

**CHEAKAMUS AREA LEGACY NEIGHBOURHOOD (ATHLETES VILLAGE)
DESIGN GUIDELINES**

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1.0 INTRODUCTION

The Cheakamus Area Legacy Neighbourhood has special significance for Whistler's future. It is to be developed first to serve as the Whistler Athlete Village for the 2010 Olympic and Paralympic Games, and then will become a permanent, mixed-use neighbourhood designed to support Whistler's goal of housing 75 percent of its employees within the community. The neighbourhood will showcase innovative design and development practices, and will be a testimony to the resort community's commitment to sustainability.

As part of the Resort Municipality of Whistler's Official Community Plan, these guidelines address the form and character of development; protection of the environment its ecosystems and local biodiversity; and protection from natural hazards. To accomplish this, the guidelines have two distinct roles: address large scale land-use issues and address the detailed design of the built environment. In addition, the guidelines describe the current phase as well as potential future phases of development, and offer a firm and lasting commitment of expectations for the neighbourhood, anticipating and addressing the future evolution of the neighbourhood.

As a whole, the guidelines give direction to designers to develop creative solutions that celebrate sustainable design and emphasize the human scale in the neighbourhood. While these guidelines provide strong direction for all elements within the neighbourhood, the overall emphasis is on intent. By stressing design principles and objectives, the intent is to create opportunities for flexibility, diversity, individuality and creativity throughout the design process.

1.1 Design Guidelines

This document presents the Design Guidelines for the new Cheakamus Area Legacy Neighbourhood. The guidelines are organized as follows:

Section 1 – Introduction lays out the structure of the document and provides background information pertaining to the policy context for these guidelines.

Section 2 – Neighbourhood Concept establishes the overall vision for the neighbourhood, describing the features that will contribute to neighbourhood identity, and the design principles to follow to create a sustainable neighbourhood.

Section 3 – Neighbourhood Design describes the physical layout of the neighbourhood, and presents specific objectives and criteria that address neighbourhood size, natural areas and features, land use form and character, urban design features, transportation and circulation, neighbourhood infrastructure and natural hazards protection.

Section 4 - Building Design describes the architectural concept for the Cheakamus Area Legacy Neighbourhood, identifies the building types in the neighbourhood, and provides detailed design objectives and criteria to follow when approaching the design of buildings.

Section 5 - Landscape Design builds on the architectural concept, revealing how the designed landscape will derive its character from building sustainably in a mountain setting. The Landscape Design guidelines emphasize objectives and criteria that balance simplicity in design with opportunities to introduce artistic creativity in the neighbourhood.

Section 6 – Site Furnishing describes the appearance of various elements that will be found along streets and in public spaces in the neighbourhood, and provides the objectives and criteria to ensure these reinforce the human scale, and provide sculpture and creative expression to the neighbourhood.

Section 7 – Snow Management describes how snow must be managed in order to conform to policy and maintain a safe environment for pedestrians and vehicles.

Section 8 - Parcel Specific Design Guidelines identifies and describes the key design attributes for the most prominent buildings in the Neighbourhood Centre including their sitting, approximate size, program and general appearance.

1.2 Policy Context

The Design Guidelines for the Cheakamus Area Legacy Neighbourhood are directly related to existing municipal policy. The Resort Municipality of Whistler has adopted *Whistler 2020: Moving Toward a Sustainable Future*, a community-wide, long-term plan that establishes the values, sustainability principles, vision, priorities and directions that Whistler will pursue to achieve its definition of a successful and sustainable future. The plan provides the Municipality's overarching policy for the location, character and quality of future development within Whistler, as well as specific development and sustainability objectives.

The Municipality has also endorsed *Guiding Principles for the Design, Development and Operation of the Athlete Village and Community Neighbourhood*¹. These official policy documents provide the basis and direction for the Design Guidelines for the Cheakamus Area Legacy Neighbourhood.

2.0 NEIGHBOURHOOD CONCEPT

The concept for the Cheakamus Area Legacy Neighbourhood is to connect the power of the local landscape with an enduring Olympic program, and a set of sustainable neighbourhood design principles that direct designers to take an innovative approach to site planning, infrastructure, architectural design and detailing.

Implementing this concept will create a vibrant neighbourhood with a unique identity that expresses the convergence of landscape, program, and principles through all aspects of its design.

2.1 Unique Neighbourhood Identity

Five characteristics provide the basis for a unique neighbourhood with a strong identity that complements the overall fabric of the resort community. These are:

- ❑ **An Extraordinary Place**
- ❑ **Legacy of the Olympics**
- ❑ **Recreational Hub**
- ❑ **A Showcase of Sustainability**
- ❑ **A Permanent Neighbourhood, Year-round**

2.1.1 An Extraordinary Place

The Cheakamus Area Legacy Neighbourhood is set in a natural landscape that contains a number of extraordinary features unique to this part of the Municipality.

The Cheakamus River is the most prominent natural feature in the area and embodies the energy of this site. As it flows through this area, the Cheakamus cascades through a deep gorge, sometimes raging as whitewater, giving the area a dramatic sense of wildness.

Basalt formations and rocky knolls provide a natural structure to the site and reveal the geological history of the area giving a sense of rugged strength and solidity.

¹ Incorporated within these guidelines as Appendix "A".

These natural features provide the armature for the Cheakamus Area Legacy Neighbourhood, giving it a structure that will inspire design individuality that cannot be replicated elsewhere.

2.1.2 Legacy of the Olympics

Around this natural armature, an Olympic program will be built. The 2010 Winter Games will be a significant point in the history of this young municipality. The genesis of development in this area, as the village for athletes competing in the Olympic and Paralympic Games, will provide an enduring legacy of facilities that serve the whole Municipality, inspiring the Olympic dream in youngsters living in the neighbourhood and evoking memories of the Games for generations to come.

In the future, the training facilities originally used by the world's best athletes will continue to attract elite athletes, and will ultimately provide facilities for the residents of this neighbourhood, promoting the fit, active and healthy lifestyle that typifies living in Whistler.

Accommodations that once hosted elite athletes will become permanent residences, providing homes for Whistler's employees. These homes will be accessible to people of all abilities, as well as a diversity of ages, family structures and income levels, adding to the legacy of the Games.

2.1.3 Recreational Hub

In addition to the facilities that are built for the Olympic Games, a wide range of recreational amenities are planned for the Cheakamus Area Legacy Neighbourhood including sports fields, tennis courts, ball diamonds, play areas, and general open spaces to run and play. There will also be regional connections to the Sea-to-Sky trail, a trail network that ties into the Valley Trail, and wilderness oriented trails that lead well off the beaten track connecting with Garibaldi Provincial Park.

2.1.4 A Showcase for Sustainability

Through *Whistler 2020* the Whistler community has demonstrated a clear vision and a strong commitment to sustainability. The site of the Athlete Village is specifically identified as a place to showcase that commitment. A goal for the new neighbourhood is to receive LEED-ND certification as a sustainable neighbourhood. To achieve this, innovative building and infrastructure designs that use energy, water and materials efficiently will characterize the Cheakamus Area Legacy Neighbourhood.

This ethic of sustainable design and development will ultimately influence the form and character of the Cheakamus Area Legacy Neighbourhood, fusing the image of a mountain resort community with that of an innovative community that fits into its local setting and supports the needs of its local residents.

2.1.5 A Permanent Neighbourhood, Year-round

As a resort community, Whistler's workforce continues to live within the Municipality, forming the backbone of the community, giving Whistler a sense of authenticity and making it an enviable place to live. The Cheakamus Area Legacy Neighbourhood will further strengthen Whistler's vision as a complete resort community, where it's employees live, work and play in permanent, year 'round neighbourhoods. This creates the strong social fabric that holds Whistler's sense of community and social network together, and supports the local economy.

2.2 Neighbourhood Design Principles

The Cheakamus Area Legacy Neighbourhood Design Guidelines are based on principles that promote the development of a vibrant neighbourhood, and position the Cheakamus Area Legacy Neighbourhood to move the Municipality toward a more sustainable future.

2.2.1 Respond to the natural setting

Respond to distinct natural features and derive identity for the neighbourhood from the natural landscape. Foster connectedness to the natural setting by bringing nature into the community.

2.2.2 Protect local biodiversity and ecosystem integrity

Maintain or restore ecological integrity and biodiversity, and minimize the physical degradation of natural areas.

2.2.3 Implement low-impact design practices

Ensure that the neighbourhood pattern, as well as buildings, services and infrastructure use best practices and innovative technology to reduce impacts on the surrounding environment, are built to last, and are designed for long term resource and energy efficiency.

2.2.4 Build a compact, mixed-use neighbourhood

Create a compact neighbourhood with a limited developed footprint to promote walking and concentrate people around a mixed-use core with vibrant social spaces, a range of housing types and shops to meet daily needs.

2.2.5 Design to enhance diversity and neighbourhood identity

Promote architectural diversity and use the Olympic and Paralympic Games for design inspiration to create a neighbourhood with a memorable identity. Encourage social diversity with housing types and tenures that enable people with differing needs and means to live side-by-side.

2.2.6 Support community interaction

Combine residences, commercial venues and public places to form an inviting setting for shared activities and civic involvement through appropriate location, programming and design. Establish a social heart for the neighbourhood with clear linkages to civic spaces, residential areas, commercial services, community facilities, parks and public open space.

