



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 19, 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
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, Dennis Maguire
MAIBC, Chair, Tom Bunting

Doug Nelson assumed the role of Chair in Tom Bunting's absence.

ADOPTION OF AGENDA

Moved by Pawel Gradowski
Seconded by Chris Wetaski

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 19, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by Pawel Gradowski
Seconded by Chris Wetaski

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of October 29, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update on the recent municipal election results. Committee appointments will be made at the December 2 Council meeting.

1030 Legacy Way
The Cinque Townhouse
Development
2nd 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, Crosland Doak, Crosland Doak Design and Rob Velenosi, Westport Construction Ltd. entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project which was reviewed by Panel October 29, 2014. The applicant has addressed Panels' comments, key changes: the building is now staggered along Legacy Way, 2 m front setback variance request, parking requirements achieved with a variance request for 2 of the parking stalls. Staff seeks panel comments regarding the variances and all aspects of the design.

Brent Murdoch advised on the following.

1. Agreement with staff comments regarding the optional parking space on the west side; the space is better left as landscaping.
2. Refined elevation treatments.
3. From an urban design perspective an enclosed garage vs. a carport provides a superior condition, reduces visual clutter.
4. Flexibility to modify the garage/storage space to suit live/work needs.

Crosland Doak advised on the following.

5. Major changes: building shifted, no parking variance, increased storage.
6. Each of the units moved 2 ft., this provides a relaxation at the back of the units.
7. Greater front setback variance, previous 2.5 m, current proposal 2 m setback.
8. 1 optional parking space or potential on site snow storage.
9. Ground floor plan changes, 2 ft. offsets creates building cadence and parking at rear of the building.
10. Mud room and garage consolidated into a flex space.
11. Level 2 no changes.
12. Level 3 extension of fin wall and saw tooth roof feature.
13. Front elevation changes, stepping of units.
14. Rear elevation saw tooth roof comes forward and down to deck plane creating privacy between the decks.
15. East and west elevations cadence and stepping of the building.
16. Access hatches to attic storage spaces.
17. Ground floor bathroom will be plumbed and the use as either a bathroom or as storage can be determined by the purchaser.
18. Landscape plan changes: ornamental pear, evergreens, mountain hemlock.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports Staff comment regarding removal of the optional parking stall on the west side of the property.

2. Panel recommended shifting the building en mass northward to better accommodate additional regulation parking stalls on the south side subject to support by Staff.
3. A member suggested ensuring year round access to the electrical closet at the east walkway.

Form and Character

1. Panel supports the basic design of the project.

Moved by Eric Callender
Seconded by Dale Mikkelsen

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

Next Meeting

Next meeting December 17, 2014 potentially 2nd review of Clocktower.

ADJOURNMENT

Moved by Doug Nelson

That Advisory Design Panel adjourn the November 19, 2014 committee meeting at 3:58 p.m.

CARRIED

CHAIR: Doug Nelson

SECRETARY: Melissa Laidlaw