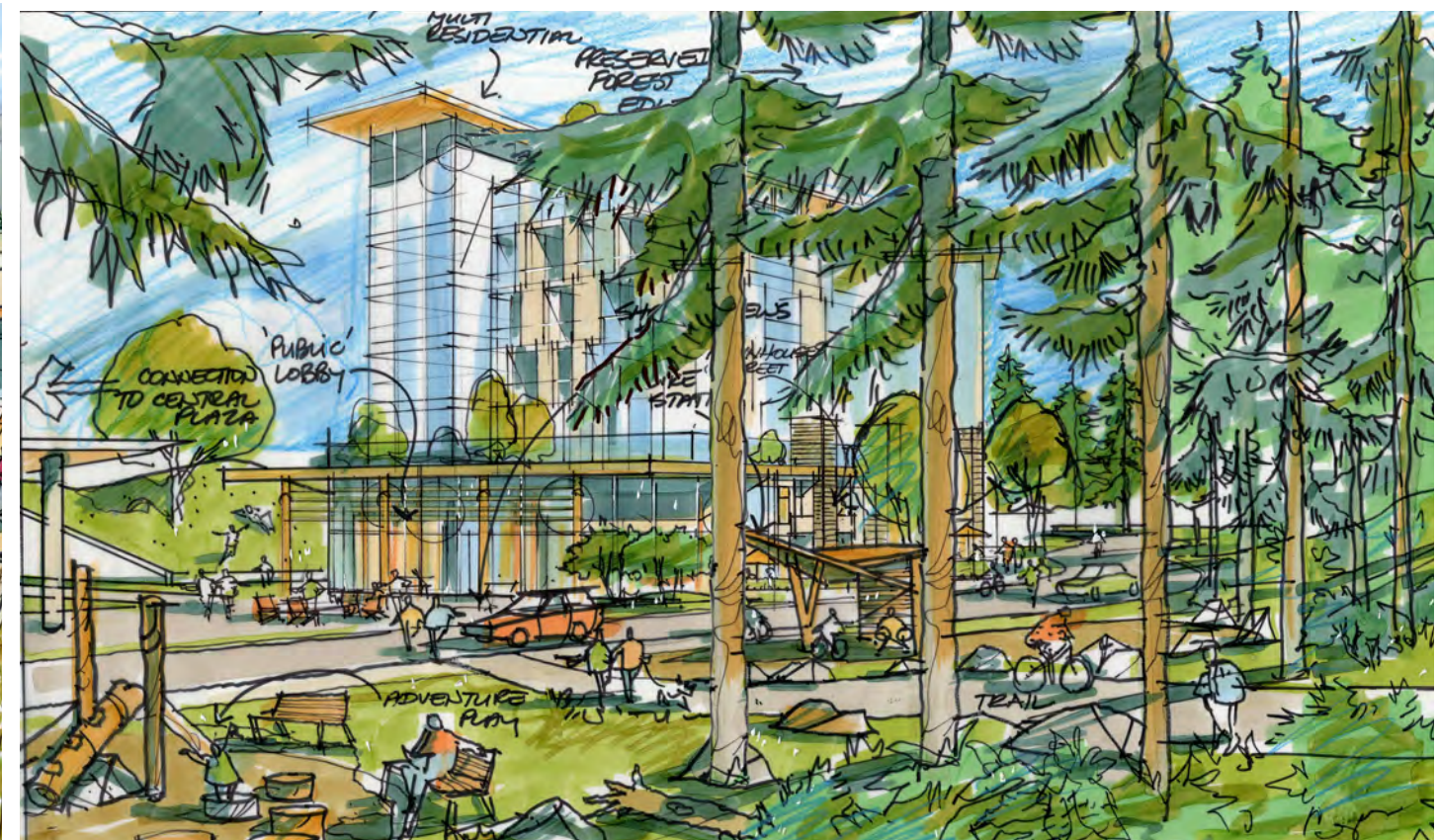
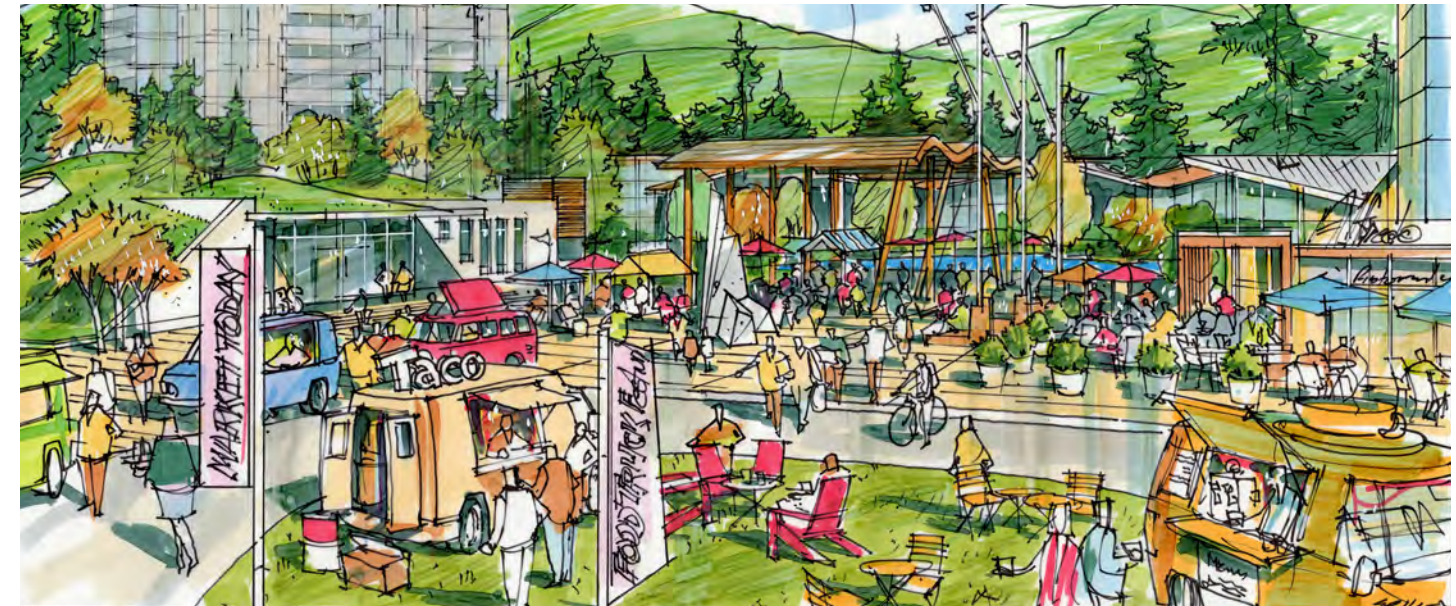


