



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MARCH 18, 2015, STARTING AT 1:30 P.M.**

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

PRESENT:

Architect AIBC, Duane Siegrist
Architect AIBC, Doug Nelson
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
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Kay Chow

Call to Order

Crosland Doak called the meeting to order at 1:40 p.m.

ADOPTION OF AGENDA

Moved by Dale Mikkelsen
Seconded by Tom Bunting

That Advisory Design Panel adopt the Advisory Design Panel meeting agenda of March 18, 2015.

CARRIED

ADOPTION OF MINUTES

Moved by Tom Bunting
Seconded by Duane Siegrist

That Advisory Design Panel adopt the Regular Advisory Design Panel meeting minutes of January 21, 2015.

CARRIED

COUNCIL UPDATE

Councillor Anderson provided an update of the most current topics being discussed by Council. The GFA increase request for Clocktower building and the parking and setback variance requests for Cheakamus Crossing 5-plex building were approved by Council.

PRESENTATIONS

Tyndall Stone Lodge
Repainting Workshop
1st Review
File No. DP1426

The applicant Ken Weiner, Chair of Tyndall Stone Lodge Strata Design Committee entered the meeting.

Amica Antonelli, Planner, RMOW introduced the project proposal for exterior repainting of the Tyndall Stone Lodge. Staff seeks Panel comments regarding the proposed colours.

Ken Weiner provided a handout and advised on the following.

1. The Tyndall Stone Lodge was built in the mid 1990's; there was a desire to update and freshen up both the inside and outside, and then the building experienced a fire in November 2013.
2. Over the last 18 months the strata design committee has been working on a coordinated design and colour palette between the interior and the exterior, including extensive detailed study and analysis, and incorporation of green building elements. Careful consideration was given to the Whistler Village Colour Guide.
3. The three storey building is situated in a prominent location adjacent to Whistler Olympic Plaza and the Olympic Rings with good views to the mountains. This proposal seeks to complement and reflect the Olympic heritage.
4. Existing colours 1980's dark green, brown and yellow earth tones.
5. Proposing Whistler colours, a mountain stone palette. Colours that are trendy but will not get dated and reflect a more traditional natural environment.
6. Use of Manitoba Tyndall stone at building base, colour is a warm grey with other tones in it.
7. Interior lobby hallways wood grain tile with natural maple clear stain on doors and trim. Upper floor hallways red and blue tones.
8. Grey colour exterior building shingles.
9. Deep russet red-orange colour trim at retail pedestrian level and along balconies.
10. Striving to bring colour, contrast, vitality and life to the plaza area without dominating the plaza due to the buildings' large size.
11. Desire to highlight the three distinct sections of the Tyndall Stone Lodge.
12. Open to panel's ideas and advice.

Panel left the meeting room at 2:18 p.m. to go to the site.

Panel returned to the meeting room at 2:42 p.m.

Panel acknowledged the applicant's efforts and challenges faced. Panel offers the following comments.

Materials, Colours and Details

1. Panel encouraged the applicant to further study the project and strongly consider the use of a colour consultant or designer to create a communication package that would accurately represent the proposed colours and application strategy.
2. Panel suggested working with the building's form and mass in the application of colour.

3. Panel felt the use of one colour (grey) throughout is a contradiction to the applicant's desire to not make the building appear bigger.
4. Panel was not opposed to the proposed colour choices but rather how the colours are applied. Highlighting trims is the wrong approach. Consider using the building form as a clue to the application of colour.
5. Panel recommended taking cues from the neighbouring buildings.
6. Panel felt the existing colour application strategy was still valid but new colours could be exchanged for existing ones.

Moved by Crosland Doak

Seconded by Pat Wotherspoon

That the Advisory Design Panel does not support the proposal as presented and encourages the applicant to work with staff and to return to panel if the applicant chooses to change from the current scheme.

CARRIED.

The applicant team left the meeting.

