

WHISTLER

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL
COMMITTEE
WEDNESDAY, JUNE 15, 2022, STARTING AT 1:30 P.M.

Held at MYAC In Person

PRESENT	Mtgs. YTD (3)
D. Jackson, Council Representative	3
T. Kloepfer, Architect AIBC, Chair	2
H. Owens, Architect AIBC	3
P. DuPont, MBCSLA	3
J. Oprsal, MBCSLA	3
B. Martin, UDI	2
M. Donaldson, Member at Large	3
M. Laidlaw, Manager of Development Planning, RMOW	3
J. Wynott, Recording Secretary, RMOW	3
J. Gresley-Jones, General Manager, Resort Experience, RMOW	1
M. Kirkegaard, Director of Planning, RMOW	1
J. Chapman, Manager of Projects Planning, RMOW	1
T. Napier, Planner, RMOW	1
R. Licko, Planner, RMOW	1

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

GUESTS	
Doug Ramsay, RWA	
Cindy Brenneis, RWA	
Scott Romses, RWA	
Kim Perry, Perry and Associates	
Robert Toth, Beedie Living	
Brent Murdoch, Murdoch + Company	
Jane Song, AKA Architecture	
Anni Terrett, ATA Architectural Design Ltd	
Andrew Mitchell, Strata Manager - WRM	
Nicholas Waissbluth, Waissbluth Architecture Office Inc	

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 Lil'wat7úl, 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.

ADOPTION OF AGENDA

Moved by H. Owens
Seconded by P. Dupont

That Advisory Design Panel Committee adopt the Regular Committee Agenda of June 15, 2022.

CARRIED

ADOPTION OF MINUTES

Moved by P. DuPont
Seconded by M. Donaldson

That Advisory Design Committee adopt the Open Committee Minutes of Wednesday, May 18, 2022 as circulated.

CARRIED

COUNCIL UPDATE

The 4500 Northlands concepts were presented to Council on June 7, 2022.

PRESENTATIONS/DELEGATIONS

File No. RZ001173
4500 Northlands
1st Review

T. Napier introduced the project and reviewed Phase 1 and Phase 2 of the engagement process and reviewed the guiding principles for the site that were established in Phase 1.

D. Ramsay introduced the two design concepts for the rezoning and development of the site and discussed how they fit with the guiding principles. C. Brenneis then reviewed the design narrative and principles.

K. Perry then discussed the two concepts, *The Village Green* and *The Boulevard*. Existing covenants require 42 employee units, the remainder of the proposed units are intended as market housing with a Phase 1 covenant allowing nightly rentals.

The Committee had the following comments;

General Comments

1. The Panel appreciated the quality of the presentation.

2. The racket club needs to be addressed, specifically what is going to be done with the existing club.
3. A driving need in the community is employee housing (not just market housing). The more employee housing the site contains, the more support the applicants will gain from the community.

Site Planning and Circulation

1. The Panel appreciated the two designs and there is no consensus on preference of design, but generally, the less asphalt and more green space, the better. Other comments included: the non-vehicular open space in the middle seems very valuable, the boulevard truncates the site and is a road to nowhere.
2. Consider a winter indoor amenity to activate the site in all seasons, racquet club currently does this.
3. Amenities are key, also consider offsite amenities.
4. Encourage enhancing the protected wetlands conservation site and exploring a pedestrian link to it through the adjacent Montebello.
5. The connection to the water is appreciated, however applicants were encouraged to explore enhancing that feature so you can get a sense of where the water comes from and where it is going.
6. It was noted whether the public spaces are really public. Does the public use this space if they don't live there? Consider providing public space for the residents vs. tourists.
7. Noted concerns about the amount of commercial on the site; it would be disconnected from the Village and Village North and unlikely to be viable. Empty commercial space is not just a neutral it is a negative. The common area/plaza could be animated with a coffee shop or restaurant. There would be enough people onsite to validate that business.
8. The Panel acknowledged the challenges of connecting to the Village and through Montebello.

Building Massing, Form and Character

1. The Panel is open to the proposed 11-13 storey building heights.
2. The building form and vernacular should be driven by climate change / changes in future tourism / land use and not necessarily matching the existing Village; Embrace the potential to be bold with form and character

M. Kirkegaard entered at 2:20pm

D. Ramsay, C. Brenneis, S. Romses, K. Perry, R. Toth, T. Napier left at 2:50pm

B. Murdoch and J. Song entered at 2:50pm

File No. RZ001165
1400 & 1600 Mount
Fee Road
1st Review

A presentation of preliminary design concepts for developments on Lots 2 and 3 on the Cheakamus Crossing Phase 2 lands for review and preliminary comment.

Cheakamus Crossing Phase 2 Lot 2

B. Murdoch presented the site plan and designs for Lot 2 which includes two 3-storey apartment style buildings. He discussed the arrangement of the site, design considerations and floor plan layouts. Overall the buildings step down in scale from the core to the perimeter townhomes.

The Committee had the following comments;

Site Planning and Circulation

1. Residents can access the building through the underground parking, which is great in the winter.
2. Concern was raised regarding the number of stairs to access the front door of Building D.
3. Consider covering the outdoor ramp to reduce snow clearing requirements.
4. Incorporate renaturalization of the site

Building Massing, Form and Character

1. The Panel supported the design direction and appreciated the site visit to add further clarity to the project.
2. Setbacks allow for privacy from adjacent buildings.
3. Entry to building D parkade could use more attention and enhanced attractiveness.
4. The buildings do not tower over the open space.
5. Building massing works well with the grading of the site.
6. The Panel supported the overall scheme of Cheakamus Crossing Phase 2 progressing from higher density to lower density along Mount Fee Road.
7. The Panel felt that the scheme was consistent with the intent of zoning, previous ADP comments and Multi Family Guidelines.
8. Consider alternate unit options (ie shared kitchens) to promote affordability.

B. Murdoch left.

Cheakamus Crossing Phase 2 Lot 3

J. Song, AKA Architecture reviewed the site plan and designs for Lot 3 which comprises of townhouse buildings with exterior access corridors.

The Committee had the following comments;

Site Planning and Circulation

1. Consider opportunity for front courtyard to be a pedestrian plaza with pavers and firetruck access only (if fire access required), and visitor parking relocated to parkade to reduce surface parking.
2. Alternatively, consider opportunity to stack parking stalls off internal access road if hammerhead is not required.
3. The Panel supports how the rock is accentuated and commented that there is opportunity to expand on this between lots 2 and 3.
4. The Panel encourages a more formal connection from the site to the park otherwise the residents will establish one.

Building Massing, Form and Character

1. The building massing and density presented is generally improved over the previous design.
2. This type of building typology is supported by the Panel. It is good to have a variety of housing options available to the public.
3. Buildings in front fit into landscape, however consider diversification in height or colour to break up the massing.
4. The middle building seems tight to the other two buildings, investigate options to free up a bit by pushing and pulling so the buildings read as three separate buildings.
5. The setbacks and privacy to adjacent buildings is well done.
6. Cover will be needed for the exterior building stairs and walkways.

J. Song left at 3:45pm

N. Waissbluth, A. Terrett, A. Mitchell, R.Licko entered at 3:45pm

File No. DP1779
#204-2067 Lake
Placid Road
1st Review

R. Licko introduced the application for a proposal for a canopy at #204-2067 Lake Placid Road. The proposal is to cover the existing patio with a glass and steel canopy supported by a wood post and beam structure.

N. Waissbluth presented the design and discussed the structural and aesthetic components for the project.

The Committee had the following comments;

Site Planning and Circulation

1. The Panel supports a roof cover in this location, commenting that it's a good investment for year round use and to activate this edge.
2. The Panel commented that the two columns in the middle reduce circulation.
3. A snow study is required.