NORTHLANDS VILLAGE GREEN

the intersection of nature, community and home





NORTHLANDS VILLAGE GREEN



COMMUNITY HUB

1. a community square with active building edges with the potential for casual gathering, exhibits, markets, food trucks, etc.
Guiding principles 1, 2
2. a mixed use building with retail/commercial at the ground floor, office on level 2 and employee rental on level 3 and 4
Guiding principles 1, 2, 3
3. a daycare and outdoor play space and vehicular drop off
Guiding principles 1, 2, 4
4. space for community use - specific uses to be determined
Guiding principles 1, 2
5. slow, low traffic mews provides access to daycare and underground parking
Guiding principle 4

The following pages provide ideas about how different aspect and locations within the site could translate into a design.



1 a public gathering space framed by active commercial and retail uses



2 a mixed use building with active commercial spaces at grade animate the public realm



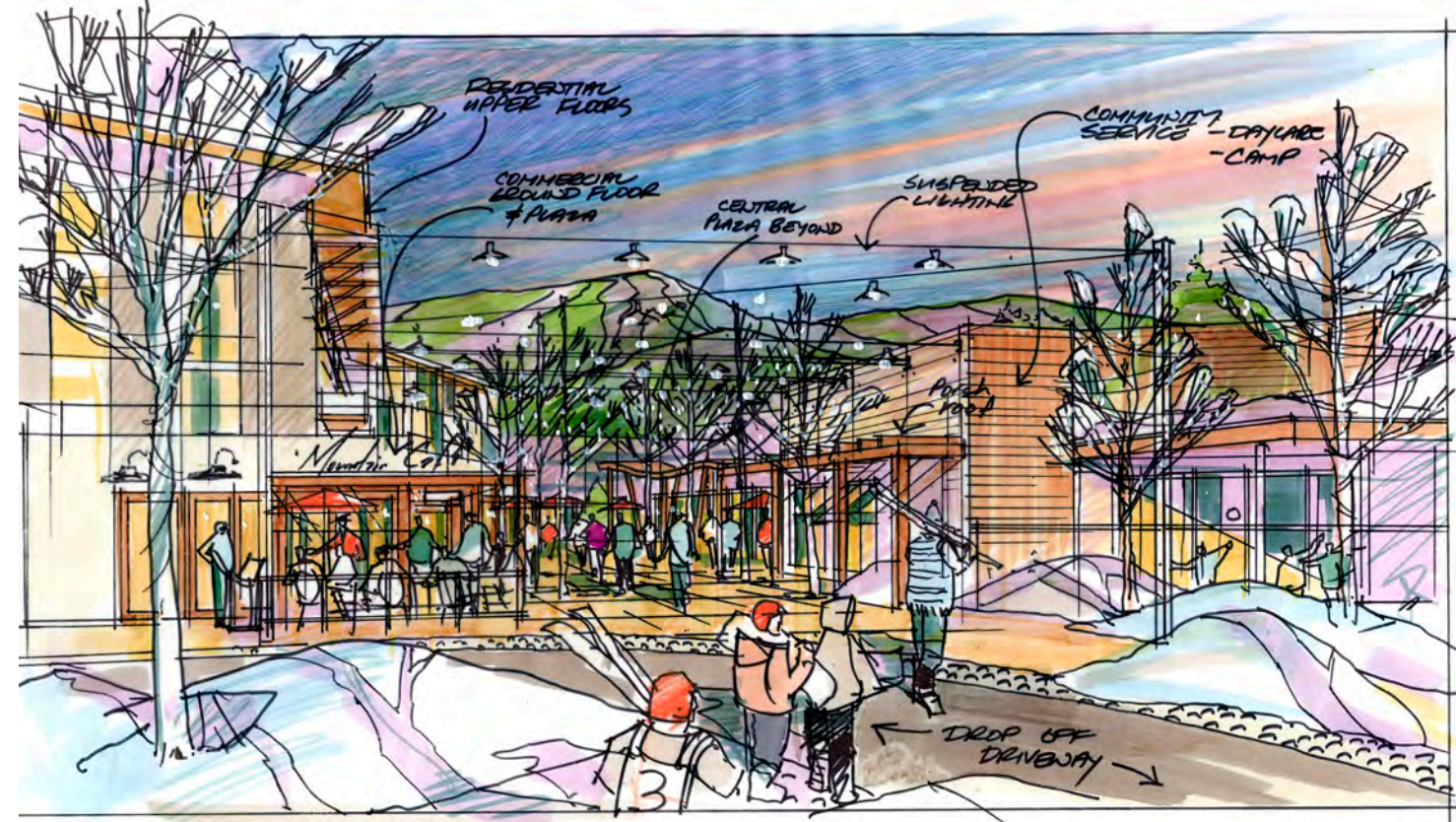
4 community uses and commercial spaces create a “hub” for residents and visitors



