



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, JULY 19, 2017, STARTING AT 12:15 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  
MBCSLA, Kristina Salin  
Member at Large, Ryley Thiessen  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Planner, Robert Brennan  
Recording Secretary, Karen Olineck

**REGRETS:**

UDI, Dale Mikkelsen  
Architect AIBC, Brigitte Loranger  
MBCSLA, Julian Pattison  
Member at Large, Pat Wotherspoon

**ADOPTION OF AGENDA**

Moved by Tony Kloepfer  
Seconded by Zora Katic

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

CARRIED

**ADOPTION OF MINUTES**

Moved by Tony Kloepfer  
Seconded by Ryley Thiessen

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

CARRIED

**COUNCIL UPDATE**

Councillor Grills provided an update of the most current topics being discussed by Council and acknowledged the recent memorial service for former Councillor Janyk. Due to the vacancy and more than a year prior to the next election, there will be a by-election in October. Gateway Loop is eighty percent operational and the roof will be installed in the Fall. Council adopted new zoning regulations for tourist accommodation and a new tourist accommodation business regulation bylaw.

1020 Legacy Way  
1<sup>st</sup> review  
File No. 7111.01  
12:30 – 1:30 p.m.

## PRESENTATIONS

*The applicant team of Duane Siegrist, Integra Architect Inc; Tom Barratt, Tom Barratt Ltd; Matheo Durfeld, BC Passive House; Kyle Moen, BC Passive House; Marla Zucht, Whistler Housing Authority entered the meeting at 12:35 p.m.*

Amica Antonelli, Planner, RMOW introduced the proposed 20 unit apartment building in the Cheakamus neighborhood in the RLW1 zone. Staff advised that the proposal will need a building setback variance on the park side and on the Legacy Way side, and some retaining wall variances.

Duane Siegrist advised on the following.

1. This is one of the remaining development sites within the legacy neighbourhood and has been turned over to the WHA.
2. This site is south of Legacy Way on the corner of Mount Fee Road. The area has some prominence and urbanism along Legacy Way and we wanted to respond to the characteristic that has been set out in this area.
3. This is a small site which slopes up on one side.
4. Access is required to be off Mount Fee Road.
5. The building is tucked against the rock outcrop to create a relaxed corner at the street intersection.
6. The relaxed corner will allow people to gather, meet and greet and give proper access off the street.
7. The idea of a Passive House is not just about insulation and energy consumption. It is also about the mechanical design system, the longevity of that system and creating a lot more detail to the building beyond the typical blank wall.
8. A few ways we attempt to address the design challenges of a Passive House is by promoting outdoor use, open corner and making the area more animated and playful. Promote outdoor use of the stairs facing the plaza allowing people to gather.
9. The addition of a bike wash area to respond to the needs of the residents. Along with bike access to the large outdoor plaza area.
10. Materials will include hardi system. Steel structure and frame, wood columns and steel structure for stairs suspended away from building envelope.

Panel offers the following comments.

### Site Context and Landscaping

1. The building setback from Legacy Way is consistent with the existing Legacy Way streetscape and it was felt that if the building was pulled back further it would not look very useable.
2. Panel supports mirroring the planting in the area with the use of perennials, grass and native plants.
3. Panel suggests increasing the permeability of the hard surfaces in the parking lot.

### **Form and Character**

1. The location of the building on the corner creates public space and animates the area.
2. Panel is supportive of the in room storage and open stair case. The open staircase offers potential for architectural expression, but additional detail refinement is suggested.
3. A panel member remarked that adding balconies would enhance the project, but understands the budget constraints.

### **Materials, Colours and Details**

1. Panel commented that the hardi finishes is not typically well detailed and perhaps applicant should add more detailing with hardi panel.
2. Panel felt that there was too much concrete on the lower level and perhaps the applicant can pay attention to these details.
3. Panel supports the use of art in the design.

Moved by Ryley Thiessen  
Seconded by Tony Kloepfer

**That** the Advisory Design Panel supports the project as presented and is confident that staff can continue to work with applicant for further refinement. Panel does not need to see this project return for further review.

CARRIED

*The applicant team left the meeting at 1:20 p.m.*

4420 Sundial Place  
1<sup>st</sup> Review  
File No. DP1577  
1:30 – 2:15 p.m.

*The applicant team of Brennan Vollering, Sense Engineering Ltd; Kieran Bjornson, Sense Engineering Ltd; Peter Tomlinson, Strata Member; Pete Kestel, WRM entered the meeting at 1:25 p.m.*

Robert Brennan, Planner, RMOW introduced the project. Powder Lodge presenting exterior renovation to the entire building. Original built in 1980. Staff is supportive of renovation update to the building, as it contributes to the rejuvenation of the village.

Brennan Vollering advised on the following.

