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Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: DESIGN RATIONALE
Phase 2, 8060 Nesters Road, Whistler, B.C.

The current submission is for the second phase of the planned three phase development for 8060 Nesters Road.

The first phase was constructed for the purpose of accommodating a local excavation and site works contractor. The Occupancy Permit for the first phase was issued on March 8th, 2018.

The planned second phase will be for the sole occupancy of Canada Post Corporation to operate a regional sorting and distribution facility to better serve the community of Whistler, and beyond.

Canada Post advises that the proposed facility will:

- significantly improve the level of service to the community
- complete the two-phase Canada Post initiative to provide faster and more extensive delivery services to the community. The first phase of the plan was completed in 2019 for all customers outside of the PO Box Boundary. The second phase is to convert PO Box customers to civic addressing which can only be accomplished with new premises to sort and distribute the deliveries. Canada Post has been working with the RMOW on their plan to implement the upgraded services to the community.
- significantly reduce highway truck volumes, it is estimated that the number of tractor trailer trips will be reduced by over 50%
- improve Canada Post's scheduling for both the truck deliveries and staffing at the local level
- eliminate the noise complaints caused by the current truck delivery schedule to the Village
- require a deep bay loading dock for deliveries
- require up to 20 stalls for the delivery vehicles operated by Canada Post, inside staff, and the parcel courier counter
- not provide retail mail services at this location.

The siting and placement of the proposed second phase is to accommodate the movements of tractor trailers with the addition of a second driveway, while the smaller mail delivery vehicles, staff, parcel customers, and pedestrian traffic will utilize the existing driveway.

The front face of the building is situated at the edge of the BC Hydro ROW which extends across the front of the site. The site is constrained by the BC Hydro ROW along the front, Floodway C along the north edge, and a 10m Tree Buffer along the rear property line next to the railway line. The permissible building area of the site is 43% due to the three ROW's.



The building is very "function driven" and has been developed in accordance with Canada Post's requirements for loading, door placement and type on the east elevation, window placement to provide natural light to the planned staff areas, and articulation to the south wall, with no windows on the other two walls. The west elevation is intentionally a flat surface as the planned third phase will abut that wall in the future.

The garbage and recycling will be contained in a separated area on the southwest corner of the building, the area will meet the requirements of the Solid Waste Bylaw No. 2139 within a secured space with an overhead roll up door. The placement of the waste area permits the Canada Post staff to easily access the waste facilities from the rear main door under a covered canopy, and provide access for the removal of the waste without interfering with the operations at the front of the building.

Materials

The industrial building has been designed to co-ordinate with and complement existing first phase. Like the first phase, as well as the neighbouring Whistler Connections premises, the perimeter walls will be constructed of insulated precast concrete panels to provide both a durable and robust structure suitable for the building function. The flat roof will be structurally engineered to retain snow during the winter. The roof will be non-reflective and insulated to meet ASHRAE requirements. The south elevation of the building will allow natural light and "activity" in the staff and lunch areas. The decorative features over the windows provide further articulation and are constructed from the same materials used for the canopies on the first phase building to maintain the established industrial theme.

The materials have been chosen to be exceptionally durable and maintain their character with minimal maintenance. The structural steel canopy across the front of the building is to provide protection for the three points of access as well as the high level of activity anticipated along the entire building frontage.

We are proposing the same natural colour scheme, using mid brown as the main colour for the concrete panels, with warm accent colours. The covenant on title in favour of the adjacent golf course requires that the rear wall of the first phase building be either brown or dark green, it was our choice to go with the brown and appropriate accent colours.

Parking

The parking requested by Canada Post is more than the bylaw requirements, this is to accommodate their delivery, staff, and parcel courier vehicles. There is also a deficiency of 9 stalls required for the first phase, this was permitted as a temporary measure with the requirement that they be provided in the next phase.

The parking stalls for Canada Post are requested to be in front of the building to provide for the loading of the small Canada Post delivery vehicles through the double doors in the centre of the building, and the access to the parcel courier counter through the single door.

Landscape

The proposed landscaping for the Canada Post building site is intended to blend with the existing landscape of the overall Nesters Crossing site. Landscape design on



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each of the Nesters Crossing properties has been considered as a whole.

Native and native like species are used; primarily native shrubs with a variety of grasses and perennials. Open lawn areas are avoided. Planting heights will not exceed the 3m B.C. Hydro guidelines for planting near power lines.

The front landscape area is large which provides a level of screening at the front area. 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. Boulders and warning sticks will provide protection from winter plows.

Yours truly,

ABBA KCH Architecture Inc.

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JC/jc

