



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, FEBRUARY 20, 2019, STARTING AT 12:00 P.M.**

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

PRESENT:

Architect AIBC, Pablo Leppe
Architect AIBC, Derek Fleming
Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
MBCSLA, Grant Brumpton
Dale Mikkelsen, Chair, UDI
Member at Large, Pat Wotherspoon
Member at Large, Ben Smith
Councillor, Duane Jackson
Director of Planning, Mike Kirkegaard
GM of Resort Experience, Jan Jansen
Planning Analyst, Jessie Abraham
Planning Analyst, Amica Antonelli
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Pat Wotherspoon

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

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Julian Pattison

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 28, 2018.

CARRIED

Election of Chair and
Co-Chair for 2019 Term

Moved by Pat Wotherspoon
Seconded by Ben Smith

That Advisory Design Panel elected Dale Mikkelsen, UDI as Chair for the 2019 term.

CARRIED

Moved by Dale Mikkelsen
Seconded by Peter Lang

That Advisory Design Panel elected Pat Wotherspoon as Co-Chair for the 2019 term.

CARRIED

Meeting Procedure

Mike Kirkegaard provided an overview of meeting procedure, meeting format, role of chair and panel motions.

The terms of reference are quite dated and will need to be updated as it still speaks to open and closed part of meetings. In camera.

The categories summary areas will need to be refined. Site Context and Landscaping will now be Site Planning and Circulation including Accessibility. Form and Character will now be Building Massing, and Architectural Form and Character. Material, Colours and Details will now include Lighting. There will now be a category for Hard and Soft Landscaping.

COUNCIL UPDATE

Councilor Jackson provided an update of the most current topics being discussed by Council. Private sector proposal will be coming to the next Council Meeting. Those initiatives we can support in terms of housing. We have also been busy with budget period.

Council is in the process of creating a Strategic Planning Committee which will focus on specific land use needs, community needs, external factors like aging infrastructure and our relationship with Vail. We will be searching for candidates to sit on that committee.

PRESENTATIONS

OCP Update

Mike Kirkegaard provided overview of the updated Official Community Plan. The OCP primarily lays out the policy of the community around land use. Aspirations in terms of community vision. The Development designations and guidelines by which we review projects.

The OCP Plan we are currently working with is from 1993 which is very outdated. The new plan which has been given first reading includes an updated Community Vision which will replace Whistler 2020. Development of the plan has addressed consultation and our relationship with the First Nations. The targeted adoption of the OCP is summer of 2019. The plan includes updated development permit guidelines which were previously reviewed by the Advisory Design Panel. These updated design guidelines and policies are

being considered along with existing policies in review of proposed developments.

The RMOW went through a community engagement and stakeholder process, what we heard out of this process was that the busyness of Whistler is beginning to put stress on the community and impacting quality of life. These include things like lack of housing, traffic congestion, and lack of employees impacting businesses. The community was also concerned about further growth and how that would impact the overall mountain character of Whistler.

Our new vision states “A Place Where Our Community Thrives, Nature is Protected and Guests are Inspired.” The overall vision and OCP policies don’t change the fundamental nature of who we are as a community. We are still a resort community with a focus on tourism.

In the updated OCP, we have strengthened Growth Management Policies, articulate the mountain character elements around green spaces. We have also added a chapter on reconciliation with the Squamish Nation and Lil’Wat Nation. Updated the DP designations and guidelines, as our current OCP has over thirty different DP areas with vague and incomplete language. Updated the OCP to integrate the masterplan for Whistler Blackcomb and consideration future growth and additional improvement on the mountain and how they fit with our community. Updated transportation policies through extensive work done by the Transportation Advisory Group (TAG), including addressing congestion and pursue regional bus service in the corridor.

Jan Jansen provided an updated on the Cheakamus Crossing Neighbourhood. The Lands that were acquired by the RMOW through the Legacies Agreement with the province. In 2017/2018 the RMOW engaged Brent Harley and Associates to develop preliminary analyses for further development in the neighbourhood working under the direction of the Planning Department. Brent Harley and Associates prepared the Site Analysis, Preliminary Concepts, Resources Narrative Record and more development opportunities with the remaining lands. Project objectives were established to create a livable community. Currently a 550 employee housing development is being proposed the Cheakamus Neighbourhood.

