



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, AUGUST 17, 2016, STARTING AT 2:30 P.M.**

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

PRESENT:

Architect AIBC, Brigitte Loranger
Architect AIBC, Chair, Duane Siegrist
Architect AIBC, Tony Kloepfer
MBCSLA, Julian Pattison
MBCSLA, Kristina Salin
Member at Large, Pat Wotherspoon
Councillor, Steve Anderson
Director of Planning & Acting ADP Secretary, Mike Kirkegaard
Planning Analyst, Tracy Napier
Planner, Amica Antonelli
Recording Secretary, Kay Chow

REGRETS:

UDI, Co-Chair, Dale Mikkelsen
Member at Large, Rylie Thiessen
Senior Planner & ADP Secretary, Melissa Laidlaw

ADOPTION OF AGENDA

Moved by Tony Kloepfer
Seconded by Brigitte Loranger

That Advisory Design Panel adopt the Advisory Design Panel agenda of August 17, 2016.

CARRIED.

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Tony Kloepfer

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of April 20, 2016.

CARRIED.

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of May 18, 2016.

CARRIED.

UPDATE

Director of Planning Mike Kirkegaard provided an update of major development and policy projects underway by the RMOW Planning Dept.

Development projects include the Beacon Pub (Crystal Lodge) patio, Tapley's Pub improvements and Larco property improvements which includes Earls restaurant renovation for review by Advisory Design Panel today.

Policy projects include tourist accommodation review; issues to consider, what are the impacts of booking engines such as Airbnb, covenanted rental pool properties that aren't available for tourist accommodation, availability of rental properties in general, and protecting the core bed base.

Amendments to the Gross Floor Area Exclusions bylaw are being considered. There was a discussion about some of the bylaw impacts, for example large homes that change the neighbourhood character, the scale and massing of these large homes. Home owners are asking to maximize floor area at the design stage. Affordability is another concern. A potential solution would be to stratify the properties, as an example the City of Vancouver did not do this and it was a huge missed opportunity. Stratifying properties could allow young people to enter the home ownership market as well as allowing those people who are looking to retire to downsize and stay in the community. There was a suggestion for a future workshop session with Advisory Design Panel (ADP) to discuss bylaw amendments and neighbourhood character.

Councillor Anderson advised the panel that council members participated in a wayfinding tour recently. The wayfinding project was reviewed and supported by ADP.

PRESENTATIONS

Earls Restaurant
1st Review
File No. DP1508

The applicant team of Brent Murdoch, Murdoch & Company Architecture & Planning and Kevin Wallace, General Manager Earls Restaurant Whistler entered the meeting.

Planning Analyst Tracy Napier, RMOW introduced the project for an interior and exterior renovation of Earls restaurant. Proposed exterior changes: new covered entrance canopy, removal of some of the existing permanent planters in the patio entrance area and replace with free standing planters, new seating, gas fire bowls, addition of wall mounted gas heaters and repaint the guard rails to a black colour. Staff seeks Panel comments on the proposed exterior changes.

Brent Murdoch advised on the following.

1. Earls restaurant took over the space from the Hard Rock Café and inherited everything from them.
2. This project proposes to revitalize the interior, upgrade and expand the kitchen, upgrade mechanical, heating, ventilation and lighting systems, reconfigure seating, construct a new covered entrance canopy,

- maintenance and refinishing or replacement of some existing patio trellis timbers.
3. Proposed timeline for this phase to start at the beginning of September through to the opening of the ski season. A second phase for expansion of the back terrace is planned for summer 2017.
 4. The kitchen has become the operational bottleneck preventing optimal business; it currently cannot serve all of the available seating capacity. Kitchen reorganization and upgrades will include replacement of existing equipment with new more energy efficient equipment.
 5. The proposed open canopy will serve to identify and announce the entrance and provide queuing opportunities. Wood colours and textures will match existing timbers; the smaller timber members will need to be fire retardant treated as per Building Code; torch on roof; heavy grade rain water leaders intentionally placed and located; heat trace; roof will be structurally able to hold snow.
 6. The terrace and wood trellis was developed approximately 10 years ago; some of the trellis members are now requiring some maintenance or replacement.
 7. Removal of some of the existing permanent planters will help to alleviate pinch points.
 8. Restaurant operations staff will clear snow when required.
 9. Animation will be provided with seasonal planting, flowers, creating a celebratory environment.
 10. The use of gas heaters and proposed gas fire bowls are offset by replacing outdated kitchen equipment, mechanical, ventilation and lighting systems with new energy efficient equipment and systems. Some of the lighting has already been swapped out with LED lighting; a reduction in energy costs is already being achieved. Energy modeling calculations will be performed and provided to staff.