Materials, Colour and Detail

1. The wood colour would be better suited to match the trim colour of the building.

2. The Panel suggest to repaint the entire building to better complement with the darker and richer colours of the surrounding buildings.
3. The Panel expressed concerns with long term maintenance of the timber, and also commented that a wood veneer may age and look dull very quickly over solid wood.
4. The connection to the building is uncomfortable. Consider using a solid roof connection and start glass lower down for a cleaner transition.
5. It was recommended to show any proposed lighting and heating on the drawings.

Landscape – Hard and Soft

1. The Panel recommended a combination of deciduous and evergreen plants planted in two rows for the planters with built in irrigation.

Accessibility

1. The Panel supported that there was no door lip from the interior to the patio.

Moved by B. Martin
Seconded by P. Dupont

That the Advisory Design Panel supports the proposal and requests the applicant address the ADP comments respecting building materials, colour and detail and landscaping. The Advisory Design Panel does not request to see the proposal again.

N. Waissbluth left at 4:20pm

CARRIED

File No. DP001877
and DP001870
4305 Village Stroll
1st Review

R. Licko introduced the applications for 4305 Village Stroll. These two applications were submitted together and are intended to be completed together.

DP001877 proposes exterior repairs and repainting of the entire Snoland Condominiums building with a revised colour scheme. DP001870 is a proposal to renovate the interior and exterior of the former Ingrid's Deli in the Snoland Condominiums.

Note: The agenda item to enclose and refinish the garbage enclosure at the rear of the building was removed from the application after the ADP agenda was circulated.

A. Terrett presented an overview of the existing conditions and proposed improvements. The application includes a retractable canopy, refurbished patio, new windows and doors, and new signage. The new doors and windows will be trimmed in wood, with ceramic tile on the exterior wall beneath the windows. The soffit will be cedar. This proposal does not affect circulation in the covered walkway area between the unit from the patio. The canopy will match the new railing colour, Benjamin Moore White Down.

A. Mitchell presented the proposed building colour scheme. Benjamin Moore Tuscany Green will be used on trim and Benjamin Moore Creekside Green will be used on walls and anywhere other than trim.

The Committee had the following comments;

Materials, Colour and Detail

1. The Panel supports the proposed colour scheme.
2. The Panel would like to see consideration given to increased articulation in the proposed patio guardrail and replacing the existing red hand rail on the adjacent stairs to match the patio guardrail.
3. The Panel supported the proposed retractable canopy.

Moved by H. Owens
Seconded by M. Donaldson

That the Advisory Design Panel supports the proposals and requests the applicant address the ADP comments respecting the guardrail and handrail. The Advisory Design Panel does not request to see the proposal again.

CARRIED

M. Laidlaw left at 4:30pm
A. Terrett, A. Mitchell, R.Licko, J.Gresley-Jones left at 4:45pm

File No. 7733.03
RMOW Green
Building Policy
Update 2nd Review

J. Chapman, Manager, Projects Planning, provided an update regarding the Green Building Policy.

Staff previously presented the Green Building Policy to the Panel on March 23, 2022 and feedback was received. The Policy then went back for another round of consultation with industry and more feedback was received.

The Policy focuses on performance based measures versus prescriptive measures. The Panel previously recommended that a pilot project should be completed. Staff have piloted updated green building requirements on both the Cheakamus Crossing Phase 2 lands and the 4500 Northlands development. Further, staff note that this is not a new Policy, but an evolution of an existing Policy.

There will be a workshop with Council before the updated Policy is brought to Council for approval.

OTHER BUSINESS

There were no items of Other Business.

MOTION TO TERMINATE

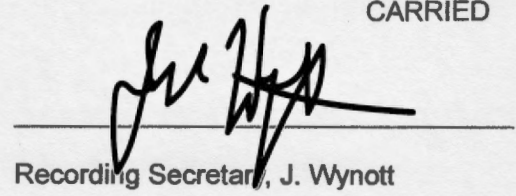
Moved by B. Martin
Seconded by P. DuPont

That the Advisory Design Panel Committee meeting of Wednesday, June 15, 2022 be terminated at 5:06 p.m.

CARRIED



Chair, T. Kloepfer



Recording Secretary, J. Wynott