2.2.7 Establish a human scale

Design an accessible, pedestrian-oriented and human scaled neighbourhood with a coherent pattern of streets and trails, and architecture, landscaping and street furnishings that enhance the pedestrian realm.

2.2.8 Provide connections

Provide internal connections between residences and commercial and recreational amenities with a dedicated network of pedestrian pathways and cycling routes, and external connections to other neighbourhoods with trails and public transit.

2.2.9 Design for Flexibility

Design flexible land uses, programming and architecture to maximize post-Olympic use, fulfill long-term community objectives and support the ability to adapt to changing needs and evolving technology and practices.

3.0 NEIGHBOURHOOD DESIGN

This section describes the physical layout of the Cheakamus Area Legacy Neighbourhood and presents specific guidelines for neighbourhood scale design considerations. The layout is described as part of the neighbourhood concept plan, while the guidelines address neighbourhood size, protected natural areas and features, land use form and character, urban design features, transportation and circulation, neighbourhood infrastructure and natural hazards protection.

3.1 Neighbourhood Concept Plan

The general physical layout of the first phase of the Cheakamus Area Legacy Neighbourhood is established by the Neighbourhood Concept Plan, which has evolved through a comprehensive community planning process. The Neighbourhood Concept Plan is illustrated in two plans referred to as the Overall Neighbourhood Concept Plan (Figure 1), and the Neighbourhood Centre Concept Plan (Figure 2).

The Overall Neighbourhood Concept Plan shows the general location and spatial arrangements of protected natural areas and features; roads, parking areas and trail networks; public open space and recreation areas; residential building sites; and the buildings, structures and landscape features within the Neighbourhood Centre.

The Neighbourhood Centre Concept Plan focuses on the mixed-use core and social centre of the neighbourhood, providing a higher level of detail and refinement. This plan shows the general location, size and approximate footprint of proposed buildings, and their intended uses. Building placement has been carefully considered relative to the building use and size, the locations and sizes of adjacent public and private outdoor spaces, pedestrian path networks, vehicular access systems, view corridors through the site, views to and from individual buildings, solar access, existing vegetation and site topography. Significant features such as walkways and planting areas are also shown.

Development of the first phase of the Cheakamus Area Legacy Neighbourhood will generally be in accordance with the Neighbourhood Concept Plan. It is recognized, however, that the plan will continue to evolve through further detailed design development, development phasing and the natural evolution of the neighbourhood over time. Through this process the design shall continue to strive for refinements and improvements that further advance the neighbourhood concept in a way that embodies the guidelines that follow.

3.2 Neighbourhood Size

The full build-out of the Cheakamus Legacy Area Neighbourhood will occur over multiple phases. The first phase of the neighbourhood development must accommodate the requirements for the Athlete Village for the 2010 Olympic and Paralympic Games. This initial development should be sized and located to reinforce the Municipality's objective to build a compact mixed-use neighbourhood that responds to the natural setting.

Further phases of development will be planned as necessary to achieve the Municipality's housing goals, and should be designed to minimize the amount of disturbed area and maintain the sense of scale of the neighbourhood.

Objective #1: Create a compact neighbourhood that fits within the natural setting and Whistler context.

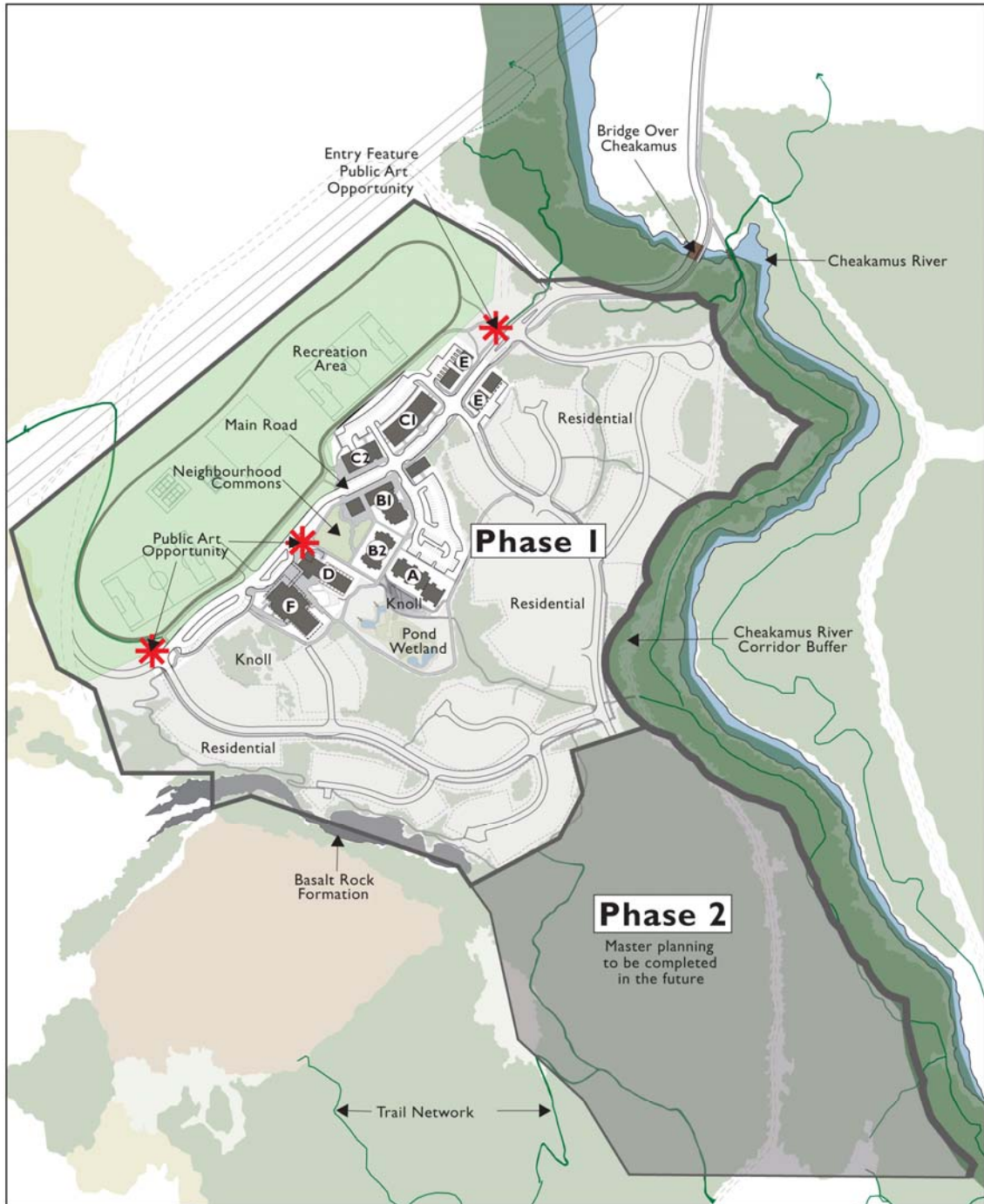
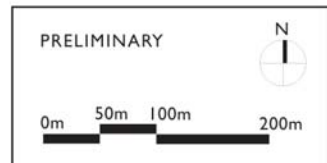


Figure 1: Overall Neighbourhood Concept Plan
Source: Tom Barratt Ltd. Landscape Architects



CHEAKAMUS LEGACY NEIGHBOURHOOD



Figure 2 Neighbourhood Centre Concept Plan
Source: Tom Barratt Ltd. Landscape Architects

Criteria:

- Achieve compactness by clustering development density in suitable areas.
- Phase development to emanate from the Neighbourhood Centre to minimize the amount of disturbed area and costs of extending infrastructure and services. Direct development of the Athlete Village accommodation requirements to the Neighbourhood Centre and its immediate periphery.
- In the first phase of development, complete a central core of residential, mixed-use and retail/commercial buildings fronting onto the neighbourhood Commons including the Athletes' Hotel and the Whistler High Performance Centre.
- Maintain the sense of enclosure of the surrounding forest and the predominance of the natural environment. Visually separate development sites with treed buffers.
- Maintain the extent of the developed area and the phasing of development as shown on the Overall Neighbourhood Concept Plan. Minimize the encroachment of developed area extending in either direction along the Cheakamus River valley.

3.3 Protected Natural Areas and Features

The *Whistler Protected Areas Network (PAN) Land Use and Development Policy*² seeks to protect sensitive and important ecosystems and connectivity corridors that are critical to local ecological integrity and biodiversity. Critical natural areas have been identified within the development permit area by Terrestrial Ecosystem Mapping and have been further studied and delineated as part of the neighbourhood planning process and federal Canadian Environmental Assessment Agency (CEAA) review process. These critical areas require protection consistent with the guidelines developed as part of the PAN Land Use and Development Policy.

Natural phenomena such as solar access and dark nights with starry skies are also vital connections to the natural environment and deserve protection as they contribute to neighbourhood identity, quality of life, health and well-being.

Objective #1: To maintain an ecologically viable network of unique, sensitive and important ecosystems and connectivity corridors within the development permit area.

