

STAFF REPORT TO COUNCIL

PRESENTED: May 16, 2023 **REPORT:** 23-058
FROM: Planning – Development **FILE:** 3060-20-1929
SUBJECT: DP001929 – 3217 BLUEBERRY DRIVE – EXTERIOR RENOVATIONS IN MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATION(S)

That Council approve the issuance of Development Permit DP001929 to authorize exterior renovations on the Ironwood Building at 3217 Blueberry Drive with terms and conditions as follows:

1. The exterior renovations shall be in accordance with Development Plans labelled A0.1, A0.2, A1.1, A1.2, A2.1, A2.2, A5.1, A6.1, A6.2, A6.3, A6.4, A6.5, A6.6, A6.7, and 7.8 dated November 23, 2022 and Development Plans labelled 1.1, 2.5, 2.6, 3.19, 3.20, 3.22, 4.1.1, 4.1.2, 4.1.3, 4.3.1, 5.1, 5.2, 5.4, and 5.5 dated March 17, 2023, all prepared by Zavosh Consulting Inc. and attached as Appendix B to this Administrative Report 23-058; and
2. All siding shall be Hardiplank Fibre-Cement Lap Siding as manufactured by James Hardie Building Products or an equivalent pre-approved by the Director of Planning; and further
3. As shown on the color palette attached as Appendix B to this Administrative Report 23-058:
 - a. Siding, flashing and soffit shall be “Aged Pewter” James Hardie Building Products colour;
 - b. Windows, door frames and guard rails shall be “Black”; and
 - c. Columns and trim shall be “Iron Grey” James Hardie Building Products colour.

PURPOSE OF REPORT

The purpose of this report is to present Development Permit DP001929 (DP001929) to Council for consideration of approval. DP001929 is a comprehensive renovation to the existing condominium development located at the Ironwood Building on 3217 Blueberry Drive (Ironwood) (see Appendix A). The proposed renovation includes replacement of the exterior timber columns, cladding, windows and exterior doors (excluding the front entrance door and fire rated doors), balcony assemblies and guardrails, and the low-sloped roof assembly above the elevator machine room to revitalize the

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building. The proposed development is subject to development permit requirements and guidelines for the form and character of multi-family residential development.

Information Report

Administrative Report (Decision or Direction)

DISCUSSION

Background

The Ironwood is a three-storey condo building containing 37 accommodation units that was built in 1990 and is zoned to permit both residential and tourist accommodation use. It is a wood frame construction with a concrete slab foundation and asphalt roof.

Due to its age, the existing building envelope components are now beyond their service life and showing wear and tear. The owners propose to upgrade its envelope components to address this issue.

The subject property is located within the Multi-Family Residential and Wildfire Protection (High Risk) Development Permit Areas (DPA). A Multi-Family Residential Development Permit is required but DP001929 is exempted from the Wildfire Protection DPA per exemption “(b) renovations to existing buildings, other than additions to buildings and complete roof replacement.”

Analysis

The proposed scope of work for DP001929 involves structural and building envelope remediation work. The upgrade will involve replacing all exterior timber columns, cladding, windows and exterior doors (excluding the front entrance door and fire rated doors), balcony assemblies and guardrails, and the low-sloped roof assembly above the elevator machine room. This will revitalize the complex, enhance its aesthetic appeal, and bring it up to modern standards. The new materials have been carefully selected based on their quality, environmental performance, and high specifications.

As shown on the development plans attached as Appendix B, the proposed structural work includes the replacement of the existing exterior wood columns with new preserved wood square columns. The timber posts will be wrapped in weather resistant barrier pressure treated strapping and fibre-cement trim. The colour will be “Iron Grey” to match the cladding trim.

Building envelope remediation work includes a complete replacement of the existing wood cladding with new rainscreen cladding, including new fibre-cement siding and trim.

All windows and exterior doors (excluding the front entrance door and fire rated doors) will be completely replaced from aluminum to new double-glazed vinyl framed windows, sliding doors, and exterior swing doors. All existing irregular shaped windows (i.e., cathedral and arched windows) will be replaced by rectangular windows in the same size and dimension of other rectangular windows on the building. The new windows will allow more natural light to penetrate within each unit. The proposed windows and doors will also be Energy Star rated to improve the energy efficiency of the building.

All balcony assemblies will be completely replaced, including replacement of waterproofing membrane, deck boards and sheathing, guardrails, flashings, soffits, and installation of new gutters and downspouts.

