

WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, FEBRUARY 19, 2020, STARTING AT 1:00 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Member at Large, Pat Wotherspoon
Architect AIBC, Peter Lang
Architect AIBC, John Saliken
Paul DuPont, MBCSLA
Grant Brumpton, MBCSLA
Councillor, Duane Jackson
Senior Planner, Roman Licko
Planner, Tracy Napier
Planner, Stephanie Johnson
Director of Planning and ADP Secretary, Mike Kirkegaard
Recording Secretary, Denise Taveira

REGRETS:

UDI, Brian Martin
Architect AIBC, Derek Fleming
Member at Large, Kerr Lammie

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of February 19, 2020.

CARRIED

ADOPTION OF MINUTES

Moved by Peter Lang
Seconded by Grant Brumpton

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 20, 2019.

CARRIED

Election of Chair and
Co-Chair for 2020 Term

Move by Peter Lang
Seconded by Grant Brumpton

That Advisory Design Panel elect Pat Wotherspoon, Member at Large as Chair for the 2020 term.

Move by Peter Lang
Seconded by Pat Wotherspoon

That Advisory Design Panel elect Grant Brumpton, MBCSLA as Co-Chair for the 2020 term.

CARRIED

COUNCIL UPDATE

Councillor Jackson provided an update of the most current topics being discussed by Council. The Whistler Ski Club, one of a few private sector projects came to Council for first and second reading. There will be more private sector projects coming up. Other initiative undertaken this year will include infill housing.

The OCP is getting closer to being completed. Some big changes to staffing this year with Jan Jansen retiring and the search for a new CAO.

PRESENTATIONS/DELEGATIONS

DP 1688
3rd Review
7226 Fitzsimmons Rd

The applicant team of Allie Shiell, Annalisa Melbrook of Air Studio, entered the meeting at 1:30 p.m.

Stephanie Johnson, RMOW introduced the project. This is a proposal by the BC Mennonite Churches to construct a new place of worship approximately 8500 square feet in size and located at 7226 Fitzsimmons Road North. This project was reviewed by the panel in September and November of 2019.

In conjunction with the rezoning application for this site, in the early 2000s a development covenant was registered on title as a condition of that application. Staff is requesting that the Panel review the proposed community Church facility based on the Universal Design Principles related to site planning, form and character and landscape design. This is because this site doesn't fall under the DVPA.

The proposed building is consistent with the Institutional Church Two Zoning building setbacks, height and density regulations and no variances are requested as part of this application. The revised architectural plans have been submitted. These plans speak to the panel's previous motion in November, which requested that the building frontage and entry be celebrated in a way that warmly engages the street and critical elements around detailing and materials be addressed.

Annalisa Melbrook advised on the following.

1. This is a more detailed rendering of what is happening with the church in terms of finalized details.
2. At the last panel meeting, panel recommended for parking to be moved away from the entry way. This has now been moved.
3. The basketball court will also serve as extra parking when not in use.

4. The view from SE of Fitzsimons Road, gives an idea of what you will see when you approach the church with signage and the cross as the signifier. The official entry is highlighted with covered seating.
5. We tried to bring the scale down on the NW side of the building facing the neighbors.
6. Cladding system on the building will be LKME, a durable metal cladding which can be customized into a design profile. The intention with the cladding is that it look like fractured rock, where there is a sort of layer that shift or move relative to each other.
7. The idea of corrugated is meant to address the light moving across the façade.
8. We will be using darker colours especially at the entrance .We chose not to go with wood because we were concerned about exposure to the elements.
9. All glazing will be the same colour as as the cladding it is set into and anything that was wood will be changed to metal.

Tom Barratt advised on the following.

1. The landscape has not changed in any substantial way. The components are the same, greater massing of tree planting. Retaining the large lawn area.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel appreciates the changes made to the site planning and circulation.
2. Panel in agreement that the relocation of the parking at the entrance makes the entrance more inviting.
3. Panel asked for further consideration of the narrow garbage path because this has not been properly addressed.
4. Consider the path that goes around the back of the building and the potential for unauthorized access from the public.

