



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MARCH 16, 2016, STARTING AT 1:00 P.M.**

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

PRESENT:

Architect AIBC, Chair, Duane Siegrist
Architect AIBC, Tony Kloepfer
MBCSLA, Julian Pattison
MBCSLA, Kristina Salin
UDI, Co-Chair, Dale Mikkelsen
Member at Large, Pat Wotherspoon
Member at Large, Rylie Thiessen
Councillor, Steve Anderson
Director of Planning, Mike Kirkegaard
Senior Planner & ADP Secretary, Melissa Laidlaw
General Manger of Infrastructure Services, James Hallisey
Manager Resort Parks Planning, Martin Pardoe
Manager of Special Projects, Ted Battiston
Acting Manager of Transportation and Waste Management, Jim Dunlop
Planner, Robert Brennan
Recording Secretary, Kay Chow

REGRETS:

Architect AIBC, Brigitte Loranger

Call to Order

Melissa Laidlaw called the meeting to order at 1:04 p.m. There was a member welcome and round table introductions.

Meeting Procedures

Melissa Laidlaw provided an overview of meeting procedures, meeting format, and Panel motions.

1. The panel Chair will run the meeting and keep the meeting on track; summarize consensus comments, common direction and record any dissenting opinions.
2. Panel's role is to protect and enhance the design of the community.
3. 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.
4. Meeting quorum consists of 4 voting members in attendance at the meeting. The Councillor position is a non-voting position.
5. Meetings are generally held the 3rd Wednesday afternoon of each month; meeting start time will vary depending on the number of agenda items.
6. If a panel member has a conflict of interest with a project the member must state the conflict and leave the meeting room.
7. Meetings are open to the public to attend.

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8. 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 (including workshop projects).

Election of Chair and
Co-Chair for 2016 Term

Moved by Dale Mikkelsen
Seconded by Rylie Thiessen

That Advisory Design Panel elected Duane Siegrist, Architect AIBC as Chair for the 2016 term.

CARRIED

Moved by Pat Wotherspoon
Seconded by Rylie Thiessen

That Advisory Design Panel elected Dale Mikkelsen as Co-Chair for the 2016 term.

CARRIED

ADOPTION OF AGENDA

Moved by Duane Siegrist
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of March 16, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by Duane Siegrist
Seconded by Pat Wotherspoon

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

CARRIED

A panel member stated that there is an opportunity for members, when providing their comments on an application, to comment on the completeness and thoroughness of an application relative to the submission requirements. Providing these comments not only reinforces to applicants, staff, and panel members of acceptable and appropriate advisory design panel submission requirements, but also provides encouragement for future applications and allows the advisory design panel to properly review a project.

COUNCIL UPDATE

Councillor Anderson welcomed the panel members and provided an update of current topics being discussed by Council. Council relies on the Advisory Design Panel recommendations when reviewing and approving development projects.

PRESENTATIONS

Gateway Loop
Reconstruction
4313 Village Gate Blvd.
Workshop
1st Review
File No. DP1494 & 573

The applicant team of Martin Pardoe, Manager Resort Parks Planning; Ted Battiston, Manager of Special Projects; Jim Dunlop, Acting Manager of Transportation and Waste Management, RMOW; Brian Wakelin, Public Architecture; Fingal Fogarty, Kerr Wood Leidal; Mike Patterson, Perry and Associates entered the meeting.

Martin Pardoe introduced the applicant team and the Whistler Village Gateway Loop municipal project that has been underway since the spring of 2014. Revised drawings were handed out; the revisions comprise subtle changes to the bus shelter location, orientation of the roof slope and a few other minor changes.

Ted Battiston advised on the following.

1. The genesis of this project is a result of a multi stakeholder economic planning initiative that includes Tourism Whistler, Hotel Association of Whistler, Whistler Chamber of Commerce, Whistler Blackcomb and RMOW.
2. The project's overall purpose is to support ongoing business success and ensure this key area of the Village effectively supports the needs of newly arriving visitors, improve functionality and contributes to the overall sense of arrival to the resort.
3. The key goals are to improve the arrival experience, usability for bus and taxi users, support future growth, improve connections, improve pedestrian and vehicular flows, and integrate this site to the rest of Whistler Village.
4. Site evaluation, policy reviews, stakeholder input, design charettes, internal staff reviews, community input and surveys have been conducted.
5. This project has also been presented to municipal Council and Committee of the Whole. There was positive feedback and refinements were made.
6. 3 site configuration options were proposed. Council supported Option "B" and directed staff to advance Option "B". It was felt this option provided a meaningful increase in the dedicated coach capacity, improves pedestrian safety, is consistent with the Whistler Village Design Guidelines, has the strongest potential for placemaking, and offers the best value for the invested capital.

