



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, DECEMBER 18, 2013,  
STARTING AT 2:06 P.M.**

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

### **Members - Present**

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

### **Members - Absent**

Dennis Maguire, MAIBC  
Tom Bunting, MAIBC, Chair  
Pawel Gradowski, MBCSLA

### **Municipal Staff**

Melissa Laidlaw, Senior Planner and ADP Secretary  
Kay Chow, Recording Secretary

### **Adoption of Agenda**

Crosland Doak assumed the role of Chair in Tom Bunting's absence.

Moved by Chris Wetaski  
Seconded by Dale Mikkelsen

**That** Panel adopt the Regular Advisory Design Panel agenda of December 18, 2013.

CARRIED.

### **Adoption of Minutes**

Moved by Chris Wetaski  
Seconded by Dale Mikkelsen

**That** Panel adopt the Regular Advisory Design Panel minutes of November 20, 2013.

CARRIED.

### **Council Briefs**

Councilor Grills provided an update of the most current topics being discussed by Council. Council did not support further review and processing of the rezoning application for Whistler International Campus. Zoning amendment bylaw pertaining to retaining wall setbacks and building heights not brought forward to Council yet.

### **PRESENTATIONS**

#### **The Woods – Seniors Housing 1<sup>st</sup> Review File No. DP1334**

*The applicant team of Brent Murdoch and Dean Skalski, Murdoch & Company and Rod Nadeau, Innovation Building Group entered the meeting.*

Roman Licko, Planning Technician, introduced the project for seniors

housing on Bear Paw Trail. The project was previously approved in 2009 under DP1123 as 2 parcels, # 10 and 11. This proposal focuses on parcel 11 and reduces the number of units from 22 to 18; a new roof top deck; elevator access; individual garages; torch on roof; manufactured cedar siding; metal clad vinyl windows.

Brent Murdoch introduced the applicant team and provided a brief history of the Rainbow development. Brent advised on the following.

1. "Solana" – Spanish for sunny side of the valley.
2. Context: large commercial parcel on east side and park behind. Access to site from a pan handle on the east side.
3. Current iteration: requested setback variances at building corners compensated with larger spaces in different areas.
4. Reduced number of units, 3 types, simplified, narrowed down the offering.
5. Better quality unit plans; footprint simplified.
6. Underground parking, enclosed parking condition, each has enclosed parking garage for storage, security.
7. Technical strategies, use of CLT's, better quality building products and technologies.
8. Superior windows products, triple glazed.
9. General configuration provides circulation in front and back of building.
10. General screening from above, take advantage of views and sun exposure.
11. Previous iteration of rooftop deck could see a big flat deck from above. This proposal breaks up the roof, there is some verticality.
12. Owners' personal garden plots, social area, free form, moveable furniture.
13. Materials palette similar to previous. Cedar siding, heavy timber, glazed guard rails on front side, backside more screened quality, heavier timber screen. Building and footprint simple but try to achieve layering & texturing.
14. Take advantage of sunlight, improved day lighting, large windows.
15. Heavy plinth trellis, planting opportunities provide building relief.
16. Emphasize vertical, cap feature. Animation on rooftop, more texture, halo like quality to building mass.
17. Landscaping similar to previous. Unknown condition in front. Mostly infill in fringe, shaded conditions in back, scale to back without over planting.
18. Green roof over residential is not permitted by HPO, instead a contained planter condition.
19. Close access to transit.
20. Walkable community.
21. Smart growth community.

Panel offers the following comments.

### **Site Context and Landscaping**

1. Overall, Panel felt this project, as a single parcel proposal has

developed well and is an improvement from the previously approved development permit design.

2. Panel suggested denser planting at the rear of the building.
3. Panel recommends more careful consideration of the south entry canopy and landscaping, especially the parking structure wall.
4. Panel requested that the setback variance requests be properly identified and resolve with staff.

### **Form and Character**

1. Panel supports the building's general form and character and felt the massing is well articulated and well proportioned.
2. Panel supported the buildings' single loaded corridor concept.
3. Panel suggested the need for further development of the SBS torch-on roofing membrane on the outer two-thirds of the roof and felt there is opportunity to screen or otherwise improve.
4. Panel recommended varying the edge conditions of the roof terrace for more interest as well as privacy from the lots above.
5. Panel supports the individual secure parking spaces but had concerns whether it is achievable and practical from a code perspective, as the parking spaces are at the minimum size. Panel was also concerned about accessibility of the parking spaces.

