

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, JULY 15, 2020, STARTING AT 12:00 P.M.

Via Teleconference Zoom

PRESENT:

Member at Large, Pat Wotherspoon
Architect AIBC, Peter Lang
Architect AIBC, John Saliken
Architect AIBC, Derek Fleming
MBCSLA , Grant Brumpton
Member at Large, Kerr Lammie
UDI, Brian Martin
Councillor, Duane Jackson
Planner, Stephanie Johnson
Recording Secretary, Karen Olineck

REGRETS:

MBCSLA , Paul DuPont
Mike Kirkegaard, Director of Planning and Secretary

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Derek Fleming

That Advisory Design Panel adopt the Regular Advisory Design Panel agenda of July 15, 2020.

CARRIED

ADOPTION OF MINUTES

Moved by Derek Fleming
Seconded by Peter Lang

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of May 6, 2020 as amended.

CARRIED

COUNCIL UPDATE

Councillor Jackson provided an update on current topics before Council. The OCP was adopted and Council is excited about implementation of the plan, recognizing all of the effort made by Staff.

Council hosted virtual Town Hall events, and has received much commentary from the community about Whistler's Covid-19 experience, what we learned and what we can do better, while trying to remain available in terms of

customer service. Part of this is Municipal Hall re-opening to address the business needs of the community.

Council wants policy for our open spaces that is consistent with provincial public health guidelines. This is proving difficult given the large number of people coming to Whistler every weekend. It is difficult to manage the parks and parking on roads is a challenge.

We held our first Public Hearing via zoom and it was very successful with a lot of participation and flowed quite well. We are very encouraged by how the Public Hearing was conducted. In the meantime, we will continue to move projects forward with that virtual format.

PRESENTATIONS/DELEGATIONS

DP 1742
1st Review
8060 Nesters Road

The applicant Michael Burton-Brown of Engaging Design (ABBARCH) and Tom Barratt of Tom Barratt Ltd, entered the meeting at 12:15 p.m.

Stephanie Johnson, RMOW Planner, introduced the project. This is a form and character development permit application for the second phase of industrial development site at 8060 Nesters Road. The subject property is in the Mons Industrial Lands in Development Permit Area #25 and is subject to review under area DPA guidelines and those additional design guidelines in the development covenant registered on title.

As part of phase two, Nesters Crossing Holdings is proposing a one storey industrial building consisting of industrial warehouse and storage uses to accommodate a regional sorting and distribution facility for Canada Post. The intent to improve the service to Whistler and the Sea to Sky communities. A retail component is not part of this proposal

The lot area for the development is constrained by several rights of way on the property. These include a hydro right of way across the front of the parcel, a floodway across the western boundary and a tree buffer area adjacent to the railway right of way near the site.

As part of phase one, a two storey building with office space and an auxiliary dwelling unit on the upper floor was constructed with 13 parking spaces provided at that time. The first phase was constructed with the purpose of accommodating a local excavation and contractor.

The proposed GFA is approximately 570 square metres. The proposed building material are intended to match those used for phase one. The materials include a standing seam metal roof, prefab insulated concrete panels and aluminum framed windows.

The siting of the proposed second phase building is to accommodate the movement of the tractor trailers with a second driveway. Smaller mail

delivery vehicles, staff, customer and pedestrian traffic will utilize the existing driveway on site

The proposed landscape plan is intended to blend with the existing landscape of the overall Nesters Crossing industrial site. Native like species are proposed, primarily native grasses, shrubs and perennials. A picnic table and bicycle rack are also provided, located at the front of the site.

The property is zoned Community and Transportation Infrastructure One. It complies with all the zoning regulations with exception of the landscaping. At the site periphery the Zoning Bylaw requires general screening, buffering, and tree placement, with a requirement for a 10 percent minimum landscape area. On the submitted plans, staff note that the landscaping shown is less than 10 percent. Should the applicant not meet these requirements, then a variance for those landscaping regulations will be required.

Staff is looking for comments from the panel on the overall building design and colour, landscaping, parking and signage.

Michael Brown advised on the following.

1. The current building is Phase Two of a Phase Three development. The material and colour palette was established at the time of Phase One building.
2. The materials selected were deliberately robust because of the industrial warehouse use anticipated for all buildings on this site. Insulated prefabricated concrete panels are proposed to achieve a durable finish for both the interior and exterior of the building while meeting the insulation requirement for energy codes for the building.
3. The colour palette was established at Phase One based on the particular requirements of being adjacent to the Nicklaus North golf course. It matches Phase one.
4. A low key design for the building as requested by the post office because Canada Post does not want the public to think that this is a retail postal outlet.
5. A standing seam metal roof is proposed to include some of the material used on the first phase. Also proposed are standing seam metal panels on the facade of the building to break up the roof outline.
6. The proposal meets the functional requirements of Canada Post particularly in terms of access to the building for the staff and trucks that will serve the building.
7. Canada Post has mandated a signage requirement that is 4.8 meters by 1.2 metres sign board, which incorporate the Canada Post logo as well as the location.

Tom Barratt advised on the following.

1. This is a long narrow site that is encumbered by BC Hydro right away and flood way, which limits landscape opportunities.
2. The landscaping proposed for this site was developed as part of the entire Nesters Crossing landscape scheme.

3. The Landscape plan shows the context of the proposed planting within the site itself. Proposed are a variety of grasses and perennials and native plants that have been successful on other projects on this site.
4. The site is constrained and small with 56 percent encumbered by hydro, floodways and landscape buffer which leave a lot less space to work with.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel understands the colour pallet choice as it relates to the Phase One building, but notes that the dark brown colour seems dull.

Site Context and Circulation, including accessibility

1. Panel is in general support of the simple design element of the building, because of its functional use, but notes that there are opportunities to make it more interesting architecturally.
2. Panel is concerned about traffic movement on the site, because of the size and number of vehicles needing to access the site and the increase in traffic movements given proximity to the valley trail.
3. Panel asks the applicant to consider carrying through the horizontal colour band on the SE façade to the rest of the building.
4. Panel notes that the size of the canopy is not sufficient for the Whistler weather and asks the applicant to consider extending its depth.

Hard and Soft Landscaping

1. Panel is concerned that the project does not meet the ten percent requirement for landscaping, and asks the applicant to resolve the landscaping deficiency.
2. Panel notes that more greenery would help soften the appearance from the street.

Moved by Peter Lang
Seconded by Derek Fleming

That the Advisory Design Panel supports the proposal at 8060 Nesters Road and recommends that the applicant work with staff to finalize detailed design with respect to landscaping meeting the ten percent requirement, continuing of colour band on the building and increasing the size of canopies.

CARRIED

The applicant team left the meeting 1:00 p.m.

Moved by Derek Fleming
Seconded by Brain Martin

That the ADP Committee Meeting of July 15, 2020 be terminated at 1:03 p.m.

CARRIED

CHAIR: Pat Wotherspoon, Member at Large

SECRETARY: Karen Olineck