



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

Wednesday, February 21, 2024 at 2:45 to 4:45 p.m.
Remote Meeting via Zoom
For information on how to participate:
<http://www.whistler.ca/advisory-design-panel>

PRESENT	Mtgs. YTD (1)
D. Skalski, Architect AIBC - Chair	1
M. Donaldson, Public Member – Co-Chair	1
G. Sung, Architect AIBC	1
J. Oprsal, MBCSLA	1
C. Doak, MBCSLA	1
C. Comberbach, UDI	1
M. Barsevskis, Member at Large	1
J. Murl, RMOW Councilor	1
M. Laidlaw, Director of Planning, RMOW	1
M. Urbani, Interim Recording Secretary RMOW	1
ABSENT	
C. Inglis, Architect AIBC	0

GUESTS	
T. Napier, Planner RMOW	
B. Murdoch, Murdoch & Company Architecture and Planning Ltd., Architect AIBC	
N. Laube	

1. CALL TO ORDER

M. Laidlaw recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, and the Squamish People, known in their language as Sk̓w̓x̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

2. REVIEW OF MEETING PROCEDURES AND ADVISORY DESIGN PANEL MOTIONS

M. Laidlaw discussed the Advisory Design Panel (ADP) meeting procedures, terms of reference, conflict of interest and motions.

3. NOMINATION AND SELECTION OF CHAIR AND CO-CHAIR

M. Laidlaw invited ADP members to discuss and propose by vote or acclamation the ADP Chair and Co-Chair positions that will be in effect until December 31, 2024. Through member discussion, vote and acclamation the following positions were filled:

C. Doak nominated / J. Oprsal seconded and members voted: D. Skalski, Chair

J. Oprsal nominated / C. Doak seconded and members voted: M. Donaldson, Co-Chair

CARRIED

4. ADOPTION OF AGENDA

Moved By C. Doak

Seconded By M. Donaldson

That ADP Committee adopt the Regular Committee meeting agenda of February 21, 2024.

CARRIED

5. ADOPTION OF MINUTES

Moved By C. Doak

Seconded By M. Donaldson

That ADP Committee adopt the Regular Committee meeting minutes of December 20, 2023.

CARRIED

6. COUNCIL UPDATE

J. Murl provided a Council update, Council’s focus is on Housing. He also noted that the Resort Municipality of Whistler is on the BC Builds program partnership list.

7. PRESENTATIONS AND DELEGATIONS

7.1 RZ001183: 1080 Legacy Way and 1315 Cloudburst Dr

T. Napier introduced the proposal for a rezoning application for a proposal that includes creating a new parcel for the development of a new workforce housing building and associated auxiliary building on portions of the parcels at 1080 Legacy Way and 1315 Cloudburst Drive in the Cheakamus Crossing neighbourhood.

B. Murdoch, the project architect, provided an overview and site context of 1080 Legacy Way and 1315 Cloudburst Drive, as follows.

The knoll would be partially excavated out, so that a new parcel would be created. A portion of the new lot would come from the existing parcel at 1080 Legacy Way, that has the High Performance Centre (HPC) and the Athlete’s Lodge on it currently. Those buildings would remain as they are, but the parcel would be smaller. The parcel line is set up to leave 6 metres from the building wall of the HPC.

The parking would be two levels. The lower level is fully underground with access via Cloudburst Drive and has roughly 80 spaces. The upper level of parking is at grade, over

a portion of the lower level, and is accessed from Legacy Way and has roughly 20 spaces. There is no internal ramp connecting the two levels of parking.

Additionally, the site plan shows some street parking and surface parking.

The ground floor facing Legacy Way has larger residential units that face the street, and at the far end, the auxiliary space has its own separate entry with some access to outside .

The auxiliary space is two stories, with the residential component stepping up to 4 storeys along Legacy Way, then 5 storeys adjacent to the HPC. The additional storeys help optimize the unit count, and generally align with the height and massing of adjacent buildings. The unit mix in the building ranges from studios all the way to 3 bedroom units.

The units are larger to align with changes to the building code for accessibility. There are storage rooms in the units, as well as common bike rooms on each floor.