1. This is a standard cladding renewal project.
2. The current cladding on the building is painted cedar siding and will be replaced with hardi plank and retain the existing colour
3. In the process of re-cladding, the insulation will be replaced with spray foam.
4. The drive behind this exterior renovation is the water penetration and durability issues along with the decay on the siding.
5. The existing balcony railings and glass panels will be replaced and the balconies waterproofed. The windows and sliding doors are being replaced with an aluminum frame insulation, which will meet the code requirement.
6. The stone wall at the base of the building will remain, but there will be some cleanup in areas that have settlement issues.
7. Chimney siding will be replaced. The A/C units will be relocated so the units are not visible from the exterior.

Panel offers the following comments.

**Site Context and Landscaping**

1. Opportunity for low planting on the west side of the building for privacy.
2. Panel is in support of the project as it will contribute to the image of the village. The building is in much need of refurbishment.

**Materials, Colours and Details**

1. Panel had concerns about the new railing dimension and material.
2. Panel suggests use of some natural wood on the building and suggested keeping the soffits natural cedar rather than white. The wood will add warmth to the building.

Moved by Tony Kloepfer  
Seconded by Ryley Thiessen

**That** the Advisory Design Panel supports the project as presented with consideration to update the landscaping and to also consider the use of natural wood on the building, particularly the soffits. Panel does not need to see this project return for further review.

CARRIED

*The applicant team left the meeting at 2:10 p.m.*

2010 and 2011  
Innsbruck Drive  
1<sup>st</sup> Review  
File No. DP1556  
2:15 – 3:15 p.m.

*The applicant team of Brent Murdoch, Brent Murdoch and Company; Jen Levitt, Murdoch and Company; Dylan Korba, Murdoch and Company entered the meeting at 2:15 p.m.*

Robert Brennan, Planner, RMOW introduced the project. Staff seeks Panel comments for Rezoning and Development Permit of the site located on Innsbruck Drive at the entrance to Creekside Village. The existing development was constructed in 1987 and consist of two buildings. This proposal calls for demolition of one building on the northwest corner of the property and replacing it with a new building for commercial and residential use. In addition there will be renovations to the remaining building for a new proposed liquor facility. The rezoning application is for consideration of adding the employee housing and liquor sales uses. Proposed new building is slightly larger than existing with most of that being on the second storey for the new employee housing units.

Brent Murdoch advised on the following.

1. Architect distributed colored perspective drawings and a revised truck template plan for review and discussion.
2. The current building located in the northwest corner of the property is not doing its job from an urban design perspective. Needs to be revamped.
3. Housing component is an important trigger for the owner's plans to redevelop the site.
4. This building is a single occupant commercial building and we are looking to replace that mass and take it down to the slab.

5. On the 2<sup>nd</sup> storey of the new building are proposed 4 one bedroom residential units. These units will be accessed via an open walkway connected at each end to a metal screened staircase to the ground level. This walkway provides semi open space for these units.
6. Constraint on the building because of location near the highway and the corner of Lake Placid Road. Building mass is kept tight.
7. The backside of the building will maintain a shallow roof line.
8. The large stone fireplace on the current building is a significant feature and we will re-interpret that in the new design.
9. The proposed liquor store for the existing building on the property is currently located on the Franz's Trail property across Lake Placid Road.
10. The current restaurant in the corner building will be relocated to one of the two proposed commercial units on the first floor of the new building.
11. There will be subtle changes in surface parking layout and loading bay areas, but the project meets parking requirements.
12. Conceptual landscape plan includes new understorey plants and new trees adjacent to Highway 99 and Lake Placid Road.

Panel offers the following comments.

#### **Site Context and Landscaping**

1. Update to the landscaping is appreciated.
2. Consider adding outdoor space as it would be more appealing to renters.
3. Panel noted that the issue of parking and deliveries is still not resolved.
4. The North elevation of the new building is well received. The architectural expression is appreciated.
5. Panel had concerns over the South elevation of the new building. Particularly with the main entry. Perhaps consider making the entry on the Southside more open.
6. Opening the commercial façade from one edge to the other will be beneficial to the commercial clients.
7. Coordinate garbage and recycling facilities.

#### **Form and Character**

1. The proposed chimney design is not very detailed and can be more articulated. It currently reads as a square block.
2. The sidewalk at the commercial entrances where the doors open are quite narrow. Consider widening and adding landscaping to soften.
3. Comprehensive signage needs to be incorporated into the design.
4. Panel had concerns over the vertical screens.
5. Consider cathedral upper ceilings to add glazing for the north elevations.

#### **Materials, Colours and Details**

1. Consider the placement of the stairs to the middle which will eliminate the long corridor.
2. Opportunity to capture half the height of stairs to allow for storage space.
3. Opportunity for exterior stairs to be much more open, otherwise feels like building mass.
4. The proposed light railing for the patio is not supported. Consider solid wall to mitigate view and noise off the highway.

