



# WHISTLER

## MINUTES

### REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, JANUARY 21, 2015, STARTING AT 2:00 P.M.

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

#### PRESENT:

Architect AIBC, Duane Siegrist  
Architect AIBC, Co-Chair, Tom Bunting  
MBCSLA, Chair, Crosland Doak  
MBCSLA, Elaine Naisby  
UDI, Dale Mikkelsen  
Member at Large, Pam Frentzel-Beyme  
Member at Large, Pat Wotherspoon  
Councillor, Steve Anderson  
Director of Planning, Mike Kirkegaard  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Kay Chow

#### REGRETS:

Architect AIBC, Doug Nelson

#### Call to Order

Melissa Laidlaw called the meeting to order at 2:07 p.m.

Mike Kirkegaard welcomed the panel members.

Round table introductions.

Mike Kirkegaard left the meeting at 2:13 p.m.

#### Meeting Review & Procedures

Melissa Laidlaw provided an overview of meeting procedures, panel motions, panel composition and panel member roles.

1. The panel Chair will run the meeting and keep the meeting on track; summarize consensus comments, common direction and any record dissenting opinions.
2. Panel members have been provided an information binder.
3. Panel's role is to protect and enhance the design of the community.
4. Panel makes recommendations to municipal council and either supports or does not support a projects' design but does not vote on approving or not approving a project.
5. Meeting quorum consists of 4 voting members in attendance at the meeting.
6. Meetings are generally held the 3<sup>rd</sup> Wednesday afternoon of each month; meeting start time will vary depending on the number of agenda items.
7. If a panel member has a conflict of interest with a project the member must state the conflict and leave the meeting room.

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8. Meetings are open to the public to attend.
9. Project presentation format:
  - introduction by staff;
  - applicant presentation;
  - panel questions;
  - panel comments;
  - Chair summary in category areas:
    - Site Context and Landscaping
    - Form and Character
    - Materials, Colours and Details
    - Green Building Initiatives (where applicable)
  - applicant clarification as necessary;
  - Panel motion.

Election of Chair and  
Co-Chair for 2015 Term

Moved by Tom Bunting  
Seconded by Pat Wotherspoon

**That** Advisory Design Panel elected Crosland Doak as Chair for the 2015 term.

Moved by Crosland Doak  
Seconded by Dale Mikkelsen

**That** Advisory Design Panel elected Tom Bunting as Co-Chair for the 2015 term.

### **ADOPTION OF AGENDA**

Moved by Tom Bunting  
Seconded by Pat Wotherspoon

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of January 21, 2015.

CARRIED

### **ADOPTION OF MINUTES**

Moved by Tom Bunting  
Seconded by Dale Mikkelsen

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

CARRIED

### **COUNCIL UPDATE**

Councillor Anderson provided an update of the most current topics being discussed by Council; re-invigoration of some of the older building facades in Whistler Village.

### **PRESENTATIONS**

8413 Indigo Lane  
Indigo Villas  
1<sup>st</sup> Review  
File No. DP1408

*The applicant team of Luis Garcia, Indigo Villas Ltd., Derek Venter, Architect, DVAD Inc., Tom Barratt and Annie Millar, Tom Barratt Ltd. entered the meeting.*

Amica Antonelli, Planner, RMOW introduced the project, a preliminary submission for a 12 unit apartment complex located in Rainbow Neighbourhood. Staff seeks Panel comments regarding site layout and building massing. A more detailed submission will follow pending ADP comments on the preliminary design.

Derek Venter advised on the following.

1. This workshop seeks panel feedback on building massing, building scale and flat roof.
2. Large south facing lot situated on a knoll, very good views, and fantastic sunlight.
3. 12 units of 2 pods similar in size with slightly different configurations; 3 storeys above grade.
4. Maintain views, sunlight and privacy between units.
5. Underground parking reduces massing.
6. Level driveway entrance to visitor parking.
7. Amenities on the view side are stepped down to increase privacy and maintain views.
8. Shared amenities with adjacent property (same strata) reduces costs.
9. Excellent views from swimming pool area.
10. Potential for garden plots.
11. Lots of snow storage.
12. Minimal disturbance at edges of the site.
13. Striving to achieve Passive energy standard.
14. Parking may change pending feedback on the electrical, mechanical and Passive requirements.
15. Units can be adapted for accessibility; each unit is on 1 floor, there are no stairs which also allows for more square footage.
16. 9 ft. high ceilings on 1<sup>st</sup> and 2<sup>nd</sup> floors; 3<sup>rd</sup> floor 9 ft. high ceilings with a 2% slope.