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

1. Panel supports the material choices and is pleased that modern thinking and new material technologies have been incorporated.
2. A panel member suggested using frosted glass at the lower balconies for privacy and at the rear of the upper roof deck.
3. A panel member commented that the parking gate location creates an unsecure covered area.

Moved by Dale Mikkelsen  
Seconded by Eric Callender

**That** the Advisory Design Panel supports the project as presented and does not need to see this project return for further review and the applicant to resolve Panel comments with Staff.

CARRIED.

*The applicant team left the meeting.*

**El Furniture  
Warehouse Workshop  
1<sup>st</sup> Review  
File No. DP1333**

*The applicant team of Dan Wilson and Kyle Tweter, El Furniture Warehouse and Bob Tetreault, Avant Contractors entered the meeting.*

Melissa Laidlaw introduced the project for a temporary seasonal, winter patio enclosure. The property fronts onto Village Stroll and is subject to the Whistler Village Design Guidelines. Staff seeks Panels comments on the concept of this type of seasonal enclosure on restaurant patios in Whistler Village generally, and the quality and execution of this proposal.

The applicant advised on the following.

1. Consideration has been given to impacts to neighbours.
2. Site lines remain unimpeded.
3. Guest experience is the utmost importance.
4. There are consistently long wait times at the restaurant.
5. Enclosed area allows seating for 60 additional guests. Summer patio seats 130 people.
6. 10 additional staff/day needed to service winter patio space.
7. Create a comfortable outdoor space.
8. Committed to working with RMOW.
9. Lexan glass panels with stone base at soffit line. Clear pull down awnings in open areas.
10. Materials match existing building.
11. Concept taken from Cactus Club restaurant in Coal Harbour, Vancouver.

Panel offers the following comments.

*Chris Wetaski left the meeting at 3:47 p.m.*

### **Site Context and Landscaping**

1. Respecting this type of proposal generally, Panel noted this is something Whistler needs from a vibrancy perspective, however, proposals need to uphold the standard and meet the intent of the design guidelines even as a temporary installation.
2. Panel felt this type of proposal generally strikes a balance between social and environmental sustainability.
3. Panel recommends plant selection that is appropriate to the Whistler environment and a planter box condition.

### **Form and Character**

1. Panel noted the patio proposal is appropriate to its location but recommended that it should more closely relate to the existing building.
2. Panel recommends consideration of special movement and code related issues need to be addressed.
3. Panel identified an opportunity to push the structure further out while still being within the existing roof line for practical reasons.
4. Panel recommended integrating the stone base as planters and eliminating the cedar planters.

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

1. Panel felt the proposal lacks sufficient design details and further recommended a simpler palette of materials and more appropriate detailing. The Panel encouraged the applicant to be creative and practical.
2. Panel was concerned about the designs ability to accommodate the sloping patio.
3. Panel cautioned the applicant to consider vandalism in the choice of

material and details.

4. Panel recommended considering a phased approach to the project in order to meet budget constraints while maintaining a quality installation.

Moved by Eric Callender  
Seconded by Dale Mikkelsen

**That** the Advisory Design Panel supports the proposed concept as presented and would like to see this project return for further review with greater detailed drawings.

CARRIED.

*The applicant team left the meeting.*

### **NEW BUSINESS**

#### **2014 Membership Update**

Melissa Laidlaw advised that all of the 2013 members are eligible to serve in 2014 and will prepare a Report to Council for the January 14, 2014 meeting.

#### **2014 Meetings**

Meetings will continue to be held the third Wednesday of each month provided there are projects requiring review. The start time of meetings will be based on the number of agenda items. Start time for meetings with a full agenda will be 12:00 noon; start time for meetings with less than a full agenda will be worked backwards from a 4:30 p.m. finish to enable Vancouver based members opportunity to work in the morning.

#### **Member Thank-you**

Melissa Laidlaw thanked the panel members for their commitment to serve on the Whistler Advisory Design Panel.

Crosland Doak thanked Staff for their work.

### **ADJOURNMENT**

Moved by Eric Callender

**That** Panel adjourn the December 18, 2013 meeting at 4:32 p.m.

CARRIED.

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Chair: Crosland Doak

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Secretary: Melissa Laidlaw