



WHISTLER

MINUTES	REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, June 2, 2021, STARTING AT 1:30 P.M.
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Remote Meeting Held Via Zoom

PRESENT:	Mtgs. YTD (3)
MBCSLA, Co Chair P. Dupont	3
Architect AIBC, H. Owens	3
Architect AIBC, T. Kloepfer	3
Member at Large, K. Lammie	3
MBCSLA, G. Brumpton	2
UDI, B. Martin	3
Councilor, D. Jackson	3
RMOW Manager of Development Planning, M. Laidlaw	3
Secretary, C. Thomas	1
ABSENT WITH APOLOGIES:	
Architect AIBC, Chair, J. Saliken	2

1.30 PM

ADOPTION OF AGENDA

Moved by G. Brumpton
Seconded by H. Owens

That Advisory Design Panel adopt the Regular Committee Agenda of June 2, 2021

ADOPTION OF MINUTES

Moved by T.Kloepfer
Seconded by B.Martin

That Advisory Design Panel adopt the Regular Committee Minutes of April 21, 2021

COUNCIL UPDATE

Councilor Jackson advised that Council has adopted the new Terms of Reference for the ADP with full support of staff's recommendations. Due to the recent RMOW cyber security incident, there has not been any further business.

File No.
RZ1171, DP1784
& DP1786

1st Review

4005 Whistler
Way

RMOW Planning Analyst Clancy Sloan, Architect Paul Kwasnicky, Applicant Daria Sheina and Applicant Marc Bricault joined the meeting at 1.39 PM.

Clancy introduced three separate applications for the restaurant building at 4005 Whistler Way. The first is a rezoning application RZ1171 to increase the GFA by 379m² to facilitate staff and operational amenities on the upper level and for the addition of a ground floor storage and waste management area. DP1784 is an application to alter the existing "Patio A" on the western side of the restaurant and DP1786 is for the redevelopment of "Patio B" on the north eastern side.

Staff seek Panel's comments on the proposed ground floor extension and the design of these two patios.

Marc Bricault advised on the following:

DP1784 - Patio A:

1. An existing fireplace will be removed and existing concrete bench will be modified and extended slightly with wooden slats.
2. Existing heaters will be replaced with more efficient gas heaters that will not increase the total gas load.
3. Existing trellis will be refurbished and new retractable navy blue awnings will be added. There will also be a gate through to the front of the building.
4. The existing double door will be filled in and changed to a single door with matching stain color and round windows/ style and finish to match the updated main entrance at the front of the building issued under a separate Development Permit.
5. New planting will be added to the east and south sides of the patio to shield the patio from noise from and views to Highway 99 and create a cloister feel.
6. Additionally, there will be seasonal planter boxes on the patio.
7. Some existing plants will be replaced and some coniferous trees close to the building will be removed to reduce fire hazard.
8. Irrigation for the new planters will be added and joined into existing system.

DP1786 - PATIO B:

1. This is a disused patio that was given permission to reinstate. It will have a similar look and feel to Patio A.
2. Similar wooden trellis design with the addition of a bench around the edge of the patio.
3. There will be a gate cut into the retaining wall to create an exit with a path leading to Whistler Way.
4. Existing trees surrounding the existing building and proposed trellis will be pruned and limbed per wildfire guidelines.
5. New planting will be added around the patio perimeter and adjacent to the new pathway leading to Whistler Way.

RZ1171 – Rezoning:

The rezoning proposal is to gain use of the second floor of the building. There is also a proposal to create a single story addition on the main floor to expand the recycling capabilities and provide a ski/bike storage for staff. The building addition is adjacent to the existing building, but has no building wall facing the existing building; it is an unconditioned outdoor space with three walls. The addition will create a visual barrier to the service area and an actual barrier to wildlife. There will be a garage door for unloading from delivery trucks. The roof will be flat with a small overhang. The cladding and siding will match the existing building. The windows on the existing building that area partially blocked look into kitchen and back of refrigeration unit, not a public restaurant space.

Panel offers the following comments:

DP1784 - Patio A:

Materials, Colors and Details

1. Panel commented that the proportions with the new door on A0.40 alters the window mullion pattern and advised the applicant to ensure this detailing would work.
2. Panel had concern that the dark awning color combined with the height of the surrounding vegetation will darken the patio.
3. Panel had concern with the gate height relative to the patio walls.

DP1786 - PATIO B

Materials, Colors and Details

1. Panel supported proposed Patio B, commenting that it is well done and well presented.

RZ1171 – Rezoning:

Form and Massing

1. The panel felt the building addition is an improvement over the existing condition and visually from the Whistler Way sidewalk, however, noted the following items that need better resolution:
 - a) Adding a window into the storage space to avoid the use of artificial light during the day
 - b) The gap between the existing wall of the building and the storage space will incur maintenance problems with water and snow ingress. There needs to be a better way of enclosing the roof area with the addition of a drain.

Moved by B. Martin
Seconded by T. Kloepper

That the Advisory Design Panel is generally in support of the proposed changes for the Patios, however for Patio A, the applicant needs to consider the height of the gate in relation to the planting and the proportions on the new door into the building. Panel supports the applications to move forward with the applicant to work with staff to resolve comments.

That the Advisory Design Panel supports the rezoning application with Panel comments on the building design to be worked out with staff through further design development. The application does not have to return to Panel.

CARRIED

Applicant Team and RMOW Planning Analyst, Clancy Sloan left meeting at 2.49 PM.

Councilor Jackson left declared a conflict of interest with RZ1146 and left the meeting at 2.50 PM

File No. RZ1146

2nd Review

7104 Nancy
Green Drive

RMOW Manager of Project Planning, John Chapman, entered meeting at 2.50 PM

John Chapman introduced the application. This rezoning application is a proposal for a three story residential building above one level of underground parking. It will be secured rental, employee-restricted housing under the RMOW's private sector employee housing initiative that recognizes private developers have a role to play in meeting the community's goals for provision of employee housing. The development proposes a mix of studio, one, two and three bedroom units. The proposal includes one parking stall per dwelling unit, which would require a variance to the zoning and parking bylaw to permit

The site is currently flattened and covered with gravel. To the north and east of the site is the Fitzsimmons Walk housing development with Highway 99 on the west and some single family dwellings to the south across Nancy Green Drive. The site has a rocky bluff on the eastern side. Staff would like the Panel to consider the building massing, form and character in particular on the south and west elevations which are highly visible from the highway. The proposed landscaping and screening should also be considered, particularly on the south and west aspects. We also request the panel to comment on circulation.

Applicant team, Dennis Maguire and Rod Nadeau entered at 2.55 PM

The applicant team advised on the following: