

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, APRIL 21, 2021, STARTING AT 1:30 P.M.

**Remote Meeting
Held via Zoom**

PRESENT	Mtgs. YTD (2)
Architect AIBC, Chair, J. Saliken	2
Architect AIBC, H. Owens	2
Architect AIBC, T. Kloepfer	2
Member at Large, K. Lammie	2
MBCSLA, G. Brumpton	1
MBCSLA, P. Dupont	2
UDI, B. Martin	2
Councilor, D. Jackson	2
RMOW Planning Manager, Secretary, M. Laidlaw	2
Interim Recording Secretary, O. Carroll	1

REVIEW OF MEETING PROCEDURES AND ADP MOTIONS

Ministerial Order No.
M192

Ministerial Order No. M192 – Local Government Meetings & Bylaw Process
(COVID-19) – Resolution Required

Moved by B. Martin
Seconded by P. Dupont

That pursuant to Ministerial Order No. M192, the RMOW is excluding in-person public attendance at the open committee meetings of the Advisory Design Panel on the basis that full public attendance in a manner consistent with public health orders and recommendations cannot be accommodated at this time and the RMOW is ensuring openness, transparency, accessibility and accountability at this meeting by the following means:

- Providing draft agendas and minutes on the RMOW’s website;
- Providing clear communication to Council, staff and members of the public on the ways people can hear, or see and hear, committee meetings; and
- Including the Zoom meeting links for all regular committee meetings on the individual committee webpages and the committee meeting agendas.

CARRIED

ADOPTION OF AGENDA

Moved by T. Kloepfer
Seconded by B. Martin

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

CARRIED

ADOPTION OF MINUTES

Moved by T. Kloepfer
Seconded by P. Dupont

That Advisory Design Panel adopt the Regular Committee Minutes of Wednesday, February 17, 2021 as circulated.

CARRIED

COUNCIL UPDATE

Councilor Jackson provided council updates. Cheakamus Phase Two zoning in place and housing reserve fund was approved at Council. Building of first 100 units and parkade will begin in the next ten days.

Council passed the third reading for rezoning of Whistler Ski Club for private sector employee housing.

A successful community vaccination was initiated April 12 -18th for first doses in an effort to stop the spread of Covid-19 in our community.

PRESENTATIONS/DELEGATIONS

File No. 2034
1st Review
ADP ToR

Melissa Laidlaw, RMOW, presented proposed amendments to ADP Terms of Reference (ToR), which have not been updated since 1999.

The panel agreed with the proposed amendments and provided additional comments:

1. RCMP representative not required as a regular/voting member, but should be an invited member to panel meetings.
2. Clarify in the ToR language that the terms of reference apply to any member regardless of who they are representing.

Moved by T. Kloepfer
Seconded by B. Martin

That Advisory Design Panel support the updated ADP Terms of Reference with comments from panel to be submitted to Council for consideration.

CARRIED

File No. DP001744
1st Review
4050 Whistler Way

RMOW Planning Analyst Brook McCrady joined the meeting at 2:05pm. The applicant, Hilton General Manager Chris Vick joined the meeting at 2:09pm.

RMOW Planning Analyst Brook McCrady introduced the proposal for the Hilton Hotel colour change. An application for repainting the tower area of the Hilton was originally submitted in March 2020, which was put on pause by the applicant due to Covid. The file was recently reactivated with a proposal to change the existing colour scheme. Staff seek panel comments on suitability of

ratio of colours, specifically how it fits with the Whistler village colour guide, as well as comments on the colour scheme in complementing surrounding buildings.

Chris Vick advised on the following:

1. The original permit was for re-painting the exterior in the same colours. However, this project was placed on hold due to Covid. Chris joined the Hilton as General Manager in July 2020 and proposed the colour change, which received support from Hilton ownership groups and strata council and was subsequently addressed to RMOW Staff.
2. Retail portion of building is under separate ownership and operations than the hotel/main towers. Therefore, the retail buildings will not be painted.
3. The towers that are to be repainted are in full view from Whistler Way, but from the stroll, they are not hugely visible. The retail portion of the building is most visible from the stroll.
4. The intent is to use the same colours from the existing colour scheme, which include a total of four colours. However, the colour locations of 'Heather Gray' and 'Norwich Brown' would be swapped when repainted therefore creating a larger ratio of Heather Gray to Norwich Brown; the opposite to the existing colour ratio. The intent is to freshen and modernize the hotel appearance while keeping with the current colour scheme and continuing to complement the surrounding buildings and landscape.

Panel offers the following comments:

Materials, Colours and Lighting

1. Panel supports the colour change proposal and generally believes this to be an improvement to the existing colours while still keeping with the overall look of the village.
2. Consider the possibility of exploring new colour scheme options to further enhance the appearance as there is still potential to achieve better results in overall appearance as well as complementing surrounding buildings and landscape.

Moved by P. Dupont
Seconded by H. Owens

That the Advisory Design Panel generally supports the proposal to swap the locations of 'Heather Gray' and 'Norwich Brown' in the existing colour scheme when repainting the building at 4050 Whistler Way. Consider exploring other colour scheme options that may further enhance the building appearance.

