



**REGULAR MEETING OF
ADVISORY DESIGN PANEL COMMITTEE
MINUTES**

Wednesday, March 20, 2024 at 4:00 to 5:00 p.m.
Remote Meeting via Zoom
For information on how to participate:
<http://www.whistler.ca/advisory-design-panel>

PRESENT	Mtgs. YTD (2)
D. Skalski, Architect AIBC - Chair	2
M. Donaldson, Public Member – Co-Chair	2
C. Inglis, Architect AIBC	1
J. Oprsal, MBCSLA	2
C. Comberbach, UDI	2
J. Murl, RMOW Councilor	2
M. Urbani, Interim Recording Secretary RMOW	2
ABSENT	
C. Doak, MBCSLA	1
G. Sung, Architect AIBC	1
M. Barsevskis, Member at Large	1
M. Laidlaw, Director of Planning, RMOW	1

GUESTS	
L. Renaud-Tremblay, Planner RMOW	
J. Chapman, Acting Director of Planning, RMOW	
D. Maguire, Architect AIBC	
T. Barratt, Tom Barratt Ltd Landcape Architects	
B. Lee, MGH Consulting Inc.	

1. CALL TO ORDER

D. Skalski recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Líl'wat People, known in their language as Líl'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.

2. ADOPTION OF AGENDA

Moved By C. Comberbach

Seconded By C. Inglis

That ADP Committee adopt the Regular Committee meeting agenda of March 20, 2024.

CARRIED

3. ADOPTION OF MINUTES

Moved By J. Oprsal

Seconded By C. Comberbach

That ADP Committee adopt the Regular Committee meeting minutes of February 21, 2024.

CARRIED

4. COUNCIL UPDATE

J. Murl provided a Council update, Vulnerable Needs report was presented; a DP permit for a 3 car garage was presented at Council with a unique solution for an interesting problem.

5. PRESENTATIONS AND DELEGATIONS

5.1 DP001953: 4573 CHATEAU BOULEVARD – 1st Review

L. Renaud-Tremblay introduced the proposal replace the Porte Coche, zoned CC4, located in the village, proposal brought forward as there is significant change to a public area.

The Architect, D. Maguire presented and provided rationale for the request to the project, as follows:

The roof is being redone, the existing courtyard has rot, the beams are rotten. The peak roofing is dark, full of timber, and it is all rotten; owners are eager to get rid of. Redoing the planters, walkway in the back, applying for right now is just for the Porte Coche. Four big beams, with trusses on top and with a flat roof, there is a manufactured skylight in the centre. Lighter, more elegant looking than before, adds to the look of the building. Pot lights around the edges, hanging down lights, thinking of a light show (have not designed yet). The skylight is a steel structure with aluminum with glazing units on top of it.

T. Barratt, Landscape Architect, provided an overview as follows:

The trees are hazardous, right up against the concrete and the posts, they are not tenable to keep. The roof overhang of the new Porte Coche, it is completely unsuitable for any tree. The plant that is being proposed, a native plant. A shrub that turns into a quasi-tree; we are restricted. Streetscape in the image is good for 5 years.

Simple landscape plan. Current landscape is well maintained.

The Chair asked for ADP comments on the following: site planning and circulation; building massing form and character; materials colour and detail; landscape, both hard and soft; accessibility and mobility as requested by staff.

The Panel offered comments as follows:

Building massing, form and character:

1. Pertaining to the overhang, given the fact that the structure is to change and be replaced, it is time to think of the landscape, the proposed shrubs, the overhang will prevent the maturity of the landscape, shrinking the overhang will provide healthy landscape.
2. Beautiful addition to building, draw some attention
3. The proposal makes sense, improvement, snow concerns that Whistler has
4. The potential opportunity for the width of the aluminium glazing be wider than 3ft
5. The massing is appropriate and is an improvement on the existing design

Materials and Colours

1. It is generally consistent what is currently there.
2. Up and down lights, the up lights, recommend go on to a timer, so not to blind the units directly to the Porte Coche. After 10pm the up lights get dimmed or turned off

Landscaping

1. Not quite sure whether the third tree needs to go at this stage, maybe it should be reworked with the rest of the streetscape.
2. Removal of two trees, supported, but would encourage to protect and retain the third tree from the NW.
3. Removing the two existing trees, impossible to retain the existing landscape, the notes on drawings need to change. Re and re all the landscape and irrigation system
4. Between the two trees, pedestrian area where people come straight out from the Porte Coche, encourage to add structural growing medium so that future trees will have enough growing medium.
5. The growing medium strip, understands the rationale for moving the two trees.

The Chair summarized the comments, and the committee supported the following resolution:

That the Advisory Design Panel supports the general direction of the proposal but requests more information to address Panel comments. The Advisory Design Panel requests to not see the proposal again.

Moved By C. Comberbach

Seconded By M. Donaldson

CARRIED

6. OTHER BUSINESS

6.1 Update on Development Proposals

The Advisory Design Panel Terms of Reference identify that the Director of Planning would provide updates to the Panel on development proposals approved/issued subsequent to Panel review.

1. New employee restricted housing at 1475 Cheakamus Rd, Phase II, received zoning amendment adoption at Council, also authorized development permit, 104 units of affordable rental housing in two 4 storey buildings; construction has commenced this week

7. **TERMINATION**

Moved By C. Inglis

Seconded By J. Oprsal

That the Advisory Design Panel Committee terminate the Regular Committee Meeting of March 20, 2024.

CARRIED



Chair, D. Skalski

C. Van Leeuwen

Signed on behalf of Interim Recording Secretary,
M. Urbani