



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 20, 2019 STARTING AT 12:20 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Architect AIBC, Peter Lang
Dale Mikkelsen, UDI
Member at Large, Pat Wotherspoon
AIBC Derek Flemming
AIBC Pablo Leppe
Councillor, Duane Jackson
Senior Planner, Roman Licko
Planning Analyst, Tracy Napier
Planning Analyst, Stephanie Johnson
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 20, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Dale Mikkelsen
Seconded by Peter Lang

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of October 16, 2019.

CARRIED

CARRIED

The applicant team left the meeting at 2:20 p.m.

RZ 1162/DP 1698
2nd Review
4802 Glacier Lane

The applicant team of Brent Murdoch, Jen Levitt, Murdoch and Co; Brian Good, Vail Resorts, entered the meeting at 2:30 p.m.

Robert Brennan, RMOW introduced the project. This project is returning to Design Panel in response to panel recommendations. The applicant has provided more finishing to the building and has added more detailing in terms of landscaping and added an elevator and is working on finalizing the ground floor as a mixture of dwelling units and employee service uses. Staff is looking for comments from panel on how the applicant responded to the recommendations made at the last meeting.

Brent advised on the following:

1. Fundamentally the building is the same. Form and Character is similar with a lot of the work that is been done today. Some updates with regard to materials and finishes to reflect the embellished finished and materiality. But it is a very modest building.
2. Discussions between staff and client had a lot to do with the operational aspects on how this building will fit in the complex.
3. Issues of parking, garbage access and access to the village and around the site and bit more fine tuning of reconfiguration with respect to landscape around the building.
4. Vegetation provides a fairly strong buffer between the ski runs and the campus of housing.
5. Public approach to the building across Glacier Drive is quite tucked in.
6. With respect to parking, we did an overview of all the parking on site and recognize that if this was a standalone project, we would be deficient a fair number of parking. We added a number of parking stalls where we could and optimize the layout and the hard surface with a bit of reconfiguration.
7. We relocated the garbage and recycling facility which was not efficiently used. We positioned that facility in a more central position on site. We felt that this is an improvement.
8. The parking issues is mostly dealt with through operational needs through bus services and shuttles and ride share programs to compensate for the additional housing.
9. With respect to the site plan at the last meeting, we had a fair bit of road that was taking out some vegetation at one end of the building and repositioning of the building to allow for some servicing to be a little bit more efficient.
10. In order to cut back on the overall footprint of the building, we are looking at a fairly subtle shift in the building positioning to maintain as much of the existing forest and reduction in grading of the rock wall around the corners of the building to minimize the impact to the existing site.

11. An elevator has been added to the building as a key attribute to the building code requirements. From an operational perspective, a fairly important feature. Little to no impact on unit count.
12. The ground floor has always been designated as flexible space in the overall scheme of the campus. Some of the units internally scaled and layout for people with mobility challenges.
13. The ground floor suites can also be used as a health and wellness space for those who require that service.
14. The remainder of the lower floor has always been left as open-ended and nimble for use by operations as a space for a casual beer and social hub for the campus.
15. The exterior of the space will serve as a gathering place in the warmer months. This is not a fussy landscape or detail planting plan simply because the nature of the building. It's a bit raw and therefore has to be robust.
16. The level of building performance will likely be on-par with everything else, which is better than a step two code.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel in general support of the project and noted the slight improvements in terms of context of the campus and existing buildings.
2. Panel asked that the applicant to reconsider the entrance to the common space and pay careful consideration to access of movement and clarity of movement.
3. Panel in agreement that the social space needs to be differentiated and that consideration should be given to the bedrooms on the ground floor in terms of better access to light, privacy and security.

Building Massing, Architecture Form and Character

1. Consider ground floor elevation with the undifferentiated concrete wall and provide more detailing in the form of horizontal lines.

Materials, Colours and lighting

1. Consider the amount of glazing on the windows on the ground elevation to provide better access to light and to make a more welcoming façade.

Hard and Soft Landscaping

1. Panel recommends that the applicant maintained as much green space as possible.

Moved by Peter Lang
Seconded by Pat Wotherspoon

That the Advisory Design Panel generally supports the project and encourages the applicant to work with staff to ensure attention is paid largely to the ground floor in regard to privacy and separation of ground level units, access to natural light, better clarify movement around the building (and recommended provision of eastside access), and better define public and gathering spaces through the building architecture and detailing.

OTHER BUSINESS

TERMINATION

Moved by Dale Mikkelsen
Seconded by Pablo Leppe.

That the ADP Committee Meeting of November 20, 2019 be terminated at
4:32 p.m.

