



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
THURSDAY, JUNE 12, 2014, STARTING AT 1:30 P.M.**

**In the Community Room at the Whistler Public Library  
4329 Main St., Whistler, BC V0N 1B4**

### PRESENT:

MAIBC, Doug Nelson  
MBCSLA, Pawel Gradowski  
UDI, Dale Mikkelsen  
Member at Large, Eric Callender  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Kay Chow  
GM Resort Experience, RMOW, Jan Jansen  
Director of Planning, RMOW, Mike Kirkegaard  
Senior Planner, RMOW, Jake Belobaba  
Planner, RMOW, Amica Antonelli

### REGRETS:

MAIBC, Dennis Maguire  
MAIBC, Chair, Tom Bunting  
MBCSLA, Co-Chair, Crosland Doak  
Member at Large, Chris Wetaski

### Call to Order

Dale Mikkelsen assumed the role of Chair in Tom Bunting's absence. The meeting was called to order at 1:36 p.m.

### **ADOPTION OF AGENDA**

Moved by D. Nelson  
Seconded by E. Callender

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of June 12, 2014.

CARRIED

### **ADOPTION OF MINUTES**

Moved by E. Callender  
Seconded by J. Grills

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of May 21, 2014.

CARRIED

## **COUNCIL UPDATE**

Councillor Grills provided an update of the most current topics being discussed by Council. Longhorn Pub & GLC patio improvements approved by Council; consider a pre-approval process for future development permit applications involving increased liquor license capacities; OCP First Nations litigation, ruling in favour of the petitioner, First Nations.

## **PRESENTATIONS**

Village Gateways &  
Portals  
Workshop  
File No. 7108.12

*The design team of Lynne Werker, 3DS Three Dimensional Services; Dennis Boyle, Boyle Design Corp.; Jessie Gresley-Jones and Joseph Fry, Principal, Hapa Collaborative entered the meeting.*

Amica Antonelli, Planner, introduced the Whistler Village Neighbourhood Improvement Project, a part of the Whistler Village 3.0 project that has been under way for several years. The proposed design is built on stakeholder input, with fabrication and installation targeted for 2014. Staff seeks Panel comments regarding the design, longevity and maintenance of materials, proposed fonts and legibility, and patterns and images.

Mike Kirkegaard, Director of Planning advised that this municipal project is led by the RMOW's Planning Department, and is working closely with Parks Planning, Park Operations and the Village Operations departments.

Jan Jansen, GM of Resort Experience advised on the various municipal initiatives stemming from the Economic Partnership Initiative and the need to co-ordinate them so that they all speak to and support each other.

Joseph Fry advised on the following.

1. The design team has met with stakeholders and sought feedback on cultural stories and narratives.
2. Overarching strategy: create cohesiveness in the Whistler Village core and unify the neighbourhoods.
3. Map identifying locations of the village portals & gateways.
4. Businesses fronting the Village Stroll have a front row seat.
5. Challenges exist for perimeter areas along Blackcomb Way, the breezeways between Main St. and Town Plaza. Articulating these gateways would expand the sense of Village out to the perimeter areas and link the Main St. area.
6. Neighbourhood identities are linked to the public spaces that go through them.
7. Propose to link and unify the neighbourhoods through a series of gateways and portals, but also distinguish between the neighbourhoods.
8. Orient portals from the day parking lots along Blackcomb Way to provide direction of travel into the Village. There is some overlap with the Cultural Connector.
9. De-clutter existing way finding and signage.
10. Bold and sculptural portals at the edges, utilize size and illumination to draw attention.
11. Visual bread crumbs to draw you through the Village; a sequence of unifying experiences through the Stroll as well as areas outside the Stroll.

12. Use of banners on existing poles in combination with colour and name to distinctly define the neighbourhoods and to assist with way finding.
13. Street furnishings to complement, a “kit of parts”; benches and bollards tied together in one cohesive package.
14. Represent the culture of Whistler through stories, historical, First Nations, fine art, cuisine and recreation destinations.
15. “Kit of parts” materials will be a combination of rough and refined. The rough material will be corten steel, a weathering steel which will require maintenance over time. The refined material will be Decade, a weather proof, U.V. stable, colour fast, graffiti resistant, polycarbonate material.
16. Overall thickness  $\frac{3}{4}$  inches.
17. Portals located at the outside edges of the Village.
18. Gateways will complement the portals; they are the connectors between the different neighbourhoods.
19. Street furnishings consist of benches and bollards; rough and refined materials; dimensionally thick robust wood for longevity.
20. Bollards will be easy to remove for fire, loading and event vehicle access. Proposed design will be an upside down “U” with potential to be illuminated from below.

*Pawel Gradowski entered the meeting at 2:01 p.m.*

21. “Kit of parts” includes cultural stories and colours. Pattern examples: fish scales representing Whistler’s early fishing history, forestry and logging, snow grooming and cross country ski tracks, bike tracks, aboriginal patterns; a graphic language.
22. Define and integrate portal names, define the neighbourhood through its name. Simplify the language, for example instead of Marketplace, use the word Market and use it in a graphic manner such as a totem. Applied in an upright version induces curiosity.
23. What should the names be? Further discussion needed.
24. Opportunity to combine Gobo lighting with existing light poles and banners to produce a night time pattern that is visible on the Stroll.
25. Up to three versions for the proposed portals. A 2.5 m tall rigid three sided pylon shape, structural and self-supporting, concrete base. Folded pieces of steel that wrap around and hold the Decade material; apply colour to the Decade material; apply a graphic pattern and also apply additional information onto the surface.
26. Illuminate the portal from the bottom to silhouette the lights against the surface of the Decade material, the material could glow.
27. Strategic location of Gateway markers to draw people and invite curiosity.
28. Project light onto the ceilings and walls of the breezeways, Gobo Four Optics.
29. Banner placement and function: colour and combination of word, each neighbourhood has its own colour; colour shift indicates movement from neighbourhood to neighbourhood.

