



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, JUNE 20, 2018, STARTING AT 2:35 P.M.**

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

PRESENT:

Architect AIBC, Brigitte Loranger
Architect AIBC, Pablo Leppe
Architect AIBC, Zora Katic
MBCSLA, Julian Pattison
Member at Large, Pat Wotherspoon
Member at Large, Ben Smith
UDI, Dale Mikkelsen
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Karen Olineck

REGRETS:

MBCSLA, Kristina Salin
Councillor, John Grills

ADOPTION OF AGENDA

Moved by Pat Wotherspoon
Seconded by Zora Katic

That Advisory Design Panel adopt the Advisory Design Panel agenda of June 20, 2018.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Pablo Leppe

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of March 21, 2018.

CARRIED

COUNCIL UPDATE

Melissa Laidlaw offered the council update on behalf of Councilor Grills. Creekside Plaza zoning amendment bylaw was adopted by Council. Staff presented an information report to Council regarding the rezoning applications submitted for rental employee housing. The deadline for owners to submit proposals was May 31, 2018. There were eight applications submitted, totaling more bed units than Council targeted.

PRESENTATIONS/DELEGATIONS

The applicant team of Jill Almond of Ecosign Mountain Planners Ltd., Paul Lebofsky of Matrix Architecture entered the meeting at 2:45 p.m.

File No. RZ1141
4700 Glacier Drive
2:45 – 3:45 p.m.

Amica Antonelli, RMOW, introduced the project. The client is seeking to discharge the Land Use Contract for the Pinnacle Ridge Development. A Zoning Amendment Bylaw application was submitted to create a new site specific zone to allow for additional Gross Floor Area (GFA) on the property. They proposed a comprehensive development plan for all unit owners to individually implement the upgrades. A gross floor area increase of 40-120 square feet per unit is proposed.

Jill Almond advised on the following:

1. This is a 44 unit townhouse building located just below lot 6 in the Benchlands.
2. They are looking to replace the Land Use Contract with site specific zoning, including increased density equivalent to what was granted to adjacent developments.
3. The owners have worked hard to come up with a comprehensive package with landscaping improvements.
4. Because the proposal includes increasing the garages on some units, some of the existing parking in front of the units will be removed and replaced by parking stalls located elsewhere.
5. The new parking stalls proposed will allow the development to meet the zoning bylaw requirements for multi-family parking in the event that all owners decide to undertake the expansions.
6. The proposal includes a new fire truck turnaround. The size and dimensions of the turnaround has been agreed upon by the fire department.

Paul Lebofsky of Matrix Architecture advised on the following:

1. The proposal is conceptual rather than a schematic design.
2. Some of the units may not be expanded at all and those that chose to do will not go beyond the proposal.
3. In 1998, this project defined the Whistler style of stone bases, steep sloping roofs with snow guards, rustic materials, and earth tone Colours.
4. The proposal retains the form and character of the development and complements the existing pallet of colours and materials.
5. The plan illustrates the variety of units in this development. There are duplexes, triplexes and quadruplexes and the plan shows expansion options for all.
6. There was some concern regarding the expansion of the garages and what access to those expanded spaces would look like.
Access will be via interior stairs attached to an expanded entry.

Site Context and Landscaping

1. Panel generally supports revision to the site plan, including the firetruck turnaround and parking.
2. Generally in support of landscape design, but would like the RMOW to request a comprehensive landscape plan to avoid a piecemeal approach.

Form and Character

1. Panel agrees that form and character should be preserved but concerned about the implementation of that form and character over time to ensure consistency. This seems to only be an issue for the duplex units, as additions to any building greater than 4 units would require review by Advisory Design Panel.

Materials, Colours and Details

1. Panel in agreement that the proposal has timeless materials for Whistler, but again is concerned about the redevelopment of individual units over time and how this is managed for consistency.

Moved by Pat Wotherspoon
Seconded by Pablo Leppe

That the Advisory Design Panel finds the approach to replace the land use contract appropriate and the proposed density and parking is supportable, but this bylaw must be supported by a strong set of architectural guidelines and landscape masterplan to ensure ongoing consistency of form, materials, colour, and details; particularly over time to ensure the quality of this development. Further, staff should consider the potential for use of the proposed floor area under the garage for additional non-conforming units, and be prepared to manage this.

CARRIED

The applicant team left the meeting at 3:45 p.m.

The applicant team of Ian Lowe Chrystal Lodge., Kieran Bjornson of Sense Engineering entered the meeting at 3:47 p.m.

File No. DP1621
4154 Village Green
3:45 – 4:15

Ian Lowe advised on the following:

1. The last time the Crystal Lodge was painted was in 2002 so it's time for repainting.
2. Primary colours proposed is rockwork grey and the roofline and window casing is charcoal.
3. The accent colour will be wolf grey.
4. There will be a minor change above the retail space, below the awning, which will mimic the north wing of the hotel and have some continuity between the north and south wing. The proposed colour is saddle brown.

5. Our building will be complementary in context with neighbouring buildings.

Panel offers the following comments.

Materials, Colours and Details

1. Panel generally supports the proposal for repainting and is also in support of the the pallet, but ask that the applicant consider a more vibrant accent colour.

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That the Advisory Design Panel supports the application as conforming to the Whistler Village Colour Guidelines, but suggest that the applicant be mindful of the additional maintenance considerations associated with a lighter colour, and that the applicant consider a more vibrant accent colour or additional accent locations, although a change is not required.

CARRIED

The applicant team left the meeting at 4:15 p.m.

OTHER BUSINESS :

It was decided that the next ADP Meeting be held on July 25, 2018.

TERMINATION

Moved by Ben Smith
Seconded by Julian Pattison

That the ADP Committee Meeting of June 20, 2018 be terminated at 4:20 p.m.

CARRIED

CHAIR: Dale Mikkelsen

SECRETARY: Melissa Laidlaw