

THE BOULEVARD

a central boulevard, building enclaves, and community pavilion framing a central public space





20 m forest - highway buffer

valley trail

link to valley trail

activity nodes or snow storage

strata amenity including pool

valley trail

drop off area

link to valley trail

amenity channel

surface parking

townhomes with underground parking

rainwater detention pond

pedestrian trail

townhomes with street level parking

daycare

daycare drop off and turnaround

surface parking

link to valley trail

enhanced pedestrian and cycling facilities

THE BOULEVARD



Sketch 2

CENTRAL PLAZA AND COMMUNITY HUB

1. a public plaza framed by active commercial/retail/community uses and the central boulevard with the potential for casual gatherings, 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 residential rental on level 3 and 4 **Guiding principles 1, 2, 3**
3. a landmark “alpine” pavilion (combined indoor and outdoor sheltered space) for community gatherings, performance, markets, events, etc. **Guiding principles 1, 2, 6**
4. a daycare and outdoor play space, and vehicular drop off **Guiding principles 1, 2**
5. small scale “kiosk” style commercial, retail or community spaces within the plaza space - providing a contrast with Whistler Village’s open - space-framed-by-buildings typology (specific uses to be determined) **Guiding principles 1, 2**
6. slow, low traffic mews provides access to daycare and underground parking with limited surface parking **Guiding principle 4**
7. a pedestrian gateway in the southwest corner continues as a diagonal path to the Valley Trail parallel with the highway **Guiding principles 2, 4**



2 a mixed use building with active retail/commercial at grade and office space and employee rental on upper levels



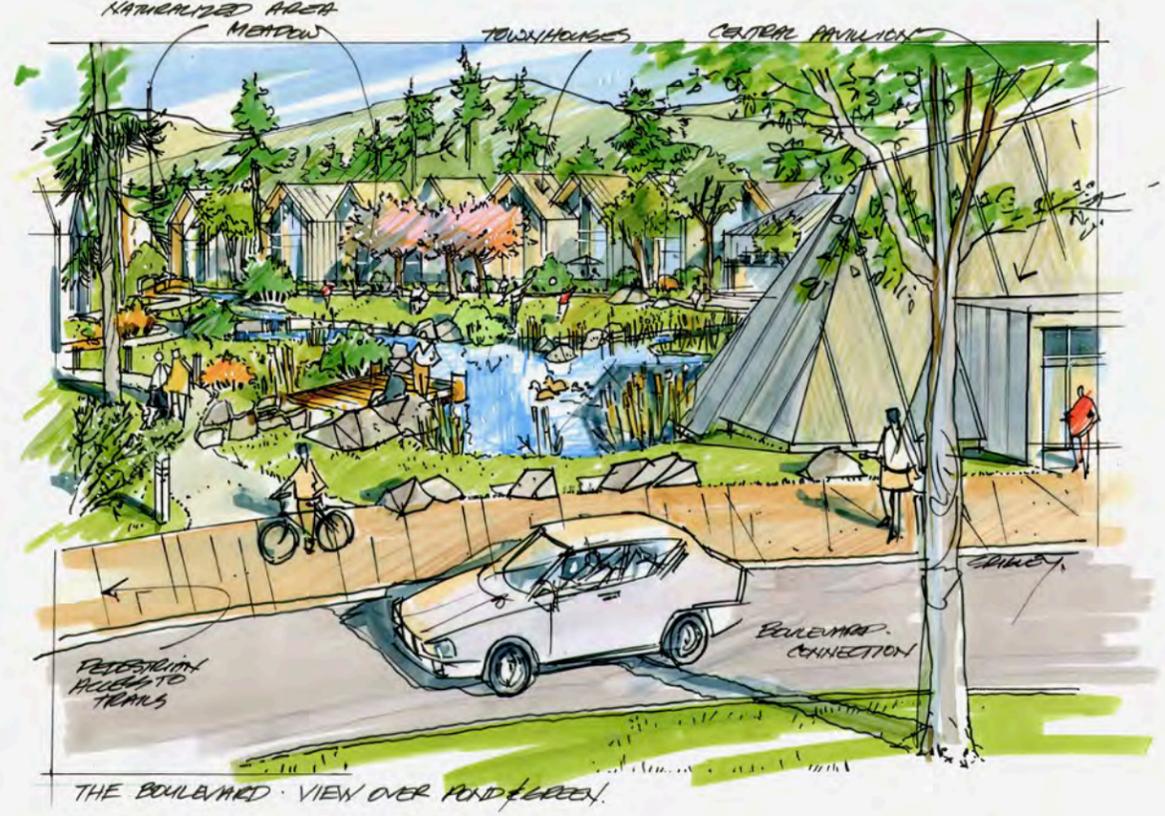
1, 5, 6 commercial/retail and community uses provided in smaller “kiosk” buildings located within the plaza (similar to Granville Island where pedestrians move “around” individual buildings) - vehicles share travel lanes with pedestrians but are clearly separated from the plaza