Fingal Fogarty advised on the following.

7. The project is currently at 50% of the design stage.
8. The site is constrained by existing infrastructure, sewer, water, electrical, drainage, roads, curbs and gutters.
9. The bus stall alignment and proposed bus shelter will not impose any loads or cause damage to the adjacent utilities.

Mike Patterson advised on the following.

10. Create arrival experience for people arriving in Whistler.
11. There are dedicated stalls for buses arriving from Vancouver, dedicated hotel shuttle bus stalls, short term visitor drop off and pick up spots and 2 short term RV parking stalls. The RV parking stalls will also be used as temporary snow storage in the winter.
12. Maintain physical room for pedestrian walkways, flow and movement; maintain physical and visual connectivity with Whistler Village. Proposing raised pedestrian crosswalks which would slow down vehicular traffic.
13. Reduction in width of carriage ways allows for increased landscaped areas. Turning radiuses of various sized vehicles has been factored in to the design layout.
14. Triangular seating areas under the bus shelter will provide protection during inclement weather. Additional open seat wall for summer seating.
15. Lawn area for summer picnic or an area to simply wait for your bus.
16. Most of the existing trees will need to be removed. The site will be less forested when complete.
17. There are public washrooms proposed for the future.

Brian Wakelin advised on the following.

18. The proposed roof structure will cover the noses of the buses and passenger loading/unloading. It will be folded or creased up at the ends to create moments to celebrate the public space.
19. The roof form is a simple triangular arrangement of 1 metre deep spruce glulam columns, and double and single beams in between.
20. The honeycomb cross laminated triangular structure will be pre-fabricated and built off site. The columns will be pre-fabricated then erected in the field.
21. Simple standing seam metal roof.
22. Proposing to build in 2 phases. Build the below grade structures first, then build the superstructure in 2 phases.
23. There is still some discussion regarding snow and water shedding. Water may drain internally instead of out.
24. Steel columns will be either painted steel or possibly stainless and scratch resistant. They will be lit by LED at the top and light up the structure. The rust resistant column base plate comes down below the paving line to allow for a concealed connection and also permits the use of de-icing products.

The Panel overall felt this was a good presentation and offers the following comments.

Site Context and Landscaping

1. It was suggested to reduce the static component of the site; it seems designed around the busy moments, not the quiet moments. Consider other users, day versus night, programming.
2. This proposal is a functional transit node. It was suggested to integrate the municipal transit system.
3. There may be potential parking conflicts between bus and RV sites.
4. The green space, steps and seating wall are a great addition.

5. The lawn area provides opportunities for picnicking and gathering, even if you are not waiting for a bus; suggest adding more furnishings to increase versatility.
6. Consider wayfinding - primary and secondary entrances to Village, where to go for what.
7. Pedestrian circulation still needs some work.
8. The proposed trees along the north edge could help define a tree lined boulevard. However the south edge appears to be a more random scattering; suggest tree placement relate more closely to the form and function to help define a sense of place.
9. The landscape architecture needs to integrate more with the architectural concept.
10. Provide public washrooms.
11. Consider including water filling stations.

Form and Character

1. The proposed roof structure is contemporary, beautiful and elegant, defining and enhancing the plaza. It is a modern solution.
2. The roof structure is large; consider what character/statement you are trying to make with the roof structure.
3. Consider including public art in this very public space.
4. The very smaller column size give a sense that the structure is floating.
5. A member cautioned that the columns may read as a gas station canopy and suggested anchoring it on 1 side.
6. Snow on top of the roof structure contributes to the mountain environment.
7. There is a need for adequate winter lighting but there is also a concern about potential summer shadowing from the proposed roof structure.

Materials, Colours and Details

1. The use of paving patterns and paving materials will provide visual connection opportunities such as identifying primary crossings.
2. Natural elements, material choices and contemporary feel suit the plaza.
3. The use of wood is part of the Whistler character, but is this space so special that it deserves something different? i.e. a glass pergola? Consider a material that provides visibility through the site.
4. Explore treatments to deter skateboard and BMX activity.
5. Consider incorporating digital signage to identify bus schedules and destinations at each of the bus stalls.

Green Building Initiatives

1. The panel suggested consideration of solar solutions.
2. Consider use of a lightweight low maintenance green roof system.

Moved by Duane Siegrist
Seconded by Tony Kloepfer

That the Advisory Design Panel supports the project as presented with consideration of Panel's comments and the applicant to continue to work with Staff. Panel looks forward to seeing this project return to the panel with further design work to emphasize a 'park like setting', to reinforce 'place-making' with public art, integrating way-finding, pedestrian movement integrating the green-

spaces, and include public washrooms and public art. It was felt that the built covered structure needed a stronger design statement. The applicant is to provide more thorough advisory design panel submission requirements, such as site sections to include site grading, the type of offsite furnishings, and further information on potential paver patterns, materials and colour.

CARRIED.

The applicant team left the meeting.

Nesters Crossing
8060 Nesters Rd.
1st Review
File No. DP1483

The applicant team of Michael Burton-Brown and Joseph Brini, Abbarch Architecture Inc.; Michelle Charlton, M.A. Charlton & Associates; Spencer Charlton, Alpine Works Contracting; Mary Chan Yip, PMG Landscape Architects entered the meeting.

Robert Brennan introduced the project and provided clarification regarding the landscape plan. Landscaping will be included in phase 1.

Michael Burton-Brown, advised on the following.

1. This project will be completed in 2 phases.
2. The site has been pre-loaded.
3. The phase 1 building located at the back of the site will need to be built quickly so that the business Alpine Works can occupy the space.
4. A floodway, landscape buffer adjacent to railway, and a hydro right of way limits what can be done on the site.
5. An existing stand of trees forms part of the landscape, they buffer and shield the site from the railway line and golf course.
6. The proposed building is simple and functional.
7. The building is set back to allow for Phase 2 buildings with businesses requiring greater visibility for customers to the area to be located closer to the road.
8. The building's design and configuration is specifically to permit Alpine Works truck to drive through and either load or unload within the building.
9. Lower floor contains a maintenance workshop, entrance to building, truck doors with internal loading bay area, washroom, stairwell that reaches both mezzanine and second storey, accessible elevator, elevator machine room, BC Hydro room.
10. Mezzanine above with catwalk and storage space. A separate spiral staircase connects to the second storey above to access the office space and residential suite.
11. The residential suite is situated in the corner to overlook the site for CPTED and security purposes and to take advantage of the southern exposure for natural light.
12. Landscaped roof deck for use by employees and the residents.
13. Exit stair on the outside of the building.
14. The lower industrial part of the building will use precast concrete panels with R22 value.
15. The upper residential and office component will be frame construction, hardi plank material, windows, pitched roofs and exposed wood roof system.
16. Zinc finished roof material, with the same material for the canopies over the entrance doors.

17. Proposing a large building address feature because the building is set back so far from the street. It will also add some whimsy and character.
18. Proposed dark brown building colour scheme, band treatment to break down expanse of the wall.
19. There is a proposed large blank wall area on the south elevation as it is expected that a future building will be built up against it on the first level.

Mary Chan Yip advised on the following.

20. Rear setback is a 10 metre wide tree buffer area adjacent to the rail line.
21. Proposed landscaping at the front of the site will consist of buffer landscaping to provide some green separation between this proposal and Nesters Rd.
22. Short growing species due to the hydro right of way running through the front of the site, and also to comply with hydro's requirements.
23. Planting will be drought tolerant native style or native looking species. They will offer colour and texture throughout, providing interest along the frontage.
24. Bioswale component of the subdivision drainage system is located adjacent to the proposed landscape screening on the subject property.
25. Roof deck patios and amenity area. Residential patio consists of lounge seating, table, potential for BBQ, long linear planters for gardening.
26. Office patio area with lounge chairs for staff to have lunch or a coffee break, additional planting to provide some colour.
27. The design of the Phase 1 building is to have all garbage and recycling materials to be stored inside. A separate built enclosure for garbage and recycling will be submitted as part of Phase 2.

Panel thanked the applicant for a well presented project and offers the following comments.

Site Context and Landscaping

1. Integrating to the site needs a little more work.
2. The concept of urban agriculture in the roof deck is great, but there is a preference for built-in planters so the space does not end up as storage space.
3. The panel felt there was not enough landscape screening from the road.
4. The panel had concerns regarding snow in the bioswale.
5. The panel preferred to see a more permanent solution for the parking lot and access requirements for the Phase 1 building. There is potential to track a lot of gravel on to Nesters Road which would need constant clean up.
6. The panel recommended planting temporary tall narrow trees in front of the blank wall in case phase 2 does not go forward for 5 or 10 years.
7. A panel member felt there was no sense of arrival at the building entrance door, it felt like a lost space.

Form and Character

1. The panel felt the "cabin" on top of the industrial building offers a great multi-functional aspect, however it could be better articulated from the industrial component of the building. The panel suggested the residential

and industrial functions of the building's design be either totally separated or more integrated to read as a more cohesive building.

2. The panel noted that there will be snow issues on the roof top patio; consideration should be given for shoveling the snow off and or de-icing.
3. The panel cautioned that if the exterior stairs are not covered there is potential for a lot of snow build up which could present safety issues.
4. There are opportunities for daylighting of the work spaces.
5. Soften the large walls with additional planting.

Materials, Colours and Details

1. A panel member felt the large blade style address sign did not add anything to the building. Another panel member felt it was more functional than interesting and a successful solution for something mundane.

Universal Design

1. The panel had concerns regarding surface treatment for parking and wheelchair accessibility and noted that wheelchairs do not work very well in gravel.

Moved by Duane Siegrist
Seconded by Pat Wotherspoon

That the Advisory Design Panel supports the project as presented and does not need to see this project return for further review; but the panel encourages the applicant to satisfy the Panel comments and continue to work with staff considering that this project is 'setting the stage' for future phased design work to follow. There is a need to resolve the upper floor's building form and integration to the roof deck, to soften the appearance of the large facade, to provide a stronger integration to the ground plane / site, and to design identifiable permanent building signage.

CARRIED.

The applicant team left the meeting.

Whistler Village Centre
4295 Blackcomb Way
1st Review
File No. DP1442

The applicant team of Brent Murdoch and Jennifer Levitt, Murdoch & Company Architecture; Rick Amantea and Dino Lewis, Larco Whistler Village Centre entered the meeting.

Melissa Laidlaw introduced the project for enhancements to the retail level and public spaces, and landscape alterations at Whistler Village Centre.

Brent Murdoch introduced the applicant team and advised on the following.

1. The existing building was built approximately 22 years ago. It is a significant site. The building is heavy, robust and castle-like, however it is starting to show its age. The retail component has changed and the landscaping has matured.
2. It is still one of the most significant pedestrian routes into Whistler Village from the Day Skier parking lots.
3. The building owner wishes to improve their product, sight lines, visibility and make esthetic updates.
4. Update 3 key areas:

Village Stroll

- Introduce an additional entry point,
- removal of some trees, some of the conifers have outgrown the planters.

Village Common

- Seems a bit of a missed opportunity, there is currently intermittent programming.

Courtyard

- The area is dark and has always been a tough sell from a retail perspective,
- how do we enliven, animate and make it a people space; make it more prominent.

5. Reduce the heaviness of the wood trestles, propose a more refined bracketing detail.
6. General de-clutter.
7. Clad existing canopies with smaller timber materials and give more refinement.
8. Lift up signage so that sight lines to the retail are improved and give the retail an identity and a presence.
9. Proposing upgrades to lighting, landscaping.
10. Village Common water feature – propose a crisper more urban edge, introduce lighting and allow people to sit there, add stepping stones, take your shoes off and put your feet in the water, add mobile furniture pieces.
11. Remove heaviness of the bridge, go to a smaller lower scale that integrates with the totem.
12. Propose a finer scale of landscape and treatment for Skiers Approach. Shape and contour so that it feels more fluid and encourages a more desirable pedestrian path.
13. The courtyard space has not been successful, there is not a lot going on, no animation, it is hidden behind existing planters. The proposal is to create a living room and lounge quality space, a chic urban identity. Add cast in place low slung concrete benches and tables for casual seating around gas fire pits, colourful umbrellas, and greenery around the perimeter. String overhead lights to give a sense of celebration, a sense of night time fun, a place to go and sit outside after the movies. Take advantage of this space and animate it.

The panel felt that this is a very good renovation project and offers the following comments.

Site Context and Landscaping

1. The panel generally supports the proposed update and introduction of more simplicity to reduce visual clutter.
2. The panel supports removal of some of the existing plant material and felt that further review of the proposed planting design is required.
3. A panel member suggested reviewing a potential opportunity to remove the stairs at Skier's Approach and replace with a 5% grade accessible ramp.

Form and Character

1. The panel recommends the applicant complete a shadow analysis to further understand where people want to sit/assist with programming of the spaces.
2. The panel felt it is important to maintain an identity and uniqueness for the plazas, and create a sense of place.
3. There is an opportunity to introduce more art/ public art.
4. Trellises and a mix of canopies could be used.

Materials, Colours and Details

1. The panel encourages the use of wood benches.
2. The panel recommends introducing more light and lighting and more visible signage.
3. There is an opportunity to upgrade public washrooms.

Moved by Duane Siegrist
Seconded by Tony Kloepfer

That the Advisory Design Panel supports the project as presented and recommends that the applicant continue to work with Staff based on Panel's comments to continue strengthening the identity and longevity of the plaza by 'place-making'. The spaces between the buildings can further be benefitted by incorporating public art, play spaces, water features, signage, adding planting, using wood materials and outdoor lighting, all based on a sun shade solar and a site line study.

CARRIED

The applicant team left the meeting.

ADJOURNMENT

Moved by Duane Siegrist

That Advisory Design Panel adjourn the March 16, 2016 committee meeting at 4:44 p.m.

CARRIED

CHAIR: Duane Siegrist, Architect AIBC

SECRETARY: Melissa Laidlaw