



# WHISTLER

## MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, JANUARY 18, 2017, STARTING AT 2:50 P.M.

In the Flute Room at Whistler Municipal Hall  
4325 Blackcomb Way, Whistler, BC V0N 1B4

### PRESENT:

Architect AIBC, Zora Katic  
Architect AIBC, Tony Kloepfer  
MBCSLA, Julian Pattison  
Member at Large, Pat Wotherspoon  
Architect AIBC, Brigitte Loranger  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Karen Olineck

### REGRETS:

Member at large, Ryley Thiessen  
UDI, Dale Mikkelsen  
MBCSLA, Kristina Salin

### Call to Order

Melissa Laidlaw, Senior Planner, called the meeting to order at 2:50 p.m.  
There was a member welcome and round table introductions.

### Meeting Procedures

Melissa Laidlaw, provided an overview of meeting procedures, ADP terms of reference, anticipated projects for review in 2017, and panel motions.

### Election of Chair and Co-Chair for 2017 Term

Moved by Tony Kloepfer  
Seconded by Brigitte Loranger

**That** Advisory Design Panel elect Dale Mikkelsen, as Chair for the 2017 term.

CARRIED

Moved by Pat Wotherspoon  
Seconded by Brigitte Loranger

**That** Advisory Design Panel elect Tony Kloepfer, Architect AIBC as Co-Chair for the 2017 term.

CARRIED

### **ADOPTION OF AGENDA**

Moved by Brigitte Loranger  
Seconded by Zora Katic

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of January 18, 2017.

CARRIED

### **ADOPTION OF MINUTES**

Moved by Pat Wotherspoon  
Seconded by Zora Katic

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 16, 2016.

CARRIED

### **COUNCIL UPDATE**

Councillor Grills welcomed the panel members and provided an update of current topics being discussed by Council. The municipality held a Transportation Community Forum on January 17, 2017 respecting Whistler's transportation challenges. The forum was well attended and feedback was provided by transportation advisors and by the public.

A panel member requested notice of an ADP meeting be given well in advanced of the customary week notice.

### **PRESENTATIONS**

*The applicant team of Crosland Doak, Crossand Doak Design, and Steve Bayly, property owner entered the meeting.*

Robert Brennan, Planner, introduced the project which is located in an industrial subdivision with the primary use of establishing a large outdoor storage facility with up to 309 shipping containers, along with oversize parking and a two storey caretaker and office building.

Crosland Doak advised on the following.

1. The site was zoned CT11 in 2012 which refers to Community and Transportation Infrastructure uses in general. This zoning permits many uses, including outdoor storage, vehicle maintenance and storage.
2. Flexibility of this development will meet the demand of the community.
3. This site was studied extensively and there is a full flood mitigation plan for the entire development.
4. Important to the project is the critical link in the valley trail system with the extension of the adjacent valley trail to the underpass beneath the CN Rail dedicated at the time of zoning.

5. The site is 1.5 hectares in size and is bordered by a 20 metre buffer with the valley trail between the parcel and the highway, a 10 metre mature landscape buffer on the property adjacent to the CN Rail right of way is to the north and Nesters Road is to the south.
6. The site is surrounded by more landscaped buffer than is needed, with the proposed ring of perimeter containers with their paint scheme and treed graphics acting as an additional buffer, along with extensive landscaping for screening other outdoor storage activities in the centre of the property.
7. Garbage and recycle facility will be contained and wildlife proofed by being placed in two separate shipping containers.
8. Available area for snow storage is 1000 square metres as shown on drawing presented at the meeting, which is suggested to be more than sufficient.
9. A lighting plan and fixtures were approved with the industrial subdivision and will be used on this parcel. A copy of the light standard was circulated at the meeting.
10. This project is meeting the community need and is built with community consideration in mind.

Panel offers the following comments:

#### **Site Context and Landscaping**

1. Panel felt the landscape and drainage site plan are very well thought out.
2. Panel felt the proposed gabion wall is acceptable but cautioned the need to handle sensitively and specify rock type.
3. Panel noted concern over the lack of a clarity for the entrance once through the entry gate as the location of the long containers block sightlines to the office. Panel found the lightening scheme acceptable with the added comment that the lighting be installed to not cast or reflect light onto adjacent properties.
4. Panel felt the snow storage areas spread around the property makes more sense than in the rear as suggested appeared acceptable.
5. Concerns over the durability of shipping containers. As advised by Mr. Bayly, the purchase of one-use containers and painting these containers should alleviate these concerns.

#### **Materials, Colours and Details**

1. Panel noted concern that compaction of the gravel over time by machinery and equipment will affect site drainage.
2. Panel recommended implementing a system for monitoring the control of contaminated runoff on and from the site.
3. Panel felt the use of multiple colours as presented on the caretakers building is not supported. Consider choosing one color to be represented, or an extension of the container graphics.
4. Panel suggested a dark powder coated chain-link fence to blend the fence into the landscape.
5. Panel supported the proposed forest graphics on the containers and further suggested consistency to the colours of the containers so it doesn't look like a port.

Moved by John Grills  
Seconded by Tony Kloepfer

**That** the Advisory Design Panel supports the project as presented with consideration of Panel's comments for further refinement. Panel does not need to see this project return for further review.

CARRIED

### **ADJOURNMENT**

Moved by Tony Kloepfer

**That** Advisory Design Panel adjourn the January 18, 2017 committee meeting at 4:25 p.m.

CARRIED

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CO-CHAIR: Tony Kloepfer , Architect AIBC

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SECRETARY: Melissa Laidlaw