



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MAY 06, 2020, STARTING AT 11:00 A.M.**

Via Teleconference Zoom

PRESENT:

Member at Large, Pat Wotherspoon
Architect AIBC, Peter Lang
Architect AIBC, John Saliken
Architect AIBC, Derek Fleming
MBCSLA, Paul DuPont
MBCSLA, Grant Brumpton
Member at Large, Kerr Lammie
UDI, Brian Martin
Councillor, Duane Jackson
Senior Planner, Roman Licko
Planning Analyst, Brook McCrady
Planner, Stephanie Johnson
Director of Planning and ADP Secretary, Mike Kirkegaard
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by John Saliken

That Advisory Design Panel adopt the Regular Advisory Design Panel agenda of May 6, 2020.

CARRIED

ADOPTION OF MINUTES

Moved by Grant Brumpton
Seconded by Peter Lang

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

CARRIED

COUNCIL UPDATE

Councillor Jackson provided an update on current topics being discussed by Council. Appreciates everyone coming together for this meeting and for moving projects forward. The construction industry would like to take advantage of the quiet time in the resort.

At the last Council meeting, Council discussed two of the private sector proposals presented with revised plans. We are excited to see the third housing project on the agenda today and are hopeful that something will come out this and look forward to your input.

We are all learning how to govern remotely and are seeing efficiencies that we may be able to take advantage of.

PRESENTATIONS/DELEGATIONS

DP 1737
1st Review
4150 Tantalus Drive

The applicant Nick DaCosta, of WRM Strata Management, entered the meeting at 11:25 a.m.

Brook McCrady, RMOW introduced the project. Northern lights is a multi-building townhouse development located at the southern edge of Whistler Village. The proposal is to change the colour of all buildings from a smokey topaz to the grizzled grey. Isle of Pines will remain as the building's trim colour. The lands are located in development permit area #1 of the Whistler Official Community Plan. Staff seek Panel comments with respect to the Whistler village area noting that staff generally recommend three colours for townhouse project, primary, secondary and accent.

Nick DaCosta advised on the following.

1. Two years ago at an AGM meeting, owners wanted to update the look of the complex.
2. The Council hired a consultant and to propose colour changes for the property.
3. Three colours proposed are based on the existing colours on the window frames. The Isle of Pines green will not be changed as it will be costly to repaint all the window frames. The decision was to keep that colour and find colours to compliment that Isle of Pines green.
4. The colours were selected at an AGM meeting in December of 2019. The Grizzle Grey colour was selected for the buildings.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel generally supports the proposed Grizzle Grey colour but notes that it may be too overbearing given the size of the complex and the buildings.
2. Also, the amount of grey may have a negative impact on the quality of light inside the units.
3. Consider an accent colour for areas such as the garage doors, trusses, timber work, facia, soffits and window trims to make the building appear friendlier.

Moved by Peter Lang
Seconded by John Saliken

That the Advisory Design Panel supports the proposed change in primary colour to grey, provided that another accent colour is used to provide a difference in design elements.

CARRIED

The applicant team left the meeting 11:45 a.m.

DP 1738
1st Review
4573 Chateau Blvd

The applicant team of Melissa Harris, Glacier Lodge (Council) and Dave Daling, Director, Paramount Painting Ltd., entered the meeting at 11:50 a.m.

Brook McCrady, RMOW introduced this proposal for the Glacier Lodge colour change. Glacier Lodge is a prominent upper village development located along the village stroll on Chateau Boulevard. It is currently a pale faded slate blue and the proposal is to change this to a deep grey tone with black accents.

The property is located in Development Area # 5 of the Blackcomb Benchlands in the form and character development guidelines. Staff seek panel comment on the proposed colour scheme located in the Whistler village area, Staff are also interested in the colour scheme being expanded to include a primary, secondary and trim color and seek panel comments in this regard. Staff also concerned about the darker colour scheme seen in recent projects especially given the high profile of this development.

Melissa Harris advised on the following.

1. Glacier Lodge is located in upper village across from the Fairmont.
2. With the aid of an interior designer, we chose Kendall Charcoal for the walls and Black Tar for the trim.
3. These colours were chosen to separate the look of the building from surrounding buildings and compliment the interior of building which is currently being updated. The roof will also be replaced in the next two years pending approval from the owners.
4. The bottom entry is white stucco and will remain that colour and we will continue the wood signage around the building.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel supports the proposed grey colour for the building but cautions that too much grey may detract from its presence.
2. Panel does not support the black tar colour for the trim as it is inconsistent with the design guidelines for the village and asks the applicant to reconsider the dark colour for the trim.

