



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

Wednesday, March, 15, 2023, 3:30 p.m.
Remote Meeting via Zoom

For information on how to participate: <http://www.whistler.ca/adp>

	Mtgs: YTD (2)
PRESENT: RMOW Councilor, J. Murl	2
MBCSLA, Chair, J. Oprsal	2
Architect AIBC, Co-Chair, C. Inglis	2
Architect AIBC, G. Sung	2
Architect AIBC, D. Venter	1
UDI, B. Martin	2
Member at Large, M. Barsevskis	2
Member at Large, M. Donaldson	1
ABSENT: MBCSLA, C. Doak	1
STAFF PRESENT: Acting Manager of Development Planning, RMOW, T. Napier	
Manager of Projects Planning, RMOW, J. Chapman	
Planner, RMOW, L. Tremblay-Renaud	
Recording Secretary, O. Carroll	
OTHERS: Architect AIBC, Murdoch & Company Architecture & Planning Ltd, B. Murdoch	
Architect AIBC, Murdoch & Company Architecture & Planning Ltd, N. MacLeod	
Applicant, Whistler Development Corporation, N. Godfrey	
Applicant, Whistler Development Corporation, D. Jackson	

1. CALL TO ORDER

Chair Jergus Oprsal recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Liíwat People, known in their language as Liíwat7úl, 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 M. Barsevskis

Seconded By B. Martin

That Advisory Design Panel adopt the Regular Committee Meeting agenda of Wednesday, March 15, 2023.

CARRIED

3. ADOPTION OF MINUTES

Moved By M. Barsevskis

Seconded By C. Inglis

That Advisory Design Panel adopt the Regular Committee Meeting minutes of Wednesday, February 15, 2023.

CARRIED

4. PRESENTATIONS AND DELEGATIONS

4.1 Council Update

Updates were given by Councilor, J. Murl regarding funding for Whistler Development Corp (WDC) Cheakamus Crossing employee housing project. Projects are moving ahead with funding from reserve allocation; Council are pushing ahead to proceed in a timely manner.

4.2 File No. RZ001179 – Cheakamus Crossing Phase 2, Lot 2B (1450 Mount Fee Road) *1st Review*

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

Whistler Development Corporation (WDC) has submitted a rezoning application RZ001179 for Lot 2B (1450 Mount Fee Road) in the Cheakamus Crossing Phase 2 neighborhood. The intent of the rezoning request is to allow additional density on Lot 2B and provide more employee housing. The amendment will enable an additional story to be added to the building, changing it from a three-story building to a four-story building and increasing the number of total dwellings from 38 to 48 units. There is no overall increase in actual density of Phase 2 lands.

Lot 2B has 3 applicable development Permit area designations - Protection of Sensitive Ecosystems, Multi-Family Residential, and Wildfire Protection. The latest review of Lot 2B by Advisory Design Panel (ADP) was on June 15, 2022, wherein the ADP reviewed rezoning application RZ001165 for the whole parcellation of the land. At that meeting, the ADP supported the design direction of Lot 2B and noted that the setback allowed for privacy from adjacent buildings, and that the building massing worked well with the topography of the site. The ADP raised concerns on the entry of the building to increase attractiveness and accessibility.

Applicant, D. Jackson joined at 3:42 p.m.

J. Oprsal invited the project architect, B. Murdoch, to present the site plan and designs. The applicant team advised on the following:

- Additional extension and refinement around the exit stair making it appear less of a formal entrance to the building, focusing the energy and attention to the front of the building.
- Additional width/girth to entry stairs for a generous entrance to the building.
- Landscaped areas more significant and substantial.
- Widening/opening of pathways, which were narrower in previous presentations.

- Three main entries for accessibility.
- The garage door has been pushed back creating more of an underground feature, allowing for more sunlight to the area as well as an open site line to the future park.

D. Venter joined at 3:50 p.m.

- Following a request to maximize underground parking, managed to increase to 48 underground stalls which is consistent with the number of units in the building while still allowing for some on-surface parking in front of the building.
- The color treatment and texture are similar between the buildings. Colors provide enough pop without being overdone.
- Color/detailing of buildings have the same patterning and varied widths of metal siding/pre-finished sidings. The datum line is a desirable plane to cap – enough depth and variation between vertical white strips and color texture and the shadow lines of the balcony railings and texture of the building.
- Structure and detail of the front entry designed with more refinement and craft. Scale is more generous – clearly identifying it as the front door.
- Landscape plan designed as a natural connection to future park.
- Added more bike parking, picnic tables/benches.

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; materials, colour and detail; landscape – hard and soft; and accessibility.

Site Planning & Circulation

1. ADP generally supports the enhancements to the site planning, particularly in relation to the entrance plaza, which now creates an obvious point of arrival.
2. Suggest adding some wayfinding, possibly integrated into the concrete wall of the staircase, to help differentiate between buildings.
3. The entrance still feels dominated by the driveway and parking; suggest prioritizing experience to pedestrian/plaza area.
4. Consider turning radius of vehicles and pedestrian traffic near entryway to ensure there is adequate space. Revisit firetruck access as well.

Building Massing, Form & Character

1. ADP is very supportive of the additional floor and height to increase overall density.
2. The design team has done an excellent job with the setbacks of the building. Appreciate how the buildings are composed on the site – should allow for adequate privacy between buildings; buildings look good together and are a good addition to the neighborhood.

Materials, Colour, & Detail

1. ADP generally supports the colours, stating they reflect the surrounding landscape and natural environment. Some comments on contrasting versus complimenting colours. Stark white and dark brown may be too contrasting.
2. The materials and finishes are generally consistent with the neighbourhood.
3. Further study of the entrance canopy could benefit the project. Appreciate the height that has been added but consider thinning the structure as the thickness

seems to be competing with the roof. Consider using a straight column instead of a 'V' shape as it is dissimilar from the rectilinear building design.

4. Wood columns and elevator shaft seem like they are competing visual elements – choose one to celebrate.

Landscape – hard and soft

1. ADP generally supports the landscape and appreciates the updates to the communal outdoor space connecting the future park and adding the amenities/picnic tables.
2. Suggest incorporating a child's play area, either small structure or natural elements to serve as informal play such as boulders/logs to complement the space.
3. The addition of a gazebo or covered communal space could be beneficial to the area if budget permits.

Accessibility and Mobility

1. ADP noted that the building at 1400 Mount Fee Road seems more successful in terms of accessibility as the ramp is very prominent to the entrance plaza, whereas the ramp appears more off to the side in the building at 1450 Mount Fee Road. The ADP suggested that the ramp and stairs at 1450 Mount Fee Road should be as equally generous to those at 1400 Mount Fee Road.
2. Consider placement of ramp, possibly nearer to the main stairs, to be more easily viewed and accessed.
3. Consider adding benches under entrance canopy for a comfortable resting area during inclement weather.

That the Advisory Design Panel supports the proposal and requests the applicant address the ADP comments with the RMOW Planning Department. The Advisory Design Panel does not request to see the proposal again.

CARRIED

5. OTHER BUSINESS

There was none.

6. TERMINATION

Moved By C. Inglis

Seconded By B. Martin

That the Advisory Design Panel terminate the Regular Committee Meeting of Wednesday, March 15, 2023.

CARRIED

Chair, J. Oprsal

Recording Secretary, O. Carroll