



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 28, 2018, STARTING AT 3:10 P.M.**

**Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

MBCSLA, Julian Pattison
MBCSLA, Kristina Salin
Member at Large, Pat Wotherspoon
UDI, Dale Mikkelsen
Councillor, John Grills (for Duane Jackson)
Senior Planner Jake Belobaba
Planner, Robert Brennan
General Manager of Resort Experience, Jan Jansen
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Pablo Leppe
Architect AIBC, Zora Katic
Member at Large, Ben Smith
Architect AIBC, Pablo Leppe

ADOPTION OF AGENDA

Moved by Kristina Salin
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 28, 2018.

CARRIED

ADOPTION OF MINUTES

Moved by Julian Pattison
Seconded by Kristina Salin

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of July 25, 2018.

CARRIED

COUNCIL UPDATE

Councillor Grills offered the Council update. The new Council was sworn in on November 6th and the Council retreat will be in December. Six out of the Seven people elected have Council experience which will be very helpful.

One of the major issues we are facing is housing, so staff appreciates panel attending this meeting.

The last bylaw enacted by the last Council was the new smoking bylaw banning smoking in the upper village and main village. Council had been working with bylaw staff for some time to get this passed.

The OCP received first reading and the new Council will have a look at the OCP with the goal to get it to Victoria and back to Whistler to get approved and enacted by summer 2019.

It has been a tough start to the winter so far and in a recent meeting with Tourism Whistler, it was noted that there has been some drop off from certain markets for this winter. This may not be the record breaking winter as we've had in the past years. According to Vail Resort, pass sales for this winter were quite strong.

The other issue we are facing at the moment is staffing issue. Businesses are busy, but they do not have the staff.

PRESENTATIONS/DELEGATIONS

The applicant team of Brent Murdoch of Murdoch & Co., Matheo Durfeld of Durfeld Constructors., Marla Zucht and Sam Mendl of Whistler Housing Authority entered the meeting at 3:20 p.m.

File No. RZ1158
1330 Cloudburst Drive
3:20 p.m. – 4:40 p.m.

Robert Brennan, Planner, RMOW, introduced the project. This is a rezoning application from Whistler Housing Authority to develop a rental apartment in Cheakamus Crossing. The rezoning is to increase density on the site and minor reductions in building setback.

This will be a three storey building with 45 apartment units. The ground floor will be between 7-10 feet above the sidewalk because of a rising grade change to the topography to the south and west. The proposed floor area of the building is 3,135 square meters which would be an FSR of 0.61. The proposed FSR is within the range of other developments in Cheakamus Crossing. The overall design complements the design elements already found in that area.

Staff is seeking panel comments and suggestions on articulation of building mass, roof, and the variety of finishing materials and colours, as well as the location and configuration of how to access the building. Also comments on landscaping and outdoor spaces.

Brent Murdoch advised on the following:

1. Originally this site had the capacity to allow for this type of development and there is an ability to develop more density.
2. The site is in a rock fall hazard zone as a result of the “sugar cube” fracture nature of the basalt rock. So the challenge was how to design a building on this site given the constraints of the rock fall hazard and the size and steepness of the basalt escarpment?
3. From a geo-technical standpoint, the engineer’s report outlines our ability to address any rock fall hazard on the property and will also protect the building envelope.
4. We have pushed the building mass as far forward towards the street as possible.
5. The form of the building derived from an analysis of the total parking stalls we can fit in a parkade located on a single floor below the building. The WHA is seeking to maximize parking and have provided more than the 75% requirement due to existing parking challenges in Cheakamus and other buildings.
6. Looking at design approach that is modest in some areas, but allows more creativity and more composition in other areas.
7. The strategy is a passive house strategy - high performance and green building; the building is not seeking certification due to cost challenges of certain passive house items in a multi-family building.
8. The architectural layout is double loaded corridor. Consisting of one, two and three bedrooms with each unit having in-house storage. There are two common areas at each end of the building on the ground floor.
9. Massing of the building from an elevation perspective is strong, simple roofline and the manipulation of finish materials on the exterior has a bit of compositional graphic to break up the single mass.
10. The darker colour of the main body setting in the background, so other façade elements are more animated as illustrated on the 3D drawings presented.
11. There is a strong emphasis on durability of the building with metal fascia and variation of building materials
12. The landscape is quite minimal.

Site Context and Landscaping

1. Panel in support of free form play regarding the children’s play area, but is in agreement that further development of the design of the play area is needed.
2. Panel in agreement that further development of the front landscaping design is required, particularly in regard to the use of the on-site pathway to provide a strong sense of entry to the development. This would increase animation of the building along the street, despite not having independent entrances.
3. Better integration of the landscaping in relation to the adjacent properties and other Cheakamus Crossing developments in the area; further to this, a recommendation to reduce overall lawn area

4. Panel ask that attention be paid to recommended plants and that they be reviewed against bear smart policies.
5. Panel in agreement that the on-site 1.5 metre pathway could be celebrated a bit more, making it more than a sidewalk and perhaps a sense of arrival and front door to the building; especially with an enhanced termination at the true building entry with potential weather protection and gathering space.

Form and Character

1. Panel strongly supports this type of development; despite being a hard site, it is a great approach with a simple and efficient form.
2. Panel supports additional density but recognize the costs are challenging; the panel would likely support an additional floor if the parking were able to be cost-effectively provided on a single level that pushes back into the hazard zone (noted unlikely at this stage)
3. The design is elegant and refined given the simplicity of form required to deliver passive performance.
4. Panel discussed extensively the presence of balconies in this design, especially in regard to the costs and challenges they add to passive envelope performance versus a concept using “Juliet balconies” which also provide a sense of “outdoors” to the unit without the complexity of balconies. Some members like the articulation of the balconies and the ability for outdoor space, others believe that they may not be needed and create a manage issue in rental projects (storage and unsightliness) and are often under-utilized for the cost burden.
5. There is strong support for the building frontage, but panel would like to see strong presence and celebration of the main front door. Potential for integration of enhanced weather protection, bike wash, etc.

Materials, Colours and Details

1. Panel in agreement with articulation and colours and the integration with other buildings on the street.

Moved by Pat Wotherspoon
Seconded by Julian Pattison

That the Advisory Design Panel move that they support the additional density and that the 1330 Cloudburst project pay specific attention to the ADP Meeting Minutes, and specifically note considerations regarding the public realm, entry, landscape resolution in regards to play and animation, and allow candid exploration of passive design methodologies regarding balconies, mechanical systems, and other features for future learning.

CARRIED

The applicant team left the meeting at 4:45 p.m.

OTHER BUSINESS :

TERMINATION

Moved by Julian Patterson
Seconded by Pat Wotherspoon

That the ADP Committee Meeting of November 28, 2018 be terminated at 4:50 p.m.

CARRIED

CHAIR: Dale Mikkelsen

SECRETARY: Jake Belobaba