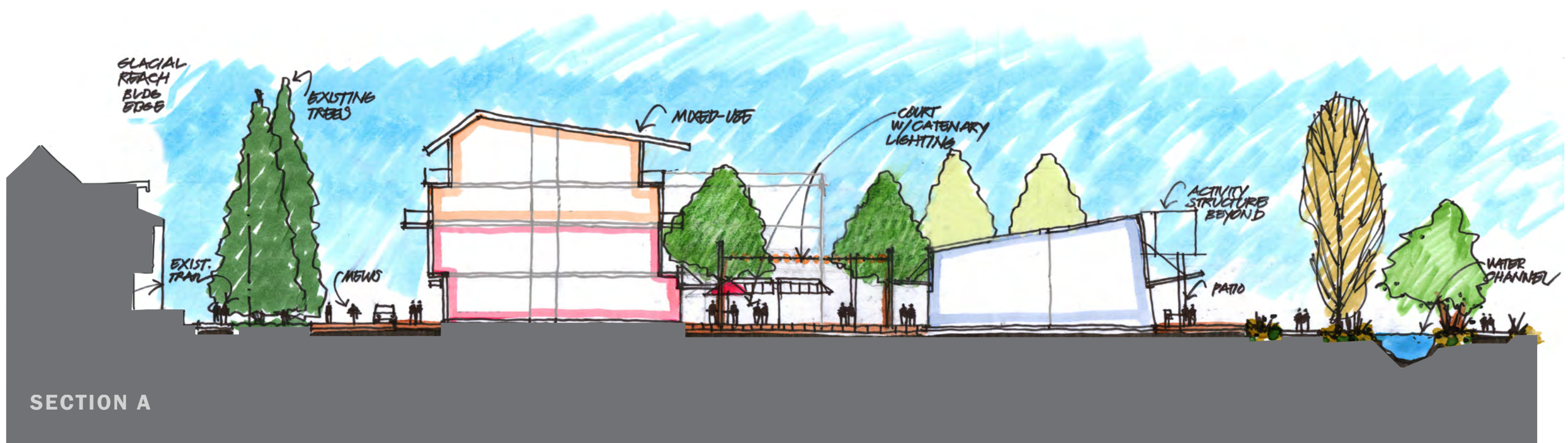
3 a daycare is one of the possible community uses



5 a shared street / mews



DROP OFF PLAZA. WINTER CONDITION.
PRELIMINARY STUDY



SECTION A

NORTHLANDS VILLAGE GREEN



CENTRAL PLAZA

1. a large public plaza with space for all season community gatherings, public art festivals and celebrations - and places for small groups and individuals located to allow views into the central greenspace from the Northlands Boulevard gateway
Guiding principles 1, 2, 4
2. a unique, landmark sheltered space for all weather gathering and events
Guiding principles 1, 2, 4
3. a performance space/dock on the edge of the pond looking out over the plaza and adjacent green space
Guiding principles 1, 2, 4

(continued on next spread)



3 a deck extends the plaza into the wetlands and can be used as a performance space



