



WHISTLER

MINUTES

REGULAR MEETING OF THE ADVISORY DESIGN PANEL COMMITTEE

WEDNESDAY, MAY 18, 2022, STARTING AT 3:00 P.M.

Remote Meeting

Held via Zoom – Link available at www.whistler.ca/adp

PRESENT	Mtgs. YTD (2)
D. Jackson, Council Representative	2
H. Owens, Architect AIBC	2
T. Kloepfer, Architect AIBC	1
P. DuPont, MBCSLA	2
J. Oprsal, MBCSLA	2
M. Donaldson, Member at Large	2
M. Laidlaw, Manager of Development Planning, RMOW	2
B. McCrady, Planner, RMOW	1
J. Wynott, Recording Secretary, RMOW	2

REGRETS	
D. Venter, Architect AIBC	1
B. Martin, UDI	1
K. Lammie, Member at Large	0

GUESTS	
S. Leadbeater, GM Daisen Restaurants	
C. Kwok, Architect, Azurean Sculpture Architecture	
B. Murdoch, Architect AIBC, MBCSLA	
R. Velenosi	
D. Brownlie	

CALL TO ORDER

T. Kloepfer recognized The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lił'wat7úl, and the Squamish People, known in their language as Sk̓wx̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

ADOPTION OF AGENDA

Moved by P. DuPont

Seconded by H. Owens

That Advisory Design Panel Committee adopt the Regular Committee Agenda of Wednesday May 18, 2022.

CARRIED

ADOPTION OF MINUTES

Moved by P. DuPont
Seconded by J. Oprsal

That Advisory Design Panel Committee adopt the Open Committee Minutes of Wednesday, March 23, 2022 as circulated.

CARRIED

COUNCIL UPDATE

Councillor D. Jackson provided a Council Update.

- There is an open house at Cheakamus. 170 employees have purchased in the first building and there is anticipation for offers on the second building.
- An architect has been engaged to work on the lot 3 and the third phase planning.
- Council priority is to move these along before interest rates and construction costs increase.

PRESENTATIONS/DELEGATIONS

File No. DP001794
205-4000 Whistler
Way
1st Review

Brook McCrady, RMOW, introduced the Development Permit Application for a proposed patio for use by both Ohyama Ramen and Harajuku Izakaya restaurants and Fuji Market. The patio would be located on municipal property in front of the Cornerstone Building in the location of an existing landscape planter. Staff seek Panel's comments on the proposed design of the patio.

C. Kwok, Architect, advised on the following:

- The proposed patio is 20 square metres in areas and is of a simple design with surface of pavers and bounded by a railing designed to emulate the existing building railing.
- A 60 cm wide planter containing seven Hill's Yew is built-in along the inner rear length of the patio.
Lighting will be by an existing Municipal light pole in the centre of the patio that is fully shielded and directs light downward onto the patio.
- The patio is proposed to be full-service with a liquor licence April to September, and not operational during the winter.

Site Context and Landscaping

1. Panel sees this patio as an improvement to the existing space.
2. Panel suggests exploring additional planter boxes on the south parking lot side to soften the patio.
3. Panel suggests use of umbrellas for shading.

Materials, Colours and Details

4. Panel would like to see the architect explore matching the municipal guardrail on the side of the patio with the proposed guardrail to that it is complementary.

Accessibility

5. The Panel noted the patio is not accessible as it is mid-level, and questioned if the Building Code would allow that.

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

Moved by P. DuPont
Seconded by M. Donaldson

CARRIED

The applicant team left the meeting at 3:30 p.m.

B. Murdoch entered at 3:40 p.m.

D. Brownlie entered at 3:45 p.m.

File No. DP001848
2077 Garibaldi Way
1st Review

Melissa Laidlaw, RMOW staff, introduced the

Development Permit Application for a development consisting of 14 employee-restricted residential townhouse units contained in two seven-plex buildings and 6 market residential townhouse units contained in two triplex buildings.

This proposed development was previously reviewed by the ADP on June 2, 2021 under Rezoning Application RZ001144, wherein the ADP provided comments on the site planning, circulation, density, massing and the preliminary landscape plan for the proposed 20-unit townhouse development. At that meeting, the ADP was unanimous in their support of the rezoning/density proposal but recommended that the applicant work further on the unit articulation and massing of the seven unit buildings, interior end layouts, and site circulation related to the driveways of the market housing units.

B. Murdoch, architect, presented the proposal:

- The architectural form, colours and materials have evolved.
- The back to back unit layout allows for a more substantial planted area in front of the units.
- One looks at the roofscape as they drive down into the site, therefore the roofs are articulated.
- South side and north side of building have end windows.
- For the employee buildings, each unit is identifiable as a distinct unit. Two distinct outdoor areas with difference purpose and character.

R. Velenosi entered at 4:10 p.m.

Site Context and Landscaping

1. Panel noted that the improvements at the townhouse entries and the larger planting islands in front of the building improves the streetscape.

2. Panel commented that the landscaping is robust and friendly, but cautioned the use of paper birch beside a driveway.
3. Panel appreciated that there are two outdoor amenity spaces that residents can use, and support incorporation of the natural rock features into the play space.
4. Panel commented that there may be limited sun to the open amenity space, but recognized there are other nearby park areas to walk to.
5. Resolve grading at rear of employee townhouses.

Form and Character

1. Generally, Panel is pleased with the proposal, previous comments have been well addressed. The panel appreciated the having good drawings to review
2. Panel felt the scale and density has come together really well. The facade articulation and form has evolved nicely, with a clean rhythm.
3. The form and character is suitable and contemporary.

Materials, Colours and Details

1. Panel liked the nice combination of materials that respect wildfire guidelines, noting also that the materials match each other and reflect the contemporary vision for Whistler.
2. Panel felt the balconies are a little lean.
3. Panel suggested the rear elevation for the triplexes may be further articulated, with an opportunity to improve the bottom floor elevation like on the front.
4. Panel recommends a lighter colour for the roof to break up the two slopes and reduce the heat island effect.
5. Panel suggest roof overhands on all roofs would be beneficial for Whistler's climate.
6. The panel found the balconies were "tight – and would prefer more private outdoor space.
7. The panel requests that surface mounted vents and mechanical items be shown on exterior elevations and roof plan drawings.

That the Advisory Design Panel supports the proposal, and appreciates the high quality of proposal and design, and requests the applicant to work with staff to address the ADP comments. The Advisory Design Panel does not request to see the proposal again.

Moved by P. DuPont
Seconded by M. Donaldson

CARRIED

OTHER BUSINESS

- June 15 ADP meeting will be held in person. The meeting will include two site visits followed by lunch and an in person meeting at MYAC.

MOTION TO TERMINATE

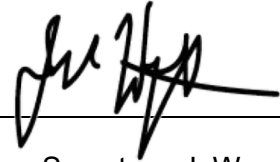
Moved by P. DuPont
Seconded by H. Owens

That the Advisory Design Panel Committee meeting of Wednesday, May 18, 2022 be terminated at 4:45 p.m.

CARRIED

A handwritten signature in cursive script, reading "Tony Kloepfer", positioned above a horizontal line.

Chair, T. Kloepfer

A handwritten signature in cursive script, reading "J. Wynott", positioned above a horizontal line.

Recording Secretary, J. Wynott