

ADOPTION OF MINUTES

Moved by P. DuPont
Seconded by B. Martin

That Advisory Design Panel adopt the Regular Committee Minutes of Wednesday, July 20, 2022 as circulated.

CARRIED

COUNCIL UPDATE:

RMOW Councillor, J. Murl introduced himself as the new Advisory Design Panel member representing municipal Council.

J. Murl informed that the RMOW Mayor and Council were just in a two day strategy session to bring forward a four year plan to present to public on many topics, including Housing.

J. Murl excused himself and left the meeting at 1:15 pm

PRESENTATIONS/DELEGATIONS

File: DP001902
5298 Alta Lake Rd.
1st Review

M. Laidlaw – introduced the proposal for 21 employee-restricted residential townhouse units, 11 market townhouse units, 11 tourism accommodation townhouse units and park development, including subdivision of lands for the development.

The proposal was previously reviewed by ADP in May, 2020 under RZ001157, a rezoning application in response to Council's private sector housing initiative.

The park plans are provided in the package for overall context, however once the lands are subdivided the form and character development permit area guidelines are not applicable to the parklands.

B. Murdoch presented an overview of the proposal and its evolution since May 2020.

- The architectural site planning and park plan/valley trail layout has been coordinated with the civil design, along with input from the environmental consultant.
- The site configuration is much the same in terms of position of the buildings to each other, there has been a subtle manipulation of buildings.
- The amenity area has been redesigned to fit better into the landscape.
- Grades have been adjusted and manipulated within a controlled area to preserve natural areas.

- The most substantial change is the dropping the road grade and the finished floor elevations of the market units to reduce the amount of fill and retaining, while maintaining townhouse unit entry at grade .
- Functional areas of garbage, recycling, mail and check-in are located near the entrance to the site. There are two separate garbage and recycling spaces, one for resident units and one for market townhouses.
- A designated pedestrian route connects from the existing sidewalk on Nita Lake Drive and through the site to access the park.
- In sections A and D, we are closer to the existing grades and section B and C we are quite high to accommodate the fire route and intersection grade requirements.
- Snow management and snow storage has been considered.
- Minimal coniferous tree planting to achieve wildfire protection guidelines.
- The resident townhouses step down the site for a conceptual consistency with the market townhouses in terms of roof lines.
- Building massing broken down with form, colour and materials, rooflines step down; shearing of the building massing aligns with the changing of the grade. Flat roofs for snow management.
- The resident townhome building have 3 central units which have their own garage, are 3 stories and larger in square footage, then step down to 2-stories on the ends of the buildings with smaller stacked 2-bedroom units. Individual storage for bikes and skis in front of each unit.
- The market units are configured with a large garage with parking in front in a tandem configuration. Subtle exterior material differences between market and employee units with market having a little richer material palette – post and beam, for refined and crafted detailing, use of stone.
- Building colour is intentionally darker to recede into the forest. Materials are durable to help reduce maintenance and are consistent with materials used through the community.
- The units are not designed to an accessible standard, but the site is fully accessible.
- The landscape plan is a simple planting plan to assist and resolve transition in grade in addition to pocket planting between buildings and at entrance of buildings.

The Committee had the following comments:

Site planning and circulation

1. The Panel commented that the site planning is well done and that the presentation was very clear.
2. It was felt that usability and livability of units would be greater if more visitor parking were provided.
3. 1.5 m walkway material should be designated in some way, and useable year-round as it is significant due to its connection to the park.

4. Explore another connection point to the valley trail from the southeast of the site.

Building massing, form and character

1. The Panel supports the proposal with very good form, character and massing.
2. There is good continuity between the employee and market housing.
3. The architect did a good job of breaking up of the building massing.
4. Further investigate some variation in units to suit grades better so that less fill is needed, could be achieved by stepping individual unit floor elevations and rooflines.
5. One Panel member suggested the garbage building would be more usable if the two solid waste storage spaces were amalgamated within the building.

Materials, colours and details

1. The Panel suggested to provide additional variation in colour schemes between building blocks.

Landscape

1. Ensure tree planting or existing trees provide an adequate buffer between the Valley Trail and the built structures (retaining wall and townhouses).
2. Consider thinning some trees on the south end to open up sun to the pool.
3. The area of disturbance should be calculated and clearly delineated on the plans.
4. Ensure planting of the disturbed area at the base of the large retaining wall to include buffer between the park as well as the Valley Trail and the built structures (rockstack and large buildings).

Moved by P. DuPont

Seconded by D. Venter

That the Advisory Design Panel supports this proposal and requests the applicant address ADP's detailed comments with staff. ADP does not request to see the proposal again.

CARRIED

B. Murdoch thanked the ADP and applicant team left the meeting at 2:25 pm

OTHER BUSINESS

M. Laidlaw recognized the ADP members whose terms are ending on December 31, 2022: T. Kloepfer, H. Owens, P. DuPont, and K. Lammie. M. Laidlaw thanked all members for their time on this very important committee