



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, APRIL 16, 2014, STARTING AT 1:00 P.M.**

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

PRESENT:

MAIBC, Dennis Maguire
MAIBC, Doug Nelson
MAIBC, Chair, Tom Bunting
UDI, Dale Mikkelsen
Member at Large, Chris Wetaski
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Director of Planning, Mike Kirkegaard
Recording Secretary, Kay Chow

REGRETS:

MBCSLA, Co-Chair, Crosland Doak
MBCSLA, Pawel Gradowski
Member at Large, Eric Callender

ADOPTION OF AGENDA

Moved by C. Wetaski
Seconded by D. Nelson

That Advisory Design Panel adopt the Advisory Design Panel agenda of April 16, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by C. Wetaski
Seconded by D. Nelson

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of March 19, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council: sewer line installation for homes on West Side Rd., proposed bylaw amendments pertaining to gross floor area exclusions, municipal budget, upcoming resort events and summer music festivals.

GLC Patio Canopy
1st Review
File No. DP1342

PRESENTATIONS

The applicant team of Carla Smith and Asher De Groot, Michael Green Architecture; Tim Cowin, Chris Massuger and Joe Redmond, Kindred Construction; and Mike Varrin, Whistler/Blackcomb entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project for a proposal to expand the existing east side patio and addition of a roof canopy over the north seating area overlooking Skiers Plaza. Staff seeks Panel comments regarding the patio roof canopy shadow impacts, massing, general site planning, form and character and materials and details.

Carla Smith introduced the applicant team and advised on the following.

1. The proposal consists of:
 - a. new canopy roof structure;
 - b. enclosure of outdoor seating;
 - c. upgrades to temporary east side patio;
 - d. general upgrade of guard rails, re-roofing, pavers and general maintenance.
2. Goal: improve the patio's all season usability, improve look and feel, change from temporary to a high end, high quality permanent use.
3. Temporary tent structure is currently being used to host private events.
4. Work will be done in two phases:
 - a. spring 2014, deck upgrade, re-roofing, pavers, east deck extension;
 - b. fall 2014, patio canopy construction.
5. Key constraints, snow retention, access to daylight and views, solar and shadow impacts.
6. Create something that is complimentary to the existing building, roofline and Whistler Village.
7. Proposed canopy roof design a folded plane structure.
8. Retain snow on the new canopy roof, modest slope to existing eave line, new wide deep gutter along existing eave lines.
9. High end seasonal vinyl enclosure.
10. Snow shed area in gap between existing and new roof onto heat traced patio surface.

Dennis Maguire entered the meeting at 1:21 p.m.

11. Preserve views from Skiers Plaza and from inside the restaurant.
12. Materials: steel truss-like structure, wood elements, wood soffits, creating a clean esthetic to the folded planes; glass and steel guard rails along perimeter of patio.
13. Lighting strategy, inconspicuous indirect up lighting onto wood surface adding warmth to the space.

Shadow studies done to illustrate shade cast by proposed roof canopy. Staff requested the applicant lower the front edge of canopy by 2 ft. as a comparison study and 2 ft. lower roof had minimal difference on amount of shadow.

Mike Kirkegaard entered the meeting at 1:52 p.m.

Panel offers the following comments.

Site Context and Landscaping

1. Panel was generally supportive of the overall design concept; it will make the patio area covered and useful.
2. Panel felt that the shadow impacts were marginal for the greater good, and further commented that the shadows are on transient areas, not sitting areas.
3. A member encouraged to look at more public viewing opportunities at east deck.
4. A member suggested integrating bike storage at east deck.

Form and Character

1. Some panel members felt the canopy design worked well with the existing building and fits in without mimicking the building.
2. Other panel members felt the canopy design was not consistent with the existing building and needs more integration.
3. A panel member commented that the shapes for the deck expansion could be more creative.

Materials, Colours and Details

1. A panel member suggested paint upgrades to the lower part of the building.
2. A panel member suggested applying sufficient amounts of clear wood finish or coloured stain to the exposed wood elements.
3. Panel supports the change from wood to steel, and the high degree of wood for warmth.
4. A panel member felt the materials were not consistent with the rest of the plaza.
5. Panel commented that attention will have to be paid to the details (e.g. heater integration, etc.)

Moved by T. Bunting
Seconded by C. Wetaski

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

CARRIED.

The applicant team left the meeting.

2007 Karen Crescent
2nd Review
File No. DP1339

The applicant team of Andreas Kaminski, AKA Architecture & Design Inc.; Jason Wood and Scott Sellers, Diamond Head Developments; and Tom Barratt, Tom Barratt Ltd. entered the meeting.

Amica Antonelli, Contract Planner, RMOW introduced the project. This new design addresses Advisory Design Panel March 19 meeting comments pertaining to parking, vehicle circulation, riparian area protection, snow management, landscaping and building façade. Staff seeks Panel's feedback on whether or not the concerns have been adequately addressed or if there are specific issues requiring further attention.

Andreas Kaminski advised on the following.

