



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

Wednesday, August 21, 2024, at 2:45 to 4:30 p.m.  
Remote Meeting via Teams  
For information on how to participate:  
<http://www.whistler.ca/advisory-design-panel>

PRESENT	Mtgs. YTD (4)
D. Skalski, Architect AIBC - Chair	4
M. Donaldson, Public Member – Co-Chair	3
C. Doak, MBCSLA	3
C. Inglis, Architect AIBC	3
C. Comberbach, UDI	4
J. Murl, Councilor, RMOW	4
L.-A. Bourdon, Recording Secretary RMOW	
M. Laidlaw, Director of Planning, RMOW	
<b>ABSENT</b>	
M. Barsevskis, Member at Large	1
G. Sung, Architect AIBC	2
J. Oprsal, MBCSLA	3

GUESTS	
T. Napier, Planner, RMOW	
S. Horowitz, Omicron 25, Applicant	
R. Soane, Whistler Sport Legacies, Applicant	
B. Murdoch, Murdoch + Company Ltd., Applicant	
E. Watson, Omicron 25, Applicant	
J. Levitt, Member of the public	

**1. CALL TO ORDER**

*D. Skalski 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 Skw̓xwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. ADOPTION OF AGENDA**

Moved By     C. Comberbach

Seconded By C. Inglis

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

CARRIED

**3. ADOPTION OF MINUTES**

Moved By C. Inglis

Seconded By C. Comberbach

**That** ADP Committee adopt the Regular Committee meeting minutes of May 15, 2024.

CARRIED

**4. COUNCIL UPDATE**

Councilor Murl informed that the BC Government provided funding for the Cheakamus Crossing Lot 5 project of 104 rental units .

**5. PRESENTATIONS AND DELEGATIONS**

**5.1 RZ001183: 1080 Legacy Way and 1315 Cloudburst Dr  
2<sup>nd</sup> Review**

D. Skalski invited RMOW Planner T. Napier to introduce the application. T. Napier explained the project as follows:

The proposal for a rezoning application was reviewed by the Advisory Design Panel (ADP) in February. The project includes creating a new parcel for the development of a new workforce housing building and associated auxiliary building. The applicant revised the project based on the previous comments provided by the ADP. Changes include additional residential units, an additional floor to the portion of the building adjacent to the High-Performance Center (HPC), addition of commercial use on the ground floor, a slight increase in maximum building height, provision of parking on the street, additional details regarding site planning and circulation (larger terrace on Legacy Way and better details in pathways and connectivity), accessibility details, a landscape plan and a plant list.

D. Skalski invited the applicant, B. Murdoch, to present the proposal and scope of work. The applicant advised on the following:

Since February, the proposal evolved through the comments of ADP and further discussions with the team. Keeping in mind it comes from the need for additional affordable workforce housing which is in line with the Community Master Plan of Cheakamus, the new parcel proposed in this rezoning application appeared to be a logical infill location between the HPC (1080 Legacy Way) and The Approach (1315 Cloudburst Drive). This workforce housing building is five to six floors, dark-colored and multi usage which respects the general height, massing, appearance and alignment of adjacent housing buildings.

On the ground floor facing Legacy Way, they have added commercial space and a two-storey auxiliary use building on the south-west corner. In the commercial space, the goal is to provide food services and grocery store spaces. A larger terrace is being proposed to provide a space for the community and animate the street, which is rare in the neighborhood. It is south-west-facing and provides views over the park. It will be

accessible by stairs and a ramp. The auxiliary use still needs to be determined, but a few options have been discussed like a daycare or a gym.

The residential component has been increased to 95 units and will provide a broad mix of rental units, from studios to three-bedroom apartments. Parking options have also been increased by adding on-street diagonal parking to the planned indoor parking, which will benefit residential and commercial activities, with over 120 stalls available.

The general massing of the building intends to step down slightly from the adjacent buildings to keep it at a pedestrian scale. It has a high roof in line with adjacent buildings and is taller but narrower at the northern end to balance the masses. Along Legacy Way, the façade where the terrace and the entrance to the residential, commercial, auxiliary and parking usages presents an open and inviting urban style. On the north facing wall, the residential units are complemented with large boxes that surround the balconies to offer privacy and remain presentable. To balance out, glass guardrails are proposed. The proposed building materials aim to be durable, robust and fire-proof and the colors are in line with the neighborhood guidelines. The commercial space is roughly 14 feet floor to ceiling; the underground parking is approximately 10 feet floor to ceiling, and all other areas are 9 to 10 feet floor to ceiling.

