

~~3. ADOPTION OF MINUTES~~

~~Moved By M. Darsevskis~~

~~Seconded By B. Martin~~

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

CARRIED

4. PRESENTATIONS AND DELEGATIONS

4.1 Council Update

Council awarded the construction tender for expansion of the annex building at 4325 Blackcomb Way, and J. Murl looks forward to hearing presentation and panel feedback.

4.2 **File No. DP001910 – 4325 Blackcomb Way** *1st Review*

J. Opsal invited RMOW Acting Manager of Development Planning, T. Napier to introduce the application. T. Napier explained the project as follows:

The applicant has submitted a development permit application for the proposed renovations and expansion of the annex building at the north end of municipal hall. The subject property is subject to development permit guidelines with respect to the Whistler Village and the Wildfire Protection (moderate) Development Permit Areas.

Staff requests ADP provide comments on the site planning, circulation, proposed building massing, architectural form and character, colours and materials, and landscape. Staff also recommend the removal of the proposed stairs on the east wall, and welcome feedback from the panel.

J. Opsal invited the applicant team, G. Piche and P. Streith to present the proposal and scope of work. The applicant team advised on the following:

Due to the need to provide additional space for the use of the RCMP, the RMOW is proposing to relocate a number of municipal staff that are currently occupying offices in the public safety building. To accommodate the increasing demand for space the RMOW is proposing an addition to the annex building at the north end of the main hall. Specifically, the proposal is to add a second storey to double the amount of office space available, and connect the second storey to the main hall via an elevated, enclosed walkway.

The proposed works include the placement of a new structure on the existing foundations, raising of the existing structure to be a new second storey, connecting the new second storey to the main hall building via a new bridge, and a convenience staircase at the east end of the building, adjacent to the parking area. The design carries over finishes and colours from the main hall building, and presents a cost-effective solution by adding new modules.

Landscaping is proposed throughout, to replace the existing landscaping that will be removed during the works. Sightlines are preserved for residents of adjacent Eagle Lodge building, and existing trees on that property are taller than the proposed addition and will continue to shield it from view.

The panel members asked several clarification questions about building step code, accessibility, stair placement, combustible construction, tree landscaping, etc. which were answered by the applicant team. The panel members provided the following comments on site planning and circulation; building massing, form and character; materials, colour and detail; landscape – hard and soft; and accessibility.

Site Planning and Circulation:

1. Generally unsupportive of site planning and circulation
2. Concern that the proposed building does not fit well into the space and location; nor does it add to the neighbourhood or the existing buildings
3. Circulation concern relates to accessibility of site, particularly location of accessible washrooms in relation to building; and ease of access via bridge and stairs for accessible users.
4. There is minimal space for landscaping.
5. Suggested need for improved wayfinding and signage around the building.

Building Massing, Form and Character

1. Generally unsupportive of the overall building massing, form, and character.
2. Suggested the form and character are not meeting the standard of what we are asking of the community and the construction community.
3. It appears the proposed building and the existing municipal hall building are not a coherent design, and suggested it appears to be inexpensive and provide desk space, but not a cohesive design
4. Suggest design needs to consider energy performance in line with building step code.

Materials, Colour and Detail

1. Suggested accent wall or public art display on east wall if stairs are removed, as this faces the street.

Landscape

1. Suggested green roof would help reduce interior summer temperature significantly.
2. Suggested that if stairs were removed, this would be an opportunity to retain trees, and/or plant new trees. Also, the existing outdoor space, picnic table area could be retained, and a covered seating area could be considered
3. Suggested that trees that are being proposed are shrubs size, and noted that they should be provided in tree size (2.5-3 metres).

Accessibility

1. Noted that accessibility is poor at the site.
2. Suggested opportunities to improve accessibility and meet higher standards should be considered, such as a covered, accessible connection at grade to improve connectivity in all weather conditions
3. Noted difficulty of getting from upper floor offices to the outside, or to lower floor
4. Noted unshaded southern exposure in upper floor, and suggested this will make it hot and uncomfortable, and difficult to work in that space

That the Advisory Design Panel **does not** support the proposal of DP001910, noting concerns that the building is not a good fit in the context and location, the lack of accessibility considerations, the lack of demonstrated energy efficiency, the need for improved wayfinding and signage, the limited opportunities for landscaping improvements, loss of outdoor seating, and the suggestion that this should seek to achieve a higher standard than proposed.

CARRIED

5. OTHER BUSINESS

There was none.

6. TERMINATION

Moved By G. Sung

Seconded By D. Venter

That the Advisory Design Panel terminate the Regular Committee Meeting of Wednesday, July 12, 2023.

CARRIED

Chair, J. Oprsal

Recording Secretary, O. Carroll