1 the plaza is a great opportunity for public art



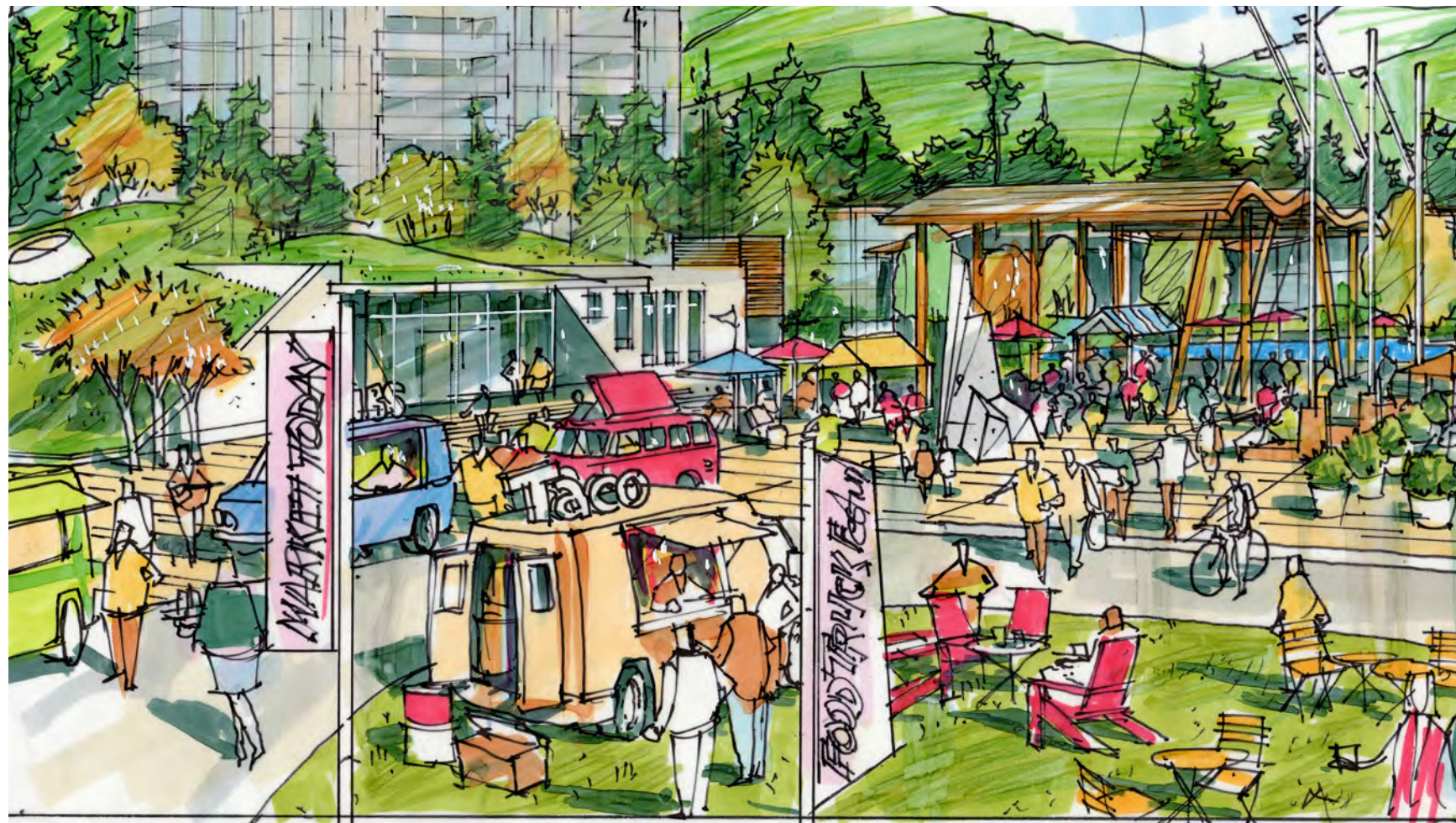
1 innovative lighting opportunities



2 a unique, landmark shelter increases the function of the plaza - providing weather protection and performance space

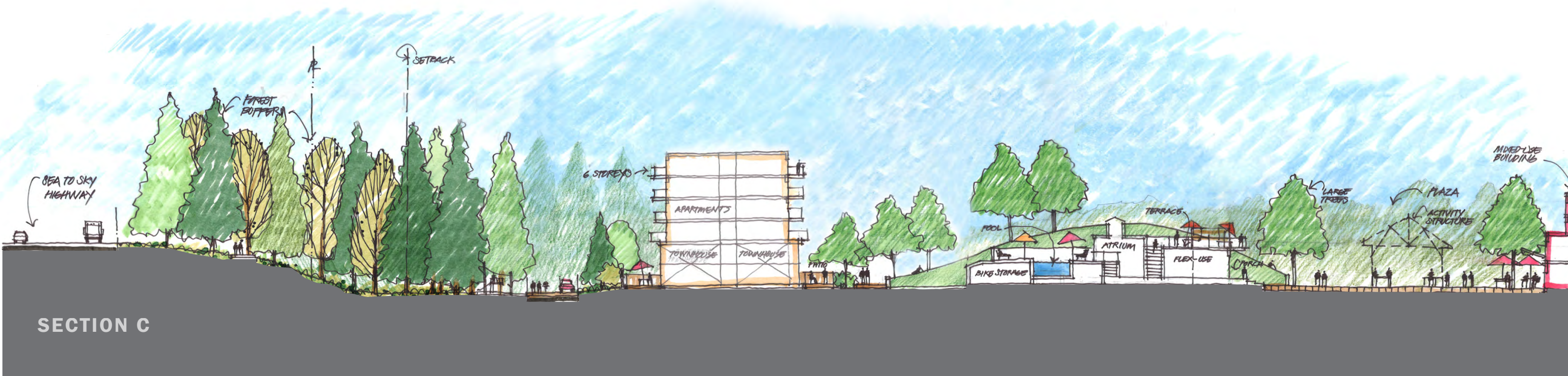


1 the plaza is an accessible space with a food truck friendly street edge



VIEW OF MARKET PLAZA DURING EVENT
PRELIMINARY STUDY.

NORTHLANDS VILLAGE GREEN



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4. active, defining edges including
Guiding principles 1, 2, 4

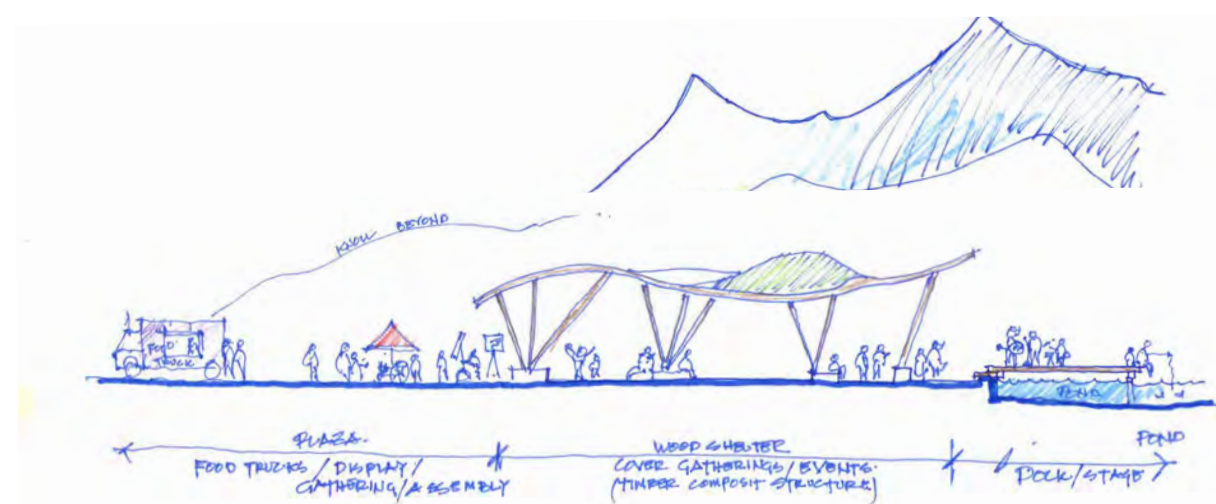
- 4a. a community space and public seating at the base of the knoll
- 4b. retail/commercial uses
- 4c. a “social” residential lobby
- 4d. a terminus of Northlands Boulevard integrated into the plaza as a gateway with special paving, opportunities for public art and landscaping combined with drop-off space with views across the central open space