Some early work undertaken by Brent Harley is the analysis of lands and identifying development pods defined as upper and lower lands and also the Jane Lakes lands. As a result of the topography of the lower lands versus the upper lands being relatively flat, it was identified as the next likely Installment. However; as time went on it was noted that the upper lands, referred to as Parcel A, had site servicing and transportation capabilities and should be considered first. The first step is to develop the overall neighborhood and the connectivity to the lands beyond and understanding how that will function and the development parcel itself. The Parcel A project will be brought forward to Design Panel at a later date.

PRESENTATIONS/DELEGATIONS

Three Public Washrooms
1st Review
File No. DP1670/71

The applicant team of Kim Johnston, Johnston Davidson Architect; John Botelho; Tom Barratt, Tom Barratt, TBC; Martin Pardoe, RMOW; Annie Oja, RMOW entered the meeting 12:45 pm.

Planning Analyst Jessie Abraham, RMOW introduced the project. This project is for three new public washroom facilities located at Lost Lake Passivhaus, Gateway Loop and Olympic Plaza. The Olympic Plaza and Gateway Loop are in DP area number one and there is no development permit required for the Lost Lake Passivhaus location. All three proposals comply with zoning regulations.

No variances are required with the exception of gateway loop which requires a rezoning application to increase the allowable gross floor area to 110 square meters.

Looking for panel's comments on Architectural Details, Form and Character and Materials and Colours. Hardi plank siding will be used. Site planning for the Olympics Plaza is currently under review as there may be a slight relocation of the building and the applicant has informed us that the materials, form and character will remain the same. Staff is supportive of the proposed design and seeking panel's comment on this highly visible location in Whistler Village.

Kim Johnston advised on the following.

1. The project started off with six public washroom facilities, but we are only presenting three today.
2. We want to create an architecture that is durable, yet pleasing and that is related to the local Whistler Esthetic and help accommodate to public needs.
3. These projects are similar and the idea was to create architecture that helps address siting and wayfinding concerns.
4. In a number of the sites you will see the integration of some covered bike parking spaces and other areas. There are overhangs which help create spaces for meeting.
5. Important in all of the floor plans are gender inclusive washrooms and standard group washrooms.
6. We took the time to look at each of the sites to examine circulation from a pedestrian perspective. Vehicle impact, the grading and natural topography and how it would impact the surrounding landscape.
7. We came up with a common esthetic that also allowed us some unique Perspective each site.
8. The Gateway Loop site is directly across the new Gateway Loop bus terminal in a landscape area that has circulation from a vehicular perspective on three sides and pedestrian on all sides. This location was an identified access point so everyone can see the building without having to be given too much direction when they get off the bus.
9. Key element for all the washrooms is the mechanical chase along the rear. Also, a mechanical room can be accessed to the rear of the building with storage for janitorial supplies.
10. We try to keep the palette relatively simple. Slab on grade which will have radiant heating. The structure above grade is largely made of wood. Wall will be clad and wood trim will be the final finish.

11. Roof and ceiling structure is designed out of dimensional lumber, Heavy timber beams as the main structure support, layered with a series of standard dimensional lumber and exposed plywood.
12. Allow natural light for safety and the ability to have transparency. All walls will be well above 8 feet with clear story being a minimum of 2 feet above that.
13. Walls are made up three materials; element of stone on each washroom. hardi plank panel, board siding.
14. Wayfinding signage – aluminum panel to help to recognize the washrooms.

Tom Barratt advised on the following.

1. Subtle Landscape with planters at gateway site to make it easier for maintenance.
2. Matching surrounding character and not a lot of planting.
3. Passivhaus Washroom – harder/durable planting along the site, natural landscape planting surrounding.

Panel offers the following comments.

Site Planning and Circulation, Including Accessibility

1. Panel is in agreement that Locations are appropriate and necessary.
2. Panel suggest that the applicant maximize accessible washrooms, particularly in the Passivhaus facility.

Building Massing, Architectural Form and Character

1. Subtle and referencing known architectural styles; mid-century, national parks typology.
2. Form and Massing is supportable.
3. Panel suggests client look for places to bring a softness to the harder lines provided the materials.
4. Be careful that mechanical systems are thought of in the detailed design, given scale of buildings; special regard to ventilation requirements.