Panel supports the projects' direction and offers the following comments.

Site Context and Landscaping

1. Circulation issues and weather protection at the entrance have been addressed.
2. Panel had some concern regarding removal of the permanent planters. Panel recommends replacing them with a uniform family of different kinds of planters that speak to each other; planters with very little detail to reduce visual clutter, as the trellis is already very busy looking.

Form and Character

1. The proposal is a nice upgrade to the building, it articulates the entrance.
2. Panel recommended a window treatment that would maintain ambient light instead of enclosing the windows.

Materials, Colours and Details

1. Panel recommends either aesthetically screening the heaters or integrating them with the trellis and concealing wiring and conduits to create a more polished façade.
2. Panel suggested consideration of a more durable / robust appearing material for replacement of the top smaller trellis members.

3. Panel supports the change of the handrail colour to be black.

Green Building Initiatives

1. Panel strongly recommends providing energy consumption calculations for the gas heaters and fire bowls.

Moved by Duane Siegrist
Seconded by Pat Wotherspoon

That the Advisory Design Panel supports the project and recommends the applicant continue working with staff and respond to Panel comments; Panel does not need to see this project return for further review. Panel supports the renovation and addition of the covered canopy at the entrance; consideration should be provided for the heating design to be concealed and integrated into the trellis design; reconsider not enclosing the windows or provide opacity to these windows that are proposed to be enclosed; and unify the renovated areas with planting and a planter design that is simpler.

CARRIED.

The applicant team left the meeting.

Whistler Creek Lodge
1st Review
File No. DP1520

The applicant team of Katharine Boake, Century 21 and Shivauna Brown, R3 Creative entered the meeting.

Planner Amica Antonelli, RMOW introduced the project proposal for a new colour scheme for Whistler Creek Lodge. Existing colours are a muted dusty blue with rust trim which complement the surrounding neighbourhood. The proposed new colour scheme: a medium gray for the main façade with 3 trim colours: brown, black and cream. Staff seeks Panel comments on how the colours will contribute to the vibrancy of the streetscape and commercial area; will they enliven Creekside; and how will the colours appear in darker weather.

Shivauna Brown advised on the following.

1. The Whistler Creek Lodge building is comprised of a multi residential development and an adjoining commercial development occupied by Creekbread restaurant.
2. Inspiration for the proposed colours was taken from adjacent buildings.
3. The proposed colours for the residential side are Sherwin Williams paint colours “pewter cast” a light gray for the building siding; “oyster bar” an off white for the window trim; “caviar” a black colour for the fascia and soffits to complement the existing black balcony railings; “cedar 77” stain for log beams at the front entrance.
4. The proposed colours for the commercial side are “pewter cast” for the building siding; “leather bound” for window trim; clear lacquer for the wood windows and doors; “leather bound” for the fascia; no change to the log beams.

Panel supports the application, however Panel recommends the applicant strongly consider the comments provided by the Advisory Design Panel:

Materials, Colours and Details

1. Panel supports the proposed colour selections except for the “oyster bar” window trim colour.
2. Panel recommends to return to a “mountain character” colour treatment of the windows.
3. Panel does not support highlighting the chimney corners with the “caviar” (black) colour.

Moved by Duane Siegrist
Seconded by Tony Kloepfer

That the Advisory Design Panel supports option 1 of the colour scheme that was presented but requests the applicant alter the window trim and all of the return corner trims to be a wood appearing colour palette and that the chimney treatment be a uniform colour, the same as the primary building colour. Panel does not need to see this project return for further review.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Duane Siegrist

That Advisory Design Panel adjourn the August 17, 2016 committee meeting at 4:40 p.m.

CARRIED.

CHAIR: Duane Siegrist, Architect AIBC

SECRETARY: Mike Kirkegaard