Criteria:

- Locate development in ecologically suitable areas, and respond to the terrain and natural features of the site.
- Adhere to the *Whistler Protected Areas Network Land Use and Development Policy*.
- Adhere to the *Commitments and Assurances* section of the *CEAA Environmental Assessment Report for the Athlete Village*, as approved.
- Adhere to the provincial government *Riparian Areas Regulation*.
- Demarcate protected areas through field surveys, and establish protection measures through zoning, covenant restrictions and conservation easements.
- Protect a corridor along the full length of the Cheakamus River that extends a minimum of 30 metres and an average of 50 metres from the top of bank, as is generally shown in Figure 3.

² Though not yet official policy, Whistler's PAN Land-Use and Development Policy has received first reading before Council, and is anticipated to become official policy in the year 2007, well before the Cheakamus Area Legacy Neighbourhood achieves full build-out.

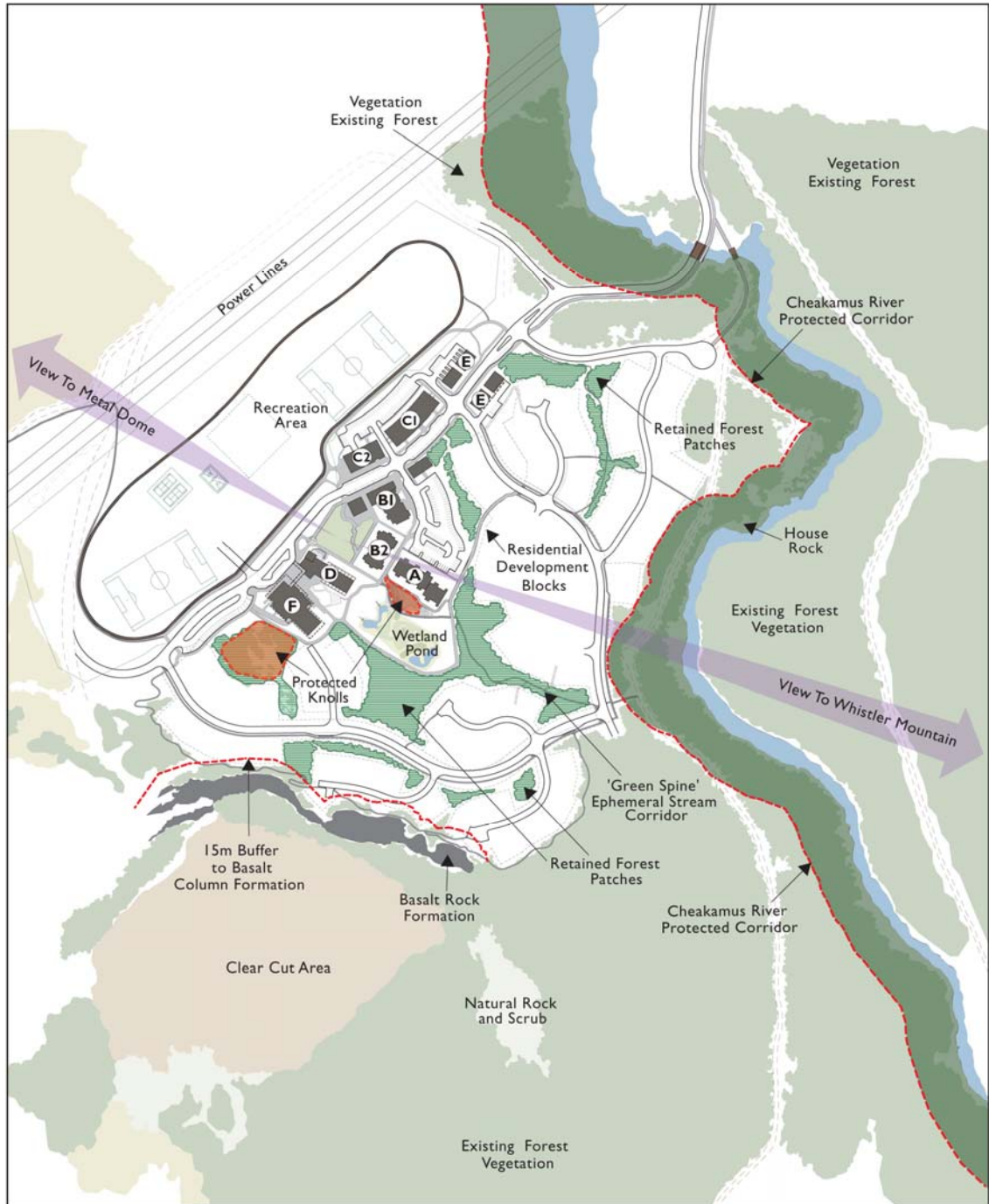
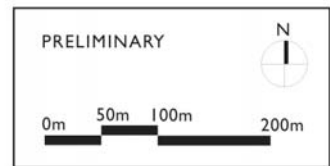


Figure 3: Protected Features and Enhancement Plan
Source: Tom Barratt Ltd. Landscape Architects



- Protect and enhance the ecological health of the vernal wetland and ephemeral stream corridor centrally located within the development area, as generally shown in Figure 3. This wetland will be designed to detain rainwater runoff from upland sections of the neighbourhood, while also enhancing local habitat. The wetland will have a natural appearance, providing an ecological heart for the neighbourhood.
- Establish a contiguous network of protected areas, natural features and public open space.
- Protect clusters of mature and old growth trees based on field evaluation of forest conditions, health and ecological connectivity. Retain existing trees and vegetation where feasible, and provide a reforestation plan to replant disturbed areas.
- Restrict development within protected areas to restoration activities and minimal impact trails consistent with *Whistler Trail Standards*.
- Seek ways to ensure that all existing and decommissioned industrial activities located within the development permit area (including the sanitary sewage treatment plant, the solid waste landfill, and the rock quarry, rock crusher and asphalt plant) meet or exceed all applicable environmental regulations and standards, and pursue best available technologies to minimize or mitigate any impacts on the natural environment.

Objective #2: To protect and reinforce valued natural features and phenomena.

Criteria:

- Establish an open space buffer along the toe edge of the basalt column formation located on the southwestern edge of the development area. Establish a minimum buffer width that provides adequate separation from adjacent development and room for a public access trail, targeting a width of 15 metres as generally shown in Figure 3.
- Create the sense of a natural corridor flowing across the neighbourhood, transitioning from a riparian forest surrounding the central wetland into an ephemeral raingarden through the Commons.
- Site and design all roads, buildings and structures to minimize site re-grading to retain natural contours and existing vegetation as much as possible.
- Organize the spatial arrangements of open spaces, parcels, buildings, roads and trails, to maximize solar access and reinforce views to the surrounding mountain landscape.
- Establish standards for lighting to retain the darkness of the night sky while meeting safety requirements.

3.4 Land Use Form and Character

The Cheakamus Area Legacy Neighbourhood is to become a compact, mixed-use neighbourhood that provides housing for a diversity of residents; retail and basic services for the convenience of its residents, and opportunities for working and living within the neighbourhood. The neighbourhood will also include a number of buildings and facilities that are of community-wide benefit, contributing to Whistler’s success and sustainability. Planned facilities include the Athletes’ Hotel, the Whistler High Performance Centre, the International Hostel and community recreation fields.

Objective #1: Create a convenient, socially vital Neighbourhood Centre.

Criteria:

- Limit the amount of retail and commercial space to ensure its viability and a focus on serving the neighbourhood. Phase the amount of space for these uses consistent with the phasing of the residential development. Target a total gross floor area of approximately 1,500 square metres for these uses to meet the needs associated with build-out of the Neighbourhood Concept Plan illustrated in Figures 1 and 2. Concentrate social uses in a

central location along the “Main Street” to generate activity. Establish a market/deli with an outdoor terrace area that adds life to the street and is visually connected to the Neighbourhood Commons.

- Establish a restaurant use with outdoor seating that fronts onto the Commons and becomes part of its daily life.
- Position the Athletes’ Hotel and the Whistler High Performance Centre to add to the character and life of the Neighbourhood Centre.
- Locate mixed-use buildings, with commercial uses on the ground floor and residential above, within the Neighbourhood Centre. Locate live-work buildings, which may include small offices and personal service uses, adjacent to the retail/commercial uses on the “Main Street”.
- Locate higher density forms of housing, including townhouses and some apartments, in the Neighbourhood Centre.

Objective #2: Design public open spaces to reinforce community interaction and social activity.

Criteria:

- The Commons is to be designed as the social centre of the neighbourhood.
- A generous amount of seating along the edges of the Commons is encouraged.
- A visual connection from the Commons through the Athlete’s Hotel to the central wetland area beyond is strongly encouraged.
- Incorporate a sunny terrace overlooking the central wetland to provide a community gathering place in a naturalized setting with views to the peak of Whistler Mountain.
- Locate a children’s play area in the space created between Building B-1 and the adjacent restaurant use. Emphasize landscape oriented play elements, and include the raingarden as part of the play area to create an interesting and exciting place day after day. Use these landscape features to create a smooth transition between the play area and the remaining portion of the Commons.
- The open space across the street from the Commons, between the potential fieldhouse and market/deli terrace, should be an active play space for kids.

Objective #3: Establish a range of medium density housing types and layouts that complement the neighbourhood scale and mountain setting, and are compact, attractive, livable and affordable for a diverse demographic of Whistler employee residents.

