

Written description of the proposed development and design narrative:

Project: Tyndall Stone Lodge North Building Roof Replacement & Targeted Envelope Restoration

Note: The footprint, elevations, and overall appearance of Tyndall Stone Lodge will not change. The work will make the North Building more consistent with South Building which was rebuilt after the 2013 fire.

Summary description: Replace roof on North Building to match South Building existing roof and other envelope restoration, including repair and improve Breezeway and deteriorating rafters and gutters and exterior pool fence, and repaint North Building rafters and shingles.

Background: Tyndall Stone Lodge at 4338 Main Street was built in 1995-96 as two buildings: the North Building closer to Marketplace, and the South Building, now next to the Olympic Rings. In the 2012 timeframe, engineers' reports recommended replacing the metal roofs of both buildings. A fire occurred on the South Building in November 2013, which resulted in that building being rebuilt.

The South Building received a new standing seam roof in weathered zinc colour, and the building was repainted its current blue, grey and beige colours in 2015-16 (see photos in Context Plan).

The updated building colour from the former avocado green has received much praise for contributing to the attractiveness of the village and as a backdrop for events on the Olympic Plaza. The roof has functioned well and handled snow loads without causing leaks to the interior.

The current project will do the same for the North Building and is designed to address the following problems with the following solutions.

Narrative description of the work: The work consists of several projects described below. The exact timing will depend on the contractor selected for each project (see description of schedule and method below).

North Building Roof

Problem: The North Building roof currently causes leaks into the building and requires belated replacement. Improved drainage from the roof in a few locations is needed to avoid ice hazards to people walking.

Specifically, the current original North Building roof is a fastened metal panel roof, meaning that fasteners go through top of panels. Over time as panels expand and contract, the screw holes can widen and screws loosen. In addition, assessments (including the 2008 JRS Assessment) have shown that the felt underlay is improperly installed. Deficiencies in the felt include reverse

laps, not lapping up at wall terminations, missing felt. There is no ice and water shield, and there are a lot of complicated transitions such as valleys and wall intersections. When snow builds up, water can be held on the panels and gets through joints and terminations and into the building.

In contrast, the current South Building roof is a hidden-fastened roll formed standing seam system with a full waterproof underlay. This is same roof as on Audain Museum, which is current best practice. Since it was installed, there is no known leakage.

Solution: Replace the original, existing North Building face-fastened roof (which lacks a waterproof underlay) with a hidden-fastened double fold roll-formed standing seam roof over a full waterproof underlay and adequate additional snowbars to match the South Building roof. The roof will be the same Weathered Zinc colour as the South Building roof. Repair gutters and add a few gutters and downspouts to avoid icing from draining. This roof is expected to provide 20-40 or more years of service with little maintenance.

Breezeway

Problem: The original Breezeway connecting the North and South Buildings has deteriorated, the roofing and drainage are poor, and it also causes water ingress to the buildings.

Solution: Within the same footprint and profile, repair the drainage including a sloped roof, replace the deteriorated timbers, and add a band of shingles to the concrete/stucco entry section to make the massive lower portion more human-scale and a better connection between the walls of the two adjacent buildings.

Rafters and Shingles

Problem: The pointed decorative rafters at the ends of both buildings have deteriorated and need to be replaced. The shingles near the pool area are badly deteriorated, and various other shingles need replacement. The maroon colour is a vestige of the original Pilgrim Red colour and is dated like the avocado green colour was on the South Building. (The trim on both buildings is Olympic Sandstone and is in good condition.)

Solution: Replace badly deteriorated shingles and repaint all of the shingles on the North Building in the Spruce colour (see Context Plan photographs). As noted below, this updated natural colour meets Village guidelines and objectives and complements the medium blue colour on the South Building.

Replace the deteriorated rafters at both ends of the building (Comor on the South and Blenz/pool area on the North). A survey indicates that the low roof support beams appear in good shape. If rot is found extending into them when the rafters are replaced, those beams will be replaced as well.

The South Building (Comor) rafters will be repainted in the same Easton Blue as existing. The North Building (Blenz and Pool Area) rafters and associated wood trim will be repainted the proposed Spruce colour to match the shingles, as is the case currently and for the past 30 years. The existing Northern Building canopies and rafters will likewise be repainted in the Spruce

colour to maintain the existing approved trim colour scheme, which will be the same colour as the rafter features on the building's ground floor.

The first floor stucco will be repainted in the same Olympic Sandstone colour that is the colour on the stucco on both buildings and on nearly all of the existing wood trim on both buildings. If deteriorated trim is found while working on the shingles on the North Building, it will be replaced and painted in the same Olympic Sandstone colour as existing.

Pool Area

Problem: The Pool Area is in a highly visible location on Main Street, a busy arterial with street level commercial along most of the street including every property adjacent to Tyndall Stone Lodge. As a result of a fence design that is too low, trespassers climb the fence into the pool area after hours (the pool area is closed from 10 pm – 8 pm consistent with the Municipality's noise ordinance).

The trespassing causes noise and disturbance problems in the middle of the night for the adjacent accommodations. Tyndall Stone Lodge, Marketplace and Summit Lodge adjoin the pool area. In addition to the impact on residents, this disturbance adversely affects the Village's desirability for nightly rentals, contrary to Village hospitality objectives. The trespassing causes a health and safety issue and property damage problem as well.

Solution: The effective solution to deter late night trespassing and related safety and disturbance problems is to improve the existing fence. Frosted plexi panels identical to the appearance of the existing fence glass panels would be placed abutting each other on the outside of the existing fence to the permitted height in commercial zones of 2 meters (the current five foot fence being easy to jump over). This will remove the hand and foot holds in the current metal and glass design. Numerous other solutions have been tried over the past five years, and none have proven effective.

Construction Schedule and Methods

The work will be tendered after the development and building permits are issued, as has been done for most previous projects. Assuming the permits are issued in Spring 2024, the work will be tendered and a special assessment to fund the work will occur in Summer/Fall 2024. The work is planned for the Spring shoulder seasons in 2025 and 2026. Some of the work, such as the Breezeway and rafter restoration, might occur in the Fall shoulder season. The North Building shingle repair and repainting is likely to be done after the other work is completed.

The North Building roof replacement is anticipated to be done in approximately three sections using a mobile boom lift to remove the old roof, followed by installation of the waterproof underlay and finally the face-fastened roof, snow bars, and gutter work. The new roof panels will be rolled on site in the Main St. fenced staging area to minimize impact on vehicles and pedestrians (see Construction Management Plan for additional detail).

Each section where the boom lift is working will be protected by moveable fencing, as explained and show in the Construction Management Plan, and fire and safety, vehicular, pedestrian, and

commercial access will be maintained. There is a covered walkway around both buildings, which provides entry and exit access at all times. A temporary canopy is planned to maintain access to the Dairy Queen store when that section of the roof is being replaced, as it is the only entry not accessible under cover.

The fenced Breezeway staging area will support the demolition and reconstruction in that area and will use the Main St. fenced staging area as needed. The boom lift will use the Breezeway staging area as needed for construction work in the Breezeway area, including for the North Building roof and painting if needed.

Consistency with Village Guidelines

The Official Community Plan (OCP) places Tyndall Stone Lodge in the Whistler Village Development Permit Area (Ch 13, Sch. M).

The project furthers one of the primary OCP objectives of “RENEWAL: Innovation, renewal and reinvestment in Whistler’s infrastructure and offerings support livelihoods, quality of life and the visitor experience” (20). The existing North Building roof, wood rafter trim on both buildings, connecting breezeway timbers and drainage, and North Building shingles have deteriorated and require renewal. The original fencing at the Pool Area is inadequate, causing unsafe and unpleasant disturbance to visitors and residents in the neighborhood. The refurbishment of these elements will enhance the Village and visitor experience.

The Design Guidelines for Whistler Village and adjacent neighborhoods Village North and Upper Village are in OCP Sec. 5.6, Schedule T, and Appendix C (Whistler Village Colour Guide).

Tyndall Stone Lodge is an existing commercial/residential property that has previously been approved as meeting the applicable design guidelines, including a roof that has modulated forms, sloped appearance and overhangs, coordinated with connected and adjacent buildings – a primary purpose of this project – high quality materials and neutral colour to blends with the natural landscape, no roof mounted equipment, and trim and eave lines with visual interest (Sec. 5.4).

As noted, the project will replace the roof with a better roof having the same profile as existing and matching the connected South Building. The building materials will remain the same (Sec. 5.5). The project will protect the building envelope, enhance the pedestrian precinct by reducing the potential for snow and ice with snow bars and improved gutters, and the Breezeway reconstruction will emphasize horizontal rather than vertical features within the same footprint and profile (Sec. 5.8 and 6.0).

Tyndall Stone Lodge is a combination building style composed of two adjacent buildings. To avoid a long monotonous monotonal appearance, each building has a different colour. To achieve harmony, both buildings share the same roof and trim colours.

Use of complementary colours, the same Olympic Sandstone trim colour, and the same Weathered Zinc roof on both buildings maintains a harmonious appearance and identity as one lodge – and avoids the potential for a hodge-podge look on a complicated combination-style building. Blue and green colours are characteristic of Main Street (see Context Plan).

The spruce colour follows the colour principle of using a palette drawn from the surrounding natural environment. Blue spruce is common not only in the Whistler environment, but in Whistler Village and along Main Street including at Tyndall Stone Lodge and the adjacent Florence Peterson Park. The value range meets the recommended guidelines (25-75%).

Replacing the existing maroon (originally bright Pilgrim Red) colour on the North Building with a more natural spruce colour comports with the Whistler colour guidelines and updated interpretation that was applied to the South Building repainting after the fire rebuild and new roof. The North Building roof will match the look of the South Building roof in Weathered Zinc. See photos in the Context Plan.

This meets the guideline that building colours should consist of muted tones or shaded tints, neutrals and earth tones that are drawn from Whistler's surrounding natural environment and contribute to the Village visual harmony and character, and that building colours should also be complementary to neighbouring buildings. (Sec. 5.6, Appendix C Sec. 2)

Like the South Building colour scheme, the blue-green spruce colour also meets the 'Four Season' objective of a medium richer colour that will not look drab and dingy on grey days and will look good with both winter snow and summer greenery. The colour looks particularly handsome with the Olympic Sandstone tan trim and the natural cedar elements of the building at the pool area.

Building accessories such as the awnings will be painted in the same spruce colour to highlight the businesses and be harmonious with the colour scheme of the buildings, as encouraged by the guidelines (Appendix C Sec. 3).