Moved by Kristina Salin  
Seconded by Zora Katic

**That** the Advisory Design Panel supports the project in principle and would like to have it returned to address issues of the south elevation and opening of the south commercial entrances, including an integrated signage package. Review further articulation of the metal screens and stone chimney and have a look at alternative for railing.

CARRIED

*The applicant team left the meeting at 3:00 p.m.*

Function Junction  
Commercial  
Development, Alpha  
Lake Road  
1<sup>st</sup> Review  
File No. DP1337  
3:15 – 4:15 p.m.

*The applicant team of Brent Murdoch, Brent Murdoch and Company; Chief Dean Nelson, Lil'wat Nation; Kerry Mehaffey, Lil'wat Capital Assets LP; Carlos Zavarce, Cornerstone Developments Ltd; Caroline Lamont; Cornerstone Developments Ltd entered the meeting at 3:10 p.m.*

Melissa Laidlaw, RMOW introduced the project. This is a Development Permit Application for a 5.3 acre parcel. Part of the parcel is zoned for a service station which includes a restaurant and a larger portion of the parcel is zoned for light industrial, service commercial, office and employee housing use. The client has worked hard to protect the 20 metre tree buffer along the highway, as well as to reduce the parking and vehicle dominance and provide a more pedestrian friendly environment.

The project is meeting all the regulation of the Zoning Bylaw with the exception of the proposed retaining wall along the rail line, of which staff has no concerns. The proposed on-street parking and off-site freestanding sign does not meet bylaw regulations and this is still under review from staff.

Chief Dean Nelson advised on the following.

1. Excited about the project and to witness the Advisory Design process and will do what must be done to move the project along.

Brent Murdoch advised on the following.

1. This land is part of the First Nations legacy lands.
2. This parcel is zoned for a service station to address the needs of the south side of town.
3. Function Junction is currently a hostile environment for pedestrians.
4. We looked at how this project can be done in a comprehensive manner to address issues with pedestrian and vehicle movement, and maintain an efficient design element.
5. The service station will be similar to Husky with easy available parking and augmented landscaping. There are suggested infill locations in the tree preservation area adjacent to Highway 99, with openings for sightlines along the Alpha Lake Road frontage.
6. The Commercial site has a number of uses including office use. The initial plan was to have office space on the on the third floor. There may not be enough subscription for the building to handle that use and provision of employee housing makes more sense.

7. Building B and Building A1 will have employee housing on the top floor and Building A2 will have office space on the top floor.
8. There may be a desire in the future to also make the top floor of building A2 into residential units.
9. There is a very consistent aesthetic to the lower buildings with majority being tilt-up concrete or concrete panel, with infill aluminum and steel front style window.
10. We will attempt to define pedestrian spaces at storefronts that can allow for some gathering. Wider than average sidewalks to allow for seating/display/patio and pedestrian movement.

Panel offers the following comments.

#### **Site Context and Landscaping**

1. Panel is generally in support of the gas station design, but have concerns about other aspects of the project.
2. Panel is not supportive of the large turnaround. Suggestion that the turnaround be redirected to create a much friendlier pedestrian area, or if the turnaround is absolutely required by the municipality, add landscaping in the middle to break up the asphalt expanse or provide another solution with the traffic surface.
3. The sidewalk in front of the commercial buildings present well, but pedestrian circulation from the street is interrupted by parking stalls and large turnaround, and is not direct.
4. Panel emphasized the need for better pedestrian and vehicle loading access to all three industrial buildings and the opportunity for direct pedestrian access to the service station store.
5. Currently a lot of hard surface, strong support from panel for more landscaping to soften up the project.
6. Improve traffic flow through the site.
7. Coordinate parking for residential units.
8. Panel member suggested revising massing to create a pedestrian mall.

#### **Form and Character**

1. Break up the long façade of Building B to create more interest.
2. Panel would like to see view studies from the highway as this is the gateway to Whistler.
3. There is a lack of bike storage for residents.
4. Ensure location and size of garbage and recycling space is adequate for residential and commercial, sharing of the same space is a concern.

Moved by Ryley Thiessen  
Seconded by Zora Katic

**That** the Advisory Design Panel supports the project in principle and would like to see it return to address vehicular access and circulation, pedestrian access to all buildings, view studies from Highway 99, improved articulation of building B, increased green in the parking areas, and further resolution of garbage, recycling and bike storage.

**CARRIED**

*The applicant team left the meeting at 4:05 p.m.*

**OTHER BUSINESS**

**ADJOURNMENT**

Moved by Tony Kloepfer

**That** Advisory Design Panel adjourn the July 19, 2017 committee meeting at 4:10 p.m.

CARRIED

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CO-CHAIR: Tony Kloepfer, Architect AIBC

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SECRETARY: Melissa Laidlaw