CARRIED



CHAIR: Dale, Architect AIBC
NEWLY ELECTED CHAIR



SECRETARY: Roman Licko



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, JULY 17, 2019, STARTING AT 1:10 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
Dale Mikkelsen, UDI
Member at Large, Pat Wotherspoon
MBCSLA, Grant Brumpton
Councillor, Duane Jackson
Planning Director, Mike Kirkegaard
Planner, Robert Brennan
Planner, Roman Licko
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Pablo Leppe

That Advisory Design Panel adopt the Advisory Design Panel agenda of July 17, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Pablo Leppe

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of May 22, 2019.

CARRIED

are comfortable with the proposed modification in regard to required variances and the precedence this modification may set – but the panel notes they are not able to comment on landscape, protection of tree covenant, and new pool addition.

CARRIED

The applicant team left the meeting at 2:10 p.m.

The applicant team of Brent Murdoch, Jennifer Levitt; Brent Murdoch and Company, Nicole Baudisch, Sarah McCullough; Whistler Blackcomb entered the meeting at 2:12 p.m.

File No.
RZ 1162/DP 1698
4802 Glacier Lane

Robert Brennan, RMOW introduced the project. This is a preliminary application for Glacier 8. It is very similar in shape and form as the other buildings, but a bit larger. More details will be forthcoming on how the building will be visible from the street. They are taking advantage of an already cleared site. Staff is seeking preliminary panel input.

Brent Murdoch Commented on the following:

1. Glacier 8 staff housing project will provide housing for seasonal employees for Whistler Blackcomb Staff. The need has changed over the years and now we also see year round need for housing.
2. The building is very similar in shape and form as the other buildings.
3. We are pursuing rezoning and development for this project to be done and construction details will be defined as time comes.
4. We saw an opportunity to develop the attic space and increase the height of the building with the tall gable roof which will offer us variation and uses for other spaces, particularly social and common spaces.
5. There is a livability that can be added to the campus above and beyond just a bed.
6. These buildings were built close to twenty seven years ago with a very set floorplan and not a lot of variation between the buildings in terms of front and back common spaces, and the two bedroom configuration. This remains the need of the typical seasonal employee.
7. Architecturally it's a rubber stamp of what already exists with consideration of an elevator for practically.
8. The parking count over the entire campus is very light. To address the light parking, programs such as car rental company Zipcar and shuttle busses are encouraged.
9. There will be improvement to campus garbage and recycling facility – getting more streamlined.

Panel offers the following comments:

Site Context and Circulation, including accessibility

1. Panel in support of an elevator to facilitate circulation and accessibility and also day-to-day movement of supplies.

2. General support for the social spaces but ask that the applicant provide appropriate wayfinding/access to those spaces – make sure they are well announced and accessible to all residents. More of a “front-door” presence is needed.
3. Panel ask applicant to further consider parking, or at least have a proper parking needs analysis undertaken to ensure that this project will not require additional spaces – if additional spaces are needed, they should be identified within the current campus area through re-allocation of spaces (i.e. – old garbage area) or re-painting to smaller car spaces.

Building Massing, Architecture Form and Character

1. Panel in support of this project as housing is greatly needed.
2. Panel supports the scale of this project and the general architectural form and unit layout.
3. Panel would like to see a stronger ground-level presence and access to the social and common areas.

Materials, Colours and Lighting

1. The project is too early in design to speak specifically to this, however Panel noted that the colours and materials should be in the context of the existing campus, but the ground level should have some features that highlight the social and welcoming nature of the building.

Hard and Soft Landscaping

1. Panel ask that the applicant consider the overall landscaping for the entire campus and the operational functions of the campus – wayfinding, signage, garbage, parking, etc.
2. Panel ask that the applicant look at landscaping fronting the access road to minimize impact to naturalized areas and ensure privacy, and to enhance and provide outdoor social space.

*Moved by Julian Pattison
Second by Pat Wotherspoon*

That the Advisory Design Panel supports the preliminary plan for Glacier 8 inclusive of elevator and the general replication of the architectural form and unit layout, but would advise the applicant to consider carefully the location of outdoor social spaces, access and programming of indoor social spaces, overall wayfinding of the site, and consideration of parking needs.

CARRIED

The applicant team left the meeting at 3:10 p.m.

OTHER BUSINESS

TERMINATION

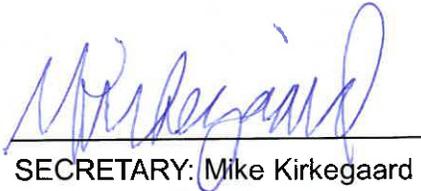
Moved by Pablo Leppe
Seconded by Julian Pattison

That the ADP Committee Meeting of July 17, 2019 be terminated at 3:20 p.m.

CARRIED



CHAIR: Dale Mikkelsen, UDI



SECRETARY: Mike Kirkegaard