



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, APRIL 17, 2019, STARTING AT 12:45 P.M.**

**At The Whistler Athletes' Centre
1080 Legacy Way, Whistler, BC V0N 1B1**

PRESENT:

Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
Dale Mikkelsen, UDI
Member at Large, Pat Wotherspoon
Ben Smith, Member at Large
Architect AIBC, Derek Fleming
Councillor, Duane Jackson
Architect AIBC, Pablo Leppe
Planning Director, Mike Kirkegaard
Planner, Robert Brennan
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Julian Pattison
Seconded by Ben Smith

That Advisory Design Panel adopt the Advisory Design Panel agenda of April 17, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Peter Lang
Seconded by Pat Wotherspoon

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

CARRIED

COUNCIL UPDATE

Councilor Jackson provided an update of the most current topics being discussed by Council. We have pressure from the community to deliver housing. Council has been working with staff on a number of housing initiatives. Council had a recent meeting with Whistler Housing Authority regarding update on the criteria for housing waitlist. We are planning for our highest need and affordability criteria. A lot of research being done.

Whistler Development Corporation has a board meeting coming up to review progress on parcel A. We are hoping to move forward with this project which will be before ADP in May. Also working on timeline with staff regarding WDC presenting an updated business model with regard to medium planning.

At the last meeting, Council approved the Terms of Reference for the Strategic Planning Committee so we can consider long term impact on the community in terms of policy.

OCP went to public hearing last night. The meeting was not a long one and we received very few letters, some of which were favorable comments. Staff is confident in the plan. We will be reporting back to Council on May 28th with a summary of representation made and suggestions with revision to the OCP.

PRESENTATIONS/DELEGATIONS

The applicant team of Fred Formosa; Wes Friesen of Point West Architecture entered the meeting at 1:18 p.m.

Planner Robert Brennan, RMOW introduced the project. The applicant has looked at the Panel's recommendations from last meeting and made adjustments based on these recommendations. The applicant will provide more detailed about these changes.

Wes Friesen advised on the following.

1. Following the last meeting we have addressed some of the panel's comments.
2. After speaking to the snow consultant regarding the roof material and snow retention, we have now change the roof to a metal roof. A revised snow consultant report is required by staff.
3. The entry stairs will be concrete with heat trace for safer access.
4. With regard to the site plans – all variances have been removed with the exception of the existing garage which is a couple of feet into the setback area.
5. Access to the driveway and opportunity to widen it will be difficult because of the slope and the significant regrading and removal of trees required to achieve this.
6. What we did was reduce the size of the existing parking of the driveway. Use that as a pull-out and which will give us a good view of vehicles are approaching before entering one-way portion of the driveway.

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7. There were built structures (posts) proposed in the building setback and we have moved the building two feet to resolve that issue.
8. We have also made contact with Coastal Health regarding guard rails for the pool to address any safety concerns. We received feedback on what is required and we feel confident we can meet those requirements.
9. We have now added an accessible bedroom on the main floor.
10. The gaps between the roofs have now been closed.
11. We have addressed the landscape lighting by added lower level lighting. We will also be planting moss between the flagstones so the outdoor space can be used well throughout the season.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel asked that the applicant pay attention to grades
2. Panel appreciates attend to accessibility

Building massing, Architectural Form and Character

1. Panel commends applicant on positive response to panels comments and some of the changes made as a result of these comments
- 2.

Materials, Colours and Lighting

1. Panel ask that the applicant consider improving landscape lighting.
- 2.

Hard and Soft Landscaping

Moved by Pat Wotherspoon

Seconded by Ben Smith

That the ADP support the project as shown and revised, but recommend that staff and applicant pay particular attention to grades – driveway, terraces, connectivity to building – to ensure a more successful interaction with the building and landscape design and ensure that detailing of exterior lighting, snow protection zones, external storage, guardrails, etc. is carefully reviewed.

CARRIED

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

Review of Cheakamus Crossing Neighbourhood Mike Kirkegaard provided an overview of the Cheakamus Crossing neighbourhood. Mike introduced Parcel A development site to the panel. Panel then had a chance to walk the Cheakamus Neighborhood and the proposed Parcel A site.

OTHER BUSINESS

TERMINATION

Moved by Peter Lang
Seconded by Pat Wotherspoon

That the Advisory Design Panel Committee Meeting of April 17, 2019 be terminated at 3:20 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Mike Kirkegaard