4a public seating defines the edge of the plaza and knoll



4a casual performance spaces



NORTHLANDS VILLAGE GREEN



4c restaurants and cafes can spill out into the plaza



4d a significant public art installation is possible at the Northlands Boulevard terminus

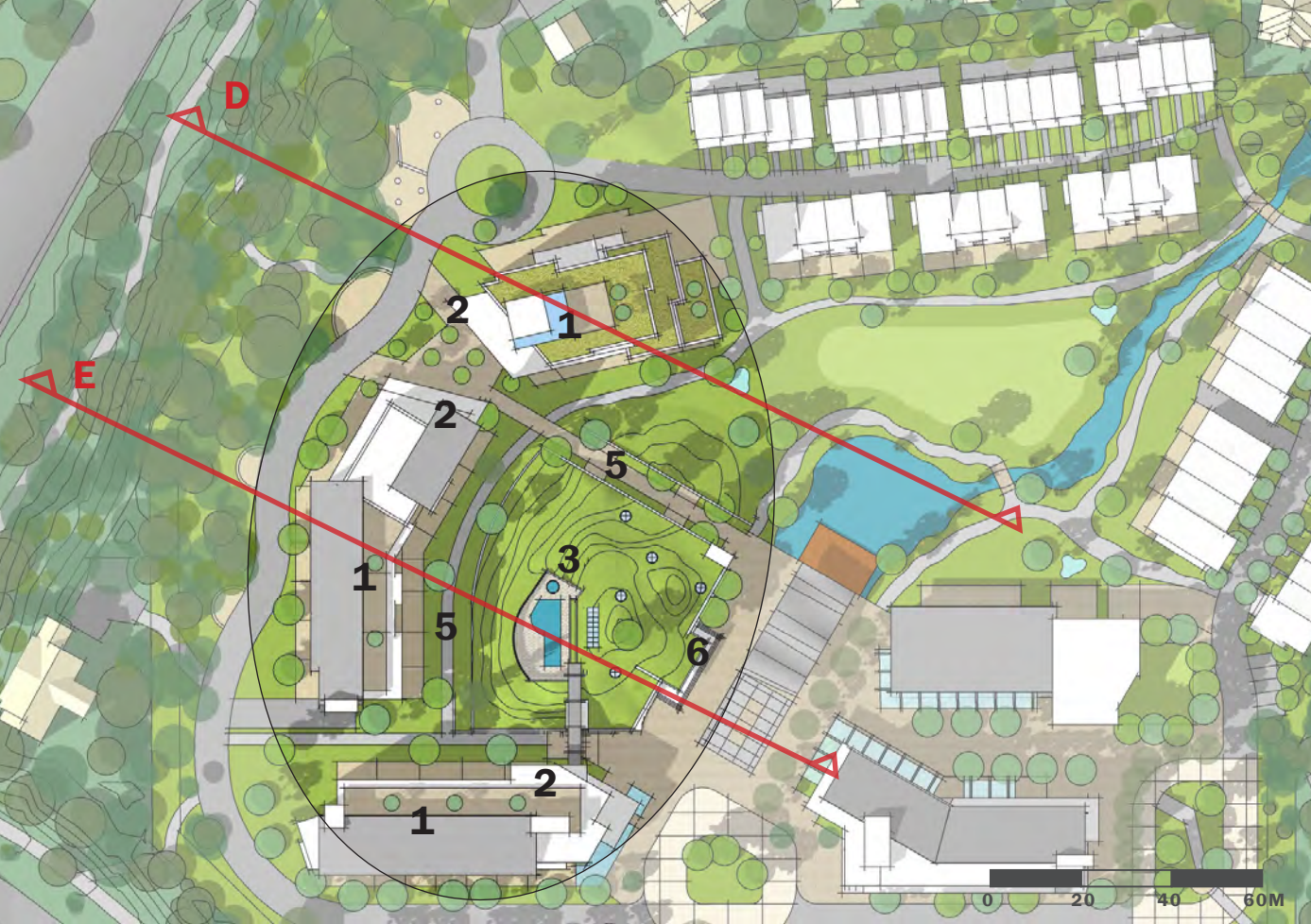


4c expressive residential lobbies mark the significance of the Northlands Terminus



