



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, OCTOBER 18, 2017, STARTING AT 1:00 P.M.**

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

PRESENT:

Architect AIBC, Zora Katic
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

REGRETS:

UDI, Dale Mikkelsen
Member at Large, Ryley Thiessen
MBCSLA, Julian Pattison
MBCSLA, Kristina Salin

ADOPTION OF AGENDA

Moved by Pat Wotherspoon
Seconded by Zora Katic

That Advisory Design Panel adopt the Advisory Design Panel agenda of October 18, 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 September 20, 2017.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. Council was pleased to see a number of projects with resident restricted components at their October 17 meeting and authorized issuance of the DP to the WHA Seniors Housing development in Rainbow and the DVP to the WHA development on Legacy Way.

Staff was authorized by Council to proceed with further review of rezoning application RZ1132 for 2010 & 2011 Innsbruck Drive.

A rezoning application for the Prism Land was also introduced to Council. A 108 acre section of land in Tamarisk with a number of servicing and illegal trails. This has presented a few problems for the community and the owner. The proposal will see one acre of land transferred to WHA, eight acres retained by the owner and the remaining 99 acres transferred to the RMOW.

Council approved the issuance of the DP for the Function Junction master planned mixed use development.

Parking lot 5 was given approval for paving with the groundwork starting this year and the paving to begin next year.

PRESENTATIONS

2nd Review
File No DP1584
8350 Bear Paw Trail

The applicant team of Dean Skalski and Jen Levitt, Murdoch & Co; Rob Laslett, Kindred Construction; Jessica Averiss, WHA entered the meeting at 1:15 p.m.

Planner Amica Antonelli, RMOW introduced the project. The 20 unit WHA seniors rental project is up for review for the second time. Council approved the issuance of the DP with recommendation that the project go back to the Advisory Design Panel for review of the finer details, which will then be approved by the General Manager. Staff is seeking ADP comments on colour, materials, landscaping and pedestrian connectivity.

Dean Skalski advised on the following.

1. There has been a fair amount of refinement with the materials.
2. Mix of heavy timbers, hardi board, horizontal siding, and metal capping, stained timber.
3. Updated railing to be more durable use.
4. There was some discussion regarding the location of the building to its adjacent neighbor behind. The elevation is determined by the geotechnical report, which indicates the minimum elevation for the main floor of the building.
5. Rear façade has been updated. Elevator shaft in architectural concrete. The bulk of the building will be articulated with the roof forms. Certain areas moving out further than others to give it a bit of interest.
6. Front side of the building, cascading roof line.
7. Arrival sequence and pedestrian connectivity. Introduced raised concrete planters to help define the parkade entrance, with wider walkways, lighting and directional signage.
8. An egress path from the rear of the building to the front is provided.

Panel offers the following comments.

Site Context and Landscaping

1. Panel suggests adding more landscaping between the walkway and building, while recognizing it is good to have wider walkways for seniors.

Form and Character

1. Further consider the design look of the parkade entrance; it is very visible, detail well.
2. Find a better solution for the picket railing to tie in better and not look low income.

Materials, Colours and Details

1. Panel expressed concern about the durability of the aluminum wrap on vinyl windows.
2. Suggestion to consider a more muted colour for the cement board siding.
3. Panel agreed that the exposed concrete should have more architectural interest.
4. Consider adding to flashing with overhang for weather protection.
5. Wood returns will hit the ground level and attract moisture.
6. Provide care in the visual of the roof material and detailing as viewed from Solana.

Moved by Pat Wotherspoon
Seconded by Brigitte Loranger

That the Advisory Design Panel supports the project and further consideration to the suggestions provided by panel.

CARRIED

The applicant team left the meeting at 1:55 p.m.

2nd Review
File No.RZ1132, DP1556
2010 & 2011 Innsbruck
Drive

The applicant team of Dean Skalski, Jen Levitt and Dylan Korba Murdoch & Co; Rob Laslett, Kindred Construction; entered the meeting at. 2:00 p.m.

Senior Planner Melissa Laidlaw, RMOW introduced the project. Panel reviewed the project once and had several comments. The applicant has submitted revised plans and summarized the changes and how they have addressed panel's previous comments. Staff seeks Panel comments on the proposed changes.

Dean Skalski advised on the following.

1. At the last panel meeting, there was some discussion about showcasing the entry to the commercial units a bit better. The plan is to recess the two entry doors into the commercial units for protection and create more walk space so when doors are open, they don't intrude into the walkway space on the outside of the building.

2. There were concerns about the residential units and whether they can have higher ceilings, windows, doors and questions about screening. We have changed elevations to create more articulation to the building.
3. On the street side of the residential units, we increased the height of windows and doors. Juliette style balcony with protective railing added to connect with the outside a bit better.
4. Chimney used to be a big wall of stone, so we have broken it up using a combination of stone and board form concrete so it doesn't look monolithic, concrete cap to differentiate between the stone works.
5. The treatment for the patio. We have now updated to concrete and glass guardrail to make the patio look more substantial, tie in better with building materials.
6. There will also be a fair bit of landscape screening for the patio.
7. A new freestanding monument sign will replace the existing one facing the Highway.
8. Delivery truck turning radius – based on the worst case scenario the anticipated delivery trucks will be able to service the site.

Panel offers the following comments.

Site Context and Landscaping

1. Good improvements since the last review. Strong support for the recess entry doors - great for pedestrian flow and weather protection.

Form and Character

1. The end stairway elevation are the least successful and could use more architectural interest when compared to the rest of the building.
2. South elevation is a bit weak and verticals also look weak.

Materials, Colours and Details

1. Panel cautioned that the development will need to meet the new requirements for garbage and recycling.
2. Consider drainage and gutters so it does not look like an afterthought.
3. Panel concern that there are lots of wall materials.
4. Juliette balcony well received. Consider large sliding door for the balcony.
5. Panel in support of the changes to the chimney as it creates more of a focal point. Consider adding lighting for further articulation.

Moved by Pat Wotherspoon
Seconded by Zora Katic

That the Advisory Design Panel supports the project as presented and would like to leave it to staff to decide whether it should return subject to the comments and concerns raised by panel.

CARRIED

The applicant team left the meeting at 2:35 p.m.

1st Review
File No.DP1574
102-4154 Village Green

The applicant team of Kayla McKinlay and Diana Stevenson-Moore Lululemon; Marcella Au, Quadrangle Architects entered the meeting at 3 p.m.

Planner Tracy Napier, RMOW introduced the project. Lululemon is expanding their store to take over the unit to the south, previously occupied by Sure Foot. As part of the expansion, they wish to make exterior changes to reflect the new expanded store and create a coordinated/cohesive look for the frontage.

Staff had concerns over the initial proposal which would see removal of all the stone façade. Lululemon is presenting revised proposals. The first proposal would reduce the height of the stone on the columns and increase the height of stone on the former Sure Foot frontage. Replace the stone with wood cladding to match the existing wood façade. The second proposal would see the stonework remain for both the entrance and the columns.

Staff seeks Panel comments on the proposed materials and colours as well as the benched seating.

Diana advised on the following.

1. We are expanding the existing store to over 5000 square feet.
2. As part of the proposal, we are seeking to unify the two spaces and create one presence.
3. Our inspiration has always been grounded in the community of Whistler. This is evident in all the local programs and promotion of local athletes as Lululemon ambassadors.
4. The aesthetics we are going for is modern, clean lines with alpine design, using natural materials with minimal palette.
5. Adding two doors to increase visibility and transition to the store. Create window bays in each of the perimeter windows which will be activated and changed out seasonally to reflect the different campaigns with the athletes and store products.
6. Add seating and fire bowl area between the two main entries. The fire bowl areas is adding to the existing public seating and encourages public use. We were inspired by what was done at the Olympic Plaza.
7. The fire pit will have the appropriate on/off switch.
8. We want to respect the current landscaping and the existing stone wall which will remain and be protected during construction.
9. Adding heat trace to eliminate danger of ice or slipping.
10. Proposed storefront first option of leaving the stone as is and unify the awning. Updating current doors to match existing wood frame system.
11. Second option is to reduce the height of the stone to remove bulk for increased visibility into the store. New doors will have matching wood frame as with existing.

Panel offers the following comments.

Site Context and Landscaping

1. Strong support for unifying the frontages with the awning.
2. Panel supports opening up the window and retail space.

Form and Character

1. Panel does not support removal of the stone as it is a signature character of the building and does not impact views into the store.
2. Panel supports an upgrade to the stone work on the former Sure Foot façade.

Materials, Colours and Details

1. Appreciate the public space with the seating, but need to consider added weight on top of parkade.
2. Great support for the fire pit, but consider a timer switch instead of an on/off switch.
3. Consider drainage from new roof addition.
4. Consider adding stone at Hilton corner.

Moved by Pat Wotherspoon
Seconded by Zora Katic

That the Advisory Design Panel supports option one as presented for the project and integration and expansion of the store with consideration to Panel's comments.

CARRIED

The applicant team left the meeting at 3:25 p.m.

OTHER BUSINESS

ADJOURNMENT

Moved by Tony Kloepfer

That Advisory Design Panel adjourn the October 18, 2017 committee meeting at 3:31 p.m.

CARRIED

CO-CHAIR: Tony Kloepfer, Architect AIBC

SECRETARY: Melissa Laidlaw