



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, MARCH 21, 2018, STARTING AT 1:40 P.M.**

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

**PRESENT:**

Architect AIBC, Brigitte Loranger  
Architect AIBC, Pablo Leppe  
Member at Large, Pat Wotherspoon  
Member at Large, Ben Smith  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Manger of Environmental Stewardship, Heather Beresford  
Planner, Amica Antonelli  
Senior Planner, Jake Belobaba  
Recording Secretary, Karen Olineck

**REGRETS:**

MBCSLA, Julian Pattison  
MBCSLA, Kristina Salin  
UDI, Dale Mikkelsen  
Architect AIBC, Zora Katic

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| Call to Order                                | Melissa Laidlaw called the meeting to order at 1:40 p.m. There was a member welcome and round table introductions.   |
| Meeting Procedures                           | Melissa Laidlaw provided an overview of meeting procedures, meeting format, role of Chair and Panel motions.   |
| Election of Chair and Co-Chair for 2018 Term | Moved by Pat Wotherspoon<br>Seconded by Brigitte Loranger<br><br><b>That</b> Advisory Design Panel elected Dale Mikkelsen, Architect AIBC as Chair for the 2018 term.<br><br>CARRIED<br><br>Moved by Pat Wotherspoon<br>Seconded by Ben Smith<br><br><b>That</b> Advisory Design Panel elected Brigitte Loranger as Co-Chair for the 2018 term.<br><br>CARRIED |

**ADOPTION OF AGENDA**

Moved by Pat Wotherspoon  
Seconded by Pablo Leppe

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of March 21, 2018.

CARRIED

### **ADOPTION OF MINUTES**

Moved by Ben Smith  
Seconded by Pablo Leppe

**That** Advisory Design Panel deferred the adoption of the minutes until such time ADP members who were in attendance at the December 20<sup>th</sup>, 2017 meeting are present.

CARRIED

### **COUNCIL UPDATE**

Councillor Grills welcomed the new panel members and provided updates from the Council Meeting held on March 20<sup>th</sup>. The Public Hearing was held for the Creekside Plaza rezoning.

The Employee Housing rezoning at 2077 Garibaldi Way in Nordic has received a tremendous amount of feedback from the public and the owners are now looking at making adjustments to make the project work.

The Whistler Housing Authority is proceeding with their 20 unit Passive House Project in Cheakamus Crossing and also the Senior Housing Project in Rainbow.

Work has begun in Function Junction for the new gas station. Staff is working on Land Use Contract termination.

OCP Update  
1<sup>st</sup> Review

### **PRESENTATIONS**

Melissa Laidlaw introduced proposed amendments to the Official Community Plan Development Permit Area designations and guidelines. The starting point for updating the OCP is the 2011 OCP which was adopted by Council in 2013 and quashed by the Court in 2014. The goal is to update the 2011 OCP to address changing factors and conditions affecting the resort community, studies, strategies and initiatives over the past five years, and closer engagement with First Nations.

Melisa described the proposed amendments being considered to the existing Development Permit Area designations and guidelines. Jake Belobaba presented the proposed direction for a new Wildfire Development Permit Area proposed consistent with the recommendations contained in the 2017 RMOW Wildfire Protection Strategy. Priority guideline considerations for this DP Area will be roof and building materials and landscape treatment within the first 10 metres of buildings, consistent with FireSmart principles.

### Panel Comments

1. The priority is to get the OCP done. It will not be perfect, but it is important to get it established.
2. While the Panel recognizes the importance of the Wildfire DPA, panel suggest a process that is not costly, long and cumbersome for single family home owners or for staff. Panel strongly encourages a building permit process instead of a DP process for wildfire if possible.
3. Provide a clear understandings of what triggers the requirement for a DP, what happens to landscaping.
4. Consider all unintended consequences of the Wildfire DPA. Concern was expressed that it could take away from the mountain alpine character pursued for 40 years in areas like Whistler Village and Creekside.
5. Some Wildfire DPA restrictions will be contrary to overlapping DP guidelines as well as covenants.
6. Panel in favour of Intensive Residential (Infill Housing) DPA to provide opportunities to intensify and provide more housing types. Panel recommended to make updates to simplify, don't handcuff future opportunities, start out simple, key to success is that the development looks good and fits into the neighbourhood.
7. Include Cheakamus Crossing as DPA for multi-family.
8. Exclude Cheakamus Crossing as DPA for Sensitive Ecosystems, consistent with how treating other developed areas.

**That** the Advisory Design Panel supports the proposed changes to the OCP and ask that staff consider panel's comments to simplify the process, ensure there in no uncertainty, consider unintended consequences, and make sure there is opportunity for Infill Housing.

CARRIED.

4355 Blackcomb Way  
1<sup>st</sup> Review  
File No. DP1606

*The applicant team of Timothy Ankenman; Tony Fontana, Fontana Construction Ltd; Lori Fontana, Fontana Constructing Ltd entered the room at 3:00 p.m.*

Amica Antonelli introduced the project for façade restoration of the Whistler Brew House.

Mr. Ankenman introduced the applicant team and advised on the following.

1. The package that was given to you is different than what is being presented.
2. The building was completed in 1996 and the stucco is now failing.
3. This building was intended to have a semi-industrial look. Finding a suitable replacement for the failing stucco is difficult to do.
4. Where the stucco is now, on the pub and restaurant, the façade materials must be non-combustible by code.

5. We are proposing board and batten hardie panel in a flat, dark grey colour in place of the corrugated steel and standing seam metal proposed in your package. The exception is the rotunda which is proposed to be finished in corrugated steel.
6. We will refinish the windows in the dark red colour.
7. The patio has never really worked and will be addressed in a separate application.

#### Panel Comments

The panel felt that this is a very good renovation project and offers the following comments.

#### Site Context and Landscaping

1. Panel supports the upgrades to the building, particularly getting rid of the stucco.
2. The building is in a high profile area and could use an upgrade, but Panel agreed that the colour scheme needs to be lighter for more impact.

#### Form and Character

1. Consider the durability of the material and how the building will look in 20 years.

#### Materials, Colours and Details

1. Panel concerned about the hardie panel, faux wood look would be too obvious in such a high profile area. Preferred the grey standing seam metal proposed in the ADP package.
2. Panel in agreement with the corrugated metal in the original package.
3. Colour scheme is too dark, consider lighter colours.
4. Panel support the red trim for the windows.

Moved by Pat Wotherspoon  
Seconded by Brigitte Loranger

**That** the Advisory Design Panel supports the project as presented in the staff report. The applicant can work with staff to address Panel's comments.

CARRIED

*The applicant team left the meeting. 3:50 p.m.*

#### TERMINATED

Moved by Brigitte Loranger

**That** Advisory Design Panel adjourn the March 21, 2018 committee meeting at 3:55 p.m.

CARRIED

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CO-CHAIR: Brigitte Loranger, Architect AIBC

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SECRETARY: Melissa Laidlaw