The applicant left the meeting at 2:38 p.m.

File No. DP001792
1st Review
110-4925 Blackcomb
Way

The applicant's architect, Bob Turner joined the meeting at 2:38 p.m.

RMOW Planning Analyst Brook McCrady introduced the project. The project involves changing location in the village from a smaller unit to the new location, which would involve combining two units; and changing/updating the appearance of the storefront. In addition to combining the two units, the entrance from one unit would be replaced with windows, and the second

entrance would become a double door entry. The windows would be painted black, and the treatment to the lower ledge stone of the storefront would be replaced with polished black marble. Staff seek comments from panel on the general design and whether it is cohesive with the alpine village character of Whistler village as well as comments on the proposed polished marble material.

Applicant Design Project Manager, Levi Dick joined the meeting at 2:45 p.m.

Levi Dick advised on the following:

1. The client proposes changes to the existing exterior scope by removing the left entry comprised of wooden doors and paneling and replacing with glazing; and creating a french door main entrance from the secondary existing entrance.
2. The entrance would be surrounded by symmetrical glazing with equal spacing, with black painted window sills and frame.
3. The bottom quarter of the glazing panel would consist of a polished 2cm 'Nero Marquina' stone.
4. Architectural Narrative: "Express and elevate the connection between the exterior and interior experiences – extending the building's architectural character into the interior while showcasing our curated visual interests from within. We propose to achieve this through eliminating and rectifying an entry way that will not be used. The scale of the retail space will become evident through a new cohesive front, while elevating the importance and value of the widened main entrance near the building corner. By installing clear glass, dark metal mullions, and matching stone slab base, the facade leans heavily on a timeless rhythm and texture, prioritizing a clear view to the activity both inside and out. We believe this light refresh is contextually appropriate and will substantially benefit the overall retail experience."

Panel offers the following comments:

Materials, Colours and Lighting

1. Panel generally supports the project and believes the design complies with guidelines.
2. Consider a material that is more robust than the proposed 'Nero Marquina', or detail in such a way to reinforce the 2cm slab for long term durability.
3. Panel recommends sourcing a local stone if possible.

Moved by P. Dupont
Seconded by T. Kloepfer

That the Advisory Design Panel supports the application to update the exterior design at 110-4925 Blackcomb Way and recommends the applicant consider a local robust stone material for the bottom quarter of the exterior.

CARRIED

Applicant team and RMOW Planning Analyst Brook McCrady left meeting at 3:23 p.m.

File No. RZ001152
1st Review
2028 Rob Boyd Way
3:15 - 4:15 PM

Applicant team Stan Kranjc, Andrew Emmerson, Louis Joncas, and RMOW Planner Roman Licko joined meeting at 3:23 p.m.

RMOW Planner Roman Licko introduced the project at 2028 Rob Boyd Way. The rezoning application proposes constructing a residential building at the Whistler Ski Club property between Legends and Evolution to align with the Employee Housing Initiative. The concept consists of 13 bedrooms with shared common space, multiple bathrooms, four indoor parking stalls, laundry, recycling, and storage. The lot includes an additional 18 parking stalls on the surface for a total of 22 parking stalls which conform to requirements. The building would be cut into the treed hillside with the lower two floors buried. The design is consistent with the historic alpine style and the proposed materials meet guidelines. The landscape plan includes planting beds around the building while maintaining the treed lot under the tree preservation covenant. Staff seek panel comments on scope and design of project.

The applicant team advised on the following:

1. The site currently consists of the main Whistler ski club building and a Patroller's cabin. The patroller's cabin will be replaced with the new build.
2. The build is outside of the 30m riparian and all site services are already in place.
3. The site of the building has been placed in the logical location, pushed back as far as possible keeping in mind the topography, and the location and relationship to Evolution to the west, and the existing ski club building to the east.
4. In designing the building form, two objectives were considered. The first being from a cost standpoint and creating an efficient floor space with a compact, square/rectangular form, which is also easier to work with the topography on site. The second being from an environmental sustainability standpoint and the desire to create an efficient cabin from a constructional and thermal perspective as well as in regards to long term durability and maintenance of the structure.
5. Possible opportunity to meet more Passive House principles depending on the funding. Currently the proposal takes into account passive measures for heating/cooling based on design.
6. The design is intended to be stacked for efficiency in terms of structural construction as well as ease of electrical and plumbing work.
7. The goal of the design is to create a vernacular that is a nod to the traditional ski cabin character and to align with the guidelines of Whistler Creek so that it is familiar, but also more contemporary in terms of the use of materials and expression of the site. It should be an architectural representation of a new chapter adding to the rich history of the Whistler ski club.
8. Materials chosen are purposefully robust to meet durability and maintenance objectives. A concrete base is used throughout the ground floor with wood treatment softening the main façade designed with a vertical theme consistent throughout the building, and broken up with an alternative texturing expression of the windows.