Garibaldi Lift Company
Patio Improvements
1st Review
File No. DP1342

The applicant team of Asher deGroot, Architect, Michael Green Architecture; Doug Forseth, Mike Varrin and Paul Street, Whistler/Blackcomb entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project, reviewed by Panel in a different design on April 16, 2014. That proposal was turned down by municipal Council due to lack of integration with the existing building and shadow impacts to Skiers Plaza. There are still some shadow impacts with the current proposal but they have been quantified. Staff seeks Panel comments regarding scale, mass, shadow impacts, integration with the existing building, glass guard rail, and is the addition an improvement to Skiers Plaza.

Asher deGroot advised on the following.

1. This project proposes a patio expansion and upgrade of roof membrane currently underway, with a new patio canopy structure scheduled for construction beginning in fall of 2015.
2. There was a brief overview of the previous design and other design iterations.
3. This new proposal proposes a larger patio space but does not add additional seats.
4. The low profile canopy proposal is a bit larger than the previous; it is 203 m² of covered area. The canopy is pulled back from the existing gondola building and faces northwest towards the patio and Skiers Plaza.
5. Extensive solar impact analysis was done. There was a video presentation of the shading impacts at different times of the year. Comparison of existing shading and projected shading from the new canopy. During summer there will not be much impact on either Skiers Plaza or other adjacent patios. Around October, early morning, there will be a brief period of shadow on the Carleton Lodge patio. Additional shading in December.
6. Snow management for flat roof design, drain back to existing upgraded heat traced building gutters.
7. Heat traced patios.

8. Skylight along the patio main circulation route with tables on either side. Inviting seating options on the sunny patio, under the canopy or inside the building. Potential to incorporate tables with small fire heaters for the outside tables.
9. Wood soffit for the entire canopy, potential steel structure with wood slat soffit underneath. Also exploring possibility of using mass timber.
10. Existing storage area will have a different ceiling treatment; it is not visible to the public.
11. Linear infrared ceiling heaters.
12. Suspended overhead lighting to up light the canopy and down lighting for patio patrons.
13. Sloped soffit on the northeast elevation provides approximately 6 ft. of overhang over the ticketing area and entrance to the Whistler Village Gondola.
14. Signage details are still being finalized; opportunity to announce the building entrance and improve way finding.
15. Night time building entrance and canopy lighting.
16. The improvements will provide a new welcoming entrance to the Whistler Village Gondola as well as a protected area to view plaza activities.

Panel appreciated the level of analysis and the quality of renderings and commends the applicant on minimizing the impact of the shadowing on Skiers Plaza while improving the Whistler Village Gondola entrance. Panel offers the following comments.

Site Context and Landscaping

1. Panel felt this is a much better approach than the previous submission and that the unification of the proposed canopy and the ground plane makes the overall design a much stronger solution. Pulling away from the existing gondola building roof is a better approach to integrating this addition.

Form and Character

1. Panel generally felt that the overall form is supportable.
2. Panel felt the shadowing impacts are significantly reduced compared to the previous submission. The majority of the shadow impacts do not occur at the premium après ski times and they do not significantly impact other properties.
3. Panel felt the success of the upper canopy is a result of the fact that it carries the improvements to the lower/ground level.

Materials, Colours and Details

1. Panel supports the concept of the glass railing; it complements the transparency of the terrace 'slot'.
2. Panel suggested considering a larger skylight or the use of glass to enable more natural light onto the upper patio so it still feels like an outdoor space.
3. One panel member felt the use of wood and solid mass of the canopy was not a good fit with the existing steel and glass building.

Moved by Tom Bunting
Seconded by Duane Siegrist

That the Advisory Design Panel supports the project as presented and does not need to see this project return for further review unless otherwise recommended by staff; the applicant shall continue to work with staff on the project details and modifications based on Panels comments.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Tom Bunting

That Advisory Design Panel adjourn the March 18, 2015 committee meeting at 4:24 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw