



**REGULAR MEETING OF
ADVISORY DESIGN PANEL COMMITTEE
MINUTES**

Wednesday, December 20, 2023, 1:30 p.m.
Remote Meeting via Zoom
For information on how to participate: www.whistler.ca/adp

	Mtgs: YTD (6)
PRESENT:	
RMOW Councilor, J. Murl	6
MBCSLA, Chair, J. Oprsal	6
UDI, B. Martin	5
Member at Large, M. Donaldson	4
Architect AIBC, Co-Chair, C. Inglis	5
MBCSLA, C. Doak	4
ABSENT:	
Architect AIBC, G. Sung	4
Architect AIBC, D. Venter	4
Member at Large, M. Barsevskis	4
STAFF PRESENT:	
Manager of Development Planning, RMOW, M. Laidlaw	
Interim Recording Secretary, RMOW, C. Van Leeuwen	
Manager of Projects Planning, RMOW, J. Chapman	
Planner, RMOW, L. Renaud	
Planner, RMOW, T. Napier	
Manager of Resort Parks Planning, RMOW, M. Pardoe	
Parks Planner, RMOW, A. Oja	
Planning Analyst, RMOW, B. McCrady	
OTHERS:	
Siegrist Architecture, D. Siegrist	
Siegrist Architecture, A. Martins	
Whistler Development Corporation 2020, N. Godfrey	
Whistler Development Corporation 2020, J. Morley	
Tom Barratt Landscape Architects, T. Barratt	
Whistler Housing Authority, M. Zucht	
Whistler Housing Authority, S. Mendl	
Murdoch + Company Ltd., B. Murdoch	
Bethel Lands Corporation, C. Lamont	
Bethel Lands Corporation, A. DeYoung	
Lil'wat Nation, D. Stanshall	

Lilwat Nation, J. Andrew
van der Zalm + Associates, T. Martin
van der Zalm + Associates, D. Jerke
Measured Architecture Inc., P. Cunningham
Measured Architecture Inc., J. Reed
Paul Sangha Creative, P. Sangha
Paul Sangha Creative, M. Srivastava

1. CALL TO ORDER

Chair Jergus Oprsal recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lilwat People, known in their language as Lilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

2. ADOPTION OF AGENDA

Moved By C. Doak

Seconded By B. Martin

That Advisory Design Panel adopt the Regular Committee Meeting agenda of Wednesday, December 20, 2023.

CARRIED

3. ADOPTION OF MINUTES

Moved By B. Martin

Seconded By C. Doak

That Advisory Design Panel adopt the Regular Committee Meeting minutes of Wednesday, July 12, 2023.

CARRIED

4. PRESENTATIONS AND DELEGATIONS

4.1 Council Update

Council reviewed the 2024 Budget guidelines and has been receiving several projects that have been before this committee.

**4.2 File No. RZ001181 – 1475 Mount Fee Road
1st Review**

J. Oprsal invited RMOW Planner, L. Renaud to introduce the application. L. Renaud explained the project as follows:

The applicant submitted a rezoning application and the design concepts for Lot 5, 1475 Mount Fee Road, in Cheakamus Crossing Phase 2. The application proposes to increase the maximum allowable Gross Floor Area (GFA) from 6,150 to 6,975 m² and to increase the maximum allowable Floor Space Ratio (FSR) from 0.6 to 0.68. The application also proposes to remove the requirement to step back the fourth floor of the

apartment building, and to increase the maximum allowable surface parking from 10 to 15 per cent along with a reduction of the parking requirement to a minimum of one space per dwelling unit. The subject lands are zoned RM-CD2 and fall within the Protection of Sensitive Ecosystems, Multi-Family Residential and Wildfire Protection Development Permit Areas (DPAs).

Staff requests ADP provide comments and recommendations on the overall proposal, the proposed buildings' massing and density, site planning and circulation along with the proposed new zoning parameters.

J. Oprsal invited the applicant team, D. Siegrist and T. Barrett, to present the proposal and scope of work. The applicant team advised on the following:

The proposal is for two 4-storey wood frame apartment buildings over a common parkade containing 104 dwelling units. Removing the requirement to step back the fourth floor will support increased density while maintaining the same above-ground footprint which will provide space for 13 additional employee units beyond the existing zoning.