Criteria:

- Target ninety percent of all residential development for Whistler employee resident restricted housing.
- Provide housing that meets the accessibility requirements of the Paralympic Games, and retain the number of accessible units appropriate to Whistler once the Games conclude.
- Provide a mix of clustered building types, including small lot single family detached dwellings, duplexes, medium density multi-family townhouses and apartment buildings, as well as live-work residences.
- Residential density should generally decrease from the Neighbourhood Centre to the periphery of the neighbourhood.
- Locate larger multi-family townhouses, apartments, live-work and mixed-use residential units within the Neighbourhood Centre. The building height shall be a maximum of four stories, and the massing should fit the neighbourhood scale.
- Small lot single family detached dwellings, duplexes and multi-family townhouse buildings with a maximum of eight dwelling units per building are appropriate outside of the Neighbourhood Centre. A mix of housing types and sizes should be included within

each cluster. Residential buildings outside the Neighbourhood Centre should be a maximum of three storeys in height, with some diversity in height to enhance neighbourhood character.

- Small lot single family detached dwellings will primarily provide for market units that are not restricted for employee use.
- Parcel sizes should be compact, ranging from 400 to 600 square metres; larger market units with parcel sizes up to 750 square metres and a floor space ratio of up to 0.40 are appropriate in select locations.
- Auxiliary residential suites may be considered for each residential building type including detached suites for the single-family parcels, and lock-off suites located within the principle dwelling for single family, duplex and multi-family units.

Objective #4: To locate uses within the neighbourhood that are of community-wide benefit, complement the neighbourhood, and respect the overall pattern of land use within Whistler.

Criteria:

- Avoid creating a new major activity node that competes with Whistler Village, the Upper Village and Whistler Creek.
- Support development of the Athletes' Hotel, the Whistler High Performance Centre and community recreation facility, hostel, community playing fields, and other public and institutional uses such as education and childcare facilities. Locate these uses within or contiguous to the Neighbourhood Centre. Require parcel specific design guidelines for any new buildings or other development not contemplated within the current Neighbourhood Centre Concept Plan referred to herein.
- Support further investigation of a satellite parking facility and lift access to Whistler Mountain. Seek a location that does not impact traffic circulation within the neighbourhood.
- Incorporate public washrooms into the Neighbourhood Centre where appropriate.

Objective #5: Support opportunities to work close to home.

Criteria:

- Support development of live-work units within the Neighbourhood Centre.
- Allow home-based office uses.
- Seek to establish a shared office, meeting and support services centre located in the Neighbourhood Centre to provide a place for independent professionals, entrepreneurs and small firms to work within the neighbourhood, but outside of the home.
- Provide convenient, multi-modal transportation connections to Whistler's employment areas.

Objective #6: To mitigate the potential quality of life impacts of industrial uses adjacent to the Cheakamus Area Legacy Neighbourhood.

Criteria:

- Investigate potential impacts of the existing asphalt plant and rock quarry, and pursue measures to minimize these impacts. Pursue relocation as deemed necessary.
- Pursue measures to ensure these activities are operating consistent with approved permits, regulations and standards.
- Pursue requirements for reclamation of the impacted areas; reshape topography and revegetate to address aesthetic impacts and public safety and pursue potential reuse that complements the neighbourhood.
- Retain a dedicated access road that bypasses the neighbourhood for trucks and other heavy equipment related to the operation of adjacent industrial uses; prohibit these

vehicles from using the neighbourhood street system. Maintain this road to prevent dust pollution.

- Pursue strict adherence to maintaining zero odour emissions from the wastewater treatment plant beyond its existing property line.
- Design the neighbourhood to minimize the visual impact of the treatment plant, the rock quarry and asphalt plant on residences within the neighbourhood and on private and public spaces within the Neighbourhood Centre.
- Establish measures to eliminate odour emissions from the reclaimed landfill site.

3.5 Transportation and Circulation

The layout and design of the transportation and circulation system creates the basic form and scale of the neighbourhood. This system must be developed to accommodate vehicles.

However, the emphasis is to reduce reliance on the automobile and create a walkable, pedestrian-oriented environment that minimizes the impact on the natural environment. The design of the system is critical to encourage alternative modes of transportation, as well as to create a positive image for the neighbourhood and reinforce its identity.

Objective #1: Create a walkable, accessible, pedestrian-oriented neighbourhood.

Overall Neighbourhood Criteria

- Establish the physical layout of the neighbourhood such that all residences are located within either 400 metres of the Neighbourhood Centre or within 250 metres of a transit stop. All residences should also be located within 250 metres of a cycling trail and nature trail.
- Create a hierarchy of streets that function as a network to provide order and legibility; apply standards and treatments that accommodate vehicles and support a pedestrian oriented, human scaled environment. For Phase One, design streets according to the network shown in Figure 4 and the typical cross-sections presented in Appendix B.
- Design streets to control vehicular speeds within the neighbourhood to less than 30 kilometres per hour. Pursue traffic calming measures including landscaping, narrow road widths, curb bumpouts, planted islands, traffic circles and on street parking where appropriate. Seek to avoid the use of speed bumps.
- Incorporate the concept of the ‘homezone street’ to break up long stretches of residential streets and to provide traffic calming.
- Ensure that accessibility is incorporated throughout the neighbourhood design, and in particular for street crossings, sidewalks and building entries.

Street Pattern and Sidewalks Criteria:

- Provide sidewalks on the “Main Street” and the collector loop road through the neighbourhood. Ensure sidewalks are wide enough to accommodate all users, as well as proposed street furnishings.
- On streets with sidewalks, provide pedestrian scaled lighting and street furniture such as benches, bear proof trash receptacles and bicycle racks. Clearly define the separation of vehicles and pedestrians.
- Enhance the pedestrian scale by minimizing the crossing distance at intersections, providing special treatments for crosswalks, and designing for accessibility.

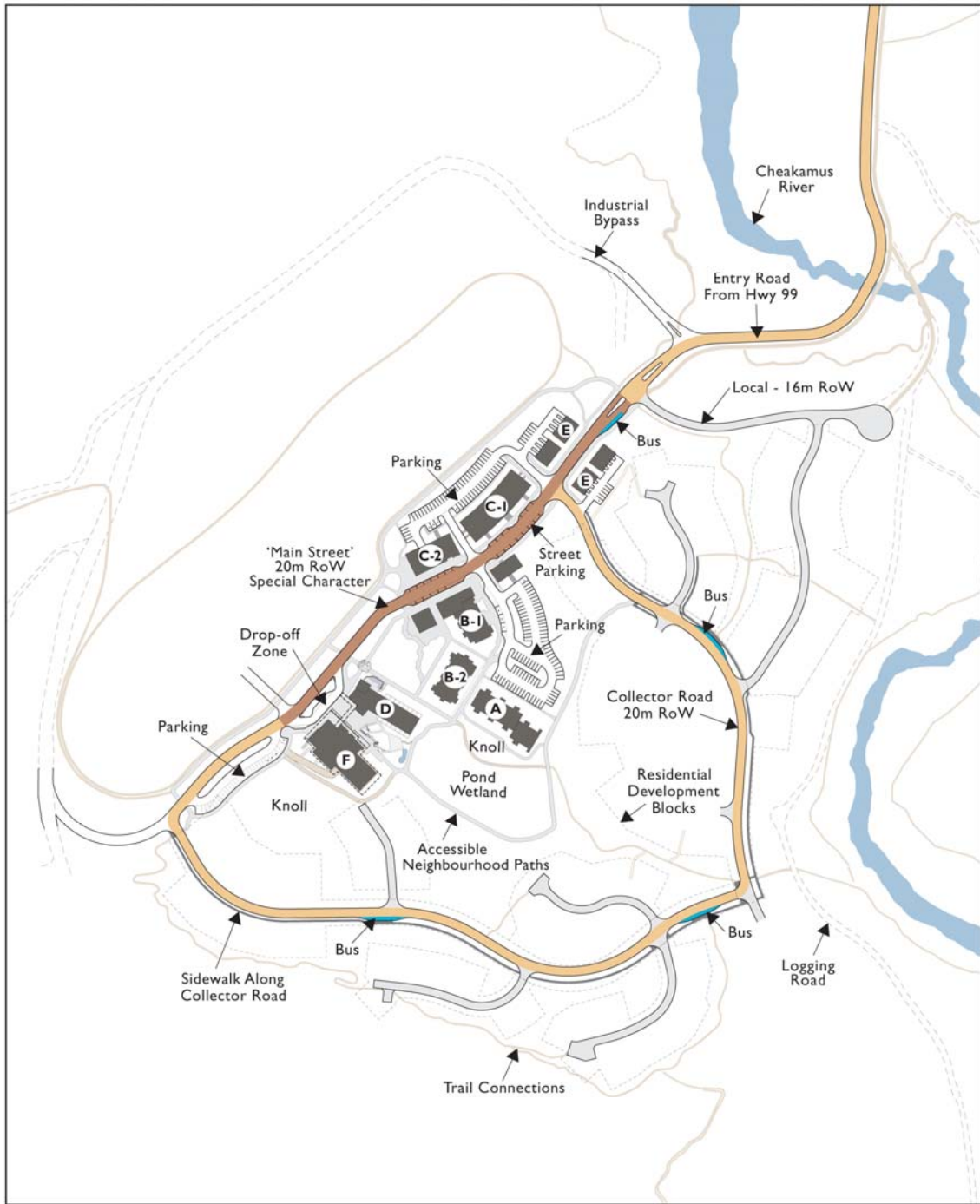
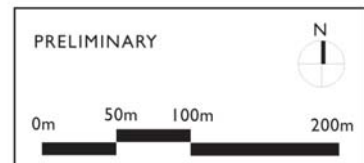


Figure 4: Road Network
Source: Tom Barratt Ltd. Landscape Architects



Pedestrian Network Criteria

- Create a network of pedestrian trails and paths that connect to public open space areas, transit stops, the Neighbourhood Centre and the recreation fields. Promote walking by offering continuous, clearly defined routes to destinations.
- Design pedestrian routes to enhance the walking experience; seek to create positive visual continuity through ground textures and edge treatments.

Trail Network Criteria

- Design the trail network to provide walking loops that allow people to experience the special places and prominent natural features within the neighbourhood.
- Provide a walking, running and cross-country skiing loop around the recreation fields.
- Provide Valley Trail connections from the neighbourhood to Function Junction and Spring Creek. Provide a direct Sea to Sky Trail connection with a trailhead area established in close proximity to the Neighbourhood Centre and recreation fields.
- Develop the trail and pathway network as generally shown in Figures 5 and 5A, including Cheakamus Valley trails extending up to the Interpretive Forest and Garibaldi Provincial Park.

Objective #2: Design streets and parking areas to minimize their impact on the natural environment and enhance neighbourhood character.

Criteria:

- Align streets to fit the natural contours and to protect natural features. Allow for flexibility in street standards (gradients and widths) to reduce the amount of site disturbance.
- Design streets with consideration to visual termination and sense of enclosure to enhance character and experience. Provide a sense of enclosure using streetscape elements and trees. Design streets with consideration to their visual length. Avoid long, continuous streets.
- Minimize garage and driveway frontage on the streets; design frontages so that cars do not dominate the streetscape. Where possible use shared driveways and locate garages on the sides of units.
- Transform new street corridors and surface parking areas into forested corridors and urban forests for visual appeal and to assist in managing rainwater and mitigating pollution. For parking lots provide one tree per five parking stalls and break extensive parking lots into smaller areas with consideration given to pedestrian circulation.
- Place parking areas behind or beside buildings, rather than in front of buildings.
- Provide the minimum practical number of parking spaces required; seek opportunities to reduce parking requirements through measures such as shared use of parking areas (e.g., evening and overnight use of recreation parking areas by neighbourhood residents and visitors).
- Explore sustainable options for parking surfaces.

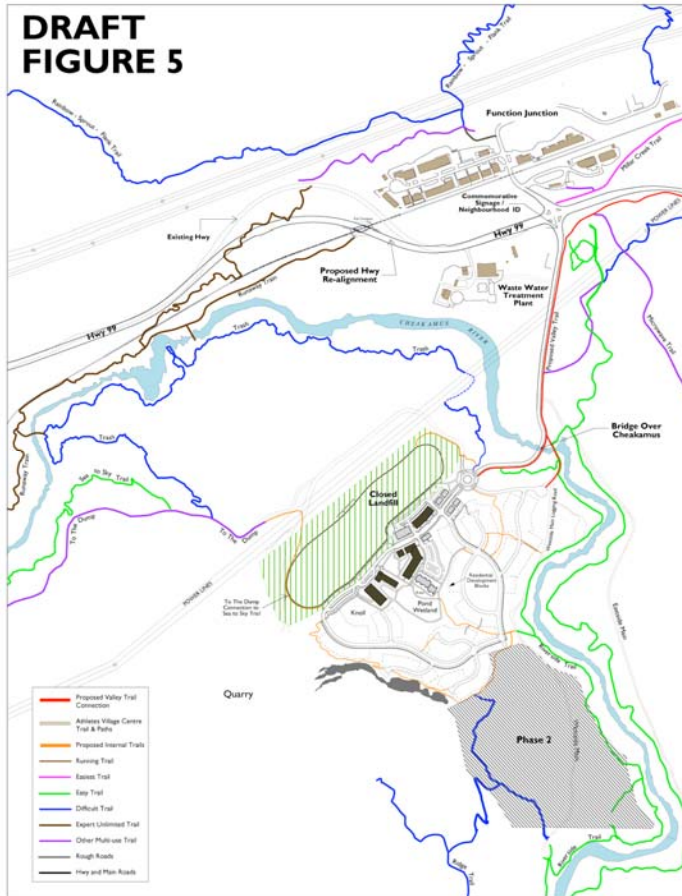


Figure 5: Regional Trail Connections
Source: Tom Barratt Ltd. Landscape Architects

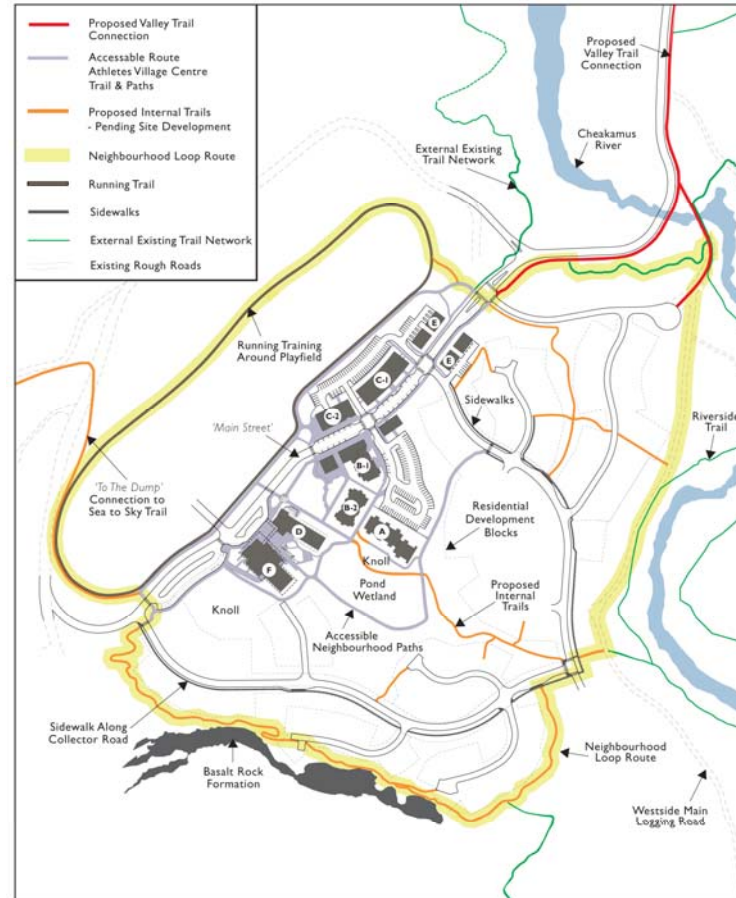
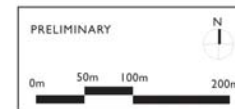


Figure 5A Local Trail Network
Source: Tom Barratt Ltd. Landscape Architects



3.6 Urban Design Features

This section highlights features of the neighbourhood design that deserve special design focus and creativity. The intent is to create a sequence of exceptional spaces in the public realm that collectively reinforce the special character of the Cheakamus Area Legacy Neighbourhood.

These prominent features are the entry bridge over the Cheakamus River, the neighbourhood entry feature, the “Main Street” and the Neighbourhood Commons.

3.6.1 Entry Bridge

The bridge over the Cheakamus River should indicate crossing into a special place. The design should emphasize the awe-inspiring nature of the river gorge, complementing the setting and focusing attention on the river as opposed to the built structure. There should be a curb-separated laneway for pedestrians and cyclists with a viewing platform that will offer the opportunity to experience the power of the local landscape. Bridge illumination should be designed to balance safety requirements with the desire to retain a dark wildlife corridor at night.

The bridge design should also address Whistler’s direction to a more sustainable future through material selection.

3.6.2 Neighbourhood Entry Feature

An entry feature will announce the arrival into the Cheakamus Area Legacy Neighbourhood. This feature will be designed to cause a slight pause in a traveler’s journey and will direct residents and visitors to their destinations. Having been the entry to the Athlete Village during the Olympic and Paralympic Games this location will also provide an opportunity for significant commemoration of Whistler’s role as the Host Mountain Resort for the 2010 Winter Games.

3.6.3 Neighbourhood “Main Street”

Movement through the Neighbourhood Centre will be along the neighbourhood “Main Street”. The street should have a strong pedestrian emphasis with a richness of texture, colour and materials to create a vibrant and distinct character. This will include the use of pavers and cobblestones in addition to asphalt and concrete for street and sidewalk materials, a unique street tree planting scheme, custom light standards with coloured banners, and various street furnishings that provide comfort and introduce creativity into the neighbourhood.

This special treatment should extend the length of the “Main Street” from the neighbourhood entry feature to the Whistler High Performance Centre. The strongest emphasis should be on the section of the street between Building B-1 and C-2, with more subtle emphasis moving away from this core. The street should incorporate raised sidewalks and devices to calm traffic traveling into the neighbourhood.

The pedestrian domain should have varying widths to slow pedestrian traffic and encourage pedestrians to enjoy their surroundings. There should be social spaces along sidewalks with a mix of sun and shade to encourage people to stop and linger, and interact with their neighbours and visitors to the neighbourhood.