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The low-sloped roof assembly above the elevator machine room will also be completely replaced, including replacement of waterproofing membranes, roof sheathing, flashings, drains, overflow scuppers, perimeter curb, gutters, and downspouts, and re-sloping as required. The visible material will be a two-ply SBS asphalt roofing membrane and the colour will match the existing asphalt on the other existing roofs that are remaining unchanged.

The proposed colour scheme is as follows:

- Cladding, flashing, soffits, gutters and downspouts: Aged Pewter based on James Hardie Building Products colour options;
- Columns and trim: Iron Grey based on James Hardie Building Products colour options;
- Guardrails, window and door frames: Black.

The proposal is supported by the Advisory Design Panel (ADP) and is consistent with applicable DPA guidelines and zoning regulations as described below.

Advisory Design Panel

The Resort Municipality of Whistler's (RMOW) ADP reviewed the proposal on April 19, 2023. At that meeting, ADP recommended a lighter soffit colour to brighten the dark balconies and recommended that the flashing colour match the cladding colour and not the window colour. ADP supported the proposal with consideration to their comments respecting soffit and flashing colour.

The soffit and flashing colours were revised to address ADP comments and the supported colour scheme has been specified as conditions of permit for DP001929. The draft ADP meeting minutes are attached as Appendix C. These minutes will be presented for adoption by the ADP at their next meeting on May 17, 2023.

Official Community Plan Development Permit Area Guidelines

The *Local Government Act* establishes municipal authority to establish DPAs through an Official Community Plan (OCP), and outlines activities on these lands that require a development permit. All development within a DPA require a development permit, unless exempted.

The subject property is located within the Multi-Family Residential and Wildfire Protection (High Risk) DPA. As such, this proposal is subject to design guidelines for the form and character of multi-family residential development. However, DP001929 is exempted from the Wildfire protection DPA per exemption "(b) renovations to existing buildings, other than additions to buildings and complete roof replacement."

The proposed development has been assessed and determined to be consistent with the applicable DPA guidelines. The proposal seeks to maintain the current building form while improving the aesthetic appeal and modernizing the complex. This includes using durable, high-quality, and modest building materials, with a color palette that reflects the existing site's neutral colors and textures.

A detailed evaluation of the proposed development relative to the applicable guidelines is presented in Appendix D.

"Zoning and Parking Bylaw No. 303, 2015"

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The subject property is zoned RTA30 (Residential/Tourist Accommodation 30). The proposal is consistent with all applicable regulations of the RTA30 Zone and “Zoning and Parking Bylaw No. 303, 2015.”

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council has the authority to issue a development permit under section 490 of the *Local Government Act*.

DP001929 is subject to Council approval per Whistler’s “Land Use Procedures and Fees Bylaw No. 2205, 2022” as the proposal affects more than six dwelling units.

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

Housing

Expedite the delivery of and longer-term planning for employee housing

Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

Community Engagement

Strive to connect locals to each other and to the RMOW

Smart Tourism

Preserve and protect Whistler’s unique culture, natural assets and infrastructure

Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Appendix D details how the proposal meets the applicable OCP development permit requirements and guidelines.

BUDGET CONSIDERATIONS

The municipality’s direct costs of processing and reviewing this application are covered through the development permit application fees.

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LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the LÍŁwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

Comment(s):

A development permit information sign is posted on the property per development permit application requirements.

No further community engagement is required for a development permit.

REFERENCES

Location: 3217 Blueberry Drive, Whistler, BC, V8E 0B8
Legal: District Lot 4751 Strata Plan VAS2558
Owner: Owners of Strata Plan VAS2558
Zoning: RTA30 (Residential/Tourist Accommodation 30)

Appendix A – Location Map

Appendix B – Design Rational and Development Plans

Appendix C – Advisory Design Panel Draft Minutes, April 19, 2023

Appendix D – OCP DPA Guidelines Review

SUMMARY

This report presents Development Permit application DP001929 for Council consideration of approval. DP001929 proposes a comprehensive building envelope renovation to the Ironwood. Staff have evaluated the application relative to the applicable Multi-Family Residential DPA guidelines and zoning regulations and confirm the proposed development is consistent with both.

This report recommends approval of issuance of DP001929 with the development to be completed in accordance with the specified terms and conditions.

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SIGN-OFFS

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