3. Consider the soffits of the building and the effects a darker colour has on the quality of lights into the units.
4. Consider brightening the entrance of the building for a more welcoming presence.
5. Consideration of roof colour should be made in conjunction with building colour to further enhance the property.

Moved by Brian Martin
Seconded by Peter Lang

That the Advisory Design Panel generally supports the move to the grey colour but recommends that the applicant consults the Whistler Design Guidelines and reconsider the trim colour. Consideration of the ultimate colour choice should be contingent on the relationship to the future colour of the roof. Consider making the ground floor overhang area more visible with a brighter colour choice.

CARRIED

The applicant team left the meeting at 12:15 pm.

DP 1745
1st Review
4250 Village Stroll
.

The applicant David Troestler, Operations Manager, WPM Contracting, entered the meeting at 12:16 p.m.

Brook McCrady, RMOW introduced the project. This project involves repainting and repairing building trim at the Executive Inn located along the Whistler Village stroll on the way to the mountain base. The building has a rustic style with wood siding, stone masonry and a green trim. The proposal is to change the trim to dark grey or mat black. The site is located in development permit area # 1. Staff are seeking comments on the proposed colour scheme as it relates to the Whistler village area, noting that proposals must be consistent with the Whistler Village Colour Guide.

David Troestler advised on the following.

1. The client has requested to repaint window trims and deck posts. All the trim that is currently green will be switch to dark grey or matte black to match the roof line fascia boards.
2. There are areas where the cedar trim has been replaced but not repainted as the trim is 30 years old. This was filled in with the darker grey.
3. All ground level trim is already grey so most of the painting will be done on the upper level.
4. The building trim in its current state is unappealing and will come a long way to enhancing curb appeal by switching to the dark grey.
5. This trim repainting will give the building a modern look and will tie in with the roofline.
6. The door and window trims on the patio doors will also be repainted.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel supports the proposal to repaint the trim a darker colour, however is concerned the colour choice is not clearly identified.
2. Panel recommends that the applicant work with staff to identify a specific trim colour before the repainting project moves forward.
3. The colour choice must compliment the building materials and any future upgrades.

Moved by Peter Lang
Seconded by John Saliken

That the Advisory Design Panel supports the proposal to repaint the trim on The Executive Inn to a dark grey or charcoal colour and that the applicant work with staff to identify exactly what that colour will be.

CARRIED

The applicant team left the meeting at 12:40 p.m.

DP 1741
1st Review
2101 Whistler Road

The applicant team of Kieran Bjornson, Sense Engineering entered the meeting entered the meeting at 12:45 p.m.

Stephanie Johnson, RMOW introduced a proposal by owners of the Highpoint Development Complex located in the Whistler Creek neighborhood to replace the roof. The subject property is located in DVP#2 and is subject to the Development Permit Guidelines for multifamily residential and commercial development. The owners propose to change the existing metal roof to an asphalt shingle in shadow grey colour.

Staff want to ensure that selection of specific asphalt shingles are of a high architectural quality and character consistent with our overall development permit guidelines. Staff is aware that roof shingles come in different styles that would impact the influence of the building's overall look after installation. We are looking for comments from Panel on the new asphalt roof material and proposed colour scheme, recognizing that there is a strong desire to maintain the high quality of our mountain character.

Kieran Bjornson advised on the following.

1. The owners of Highpointe want to replace the roof because of ongoing water issues that cause leaking in the units and framing damage.
2. They propose a CertainTeed Presidential TL Shake asphalt shingle to replace the metal roof. The reason to go to an asphalt shingle instead of metal is the high cost of a metal roof. The strata does not have the budget for a metal roof.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel agrees with the material choice for the roof. The asphalt shingle proposed by the client is of high quality.
2. Panel asks the applicant to consider a less busy profile high quality asphalt option for the roof.

Moved by Brian Martin
Seconded by Peter Lang

That the Advisory Design Panel supports the proposal for Highpointe at 2101 Whistler Road to replace the roof material with an asphalt shingle material and suggests that the applicant consider a simpler shingle style with the same quality that will address the smaller roof areas on the building in a more effective way.

CARRIED

The applicant team left the meeting at 1:17 p.m.

Brian Martin exited the meeting at 1:18 p.m.

The applicant Ted Hotzak entered the meeting at 1:20 p.m.