The application also proposes a preliminary landscape plan. Formal plantings in boxes is added in the front space to create an urban edge. In the rear courtyard, most of the knoll is removed through blasting, but some elevation will remain. A large mountain meadow landscape with low maintenance wildflower mixes and self-starting plants which blend with the surroundings is proposed. A trail network connects to the existing network that makes Cheakamus a good walking neighborhood. Wooden platforms and structures for passive play are intended to make the courtyard a casual gathering space for the community.

The ADP asked a few clarification questions which were answered by B. Murdoch. The Chair asked for ADP comments on the following: site planning and circulation; building massing form and character; accessibility and mobility as requested by staff.

The Panel offered comments as follows:

#### Site planning, circulation and landscape

1. Understood that parking requirements are an issue considering the commercial and density added and appreciate the design intent of activating the commercial entrance with the terrace to enhance the public space. Note that the area feels restrained because of the street parking. Diagonal parking is unconventional for the area, suggest it doesn't add any value for the intended uses and compromises the terrace space to gain only a limited number of stalls. Consider removing this type of parking space.
2. Suggest staff consider requiring a Travel Demand Management Study to support any strategy that would reduce the parking count to activate the public space, like introducing active mobility options (bike racks and bike storage).
3. Suggest the pedestrian interface would benefit to gain more space to replicate the meandering from the trails in the courtyard. Additionally, the accessible ramp and the loading dock cut off pedestrian path and visual cues. Consider prioritizing pedestrian connectivity around the building and to the terrace and relocating the loading dock so that it doesn't cut off pedestrian space.

4. Consider engaging ground level commercial units in the landscape maintenance and enhancement to allow for much richer plantings, unless for security or owner issues.
5. Consider the benefit of connecting ground floor units at grade versus the potential impact of too many pathways fragmenting the landscape. Consider no pathways, just patios.
6. Noted the landscape planting plan seems light and plant size small. Continue working on the landscape plan with bigger trees and more generous seeding plants.

Building massing, form and character

1. Maintain the intention of bringing natural light in the passageway of the residential component.
2. Generally support the additional story and height which are in accordance with other buildings.
3. Note that the roofline ties in well with the neighbourhood, but also noted that the adjacent roofs are sloped. Suggest considering options for more varied roof.
4. The auxiliary building and the corner appear to be under designed, underutilized. Consider relocating the loading dock and the utilities so that the auxiliary building would connect directly to the commercial use, and the entrance to the auxiliary space would open up.
5. Note the balconies break up massing and add some complexity, but concerns were raised regarding the commercial style of the boxes around them. Consider thinning the boxes to lighten this element.
6. The terrace feels small, and the wall of the at-grade parking overwhelms the entrance.
7. Consider stepping back/undulating the commercial face to allocate more space to the terrace and to have it function better.

Accessibility and mobility

8. Noted the ramp feels consigned to the side. Suggest that it would be broadly used by the public for strollers, carts, etc. Consider making it the primary entrance points to the terrace and positioning it to at better location to benefit accessibility and to optimize the public space.
9. Noted that the design should integrate the new accessibility requirements of the BC Building Code. Noted that these considerations should be reflected in unit designs, as well as ramps design and the provision of accessible pathways, etc.

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

**That** the ADP **supports** the proposal of RZ001183 for its use, density and height if the applicant further develops the project and addresses the ADP comments noted above with municipal staff in a development permit application (DPA). The Advisory Design Panel **does request** to see the proposal again for the DPA.

Moved By M. Donaldson

Seconded By C. Comberbach

CARRIED

6. OTHER BUSINESS

**6.1 Update on Development Proposals**

The ADP Terms of Reference identify that the Director of Planning or designate will provide updates on development proposals approved/issued subsequent to ADP review.

**1. DP001972: 4368 Main Street (Market Pavilion)**

The Development Permit for the Market Pavillion minor building repairs and repainting has been issued.

**2. DP001953: 4573 Chateau Boulevard**

The Development Permit for the Glacier Lodge porte-cochere replacement has been issued.

**7. TERMINATION**

Moved By C. Doak

Seconded By C. Comberbach

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



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Chair, D. Skalski

CARRIED



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Recording Secretary, L.-A. Bourdon