



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, OCTOBER 29, 2014, STARTING AT 1:00 P.M.**

**In the Raven B Room at Delta Whistler Village Suites
4308 Main St., Whistler, BC V0N 1B4**

PRESENT:

MAIBC, Dennis Maguire
MAIBC, Chair, Tom Bunting
MBCSLA, Co-Chair, Crosland Doak
MBCSLA, Pawel Gradowski
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:

MAIBC, Doug Nelson

ADOPTION OF AGENDA

Moved by Tom Bunting
Seconded by Crosland Doak

That Advisory Design Panel adopt the Advisory Design Panel agenda of October 29, 2014 as amended. The presentation order of project items one and three were switched.

CARRIED

ADOPTION OF MINUTES

Moved by Dennis Maguire
Seconded by Pawel Gradowski

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

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. Council approved "The Podium" development variance permit; Public Hearing occurred for Northern Lights zoning amendment; draft Customer Service Strategy to be presented to Council. Councillor Grills thanked the Panel and Staff for their work over the last few years.

1030 Legacy Way
1st Review
File No. DVP1092

PRESENTATIONS

Crosland Doak declared a conflict and stepped away from the Panel table.

The applicant team of Brent Murdoch, Murdoch + Company Architecture and Crosland Doak, Crosland Doak Design entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project proposal for a 5 unit live/work townhouse development in Cheakamus Crossing. The site is very small; the proponent seeks setback and parking variances. The Cheakamus Area Legacy Neighbourhood Guidelines apply.

Brent Murdoch advised on the following.

1. There is diversity in the proposed building types in the Cheakamus Crossing neighbourhood.
2. Appropriate variance requests; need to fit in the building envelope.
3. An opportunity for a live/work use in a small modest building.

Crosland Doak advised on the following.

4. The site is flat and incredibly small, at just over 9,000 ft².
5. Situated adjacent to other developments, The Falls, Whistler Hostel, The Podium (proposed).
6. WDC (Whistler Development Corporation) master plan showed this site as a 6 unit townhouse site.
7. After applying the zoning and design guidelines the site could only practically permit 4 or 5 units. 5 units were chosen for economical reasons.
8. Setback requests:
 - a) 2.5 m front setback relaxation along Legacy Way to allow for a column and a section of wall.
 - b) West side yard setback 2.5 m.
 - c) East side yard setback 2.4 m.
 - d) Rear setback 3.25 m mostly to accommodate the internal garage.
9. Street parking bays could accommodate an occasional client.
10. A bus stop is located right across the street.
11. Covered front entrance porch area.
12. The ground floors of the 5 units are predominantly identical, with slight variation on the 2 end units.
13. Ground floor layout: option for 2 doors; 1 door enters directly into the work studio, 1 door enters the live portion of the unit; 3 piece washroom, garage and rear entry.
14. Fairly typical second floor layout: stairwell, vertical circulation stacked along one end, balcony over the covered front porch, living room, dining space, open concept kitchen, back deck, study/homework area and powder room. Option to provide a laundry hook up.
15. Third floor layout: balcony over the entry feature, master bedroom on (north) Legacy Way side, ensuite bathroom, a 2nd bathroom that serves 2 other bedrooms. Optionally, another larger bedroom and a smaller nursery room. Laundry or linen closet.
16. Roof plan somewhat self-explanatory.
17. Building form is fairly traditional.

18. Saw tooth roof feature.
19. Entry features create articulation and definition of space, cedar details.
20. Bays along the front and rear give modulation to all elevations, treated with hardi siding.
21. Elevations, standing seam or galvalume type material. Siding is predominantly a hardi board or hardi panel system with a manufactured reveal to break up the units.
22. Dark brown colour vinyl windows.
23. Stairwell area has a vaulted ceiling in the saw tooth roof to allow extra light and possibly allowing ventilation for the summer time.
24. Unit paver patios, concrete stoop, entry feature element or unit address signage element.
25. Paving extends to the back edge of the property, asphalt driveways, a small planting pocket in between to break up the paving.
26. Street trees, Salix purple willow to act as an informal hedge, ornamental grasses along street frontage, native and non-native plants.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports the live/work use concept.
2. Panel supports the setback variance requests.
3. Panel does not support the parking variance request.
4. Panel felt the plant sizes and selection was generally good.
5. Panel suggested increasing to 5 maple trees on north side to increase privacy.
6. Panel suggested to consider some different tree species than poplar.
7. Panel suggested improved privacy between the patios and street.

Form and Character

1. Panel suggested staggering/stepping the units, which could increase the use of the space.
2. Panel had strong concerns that there is inadequate storage.
3. Panel suggested eliminating the garage and providing a carport space instead.

Materials, Colours and Details

1. Panel suggested exploring a saw tooth roof feature at the rear of the building.

Moved by Dennis Maguire
Seconded by Eric Callender

That the Advisory Design Panel generally supports the overall intent of the project but would like to see adjustments made to the overall plan based on Panel comments regarding parking, storage and staggering of the units and would like to see this project return for further review.

CARRIED.

The applicant team left the meeting.

4365 Northlands Blvd.
Twin Peaks
1st Review
File No. DP1386

Crosland Doak returned to the Panel table.

The applicant team of Derek Venter, Jamie Harte, DVAD Inc., and Marlene Scott, Whistler Vacation Club entered the meeting.

Brook McCrady, Planning Analyst, RMOW introduced the project for exterior building improvements. The 28 unit multi-family development is located in Whistler Village; the Whistler Village Design Guidelines apply.

