

~~That the Advisory Design Panel request the applicant to consider Panel's comments and would like to see this project return for further review.~~

~~CARRIED.~~

The applicant team left the meeting.

Roman Licko, Planning Technician, entered the meeting.

**Retaining Walls /
Building Heights
1st Review
File No. RZ1065**

Roman presented draft Zoning Amendment Bylaw (Retaining Wall Amendments) No. 2033, 2013. The proposed amendment will:

1. Increase the maximum allowable height of all landscape features in building setback areas from 0.6 meters to 1.0 meters.
2. Differentiate retaining (and decorative) walls from other landscape features by allowing them to be 1.5 meters high. In the case of a large elevation change, multiple walls can be constructed in a setback area provided they are horizontally separated by 1.5 meters. This would allow an opportunity for soft landscaping between walls.
3. Allow for a zero setback for side and rear yards to enable adjacent property owners to connect their retaining systems.
4. Require a 2.0 m setback from parcel lines that abut a road, to allow for storage of snow plowed from the road.
5. Allow walls in the CD-1 Zone (Rainbow) to be 2.0 meters high in recognition of the challenges in this neighbourhood posed by the smaller parcel sizes and steeper topography.

Panel offers the following comments.

1. Some panel members voiced concern regarding the 0 metre setback and its impact on neighbours.

Moved by Chris Wetaski
Seconded by Pawel

That the Advisory Design Panel supports the draft zoning amendment bylaw.

CARRIED.

Roman presented draft Zoning Amendment Bylaw (Calculation of Height) No. 2034, 2013. The proposed amendment will:

1. Change the method of calculating a height relaxation for downhill sloping to the lots to the difference between the road elevation and grade elevation at the rear of a building to a maximum of 3.0 metres.
2. A simpler and more practical solution; beneficial for streetscape as house doesn't appear taller from the street view.
3. Still maintains maximum 3 metre height relaxation.

Moved by Dennis Maguire
Seconded by Dale Mikkelsen

That the Advisory Design Panel supports the draft bylaw as presented.

CARRIED.

**Panel Membership
2014**

All members in attendance confirmed desire to continue for 2014 term. ADP Secretary to speak with AIBC as their term is maximum 2 years, while Whistler ADP Terms of Reference permit up to 3 years.

NEW BUSINESS

**Gross Floor Area
Exclusions Bylaw**

A panel member commented that this bylaw (Bylaw 1992) was never presented to ADP. Staff responded that this bylaw was reviewed by a specific Council task force instead.

ADJOURNMENT

Moved by Tom Bunting

That Advisory Design Panel adjourn the November 20, 2013 committee meeting at 4:37 p.m.

CARRIED.

Chair: Tom Bunting

Secretary: Melissa Laidlaw