The site plan proposes a large roundabout in front of the two apartment buildings providing vehicular access to the main entrances, the visitor parking spaces, and the southern building parkade. It also includes a central courtyard located between the two buildings for resident use. Pedestrian pathways link the sidewalk to the central courtyard and ground floor entrance. The proposed buildings are designed to fit the scale of the site, integrate with the landscape, are setback and screened from the street, and complement the architectural style of the existing buildings on nearby Lots 1, 2A and 2B.

Landscaping is proposed with a combination of planted areas and naturalized areas, with the intent that the differences between these areas are indiscernible in the future.

The panel members asked several clarification questions about rezoning changes, parking demand, landscaping materials, accessibility, roof options, location of driveways and building access, etc. which were answered by the applicant team. The panel members provided the following comments on site planning, circulation, accessibility, and mobility; building massing, form, character, and new proposed zoning; and materials, colour, detail and landscape – hard and soft.

Site planning, circulation, accessibility, and mobility:

1. Generally supportive of site planning and circulation.
2. Generally supportive of the roundabout design over a hammerhead design.
3. Generally supportive of reduced parking requirements but consider the impact of reduced parking on the larger units with mixed census-family households.
4. Concern that the surface parking stalls detract from the elegance of the building and suggest consideration of another half floor of parkade stalls instead.
5. Consider placement of columns at the entry. Consider extending the covered area over the staircase and ramp.
6. Design needs to consider a more prominent pedestrian entry point to the building from the street. The roundabout is car oriented.

Building massing, form, character, and new proposed zoning:

1. Generally supportive of GFA increase and FSR increase.

2. Generally supportive of removing step back requirement. The balconies meet the intent.
3. Generally supportive of the overall building massing, form, and character. The central arcade is successful, creates a nice atmosphere and makes the building unique.
4. Consider roofline as it relates to the neighbouring single-family homes.
5. Suggest the design proceed with the roof line that works best with thermal gains/losses.
6. Suggest the design incorporates more windows in the stairwells to break up the massing.

Materials, colour, detail, and landscape (hard and soft):

1. Generally supportive of material and colours. They work well with proposed planting.
2. Suggest mechanical vent be screened with planting.
3. Concern that the green wall structure wouldn't be successful. Consider alternative options to buffer the space.
4. Suggest increasing plant sizes and trees.

That the Advisory Design Panel **does** support the proposal of RZ001181 if the applicant addresses the ADP comments noted above. The Advisory Design Panel **does not** request to see the proposal again.

CARRIED

4.3 File No. DP001961 – 1000 Alpha Lake Road 1st Review

J. Opsal invited RMOW Planner, T. Napier to introduce the application. T. Napier explained the project as follows:

The applicant recently received development permit (DP) approval for mixed use commercial/retail/warehouse and employee housing at the subject lands. Due to a recent revision to the original subdivision plan, Lot 2 increased, allowing for additional gross floor area. Therefore, the applicant seeks to amend the issued development plans to increase the amount of employee housing on the site and respond to changes in the market that no longer support the proposed development of a building for the specific use as a brewery.

Staff requests ADP provide comments and recommendations with respect to the site layout, site circulation, landscaping, as well as the proposed changes to the building design, massing, colours and materials.

J. Opsal invited the applicant team, B. Murdoch, to present the proposal and scope of work. The applicant team advised on the following:

This application proposes revisioning the approved multi-use development at 1000 Alpha Lake Road. Specifically, it proposes the following changes: building C changes from a brewery to a mixed-use building that is the same as Building A, with warehouse and retail on ground floor, and three stories of employee housing above; buildings A and B have minor changes to the exterior materials, lighting, etc., that mostly reflect the window placements as a result of interior layout changes; and the site plan is changed to

offer additional parking due to the increase in employee housing units, and removes the outdoor patio area that was associated with the brewery. In total, the proposal results in 72 employee housing units, an increase of 24 units over the currently approved DP.

The landscape plan relies on the retention of more substantial trees and keeping the tree preservation area intact. Some revegetation may be required and will be conducted with the input of environmental consultants and infill planting with native plant species, in line with FireSmart guidelines.

This development differs from what is typical of the Function Junction neighbourhood as it is designed as a walkable community, and the proposed improvements enhance this walkability.

The panel members asked several clarification questions about parking locations and requirements, outdoor patios and communal spaces, differences in building designs, commercial spaces, etc. which were answered by the applicant team. The panel members provided the following comments on site planning, circulation, and accessibility; building massing, form, and character; and materials, colour, detail and landscape – hard and soft.