Stephanie Johnson, RMOW introduced the project. This property is located in in Development Permit Area (DPA) – Schedule R “Village North” under the “Lands North Official Community Plan”. The Whistler Village Design Guidelines also apply, and the site is subject to the applicable development permit area guidelines for form and character of multi-family residential development. The owners at Granite Court are proposing to replace their existing cedar shake roof to an asphalt shingle. The product is the malarkey ‘legacy’ asphalt shingle in the ‘weathered wood’ colour.

Staff is seeking feedback from the panel on the colour scheme recognizing that our OCP seeks to maintain a high quality of mountain character and local natural material as much as possible.

Ted Hotzak advised on the following.

1. The complex is four individual buildings located on the corner of Lorimer Road and Blackcomb Way and it is visible from the both roads.
2. It is across the street from the Whistler Health Care Centre and helicopter landing pad.
3. Two years ago, we undertook this project to review what we wanted to do and looked at number of alternatives including cedar.

4. There was opposition from owners and council members regarding the use of cedar again on the roof for a few reasons. The main reason being the cost was 45 percent more than a quality asphalt product.
5. There was also concerns about fire retardant capabilities of cedar compared to asphalt shingle. The preference was to look into something that would offer better protection from fire.
6. The Malarkey Legacy product we finally chose in the Weathered Wood colour choice. We chose the weathered look because it resembled an aged cedar in colour and texture.

Panel offers the following comments.

Materials, Colours and Lighting

1. Panel in support of the change in roofing material from cedar to asphalt at the Granite Court Complex.

Moved by John Saliken
Seconded by Grant Brumpton

That the Advisory Design Panel supports the application to change the roofing material at Granite Court - 4405 Blackcomb Way to an asphalt shingle material as specified in their proposal.

CARRIED

The applicant team left the meeting at 2:00 pm

The applicant team of Collin Kwok, Azurean Architecture entered the meeting at 2:10 p.m.

Planner Roman Licko, RMOW introduced the project. DP1750 is for a new canopy structure over the existing patio at La Brasserie restaurant on the Village Stroll. Staff seeks Panel comments on the proposed canopy installation.

Collin Kwok advised on the following.

1. This is a relatively simple addition to the building. We are trying to make this canopy structure as least intrusive as possible in terms of function and esthetics.
2. There is an existing flat roof that wraps around the building which works well for additional drainage in the winter time.
3. We don't have a snow shed issue in this particular location but we do have freezing gutter issues. The flat roof will also function as a gutter, which will help.
4. We are not covering the whole patio, we are only adding about six feet from the face of the building and a little further to cover the stairs that lead into La Brasserie.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel supports the proposed canopy extension but is concerned about the lack of detail regarding transition and connection with the existing canopies.
2. Panel is concerned that the design and architecture requires detailed development and request more detail design.

Hard and Soft Landscaping

1. Consider the addition of trees to enhance to the character of the stroll and quality of the patio. Add trees that are appropriate to the growing conditions.

Moved by John Saliken
Seconded by Kerr Lammie

That the Advisory Design Panel supports the proposed canopy extension to La Brasserie and recommends that the applicant work with staff to explore and finalize detailed design with respect to placement of columns and integration with adjacent canopies. Further consideration should include provision of landscaping, including trees and other code and engineering details that will emerge in the process. If this results in significant changes to the design, panel recommends that staff return to the panel with design changes.

CARRIED

The applicant team left the meeting 2:45 p.m.

Mike Kirkegaard left the meeting at 2:45 p.m.

RZ 1157
1st Review
5298 Alta Lake Rd.

The applicant team of Brent Murdoch of Brent Murdoch and Co, entered the meeting 2:46 p.m.

Roman Licko, RMOW introduced the project. This is on the other side of Alta lake with access through Alta Lake Road and Nita Lake Drive. This is a steeply sloping parcel down towards the train tracks and the lake and across the lot. Currently zoned TA17 which allows a mix of cabins and a small lodge or hotel.

In response to our private sector employee housing initiative, we received this application for a mix of employee and market housing. The zoning already permitted employee housing and market tourist accommodation, though in different allocations. This parcel is accessed from Nita Lake Drive. Upon entry, on the left will be a future housing project to be developed at a later time. As you come down to the hill the units shown in yellow will be employee units and at the bottom of the intersection, these are the market units.

