



WHISTLER

MINUTES

OF THE REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, MAY 29, 2013, AT 2:00 P.M.

**At Municipal Hall – Flute Room
4325 Blackcomb Way, Whistler, British Columbia V0N 1B4**

Members - Present

Doug Nelson, MAIBC
Tom Bunting, MAIBC, Chair
Crosland Doak, MBCSLA, Co-Chair
Pawel Gradowski, MBCSLA
Dale Mikkelsen, UDI
Chris Wetaski, Member at Large
Eric Callender, Member at Large
John Grills, Councillor

Ian Holl, Squamish Lillooet Regional District, Guest

Regrets

Dennis Maguire, MAIBC

Municipal Staff

Melissa Laidlaw, Senior Planner & ADP Secretary
Mike Kirkegaard, Director of Planning
Kay Chow, Recording Secretary

Call to Order

Tom Bunting called the meeting to order at 2:08 p.m.

Approval of Agenda

Moved by Chris Wetaski
Seconded by Crosland Doak

That the Advisory Design Panel approves the meeting agenda for May 29, 2013.

CARRIED.

Adoption of Minutes

Moved by Dale Mikkelsen
Seconded by Crosland Doak

That the minutes of Advisory Design Panel meeting held on April 17, 2013 be adopted.

CARRIED.

Council Briefs

Melissa Laidlaw provided a brief overview of the most current topics being discussed by Council. Function Junction light industrial building development permit approved; Audain Art Museum proposed addition requires rezoning. Melissa introduced Ian Holl, Planner, Squamish Lillooet Regional District, observing today's meeting.

PRESENTATIONS

Audain Art Museum 1st Review File No. DP1299

The applicant team of Hugh Ker and Jim Moodie, Audain Art Museum; John Patkau and David Shone, Patkau Architects; Nathan Brightbill, PFS Studio; Tom Barratt, Tom Barratt Ltd. Landscape Architects entered the meeting.

Melissa Laidlaw introduced the project proposal for an addition to the art museum. Staff seeks Panel comments regarding site planning, landscaping, site circulation,

architectural detailing, materials and finishes. Staff is generally supportive of site context and massing. Staff supports the proposal to change the access pathway through the building from being open 24/7 to being open only when the building is open to address security concerns. Staff also supports the seasonal use of the pathway on the east side of the building. No changes to day parking lot 4 parking configuration.

The applicant provided a model and advised on the following.

1. The project is an evolving process.
2. There are security concerns with the open pathway through the building. Proposed change to add gates; access to the site only when the museum is open; during the winter, there will be no access to the sculpture meadow. No fencing of site perimeter is proposed. Security goal is to make building inaccessible after hours.
3. Valley Trail on the south perimeter.
4. The proposed museum addition makes changes mainly to the architectural component and fewer changes to the landscaping.
5. The major change to the building is the addition of an "arm" on the east side.
6. This addition enriches the project creating a soft form in the east meadow that embraces and improves the spatial quality.
7. This proposal enlarges the building to 50,000 ft²+
8. There will be 20,000 ft² of exhibition space; this is approximately half the size of the Vancouver Art Gallery.
9. The original 6 exhibition spaces will now become the permanent exhibition spaces.
10. East side glazed walkway overlooking the meadow turns a corner into the "arm" which will be the temporary exhibition gallery space that changes biannually.
11. Upper floor / attic gallery space added; overlooks the lower gallery addition.
12. Main core of the permanent collection will not have natural light in order to preserve the collection.
13. Windows and skylights proposed for the building addition.
14. Back of house remains unchanged.
15. Mechanical equipment has grown proportionally to accommodate the larger building. All equipment will now be housed inside the building.
16. Addition of a screen to screen the service area from the meadow.
17. Added bench at bike rack area.
18. Added an accessible route from the staff accessible parking space to the building elevator.
19. The building's appearance from Blackcomb Way remains unchanged; the addition is invisible from Blackcomb Way.
20. Changes are evident from the east side – skylights over the stairs to the attic gallery space; new stair and elevator; skylights over the administration area.
21. The bridge from Blackcomb Way to the building has been reoriented and is now in line with the existing crosswalk from Whistler Village.
22. Reduced length of the museum sign; lettering height is compliant with the municipal sign bylaw.
23. Outstanding component – modest media display built into the sign. Traditional use of banners to announce displays are not as effective.
24. Landscape approach remains mostly unchanged, adjustments made to accommodate the addition to the building.
25. Underside of building – stone material, to provide structure, a stronger presence to the under surface and creates a deterrent to occupy this space. Structured linear edges.

