



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, SEPTEMBER 3, 2014, STARTING AT 3:00 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
Member at Large, Eric Callender
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Kay Chow

REGRETS:

MBCSLA, Co-Chair, Crosland Doak
MBCSLA, Pawel Gradowski

Call to Order

The meeting was called to order at 3:08 p.m.

ADOPTION OF AGENDA

Moved by T. Bunting
Seconded by C. Wetaski

That Advisory Design Panel adopt the Advisory Design Panel agenda of September 3, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by T. Bunting
Seconded by D. Nelson

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of June 12, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. The RMOW is working with the 1993 Official Community Plan (OCP); new roof for Meadow Park Sports Centre pool; Coops and London Lane developments are in foundation stage; GLC's proposed canopy was not approved by Council due to height and shadow

impacts, the proposed design did not complement the existing building; Northern Lights rezoning application to increase GFA to address illegally developed spaces.

Dennis Maguire entered the meeting at 3:15 p.m.

PRESENTATIONS

1015/1025 Legacy Way
The Podium
2nd Review
File No. DVP1087
(formerly DP1348)

The applicant team of John Dietrich, MIP Holdings Ltd., and Brent Murdoch, Murdoch + Company Architecture entered the meeting.

Melissa Laidlaw Senior Planner, RMOW introduced the project, which was reviewed by Panel as a Development Permit application in May 2014. Since then the 2013 OCP has been quashed and the previous (1993) OCP is now in effect, and; the property is not designated as a development permit area. This application seeks setback variances for the building, roof eaves, balcony projections and retaining wall.

Brent Murdoch advised on the following.

1. Two lots with similar zoning.
2. Landscaping evolved, more advanced and refined; richer front edge to the building.
3. Panel had recommended placing the underground parking entrance at the north end of the building; it was felt that would create a negative community impact.
4. The building's length has increased by approximately 10 ft.
5. Same general parking configuration with more resolution to mechanical, electrical, garbage and recycling.
6. Interior storage at each end of the building for bikes, skis, snow tires etc. so that these items are not stored on the decks.
7. The building's previous iteration was very symmetrical. The massing is now more broken up, more separation and stepping in roof line, accentuate with more texture and detail in the courtyard.
8. Break up front face of building, give a different face to the rear that faces the park.
9. Increased articulation and further refinement to the building ends, a more human scale.
10. Massing of the centre block of the building has been brought forward approximately 3 ft.
11. Roof lines move up and down, step back and forth.
12. Simple streamlined vertical elements on building face.
13. Create an open year round semi-public semi-private social space, a miniature casual gathering space where kids and toddlers can play outside, protected, open to the air, not sealed.
14. Intentional gathering spaces around gas fire pits for human interaction.
15. Details and materials are the traditional Whistler pallet, darker and more robust that lend well to winter skies and will look rich over time.
16. Robust landscape materials, traditional planting pallet; small connection pathways.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports the overall project, setback variances and courtyard concept.

Form and Character

1. Panel recommends raising and modulating the courtyard roof to allow for more natural light, while respecting height relationship with remaining roof.
2. Panel suggested adding a bridge to the interior space for improved circulation.
3. Some panel members suggested adding some public areas on the west gap corridor bridges, similar to the East side, as these get the west sun.

Materials, Colours and Details

1. Panel suggested using lighter related colours for the interior courtyard and to consider how texture and lighting of the interior courtyard differs from the building exterior.
2. Panel supports the durable, hardy and sustainable material choices; and suggested number of materials could be simplified further.
3. Panel recommends deeper decks for practicality.
4. Several members suggested increased storage for bikes and skis, for the units.

Moved by T. Bunting
Seconded by D. Nelson

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.

OTHER BUSINESS

Panel Membership
2015 Term

Melissa Laidlaw will contact the panel members regarding continuing for the 2015 term.

ADJOURNMENT

Moved by T. Bunting

That Advisory Design Panel adjourn the September 3, 2014 committee meeting at 4:24 p.m.

CARRIED

CHAIR: Tom Bunting

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SECRETARY: Melissa Laidlaw

cc: 2034.1