1. Panel's March comments have been incorporated as much as possible into the new design.
2. Updated site plan: changes to parking and access to each unit.
3. Reduced the size of island on Karen Crescent side resulting in a 19 ft. drive aisle; a one way drive through.
4. Addition of access to the other side of the property.
5. Site section - similar to previous iteration. Back of property slopes down then up to Highway 99.
6. Building articulation reimagined from 11 repeating units to pairs of units separated by a single unit. Additional sloping components to the roof articulation.
7. Colours have been lightened up; Hardie panel areas are a lighter tone, more brown less gray adding warmth; lighter brown colour windows to add more contrast and a more contemporary look; added splash of colour on all doors.
8. Cedar wood details; 2x2 cedar slats; wood privacy screen between units.
9. Standing seam metal siding.
10. Railings: maintained sand blasted glass railing.
11. Rock stack wall along sides.
12. Larger concrete components.
13. 2 ft. roof overhangs on the entire upper level; 4 ft. canopy over decks and doors.

Tom Barratt advised on the following.

14. Narrowed strip of landscaping along Karen Crescent frontage with enlarged street trees (maples) and grass.
15. A paver sidewalk is added.
16. Rock stack walls, stepping stones, pathways to back of property.
17. Additional conifers along back; existing cottonwoods will be replaced over time with conifers.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the new design is an overall improvement from the March 19, 2014 design presentation.
2. Panel felt vehicle circulation has been improved.
3. Panel had mixed views regarding the sidewalk and suggested Staff resolve with the applicant.
4. A BCSLA member felt the plant material had not been increased in size or number.

Form and Character

1. Panel supports the changes to roof line and building articulation.

Materials, Colours and Details

1. Panel supports the use of lighter colours and cladding material.

2. A panel member suggested the applicant consider an even more “edgy” Creekside vernacular, colours and details.
3. A panel member expressed maintenance concerns with the use of wood over the aluminum railing and glass.

Moved by T. Bunting
Seconded by C. Wetaski

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

CARRIED.

The applicant team left the meeting.

1205 Mount Fee Rd.
The Couloir
1st Review
File No. DP1321

The applicant team of Derek Venter, DVAD Inc. and Tom Barratt, Tom Barratt Ltd. entered the meeting.

Kevin Creery, Planning Analyst, RMOW introduced the project for three new duplex buildings; the proposal includes variance requests. Staff seeks Panel comments regarding design, colour scheme and landscaping.

Derek Venter advised on the following.

1. The site was previously used by 2010 Olympics staff.
2. Three low profile 2 storey high buildings with flat roofs.
3. Materials and colours: concrete block, same as Cheakamus Crossing youth hostel; neutral tone wood colours blend in, glulam beams, black steel brackets, modern tone but with different character.
4. Buildings offset from one another, 4 ft. elevation difference between the buildings to create privacy.
5. Offset uses within the buildings, i.e. kitchen, dining and living room on lower floor; these spaces will be on the floor above in the next unit, thereby enhancing privacy.

Tom Barratt advised on the following.

6. Connections to this site are part of the overall neighbourhood circulation.
7. Overall landscape plan, detention pond, bio swale, storm water designated drainage over lot 9.
8. Planted 50% slopes, useable lawn areas for residents, street tree program, simple straight forward landscape rehabilitation, maintain existing.
9. Requested variances are located at the extremities of the site for over height retaining walls to accommodate flat backyard space.
10. The 4 ft. elevation difference the buildings accommodates the road slope; overall 8% grade in the road.
11. Narrow lots; access to the buildings from the side.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the overall design is interesting.

2. Panel felt a more robust landscape plan could further improve the design and help define site movement.
3. Panel felt a comprehensive site plan and subdivision grading plan was needed and expressed concern over variances to 0 metre setback for over height retaining walls, except where adjacent to parking lot.

Form and Character

1. Some panel members felt the design will create a garage door dominated streetscape.
2. Panel felt the elevation split of each duplex creates a problem outside, especially at driveway and suggested the elevation change could be better resolved in landscaping between duplex buildings.

Materials, Colours and Details

1. Panel felt the colours were too muted.
2. Panel felt a material and colour board would have been beneficial.
3. Some members felt the inside deck was odd and would be very dark, and would not receive much sunlight.
4. Some members felt the front wall was blank and unfriendly; there was a suggestion to add a window.

Moved by T. Bunting
Seconded by D. Nelson

That Advisory Design Panel supports the project as presented subject to consideration of Panel comments, in particular the overall site grading and elevation split of each duplex and Panel does not need to see this project return for further review unless there is substantial change.

CARRIED.

The applicant team left the meeting.

OTHER BUSINESS

Gross Floor Area
Exclusions Bylaw

Mike Kirkegaard provided an update regarding proposed amendments to the Gross Floor Area Exclusions Bylaw.

ADJOURNMENT

Moved by T. Bunting

That Advisory Design Panel adjourn the April 16, 2014 committee meeting at 4:01 p.m.

CARRIED

CHAIR: Tom Bunting

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SECRETARY: Melissa Laidlaw

cc: 2034.1