



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, MAY 21, 2014, STARTING AT 2:45 P.M.**

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

### PRESENT:

MBCSLA, Co-Chair, Crosland Doak  
MBCSLA, Pawel Gradowski  
Member at Large, Chris Wetaski  
Member at Large, Eric Callender  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Kay Chow

### REGRETS:

MAIBC, Dennis Maguire  
MAIBC, Doug Nelson  
MAIBC, Chair, Tom Bunting  
UDI, Dale Mikkelsen

### ADOPTION OF AGENDA

Crosland Doak assumed the role of Chair in Tom Bunting's absence.

Moved by P. Gradowski  
Seconded by C. Wetaski

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of May 21, 2014.

CARRIED

### ADOPTION OF MINUTES

Moved by C. Wetaski  
Seconded by P. Gradowski

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of April 16, 2014.

CARRIED

### COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council: renovation work is underway at GLC and Carleton Lodge; May long weekend activities; Planning, Building and Communications Dept. have produced and distributed a brochure highlighting the building season to-do checklist.

## PRESENTATIONS

### Conflict of Interest Guideline

1. Melissa Laidlaw, Senior Planner, presented the proposed ADP Conflict of Interest Guideline:
  - A. A committee member who is involved in a topic under review by the committee must declare his/her conflict and not take part in the discussion of the topic or vote on any question in respect of the topic;
  - B. must leave the meeting for the period of time during which the topic is under consideration; and
  - C. must not attempt in any way, whether before, during or after the meeting to influence the voting or on any question in relation to the topic.
2. There was a discussion and clarification of the guideline.

### 1015/1025 Legacy Way "The Podium" Cheakamus Crossing Workshop File No. DP1348

*The applicant team of John Dietrich, MIP Holdings Ltd. and Brent Murdoch, Murdoch + Company Architecture entered the meeting.*

Kevin Creery, Planning Analyst, RMOW introduced the project proposal for one apartment building to be built on two consolidated lots. A 3 storey 1,483 m<sup>2</sup> building with 36 units, 52 underground parking spaces, 1 accessible parking space and proposed front setback variance from 3 m to 1.8 m and rear setback variance from 6 m to 2.58 m.

Brent Murdoch advised on the following.

1. The plans have evolved since the meeting package was sent to Panel members last week.
2. Site relationship to Bayly Park and Cheakamus Crossing neighbourhood.
3. Consolidation of two lots to build one large building.
4. Entrance to underground parking aligns with Mt. Fee Rd. intersection.
5. The site is currently a big flat gravel parking lot, ramps up slightly to the park.
6. A single large wood frame building, 3 storeys high with underground parking, residential units around a central courtyard, addition of a 2<sup>nd</sup> accessible parking space and illustrative landscape plan.
7. Two main unit types, 2 b/r straddling a main living space and two types of end units.
8. Underground parking structure partially submerged 1.5 to 2 m below grade.
9. Semi public space around, public street face, back side public space to Bayly Park, private covered interior courtyard.
10. Address the large building by highlighting key building aspects such as the entries, break up massing, use of colours, materials and textures, change in roof height, not symmetrical, like a "podium", open air space.
11. Consistent building base.
12. Similar footprint and plan layout with subtle variations and different roof heights to break up the building.
13. Further refinement for the ends of the building, asymmetrical treatment similar to the front entrance; change colour and texture.
14. Landscaping border edge treatment, interface zone, seeded boulevard.
15. Continue sidewalk and push to curb edge.

16. Grade park edge, propose swale condition along edge, joint graded condition with Bayly Park.
17. Reconfigured end unit plan layout, balconies turned so that there are fewer balconies along the street edge.
18. Target market: combination of market and rental units.

Panel offers the following comments.

It was recognized that the application was a preliminary submission and lacked enough information to be fully considered.

### **Site Context and Landscaping**

1. Panel generally supports consolidating the two lots.
2. As the landscape plan is unresolved at this point, Panel would like to see greater detail regarding specific uses of the landscape and to explore the role of the landscape in storm water management.
3. Panel recommends a stronger vertical and horizontal building relationship to the street.
4. Panel felt the curbside landscape boulevard should be retained as per other frontages on Legacy Way.
5. Panel felt the parking garage entrance was not an appropriate 'streethead' element for the T-Intersection (Mount Fee Rd.) and its location and prominence should be reconsidered.
6. Panel questioned the benefit of the north amenity space and recommended further programming for this space. There was a suggestion to consider other uses such as an approach for parking, cycling or opening/closing up the space.

### **Form and Character**

1. Panel felt the long building mass should be broken up more and recommended exploring an entrance way or something else to split the building massing and to meet the intent of the master plan's two lot massing.
2. Panel felt that the applicant should review the design as it relates to the "Whistler-Multi-Family Design Guidelines" in particular the relationship to the street and the above ground balconies.
3. Panel suggested the applicant consider lowering the building so that there is a better relationship to the street.
4. Panel generally supports the roofed courtyard concept; the courtyard is unique to Whistler.
5. Panel encourages as much natural light and transparency as possible into courtyard, both from overhead and through entries and massing articulation.
6. Panel requests further detail on the development of the courtyard; give consideration to the definition of private, semi-private and semi-public spaces as well as noise abatement and consider opening it up to the park in a stronger format.
7. Panel encourages making the north elevation a more significant entrance elevation to Cheakamus in massing, material and detail.
8. Panel felt the parking garage required further planning to address storage, mechanical space and guest parking.

9. Panel supports the proposed rear (west) elevation setback variance but feels that variance should be 'earned' through a stronger east elevation, streetscape and overall massing.
10. Panel requests development statistics with the next submission.

**Material Colour & Detail**

1. Insufficient information to comment.

**Green Building Initiatives**

1. Insufficient information to comment.

Moved by C. Doak  
Seconded by E. Callender

**That** Advisory Design Panel would like to see the application return and further evolve based on all aspects of Panel's comments.

CARRIED

*The applicant team left the meeting.*

**OTHER BUSINESS**

Next Meeting

The next meeting will be moved ahead 1 week and be held on Thursday, June 12, 2014 in the Community Room of the Whistler Public Library.

**ADJOURNMENT**

Moved by C. Doak

**That** Advisory Design Panel adjourn the May 21, 2014 committee meeting at 4:30 p.m.

CARRIED

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CHAIR: Crosland Doak

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SECRETARY: Melissa Laidlaw