



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, AUGUST 26, 2015, STARTING AT 12:00 P.M.**

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

PRESENT:

Architect AIBC, Duane Siegrist
MBCSLA, Chair, Crosland Doak
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, Doug Nelson
Architect AIBC, Co-Chair, Tom Bunting
MBCSLA, Elaine Naisby
UDI, Dale Mikkelsen

ADOPTION OF AGENDA

Moved by Pat Wotherspoon
Seconded by Pam Frentzel-Beyme

That Advisory Design Panel adopt the Advisory Design Panel agenda of August 26, 2015.

CARRIED

ADOPTION OF MINUTES

Moved by Pam Frentzel-Beyme
Seconded by Pat Wotherspoon

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

CARRIED

COUNCIL UPDATE

Councillor Anderson provided an update of the most current topics being discussed by Council, rock retaining walls in Alpine Meadows subdivision.

PRESENTATIONS

Cultural Connector:
Village Park, Florence
Petersen Park
File No. DP1457

Martin Pardoe, Manager Resort Parks Planning, RMOW provided an overview of the Cultural Connector project.

1. This 3 year RMOW capital project celebrates Whistler's emergence as a cultural destination.
2. Project inspiration from development of the Audain Art Museum and improved connectivity to the Squamish Lil'wat Cultural Centre.
3. Leverage opportunities and better connect facilities.
4. Improve physical connections, visual aspects, way finding, and branding of 6 institutions:
 - Whistler Museum and Archives
 - Whistler Public Library
 - Millennium Place (MYPLACE)
 - Audain Art Museum
 - Squamish Lil'wat Cultural Centre (SLCC)
 - Passiv Haus
5. Connecting these 6 institutions as a branded whole offers greater value to the resort.
6. Collaborative efforts from stakeholders, such as marketing and alignment of operating hours.
7. The design firm Hapa Collaborative was retained for preliminary planning, ideas, studies, route identification, costing and priorities.
8. Hapa key findings: circuitous route, points along the way were discouraging, people felt lost and would turn back. Opportunity to create experiences, create place.
9. The proposed route is long, at approximately 2.5 km.
10. Shorthand facility nomenclature has challenges.
11. The Village galleries are not included in the Connector project as the project's intent is to diversify away from the Village Stroll. The Stroll is also a very busy place and it becomes a question of where to draw a line between this project and everywhere else in the Valley
12. Proposed route:
 - beginning at Florence Petersen Park travel to Main St.,
 - cross Main St. to north side of the Village Stream,
 - cross Site Lines Bridge,
 - travel to MYPLACE,
 - cross Blackcomb Way to Audain Art Museum,
 - travel along new portion of Valley Trail at the south side of Audain Art Museum to existing Valley Trail,
 - travel north via the underpass to Passiv Haus, (various route options for this section were considered),
 - from Passiv Haus travel to SLCC,
 - travel along Chateau Blvd. to Upper Village Stroll (not municipally owned property) to Merlin's and along to Fitzsimmons Walkway covered bridge,
 - Rebagliati Park,
 - return to Valley Trail and Skate Park.
13. Worked with MERJE Design to develop a graphic identity. Proposing a 6 diamond shaped pattern representing the 6 institutions. The graphic will be applied out on the route, there will also be illuminated destination markers and new way finding signage.

14. Improvements proposed for Florence Petersen Park, tree and vegetation removal, pathways and lighting, to address hazard and safety issues, open up view and sight lines, interpretive signage.
15. Village Park "East" (between Main St. and Blackcomb Way) sight line improvements, tree and vegetation re-work and thinning, lighting, paving upgrades, seasonal seating, interaction with water; give reason to pause. Relocate bear sculptures to accommodate Susan Point art installation "Timeless Circle".
16. Audain Art Museum upgrade gravel section to unit pavers; new section of Valley Trail at the south side completed.
17. Other proposed improvements are to apply the graphic identity, install destination and directional signage, install banners on poles.
18. Communicate the Cultural Connector through brochures, web, and apps.
19. Potential Canadian Heritage grant opportunity to develop a web based application.
20. Timeline: 2015 work with Upper Village Stroll; 2016/2017 engage Upper Village stakeholders and implementation.

The Advisory Design Panel supports the project and offers the following comments.

1. Whistler has a good network of trails, there are benefits to connect and upgrade them.
2. There are currently unknowns in terms of how to get there, what is the access like. This should help identify destinations and how to get there.
3. This is a really good project, it will add another layer to the Whistler experience, responds to a different visitor group.
4. Tree thinning beneficial in Florence Petersen Park to address CPTED (Crime Prevention Through Environmental Design) issues.
5. At the Main St. and Blackcomb Way area the landscaping provides the direction, a sort of green compass leading the traveler.
6. There is a bit of a challenge linking the Audain Museum to the Passiv Haus.
7. Are the graphics bold enough? Is it legible enough? What does it mean? Seems ambiguous and obscure. Recommend including the "Cultural Connector" name and facility names with the graphic icon; it needs to be a pretty strong thread.
8. Re-think cutting trees in Florence Petersen Park? There has been some public opposition.
9. Consider adding better connectivity between the Passiv Haus and SLCC. The current trail dead ends at the embankment by Lorimer Rd. What about an inexpensive pedestrian tunnel?
10. In addition to physical connections this also establishes a cognitive connection.
11. The route seems too linear and convoluted. Can it be made into a true loop? i.e. get on and off at any point.
12. The covered Fitzsimmons Bridge is an icon. Panel felt a second crossing is necessary – critical. It would close the loop.
13. Upper Village stakeholder participation and input is crucial for the benefit of the resort.

Martin Pardoe left the meeting.

Industrial Building
1220 Alpha Lake Rd.
1st Review
File No. DP1463

The applicant team of Chris Addario, Ario Construction Inc., Andrew Terrett, ATA Architectural Design, Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.

Roman Licko, Planning Technician, RMOW introduced the project for a 2 storey 1,741 m² industrial building. Panel reviewed a similar proposal for this property at the April 17, 2013 meeting. Since then the property has changed ownership.

Andrew Terrett advised on the following.

1. Under the previous iteration the developer was unable to purchase property in the front (1224). Since then the proponent has been able to purchase it and consolidate the 2 lots.
2. This proposal is for a similar looking building but without the big heavy timber canopies over the front of the building.
3. The proposed building is a simple 2 storey concrete building with wood screening elements strapped to the concrete to soften the look of the building as well as to permit air flow.
4. Industrial canopies over doors to allow trucks to get into the building.
5. Steep lot. Building siting typical to the previous design.
6. Another building is proposed for the front lot in the future.

Tom Barratt advised on the following.

7. No significant landscape changes.
8. Rain garden, street tree planting, sidewalk, lawn area, wood deck area.

Panel supports the overall direction of the project and looks forward to Phase 2, development of the street frontage. Panel offers the following comments.

Site Context and Landscaping

1. Panel recommends consideration of an effective storm water management system.
2. Consider environmental design, specifically the western and southern exposures to the building for sun shading and other environmental applications.

Form and Character

1. Panel recommends that the applicant plan for the second phase of development so that it will provide a sense of arrival to the property, with the building addressing the street.

Materials, Colours and Details

1. Panel cautions the use of exposed wood elements from a maintenance and durability aspect.
2. Panel supports the use of a wood appearing material for ease of maintenance and long term durability.

Moved by Duane Siegrist

Seconded by Pam Frentzel-Beyme

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 team left the meeting.

Indigo Villas
8413 Indigo Lane
2nd Review
File No. DP1408

The applicant team of Luis E. Garcia, Indigo Villas, Derek Venter, Jamie Harte and Michaela Balkova, DVAD Inc., Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.

Amica Antonelli, Planner, RMOW introduced the project which was previously reviewed by Panel at the January 21, 2015 meeting. The primary changes are to the building façade and floor plans. Staff seeks Panel feedback regarding materials and architectural details.

Derek Venter advised on the following.

1. The site is raised; the highest point is approximately 1 storey above the street.
2. Underground parking for the units with guest parking located at the north side of the building.
3. The proposed building height will be approximately 1 meter below the maximum allowable roof height.
4. 2 buildings, each with a circulation core.
5. Mechanical equipment located on roof top, access will be for servicing, no rooftop decks for any of the units.
6. Private amenities on the south side with good views and sunlight.
7. Shadow study has shown that after 4:00 p.m. in December there is no sunlight anyways, therefore there are no significant shadow impacts.
8. Panel commented previously that the space between the buildings felt like a left over space. Addressed this with the addition of a 10 to 11 ft. high pergola which is the same height as the lower storey and the building siding. The pergola is stepped, it creates a path and sense of discovery.
9. Exposed glulam beams that will age and weather.
10. Sustainable building with a long life span; will not need painting every 5 years.
11. 6" horizontal board with pine-tar finish siding option for the lower part of the building. Pine-tar takes a long time to dry, the proposed application process would be to apply it in a controlled environment to allow it to dry then install on site. Pine-tar has a very long life span.
12. 3" wide red cedar above the pine-tar siding, coated to prevent the cedar from becoming brittle.
13. High quality triple pane windows, metal outside, spruce inside which helps to achieve the Passive Standard. LEED silver is achievable but may be cost prohibitive.
14. 2 unit types, each distinctly different. 9 to 10 ft. high ceilings. Extensive glazing.
15. Secure bike storage in each unit's locked off garage.
16. Recycling relocated to parkade entry area.
17. Pool mechanical equipment located outside.

18. Parkade has been screened from the units above.
19. The pool, hot tub and fire pit are situated at different levels from one another to provide a sense of separation.
20. Shared garden area.

Annie Millar advised on the following.

21. The pool deck is approximately 1.9 m lower than the finished elevation of the units to provide screening from the units.
22. Washroom building has been integrated with the landscape.
23. Shading and seating opportunities on the pool deck.
24. Circulation and walkways reduced. There is 1 accessible ramp at 5% grade to the pool deck.
25. Community garden area.
26. Each unit will have a large exterior patio and lawn area.
27. Landscaping will provide screening between the units.
28. Low growing hydro seed mix with tall trees to break up frontage; landscaping under the pergola structure; ornamental grasses.
29. Landscape lighting plan at a pedestrian scale to orient and guide pedestrians.

Panel appreciated the quality presentation, level of detail, material samples and offers the following comments.

Site Context and Landscaping

1. Some panel members had concerns with the building's neighbourly-ness and contextual response.
2. Panel felt that the landscaping could be utilized to minimize the building's impacts on the neighbourhood context
3. Panel recommends increasing the numbers of trees and significantly increasing the tree sizes.

Form and Character

1. Panel supports the building's overall form and character.
2. There was mixed support for the space between and the adjacency of the 2 buildings.
3. Panel felt the pergola treatment was interesting but needed to address privacy and long distance views.
4. Panel recommended more attention be given to address the livability of the building adjacencies.

Materials, Colours and Details

1. Panel was very supportive of the expression of details and materials.
2. Panel felt it is important that the project continues to be well detailed as its success depends on their full execution.

Moved by Pam Frentzel-Beyme
Seconded by Pat Wotherspoon

That the Advisory Design Panel supports the project as presented subject to the applicant addressing the following:

- i. Shadow impacts to the neighbours;
- ii. the space between the buildings for livability and view corridor opportunities;
- iii. augmenting the landscaping on the north side.

Panel does not need to see this project return for further review.

CARRIED.

The applicant team left the meeting.

Activity Central
Storefront Canopy
4338 Main St.
1st Review
File No. DP1454

The applicant team of Brent Murdoch and David Arnott, Murdoch & Company Architecture entered the meeting.

Amica Antonelli, Planner, RMOW introduced the project for a timber and stone canopy in front of the Activity Center located in the north building of Tyndall Stone Lodge. Staff prefers retaining the tree located on the right hand side of the entrance and ensuring its long term viability.

Brent Murdoch advised on the following.

1. Snow sheds and bounces off the building's roof and on to the entrance area of the Activity Center.
2. The owners wish to install a timber canopy to address snow shed safety issues.
3. The proposed canopy would be situated on municipal property. It is similar to and is slightly narrower than the canopy in front of the Arc'teryxx store.
4. The tree in the planter on the right hand side is in good condition. The owners would like to remove the tree and replant with a smaller tree.
5. No sprinklers.
6. Non-polluting lighting of canopy.
7. Colours to match existing.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports pruning and retaining the tree that is adjacent to the entrance.

Form and Character

1. Panel supports the canopy's design consistency with the existing building such that it accommodates the retention of the existing tree.

Moved by Crosland Doak
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.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Duane Siegrist

That Advisory Design Panel adjourn the August 26, 2015 committee meeting at 3:50 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw