



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MARCH 20, 2019, STARTING AT 3:05 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Architect AIBC, Peter Lang
Architect AIBC, Derek Fleming
Architect AIBC, Pablo Leppe
Dale Mikkelsen, UDI
Member at Large, Pat Wotherspoon
Councillor, John Grills
Planner, Robert Brennan
Planning Director, Mike Kirkegaard
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Pat Wotherspoon
Seconded by Peter Lang

That Advisory Design Panel adopt the Advisory Design Panel agenda of March 20, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Peter Lang

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of February 20, 2019 as amended.

CARRIED

Councilor Grills provided an update of the most current topics being discussed by Council.

Council gave second reading to the OCP at the last council meeting. The Provincial Government has started the process to remove the requirement for the RMOW to seek ministerial approval on all OCP amendments and updates. We hope to have this completed in the summer of 2019.

PRESENTATIONS/DELEGATIONS

2004 Nordic Place
DP 1663
1st Review

The applicant team of Fred Formosa, Nadine Friesen of Falcon Homes; Tyler Friesen, Wes Friesen of Point West Architecture; Meredith Mitchell of MZ Landscape Architecture the meeting at 3:20 p.m.

Planner Robert Brenan, RMOW introduced the project. This site is in the Whistler Creek North area with access from Nordic Drive off highway 99, near the pedestrian overpass. The site is located in DPA No. 3 which is designated for form and character, protection of the environment and protection from hazardous conditions guidelines and review. The clients have designed the project to meet these development permit guidelines.

This property is zoned LR2 (Leisure Recreation Two) with the main purpose being a hostel. Hostel accommodation can be open dormitory type and semi-private. The existing building gross floor area is 360 square metres and the proposed building is 510 square metres. Looking for variances for six verandah posts. Staff are excited about the proposal.

Wes Friesen, architect advised on the following.

1. We are very excited about the site and the building and are trying to make the design fit the site and not disturb the environment.
2. We will be using natural stones, cedar shakes, wood elements and some hardi board elements. An asphalt roof shingle roof on the recommendation of the snow consultant to reduce the amount of sliding snow.
3. The context plan shows the seclusion of the building towards the back of the site adjacent to the mountain operations on crown land. The existing gravel driveway will be retained.
4. There are two existing auxiliary structures on the site. One is a garage which we will maintain and the second is a small cottage which will have to be removed as it is in the setback area.
5. This project does comply with the GFA and meets all the other requirements with exception of the columns that are facing park lands.
6. The first floor includes the open dormitory, the common spaces and caretaker suite. Upper floor has the semi-private sleeping rooms with washrooms.
7. West elevation shows two storey spaces and entry.

8. South elevation shows some of the slope along the side. The heavy timber elements, darker trims and stone fire place.
9. East elevation shows level access to the main floor from the accessible parking area.
10. Parking and entry proposed below the building is concealed by the change in grade and proposed landscape areas and walls.

Meredith Mitchell advised on the following.

1. A small portion of the driveway entry within the RAR setback area will be decommissioned and restored. Two existing parking areas will also be restored. Additional parking areas will be created closer to the hostel. Some of the proposed new parking areas will use natural rock retaining walls where cuts into the terrain are necessary to allow flatter parking areas.
2. We will use pocket planting with native plants to allow it blend in with the natural landscape as much as possible.
3. Existing gravel driveway will be changed slightly and we will also be doing some restoration planting.
4. Existing retaining wall along the driveway will be modified.
5. The below grade garage located at the north end of the hostel is screened on the west side with two proposed flat areas in the front to use as gathering spaces for guests. We have provided rock retaining walls which will be less than 2 feet in height (0.6 metres) and will slope downwards to meet grade.
6. These heavily shaded areas we are proposing to cover with artificial turf.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel ask applicant to consider enhancing the narrow length of the main driveway with additional width and/or places for passing/lay-by should there be 2-way traffic; and confirm snow removing maintenance.
2. Panel understands the need for accessibility and accessible access with looping road.
3. Panel agreed that dispersed parking is an asset to the site.
4. Panel supports the incursion into the setback area for the columns.
5. Panel ask applicant to ensure that storage and operational considerations are taken into account in the project.
6. Panel recommend that the applicant look at creating a semi-private accessible space on ground floor.

Building massing, Architectural Form and Character

1. Panel concern about the stacked and overlapping roofs at the main entry; gap between roofs. Unusual from an architectural perspective and may cause long-term maintenance considerations.
2. Attention to structural concerns and detailing of the building; vertical and horizontal members important visual aspects of the design – many seem undersized and having them increase in size would also be good architecturally for a more robust aesthetic.

3. Panel in agreement with the massing to the site; this supports the Whistler character.

Materials, Colours and Lighting

1. Decking and fire protection; ensure safety considerations for guests, visitors and workers in regard to fire and wildlife in the area.
2. Panel discussed asphalt shingles versus metal roofing with snow pickets/anchors and a preference for metal roofing was expressed by the majority of panel.
3. Panel in support of the cedar and wood in the building palette; needs to be treated cedar to avoid potential fire risk.
4. Panel supports the colour palette and natural tones.
5. Panel suggests more detailing work needs to be completed and shown on the drawings (i.e. roofing, structural beams, retaining walls and grading, lighting plan, pathway access from hostel to the road at the top of the site).
6. Panel would also like to see thoughtful consideration in how the hardi-panel is being used in regard to reveals, aesthetics, and supporting the natural materials and colours being used.

Hard and Soft Landscaping

1. Panel ask that the applicant reconsider current location of the pool integrated into the verandah at the south end of the building and landscape view could perhaps be located closer to a common space with more room for safe operations.
2. Panel noted that there was potential problems with pool regarding Health Department approval. Panel ask that the applicant consult with the Health Authority regarding requirements for the pool.
3. Panel suggests building main entry stairs could be tied better to landscape and made more robust and strong as entry point.
4. Panel not in support of the artificial turf proposed; not considered part of Whistler environment; but do support the need for outdoor social gathering spaces.
5. Site entry and on-site driveway will be lit; consideration of lightning around site should also be addressed.

Green Building

1. Panel ask that the applicant to be aware of requirements of new BC Step Code and additional building insulation.

Moved by Pat Wotherspoon

Seconded by Pablo Leppe

That the Advisory Design Panel is largely supportive of the project, subject to panel comments, particularly massing and form of development, and support the direction to more natural materials, so long as fire and durability/maintenance and access considerations (inclusive of lighting) are fully understood and executed; notwithstanding that the panel asks the applicant to consider a metal roof with appropriate snow pickets/anchors and more attention paid to overlapping rooflines and overall building detailing,

therefore these items should be referred back to panel for final review.

CARRIED

The applicant team left the meeting at 5:02 p.m.

OTHER BUSINESS

TERMINATION

Moved by Pablo Leppe
Seconded by Peter Lang

That the Advisory Design Panel Committee Meeting of March 20, 2018 be terminated at 5:10 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Mike Kirkegaard