



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: May 28, 2024 **REPORT:** 24-054
FROM: Planning - Development **FILE:** 3060-20-1970
SUBJECT: DP001970 – TYNDALL STONE LODGE – BUILDING ENVELOPE RENOVATIONS

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 DP001970 for building envelope renovations, new roof and colour change to the Tyndall Stone Lodge as illustrated on the drawings prepared by 4EA Building Science, stamped by the engineer on March 12, 2024 including supplementary drawings Pool Fence Detail dated received February 18, 2024 and Rafter Detail dated received April 18, 2024, attached as Appendix A to Administrative Report No. 24-054, subject to receipt of a construction site management plan to the satisfaction of the General Manager of Climate Action, Planning and Development Services.

PURPOSE OF REPORT

This report presents Development Permit DP001970 (DP001970) for Council's consideration of approval. DP001970 is an application for building envelope renovations, new roof and colour change to the Tyndall Stone Lodge. The proposed development is subject to Official Community Plan (OCP) development permit (DP) area guidelines for Whistler Village.

This report provides Council with an analysis of the proposed development and recommends that Council approve the issuance of DP001970.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background and Site Context

DP001970 has been submitted as mostly a repairs and maintenance project to improve the look and functionality of the Tyndall Stone Lodge, located at 4338 Main Street. The proposal includes a roof replacement for the north building, paint colour change to the north building, breezeway/west entry area improvements, replacement of decorative rafter tips above commercial units at all building sides, increasing the height of the pool area fence and a new building identification sign.

Tyndall Stone Lodge is located in Whistler Village and is comprised of two buildings connected by a breezeway/entry area (see Location Map, Appendix B). The east side of the building fronts onto Whistler Olympic Plaza, a pedestrianized environment, and the west side fronts onto Main Street with street parking spaces and a roadway defining the adjacent environment. The building consists of commercial storefront businesses at ground level and tourist accommodation on the upper three levels. The south building was subject to a substantial fire a few years ago, after which a new roof and new paint colour scheme were completed.

Analysis

A background and rationale document for the project has been provided, attached as Appendix C and the proposed renovations are illustrated on Appendix A. Below is a description of the proposed renovation:

- Repaint existing primary maroon/burgundy background colour of north building to “Spruce Green”. Existing colours of “Olympic Sandstone” and “Antique Linen” are retained on the stucco secondary background colour and trim, as well as for balcony railings and flashings. The south building will remain painted “Georgian Blue” as the primary background colour. Adjacent buildings and structures for colour comparison are shown in the Photo Study (Appendix D). The proposed paint scheme is complementary with the colours of the surrounding buildings.
- Roof replacement on the north building with an improved standing seam metal roof with additional snow bars to address issues with leaks and ice. The roof colour “Weathered Zinc” and roof material will match the south building roof that was installed in 2015.
- Breezeway/West building entrance repairs and changes to improve the overall look and pedestrian experience including:
 - Convert open pergola-type roof to closed asphalt roof over upper-level walkway for improved weather protection;
 - New handrails and supports on upper-level walkway;
 - New fibre cement shingles along horizontal beam (see East Walkway Partial Elevation, Plan BE-032, Appendix A) in Olympic Sandstone colour to match existing shingle treatment on the north and south buildings; and
 - Relocate existing exterior drainpipes into the building wall (see Plan BE-030, Appendix A).
- Increase north building pool area fence height from 1.5 metres to 2 metres by attaching an opaque plexiglass panel to make fence less climbable (see Plan BE-040, Appendix A).
- Replace deteriorated decorative rafter tips located above commercial units at ground level (see BE-011 – Appendix A) to match original condition.
- Provide a new Tyndall Stone Lodge building identification sign on the east elevation of the breezeway facing Whistler Olympic Plaza.

No changes are proposed to the existing landscaping.

The property is zoned Commercial Residential Two (CR2) Zone. The proposal is consistent with the regulations of the CR2 Zone.

A detailed evaluation of the proposal relative to the Whistler Village DP area guidelines is presented in Appendix E. The proposal is consistent with the applicable guidelines. Although the majority of the components of the proposal are eligible to be approved by staff if they were submitted as a separate

DP, the roof addition over the upper-level walkway requires Council approval. Staff support all aspects of the proposal.

Advisory Design Panel Review

The proposal was placed on the agenda of the April 17, 2024 meeting of the municipal Advisory Design Panel (ADP). The meeting was terminated due of lack of quorum; however, staff sought feedback from the ADP members available. The available members provided comments in support of the colour change, new roof, and generally all aspects of the proposal. They asked several questions about the pool fence modifications and concluded the use of plexiglass and fence height increase was a good solution to improve pool area security. There are no official recommendations by the ADP due to the lack of quorum.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

DP001944 is subject to Council approval under the “Land Use Procedures and Fees Bylaw No. 2205, 2022” as the development is in the Whistler Village DP area and contains a new breezeway roof covering more than 20 square metres of floor area.

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the Resort Municipality of Whistler (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.

As noted in the Analysis section of this report, the subject parcel lies with the Whistler Village DP area of the OCP. The proposal is consistent with the applicable guidelines. A detailed evaluation of the proposal relative to the OCP DP area guidelines is attached as Appendix E.

In addition, the proposal aligns with the visitor accommodation policies of the OCP as a Village improvement project in a key location adjacent to Olympic Plaza:

5.5.2.5 Policy – Support ongoing renewal, renovation and redevelopment of visitor accommodations to maintain a high-quality visitor experience and remain internationally competitive.

5.5.2.6. Policy - Facilitate property maintenance and reinvestment to ensure visitor accommodations provide a high-quality visitor experience.

5.5.2.7. Policy - Require a high standard of quality for building and property maintenance and for all renovation, redevelopment and development projects utilizing available mechanisms such as development permit requirements, covenants and a property maintenance bylaw.

The proposal also provides improvements to Village commercial businesses and revitalizes the breezeway entry area between the buildings, a semi-public urban space:

5.6.3.3. Policy - Support a variety of experiences and interesting places within Whistler Village, working collaboratively with businesses and property owners and applying successful place-making principles.

5.6.3.5. Policy - Ensure public spaces are safe and accessible to everyone, aesthetically pleasing and comfortable social spaces.

5.6.3.14. Policy - Encourage reinvestment, enhancement and redevelopment of Village properties and public spaces to maintain a high-quality built environment that is comfortable, attractive and universally designed.

BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application have been covered through the DP application fees.

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumíxw* 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

A DP information sign is posted on the property per DP application requirements. No further community engagement is required for a DP.

REFERENCES

Appendix A – Architectural Plans
Appendix B – Location Map
Appendix C – Rationale
Appendix D – Photo Study
Appendix E – OCP Guidelines Review

SUMMARY

This report seeks Council's approval of the issuance of DP001970, an application by the owners of Strata Corporation LMS2383 for building envelope renovations to the Tyndall Stone Lodge located at 4338 Main Street including a new roof and building repainting for the North Tyndall Stone building, breezeway/west entry area improvements, replacement of decorative rafter tips above commercial units at all building sides, height increase for the pool area fence and a new building identification sign.

Staff recommend that Council approve the issuance of DP001970 as laid out in the recommendation of this report.

SIGN-OFFS

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Reviewed by:

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