Site planning, circulation, and accessibility:

1. Support the additional employee housing dwelling units.
2. Consider realigning the crosswalk at the north-west corner of building B.
3. Consider more outdoor space and seating. Consider patios for the commercial spaces.
4. Consider reducing parking to create more communal spaces. The parking to communal space ratio seems harsh.
5. Consider the relationship of surface parking to open space. Consider less surface parking, less asphalt and more green space.
6. Commercial activities and retail are generally more successful when they are sited across from one another, not single loaded like building A in the proposed design. Consider relocating the buildings across from each other.

Building massing, form, and character:

1. Generally supportive of building massing and form.
2. Consider greater materiality or modulation to differentiate between the residential and the commercial uses.

Materials, colour, detail, and landscape (hard and soft):

1. Generally supportive of material and colours. Consider greater colours to add fun into the project.
2. Use planting to soften the hardscapes. The streetscape experience isn't there, the pedestrian experience can be increased.
3. Increase planting.
4. Consider improvements to public open space. The small park does not appear to be an inviting, useable space as currently proposed.

That the Advisory Design Panel **does** support the proposal of DP001961 if the applicant addresses the ADP comments noted above. The Advisory Design Panel **does not** request to see the proposal again.

CARRIED

4.4 File No. DP001973 – 8625 Highway 99
1st Review

J. Oprsal invited RMOW Parks Planner, A. Oja to introduce the application. A. Oja explained the project as follows:

The Phase 1 Meadow Park Rejuvenation project proposes replacement of the spray park at Meadow Park as well as other park improvements including a new nature playground, enhanced picnic areas, improved site circulation, reconstructed irrigation, and drainage systems, and a fully fenced in baseball diamond that duals as a formal off-leash dog area.

Although the park rejuvenation will require a development permit (DP), none of the applicable DP area designations trigger review by ADP as they are not form and character DP area designations, however, Parks Planning sees value in ADP review of this important community park rejuvenation.

J. Oprsal invited the applicant team, T. Martin and D. Jerke, to present the proposal and scope of work. The applicant team advised on the following:

The theme of the spray park and playground is inspired by the geological movements that have shaped the Pacific Northwest region. The splash park's theme revolves around divergent tectonic plate movement, which is brought to life through the central water channel. The water play area is 80m long with multiple play opportunities including a splashpad, sand play and bioswale.

The playground concept builds off the subduction plate movement of the Juan de Fuca Plate diving beneath the North American Plate. The younger area targets 0-5 years old and includes tot swings, playhouse, a hill slide, and low balancing elements, spring toys and spinners. The older area targets 5-12 years old and features a nature play climbing tower, swings, spinners, and in ground trampolines.

The design also proposes several new passive viewing areas, with a variety of seating options, around and within the play areas. New trees and shade sails provide shade opportunities for viewing and play areas. A new drinking fountain with filler station, additional bike racks, and park standard garbage and recycling bins are also being added. A realignment of the Valley Trail near the splash pad also aims to improve circulation. The design focuses on water conservation in the splash park design and the irrigation system that supports it.

The panel members asked several clarification questions about accessible features, bike parking, seasonal uses in the park, access and egress, the Valley Trail alignment etc. which were answered by the applicant team. The panel members provided the following comments on site planning, circulation, and accessibility; form and character of landscape design; and materials, colour, and detail.

Site planning, circulation, and accessibility:

1. Supportive of the site planning, circulation, and accessibility.

2. Consider increasing the number of bike parking options, especially to the north.
3. Positive reaction to the overarching theme and story of the park.
4. Consider how the space will be used in the non-summer months.
5. Circulation is well thought out, good pedestrian and cycling movement.
6. Supportive of future Valley Trail realignment through Meadow Park.

Form and character of landscape design:

1. Supportive of form and character of landscape design.
2. Consider a winter use like what is offered at the Snow Zone in Whistler Olympic Plaza.

Materials, colour, and detail:

1. Supportive of material, colours, and details.
2. Appreciate the tactility of the various features in combination with the more traditional play features.
3. Thank staff and council for bringing this forward to ADP. Public projects like this have a big impact on the community.

That the Advisory Design Panel **does** support the proposal of DP001973. The Advisory Design Panel Committee **does not** request to see the proposal again.