Derek Venter advised on the following.

1. The existing walkway has already been demolished as it was not going to survive another winter.
2. Proposing a new, light, open pitched roof, CLT (cross laminated timber) and steel truss, snow stops on each side.
3. No change to roof location.
4. Difficult ground conditions limit what can be done.
5. The existing roof is nearing end of life; request Panel feedback on the roof finishes.
6. Recently, The Four Seasons changed their roofing material to Duroid Asphalt Shingle; the product has a 50 year life span and has the ability to keep the snow on the roof. This is the direction the Twin Peaks owners wish to take.
7. Propose to replace the existing 2 BBQ's with a gas fireplace (on timer).
8. Substantially wider walkway.
9. Change to floor finish.
10. Match existing granite.
11. Glass railing onto the pool side, friendly and open.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the proposed alterations are a good improvement; broader, more open and welcoming.
2. A panel member recommended protecting the existing landscaping during construction.
3. A panel member suggested placing greenery on the patio, as it appears bare.

Form and Character

1. Panel felt the BBQ structure was not at the same level of quality as the rest of the project. It seemed carport-ish. A panel member suggested adding a beam or cross bracing to give a more structural look.

Materials, Colours and Details

1. A panel member had concerns regarding the choice of roof material in relation to the environment. Other panel members felt a product with a thicker, richer profile would be more visually appealing. Is it the right asphalt shingle?
2. Panel did not support replacing the metal railing with a wood railing due to wood's high maintenance requirements in Whistler's climate.

Moved by Tom Bunting
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; the applicant to resolve concerns with Staff.

CARRIED.

The applicant team left the meeting.

4341 Village Lane
Clock Tower
1st Review
File No.DP1390 /
RZ1096

The applicant team of Marvin Haasen, President, Madison Pacific Properties and Aaron Vornbrock, Architect, Urban Design Group entered the meeting.

Mike Kirkegaard, Director of Planning introduced Amica Antonelli, Planner, RMOW. Amica introduced the project to upgrade the storefront, enclose 24 m² of additional space into the existing walkway, new seating area and decorative pavers. The Whistler Village Design Guidelines apply for form and character. Staff seeks Panel comments regarding the overall design, the 1.8 m walkway as specified in the design guidelines vs. the proposed 1.4 m wide walkway and how it might affect pedestrian movement.

Marvin Haasen advised on the following.

1. Madison Pacific Properties owns the 2 retail units in the Clock Tower, currently occupied by Whistler Village Sports and Whistler/Blackcomb Ziptrek. The hotel units are owned by Vacation Internationale.
2. There is support from the 2 tenants and Vacation Internationale.
3. The intent is to upgrade and beautify the retail façade, increase visibility, brighten the storefront, and fit in with the existing urban context.
4. The proposal is consistent with the Whistler Village Design Guidelines with the exception of the walkway width.
5. High standard of urban design.
6. Preserves the majority of the natural landscape.
7. Contributes to a cohesive image of the resort while providing individuality and new and upgraded storefronts.

Aaron Vornbrock advised on the following.

8. Open up southeast corner with relocated ramp, plaza stair, and entrance; mimics east side of pedestrian stroll. Draw people into the retail corridor.
9. There are 6 support columns in the middle of the walkway.
10. The current proposal proposes a 1.41 m wide walkway between the storefront side and column and a 1.5 m wide walkway between the column and outer edge of the walkway. 3.2 m clear everywhere else along the walkway.
11. Expanded retail space needed for project viability.
12. Scope of work: re-construct the walkway & plaza; replace planter wall wood caps with a more durable stone cap; paint east side retail space windows; enhance soffits; upgrade to LED lighting; blade signs; tenant signage improvement opportunities.
13. Minor landscaping, removal of a couple trees for a proposed seating area with bench seating and decorative pavers. (The proposed seating area is not part of Madison Pacific's space.)

Panel offers the following comments.

Site Context and Landscaping

1. Panel generally supports the proposed renovation and expansion of the retail space.
2. Panel had concerns with circulation and potential pinch points.
3. A panel member noted that the Mountain Square area is bounded by circles and encouraged the applicant to try to match the new staircase to this style.

Form and Character

1. Panel felt a 1.8 m wide walkway was more desirable.
2. A panel member recommended cutting back the planter to permit walking on both sides of the column.
3. Panel suggested programming of the proposed seating area was needed.
4. A panel member suggested small bay windows to create display space in between columns.

Materials, Colours and Details

1. Panel felt further development of the floor plan was required in order to fully understand implications of snow shed and drip line.
2. Panel felt the use of lighter colours will brighten up and improve the space, as well as similarities with the other side of the pedestrian stroll.
3. A panel member recommended aligning the entry with the columns.
4. Panel felt further resolution of the stone treatment at the base was needed.

Universal Design

1. Panel recommended further exploration of the ramp location; there was a suggestion to locate it adjacent to the proposed triangular seating area.

Moved by Tom Bunting
Seconded by Chris Wetaski

That the Advisory Design Panel generally supports adding more space to the existing tenant space, and would like the applicant to continue to work with Staff to address the major circulation issues based on Panel's comments and would like this project to return for further review.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Tom Bunting

That Advisory Design Panel adjourn the October 29, 2014 committee meeting at 3:57 p.m.

CARRIED

CHAIR: Tom Bunting

SECRETARY: Melissa Laidlaw

cc: 2034.1