Building Massing, Architecture Form and Character

1. Panel in support of the form and character but ask applicant to consider more detailing particularly with cladding and ventilation.
2. Consider how you will provide proper ventilation in the attic so it does not impact the building cladding.

Materials, Colours and Lighting

1. Panel in support of the cladding as it is a cost effective way to provide durability and interest. Panel asked that special attention be paid to detailing of the cladding.
2. Consider how to address the snow buildup at the front cut-out at the cross.

Hard and Soft Landscaping

1. Panel in support of landscaping and noted an improvement from previous meetings.

Moved by Peter Lang
Seconded by John Saliken

That the Advisory Design Panel supports the proposed church at 7266 Fitzsimmons Road and recommends that staff work with the applicant to resolve further details of the application including; detailing and transitioning of the exterior cladding, the ventilation of the roof and the pathway access to the garage facility. Applicant does not need to return to Panel.

CARRIED

The applicant team left the meeting 2:30 pm.

CM 114
2nd Review
4966 Horstman Lane

The applicant team of Brent Murdoch of Murdoch and Company, entered the meeting at 2:35 p.m.

Planner Tracy Napier, RMOW introduced this project at 4966 Horstman Lane in the Blackcomb Benchlands. The ADP review of the original proposal in July of 2019 to expand the building envelope, which panel supported. Since then, the applicant has added a pool and is now requesting Panel consideration of that pool.

Brent Murdoch advised on the following.

1. The Horstman Estates have half a dozen large lots with some up to 25,000 to 30,000 square feet.
2. Horstman Estates was completed in the 1986 and at the time was considered a winter estate and also the language of the time was centered on a cabin in the woods.
3. The applicant at 4966 Horstman Lane is now requesting a pool.
4. The sewer right of way was established but currently there are no pipes in the ground. When required, the applicant will install the piping build to municipal standards.
5. The design guidelines are out of date and didn't anticipate outdoor facilities for summer use.
6. The pool design has been integrated into the overall design and grading issues have been resolved.
7. There is still a tree preservation zone and we have managed to balance and grade the whole area beyond the face of the building down to the pool, in more of a terrace fashion.
8. This will be an infinity edge pool which will be several feet above ground. The guard rail is to BC code standard.
9. The strata and the coordinating architect has reviewed the package and support the pool proposal.
10. Horstman will fall under the new OCP and is considered to be in very high risk fire hazard zone. There has been clearing above the horstman estate through the base of Blackcomb for fear of wildfire hazard.
11. Realistically in areas where there are other hazards and problems with fires, the pool can become a firefighting resource.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel in support of the site plan but concern that approval of the pool may set a precedent.
2. Panel in agreement to support the proposal with conditions in the form of summer use only, a built in pump system for firefighting, and perhaps solar panel to heat the pool.

Hard and Soft Landscaping

1. Panel in support of the landscape design.
2. Caution that a salt water pool may impact surrounding landscaping if used for firefighting.

Green Building Initiatives

1. Consider solar panel use to heat the pool.

Moved by Peter Lang
Seconded by John Saliken

That the Advisory Design Panel supports the proposed swimming pool subject to it being heated by solar power with minimal use of chemicals, good access to the mechanical room and a built-in pump system to protect the house in case of wildfire.

CARRIED

The applicant team left the meeting at 3:10 pm.

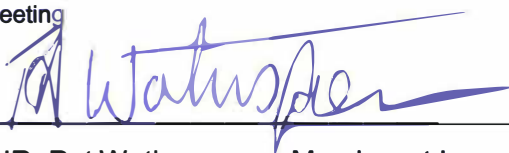
OTHER BUSINESS

TERMINATION

Moved by Paul Dupont
Seconded by Grant Brumpton

That the ADP Committee Meeting of February 19, 2020 be terminated at 3:15 p.m.

CARRIED

A handwritten signature in blue ink, appearing to read "P. Wotherspoon", written over a horizontal line.

CHAIR: Pat Wotherspoon, Member at Large

A handwritten signature in black ink, appearing to read "Mike Kirkegaard", written over a horizontal line.

SECRETARY: Mike Kirkegaard