



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MAY 20, 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
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

REGRETS:

Architect AIBC, Co-Chair, Tom Bunting

ADOPTION OF AGENDA

Moved by Dale Mikkelsen
Seconded by Doug Nelson

That Advisory Design Panel adopt the Advisory Design Panel agenda of May 20, 2015.

CARRIED

ADOPTION OF MINUTES

Moved by Dale Mikkelsen
Seconded by Doug Nelson

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of April 15, 2015.

CARRIED

COUNCIL UPDATE

Councillor Anderson provided an update of the most current topics being discussed by Council. Approval of development permit for townhouse complex at Lakecrest; preference for the Crystal Lodge restaurant to remain a restaurant instead of becoming retail; upcoming Tapley's patio improvements; pending projects Wayfinding and GLC patio improvements. Illegal Spaces Task Force reconvened, the work done by this task force was

successful; expand the Terms of Reference; proposal to rename the task force to more accurately reflect the work that it is doing.

Southside Lodge
Repainting Workshop
1st Review
File No. DP1448

PRESENTATIONS

The applicant, Max Buhler of Southside Ventures entered the meeting.

Amica Antonelli, Planner, RMOW introduced the project for exterior repainting of the Southside Lodge. Since the report was distributed to panel further progress has been made, the applicant is amenable to a more colourful paint scheme.

Max Buhler advised on the following.

1. The applicant was a tenant in this building for over 15 years and recently purchased the building with a business partner.
2. Originally planned to replace windows, generally fix up, repair and refresh the building. There was a subsequent decision to change the building colour.
3. There are budget constraints and a short timeline. Propose to complete renovations and exterior repainting before the busy summer season.
4. New windows will have a white frame based on available budget.
5. Do not have any particular colour preference for the building colour. Ok with staff colour suggestions.
6. Factors to consider: maintenance, colour longevity and highway dust.

Amica Antonelli advised on the following.

7. Staff has worked with the applicant and reviewed photos of other building colours and selected 5 colours as a starting point:
 - Smoked Oyster
 - Ashland Slate
 - Blue Note
 - Hamilton Blue
 - Rosepine
8. There was a presentation of the 5 possible building colour and trim options.
9. Whistler Creekside does not have a colour vernacular. The buildings adjacent to the Southside Lodge are toned down grey, brown & blue.
10. The Southside Diner interior is predominantly red. Exterior red trim would tie in nicely.
11. Avoid white trim due to highway dust.
12. Of the colour options selected the applicant prefers the sage moss green (Rosepine) building colour with dark red/burgundy trim.

Panel appreciated the approach taken and offers the following comments.

Materials, Colours and Details

1. Panel supports the proposed colour scheme. Moss green for the building body and encourages a bold rich red or burgundy trim accent colour.
2. Panel encouraged a simple approach, a body colour and a trim colour.

3. A member felt that more character spaces need to be retained in Whistler.

Moved by Pat Wotherspoon
Seconded by Doug Nelson

That the Advisory Design Panel supports the project as presented with consideration of Panel's comments and does not need to see this project return for further review.

CARRIED.

The applicant left the meeting.

Tyndall Stone Lodge
Repainting
2nd 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, a second review of exterior repainting of Tyndall Stone Lodge south building. The applicant has worked with staff to address the March 18, 2015 ADP comments. This new scheme proposes darker and richer colours, blue and grey, with the same brown trim colour across the entire building to unify the building.

Ken Weiner advised on the following.

1. Worked closely with staff to revise the program to address ADP comments and concerns.
2. Colours and tones from the Whistler Village Colour Guide.
3. A revised colour scheme, a single trim colour across the whole building to unify the building, as well as providing continuity and legibility.
4. Greatly reduced the proposed use of grey colour.
5. Desire to respect the building's architectural character and clearly differentiate the 3 building sections.
6. Complement the neighbouring buildings.

Duane Siegrist entered the meeting at 2:14 P.M.

Panel thanked the applicant for addressing panel's previous comments and for returning for feedback and offers the following comments.

Materials, Colours and Details

1. Panel supports the new proposed colour scheme.
2. Panel felt this was a significant improvement over the previously proposed colour scheme.

Moved by Pat Wotherspoon
Seconded by Elaine Naisby

That the Advisory Design Panel supports the project's new proposed colour scheme and does not need to see this project return for further review.

CARRIED.

The applicant left the meeting.

Crystal Lodge
Restaurant
1st Review
File No. RZ1102

The applicant team of Jason Wexler, VP of Development, Burrard Group, Derek Fleming and Mark Ostry of Acton Ostry Architects and Senga Lindsay, SLA Inc. entered the meeting.

Robert Brennan, Planner, RMOW introduced the project, a rezoning application seeking additional GFA (gross floor area). Staff seeks Panel comments regarding the design, additional GFA, solar impacts and view corridor impacts.

Jason Wexler introduced the team and advised on the following.

1. The Crystal Lodge underwent a major renovation in 2004 to 2005. This expansion included plans for a small expansion of the building on the peninsula shaped property in the Village Stroll.
2. In 2006 the patio was extended in anticipation of this proposed building expansion. 25 new underground parking stalls were also added.
3. In 2015 with a desire for adequate interior restaurant space to accommodate 2 rows of seating, a central open bar and an open glass pavilion experience to provide transparency to and from the Village Stroll lead to this revised submission with a slightly large expansion of the building on the peninsula.

Mark Ostry advised on the following.

4. This location is one of the most critical and important public spaces in Whistler, therefore a thorough and vigorous design process has been undertaken.
5. The patio is like a prow that extends into Village Square.
6. Many events take place in the Square, as well as having important pedestrian pathways around this location.
7. There was a presentation of the existing and proposed property lines, restaurant footprint, roof lines, floor plans and elevations.
8. 2 new triangular shaped planters which will contain relocated trees.
9. Impacts to Village Stroll and Golfers Approach, a 1.6 m reduction at the pinch point, width down to 6.7 m.
10. Site service issues. Existing gas and water lines do not go underneath the existing restaurant but the sanitary service does. Propose to abandon that portion of the sanitary and re-route it clear of the proposed building.
11. Proposed materials, stone base structural columns, fir timber framed openings, large expanse of glass and millwork.
12. Increase animation in the retail arcade through increased glazing and window displays.
13. Relocate and improve amenities on Golfers Approach side, built in seating, increased storage.
14. New stairs.
15. Barrier free accessible ramp at east elevation (Village Stroll side).
16. Since the meeting package submission to panel, applicant team proposed an alternative barrier free accessible ramp on the Golfers Approach side at the meeting. This alternative option takes up less room physically and contains only 1 switchback instead of 4.
17. Detailed solar and view corridor impact studies have been done. There are marginal impacts.

Senga Lindsay advised on the following.

18. Proposing a series of continuous wood planters around the proposed re-configured patio edges and also along the existing. The planters will sit on top of the existing stone wall; soil depths are still to be finalized.
19. Native planting primarily low evergreens, small and dwarf-like, shade tolerant, Deer Fern, Tony Aster.
20. Plaza level planters, 2 of the 4 existing trees will need to be removed and, the remaining trees will be relocated. Applicant landscaper recommended the trees to be removed be replaced with maples.
21. Second level green roof, native ferns, plants that will survive in low soil, shady and damp conditions.

Panel offers the following comments.

In general panel is appreciative of the applicants' commitment to investing in landscape and building rejuvenation. Panel is also complimentary of the quality of the presentation and the thoroughness of the submission.

Site Context and Landscaping

1. Panel recommends an integrated solution for the landscape edge conditions, stone walls, benches, bike and ski racks.
2. Panel does not support the proposed triangular planters on the Stroll.
3. Panel does not support pinching the Stroll any further than currently, with the exception of the reconfiguration around the new entrance.
4. Panel recommends the applicant revisit some of the walls to ensure the significant width and flow to the Stroll is maintained for pedestrian and emergency vehicular movement.
5. Panel recommends maintaining the majority of the healthy existing trees and that a similar replacement tree type be chosen to maintain a more lacy and airy nature to the trees in leaf as opposed to the columnar maples and generally supported the loss of 1 or 2 trees in order to achieve a successful solution.
6. Panel recommended consideration be given to access and programming and how that might free up other opportunities.
7. Panel recommends that the applicant confirm parking demands and if there is a shortfall consider solutions to support alternate travel modes.
8. Panel recommends that the roof top planting species and details be further developed.

Form and Character

1. Panel overwhelmingly supports the proposed form and character of the renovated building design.

Universal Design

1. Panel supports consideration of the alternative barrier free accessible ramp location on Golfers Approach, however Panel encourages the design and location should be less of a back door approach.

Moved by Pam Frentzel-Beyme
Seconded by Doug Nelson

That the Advisory Design Panel supports the project concept in principle with consideration of Panel's comments. Panel does not need to see the rezoning application return for further review unless deemed necessary by staff. Panel looks forward to reviewing the development permit submission.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Elaine Naisby

That Advisory Design Panel adjourn the May 20, 2015 committee meeting at 4:45 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw