



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, DECEMBER 16, 2015, STARTING AT 1:36 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
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Monica Urbani

REGRETS:

Architect AIBC, Doug Nelson

ADOPTION OF AGENDA

Moved by Duane Siegrist
Seconded by Pam Frentzel-Beyme

That Advisory Design Panel adopt the Advisory Design Panel agenda of December 16, 2015.

CARRIED

ADOPTION OF MINUTES

Moved by Duane Siegrist
Seconded by Tom Bunting

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

CARRIED

COUNCIL UPDATE

Councillor Anderson provided an update of the most current topics being discussed by Council. Whistler Housing Authority Apartment Building received all three readings on Tuesday, December 15. Re-alignment on five lots on Bear Paw trail; they are rather steep lots, difficult to configure with access, proponent wants to build road that goes to all five and keep to the gradient that the municipality lays out; the setbacks were all altered, will probably see in future. The project is single family lots. DPs for Industrial

building at 1220 Alpha Lake Rd. and Indigo Villas have proceeded to Council and have been approved and issued. DP for Cultural Connector also approved for issuance.

PRESENTATIONS

Executive Inn
1st Review
File No. DP1340

The applicant team of Parb Rehal, Executive Whistler Village Inn and Malcom Candler, SRA Architects, entered the meeting.

Brook McCrady, Planning Analyst, RMOW introduced the project. The development permit application will require Council approval as the proposed canopy encroaches into municipal road right of way. Staff seeks Panel comments based on the Whistler Village Design Guidelines. Staff are concerned with the amount of projection that the canopy is putting into the right of way; vehicle maneuvering is tight. There will be a site visit.

Parb Rehal, Executive Whistler Inn and Malcolm Candler, SRA Architects) advised on the following.

1. History: Two years ago were tasked to provide cover protected area and identify an area for access to the hotel, this is a service lane, but in fact is also entrance to hotel. Challenge is to provide some level of protection and some level of comfort.
2. Shed roof, so that a vehicle can be positioned there and protected; it would be protected by a bollard from service vehicles. There was concern with service vehicles hitting the canopy, next approach was to raise canopy height.
3. Provide planter to bring columns to a designated protected area with a 12' drive isle. People can park there in comfort and dry area, and maneuver in and out of the hotel.
4. Demonstrate turning radius of a standard vehicle, concern back from planning was tight to adjacent planter for the Clock Tower hotel.
5. Provided two columns against the building and two columns outboard. The columns sit in a new concrete planter has some landscaping, there is an existing planter in the vicinity, need to remove the existing planter.
6. There is a suitable drive aisle for exit and entry.
7. Regarding the service doors, this is a garbage loading area; this is accessed every day at 8am; this is not a busy time for hotel.
8. The area of the new planter is flagged for the site visit.
9. There is a commercial loading zone in front of the planter in front of the Clock Tower Hotel, this area will need to be monitored. If vehicles are there it might impact vehicle exit from under canopy.
10. One of the advantages of the proposal is it gives a protected area and a notable entry to the building.

*2:06 members left to view the site.
Members returned to meeting at 2:32pm*

Panel offers the following comments.

Site Context and Landscaping

1. Predominately engineering and transportation that needs to determine acceptable vehicle maneuvering and fire access for the layby to be successful.
2. The Panel has significant concerns about the introduction of column or any obstacles that might infringe upon vehicle maneuvering both under the canopy and on the street.
3. The Panel encourages the applicant to find solution that deals with sense of arrival and improves front door experience and suggests it could be a simpler more integrated solution of smaller canopy, improved signage.
4. The Panel encourages the applicant to meet again with the Clock Tower representatives to find a common solution between the two properties.
5. The Panel feels that the solution presented is too big, projection too far, and does not work.
6. The applicant should consider removal of the smaller planter, or reconfiguration, to protect pedestrian circulation from vehicular traffic

Form and Character

1. The Panel encourages the applicant to consider closer adherence to the design guidelines and refer to the existing architectural form and character.
2. The Panel encourages the applicant to consider a more effective signage and lighting program. It may be a more successful solution.

Moved by Tom Bunting
Seconded by Pat Wotherspoon

That the Advisory Design Panel does not support the project as presented and would like to encourage the applicant to listen to the suggestions and work with the planning and engineering to develop a workable solution.

CARRIED.

The applicant team left the meeting

Whistler Housing
Authority Apartment
Building
1st Review
File No. RZ1111

The applicant team of Jayne Song and Andreas Kaminski, AKA Architecture & Design; Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.

Robert Brennan, Planner, RMOW introduced the project 1310 Cloudburst Drive. This is a rezoning application for reallocation of density from one lot to two lots. This is a proposal from WHA for rental apartment building for one of the proposed lots. Staff is looking for direction on some of the finishing details with parking, site access, and Panel's comments on the overall building and site design.

Jayne Song and Andreas Kaminski, AKA advised on the following.

1. We are dealing with an edge property in the Cheakamus Crossing neighbourhood which backs onto a steep forested slope. Bayly Park is located to the southeast of the property.

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2. The site has an existing level section which is the proposed location for the building.
3. Back of building south facing; south facing breeds more private residential
4. Rear of building has uphill forest views for units on that side
5. The WHA housing analysis has determined there is a need for additional rental units in the community. Proposed is a 3-storey, 27 unit rental building. The WHA is confident that upon completion the building will be fully tenanted.
6. Most of the units are two bedrooms
7. Priority of the design concept is to create durable units which focus on preserving interior as well as exterior spaces as much as possible.
8. Focus of the exterior courtyard concept twofold:
 - a. create a relationship to the street and neighbourhood; and
 - b. To create a pleasing courtyard for the residents.
9. Exterior renderings show the courtyard became central concept for the building, it is more sustainable and durable.
10. Road elevation and building entrance on different levels and are connected by a series of steps and landscape planters with benches.
11. Exterior courtyard is bordered by exterior corridors on all three floors instead of interior hallway circulation. 2nd floor has an overlook onto the entry roof canopy. A planting scheme is proposed on the roof top of the canopy, which would be visible from the overlook area and exterior corridor.
12. 3rd floor has a similar proposed planting area but smaller in size.
13. Each unit is access by an exterior entry based on WHA past experience with rental building that interior hallways are subject to more wear and tear.
14. Vehicle access to the proposed property is located on the right hand side of the proposed parcel which leads to underground parking and also three at grade visitor parking stalls.
15. Zoning Bylaw required parking spaces are all provided underneath the building
16. The proposal requires a minimum of 30 parking spaces. The proposal includes 33 spaces under the building, 3 at grade visitor parking spaces, Plus ten additional on-street spaces for a total of 46 spaces (if municipality approves the on-street spaces).
17. The bylaw requires 3 visitor spaces which have been provided.
18. The proposed 10 parking spaces accessed directly off of Cloudburst Drive, are all surplus parking spaces, for people driving there to have a place to park.
19. Whistler's bear aware recycling requirements are proposed underneath the building and the area has more than enough space to suit present needs of the building
20. WHA wants to create an indoor/outdoor experience, entry journey for the residents.
21. Rather than an interior lobby, an exterior park like space which has roof like canopy over the main entry incorporates location for mailboxes and bulletin board.
22. Proximity of the exterior storage room to a unit's front door; felt that people would feel secure in leaving equipment, bikes, etc. in these rooms.

23. Exterior passage hallway idea, allows people to carry gear thru the corridor and is less likely to damage the finishing materials for the exterior corridor versus finishing materials of interior corridors.
24. WHA needs to keep cost affordable for maintenance in the long term when considering exterior and interior finishing materials.
25. Circulated material board and discussed siding materials and the concrete pavers to be used.
26. Materials are wood, cedar with a natural finish as an accent color to bring warmth to building, on more exposed areas there is less of that, more protected area there is more cedar.
27. More exposed area is darker hardy shake painted, between windows will be hardy shake.
28. Similar hardy shake materials are used on some townhomes in Cheakamus Crossing
29. The roof will be metal flashing edges on fascias.
30. Inside roof will returned down, metal roofing will come down.
31. Metal is used for exterior railings and floor to ceiling screens along the length of each exterior corridor.
32. Lookout areas on the 2nd and 3rd floors facing the entry plaza incorporate frosted glass and aluminum with metallic finish
33. Color palate very neutral greys in different tones, natural wood would provide a contrast and highlight color
34. Doors for each unit are orange in color to provide a visual highlight along the facades behind the metal screens.
35. Wanted to bring in a warm element to the exterior design.
36. Entry area under the canopy uses more wood as it is protected. The whole entry will have the west coast/whistler warmth.

Landscape presentation from Tom Barratt, Tom Barratt Landscape

1. Feels comfortable of parking stall, they are set back far enough
2. entry transition, multi-level of planting
3. Picking up on what was done on Cheakamus Crossing, street trees along board street, sense of lawn, the key areas are landscaped. Planters are framing forecourt.
4. Existing sidewalk connects pedestrian
5. Background is maximum tree preservation zone against existing forest
6. Back will be hydro seeded which in the long run requires a reduced level of maintenance for the WHA.

Panel offers the following comments.

The absence of a client representative (WHA) was not appropriate. The Client should have attended, both to respond to the program requirements they prescribed to the consultants and to hear Panels comments.

Site Context and Landscaping

1. The Panel appreciates level of detail and quality of presentation of the project overall is commendable.
2. In general the panel is not supportive of the proposed ten parking spaces accessed off Cloudburst Drive, perhaps a layby for fire equipment and pickup/drop off zones would be more appropriate and

would better adhere the Cheakamus Neighbourhood Streets Guidelines.

3. The Panel would like further consideration be given to the courtyard for use/socialization by residents as opposed to strictly bike storage.
4. A more careful consideration of landscape planting should be undertaken. Consider elimination or alternative to conventional lawn.
5. Consider if a more appropriate alignment for barrier free access is possible with the elimination of the 10 parking spaces along the parcel's frontage.

Form and Character

1. In general panelists are supportive of the courtyard concept.
2. Consider an overall mass and character alternative location to courtyard to take better advantage of solar access
3. Consider 2nd and 3rd floor planting areas more useful as additional seating areas.
4. Consider patios for ground floor units as additional outdoor areas for residents and their guests.
5. The Panel is very supportive of the exterior corridors and exterior storage strategy but would encourage additional storage areas be created in the parking structure that are not needed for parking, mechanical or electrical needs.
6. Consider roll up doors for storage units which are accessed from the exterior corridor.
7. Based on renderings concerns that metal screening along the walkways may be blocking too much natural light into the corridor and be too cold or hard in form.
8. Some panel members feel more parking or options for future parking would be appropriate on this site.

Materials, Colors and Details

1. Panel appreciates the variety and composition in materials but cautions applicant on durability on some of the materials on both location of buildings and proximity to users.
2. Panel encourages the applicant to consider energy saving techniques and strategies.
3. Panel suggests the applicant consider livability of the units or complex, as it relates to outdoor spaces both for playing or interacting, perhaps gardening. The elimination of individual balconies places a great value on common outdoor spaces.
4. Refinement of roof design rooflines to be "thicker at the four corners" to emphasize a mountain whistler style.
5. Be aware of the depth of ledges proposed as part of the roof design given wildlife (i.e. birds, small mammals) that may use it and the maintenance implications.

Moved by Crosland Doak
Seconded by Pam Frentzel-Beyme

That the Advisory Design Panel supports the project in general and asks that the applicant work with staff to address the panel concerns and does not need to see this project return for further review.

CARRIED.

The applicant team left the meeting @ 4:51

OTHER BUSINESS

Crosland Doak and Tom Bunting have met their term conditions. A call out has been made to the professional associations ULI; Pam has moved to Squamish and does not meet criteria. An advertisement has gone out for a member at large position. A report goes to the closed council meeting in January, council appoints the new members. Duane is able to carry on and Dale has been re-nominated by UDI. Elaine is not staying on. It was noted that Jason White is interested in returning. BCSLA has provided nomination letter.

Melissa Laidlaw and Mike Kirkegaard said some words thanking members for their time.

ADJOURNMENT

Moved by Pat Wotherspoon

That Advisory Design Panel adjourn the December 16, 2015 committee meeting at 4:51 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw