



# WHISTLER

## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 15, 2020  
**FROM:** Resort Experience  
**SUBJECT:** DP1742 – 8060 NESTERS ROAD – NEW CANADA POST SORTING AND DISTRIBUTION FACILITY

**REPORT:** 20-084  
**FILE:** DP1742

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Resort Experience be endorsed.

### RECOMMENDATION

**That** Council approve the issuance of Development Permit DP1742 for the proposed new Canada Post sorting and distribution facility at 8060 Nesters Road, as illustrated on the architectural drawings A000-A201, dated July 29, 2020, prepared by Abbarch Architects and landscape plans L1.0 – L2.0 prepared by Tom Barratt dated July 16, 2020 attached as Appendix “B” and Appendix “C” to Administrative Report No. 20-084; and

**That** Council direct staff to advise the applicant that, prior to issuance of the development permit, the following terms and conditions must be completed to the satisfaction of the General Manager of Resort Experience:

1. Provision of a letter of credit, or other approved security, in the amount of 135 per cent of the costs of the hard and soft landscape works, as estimated by a professional landscape architect, as security for the construction and maintenance of these works;
2. Finalization of signage details to be approved prior to installation of any signage; and

**That** Council grant the following variance to Zoning Bylaw No. 303, 2015:

1. Vary Part 6, Section 7 (b) which specifies requirements for landscape strips adjacent to surface parking areas at street property lines, in order to not require installation of trees and a continuous hedge to the specified size and height, in the BC Hydro right of way, with landscaping to be provided as shown on landscape plans L1.0 – L2.0 prepared by Tom Barratt dated July 2, 2020; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the necessary legal documents for this application.

### REFERENCES

**Owner:** Nesters Crossing Holdings Ltd., Inc. No. BC1037949  
**Location:** 8060 Nesters Road  
**Legal Descriptions:** LOT C DISTRICT LOT 1757 NEW WESTMINSTER DISTRICT PLAN EPP54641  
PID 029-647-908  
**Current Zoning:** CTI1 (Community and Transportation Infrastructure One)

Appendices:	“A” – Location Map
	“B” – Architectural Plans
	“C” – Landscape Plans
	“D” – Design Rationale
	“E” – OCP Development Permit Guidelines
	“F” – ADP draft minutes
	“G” – Green Building Policy Rationale
	“H” – Correspondence

## **PURPOSE OF REPORT**

This report seeks Council’s approval of Development Permit DP1742, an application to develop a new one storey industrial building and associated parking, loading and landscaping that will serve as a regional sorting and distribution facility for the Canada Post Corporation at 8060 Nesters Road in the Nesters Crossing industrial subdivision. The proposed development is subject to development permit requirements for the form and character of commercial/industrial development. The development permit is subject to Council approval as the proposal involves the development of a building greater than 20 square metres in floor area, and also includes a variance request to the General Landscaping Requirements at Site Periphery contained in Part 6 – “Parking and Loading Regulations” of Zoning and Parking Bylaw 303, 2015.

## **DISCUSSION**

### **Background**

This CTI1 zoned property is located in the Nesters Crossing industrial subdivision in the Mons area as shown in Appendix “A”. The intent of this zone is to permit industrial type uses supporting community and transportation infrastructure. The property is on the north side of Nesters Road between two developed parcels, approximately 170 metres west of Highway 99, and is bordered to the north by a railway right of way and the Nicklaus North golf course development.

The subject property has an existing industrial building and yard space that was developed for a local excavation and site works contractor. This represented the first phase of development for the property and was approved under DP1483. The existing building is a two storey rectangular industrial building, with office space and auxiliary dwelling unit on the upper storey.

The current proposed development, for the Canada Post Corporation regional sorting and distribution facility, represents the second and final phase of development for the property. This proposed development responds to the existing site conditions and several encumbrances that are registered on the title of the property and constrain the area that is available for development. These constraints are:

1. A 43.3 metres wide hydro right-of-way over the front (southern edge) of the property;
2. A 14 metres wide portion of a 20.1 metres wide floodway along the western length of the property; and
3. A 10 metres wide tree buffer area adjacent to the railway right of way with mature trees to be retained to screen the industrial development from the golf course on the north side of the rail tracks.

