



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, SEPTEMBER 20, 2017, STARTING AT 2:23 P.M.**

**In the Flute Room at Whistler Municipal Hall  
4325 Blackcomb Way, Whistler, BC V0N 1B4**

### PRESENT:

UDI, Dale Mikkelsen  
Architect AIBC, Tony Kloepfer  
Member at Large, Pat Wotherspoon  
Architect AIBC, Brigitte Loranger  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Karen Olineck  
Planner, Amica Antonelli

### REGRETS:

Architect AIBC, Zora Katic  
MBCSLA, Julian Pattison  
Member at Large, Ryley Thiessen  
MBCSLA, Kristina Salin

### ADOPTION OF AGENDA

Moved by Brigitte Loranger  
Seconded by Pat Wotherspoon

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of September 20, 2017.

CARRIED

### ADOPTION OF MINUTES

Moved by Pat Wotherspoon  
Seconded by Brigitte Loranger

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of August 16, 2017.

CARRIED

### COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. Update on summer transportation initiative. Paid parking has been largely successful with some challenges with regard to increased parking in neighbourhoods.

Staff presented Council an update on surviving the most active wildfire season the province has ever seen. Looking at emergency evacuation plans for the corridor.

Council and Mayor, along with senior staff, will be attending UBCM in Vancouver, and will meet with representatives the new provincial government.

### **PRESENTATIONS**

*The applicant team of Tony Medd and Lorraine Yeung, Summit Lodge Ltd entered the meeting 2:35 p.m.*

Planner Melissa Laidlaw, RMOW introduced the project. Repainting of the Summit Lodge. Staff seeks Panel comments on the colour palette.

Tony advised on the following.

1. After reviewing our building and comparing it to many others in the village, it appeared washed-out.
2. We do have some interesting stonework and we wanted to showcase that stonework with the new paint pallet. By using Hale Navy for the building and Simple White for the railings, we would be able to showcase the building more. The colour of the windows will remain the same.
3. There were concerns the blue may be too much beside the blue Alpenglow, however; where the two buildings meet, the different colours actually complement each other.
4. The stonework on the building will be more impactful as a result of the new colour palette.
5. There will be no changes to the landscape and minimal interruptions during the repainting.

Panel offers the following comments.

### **Materials, Colours and Details**

1. The Hale Navy colour for the building is supported.
2. Panel is not in agreement with the white selected for the metal railings. The white may read busy and may not fit with the Whistler mountain culture.
3. Suggestion by the panel to mirror the colour of the metal railings to the windows.
4. Retain the white soffit for visibility.
5. Panel is in agreement with painting of the arcade blue, but caution that the blue should not make the arcade darker.

Moved by Brigitte Loranger  
Seconded by Pat Wotherspoon

**That** the panel fully supports the Hale Navy as the primary colour on the building body and arcade, and asks the proponent to consider retaining a white soffit for brightness and visibility, and the metal elements should be explored further with staff.

CARRIED

*The applicant team left the meeting at 3:18 p.m.*

1<sup>st</sup> Review  
File No. DP 1584  
8350 Bear Paw Trail

*The applicant team of Brent Murdoch, Brent Murdoch & Co; Rob Laslett, Kindred Construction, Marla Zucht, WHA, entered the meeting at 3:23 p.m.*

RMOW Planner, Amica Antonelli, introduced the project, a 20-unit, three storey apartment building in Rainbow which is bounded on the west by Baxter Creek. The applicant is requesting variances on all sides of the property. The development is largely compliant with the DPA Guidelines. The design of the building is coordinated to achieve consistent neighbourhood character. No specific concerns with the design of building have been identified, with the exception of potential shading of the building to the north. Staff seeks Panel comments on site layout and building massing.

Brent Murdoch advised on the following.

1. This project was part of two projects approved by Council in 2008, the other project being the Solana complex.
2. This building was a slightly different configuration consisting of a 20 unit senior focused complex. Both projects were supposed to have been completed together, however this project did not proceed.
3. WHA, together with the RMOW, BC Housing, and Kindred Construction, developed a partnership to resurrect this project.
4. The general intent is the same to develop a three-storey, 20 unit senior's rental apartment building with underground parking.
5. The form and character is consistent with what was proposed previously.
6. Current proposal not higher than previous proposal.
7. The site has a large berm on the west side for flood protection. The FCL determines the elevation of the top of the suspended slab.
8. The electrical and mechanical has been brought up to the main floor and the ground floor is largely reserved for parking and storage.
9. No storage in the unit, but external/courtyard storage and smaller below grade storage provided.
10. More details being developed in regard to the updated building code and requested efficiency by the applicant.
11. Rainbow is generally under planted, so the site design includes as much green space as possible.

Panel offers the following comments.

#### **Form and Character**

1. Panel supports the design in regard to light and view access to existing Solana building.
2. Ensure a well – articulated site plan for visitors and residents. The entry sequence to the front door for visitors is challenging to read.
3. Loading/unloading areas should be reviewed to ensure move in/move out can happen easily, given the rental nature.

### **Materials, Colours and Details**

1. Good to see maximized number of units, efficient units.
2. Panel suggest review of unit layout, in particular the bedroom size to ensure livability.

Moved by Pat Wotherspoon  
Seconded by Tony Kloepfer

**That** the panel supports the siting, form, and character of the building and support the encroachments. The panel would ask the applicant to review detail around access/egress, pedestrian movements, and the materials palette and bring this back to panel for further review but are not concerned about the project proceeding through the DP approval process and permitting for excavation and foundation in the interim.

CARRIED

*The applicant team left the meeting at 4:20 p.m.*

## **OTHER BUSINESS**

### **ADJOURNMENT**

Moved by Councillor Grills

**That** Advisory Design Panel adjourn the September 20, 2017 committee meeting at 4:22 p.m.

CARRIED

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CHAIR: Dale Mikkelsen, UDI

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SECRETARY: Melissa Laidlaw