Annie Millar advised on the following.

17. Large amenity area with hot tub, pool, gas fire pit, open lawn space, community garden plots.
18. Pool deck elevation 1.9 m below finished floor elevation of units provides privacy between the spaces.
19. Accessibility ramp to pool level, another ramp to the fire pit level.
20. Unit patios on slab, large hard scape areas, private lawn areas, and screens between units for increased privacy, planting buffers to further create separation between the ground floor units.

Panel offers the following comments.

### **Site Context and Landscaping**

1. Panel supports the concept of splitting the project into two buildings, however there seems to be an awkward relationship between the

buildings; the leftover space should be considered as a positive space between the two buildings.

2. Panel supports the amenity complex, whether it is specific to this project or shared amongst the neighbours.
3. Panel felt the arrangement of the amenity elements should be less object-like with stronger connections to create a more cohesive package.
4. Panel recommended creating a more positive landscape space for the visitor parking and arrival entrance way.
5. Panel recommended the use of deciduous trees to the south and west side of the pool and the buildings to provide summer shading.
6. Panel recommended that consideration be given to the views to and through the complex from the neighbours to the north.
7. Panel recommended a shadow study be conducted.

### **Form and Character**

1. Panel supports the overall building massing.
2. Panel strongly recommended providing more storage than what is currently shown. The storage can be both within the units as well as in the parking garage.

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

1. Panel would like to see greater details and encourages the applicant maintain the building character and thinness of form. The modern roof forms are consistent with the Rainbow Neighbourhood.

Moved by Pat Wotherspoon  
Seconded by Elaine Naisby

**That** the Advisory Design Panel generally supports the projects' direction and looks forward to seeing this project return for further review and how Panel's comments have been addressed.

CARRIED.

*The applicant team left the meeting.*

4341 Village Lane  
Clock Tower  
2<sup>nd</sup> Review  
File No. DP1390

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

Amica Antonelli, Planner, RMOW introduced the project for a 2<sup>nd</sup> review of the Clock Tower building storefront renovations including new windows, re-configuration of entry stairs, soffit lighting, new signage and planter upgrades. Panel reviewed this proposal at the October 29, 2014 meeting. Staff seeks Panel comments regarding the design changes, does this iteration adequately address panel's previous comments.

Marvin Haasen advised on the following.

1. The property is owned by Madison Pacific Properties.
2. Have been working with the two tenants Whistler Village Sports and Whistler/Blackcomb; intent is to enhance their customer experience as well as enhancement of the building relative to Whistler Village itself.

3. The majority of Panel's previous comments have been implemented.

Aaron Vornbrock advised on the following.

4. Design rationale - upgrade existing outdated storefront and signage at ground level.
5. Increase floor area by approximately 15 m<sup>2</sup>.
6. The design will increase existing retail visibility and transparency.
7. New storefronts encased in a warm light maple wood trim consistent with surrounding storefront character.
8. New high quality signage.
9. Energy efficient soffit lighting in the covered walkway.
10. Reconstruct existing sidewalk, new re-configured accessible ramp.
11. Paver accents that complement the building façade stone, natural stone replaces the existing wood capping in the planters, creating a more prominent modern appearance.
12. Expansion area pushes the storefront out. Design adjustments made to meet the minimum 1.8 m wide walkway requirement.
13. The ramp length has been reduced and the turn in it has been eliminated.
14. Radial concrete landing similar to the opposite side of the pedestrian stroll.
15. Heated stairs.
16. Minor re-configuration of south planter to open up the entry to the retail unit. The existing tree in the planter will be relocated to the centre of the planter.

Panel offers the following comments.

### **Site Context and Landscaping**

1. Panel encourages the applicant to consider more extensive use of the adjacent municipal planter for seasonal (summer) displays and also to reduce circulation impacts on the pedestrian stroll.

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

1. Panel felt the quality of the finishes and details are consistent with the rest of Whistler Village and the pedestrian stroll.
2. Panel supports replacing the wood planter cap with stone materials to match the adjacent property.

Panel appreciates how the applicant has addressed previous comments and concerns.

Moved by Tom Bunting  
Seconded by Pat Wotherspoon

**That** the Advisory Design Panel supports the project as submitted and does not need to see this project return for further review.

CARRIED.

*The applicant team left the meeting.*

**ADJOURNMENT**

Moved by Tom Bunting

**That** Advisory Design Panel adjourn the January 21, 2015 committee meeting at 4:20 p.m.

CARRIED

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CHAIR: Crosland Doak

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SECRETARY: Melissa Laidlaw