Panel offers the following comments.

### **Site Context**

1. Panel felt the project concept was exciting, not stock, there is a cool factor.

2. Panel felt the portals could embrace a common theme that represents the whole of the Village.
3. Panel felt the choice of neighbourhood names will be critical.

### **Form and Character**

1. Panel had concerns regarding the climb-ability of the taller items, the lettering punch outs could be potential hand holds for people trying to climb up to the top; climbability could be acceptable if this is accounted for in the design.
2. A panel member felt the benches would provide opportunity for skateboarders or snowboarders to ride and roll on them.
3. A panel member cautioned against using too much lighting. Part of Whistler's treasure is the night sky, you are out of the city, on a clear night the stars are visible. It was recommended that the lighting could be focused and creative rather than just lighting up empty space.

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

1. Panel supported the choice of Corten steel and Decade material and recommend that the durability and maintenance of it be proved out.
2. Panel recommended ensuring safety; maintenance and use-ability aspects are all addressed.
3. Panel recommended that colours be made visible and exciting.

Moved by E. Callender  
Seconded by P. Gradowski

**That** the Advisory Design Panel strongly supports the project direction, concepts, designs and materials as presented subject to consideration of Panel comments and does not need to see this project return for further review and the applicant to work with Staff to resolve outstanding issues.

CARRIED.

*The design team, Jan Jansen, Mike Kirkegaard, Jake Belobaba and Amica Antonelli left the meeting.*

4890 Glacier Lane  
Workshop  
File No. DP1359

*The applicant team of Doug Forseth, Barb Houghton, John Morley, Whistler Blackcomb; Andrew Terrett, Anni Terrett, Mark Aseltine, ATA Architectural Design Ltd.; Mark Pedlow, Marie-Claude Vanasse, Kenwood Construction and Tom Barratt, Tom Barratt Ltd. entered the meeting.*

Robert Brennan, Planner, RMOW introduced the project. This application proposes to replace the Whistler Blackcomb administration buildings that were destroyed in a fire in September 2013. Today's presentation introduces Phase 1 of the three storey building. The applicant has also submitted a rezoning application requesting additional square footage. A separate development permit application with a presentation to the Panel will be required for Phase 2. The Phase 2 building will be a public building with Whistler/Blackcomb's administrative headquarters relocated to this site. Staff seeks Panel comments regarding the design direction.

Mark Aseltine advised on the following.

1. Building site located at the base of the Whistler Sliding Centre. Three of the buildings that were burned down in the fire are proposed to be replaced.
2. Identification of vehicle access, adjacency to parking lot #7 & #8, existing tree stands, Sliding Centre refrigeration plant.
3. Temporary trailers currently on the site.
4. Building layout 50' x 100'; ground floor consists of wood shop, offices on the upper two floors.
5. Built up concrete construction, durable, lasting and quick construction.
6. North elevation for service access; pedestrian access at the south elevation.
7. The Phase 1 building is not a public building, Whistler Blackcomb employees only.
8. Propose brown tone colours.
9. A temporary wood fire exit staircase for phase 1 at the east elevation.
10. Construction to start August 2014.
11. Tom Barratt advised that landscaping will be activated in phase 2; gravel will be used in the interim.

Panel acknowledged the need for cost and construction timing efficiencies and offers the following comments.

#### **Site Context and Landscaping**

1. Panel felt it was difficult to assess the phase 1 building given that there would be changing use over time and would have liked to have seen a conceptual plan of the build out.
2. Panel recommended moving the building further to the east to provide more room for landing and arrival.
3. Panel recommended assessment of the surrounding trees prior to construction.
4. A panel member recommended providing outdoor space for staff lunch breaks and or gathering spaces; particularly increased opportunity for shelter, as current awnings/extensions are limited in depth

#### **Form and Character**

1. Panel felt the proposed building form was basic and that some articulation or visual interest was needed.
2. A panel member felt the proposed building is an improvement over the previous building; there were no concerns with size and massing.
3. Panel felt that the front entry was an add-on to accommodate the interior stair, rather than a thoughtful articulation of the building; needs more thought

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

1. Panel felt there was a lack of context in the building colours, but acknowledged that the colours are appropriate for an industrial building and its location in the environment.
2. Panel recommended placing a roof structure over the temporary staircase to address snow removal.

3. Panel noted that the large WB signage would be nearly impossible to see in its shown location and some signage may be helpful on the other side of the building

### **Universal Design**

1. Panel felt further resolution of building accessibility was required.

Moved by D. Nelson  
Seconded by E. Callender

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

CARRIED.

*The applicant team left the meeting.*

### **ADJOURNMENT**

Moved by P. Gradowski

**That** Advisory Design Panel adjourn the June 12, 2014 committee meeting at 4:10 p.m.

CARRIED

---

CHAIR: Dale Mikkelsen

---

SECRETARY: Melissa Laidlaw