3.6.4 Neighbourhood Commons

The Commons lies at the crossroads of the neighbourhood where the architectural character of the “Main Street” intersects the green corridor flowing across the site. This is also the place where the trail network converges with the Neighbourhood Centre, creating a strong

meeting place for local residents. To support this, the Commons will have site furnishing and landscape elements that encourage social interaction. The Commons will also connect the permanent resident population with visiting athletes, providing a place for both groups to enjoy active and passive recreational activities.

Visual connections from the Commons to the neighbourhood and beyond are also essential. There will be a visual connection to the fields across the street, as well as through the Athlete Hotel to the central wetland.

The Commons will also provide views to surrounding mountains for residents and visitors to enjoy the neighbourhood's spectacular setting.

3.7 Neighbourhood Infrastructure

The purpose of this section is to ensure that neighbourhood infrastructure systems and services facilities are contemplated in conjunction with the neighbourhood design as a whole. These elements will complement and reinforce the aesthetic character and sustainability principles for the neighbourhood.

Objective #1: Take a holistic approach to neighbourhood design that includes infrastructure and services facilities in the overall appearance of the neighbourhood.

Overall Neighbourhood Criteria:

- Showcase interesting or innovative infrastructure elements that highlight sustainability initiatives.
- Where possible integrate infrastructure into buildings and use consistent materials for architectural or landscape elements and exposed components of the infrastructure systems.
- Coordinate the location and design character of postal kiosks, garbage and recycling facilities for convenience and aesthetics.
- Seek to locate obtrusive elements, including hydro kiosks, transformers and other utilitarian elements, outside the viewscape of the pedestrian realm, or screen these elements with planting or other landscape features.

Objective #2: Manage rainwater to maintain predevelopment volume and quality of runoff using technologies and practices that are integrated with the landscape design.

Overall Neighbourhood Criteria:

- Prepare a Rainwater Management Master Plan for the entire neighbourhood.
- Design the rainwater management system to ensure that landfill leachate is not carried downstream into the Cheakamus River.³
- Implement a sediment and erosion control plan during construction to protect naturally occurring as well as human-made watercourses.
- Use public open spaces and natural areas within the neighbourhood as places to detain and attenuate rates of rainwater runoff flow.
- Incorporate interesting detailing in visible drains, tree grates and curb cuts.
- Encourage the use of plant-based rainwater management devices such as raingardens. Choose plants that have long seasonal interest.

³ Infiltration devices near the closed landfill site have the potential to raise the water table beneath the landfill as well as increase the hydrological pressure against the protective membrane used to seal the landfill. This increases the risk of introducing landfill leachate into the Cheakamus River system. To reduce this risk, rainwater management devices that divert runoff around the landfill will be used in the Neighbourhood Centre adjacent to the landfill, while infiltration based systems will be used where appropriate throughout the residential portion of the neighbourhood.

- Divert rooftop runoff into planted areas and make the movement of water during times of rainfall as well as snow melt evident.

Neighbourhood Centre Criteria

- Use the wetland in the centre of the neighbourhood to detain rainwater runoff from upland sections of the neighbourhood.
- Use an interconnected system of curbs and gutters to divert rainwater into planted curb bulges, boulevard strips, and other planted areas through the Neighbourhood Centre.

Residential Neighbourhood Criteria

- Convey rainwater through the residential neighbourhood using drainage swales wherever possible.
- Ensure that swales are planted so that their edges and banks function as filter strips that intercept pollutants before water enters the main channel flow.
- Infiltrate rainwater wherever possible throughout the residential portion of the neighbourhood.
- Use plant-based infrastructure to separate pedestrian from vehicular space.

3.8 Protection from Hazardous Conditions

Lands within the development area contain natural features that may create hazardous conditions for development and human safety including the Cheakamus River, creeks, unstable rock formations, steep slopes and heavily forested areas that pose a fire hazard. Hazardous conditions can also be associated with former landfill sites if they are decommissioned without gas extraction technology or continuous monitoring. To ensure that development and human safety are protected from these hazards, all development is subject to providing and adhering to detailed assessments and protection measures that must be prepared by qualified professionals.

Objective #1: Protect development from hazardous conditions.

Criteria:

- Prohibit development from being located in areas that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence or avalanche.
- Require detailed hazard assessments prepared by qualified professionals that identify and assess all potentially hazardous conditions and establish measures for protection of development and human activity from these conditions. All development must adhere with these measures.
- Install landfill gas extraction systems at the former landfill site and ensure continuous monitoring for gases at the former landfill site and adjacent development lands.
- Require a Fire Smart Strategy for each phase of development, prepared by a qualified professional consistent with the provincial Fire Smart Program.

4.0 BUILDING DESIGN

This section establishes the architectural form and character for the buildings in the Neighbourhood Centre, as well as the surrounding residential areas.

The overall architectural concept provides the general vision for designers to creatively apply to the various types of buildings that will support the development of a diverse and vibrant year-round neighbourhood.

General guidelines that inform common building characteristics and features provide for the development of a diverse but harmonious built environment that is visually appealing, well

proportioned, and supportive of the neighbourhood design principles stated at the outset of this document.

4.1 Architectural Concept

The architectural concept for the Cheakamus Area Legacy Neighbourhood is best described as an evolution of Coast Mountain architecture that meshes the aesthetic of the mountain village, rooted in the climate, landscape and lifestyle of the Coast Mountains, with Whistler's ethic of sustainability.

Neighbourhood buildings will be intimately connected to the landscape and feature the use of locally available materials. Building locations, orientations and fenestrations will capitalize on views, access to sun, and landscape features to reflect dwelling in comfort in a rugged landscape and variable climate.

The sustainability ethic will affect building scale, form and character, and materials and finishes, by emphasizing innovation, durability, efficiency and flexibility. Designs will demonstrate resource and energy efficiency, the use of appropriate materials (whether recycled, reused, renewable, durable, or otherwise sustainable), and adaptability to an evolving program and changing environment.

4.2 Building Types

The Cheakamus Area Legacy Neighbourhood will feature a range of distinct building types reflecting the mixed-use nature of the neighbourhood, including:

- Residential;
- Commercial;
- Institutional;
- Recreational; and
- Mixed-use.

Each of these types presents particular opportunities for design expression with an overall approach that accentuates the human scale, reflects the interior program, and fosters a relationship to adjacent public space that is appropriate to each building type.

Visual harmony across these types will be asserted through materials and colour, and by taking an approach to building that reveals the connection between form and function and exposes construction methods with carefully considered detailing.

4.3 General Guidelines

These guidelines give design direction for common building characteristics, features and elements that establish building form and character, as well as for materials and colours. The guidelines are meant to encourage diversity by allowing latitude for individuality and the creative expression of designers within an overall effort to ensure a sense of harmony across the neighbourhood.

4.3.1 Building Location and Setbacks

Objective #1: Locate buildings to respond to natural features, complement adjacent uses and create comfortable relationships to the street, pedestrian areas and public spaces that support the human scale.

Overall Neighbourhood Criteria:

- Locate and orient buildings to preserve significant natural features, respond to site topography and reinforce the connection to nature.

- Seek to maximize distant and close-in views to natural features including peaks, valleys, ridgelines, rocky outcroppings and forested areas.
- Orient buildings in response to solar heat gain, seeking to optimize heating and cooling.
- Establish building setbacks from the street in relation to the building type, size and context. Generally seek to establish relationships that contribute to visual interest, animation and opportunities for human interaction. Provide sufficient space for landscaping, snow storage, sidewalks and pathways, responding to varying site conditions and natural features.
- Locate and orient buildings to frame and connect with adjacent public spaces.

Neighbourhood Centre Criteria

- Neighbourhood Centre buildings should generally be located as shown in Figure 2.
- Setbacks widths are to accommodate sidewalks, seating areas, street furnishings, planting beds and other elements that enhance the pedestrian realm.

Residential Neighbourhood Criteria

- Locate residential buildings to provide strong connections to natural areas, common spaces and pedestrian routes.
- Orient residential buildings to optimize solar access to private outdoor space.
- Use variable setback widths along the front of buildings to create visual interest along the streetscape. Where appropriate, use reduced front setbacks to create a strong street presence, present a friendly face to the street and support neighbour interaction.

4.3.2 Mass and Scale

Objective #1: To ensure that the mass and form of individual buildings are scaled and organized to respect Whistler's mountain village character, achieve comfortable spaces and create variety in character, in support of the neighbourhood's pedestrian orientation and human scale.

Overall Neighbourhood Criteria:

- Organize the building mass to preserve and frame prominent views to the surrounding natural landscape from public spaces; to preserve solar access into public spaces; and to create comfortable relationships with the scale and location of neighbouring buildings, and the size and use of adjacent open spaces.
- Buildings should be a maximum of four storeys in the Neighbourhood Centre and three storeys in the residential areas.
- For larger buildings, break the mass into multiple volumes.
- Use variability in roof planes and roof forms to ease building masses.
- Use architectural features and detailing, as well as materials and textures to moderate the scale of buildings and create visual interest at ground level.

4.3.3 Roof Form and Materials

Objective #1: To create interesting but efficient compositions of roof forms using appropriate materials.

Overall Neighbourhood Criteria:

- Variety in roof height, form and slope is encouraged to create a visually interesting roofscape. The roof ridgeline should not appear to be long and continuous as observed from pedestrian areas.
- Seek to incorporate upper floors and building mass within the roof form by lower the eave line in some portions of the building, and using a variety of dormer forms. Dormers are encouraged as they can add visual interest, but they should relate to interior space.