4d possible landscaping and architectural elements at the Northlands Terminus

NORTHLANDS VILLAGE GREEN



APARTMENT CLUSTER AND CENTRAL STRATA AMENITY

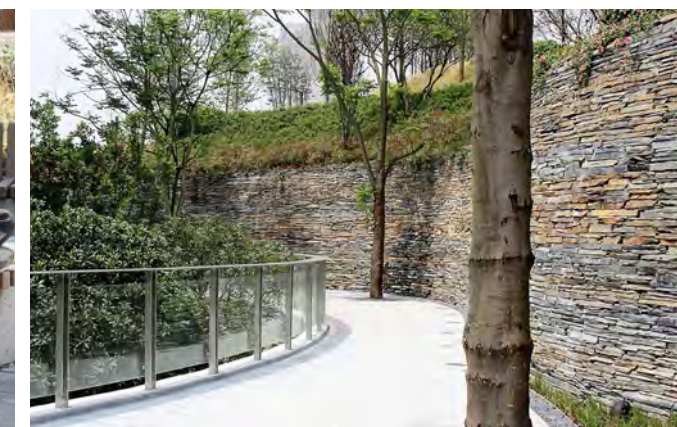
1. 3 apartment buildings with heights transitioning from 4-11 storeys located on the west edge including ground level units with private front doors/patios/gates oriented to the mews/green buffer and to the central open space **Guiding principles 2, 3, 6**
2. apartment lobbies combined with building amenities envisioned as tall, transparent, “friendly” building elements - “lanterns” in the landscape - clearly identifying the building’s front door and animating the central open space and plaza **Guiding principle 2**
3. a central strata amenity (wellness centre) integrated into a landscaped knoll provides a unique and innovative landscape/architectural element addressing the issue of integrating a semi-private use within a public open space **Guiding principles 2, 6**
4. the space within the knoll accommodates convenient bike parking and workshop space, with access via the pathway that “cuts” through the knoll **Guiding principles 2, 6**
5. a network of pedestrian pathways framed by sitting walls connect the apartment cluster with the surrounding development and neighbourhoods **Guiding principles 2, 4**
6. the strata amenity and knoll forms the west edge of the plaza where a flexible community space (possible uses include exhibition, gallery, yoga/dance studio, rental space for community or private events) provides a public edge combined with a sitting wall and public seating **Guiding principles 1, 2**
7. building heights transition from south to north from 4 to 11 storeys



3 skylights integrated into the landscaped knoll providing daylight into the strata amenity



2 bright welcoming apartment lobbies

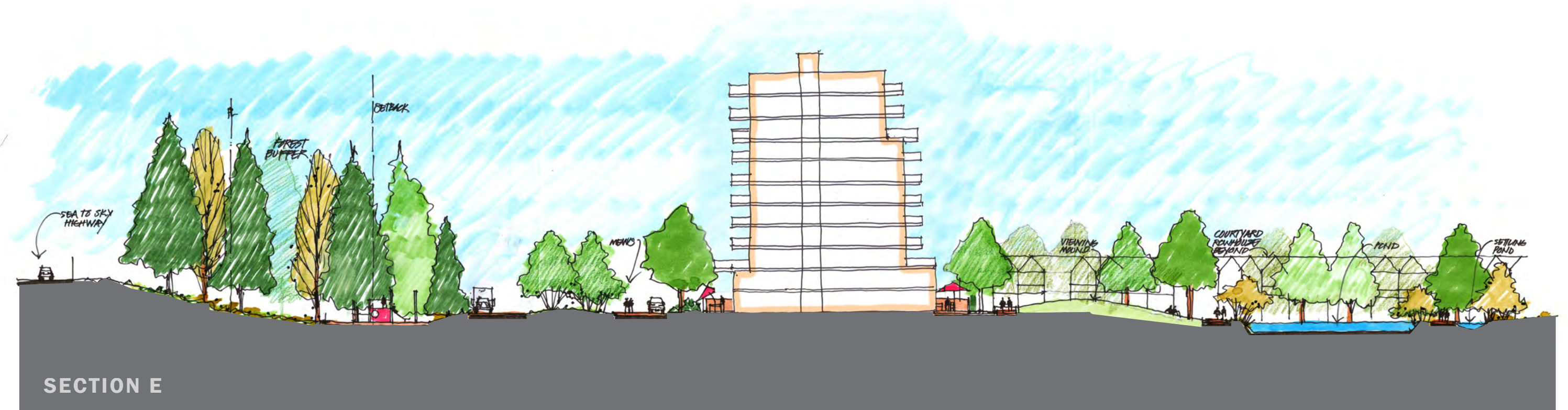


5 a network of green pathways with seating supports social interaction and connections between the new and existing communities



6 active uses including bike parking and a strata amenity, inside the landscaped knoll, animate the adjacent spaces

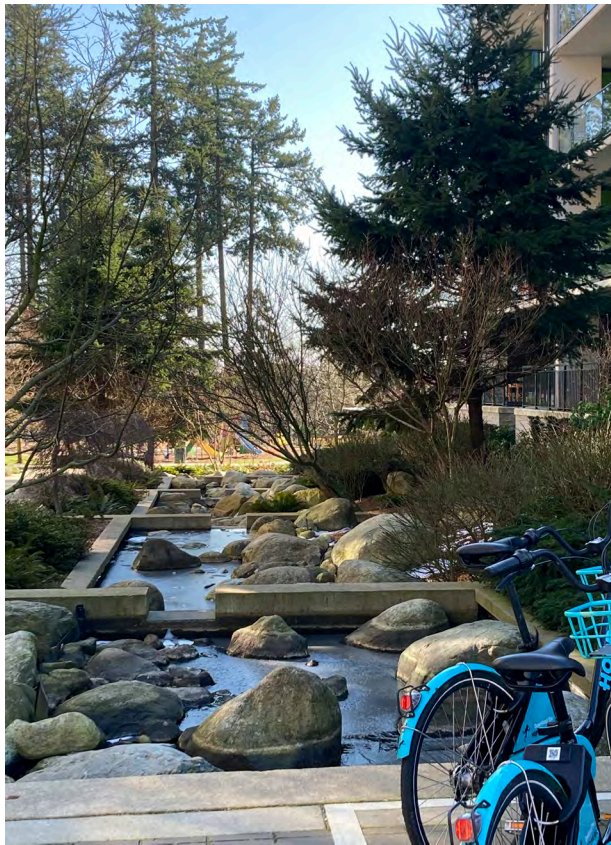
NORTHLANDS VILLAGE GREEN





CENTRAL NATURAL AREA AND POND

1. a generous open natural lawn accommodates a variety of public uses including recreation (frisbee, casual soccer) and all-season outdoor gathering **Guiding principles 1, 2, 4, 6**
2. a neighbourhood trail loop connects with the Valley Trail network **Guiding principles 1, 2, 4**
3. a selection of public space “nodes” for public art, natural play spaces, seating areas and snow storage **Guiding principles 1, 2**
4. a seasonal water channel and pond - extending the Whistler Village waterways - collects infiltrated stormwater and animates the central green space **Guiding principles 2, 5, 6**
5. infiltration ponds manage rainwater from buildings and paved surfaces before entering the pond and ultimately Fitzsimmons Creek **Guiding principles 5, 6**
6. a modest “hill” for play and a view of the meadow with bike parking and workshop space within **Guiding principles 1, 2, 6**
7. riparian planting to provide habitat and a natural edge to the pond **Guiding principles 1, 2, 5, 6**
8. a pathway “cut” through the knoll connects to the meadows and Valley Trail and provides access to bicycle parking and facilities within the knoll **Guiding principles 2, 4, 6**



