce car traffic through middle of site.
6. Opportunity to detail the surface parking so it has the perception of a public hardscape zone.
7. Recommend accommodating storage in parkade to enable more surface space.
8. Not a nice outlook onto the surface parking for the ground floor units.
9. Consider some townhouse entrances at ground floor for better engagement with the street.

Materials, Colours and Details

1. Suggest reducing grade on driveway to maximum 8%/.
2. Focus on provision of more two bedroom units and fewer one bedroom units. Opportunity to modify 1 bedroom and den units to 2 bedroom units as a 2 bedroom unit is very livable at 773 sq. ft.

Moved by Kristin Salin
Seconded by Ryley Thiessen

That the Advisory Design Panel supports the design and general massing of the project, particularly having three discreet buildings, but wish to see considerations in regard to setbacks and that the applicant spend time detailing the public realm and pedestrian access, and considering key features of the project that may provide benefit to the community that is impacted.

CARRIED

The applicant team left the meeting at 4:10 p.m.

OTHER BUSINESS

ADJOURNMENT

Moved by Tony Kloepfer

That Advisory Design Panel adjourn the December 20, 2017 committee meeting at 4:25 p.m.

CARRIED

CHAIR: Dale Mikkelsen

SECRETARY: Melissa Laidlaw