- Design roof shapes to manage snow and direct snow shed away from entrances and pedestrian areas. Snow shed should be managed through roof design rather than devices (e.g. heaters, or snow bars).
- Include wide roof overhangs to provide weather protection for pedestrians at the ground level, protect the building envelope and add depth and shadows that create visual interest and help animate the wall planes.
- Fascias are to be substantial architectural elements scaled in proportion to building size.
- Exposed beams and rafters are encouraged.
- Flat sections on roofs will be considered for functional reasons and for design effect. Flat roofs are to have a cornice that directs water away from the building face. Cornices are to be well designed but not ornate.
- Roofs may be a surface for energy collection and designers should consider how to incorporate the physical elements that allow photovoltaic cells, solar hot water heaters, or other solar energy collection devices to be attached in the future.
- Metal roofing is generally supported and should use recycled, reusable or recyclable materials.
- Asphalt shingles are supported subject to colour, profile and durability. Shingles are to be a heavy grade architectural shingle.
- Wood shingles are supported, but only for structures located away from the forest edge and designed with appropriate fire protection measures.
- Green roofs will be considered and encouraged as appropriate.
- Chimneys are encouraged as a strong visual element on rooftops to break roof masses and create rhythm.
- Vent pipes and similar elements should be clustered or integrated with chimney structures. Mechanical equipment including antennae and satellite dishes are to be concealed from view. Other rooftop accoutrements should be concealed or painted to blend into the roof.
- Visible metal for flashing, gutters, vents, etc. must be non-reflective and painted to match the building.
- Roof drainage systems must be integrated into the building design.
- Skylights are acceptable but must be in-plane rather than bubble-shaped.

4.3.4 Base and Lower Wall

The base of the building and the lower wall are the primary points of contact between the pedestrian and the built environment. They also anchor the building to the ground, portraying strength and foundation.

Objective #1: To enhance the scale and visual character of the pedestrian level through the use of materials, textures and colours at the base and lower walls of buildings.

Overall Neighbourhood Criteria:

- Use strong, durable materials to anchor the base and lower wall to the ground. Stone or concrete are appropriate.
- Stone should be locally available and applied to appear as a true element of the building. Basalt is preferred, granite is acceptable.
- Concrete is to have a high fly-ash content, and a high quality, architectural finish.
- Detailed design elements, patterns and other special features at eye level are encouraged.
- Lower walls should be stepped or otherwise altered to respond to topographic changes.
- Where appropriate the bases of buildings and lower walls should incorporate sitting walls or other elements that encourage sitting or leaning.

4.3.5 Building Facades

Building façades consist of mid and upper level walls and contribute strongly to the appearance and scale of buildings and the streetscape.

Objective #1: To introduce differentiation in alignment, fenestration, materials and colours to moderate scale and create variety and visual interest along pedestrian corridors.

Overall Neighbourhood Criteria:

- Break the linear aspects of a building façade and enhance the human scale with steps in building walls, angles in alignment, balconies, fenestration, exterior layering of materials and the use of colour to highlight architectural elements.
- Do not permit facades that are monotonous or that add to the apparent massiveness of a building.
- Use extended and recessed balconies to add rhythm and texture to the façade. Protruding balconies should have architectural elements at the base of the balcony to express structural support and thoughtful detail. Recessed balconies should have the appearance of wall openings rather than dominating the entire façade. Balconies should be large enough to provide a usable, weather protected outdoor space. Balcony rails should emphasize simplicity, but are an opportunity for design expression.

4.3.6 Windows and Doors

Doors and windows provide an important connection between indoor and outdoor space and should create a visually interesting composition.

Objective #1: Provide visual access to the public realm and surrounding views.

Overall Neighbourhood Criteria:

- Windows should be used to enhance transparency for public and commercial buildings, connecting interior activities with the pedestrian realm and adding visual interest and life to the street.
- Windows should be located, oriented and sized to capitalize on prominent views, and look over play areas, gathering places and sidewalks, as well as parking areas.

Objective #2: Provide light and warmth, and access to fresh air.

Overall Neighbourhood Criteria:

- Windows should be located, oriented and sized to maximize interior natural lighting. Windows should be operable to allow fresh air circulation.
- Bay windows are appropriate for increasing light, access to views, and connecting interiors with the public realm.
- Doors should be recessed within walls to enhance the scale and sense of entry, and to provide weather protection.
- Transoms over doors should be considered for increasing air circulation.

Objective #3: To enhance building character, scale and detail.

Overall Neighbourhood Criteria:

- Windows should be organized and sized to create a visually interesting composition from the street.
- Encourage different window treatments on different buildings to support diversity and creative expression.
- Trim and accents around windows and doors are encouraged. Trim should have sufficient thickness to have visual prominence (e.g. by casting a shadow).
- Lights beside doors or in the entryway of structures are recommended.

- Window panels in doors are encouraged.

4.3.7 Entrances, Porches, Overhangs and Awnings

Objective #1: To emphasize the importance of the pedestrian level of buildings, and provide weather protection with the use of porches, overhangs and awnings.

Overall Neighbourhood Criteria:

- Building entrances should be clearly defined and weather protected. They should be well lit, and convey a sense of welcoming and friendliness.
- Building entrances shall conform to accessibility requirements.

Neighbourhood Centre Criteria

- All entrances to non-residential buildings must be clearly discernible from the street. Entries should be emphasized with architecture, landscape, furnishing and signage.
- Design building overhangs to provide weather protection at the street level, along storefronts and at entries.
- Various styles of awnings over storefronts and display windows or residential doorways are supported. These may be constructed of canvas, glass or metal, cantilevered from building walls, or supported with a limited number of columns.

Residential Neighbourhood Criteria

- Porches in residential areas are encouraged and should provide sufficient space for regular use.
- Porches should be slightly higher than adjacent walkways or streets and include the necessary elements to allow for accessibility.
- Porch rails should be semi-open and made of wood or metal rather than being solid. Details should express quality in craftsmanship.

4.3.8 Storefronts

Objective #1: To develop tasteful storefronts that use lighting, glazing, materials and colour to create character and personality and enhance the pedestrian experience.

Neighbourhood Centre Criteria:

- Storefronts may extend the width of the shop as a highly detailed and composed façade, or consist of individual windows set in well-detailed frames.
- The cornice and pediment above the store window should be significant and strong enough to create an upper level enclosure. Kick plates should be present. Glass should not extend to the ground level.
- Storefront windows should be large, simple planes of glass. Windowpanes should be divided with a muntin or mullion bars to add detail and expression.
- The storefront window frame should have depth with the glass set in from the outside rather than flush with the surface of the exterior wall. Window trims should be well-detailed.
- Windows that can open for natural ventilation are encouraged.
- Opaque or treated glass such as frosted windows that reduce transparency into the store is discouraged. Store fronts may not be framed by neon lights.
- Bay windows are appropriate.
- The addition of hanging elements such as lights, bracket hung signs, seasonal flower pots, banners and awnings, are all appropriate and desirable elements.

4.3.9 Architectural Details

Objective #1: To use thoughtful detailing to enliven simple façades, exhibit quality and craftsmanship and humanize the scale of buildings.

Overall Neighbourhood Criteria:

- Give priority to the detail of doors, window trims, eaves, roof lines and porches.
- Porch, rail, balustrade and column details should reflect function and materials and should provide a visually interesting, rhythmic composition.
- Door knobs, hinges, door knockers, building names and numbers, and wall hung lights are all design detail opportunities.
- Emphasize the connections between structures and materials, and make technical aspects of construction visible with bolts, pegs, metals straps or other techniques.

4.3.10 Materials

Objective #1: To create interesting building façades by using locally available materials that give texture to buildings, are appropriate to Whistler's climate and meet Whistler's sustainability objectives.

Overall Neighbourhood Criteria:

- Materials selected should complement adjacent buildings, and be organized to reflect the structural composition of the building and its elements.
- Stone walls are supported, especially at building bases. Stone should be of a local type, and walls should express the strength of the material. Basalt is preferred, granite is acceptable.
- Exposed concrete at the base of buildings, or for architectural uses such as lintels should be of a high quality, architectural mix with a high fly-ash component. Very light coloured finishes are preferred. Coloured and/or stamped concrete is discouraged for buildings.
- Engineered wood beams, posts and columns are encouraged as structural elements. Heavy timbers for these uses are strongly discouraged unless they have been adapted from another site for reuse.
- Wood siding is supported for building façades and may be horizontal lap siding or vertical board and batten.
- Hardi-plank, paper stone, cement and wood fibre board and metal siding are acceptable, but should be used with careful consideration to the impact on the pedestrian realm. In the Neighbourhood Centre, the use of these materials should remain confined to upper portions of the façade, while wider use is considered acceptable in the residential areas.
- The use of stucco will not be supported.
- Other materials that are judged to be appropriate for building exteriors will be considered on a case-by-case basis, with emphasis being placed on visual character, impact on the pedestrian realm and contribution to building sustainability.

4.3.11 Colours

Objective #1: To use colour to create visual harmony across the neighbourhood, and to call attention to different materials.

Overall Neighbourhood Criteria:

- Designers shall refer to the Whistler Village Colour Guide for basic principles of colour selection for buildings in the neighbourhood.
- Colour selections for building walls are to be drawn from the natural environment.