Materials, Colours, Details and Lighting

1. Consider exterior landscape lighting for Passivhaus given its darker location in the evenings.
2. Ensure durability of vibrant colours.
3. Focus on simplicity of material palette across the buildings, but with enough textural difference and contrast for interest.
4. Look to optimize mechanical and storage rooms and minimize doors if possible.
5. Panel questioned the use of hardi-board siding and asks the client to perhaps consider warmer/lighter to contrast with stone – review options and perhaps other cost effective durable materials.
6. Signage panels possibly too bold or significant; strong colours are supported in regard to the village wayfinding program in a vertical element.

7. Panel notes that perhaps signage panels could be used for ventilation ducting; maximize ventilation.

Landscaping (Hard and Soft)

1. Considerable additional seating/waiting if not provided in adjacent established landscape/surroundings.

Green Building (where applicable)

1. Panel in support of the low flow fixtures.
2. Panel supports the local materials, dimensional materials, and ease of tender/supply.
3. Contemplation of economics of alternative energy solutions.
4. Panel ask that the client consider viability of electric radiant flooring – operating cost vs. comfort.

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel supports the design and programming of the washroom facilities in the proposed locations as they are subtle and timeless references to similar typologies, but with careful consideration in detailing of materials, subtle diversity of colours and finishes, and thoughtful use of the Whistler Village Wayfinding colours and iconography as a key locator for the buildings, unless staff determine there are substantial changes from what was presented today.

CARRIED

The applicant team left the meeting at 3:10 p.m.

4335 Blakcomb Way
1st Review
File No. DP1664

The applicant team of Tim Ankenman, Ankenman Marchand Architects; Tom Barratt, TBC; entered the meeting at 3:14 p.m.

Tim Ankenman advised on the following.

1. This is part of a rehabilitation project. The patio has been a bit of problem for several years in trying to make the patio seamless with the village stroll.
2. The patio is extremely sloped for table and chairs.
3. Severe leakage problem with underground parking.
4. Ten years ago RMOW approached us about repurposing the patio For the Olympics. That fell through at the time.
Two things changed from the previous design. Twenty feet from the fire lane encroached on RMOW land and this is no longer supportable.
6. Include bench seating landscaping and fire pits.

7. Two fire pits in the middle of the patio, perimeter landscaping. Same stone as what is at the base of the Brewhouse.
8. Lower patio and ramp for accessibility.

Tom Barratt advised on the following.

1. Keeping the existing landscape and what's been added are planters.
2. Two foot pavers on pedestal.
3. Removing eight red maple trees. Small to medium tree to replace what is being removed.
4. Wall lighting along the site and radiant lighting upper part of the patio. This lighting is subtle and dimmable. Black steel lighting fixtures and stair lighting for safety.

Panel offers the following comments.

Site Planning and Circulation

1. Panel in agreement that seating benches and notches are not successful and ask that client consider alternate locations. Could consider tied to planters near Olympic Plaza; may support a rebuild of the planters to maximize tree size.
2. Inset seating benches will be uncomfortable for users as they are located below table; people sitting under patrons.
3. Public realm benches could be more linear and/or elongated if along planters or stand-alone.
4. Access locations are reduced from original, does this to provide clarity to access points and to minimize points of access for better service.

Materials, Colours, Details, and lighting

1. Bollards on walls are not the right application. Lighting could perhaps be more in-board and integrated into the patio itself.
2. Lighting as an architectural element could be expressive and helpful to animate the space and add festive nature.
3. Consider a paving option from the existing Whistler palette of paving materials rather than introduction of new floating paver on pedestal, consider a sand base and more traditional paver overlay. Concerns also about food falling into void space and creating animal or other problems.
4. Fireplace seating could also be anchor for lighting and the other elements of animation on the Patio.

Landscaping (Hard and Soft)

1. Panel in agreement that trees should be more substantial. Largest trees possible for the planter size and soil depth.
2. Look at the opportunities in planters to maximize soil depth and/or increase volume in planters to achieve larger trees (if feasible).

