



**REGULAR MEETING OF
ADVISORY DESIGN PANEL COMMITTEE
MINUTES**

Wednesday, April, 19, 2023, 3:30 p.m.

Remote Meeting via Zoom

For information on how to participate: <http://www.whistler.ca/adp>

	Mtgs: YTD (3)
PRESENT: RMOW Councilor, J. Murl	3
MBCSLA, Chair, J. Oprsal	3
Architect AIBC, Co-Chair, C. Inglis	3
Architect AIBC, G. Sung	3
Architect AIBC, D. Venter	2
MBCSLA, C. Doak	2
Member at Large, M. Barsevskis	3
Member at Large, M. Donaldson	2
 ABSENT: UDI, B. Martin	 2
STAFF Manager of Development Planning, RMOW, M. Laidlaw	
PRESENT: Planner, RMOW, L. Tremblay-Renaud	
Recording Secretary, O. Carroll	
 OTHERS: Zavosh Consulting Inc., G. Lafayette	
Zavosh Consulting Inc., P. Levesque	

1. CALL TO ORDER

Chair Jergus Oprsal recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

2. ADOPTION OF AGENDA

Moved By M. Barsevskis

Seconded By C. Inglis

That Advisory Design Panel adopt the Regular Committee Meeting agenda of Wednesday, April 19, 2023.

CARRIED

3. ADOPTION OF MINUTES

Moved By M. Donaldson

Seconded By C. Inglis

That Advisory Design Panel adopt the Regular Committee Meeting minutes of Wednesday, March 15, 2023.

CARRIED

4. PRESENTATIONS AND DELEGATIONS

4.1 Council Update

Updates were given by Councilor, J. Murl regarding projects on Lots 2A and 2B in Cheakamus Crossing that have previously been reviewed by the Panel. Yesterday Council was able to secure 15 units available for social housing. Trying to keep the pace in progressing with these employee housing projects and hopeful to move forward with Lots 3 and 5 next, which will also be reviewed by the Panel in the future.

4.2 File No. DP001929 – 3217 Blueberry Drive *1st Review*

J. Opsal invited RMOW Planner, L. Tremblay-Renaud to introduce the application. Mr Tremblay-Renaud explained the project as follows:

Zavosh Consulting Inc. have submitted a Development Permit application on behalf of Ironwood Building Strata to replace the exterior cladding, balconies, handrails, foundation membrane, doors and windows on the Ironwood Building.

The property is zoned Residential Tourist Accommodation 30 (RTA30) and is located within the Multi-Family Residential and Wildfire Protection Development Permit Areas. Multi-Family residential development permit is required, but DP001929 is exempt from the Wildfire Protection development permit.

Staff requests the Panel provide comments on the proposal.

J. Opsal invited the applicant, G. Lafayette to present the proposal and scope of work. The applicant team advised on the following:

The proposed structural work includes the replacement of the existing exterior timber 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.

The proposed building envelope remediation work will include:

1. Complete replacement of the existing cladding with new rainscreen cladding, including new fibre-cement siding and trim.
2. Complete replacement of all windows and exterior doors (excluding the front entrance door and fire rated doors) with new double-glazed vinyl framed windows, sliding doors and exterior swing doors, including the construction of adequate waterproofing details at their rough openings.
3. Complete replacement of all balcony assemblies, including replacement of waterproofing membrane, deck boards and sheathing, guardrails, flashings, soffits and installation of new gutters and downspouts.
4. Complete replacement of low-sloped roof assembly above the elevator machine room, including replacement of waterproofing membranes, deck sheathing,

flashings, drains, overflow scuppers, perimeter curb, gutters, and downspouts, and re-sloping as required.

The Strata Council selected the colour scheme of Aged Pewter Hardie Board cladding, Iron Grey Hardie Board columns and trim, and Black window and door frames and guard railings.

The ADP asked a few clarification questions which were answered by G. Lafayette and P. Levesque. The Chair asked for ADP comments on the materials, colour and detail of the proposal.

Materials, Colour, & Detail:

1. ADP appreciates the effort the owners are making on this building envelope renovation and generally supports the proposed colour scheme selected by the Strata Council and the modernization of the windows.
2. A lighter soffit colour is recommended to brighten the dark balconies.
3. Flashing running along the edge of the building section with flat roof shall match the colour of the cladding, not the window colour.
4. Some Panel members noted the lost opportunity to improve the energy performance of the building, such as triple-paned windows instead of double-paned.

That the Advisory Design Panel supports the proposed upgrades with consideration to their comments respecting soffit and flashing colour. ADP does not need to see this proposal this again.

CARRIED

5. **OTHER BUSINESS**

There was none.

6. **TERMINATION**

Moved By C. Doak

Seconded By D. Venter

That the Advisory Design Panel terminate the Regular Committee Meeting of Wednesday, April 19, 2023.

CARRIED

Chair, J. Opsal

Recording Secretary, O. Carroll