The proposed development is subject to consistency with the Commercial/Industrial development permit area guidelines for the form and character of development. While the property lies within a Wildfire Protection Development Permit Area, the development is exempt from these requirements since the site is in a “moderate risk” area and will not include untreated wood shakes as roofing material or new coniferous vegetation within three metres of a principal building.

## **Proposed Development**

Nesters Crossing Holdings Ltd. is proposing a new one storey industrial building, 7.32 metres in height on an existing partly developed parcel at 8060 Nesters Road. The building's floor area consists of indoor storage space to support a "shipping agent and freight forwarder" use permitted under the CTI1 Zone. This planned second phase is proposed to accommodate a regional sorting and distribution facility for the Canada Post Corporation to improve the existing level of service to the Whistler community and Sea to Sky corridor. A retail postal component is not part of this proposal.

The building is proposed to be used for industrial indoor storage and warehouse uses auxiliary to Canada Post's sorting and distribution facility. The proposed gross floor area for the new Phase II building is 569.8 square metres (6,133 ft<sup>2</sup>). Approximate allocation of floor area is as follows:

- Auxiliary warehouse use 557.6 m<sup>2</sup>; and
- Indoor storage 12.2 m<sup>2</sup>.

The proposed building materials are to match the building constructed in Phase I and include:

- Standing seam metal roofing;
- Precast insulated concrete panels; and
- Aluminum framed windows and overhead sectional doors.

Architectural and landscape plans are attached to this report as Appendices "A" and "B", and the design rationale is attached as Appendix "D". The proposed development is described below.

### Site Planning

The lot area for development of this Phase II building is constrained by several encumbrances registered on the property title as described above. These include a hydro right of way over the front of the property (south side), a floodway along the west side of the property, and a native vegetation buffer area along the north property line. This buffer area of existing vegetation is to assist with screening the industrial development from the golf course located on the north side of the rail tracks. The Phase I building is located near the rear of the property partly due to these constraints.

The proposed development is accessed from the Nesters Road extension connecting this industrial subdivision. The proposed new building is sited towards the front of the property, however, not directly adjacent to the street due to the wide hydro right of way located over the front of the property. The garbage and recycling will be contained in a separated area at the southwest corner of the building within a secured space with an overhead roll up door.

### Site Circulation

A second asphalt driveway access has been incorporated into the site plan to accommodate large vehicle loading movements, while the smaller mail delivery vehicles will utilize the existing driveway. Access to the Phase One building will not be impeded by the development of the second phase. The site circulation including maneuverability of vehicles meets all engineering functional requirements and takes into consideration each phase of this development

### Building Design, Materials, and Colours

The building is "function driven" and has been developed in accordance with Canada Post's requirements for distribution facilities. Although the proposed building is not immediately adjacent to Nesters Road it will be quite visible given the open nature of the front portion of the property. Articulation of the building facades is achieved with door and window frame mullions, scoring and color changes on the precast concrete panels. Alternating fascia treatment between the precast concrete

panels and the second storey fibre cement lap siding, metal overhead doors and awnings over pedestrian entrances help to break up the perceived massing.

The proposed building's earth tone color scheme with the charcoal color metal roofing is suitable for the industrial location. The east elevation provides architectural features (building materials, window patterns, rooflines) to address the streetscape. The west elevation is intentionally a flat surface as the planned third phase will abut that wall in the future. The proposed design is in response to site restrictions, surrounding conditions and design guidelines registered on title for this site. The building will be a positive enhancement to the Nesters Crossing industrial subdivision given the proposed building materials, colors, and landscape to screen the parking area, entrance and loading bay access. A design rationale for the proposed development is attached to this report in Appendix "D".

### Parking

The required parking for the Phase II building is 13 parking spaces and a total of 17 parking spaces are proposed in two paved parking areas. There are 12 parking spaces in the parking area adjacent to the front property line and 5 parking spaces in the smaller parking area near the building. The parking stalls for Canada Post are intended to be in front of the building to provide for the loading of smaller delivery vehicles through the double doors in the centre of the building, and the access to the parcel courier counter through the single door. The larger parking lot adjacent to the road will be screened by a 7.5 metres wide landscaped buffer, avoiding open lawn areas which incorporates a mixture of native shrubs with a variety of grasses and perennials.

