



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, AUGUST 19, 2020, STARTING AT 12:03 P.M.**

Via Teleconference Zoom

PRESENT:

Member at Large, Pat Wotherspoon
Architect AIBC, John Saliken
Architect AIBC, Derek Fleming
MBCSLA , Paul DuPont
Member at Large, Kerr Lammie
UDI, Brian Martin
Councillor, Duane Jackson
Planner, Stephanie Johnson
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Peter Lang
MBCSLA , Grant Brumpton

ADOPTION OF AGENDA

Moved by John Saliken
Seconded by Derek Fleming

That Advisory Design Panel adopt the Regular Advisory Design Panel
agenda of July 15, 2020.

CARRIED

ADOPTION OF MINUTES

Moved by Derek Fleming
Seconded by Kerr Lammie

That Advisory Design Panel adopt the Regular Advisory Design Panel
minutes of May 6, 2020 as amended.

CARRIED

COUNCIL UPDATE

Councillor Jackson provided an update on current topics before Council.
Since the completion of the OCP, there is renewed interest in creative ideas
for Council to consider different sites for housing. This is encouraging since
previously there was interest but not a path forward.

Council believes that the housing problem has not gone away as a result of Covid-19 and that housing will remain a challenge for the community. We are now seeing rental that may have been occupied by employees being rented to people from the lower mainland. We are now experiencing a different type of rental market.

PRESENTATIONS/DELEGATIONS

RZ 1144
2nd Review
2077 Garibaldi Way

The applicant Brent Murdoch of Murdoch and Company, entered the meeting at 12:15 p.m.

Roman Licko, RMOW Planner, introduced the project. This application, for private sector employee housing, was originally reviewed by Panel in 2017. At that time 74 units were proposed. Now, the scheme has been reduced to 20 units arranged in four buildings, including two seven-plexes for employees, and two tri-plexes as the private market component.

Staff is looking for comments from ADP on site planning circulation, density, massing and the preliminary landscape.

Brent Murdoch advised on the following.

1. The site is in a neighborhood with a mixture of multiple and single family residential.
2. From a contextual and topography standpoint, the current proposal is not unusual to its surroundings.
3. Access to the site is off Garibaldi Way and a single family property was purchased to provide access.
4. Hwy. 99 is to the northwest, Garibaldi Way is to the east and Aspen Drive is to the south.
5. Recognizing the shortage of employee housing, we initially came forward with a proposal with a much greater density to help and since then the proposal had gone through ADP, public consultation and staff review.
6. The site is a disturbed area and adjacent Hwy. 99 is a substantial 20 metre setback which is a no-go area for structures. This area is seen as a passive landscape.
7. The employee buildings immediately behind this setback consist of two, seven-unit, three storey townhouse buildings. Units are approximately 1300 to 1500 square feet. We are trying to create some variety but these are essentially units with garages on the lower floor and living space above.
8. The two buildings behind the employee component are two, three-unit, three storey private market townhouse buildings, each unit being approximately 1800 square feet. They too have garages on the lower floor with living space above.
9. One of the site issues is access because the site drops a fair bit from Garibaldi Way. We are trying to create an acceptable grade for fire trucks and accommodate on-site turnarounds so as not to rely on other streets.

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10. We are working mostly to the existing grade with some subtle feathering to fit into the rear and the sharp ends of the site at the south western tip.
11. The buildings are slab on grade without a lot of topographical change, which will provide easy access to parking.
12. Part of the discussion with staff is defining programmed and unprogrammed open spaces around the buildings. Of particular importance is the large open space and vehicular circulation between the employee and private market components. As well, the neighborhood wants a reasonable amount of buffering around them.
13. The architecture is somewhat undefined in terms of rooflines at this point and is meeting current BC step code 3.
14. The intent is to have jogs in the buildings so that the roof massing can create some architectural interest and avoid a long building that is too aggressive.
15. The intent with the access off Garibaldi Way and the single family homes that frame the street and entrance, is retain all the trees in that area. As well, there is mature landscaping on Aspen Drive and we hope to maintain that.
16. There is very little recognition of the site from the highway and any of the clearing that has already occurred. There was some small scale planting done a number of years ago and this will be retained as it is all within that 20 metre buffer.
17. There will likely be some variation in material between the employee and private market townhouses in terms of fit and finish, but the intent is not to create the perception of luxury townhomes.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel noted that the proposal achieves an efficient layout given the difficult shape of the site. However, Panel agreed that open space and programmed space is important to this project and asks that the applicant address the lack of useable space.
2. Consider the South East area behind the market units as a location for a play area or useable space for the residents. Provide better definition to this space.
3. Panel is concerned about vehicle access on the site and how vehicles move between the open space and building modules.
4. Panel asks the applicant to consider the livability of the employee units and provisions for aging in place and accessibility.

Building Massing, Architecture Form and Character

1. Panel generally supports the massing and notes that more information is required to understand the relationship between livability, architecture, and roof forms.
2. Panel supports the current density and building layout and agrees that it is appropriate for this site, particularly given that the previous proposal suggested greater density.

Hard and Soft Landscaping

1. Panel supports the proposal for the naturalized landscape and retention of the existing vegetation and screening.
2. Panel asks the applicant to consider more open green space and lawn with minimal planting.

Moved by Paul DuPont
Seconded by Derek Fleming

That the Advisory Design Panel supports the current proposal at 2077 Garibaldi Way and recommends that the applicant work with staff to further refine the form of development with respect to massing, roof forms and architectural detailing, providing and programming useable onsite space, addressing the livability of the employee units, and that the proposal return to panel for further review of detailed design.


CARRIED

The applicant team left the meeting 1:00 p.m.

Moved by Derek Fleming
Seconded by Brain Martin

That the ADP Committee Meeting of August 24, 2020 be terminated at 1:03 p.m.

CARRIED



CHAIR: Pat Wotherspoon, Member at Large

SECRETARY: Mike Kirekgaard