Part of this proposal is park land dedicated and tree preservation. The park land is indicated in the green to viewer's right and the tree preservation is the green section between the market townhomes and the railroad tracks. Floor

space ratio goes from 0.12 to 0.15 which is an increase from 6030 square metres to 6221 square metres. Concept is for 21 employee and 22 market and also an amenity pool and building.

Brent Murdoch advised on the following:

1. This project has been ongoing for some time with a few iterations along the way. We are not looking at a complete application but instead will be focusing on site planning and land use.
2. The architecture is at the preliminary stage and will return to panel once we have more details.
3. This is a heavily forested site and there was a lot of discussion over the early days regarding its development and being sympathetic to its impacts on the site, while recognizing that there is allowance for development on the site.
4. We spent a great deal of time looking at where the development could occur and to optimize the quality of that development.
5. The proposal includes market housing, employee housing, some amenity space and future considerations for employee housing.
6. At the same time, we looked at our most sensitive areas like the riparian setbacks along the waterfront located at the railway track front side.
7. As to the context of the site, we are looking at the valley trail on the far side of the lake and eight months of the year this is a fairly heavy traffic area, so whatever we do has to be sympathetic to visual buffers.
8. The valley trail will be part of a long term masterplan and the idea is to extend the valley trail which stops just short of the site at the base of the Nita Lake development, which will carry up through access to the site through that park land portion of the site and extending along to the northern boundary which effectively is the Tyrol Lodge.
9. Part of this site has already been disturbed as part of an earlier development, so we have made use of that road right of way but we have changed the grade and manipulated some of that site work on that area so that we can meet some of that grades.
10. We have some grade issues in front of the market townhouses and will minimize our rock retaining and terracing to a standard that doesn't extend the footprint of the development any more than is necessary.
11. There is an existing cabin on site which we will be relocated to a more appropriate setting and upgrade some of the foundations and other building conditions.
12. The employee housing at the top of the site fits into some rough terrain that will be notched back with a minimal amount of terrain manipulation.
13. We will also be preserving a buffer along the edge of the hydro right of way to the back of the site where we have a number of existing trees and across the front to preserve as much of that existing forest as possible.
14. The buildings step down into the site, but for the most part we trying to reduce the overall footprint. We will not extend the grading down towards the lake. While there will be access through the valley trail along the lake, we will not be clearcutting the whole front of the site.
15. Some key viewing areas from the valley trail across the far side of Nita Lake will be preserved as much as possible along the front of the lake.

16. We are looking to maintain as much forest as possible to the front of the site with the buildings sitting behind and having them co-exist with the townhouses and done with respect to the wildfire issues.
17. We want to maintain some of the character elements of the site like the rocks and trees.
18. Our objective is to reach a step code three level of building performance which can restrict you to a form and character that is somewhat simplified.
19. We are starting to look at warm colours and tones for the buildings because these colours and textures are intended to fit into the forest.
20. The market town home clusters and will minimize the footprint they take up.
21. The resident townhomes two bed units on the edge and three story units in the middle gives variation to the massing of the employee townhome buildings.

Panel offers the following comments

Site Context and Circulation, including accessibility

1. Panel supports the site planning and design but asks the applicant to pay special consideration to accessibility to the units.
2. Pay attention to the potential of increased foot traffic to the lake on the west side with the extension of the valley trail. Consider protecting access across the train tracks or creating a designated entry point to the lake.
3. Panel noted that fuel management must be addressed.
4. Site views of the property from the lake side and valley trail is supported.

Building Massing, Architecture Form and Character

1. Panel supports the massing of buildings and noted that massing could be increased.
2. Consider variation to the market townhomes.

Hard and Soft Landscaping

1. Panel appreciates the consideration to sustainability and the landscape forward site planning.
2. Consider increasing the space between the townhomes for landscaping and breathing room without significantly increasing the footprint.

Moved by Brian Martin
Seconded by John Saliken

That the Advisory Design Panel supports the concept as proposed in regard to site planning and general location of the building modules on site. Consideration should be given as the project progresses in detailed design to providing view opportunities to and from the site, to the lake and valley trail. Consideration should be made to ensure adequate spacing between building modules to provide landscaping to suit the setting. Applicant to return to panel for consideration of detail design.

The applicant team left the meeting at 4:07 p.m.

CARRIED

OTHER BUSINESS

TERMINATION

Moved by Peter Lang
Seconded by Brain Martin

That the ADP Committee Meeting of May 06, 2020 be terminated at
4:10 p.m.

CARRIED

CHAIR: Pat Wotherspoon, Member at Large

SECRETARY: Mike Kirkegaard