### Landscape Concept

The landscape plan is an important aspect of the overall design. The proposed landscaping for the Phase 2 building site is intended to blend with the existing landscape of the overall Nesters Crossing site as shown in Appendix "C". Native and native like species are proposed; primarily native shrubs with a variety of grasses and perennials with open lawn areas avoided. Planting heights are shown not to exceed the 3 m B.C. Hydro guidelines for planting near power lines. Landscaping is prohibited along the floodway against the adjoining property. A picnic table for seating is located in the front planted area for staff to use and a bicycle rack adjacent to the building is shown near the proposed loading bay.

### Signage

The property's signage is subject to development permit approval for form and character, coordination, and compliance with the Sign Bylaw. The proposed signage is preliminary in nature as shown in the architectural drawing package in Appendix "B". Given the applicant's interest to obtain development and building permits to commence construction this year, staff recommend further details regarding the proposed signage be prepared and submitted for approval by the General Manager of Resort Experience prior to the installation of any signs as a condition of the development permit. The finalized signs can be reviewed through a sign permit application.

## **OTHER POLICY CONSIDERATIONS**

### **Zoning and Parking Bylaw No. 303, 2015**

The property is zoned CTI1 (Community and Transportation Infrastructure One). The proposed development of this site for use as a sorting and distribution facility for Canada Post is consistent with the regulations of the CTI1 Zone.

Under "other regulations" in the CTI1 zone, an additional landscape requirement includes that a minimum of 10 per cent of the parcel is landscaped with a focus being on the setback area adjacent to the front parcel line. While the current proposal meets the 10 per cent minimum landscape requirement including the entire front setback area, the applicant requests a variance to the Zoning Bylaw's general

landscaping requirements at the site periphery since the landscape plan does not provide for a landscape strip with “a minimum of one deciduous tree...and one coniferous tree...for every 6.1 metres of property line...” or “ground cover with a continuous hedge or masonry wall between 75 to 90 cms in height”. The rationale for the variance requested is to meet B.C. Hydro’s requirements for planting near power lines, which requires that planting heights not exceed 3 m. The proposed landscape treatment with the above-noted variance still meets the objectives of the landscape and screening development permit guidelines as there will be a minimum 10 percent landscaped area in addition to providing a buffer to provide a visual screen from Nesters Road.

## **Official Community Plan**

The property is located within a Commercial/Industrial Development Permit Area and is subject to design guidelines for the form and character of development. The proposed development is consistent with the Official Community Plan’s design guidelines for Commercial/Industrial development as shown in Appendix “E”.

## **ADVISORY DESIGN PANEL**

At the July 15, 2020 ADP meeting the Panel passed the following draft motion:

*“That the Advisory Design Panel supports the proposal at 8060 Nesters Road and recommends that the applicant work with staff to finalize detail design with respect to landscaping meeting the ten percent requirement, continuing of colour band on the building and increasing the size of canopies.”*

The Panel’s comments have been addressed and the revised architectural plans include colour banding around the entire building and increase to the size of the weather protection canopies. The revised landscape plan also now meets the minimum 10 percent landscape site coverage requirement.

## **Legal Encumbrances**

A flood plain covenant and a lot specific covenant for Lot C with supplementary design guidelines provide additional guidance to create consistency and cohesiveness in the overall subdivision as the individual lots are developed. The proposal has been designed to meet the registered flood plain covenant, which directs minimum building elevations, site grading and required floodway through the site. The proposed development is consistent with these encumbrances.

## **Green Building Policy**

The municipality’s *Council Policy G-23: Green Building Policy* provides direction in respect to green building features and outlines six broad green building objectives. The development proposal satisfies the performance objectives under the Policy as shown in Appendix “G”.

## **BUDGET CONSIDERATIONS**

The proposed development is subject to development permit application processing fees for recovery of staff time and direct costs associated with processing the application.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

An information sign describing DP1742 is posted on the site. Two letters of support were submitted from members of the public (Appendix “H”). No other correspondence or submissions were received.

## **SUMMARY**

Development permit DP1742 proposes a new one-storey warehouse building at 8060 Nesters Road in the Nesters Crossing industrial park. This building is intended to house a new regional sorting and distribution facility for Canada Post. Staff recommend approving issuance of the development permit subject to receipt of a landscape security.

Respectfully submitted,

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PLANNER, RPP MCIP

For  
Mike Kirkegaard  
DIRECTOR OF PLANNING

For  
Toni Metcalf  
INTERIM GENERAL MANAGER OF RESORT EXPERIENCE