THE BOULEVARD



Sketch 2



Sketch 3



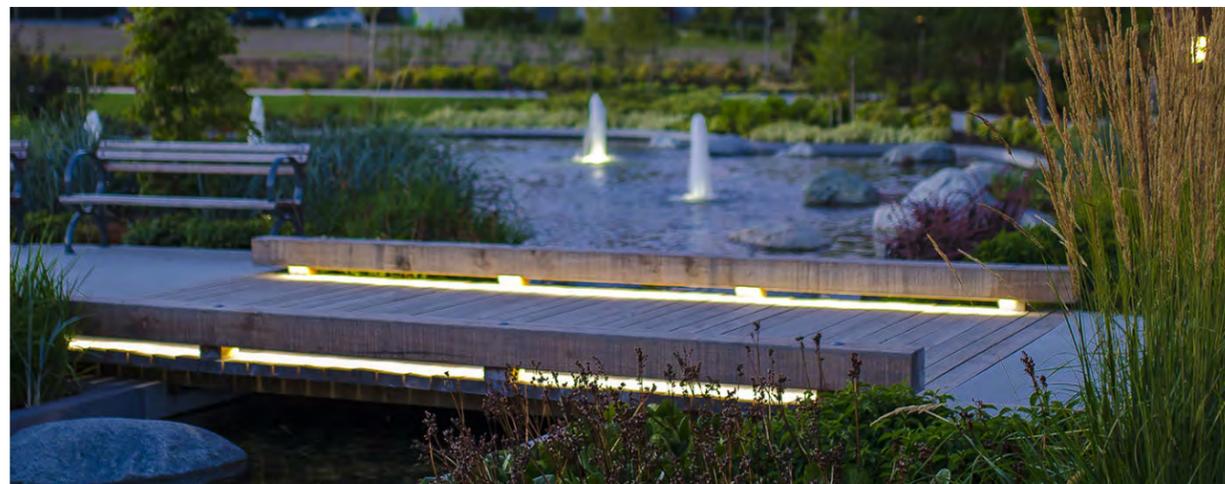
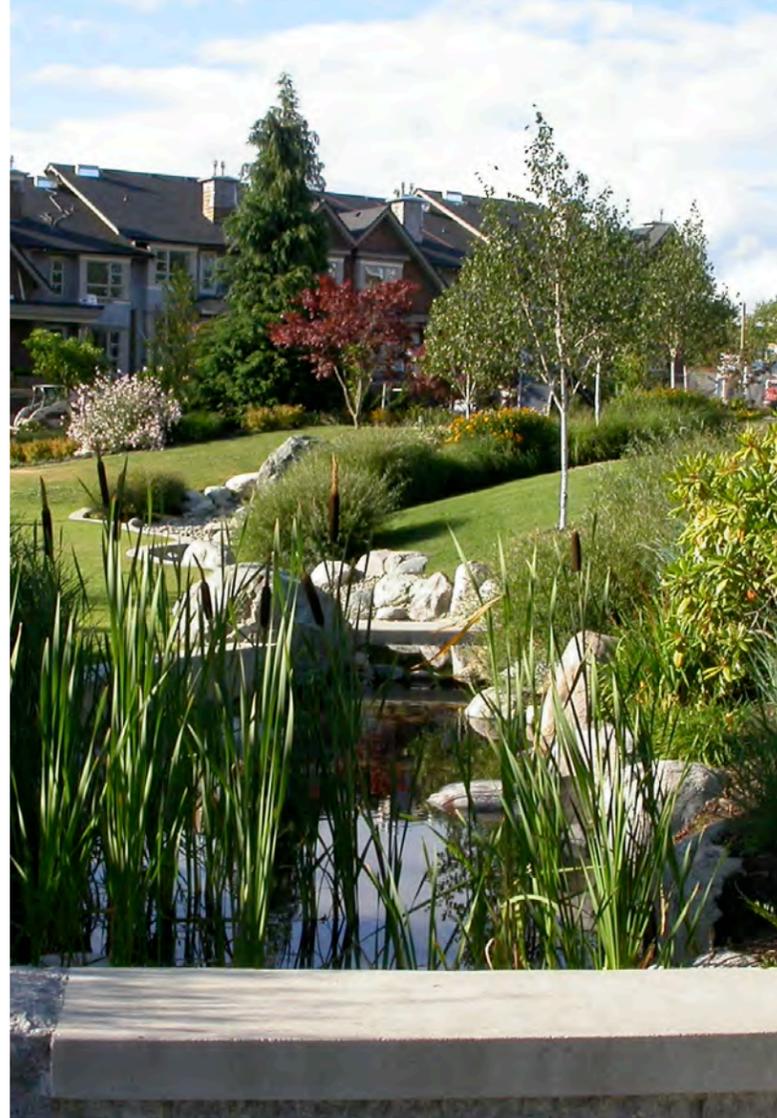
SECTION K

