



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, APRIL 19, 2017, STARTING AT 2:00 P.M.**

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

PRESENT:

Architect AIBC, Brigitte Loranger
Member at Large, Ryley Thiessen
MBCSLA, Julian Pattison
Member at Large, Pat Wotherspoon
UDI, Dale Mikkelsen
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Planner, Frank Savage
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Tony Kloepfer
Architect AIBC, Zora Katic
MBCSLA, Kristina Salin

ADOPTION OF AGENDA

Moved by Brigitte Loranger
Seconded by Ryley Thiessen

That Advisory Design Panel adopt the Advisory Design Panel agenda of April 19, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Ryley Thiessen
Seconded by Julian Pattison

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of February 15, 2017.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. Construction on the Gateway Loop Project is well underway with the goal to complete the groundwork by early July and return in the fall to install the roof over the bus space.

Council, along with Whistler Blackcomb and the Squamish-Lillooet First Nations, celebrated the signing of a new 60 year development agreement with Whistler Blackcomb.

The Housing Task Force completed a Housing Needs Assessment Survey to gauge the current and future needs of Whistler residents. RMOW is also in the final stages of completing the 2017 Budget.

PRESENTATIONS

20-4308 Main Street
1st Review
File No. DP1555

The applicant team of David Arnott, Stark Architecture; Alex Kingston, Brickworks Pub entered the meeting at 2:10 p.m.

Kevin Creery, Planning Analyst, RMOW, introduced the project for Brickworks Pub proposed 37 seat patio.

David Arnott advised on the following:

1. Brickworks Pub is located on Main Street. This will be a relatively small patio with 37 seats, as space is limited.
2. The patio will be built for use in the summer months only.
3. This was proposed as a walled patio, however on the recommendation of Planning staff, the patio is now proposed with a more open railing surrounding it to achieve an open patio feel.
4. The patio structure will be simple, but will also capture the look and feel similar to the inside of the Brickworks Pub; timber post and cast iron pipe work.
5. This project will fit with the character of the surrounding buildings.

Panel offers the following comments:

Site Context and Landscaping

1. Context supportable, landscaping modifications are minor.
2. The proposed patio size and location are supportable.
3. Some concern from Panel over what the space would look in the winter when the patio is not operational.

Form and Character

1. The character is in keeping with the pub and the building.
The patio will help to animate the space and area.

Materials, Colours and Details

1. Minimalist response will lead to long-term maintenance issues; suggested to introduce more durable materials into the palette at the ground/base-level.
2. A bit stark – possibly add some opportunity for greenery to soften the design.
3. Consider night lightning and consider umbrellas for coverage and to provide the user with a better experience.
4. Consider lowering the railing height below 42”.

Moved by Ryley Thiessen
Seconded by Brigitte Loranger

That the Advisory Design Panel support the plan and design as proposed, but work with staff to find a more durable and robust approach to the curb and ground level materials that are more in keeping with the other external landscape features and building design, while possibly adding some opportunity for greenery to soften the design and ensuring lighting and railing levels are appropriate for a patio environment.

CARRIED

The applicant team left the meeting at 2:42 p.m.

3200 Blueberry Drive
1st Review
File No. DP1562

The applicant team of Paul Lebofsky, Matrix Architecture entered the meeting at 2:50 p.m.

Roman Licko, Planner, RMOW introduced the project a proposed new townhouse development at 3200 Blueberry Drive. Three buildings consist of two triplexes and a duplex. A total of 8 units comprising 2200 square meters.

Paul Lebofsky advised on the following:

1. The development site is very steep and was rezoned in 2007 specifically for this project.
2. A development and building permit was approved in 2008, however because of financial constraints, the project was put on hold and remained dormant until now.
3. In 2008, there were some issues due to the steepness of the site, these issues have now been resolved.
4. The first issue was with firefighting access due to the steepness of the site. After discussions with the fire department, a decision was reached as to the location of slope access for firefighting.
5. The other issue was that of snow management and the lack of space for snow storage. A solution to this was to make the roofs flat.
6. At the time of the first application, there was some debate over architectural styles of the mountain styles versus a more contemporary look. This projects attempts to incorporate both styles.
7. In 2008, the colour palette was brown and gold, but this is now updated to warm, but natural grays. In 2008, shingle materials were hardy, but is now updated to wood.
8. All units have private outdoor space, on the living room level or the roof top deck.
9. The stone chimney represents a significant iconic structure of this development.
10. Streetscape view is of the garages, however the use of random glazing will serve to animate the area and provide interest.

Tom Barratt of Tom Barratt Ltd entered the meeting at 3:08 p.m.

Tom Barratt advised on the following:

11. Very lush planting plan with mostly native plants.
12. Series of concrete walls, stone face mostly 1 metre high.

Panel offers the following comments:

Site Context and Landscaping

1. Panel acknowledged this is a challenging site and the design works well with fitting into the steepness of the site.
2. Good to see that this site located at the entry to Blueberry is being resolved.
3. The project has improved since 2008. It takes advantage of the great views and supports the neighborhood.
4. Consider pulling back the Building 1 frontage from the access road.

Form and Character

1. The scale and form is appropriate for the small site.
2. The character is in keeping with the neighborhood with a more contemporary approach that justifies snow management.

Materials, Colours and Details

1. The use of wood is supportable and provides texture and appropriate aesthetics; but may require some thinking in regard to weather durability in upper wall sections without sufficient overhang.
2. Ensure that colours and staining is of a quality that reflects the building and the hardship of the weather.
3. Consider use of stone pavers on the driveways instead of concrete.

Green Building Initiatives

1. The proposal is considered to meet the six objectives of the Whistler Green Building Policy.

Moved by Pat Wotherspoon
Seconded by Brigitte Loranger

That That the Advisory Design Panel appreciates the complexities and the challenge of fitting the architecture into the site and support the application (as it did in 2007) and encourages the applicant to work with staff to resolve outstanding issues related to retaining walls (both material and height of taller walls) and carefully review past decision making in final material selections, particularly for hardscape, as well as roof overhangs and weather protection for upper facades.

CARRIED

OTHER BUSINESS

ADJOURNMENT

Moved by Ryley Thiessen

That Advisory Design Panel adjourn the April 19, 2017 committee meeting at 3:35 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Melissa Laidlaw