

June 27, 2019

Robert Brennan, MCIP
Resort Municipality of Whistler
4325 Blackcomb Way, Whistler, BC

Design Rationale: Glacier 8 Staff Housing, Whistler, BC

The following summarizes how this project meets the need for additional housing and also meets the objectives/requirements of the OCP.

The proposed development satisfies the following Official Community Plan Objectives (Section 4.2)

- provides benefit to the community by providing employee housing
- the project will be serviced by existing Municipal water, sewer and fire protection services on site, pending review by a Civil Engineer.
- the project is accessible from the local road system
- a preliminary Environmental Review has been completed by Cascade (CERG) which found no constraints on development
- the proposed development will have minimal impact on views from adjacent properties

The proposed development satisfies the following objectives and criteria for evaluation of OCP and Zoning Amendments (4.13.7):

- infill development on a previously disturbed site
- responds to the need for resident/employee housing
- the proposed development compliments the existing form, character, development pattern, and existing uses on the site
- the site has largely been cleared and topography is relatively flat
- the proposed construction will meet current BCBC standards for energy efficiency, and materials will be chosen with durability and long term maintenance in mind
- the housing units will be for resident/staff housing as required by the Municipality
- the proposed development is located in close proximity to Whistler Village and consists of two bedroom units (preferred for seasonal staff)

A detailed description of the key aspects of the proposed development is as follows:

Employee Housing:

This infill housing project provides a significant increase in affordable housing for Vail Resorts/Whistler Blackcomb. With 60 units that could potentially house over 200 staff as well as provide much needed indoor and outdoor common space available to all residents.

Site Location/Neighbourhood:

The site sits within a dense “campus” style development of 7 existing buildings. The proposed building site itself is previously disturbed. It has largely cleared for an informal volleyball court and small BBQ patio, at the top of a forested slope. Some additional clearing of the existing forest/trees is expected, but will be minimized to the greatest extent possible. The proposed building site is flanked on two sides by adjacent buildings, a ski-out and a densely forested slope, and poses very little visual impact to adjacent residential developments on Glacier Lane. The proposed building has a similar relationship to the adjacent buildings and is consistent with the density/proximity of the existing buildings to each other.

Parking/Circulation:

The existing fire lane is proposed to be extended to the new building with a hammerhead/turn around for emergency vehicles and fire access. There is limited opportunity to increase parking across the entire complex, so management has a number of strategies to mitigate this issue. A free continuous shuttle service operates daily/nightly to the Village, car-share vehicles are provided on site, group bus trips are organized (i.e. to Squamish for groceries/errands), and seasonal staff is advised to not bring their cars for the season. With no additional parking proposed, there will be minimal impact on vehicular traffic.

Architectural Design/Form/Materials:

There are 7 existing, 4 story staff housing/apartment buildings on site. The proposed building will reflect a similar style/architecture to provide consistency within the development, while materials/construction would meet current building code standards. The scale of the building is consistent with the existing buildings on site, yet utilizes the high roof/attic space for an additional residential units. As the infill site is more topographic than that of adjacent buildings, a below grade level that daylights to one side is proposed. This space aids in mitigating the topography while providing a means for the entry to reflect a similar entry grade elevation to adjacent buildings. Setting the entry elevation at a grade that is proximate to the existing buildings establishes ground plane continuity while providing a space that could add function for the whole staff housing community. The building vernacular of staff housing relates strongly to significant pitched roofs, and the proposed infill takes both building and site design measures to consider snow dump with the use of canopies and consideration of dump zones. Building materials, finishes, and systems are proposed to be modest and durable modernization upgrades and the proposed palette would suggest a strong relationship with the existing sites neutral colors and textures.

Overall, the existing complex has a number of common indoor amenities such as lounges, laundry, bike/ski storage and a few multi-purpose rooms. Management of the Glacier Housing complex have expressed that these communal spaces allow them offer programming and improve the livability for the residents. The proposed building has similar communal/amenity areas as the existing buildings. The proposed ground floor (which is unprogrammed at this time) could potentially include additional mixed uses ranging from communal/amenity space to dwelling units. The programming is pending further review of resident and management needs. If additional amenity is provided, it is intended that this would be available to the entirety of the staff housing campus, thus taking pressure off existing individual building infrastructure, while providing a central community venue for staff housing.

The current site has very little programmed outdoor space, as most of the site is informal lawn, trees and asphalt paving. The proposed landscape amenities includes a large covered outdoor terrace, BBQ terraces, a lower gathering/seating area with fire pit and lawn/open space in order to provide useable outdoor space for residents and communal events.

Solid Waste Management:

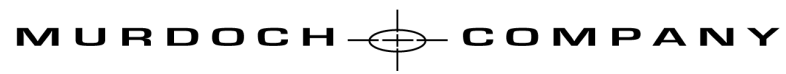
The current garbage/recycling area consists of large bins and a compactor in the parking lot at the entrance to the complex. Management would like to improve this by relocating the containers/bins and building an enclosure/building. They have spoken to Carney's/GFL about the practicality of the location and received a supportive response.

We look forward to reviewing this application in more detail with you at your convenience. Please let us know if you have any questions or require additional information.

Respectfully



Brent Murdoch MAIBC, BCSLA
Murdoch + Company Ltd



Cc: Kara Bowyer, Vail Resorts Management

**Applicant's Response to Nov. 20, 2019
ADP's comments**

Site Context and Circulation, including accessibility	
Panel in general support of the project and noted the slight improvements in terms of context of the campus and existing buildings	General site planning has remained the same with subtle improvements based on client and consultant input
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.	Main access remains the same but access to the rear terrace and egress has been adjusted to recognize code exit requirements and general desire lines to ski run and village. Improved snow management with better protection over the access / exit locations
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.	Lower elevation has been reconsidered and refined to reflect better quality detail. Larger glazing and direct access has been provided for lower floor suites. Use and programming has been refined based on client input
Building Massing, Architecture Form and Character	
Consider ground floor elevation with the undifferentiated concrete wall and provide more detailing in the form of horizontal lines	Additional detail has been provided with some additional windows / doors / material finishes and post / beam treatments
Materials, Colours and lighting	
Consider the amount of glazing on the windows on the ground elevation to provide better access to light and to make a more welcoming facade	Glazing and access has been improved to recognize the use / users and privacy screens and improved snow dump protection
Hard and Soft Landscaping	
Panel recommends that the applicant maintained as much green space as possible.	Landscape / site plan adjusted to suit servicing needs, existing vegetation has been maintained as best as possible, new plantings and enhancement to disturbed areas will be provided