THE BOULEVARD

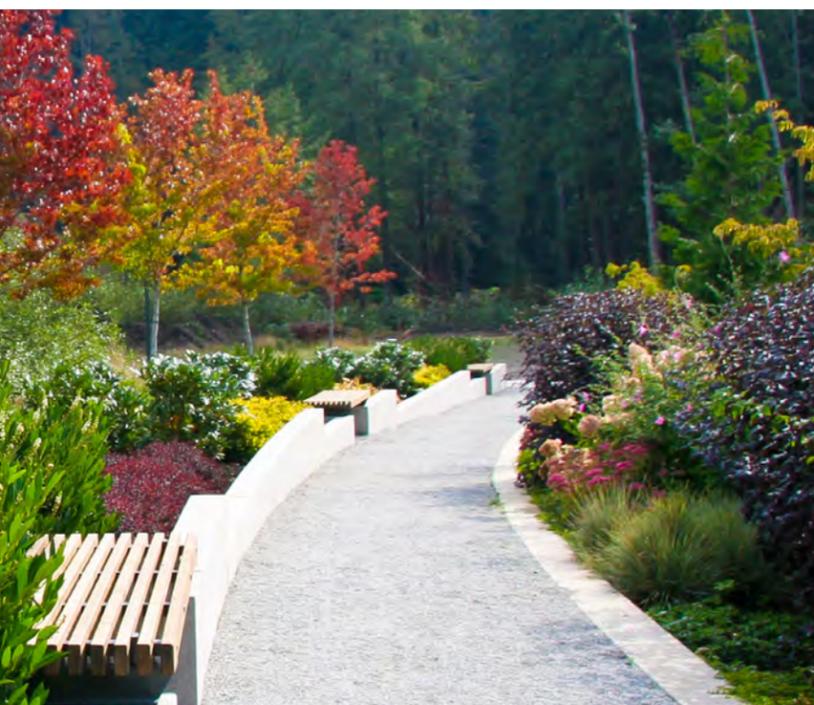
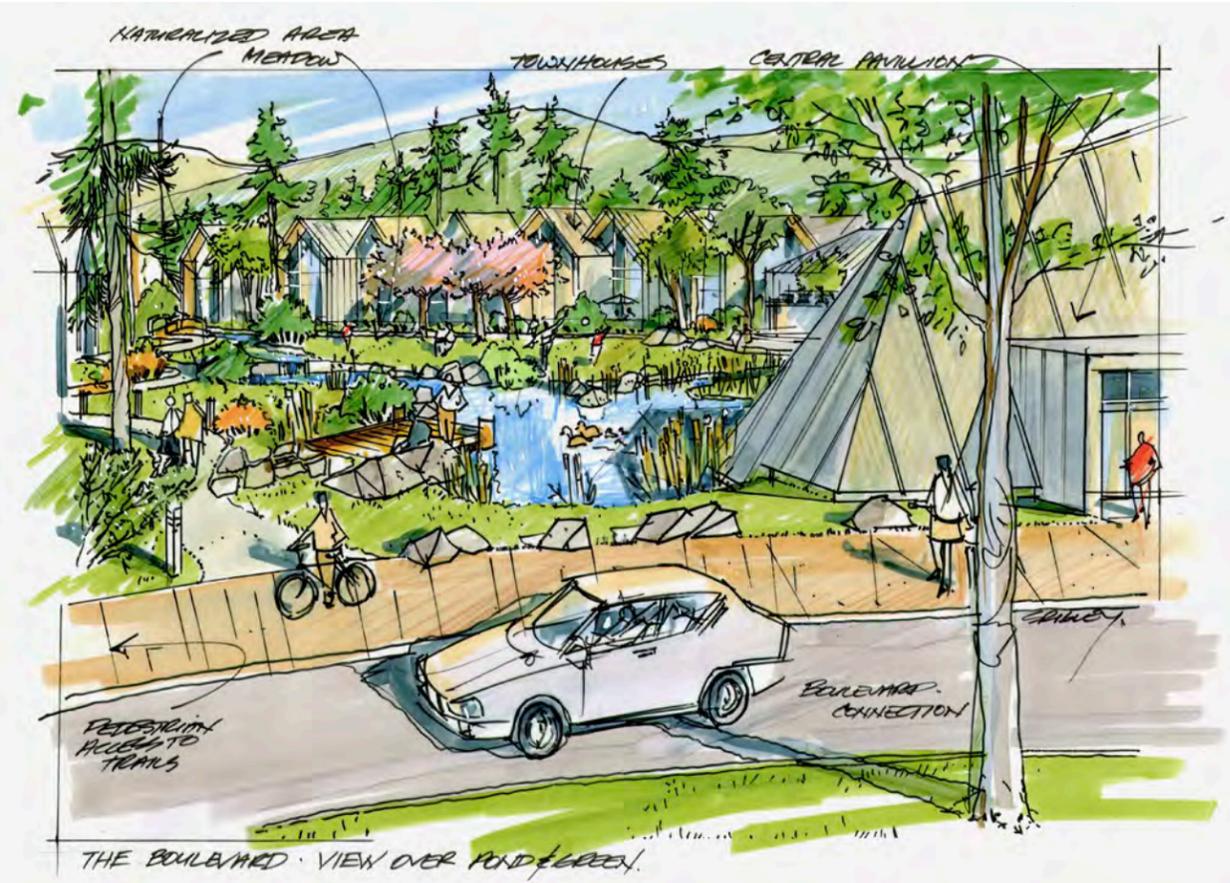


