



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, JULY 25, 2018, STARTING AT 3:00 P.M.**

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

PRESENT:

Architect AIBC, Brigitte Loranger
Architect AIBC, Pablo Leppe
MBCSLA, Julian Pattison
MBCSLA, Kristina Salin
Member at Large, Pat Wotherspoon
Member at Large, Ben Smith
UDI, Dale Mikkelsen
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Pablo Leppe
Architect AIBC, Zora Katic

ADOPTION OF AGENDA

Moved by Brigitte Loranger
Seconded by Ben Smith

That Advisory Design Panel adopt the Advisory Design Panel agenda of July 25, 2018.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Ben Smith

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of June 20, 2018.

CARRIED

COUNCIL UPDATE

Councillor Grills offered the Council update. On Monday July 16th, The RMOW together with the Squamish and Lil'wat First Nations, signed a protocol agreement to establish a framework for stronger relationship between the three governments. There will be a working committee which will meet within the first three months.

At the last Council meeting, Council adopted an amendment to the building and plumbing bylaw to enable BC Energy Step Code in Whistler. Staff recommended that the RMOW move to step code three in January of 2019 for all part nine buildings.

Council amended a bylaw to allow for the home cultivation of cannabis. On June 25th the RMOW held an OCP open house. Staff is now processing the information from that open house and will hopefully have the updated OCP and vision statement before Council soon.

PRESENTATIONS/DELEGATIONS

The applicant team of Gary McKay DAYU Group of Companies, Andrew Terrett of ATA Architecture Design Ltd., Calum Srigley of Richard Henry Architect entered the meeting at 3:15 p.m.

File No. DP1631
4204 Village Square
3:15 – 4:15 p.m.

Melisa Laidlaw, RMOW, introduced the project. The proposal is a significant refurbishment of the Blackcomb professional building. The building has not seen much in the way of improvement since it was first built. The building has a very prominent location in Whistler Village - the building fronts Village Square, is adjacent to the Village Breezeway which is considered the main pedestrian entrance into Whistler Village, and also fronts on to the new Gateway Drive which makes it even more visually prominent.

The scope of work includes a roof replacement, recladding on the upper two stories of the building, new windows and window trim, and cladding of the column that supports the covered arcade.

Calum Srigley advised on the following:

1. Built in 1979, this will always a prominent building because of its location. It is now up for refurbishment.
2. The general massing of the building is good, the articulation of the roof is appropriate.
3. The building should be more vibrant and more memorable without changing the function of the building.
4. Deficiencies exists with water ingress problems, the exposed building envelope needs to be brought up to date, the current building colour and quality is not in keeping with what we see applied on neighbour buildings. The slender columns that support the upper two floors appear weak. The cedar shake roofing is no longer part of the principle materiality it once was. There is a shift to metal roofing.
5. We are replacing the roof with dark charcoal metal roof with snow fencing details for snow dumping. The cladding will be changed to hardi shingle which will give the building more warmth, be of a higher quality and visually appealing over time. The windows will be replaced with high-tech thermally broken aluminum windows with full trim and stained with Sikkens stain.

6. The building currently reads as monolithic expression because of the one colour, and is not in keeping with the neighbours in sense of scale. The proposed colour pallet is not dissimilar to that of the Four Seasons Hotel.
7. The side of the building facing the bus loops will have some additional detailing to screen the loading activities in anticipation of this building perhaps becoming a more vibrant entry building.

Site Context and Landscaping

1. Panel strongly supports the improvements to this building particularly because of its close proximity to the Gateway Drive.

Form and Character

2. Panel cautioned the applicant to pay attention to the size of the columns as they may become a hindrance to access and visibility and darken the covered arcade.

Materials, Colours and Details

3. Some concern from panel over the choice of colours. Consider exploring a more vibrant colour pallet because the building is in such a prominent location.
4. Panel supported the use of Sikkens™ stain on the beam at pedestrian level, but cautioned the use of Sikkens™ on the wood elements higher up on the building would be a maintenance concern.
5. Panel in support of the choice of building materials.
6. Panel suggests hanging signs so as not to distract from the new architectural elements.
7. Panel advised to consider the detailing of exterior vents, mechanical equipment and lighting.

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design move that the panel support the application with the comments that have already been articulated and we are very pleased to see the project move forward.

CARRIED

The applicant team left the meeting at 3:55 p.m.

OTHER BUSINESS :

TERMINATION

Moved by Julian Patterson
Seconded by Brigitte Loranger

That the ADP Committee Meeting of July 25, 2018 be terminated at
4:28 p.m.

CARRIED



CHAIR: Dale Mikkelsen



SECRETARY: Melissa Laidlaw