



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

Wednesday, June 21, 2023, 3:45 p.m.

Remote Meeting via Zoom

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

	Mtgs: YTD (4)
PRESENT: RMOW Councilor, J. Murl	4
MBCSLA, Chair, J. Oprsal	4
Architect AIBC, Co-Chair, C. Inglis	4
UDI, B. Martin	3
Architect AIBC, D. Venter	3
MBCSLA, C. Doak	3
ABSENT: Member at Large, M. Barsevskis	3
Member at Large, M. Donaldson	2
Architect AIBC, G. Sung	3
STAFF PRESENT: Manager of Development Planning, RMOW, M. Laidlaw	
Planning Analyst, RMOW, R. Licko	
Recording Secretary, O. Carroll	
OTHERS: ATA Architectural Design, A. Terrett	
Tom Barratt Landscape Architects, T. Barratt	
Owner/Applicant, C. Pelz	
Owner/Applicant, A. Perzow	

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**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 C. Doak

Seconded By C. Inglis

**That** Advisory Design Panel adopt the Regular Committee Meeting agenda of Wednesday, June 21, 2023.

CARRIED

**3. ADOPTION OF MINUTES**

Moved By D. Venter

Seconded By C. Doak

**That** Advisory Design Panel adopt the Regular Committee Meeting minutes of Wednesday, April 19, 2023.

CARRIED

#### 4. PRESENTATIONS AND DELEGATIONS

##### 4.1 Council Update

Updates were given by Councilor, J. Murl regarding past Council meeting that approved temporary use permits for four of the five proposed areas allocated for Cannabis retail zones. Cheakamus Lot 2 and 2b are now in construction phase, and Lot 5 will soon be coming to the Panel for review.

##### 4.2 File No. DP001936 – 2113 Nordic Drive *1<sup>st</sup> Review*

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

The applicant has submitted a development permit application to develop a new Hostel building and associated site improvements at 2113 Nordic Drive. The property is a previously developed site located in the Nordic neighbourhood. This property is subject to Development Permit Area Guidelines for Commercial / Industrial, Multi Family Residential, and Wildfire Protection (high risk).

Staff requests ADP to provide comments on the overall site layout, site circulation, and proposed landscaping as well as the building design, massing, colours, and materials.

J. Oprsal invited the applicant team, A. Terrett and T. Barratt to present the proposal and scope of work. The applicant team advised on the following:

Development Permit DP001936 proposes a three-level building with the office, laundry and indoor parking on the ground floor, eleven dormitories, common kitchen and gathering area, a large outdoor deck incorporating a sauna and hot tub on the main/second floor, and eleven more dormitories on the top/third floor. One barrier-free unit is provided on the main/second floor. Total sleeping accommodation for this proposal is forty-two single beds and six double beds contained in twenty-two dormitories.

Exterior materials include metal and wood siding, stone cladding, metal fascias, metal railings, torchon roofing with gravel cover. Total parking provided exceeds the minimum requirement with eight parking stalls contained in the garage and twenty outdoor surface stalls. The modern temporary design goes well with the location, and the materials fit in well to the natural landscape.

Landscaping requirements are minimal for the site. Light touch landscaping, deciduous planting. Building will not be highly visible from Nordic Drive, tucked away in the woods with most of the forestation still there.

The ADP asked a few clarification questions which were answered by A. Terrett and T. Barratt. The Chair asked for ADP comments on the site planning and circulation; building

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

#### Site Planning and Circulation:

1. ADP is supportive of how the building is situated on the site, done very nicely.
2. Suggest the addition of a covered walkway for access to the sauna.
3. Consider removing some of the parking spots, possibly in favor of pedestrian focus or planting near the building entrance that might improve the overall experience.
4. Consider clarifying the pedestrian route from parking to the building entrance with paint or pavers to indicate a safe place for pedestrians to stand outside the building entrance.

#### Building Massing, Form and Character

1. ADP is overall supportive of the building massing as well as all of the outdoor amenity space; attractive building.
2. Consider creating a 2-5% mono-slope to the roof to add more character to the main mass.
3. Concern with washrooms being the exterior element and bedrooms interior without window view. Consider prioritizing the exterior view for the bedrooms.

#### Materials, Colour and Detail

1. ADP is very supportive of the materials and colour palette; speaks to the site, celebration of materials.
2. Consider making the interior / exterior connection stronger with use of materials. Suggest carrying the cedar into some of the interior finishes to bring that theme through.
3. Consider a little more “punch / playfulness” in the accent colours.

#### Landscape

1. ADP is supportive of the hard and soft landscaping; fits very well with the site.
2. Consider more robust planting connecting with the forest edge and around the surface parking; diversity in planting list; and additional planting on level 2.
3. Recommend including exterior bike racks for short-term visitors.

#### Accessibility

1. ADP is generally supportive of the site accessibility.
2. Many of the panel members felt the access to the sauna should be covered or heated for improved accessibility.
3. The service ramp is visually dominant feature of the building. Consider adjusting slope to make fully accessible, or tone down the feature to give it less visual prominence.
4. Consider making dorm 111 accessible also.

**That** the Advisory Design Panel supports the proposal with consideration to their comments. ADP does not need to see this proposal this again.

CARRIED

## 5. OTHER BUSINESS

*There was none.*

**6. TERMINATION**

Moved By                    B. Martin

Seconded By                D. Venter

**That** the Advisory Design Panel terminate the Regular Committee Meeting of Wednesday, June 21, 2023.

CARRIED

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Chair, J. Oprsal

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Recording Secretary, O. Carroll