



WHISTLER

MINUTES	REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, July 21, 2021, STARTING AT 3:30 P.M.
---------	---

Remote Meeting Held Via Zoom

PRESENT:	Mtgs. YTD (3)
Architect AIBC, Chair, J. Saliken	3
MBCSLA, Co-Chair, P. Dupont	4
Architect AIBC, H. Owens	4
Architect AIBC, T. Kloepfer	4
MBCSLA, G. Brumpton	3
UDI, B. Martin	4
Member at Large, M. Donaldson	
Councilor, D. Jackson	4
RMOW Manager of Development Planning, M. Laidlaw	4
Secretary, C. Thomas	2

ABSENT WITH APOLOGIES:	
Member at Large, K. Lammie	3

	ADOPTION OF AGENDA Moved by: D. Jackson Seconded by: P. Dupont That Advisory Design Panel adopt the Regular Committee Agenda of July 21, 2021 <div>CARRIED</div>
	ADOPTION OF MINUTES Moved by: H. Owens Seconded by: B. Martin That Advisory Design Panel adopt the Regular Committee Minutes of June 2, 2021 <div>CARRIED</div>

	<p>COUNCIL UPDATE</p> <p>Councilor Jackson advised that the Council are pleased with the progress being made in Cheakamus Crossing Phase Two. The parkade of the first and second apartment building are well underway and a tender for the civil works will start within the next month.</p>
	<p>PRESENTATIONS/ DELEGATIONS</p>
<p>File No. DP1816</p> <p>1st Review</p> <p>120, 130, 140, 150 – 4222 Village Square, Whistler</p>	<p><i>RMOW Planning Analyst Clancy Sloan and the Applicant's team; Ron Baron, Mark Watts, James Walt, Jim Johnston, Kevin Ikuta and Kevin Dedys, joined the meeting at 3.30 PM.</i></p> <p>The Applicant's Architect, Ron Baron introduced the proposed renovations to the storefront of 4222 Village Square together with details of the proposed new mechanical shaft enclosure. It is proposed that Units 120, 130, 140, 150 will be consolidated to operate as one combined commercial space with a shared back of house and two separate venue environments in the front of house. A new kitchen exhaust shaft is also proposed and will be located on the eastern side of the building; it will be enclosed with a stucco finish to match the existing siding of the building.</p> <p>The property is located in the Whistler Village and Wildfire Protection Development Permit Areas, and is subject to the applicable development permit area guidelines.</p> <p>Ron further advised:</p> <ol style="list-style-type: none"> 1. The building is currently bound on one end by the Araxi Restaurant and the other by Bar Oso. The Applicant is proposing to demolish the space previously occupied by three retail units to create two separate user experiences under one tenancy with one shared kitchen. 2. The length of the building frontage will be 'flattened'; a new and wider accessible entry will be added to Unit 120 and existing entrances to Units 130 and 140 will be removed to create a cleaner and unified front façade with a more uniform interior space. Approximately 6.1 square metres of additional Gross Floor Area (GFA) will be added. 3. Large windows with a sliding mechanism are proposed to ensure they do not impinge on the pedestrian walkway and will match the stain of the existing windows. The architect presented two options for the proposed windows – the original proposal and a revised proposal. 4. Majority of the existing brick upstand wall will remain and minor new infill upstand wall will be provided in areas where the wall is being modified. The infilled areas of wall will use existing brick from the walls or new brick to match the adjacent walls if required. <p><i>G. Brumpton entered the meeting at 4.04 PM</i></p>

	<p>Panel offer the following comments:</p> <p>Materials, Colors, Lighting</p> <ol style="list-style-type: none"> 1. The panel recommends cleaning and upgrades to the soffits and painting of the building end. 2. Panel recommends upgrades to the lighting in the pedestrian arcade between Araxi and Bar Oso with attention to the signage. 3. The view from the Stroll to the Mountain is an important part of the Village experience and the size and height of the exhaust shaft should be as small as possible to minimize any visual intrusion above the roofline and shadow on the Village Stroll. 4. The revised proposed windows are large and would create a strange contrast to the existing Araxi windows. Panel prefers the original window proposal or a variation thereof over the revised as the original has more articulated fenestration that is more consistent with the existing Araxi fenestration. Panel recommends that the fenestration is further thought out. The proposed lowered window sill at Bar Oso is also not supported. <p>Site Context and Circulation, including Accessibility</p> <ol style="list-style-type: none"> 1. Panel raised concerns about the entrance into Bar Oso which is often busy and the flow of guests in/out is tight. 2. Panel were pleased to learn there will be an automatic opening on the proposed doors and that the current indoor rail lift system will remain. There is also an alternate at-grade entrance to the main floor. <p>Moved by: B. Martin Seconded by: T. Kloepfer</p> <p>That the ADP is generally in support of the proposal at 120, 130, 140, 150 – 4222 Village Square, however, the Applicant should work with staff to address:</p> <ol style="list-style-type: none"> 1. Scope: Building painting and cleaning, attention to soffit, signage and lighting upgrades. 2. Vent: Make as small and low as possible. 3. Window design: Raise sill at Bar Oso, incorporate more articulated fenestration to break up the overall look of the façade and to be more consistent with the existing Araxi fenestration. <p style="text-align: right;">CARRIED</p>
	<p><i>Applicant Team left meeting at 4.47 PM.</i></p>
	<p>OTHER BUSINESS</p> <p>Advisory Design Panel – Standards for Procedure and Conduct</p> <p>As per the AIBC's Procedural Standards, staff would like to remind the Panel that when an Applicant's team presents to the Panel it should be their Architect that presents and share's his/ her screen with the relevant documents/ plans. The Chair or any Architect on the Panel should feel confident to remind the Applicant and their team that this is the procedure should any issues arise.</p>

	Staff will provide instruction to Applicant teams in advance of each Panel meeting. Staff will also request that drawing submissions presented to the Panel are stamped by the Architect. The Chair of the Panel has the authority to refuse to allow the application to proceed if the drawings are not stamped.
	MOTION TO TERMINATE Moved by: B. Martin Seconded by: P. DuPont That the Advisory Design Panel meeting of Wednesday July 21, 2021 be terminated at 5.01 PM. CARRIED
	<hr/> Chair, J. Saliken <hr/> Recording Secretary, C. Thomas