Colors and materials are placeholders at this time.

To address limiting distances under the BCBC, the walls nearest the adjacent building at 1315 Cloudburst are solid, with no glazing.

There is not significant landscape planning at this point.

B. Murdoch presented a second concept for the site that had not been previously shared with staff. Specifically, he described that an alternative option could include the removal of the auxiliary building from the corner, using the ground floor on Legacy Way as the auxiliary / commercial space, and adding an additional storey of residential uses to the main building. He indicated that this would result in 11 additional residential units and would increase the parking requirements.

A number of questions were asked of the architect.

The Chair asked for ADP comments on the following: site planning and circulation; building massing form and character; materials colour and detail; accessibility; including comments on setbacks, landscape and open space as requested by staff.

The Panel offered comments as follows:

Site Planning & Circulation:

1. Noted by Panel member that the design is at more of a workshop level at this stage, not a final proposal.
2. Suggested more thought regarding setbacks, open space and how this will all be used.
3. Suggested consideration be given to removing the knoll to allow landscaped courtyard instead.
4. Noted that it's important to figure out the corner and the Legacy Way street front – the setback is too big for residences there, but if grocery/coffee shop then the large setback leaves a chance to animate that space.
5. Concern expressed about the proposal including off-site parking, and the loss of the current HPC parking, and noted that there is already a lot of pressure on parking in the neighbourhood

6. Suggested that if sharing parking with the HPC there is an ability to have a central circulation/access point with that property.
7. Support the auxiliary building at the corner, with the suggestion that it could be extended closer to the corner.
8. The relationship with the streetscape and the streetscape experience needs more study and consideration.
9. Sidewalk and whole frontage experience is important. Noted that the knoll connects to the open space at the corner and there is a significant amount of open space at the site that could be for public use and possibly to connect with space across the street.
10. Consider the possibility of connections through the site from the existing trail behind the HPC, to the corner, and even across the street to the Bayley Park to strengthen trail connections.

Building massing, form and character:

1. Expressed interest in the alternative option of adding an extra floor, to free up the land where the auxiliary building was, and to increase the amount of housing that could go on this site, while also recognizing the challenge of parking, and the importance of the streetscape
2. Interested to explore the possibility of having the auxiliary use on the ground floor of the main building,
3. Concerned over possible over-crowdedness of the current massing
4. Noted the current stepping down option with the auxiliary building, works, and suits the site and the context, and notes landscape concept should be explored
5. Suggested the auxiliary building could have a slightly different language or form, to help activate the corner, however it is used
6. Recommends consideration be given to harmony in terms of color and materiality
7. Noted concern with how the buildings in both options, and their massing, is working in context of neighbors and requested a more robust massing study and full street elevation with landscape concept.

Accessibility/Mobility

1. Consider a passenger/taxi drop off at grade.
2. Concern that some of the parking spaces appear undersized, also that parking stall 11 is in a compromised location.
3. Consider combining the two staircases at the auxiliary building end into one.
4. Noted it is important to ensure that the paths of travel are clear, obvious and easy to use.
5. Access from street to building will need resolution as plans develop further.

The Chair summarized the comments, and the committee supported the following resolution:

That the Advisory Design Panel supports the general direction of the proposal but requests more information to address Panel comments. The Advisory Design Panel requests to see the proposal again.

Moved By C. Doak

Seconded By C. Comberbach

CARRIED

8. OTHER BUSINESS

8.1 Update on Development Proposals

The Advisory Design Panel Terms of Reference identify that the Director of Planning would provide updates to the Panel on development proposals approved/issued subsequent to Panel review.

1. CM000169 - 4901 Horstman Place covenant modification to expand building footprint envelope was approved by Council on February 20, 2024.
2. RZ001181 - 1475 Mount Fee Road zoning amendment bylaw for employee housing was granted 1st, 2nd, 3rd, readings by Council on January 09, 2024.

9. TERMINATION

Moved By C. Comberbach

Seconded By J. Oprsal

That the Advisory Design Panel Committee terminate the Regular Committee Meeting of February 21, 2024.

CARRIED



Chair, D. Skalski



Interim Recording Secretary, M. Urbani