



May 02 2019

Amica Antonelli, Planner

Resort Municipality of Whistler
4325 Blackcomb Way, Whistler, BC

Re: Green Building Rationale - WSL, 1315 Cloudburst, Whistler, BC

Amica,

The Whistler Sport Legacies Project has been composed and articulated to respond to the Cheakamus Crossing Design Guidelines, the overarching community green building strategies and developed in a balanced manner to fit the new reality of affordability and high performance durability. As affordable housing increasingly becomes a larger issue regionally we need to be very strategic with how we execute the projects in a sensible, comprehensive manner and focus on the resolution across all projects types and scales.

Site and Context

The most significant aspect to the development of the project is that it has been designed in accordance with a highly developed neighborhood concept plan, and follows through with the high level planning set out for the subject parcel. Unlike many of the other parcels which have been developed prior to the WSL site, the building arrangement reflects a strong sense of the immediate landscape and has been organized so that the natural characteristics of the knoll can be maintained and not dismissed. A large majority of the site had been previously disturbed and the footprint of the project traces those disturbed areas with minimal impact on the native landscape areas which still remain. The building is adjacent a highly developed park and has been developed to fit into overall community neighborhood concept with strong connections to the existing trail and path network but in contrast offers a more passive landscape response to the active programming occurring across the street.

Architectural Design

The scale of the building is consistent with other recently approved neighbourhood projects. (see the attached schedule) Some effort has been made to scale the buildings to an effective project size that has efficiency without being out of scale with the neighbourhood. With no parcel specific design guidelines unlike some of the neighbourhood centre buildings we have made our best interpretation for what we feel is appropriate by extrapolating the main design guidelines from the first phase of Cheakamus Crossing for their use in the next phase. Unlike many of the earlier parcels the new reality of affordability, durability and building performance have pushed the client group to grapple with fiscal responsibility under the necessities of building codes and municipal bylaws. Building materials and finishes will be a modern interpretation of the coast mountain architectural vernacular with low slope roofs, durable materials, high performance building systems and colors that suggest and strong relationship to site with subdued colors and textures.

Although the project has targeted many of the RMOW green building policies we have also had to deal with negative impacts associated with requests for greater parking requirements than outlined in the bylaw.

Green Building Strategies provided (from RMOW Green Building Policy);

Site / Landscape

- site selection of a previous developed site, close to existing infrastructure
- protection of native trees and vegetation, minimize erosion
- absorb and detain stormwater in landscape features
- selection of drought tolerant plants and well suited micro climate conditions

Energy

- Step code 2 code target (well above basic energuide 78 set out in original Green Building Policy)
- Distinct energy system use
- Minimize ACH, high insulation, high performance building assemblies

Water

- common laundry areas
- storm water retention
- minimal irrigation
- rainwater / snowmelt collection

Materials

- use of modular building strategies
- engineered products, efficient use of materials, balance affordable building systems w/ performance
- locally sourced products, durable products, compact unit layouts

Waste

- building on former dump site / disturbed site
- modular / pre package building systems
- on site recycling and waste reduction

Indoor Environment

- provide HRVs
- hard durable flooring and finishes
- low ACH per building

Landscape Design

Some site disturbance is expected to scribe buildings to existing contours and balance site excavation with some recontouring for efficient execution of the project within the larger parcel. Landscape materials and products will all be selected to fit the native environment with an emphasis on durability and performance and minimize the need for highly maintenance. Site challenges include a significant amount of the site is built out over a suspended slab, therefore low landscape "trays" have been employed to have high aesthetic value and functionality for storm water management. Larger areas within the site are used for higher volume stormwater management, and more substantial plantings. Remaining spaces are designed for some active programming and more intimate passive use in contrast to the high programming associated with sport areas in the neighborhood.

Respectfully



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