



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, DECEMBER 16, 2020, STARTING AT 12:00 P.M.**

Via Teleconference Zoom

PRESENT:

Member at Large, Pat Wotherspoon
Architect AIBC, Peter Lang
Architect AIBC, Derek Fleming
Architect AIBC, John Saliken
Member at Large, Kerr Lammie
MBCSLA, Paul DuPont
MBCSLA, Grant Brumpton
UDI, Brian Martin
Planning Manager, Melissa Laidlaw
Director of Planning, Mike Kirkegaard
Councilor, Duane Jackson
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Grant Brumpton

That Advisory Design Panel adopt the Regular Advisory Design Panel agenda of December 16, 2020.

CARRIED

ADOPTION OF MINUTES

Moved by Derek Fleming
Seconded by Peter Lang

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 4, 2020.

CARRIED

COUNCIL UPDATE

Councillor Jackson provided an update on current topics before Council. Presentation on Cheakamus Phases Two was made and this went well. Council appreciates the considerable input by the Panel on the Cheakamus Crossing project and looks forward to the next steps.

There are six environmental strategies being considered by Council and some of these will have implications on building design and code and to reduce environmental footprint.

PRESENTATIONS/DELEGATIONS

DP 001769
1st Review
8104 McKeever's PI

The applicant Jason Mathies of Mathies Designs, entered the meeting at 12:05 p.m.

Clancy Sloan, Planning Analyst introduced the project and presented a summary the staff report to the ADP on this project. This DP is for patio improvement on the existing patio on the southern side of the building. The proposed patio improvements includes the roof cover, timber decking over the existing compacted garden beds and on the western side of patio to create a level sitting area, a new timber railing along the southern edge of patio and five new planter boxes along new railing. The property is located in the Commercial and Industrial Area and Wildfire Protection DP area, and is subject to applicable development permit guidelines in the OCP.

The guideline in the Wildfire DP Area identifies that the development should maintain a building spacing of 6 metres or a minimum 3 metre horizontal and vertical separation between tree canopy and principle buildings. There is a large conifer about 4.5 meters to the west of the proposed patio and is a well-established tree is not in favour of removal. To ensure compliance with the guidelines, staff recommends that any limbs within 3 metres of the proposed patio roof be trimmed.

Jason Mathies made the applicant presentation, and provided the following overview:

1. We are proposing a covered single pitched sloped covered roof to the existing patio for the Alpine Café which will be heated.
2. We will complete remedial work on the existing patio, including landscaping.
3. The proposed scope is post and beam, open rafters and all material will be matching the existing roofing of Alpine café
4. A railing will be added to the existing structure to take advantage of the views and we will also be updated with landscaping.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel in agreement that the project as presented is not ready for review given the lack of detail resulting in numerous questions and concerns. The package is missing significant details necessary for consideration.
2. The proposed steps in the center of the patio will pose a significant safety challenge and should be reconsidered.
3. The removal of a significant portion of an already accessible patio to construct a platform is not supported.
4. The view in and out of the patio will be limited and the proposal will make the south aspect patio dark. Explore skylights or other design alternatives to allow more natural light.

Building Massing, Architecture Form and Character

1. Panel asked the applicant to reconsider the configuration of the proposed roofline and noted that the intersection between the two roofs have not been resolved.
2. The building materials are unclear and there is no commitment in the drawings proposed.
3. The expansion of the wooden deck over the planter will create maintenance concerns with potential food and litter falling below attracting animals.
4. Panel ask that the applicant to be cognizant of code requirements.
5. Encourage a design whereby the positive qualities (views, light access) of the existing patio are highlighted.

Hard and Soft Landscaping

1. Panel ask applicant to consider the planting on the south side to address concerns that runoff from the roof will not accommodate any planting in that area.
2. Panel also noted that there needs to be significant consideration for planting along the south side to separate the parking and access to the patio.
3. Expanding the patio to cover the planter is not supportable and panel noted that there are no compelling arguments for the increase in seating.

Moved by Grant Brumpton
Seconded by Derek Fleming

That the Advisory Design Panel does not support the current proposal at 8104 McKeevers Place and recommends that the proposal return to the Panel with a complete package of material to include all elevations, character details and 3D view as required to explain the project.

Panel ask that the applicant respond to the following concerns: the intersection of the roofs; eliminate the raised seating and make the deck one accessible height; widened patio and impacts on visibility and shadowing; the deck capacity and washrooms requirements; address landscape treatment for the south side and resolve the guardrails and provide meaningful planting on that side. The Panel recommends that the applicant determined with consultation with AIBC , whether or not a registered architect is required and ask that applicant retain a appropriate design professional to respond to these concerns.

Moved by Peter Lang
Seconded by Brian Martin

CARRIED

OTHER BUSINESS

None.

The applicant left the meeting 1:05 pm

TERMINATION

Moved by Derek Fleming
Seconded by Peter Lang

That the ADP Committee Meeting of December 16, 2020 be terminated at
1:09 p.m.

CARRIED

SECRETARY: Melissa Laidlaw, Planning Manager

RECORDING SECRETARY: Karen Olineck