CENTRAL NATURAL AREA AND POND

1. a meadow and wetland landscape for casual gatherings and recreation **Guiding principles 1, 2, 6**
2. a neighbourhood trail loop connecting with the Valley Trail network **Guiding principles 1, 2, 4, 6**
3. a seasonal water channel and pond to collect infiltrated stormwater **Guiding principles 1, 2, 5, 6**
4. infiltration ponds to manage rainwater from buildings and paved surfaces before entering the pond and ultimately Fitzsimmons Creek **Guiding principles 1, 2, 5, 6**



1, 3, 4 a central landscape supporting stormwater management including a wetland, infiltration ponds and a summer meadow/winter snowplay



THE BOULEVARD

2 pedestrian pathways



1,6 strata apartments framing a central outdoor amenity

APARTMENT CLUSTER AND CENTRAL STRATA AMENITY

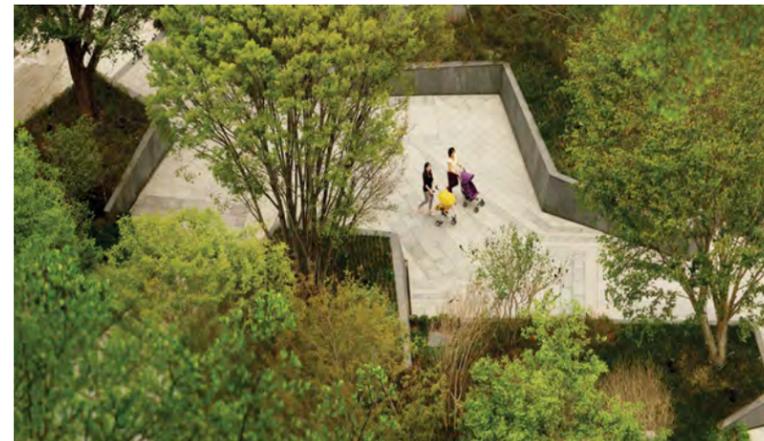
1. 3 apartment buildings with heights transitioning from 4-11 storeys are located on the west edge including ground level units with individual front doors/patios/gates oriented to the mews/green buffer and to the central open space **Guiding principles 1, 2, 3, 6**
2. a central boulevard with a centre planted median extends the Northlands Boulevard alignment through the site, increasing the public nature and visibility of the spaces and uses in the centre of the site and defines building enclaves **Guiding principles 4, 6**
3. a curving mews with a separated bike/pedestrian path and limited on-street parking defines the west edge of the residential cluster **Guiding principle 4**
4. spaces for public art, seating and/or nature-inspired play spaces and a drop off zone framed by two apartment lobbies are incorporated into the west, curved mews design **Guiding principles 1, 2, 4**
5. apartment lobbies combine with building amenities as tall, transparent, “friendly” building elements - envisioned as “lanterns” in the landscape - clearly identifying the building’s front door and animating the central open space and plaza **Guiding principles 1, 2**
6. a strata amenity (wellness centre) is integrated into the central building combined with an outdoor pool with a “resort aesthetic”
7. a network of pedestrian pathways connect the apartment cluster with the surrounding development and neighbourhoods **Guiding principles 1, 2, 4**



