

3. Fred supported that idea so we moved forward with writing the report based on an asphalt shingle roof.
4. We are here to answer questions about why the asphalt roof works better than the metal roof on this project.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel is in support of the asphalt roof as safety is the overriding factor.
2. Panel ask applicant to consider the colour black, but is aware that black may not be available from all manufacturer in all styles and all levels of quality.
3. Panel ask that the applicant provide a sample board for review at the appropriate time.

Moved by Peter Lang
Seconded by Pablo Leppe

That the Advisory Design Panel supports the change to the roofing material to asphalt shingle. Panel would like to review sample at the next meeting if possible, but the applicants do not need to return.

CARRIED

The applicant team left the meeting at 1:23 pm.

The applicant team of Brent Murdoch, Jen Levitt, Murdoch and Company; Megan Kines, Whistler Sports Legacies entered the meeting at 1:30 p.m.

RZ 1147
1315 Cloudburst Drive
2nd review

Amica Antonelli, Planner RMOW introduced the project. This is the second time this project is being review by the panel. Seeking panel comments specifically on the climbing wall and also on the program around the street frontage.

Brent Murdoch Commented on the following:

1. At last panel meeting we discussed potential for a second building on the site, however that component is no longer part of the development proposal.
2. The massing of the building has generally remained the same, a single building three- and four-stories in height. Subtle changes have been made to the design, pulling the buildings apart to address previous concerns.
3. The building is associated with the high performance athletes building, so pedestrian access at the rear of the building is provided.
4. The middle of the building serves as the lounge and foyer, and provides a strong connection to outside.
5. The ground floor patios now have a bit more private with stronger separation from the public areas.

6. There was a small adjustment to the parking layout to maximize parking underground. Parking spots in the front of the building will remain, with additional parking on the street.
7. Landscape – Refinement in planting and better with organization. Some of the spaces are more formalized in terms of how they will be used.
8. Building facade is fundamentally the same in terms of balcony, with introduction of color for more animation and in keeping with the design guidelines.

Site Context and Circulation, including accessibility

1. Site circulation improvement is well received by panel.
2. Panel supports climbing wall but cites safety and liability concerns and ask applicant to take measures to alleviate potential issues.
3. Consider providing more connectivity and viewing to the climbing wall.

Building Massing, Architecture Form and Character

1. Consider fine tuning the pitch points between the form of the roof and L-Shaped over the balcony.

Materials, Colours and lighting

1. Panel in agreement with the colour scheme.
2. Consider fence and rubberize surface around the climbing wall to address safety concerns.

Hard and Soft Landscaping

1. Panel in support of articulation.
2. Consider more planting and green space on the north side.
3. Create a presence with the main entrance – Consider opening up that entrance a bit more.
4. Green roof over parkade is supported, but panel ask the applicant to carefully consider the type of plant species, given the pedestrian access to the area.

Moved by Peter Lang
Seconded by Pablo Leppe

That the Advisory Design Panel supports revised scheme with the following comments to be addressed through processing of application: Consideration of liability and safety issue around the climbing wall, consider moving the bike parking to provide better viewing of the climbing wall, pay attention to the type of plantings on the green roof over the parkade given the pedestrian access to this area. The main entrance requires further consideration with regards to landscaping and creating more of a presence. Fine tuning pinch points on west side of the roof is needed.

CARRIED

The applicant team left the meeting 2:10 pm

July 16 2019

ATTN: Amica Antonelli, Planner
The Resort Municipality of Whistler
4395 Blackcomb Way, Whistler, BC

RE: Response to RMOW/ADP Comments RZ001147 - 1315 CLOUDBURST DR

Amica,

We have reviewed the staff and ADP comments from the May 22, 2019 Design Panel (received July 2 by email). Please see the following response describing how these comments were addressed (**Murdoch + Company's response in bold red**):

Site Context and Circulation, including accessibility

1. Site circulation improvement is well received by panel. **Complete, no further action.**
2. Panel supports climbing wall but cites safety and liability concerns and ask applicant to take measures to alleviate potential issues. **Will review liability/safety concerns with WSL.**
3. Consider more connectivity to the climbing wall. **The front entrance has been reconfigured to include rubber surfacing, the bike racks have been relocated, possible fencing and seating near the climbing wall has been illustrated – pending further review of safety requirements.**

Building Massing, Architecture Form and Character

1. Consider fine tuning the pitch points between the form of the roof and L-Shaped over the balcony. **The pinch point adjustment will happen through design development and creation of detail assemblies which requires input from several other consultants not currently hired (i.e. Structural, Snow Engineering).**

Materials, Colours and lighting

1. Panel in agreement with the colour scheme. **Complete, no further action.**
2. Consider fence and rubberize surface around the climbing wall to address safety concerns. **The front entrance has been reconfigured to include rubber surfacing, the bike racks have been relocated, possible fencing and seating near the climbing wall has been illustrated – pending further review of safety requirements.**

Hard and Soft Landscaping

1. Panel in support of articulation. **Complete, no further action.**
2. Consider more planting and green space on the north side. **The landscape planting areas to the North (along the knoll) have been expanded and the lawn area reduced.**
3. Create a presence with the main entrance – Consider opening up that entrance a bit more. **The front entrance has been reconfigured to include steps up directly up to the entry terrace in addition to adjacent accessible walkway. The bike racks have been relocated to open up the space at the base of the climbing wall – possible fencing and seating have been illustrated, pending further review of safety requirements.**
4. Green roof over parkade is supported, but panel ask the applicant to carefully consider the type of plant species, given the pedestrian access to the area. **Agreed, we will carefully select the product and plant selection that are most appropriate to this application.**

I trust that our response and amended drawings addresses Staff and ADP comments/concerns. Please let us know if you require any further information.

Respectfully



Brent Murdoch MAIBC, BCSLA
Murdoch + Company Ltd
Ec: Roger Soane, Meghan Kines – Whistler Sport Legacies