Moved by Derek Fleming
Seconded by Peter Lang

THAT the Advisory Design Panel support the improvements to the BrewHouse patio with careful consideration of relocating benches to remove the “notches” while re-integrating potentially longer benches into the planters (or back-stopped by them), but with careful guidance by staff on final resolutions around tree species, number and size, paver materials and installation, and lighting selections – particularly in regard to verticality of Lighting so as to highlight the patio space, but not damage the pedestrian experience.

CARRIED

The applicant team left the meeting at 4:23 p.m.

1315 Cloudburst Drive
1st Review
File No. RZ1147

The applicant team of Brent Murdoch and Jennifer Levitt, Murdoch and Co; Meghan Kines and Jill Shewtilt, Whistler Sports Legacies entered the meeting at 4:26 p.m.

Planner Amica Antonelli, RMOW introduced the project. The proposal is for a 3800 square meter, 58 unit apartment building on Cloudburst Drive. The current zoning permits 2500 square meters of residential use. The application is being processed under the Private Employee Housing Initiative. It's below market rental rates and for Whistler employees and as well as 13% athlete accommodation.

This is a four storey apartment building similar to the neighbouring buildings. Generally the proposal meets the Cheakamus Area Legacy Neighbourhood Design Guidelines. We are seeking comments on the roofline and how it could be revised to reduce the perceived massing of the building, and the utility of the notch in the north side of the building. We've had discussions on the decorative elements on the elevator segment. We are also seeking comments on the colour palette.

Brent Murdoch advised on the following.

1. This is a fairly irregular site.
2. We are trying to make this project affordable while making it livable, with adequate storage and parking.
3. Key attributes of the building are balconies and generous green space.
4. Building form deals with the curved shape of the road and mirrors the curve of the treed knoll. The footprint of the building allows for parking to meet the zoning bylaw.
5. Cheakamus Crossing has a reduced parking requirement in the zoning (75% of CC1 parking requirements), which presents a challenge, so close to the full complement of CC1 parking is provided.
6. The use of the building has been adjusted to accommodate 83% employee and 17% resident/athlete.

7. With the athletes, there is a need for a fair amount of oversized parking, which will also be available in the street parking and parking just outside the building.
8. The building form is a series of simple masses and trying to be more playful with the shape and form with a strong roofline.
9. Materials are simple durable palettes, colours and textures. Darker, more saturated colours are proposed to counteract the winter greyness.
10. Landscaping focuses on street trees, infill planting and connecting the green space to the existing forest.

Site Planning and Circulation, Including Accessibility

1. Panel agreed that the knoll is a dynamic local feature that is well utilized. The site layout and building shape celebrate the knoll.
2. Panel appreciates the street level access on the eastern units and hope to see this as a trend in Cheakamus to maintain street animation.
3. Pedestrian animation on all sides of the building may be important to consider given that Whistler Sports Legacies is a more public environment.

Building Massing, Architectural Form and Character

1. Panel appreciates the form and character of the building and the roof. The roofline in particular is supported.
2. Multiple building components could be simplified – perhaps lobby and elevator core could be combined.
3. Return of roof “column” on ends are perhaps “weak” compared to the roof massing; consider alternate forms of “returning” the roofline to the ground.
4. High part of the roofline needs some more design consideration rather than being a long mass of board and baton.
5. Notch on north side of building should be treated as a design opportunity. It needs really careful design consideration given its north aspect and tighter confines – deliberate programming.

Materials, Colours, Details and Lighting

1. Darker colours are supported.
2. Angle the balcony railing upstands to camouflage storage of the items on decks.

Landscaping (Hard and Soft)

1. Ensure that the landscape addresses ground-level unit separation from outdoor activity/amenity areas.
2. Soften the parkade entrance - needs considerable resolution.
3. Not enough information to really comment on specific landscape direction.
4. North side could be a great opportunity, but consider careful landscape design to maximize solar access and the public usefulness of this space.

Green Building (where applicable)

1. Panel would like to see a formal response to the green building program of the building.

Moved by Pablo Leppe
Seconded by Pat Wotherspoon

THAT the ADP support the direction of the design at this time, but does note the need resolution and refinement on the landscape, site planning, pedestrian articulation, and detailed material resolution and the project should return to ADP for a more fulsome review and Recommendation.

CARRIED

The applicant team left the meeting 5:55 p.m.

TERMINATION

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel Committee Meeting of February 20th 2019 be terminated at 6:00 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Mike Kirkegaard