9. Trying to limit excavation for both cost and environmental considerations. Some additional excavation is necessary on the sides of the building to allow for the placement of windows, which also aligns with passive house principles.
10. A simple design palette is proposed to create a contemporary yet traditional vernacular that is cost effective, but also presents a visually compelling building.
11. Landscape priorities include keeping the building fire proof with a band of river stone all along the east trough of the roof edge about 5 feet wide; recreating a rockery on both sides of the building with plantings to help meld the building into the side of the hill; respecting the riparian protection line while also adding planting around some of the surface parking spots to help blend and soften the area from the street view; and creating a modification to redirect the accessibility ramp to the other side of the main building. The intention is to have a simple landscape concept of 'form over function' and to respect the environment in which the site exists.

RMOW Planning Manager John Chapman joined meeting at 3:46 p.m.

Panel offers the following comments:

Site Context and Circulation, including accessibility

1. The panel recommends the site plan is reviewed to enhance the relationship with the existing building by potentially repositioning or pushing back the new building.
2. The building floor plan has potential to be more efficient. Some concerns over the cohesion and accessibility of the bike parking, garbage/recycling and parking on ground level. Panel also suggests incorporating additional bedrooms and washrooms.
3. Front entrance should be larger, more durable, and more isolated from the other occupations in the building.
4. The panel suggests the applicant consider accessibility within the building, such as an accessible unit.
5. Consider meeting passive house standards or otherwise high level sustainability measures and fundraise to that target.
6. The panel proposes exploring more design development options, but overall are supportive of the site plan and design.

RMOW Director of Planning Mike Kirkegaard and RMOW Planner Tracy Napier joined meeting at 3:57 p.m.

Materials, Colours and Lighting

1. Consideration regarding materials on the south elevation, specifically by maintaining a simple palette with wood a strong preference.
2. Consider potential differentiation of materials between main parking and upper two levels.

Moved by B. Martin
Seconded by G. Brumpton

That the Advisory Design Panel recommends support of the project to rezone 2028 Rob Boyd Way for residential employee housing and supports the design proposal with reference to panel comments for staff consideration.

CARRIED

Applicant team, RMOW Planner Roman Licko, and panel member Kerr Lammie left meeting at 4:26 p.m.

File No. 7912.02
4500 Northlands Blvd

T. Napier introduced the proposal and rezoning process for 4500 Northlands Boulevard. Staff are not yet seeking panel comments, but would like to keep panel informed with the process and timeline and will return for panel comments further into the process.

The site is 5.2 hectares located to the north of Lorimer Road between the highway and Blackcomb Way. There is an associated lot to the east, across Blackcomb Way which will remain undeveloped and support the Fitzsimmons Creek wetlands ecosystem. The site is largely undeveloped and consists of a tennis facility and a number of indoor/outdoor courts.

The site has passed through a number of ownerships and the RMOW has received a number of site proposals since the late 1980's, none of which moved forward in the approval process.

The rezoning process is anticipated to take approximately 18 months and Council has supported an enhanced process given the location and prominence of the site. The enhanced process will consist of three phases: Principles of Planning during spring/summer 2021; Design/Alternative Concepts during fall/winter 2021-2022; and Bylaws during spring/fall 2022. Staff will return for panel comments and review after Phase One.

OTHER BUSINESS

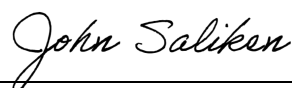
There were no other items of business.

MOTION TO TERMINATE

Moved by T. Kloepfer
Seconded by B. Martin

That the Advisory Design Panel meeting of Wednesday, April 21, 2021 be terminated at 4:49 p.m.

CARRIED



Chair, J. Saliken



Recording Secretary, O. Carroll

RESORT MUNICIPALITY OF WHISTLER

**ZONING AMENDMENT AND LAND USE CONTRACT DISCHARGE BYLAW
(4700 Glacier Drive) NO. 2322, 2021**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER
ZONING AND PARKING BYLAW NO. 303, 2015**

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

WHEREAS a land use contract may under section 546 of the Local Government Act, may be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

WHEREAS the owners of the lands legally described as Strata Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, together with an interest in Common Property, Strata Plan VAS2065, District Lot 3903 have agreed in writing to discharge the land use contract charging those lands;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Zoning Amendment and Land Use Contract Discharge Bylaw (4700 Glacier Drive) No. 2322, 2021”.
2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
 - (a) Part 7 “Creation and Definition of Zones”, Section 1(1) is amended by adding “RTA29 – Residential Tourist Accommodation Twenty-Nine” in alphanumerical order; and
 - (b) Part 12 is amended by inserting as Section 54 the RTA29 (Residential Tourist Accommodation Twenty-Nine) Zone, attached as Schedule “1” to this Bylaw; and
 - (c) The zoning designation of the land shown with the heavy black outline labelled “Subject land” on the plan attached to this Bylaw as Schedule “2”, which land is and more particularly described as Strata Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, together with an interest in Common Property, Strata Plan VAS2065, District Lot 3903, to RTA29 (Residential Tourist Accommodation Twenty Nine) Zone; and further,
 - (d) Part 24 Schedule “A” Schedule of Zones is amended by adding “RTA29 (Residential Tourist Accommodation Twenty-Nine)” in alphanumerical order under the “Residential Zones” heading.
3. That certain land use contract registered in the Vancouver Land Title Office under