



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, AUGUST 16, 2017, STARTING AT 3:08 P.M.**

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

PRESENT:

Architect AIBC, Zora Katic
Architect AIBC, Brigitte Loranger
MBCSLA, Kristina Salin
UDI, Dale Mikkelsen
MBCSLA, Julian Pattison
Member at large, Pat Wotherspoon
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Tony Kloepfer
Member at Large, Ryley Thiessen

ADOPTION OF AGENDA

Moved by Brigitte Loranger
Seconded by Kristina Salin

That Advisory Design Panel adopt the Advisory Design Panel agenda of August 16, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Zora Katic
Seconded by Kristina Salin

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of July 19, 2017.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. The Gateway Loops is now fully operational and we have received great feedback. The roof will be installed in the Fall.

The new Nester's recycle depot is now opened and fully operational. The addition of yard waste bins and handwashing station is well received. Whistler Community Service will move to their Nesters location next year.

Council recently approved the Powder Lodge renovation DP and the Coast Mountain Brewing Company outdoor patio liquor license.

PRESENTATIONS

Function Junction
Commercial
Development
2nd Review
File No. DP1337
3:15 – 4:15 p.m.

The applicant team of Brent Murdoch, Brent Murdoch and Co.; Kerry Mehaffey, Lil'wat Capital Assets LP; Carlos Zavarce, Cornerstone Developments Ltd; Caroline Lamont; Cornerstone Developments Ltd entered the meeting at 3:15 p.m.

Senior Planner Melissa Laidlaw, RMOW introduced the project that is being developed by the Lil'wat Nation. Staff requests ADP review comments on the applicant's response to ADP's July 19, 2017 comments, the majority of which were related to site planning. Staff also requests ADP comments on the details of landscaping, massing, form and character, materials and details.

Brent Murdoch advised on the following.

1. Client group went back to look at the comments from Panel respecting the roundabout and the pedestrian quality of the site.
2. Removal of the roundabout and elimination of the parking along the site entrance road allows for a much stronger connection and ability to preserve more trees to the west side of the entry road.
3. We compartmentalize the parking a bit by moving the buildings, which also allowed a more significant landscape islands.
4. We also considered Panels comment about moving the buildings to allow access to the back of the buildings. We did not think this was appropriate. The vision and intent of this project is not to be everything for everyone and the target market is not heavy industrial.
5. We now have the ability to have a garbage room in every building on lot 2 instead of in only one building.
6. We very much like the wider sidewalk feel because it allows a terrace front porch quality.
7. Building articulation remains similar to previous drawing, with some added articulation to the largest building.
8. Sightline perspective now has a more of an urban feel to this project.

Panel offers the following comments.

Site Context and Landscaping

1. A variance for signage at the highway would be supported.
2. Pedestrian access to site and through parking is improved and acceptable, but still need careful management of traffic at Valley Trail crossing.
3. Explore the option of some form of plaza that brings buildings A1 & B together in a meaningful/pedestrian focused way so that the buildings feel even more connected.
4. Consider an at grade outdoor area for the employee housing.

Form and Character

1. Strong support for repositioning of buildings.
2. A positive improvement to see garbage rooms in each building.
3. Improved pedestrian amenity and “patio” space is well defined.

Materials, Colours and Details

1. Support for simple colour scheme and palate
2. Good work/live character that supports the unique character of Function Junction.
3. Consider some visual or colour detailing that would differentiate each building.

Green Building Initiatives

1. Lighting and stormwater management are encouraged as important green building considerations for this project.

Moved by Julian Pattison
Seconded by Brigitte Loranger

That the Advisory Design Panel supports the design as presented today with the applicant to work with staff in detailing the buildings and public realm, residential outdoor space, enhancing pedestrian safety and access at the valley trail crossing, and ensuring good visibility through signage and access points.

CARRIED

The applicant team left the meeting at 4:00 p.m.

OTHER BUSINESS

ADJOURNMENT

Moved by Kristina Salin

That Advisory Design Panel adjourn the August 16, 2017 committee meeting at 4:10 p.m.

CARRIED

CHAIR: Dale Mikkelsen UDI

SECRETARY: Melissa Laidlaw