3 a curving mews along the forested west edge



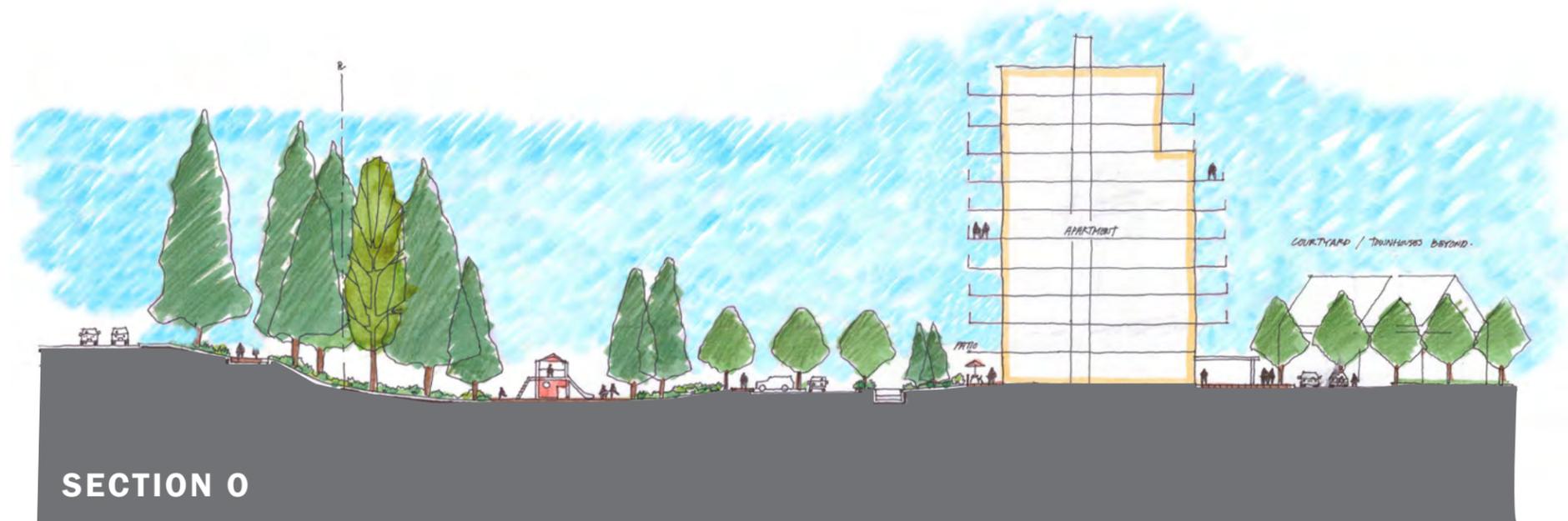
4 opportunities for functional public art



7 a network of pedestrian and cycling pathways



THE BOULEVARD



THE BOULEVARD



1 a courtyard between townhouse units is supported by underground parking



2 townhouses with street level garages support green, pedestrian friendly streets

TOWNHOUSES

1. courtyard units with underground parking are arranged to create semi-private outdoor space to support this portion of the development's social sustainability **Guiding principles 2, 3, 4**
2. courtyard units with at-grade garages are arranged to increase opportunities for street trees and reduce the impact of garage doors on the streetscape and pedestrian experience **Guiding principles 2, 3, 4**
3. the architecture focuses on simple, energy efficient, contemporary, "alpine" silhouettes with sheltering roof forms **Guiding principles 2, 5**



SECTION P



SECTION Q

THE BOULEVARD