John Grills entered the meeting at 2:45 p.m.

Panel offers the following comments.

Site Context and Landscaping

1. Panel was generally pleased with the proposed addition; the addition forms a courtyard that enhances programming of the space.
2. Panel was pleased the west side of the building facing Blackcomb Way remains undisturbed and reflects the original design.
3. Panel identified some concern with how the views from the addition overlook the connector road.
4. Panel felt it is remiss not to consider/understand what perimeter fencing may look like now and recommended artistically integrating any future perimeter fencing with the landscaping.
5. Panel was supportive of the detailing and imagery for the building underside and suggested possibility of fusing integration of building underside with perimeter instead of structured linear edge. Panel further recommended considering functional components under the building be located away from the meadow, with artistic design close to meadow.
6. Panel recommended irrigating the landscape areas under the building.
7. Panel recommended integration of lighting outside and under the building.
8. Panel felt the alignment of crosswalks and walkways with the Village Stroll was improved. One member felt the alignment of bridges and walkways could be even better.

Form and Character

1. Some members felt the addition detracts from the purity of the original concept.
2. Panel felt snow management remains unresolved and cautioned snow management through operations and not design is problematic. Panel had concerns with snow shed and ice damming, and identified several safety and practicality issues.
3. Panel supports the new upper gallery space overlooking the new gallery addition, providing another dimension to the experience.
4. Panel supports the additional skylights. Some members reiterated that the caretaker suite should have direct natural light.

Materials, Colours and Details

1. A panel member preferred not to see digital signage along Blackcomb Way.
2. A panel member preferred that the addition's exit walkway connect to the existing walkway under the building.
3. A panel member commented that the gable at the north end seems a natural space for loading access as it is naturally protected from snow shedding.
4. Panel noted that many architectural details are still missing.

Moved by Crosland Doak

Seconded by Pawel Gradowski

That the Advisory Design Panel supports the project addition as presented subject to Panel comments and does not need to see this project return for further review.

CARRIED.

The applicant team and Mike Kirkegaard left the meeting.

Mongolie Grill
1st Review
File No. DP1291

The applicant team of Derek Venter and Maya Wasberg, DVAD Inc. entered the meeting.

Melissa introduced the project proposal for a fixed canopy treatment over the existing 2nd floor patio at Mongolie Grill restaurant. Staff seeks Panel comments on the detailed design and integration of the proposed roof canopy.

The applicant advised on the following.

1. The existing patio is unusable during periods of rain, snow and wind that contribute to the patio's underuse.
2. Snow management consultant has identified buildup of massive icicles along the upper roof fascia.
3. The building's existing canopies are a steel structure with a corrugated roof over.
4. The proposal addresses the snow and ice that will fall on it and will make the space useable for a significantly longer portion of the year.
5. Repeat existing detailing in the front; the side runs into the existing windows. Tie into existing building concrete column.
6. Use of engineered wood products to maintain stability, form and mitigate water damage. Wood structure connects to a steel plate fastened to the building face.
7. Wood components will be treated with either paint or stain to match existing wood colour on building. Wood ceiling a lighter colour.
8. Heat traced and sloped gutter drainage system - water and snow melt drain from the center of the canopy into the existing drains.
9. Radiant heaters built into ceiling of canopy.
10. Glass railing to allow light into the restaurant and block wind.
11. Planters along the outside.

Panel offers the following comments.

Form and Character

1. Panel is supportive of the proposal and felt it was a well thought out plan that is functional, appropriate and enriches the building.
2. Some panel members felt the front beam does not need to be extended as it is not an element that currently exists.

Materials, Colours and Details

1. Panel felt there was generally a good level of detail.
2. The glass railing is appropriate with a polished top edge and does not need a top cap or rail. A member suggested that the glass could be 8 feet high to provide restaurant patrons further protection from snow and wind. Another member did not support higher glass.
3. Panel recommended extending the existing stonework vertically up the columns as the existing stucco columns are weak.
4. Panel recommended that the wood and stucco be adequately protected from rain and snow avalanching.

Moved by Tom Bunting
Seconded by Crosland Doak

That the Advisory Design Panel supports the project as presented and does not need to see this project return for further review.

CARRIED.

The applicant team left the meeting.

NEW BUSINESS

Plant List

Staff will confirm the availability of an updated approved plant list.

ADJOURNMENT

The Advisory Design Panel meeting adjourned at 3:58 p.m.

CARRIED.

CERTIFIED CORRECT:



Tom Bunting, Chair

**CROSLAND DOAK
CO-CHAIR.**

cc: 2034.1



Melissa Laidlaw, ADP Secretary