



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 16, 2016, STARTING AT 3:05 P.M.**

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

PRESENT:

MBCSLA, Julian Pattison
UDI, Co-Chair, Dale Mikkelsen
Member at Large, Pat Wotherspoon
Member at Large, Rylie Thiessen
Councillor, Steve Anderson
Mike Kirkegaard, Director of Planning
Senior Planner & ADP Secretary, Melissa Laidlaw
Planner, Robert Brennan
Andrew Tucker, Engineering Technologist
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Brigitte Loranger
Architect AIBC, Chair, Duane Siegrist
MBCSLA, Kristina Salin
Architect AIBC, Tony Kloepfer

Call to Order

Dale Mikkelsen assumed the role of Chair and called the meeting to order at 3:05 p.m.

ADOPTION OF AGENDA

Moved by Julian Patterson
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 16, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes October 19, 2016.

CARRIED

COUNCIL UPDATE

Councilor Anderson provided an update of the most current topics being discussed by Council. A staff report on amendments to basement exclusions was accepted by Council. Staff is currently preparing an amendment bylaw for Council's consideration. The new rules will more clearly define what is or is not a basement.

Director of Planning, Mike Kirkegaard advised that Council may withhold building permits that are contrary to the bylaw that is currently under preparation. Consideration will be given to projects that are currently under development and that are reliant on the current rules. Council gave direction to staff to bring forward any projects in contravention of the bylaw that is under preparation that may have an impact on neighbors. Council will then decide whether or not to withhold these permits.

PRESENTATIONS

WCSS Building
2nd Review
File No. DP001528

The applicant team of Joe Redmond, Richard Diamond, Doug Treleaven, Cheryl Skribe, Anne Townley, Whistler Community Services Society (WCSS); Shelley Donald, Jayne Song, aka architecture; and Crosland Doak, Crosland Doak Design.

Joe Redmond provided background on the project stating the following:

The development is located on a portion of a municipally owned parcel (Lot 2) that will also contain the new garbage and recycling facilities that are under construction. The WCSS will lease the portion of parcel that their building will be developed on. The parking and servicing infrastructure for all of Lot 2 is being provided by the RMOW.

The WCSS building has two major functions:

1. The Re-Use It Centre portion is where donated goods come in and are sorted for display and retail, items can also be stored on site and rotated on a seasonal basis, then brought back into retail area of the building for display again.
2. Community Services portion of the building includes; Food Bank, counseling services and other social outreach programs. It is separate in its activity and requirements from the Re-Use-It Centre. The Community Services portion is located on the third floor, providing clients with the privacy they require.

All proceeds from the retail and distribution activities, as well as donations and grants go back into the programs of the Community Services.

The funds for the new building are coming out of the WCSS Building Reserve Fund. The money spent on the building does not go into the Community Services programs but ultimately the building will benefit the Community Services.

Jayne Song advised on the following.

3. There were concerns about visibility and topography regarding site circulation and ability for people to drop off items. This was address by providing more parking spaces and dedicating two spaces for dropping off items.
4. Other changes since the previous meeting was the RMOW supported lease boundary changes to ensure the canopy extended over the full width of the pedestrian walkway of 1.9 metres. The previous canopy ended at the lease boundary which only provided weather protection coverage over approximately half of the walkway. The site plan has additional minor adjustments to accommodate the required BC hydro kiosk in a landscaped area on the north side of the lot.
5. The interior of the building remained largely unchanged. The retail entrance includes more glazing for people to be able to see into the store, while the entrance to the Social Services area is more discreet.
6. With regards to building elevations, there was concern by the panel at the previous meeting that the visible portions of the building from Nesters Road needed to have a more distinct presence. The revisions includes changes to the east and north elevations with additional glazing and split canopy heights to create a two storey exterior for the retail area of the building with views into the interior vaulted space and a lower canopy height for the remainder of the building's north elevation. Directional graphics combined with discreet lettering remain as part of the proposal to provide appropriate direction to people to the various uses in the building.

Crosland Doak advised on the following.

7. The changes to parking stall widths conform to (and exceed) the minimum requirement in the RMOW zoning bylaw. This also allowed additional solid screening/fencing adjacent the WAG dog run.
8. An additional rendering shows the landscaping proposes to preserve the existing trees on the south side of the parking entrance and recommends a similar planting of trees for the north side to provide some screening of the long north elevation from the road. The existing mature trees on the south side of the entrance have remained in place since the interior of the lot was cleared for the previous propane facility without showing any decline over the last ten years.
9. Changes to the bridge structure from the concrete rail to a lightweight bridge with the objective being to source and reuse a salvaged bridge

Panel offers the following comments:

Site Context and Landscaping

1. Panel cautioned about adequate sightlines at the intersection relative to the landscaping.

Form and Character

1. Panel felt that the changes to the pedestrian canopy strengthens the presence of the building alongside Nesters Road.
2. Panel felt that the changes to the retail frontage reinforced a sense of arrival and identity.
3. Panel felt that the east building facade above the canopy was simplified more the than the original version, perhaps too simplified.

Materials, Colours and Details

1. There was a suggestion by a panel member for the applicant to consider cost of replacement of the roof membrane of a conventional roof with a green roof over the lifespan of the roof.
2. A panel member felt that there was a lost opportunity to celebrate the bridge and advised the applicant to consider special signage or color or some other way to highlight the bridge; this would support pedestrian access and way-finding from Nesters Road.

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That the panel thanks the applicant for addressing panel's previous comments and for returning for feedback, and that with attention to sight lines, visibility and signage and minor improvements to the east façade on the second level, the panel supports the application and support staff working with the applicant to finalize the application.

CARRIED

The applicant team left the meeting.

OTHER BUSINESS

A December meeting is not confirmed at this time.

Senior Planner Melissa Laidlaw advised that 2017 ADP appointments will be brought to Council at their closed meeting in January, 2017.

ADJOURNMENT

Moved by Dale Mikkelsen

That Advisory Design Panel adjourn the November 16, 2016 committee meeting at 3:58 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Melissa Laidlaw