4 seasonal water channel and pond



3, 4, 7 a combination of water, nature, paths and gathering places



3 seating/activity nodes along the pathway



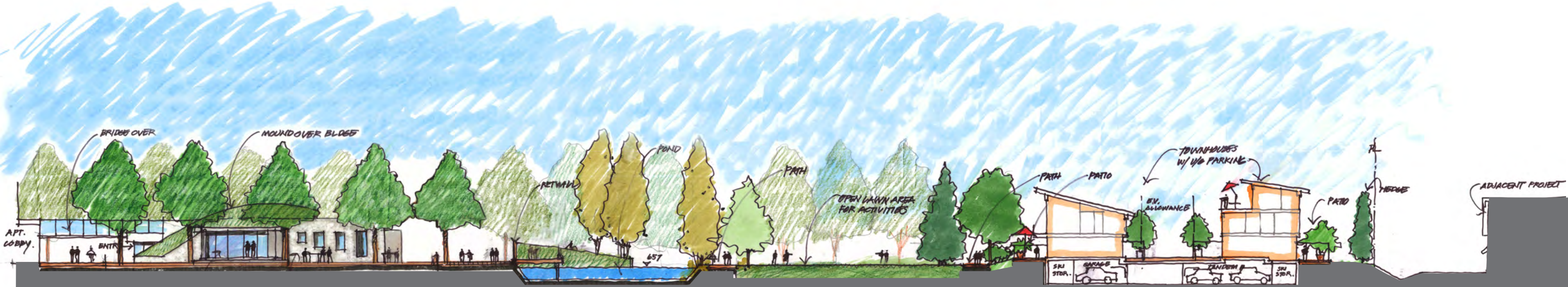
1 a summer meadow



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SECTION F



SECTION G

NORTHLANDS VILLAGE GREEN



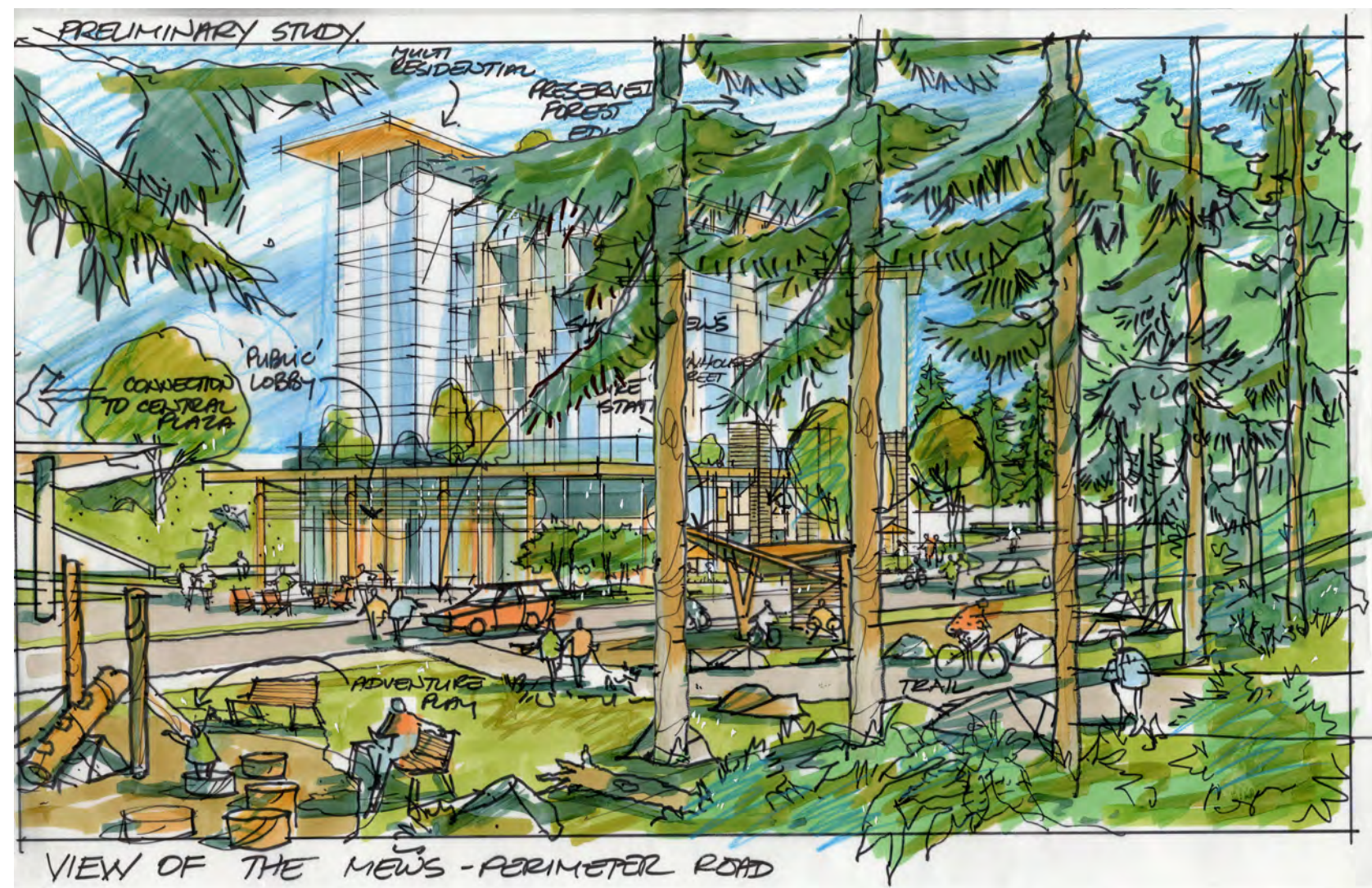
4 a shared street along the west edge



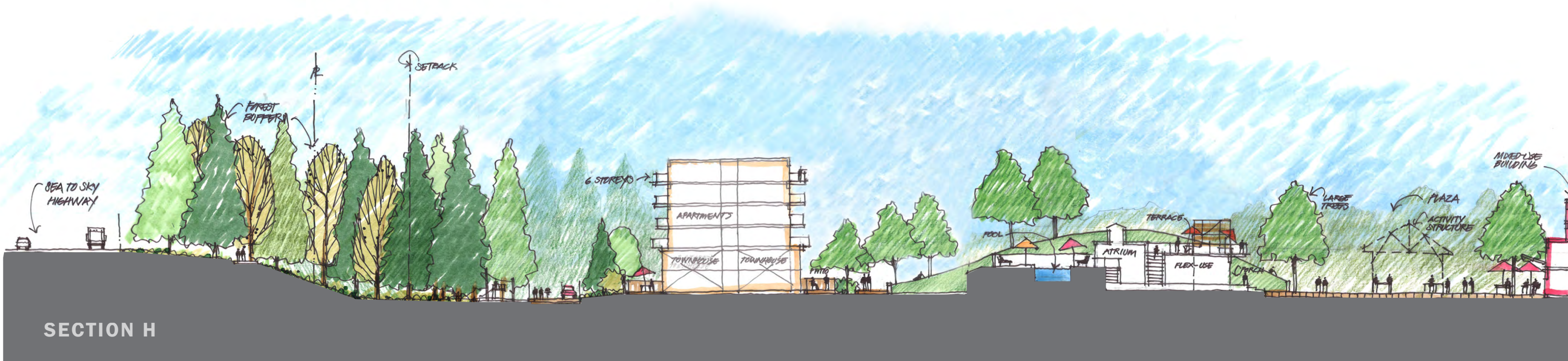
5 natural buffers between public and private

THE GREEN WESTERN EDGE

1. respect and enhance the 20 m highway buffer **Guiding principles 5, 6**
2. enhance the tree canopy to the edge of the mews **Guiding principles 5, 6**
3. incorporate a variety of small scale public spaces along the west mews edge including public art, natural play spaces, seating areas and snow storage **Guiding principles 1, 2, 4, 6**
4. a slow, low traffic mews shared by pedestrians, cyclists and cars is designed to retain existing stands of trees **Guiding principles 4, 6**
5. a naturalized landscape zone buffering the public mews from private patios **Guiding principles 6**
6. trail connections through the green edge to connect with the Valley Trail parallel with the highway **Guiding principles 2, 4**
7. a roundabout for traffic to return to Northlands Boulevard and for emergency vehicles access to/from Montebello **Guiding principles 4**



NORTHLANDS VILLAGE GREEN



SECTION H

NORTHLANDS VILLAGE GREEN



1 underground parking removes the impact of cars and garages on streetscapes



3 contemporary details and materials



TOWNHOUSES

1. two rows of townhouse units with underground parking create a linear, semi-public courtyard that is part of the site's pedestrian network **Guiding principles 2, 3, 4**
2. courtyard units with at-grade garages are designed with combined sidewalk/driveways to optimize places for street trees and reduce the impact of garage doors on the pedestrian **Guiding principles 2, 3, 4**
3. the architecture focuses on simple, energy efficient, contemporary, "alpine" silhouettes with sheltering roof forms **Guiding principles 2, 5**



3 simple, contemporary townhouse forms

NORTHLANDS VILLAGE GREEN