CARRIED

4.5 File No. CM000169 – 4901 Horstman Place ***1st Review***

J. Oprsal invited RMOW Planning Analyst, B. McCrady to introduce the application. B. McCrady explained the project as follows:

The applicant has applied for a covenant modification to modify the footprint envelope applicable to their property to develop a detached dwelling at 4901 Horstman Place exceeding 465 square metres (5,000 square feet) in gross floor area (GFA). As the proposed detached dwelling is 836.05 square metres in GFA, it is standard process for the dwelling's design to be reviewed for comment by the Advisory Design Panel (as required by Horstman Estates covenant GC125596). The property is zoned RS3 (Residential Single Family Three). Setbacks required by RS3 are being met with the proposed dwelling's siting. The proposed dwelling is compliant with RS3 zoning.

Staff requests ADP provide comments and recommendations with respect to the site planning, circulation, accessibility, and covenant modification; building massing, density, form and character; and materials, colours, details and landscaping.

J. Oprsal invited the applicant team, P. Cunningham and P. Sangha, to present the proposal and scope of work. The applicant team advised on the following:

This application seeks to amend the covenant on title to support the modification of the building footprint. The site is currently an undeveloped forested lot in Horstman Estates. The proposed design is fully compliant with the site's zoning, including height, setbacks, and density. All Horstman Estate lots have a building footprint. This proposal is to extend the footprint to the rear of the parcel which will reduce the massing of the building and support the proposed design of a dwelling terraced up the slope. This would result in a

more elegant project for the client and community by cascading the proposed dwelling up the hill.

The proposed design aims to minimize the overall massing of the house when seen from the street, minimize the visual impact of the house and preserve the view corridor to the area beyond for the neighbours, reduce shadow casting through a cascading design, and provide the applicant with more light on the terrace.

The application maintains a vegetated buffer zone between the proposed dwelling and the property to the rear. The intention is to keep as many trees as possible, while still meeting the high-risk fire zone clearance requirements. A heavy planting approach will be taken for anywhere that trees need to be removed.

The panel members asked several clarification questions about zoning compliance, snow storage, existing vegetation, replanting plans, etc. which were answered by the applicant team. The panel members provided the following comments on site planning, circulation, accessibility, and covenant modification; building massing, density, form and character; and materials, colours, details and landscape – hard and soft.

Site planning, circulation, accessibility, and covenant modification:

1. Generally supportive of covenant modification.
2. Satisfied that the proposal is compliant with the RS3 zone.
3. Consider snow removal and a snow storage area for the driveway.

Building massing, density, form, and character:

1. Generally supportive of building massing, form and character.
2. Consider exploring modulation of the terraces.

Materials, colour, detail, and landscape (hard and soft):

1. Generally supportive of material and colours.
2. Robust planting proposed while recognizing the fire zone.
3. Consider using landscape elements to soften the hardscape around level one/parking.

That the Advisory Design Panel **does** support the proposal of CM000169 if the applicant addresses the ADP comments noted above. The Advisory Design Panel **does not** request to see the proposal again.

CARRIED

5. OTHER BUSINESS

M. Laidlaw recognized the ADP members whose terms are ending on December 31, 2023: D. Venter, J. Oprsal, B. Martin, and M. Donaldson. M. Laidlaw thanked all members for their time on this very important committee.

ADP members discussed the outcome of the July 12, 2023, meeting. The committee was disappointed by the outcome of the ADP recommendations and how they were not addressed. ADP did not give support, nor did the project come back to ADP for a second review once comments were addressed. The project presented did not meet the standards of the industry for planning, landscape or architecture. It appeared that ADP was a function that needed to be

complied with despite the perception that the project planning and budget had already been finalized. If that was the case, why was the project brought forward to ADP for review. The ADP is a volunteer committee and felt that their time and professional opinions were not heard or respected. Overall, the committee felt the process and experience of the July 12, 2023, meeting was unacceptable, unprofessional, and set a double standard for public versus private applications.

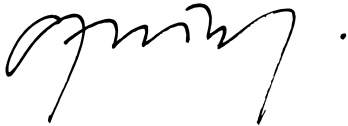
6. TERMINATION

Moved By C. Doak

Seconded By C. Inglis

That the Advisory Design Panel terminate the Regular Committee Meeting of Wednesday, December 20, 2023.

CARRIED



Chair, J. Oprsal



Interim Recording Secretary, C. Van Leeuwen