- Colours should be used to highlight architectural features. Modulation in building envelopes designed to accentuate or break horizontality or verticality, or to accommodate views or solar access should be emphasized with colour changes.
- Roof surface colour should be muted and in the dark-grey, dark-brown and charcoal range to blend with the natural setting. Other colours may be proposed and will be considered on a case-by-case basis.
- Wood siding may be painted, stained or left to weather naturally.
- Emphasizing the natural colour of the materials will be encouraged where appropriate.
- Colours may be selected to enhance the energy performance of buildings, particularly with respect to passive solar design. Colours selected for this purpose will fit within the overall colour palette for the building.
- Accent colour should be emphasized at the pedestrian level.
- Exposed metals should generally be painted in a dark colour to minimize glare (green-black, dark grey or rust). Structural metals left exposed as architectural detail may be painted in an accent colour.

Neighbourhood Centre Criteria

- A revolving program for banners and flags should be developed for seasonal or celebratory display to add colour and vibrancy to the area.

4.3.12 Garbage and Recycling Facilities

Whistler's long-term commitment to sustainability involves minimizing waste and reducing the contribution of man-made materials to the environment. Provision of adequate waste and recycling facilities help fulfill that commitment by making it easy for people to separate waste into appropriate streams.

Objective #1: Ensure easy access to composting and recycling facilities for all residents.

Overall Neighbourhood Criteria:

- Provide each cluster of residential development with waste and recycling drop-off facilities that are located within a minimal walking distance of as many units as possible, and that meet the zoning requirements for storage and recycling.
- Where possible, provide adequate space for recycling and composting directly within units.
- Consider providing a compactor and recycling facility located within the neighbourhood.
- Garbage and recycling facilities must meet local bear-proofing requirements.

4.3.13 Storage

In order to support the active lifestyle of Whistler residents and to accommodate the needs of athletes during the Olympic and Paralympic Games, a sufficient amount of storage is needed for each unit.

Objective #1: Provide an adequate amount of storage to support liveability.

Overall Neighbourhood Criteria:

- Each unit should have enough space to store summer and winter recreational gear. Storage space may be accessed from inside or outside of the unit.
- Outdoor access points should form part of the overall architectural composition of the building and storage doors should be well-designed.
- Communal storage space in multi-family residences should be sufficient for all residents to store gear as needed.

4.3.14 Private and Public Outdoor Spaces

The relationship between private and public space strongly influences the character and feel of the neighbourhood. While every residence should have some outdoor space that offers privacy, this must be designed in a way that does not detract from the public realm. At the interface between private and public space, there should be a zone that makes the transition gradual, allowing neighbours and passers-by to interact easily.

Objective #1: Provide an appropriate transition between private and public space.

Neighbourhood Centre Criteria

- For residential units in the Neighbourhood Centre, create a strong differentiation between public space and private space without creating complete visual barriers.
- For other types of units in the Neighbourhood Centre, use changes in the ground plane including pavers and planter beds to maintain a more open transition between private and public property.

Residential Neighbourhood Criteria

- Visually link private and public space with windows, balconies and porches, as appropriate.
- Provide a smooth, open transition between private yards and communal space.
- Design the ground-plane and planted areas to distinguish private and public space.

Objective #2: Provide all residences with some private outdoor space.

Residential Neighbourhood Criteria:

- For ground oriented units, a portion of each yard should be separated with a physical partition from adjacent neighbours to create some private space for a patio or a garden.
- Partitions may take the form of high quality fences, walls, or other type of screens, and must not completely encompass a yard. Partitions should not be dominant features.
- Provide balconies in non-ground oriented units wherever possible.
- Outdoor private spaces should be shaded with tree species that also allow light into yards during winter months.

5.0 LANDSCAPE DESIGN

The landscape design for the Cheakamus Area Legacy Neighbourhood will integrate with the architectural concept and reinforce the Coast Mountain character derived from building sustainably in a mountain setting. The traditional approach to landscape design in Whistler, emphasizing the use of native plants, will provide the foundation, but complementary, suitable non-natives will be supported. Landscapes will also be designed for universal accessibility.

An overall Landscape Master Plan will be developed to provide a coordinated approach to the landscape design throughout the neighbourhood, with the greatest focus and level of detail for the Neighbourhood Centre.

5.1 Landscape Site Work

Landscape site work will follow best practices for erosion control to protect adjacent natural areas and watercourses, as well as to ensure clean streets and a safe environment.

5.2 Planting

For the planted landscape, trees are to frame mountain views along streets, provide dappled shade for seating areas and parking, and modify the scale of pedestrian corridors. Trees and planting masses also provide connectivity ‘stepping stones’ for birds and other wildlife, as

well as carbon sequestration and biological filtration of pollutants. In residential areas, trees and planting masses will generally be used to create the feeling of the surrounding forest flowing through the neighbourhood. Specifically, trees and plantings will be located to provide buffers between residential clusters and between homes and street activities.

Objective #1: Use trees and plantings to enhance local environmental conditions.

Overall Neighbourhood Criteria:

- Tree planting should replicate the mix of conifers, deciduous trees and shrubs that would emerge through natural succession. Ornamental trees and shrubs in open spaces will be considered in certain locations to enhance local ecology and visual interest.
- Low maintenance ground covers that create a natural look are recommended for slopes and open space areas. Areas of meadow that incorporate sub-alpine wildflowers are desirable.
- Plantings should be planned to require minimal amounts of fertilizer, pesticides and irrigation.
- Avoid the use of bear attracting species in the neighbourhood and consider removing attractants where warranted.

Objective #2: Use trees and plantings to enhance the pedestrian environment and residential areas.

Overall Neighbourhood Criteria:

- Street trees and trees in plazas and parking areas are to be a mix of deciduous and coniferous trees, evoking the sense of the forest penetrating the neighbourhood.
- Masses of plantings along variable building façades will provide visual cohesion along the streetscape.
- For shrubs and ornamental planting, a mix of native species and hardy, drought-tolerant non-native ornamentals that provide colour and seasonal interest should be used to create a visually appealing environment that will thrive in the Whistler climate.
- Shrubs and tall grasses may be used to soften the appearance of graded banks.
- Use trees and plantings to screen service areas.

Neighbourhood Centre Criteria

- Selection and location of trees and shrubs in the Neighbourhood Centre should allow clear views of street and retail signage, and unobstructed access along roadways.
- Seasonal and perennial flowers should be planted in relation to pedestrian and outdoor seating areas, including plant beds and flower pots on balcony rails and at window sills.

5.3 Lighting

Lighting is essential for safety and security, and can add character to the neighbourhood, but excessive lighting can mask the beauty of the night sky and have a negative effect on nocturnal wildlife. Lighting should therefore vary according to need and use and should be considered as an integral part of the neighbourhood design process using knowledgeable professionals.

5.3.1 Light Standards

Objective #1: Lighting standards are to have an appearance that is suitable to the architectural character for the neighbourhood.

Overall Neighbourhood Criteria:

- Use variety in lighting standards to differentiate pedestrian-oriented areas from vehicle-oriented areas, and to support an overall wayfinding scheme.

- Light standards and fixtures should be decorative as well as functional, with detail and ornamentation that complements the architectural character and Olympic legacy of this neighbourhood.
- Select a standard that can be affixed with flags, banners, Christmas lights, or other elements during different times of the year.
- Locate light standards to provide light continuity in pedestrian areas.
- Light standards should project light downward.
- Light standards should be vandal resistant.

Objective #2: To select the most energy efficient light standard practicable.

Overall Neighbourhood Criteria:

- The most energy efficient lighting solution practical will be implemented for each application.
- Light standards should be full cut-off.
- Consider LED lighting as a low-energy alternative for areas where illumination requirements are minimal.

5.3.2 Lighting Design

Objective #1: To enhance neighbourhood character and safety, improve access to the night sky and reduce the impact of development on nocturnal environments.

Overall Neighbourhood Criteria:

- Illumination levels should be the minimum intensity required to provide security, pedestrian and vehicular circulation, and directional orientation.
- Provide soft lighting to highlight interesting architectural and landscape elements.
- Event lighting is encouraged for holidays and special celebrations.
- Emphasize illumination at building entrances, stairs, ramps, major pedestrian spaces and decision points.
- Consider security lighting where necessary. Security lighting is to fit into the overall character of the design.

Neighbourhood Centre Criteria

- Street lighting in the Neighbourhood Centre is colour-corrected metal halide. Fluorescent and sodium lighting are generally discouraged.
- Provide lighting for signage that is integrated with the landscape and architectural design. Internally lit signs are not permitted. Halo lit signs are permitted.

5.4 Walls

Landscape walls should be regarded as features that grow out of natural landforms. They are opportunities for creative design and the expression of artistry and individuality through quality craftsmanship. They must be well designed, well built and reflect the ideals of the Coast Mountain architectural character, where beauty is achieved through simplicity, contrasting the ruggedness of stone with the refined qualities of concrete.

Objective #1: To build walls, embankments and other retaining structures with materials, details and construction techniques that complement natural and built features.

Overall Neighbourhood Criteria:

- Landscape walls should be designed to reinforce the link between the natural landscape and the built form.
- Landscape walls should compliment and extend the character of adjacent building bases.

- Where possible, landscape walls should appear to grow out of natural forms, such as rock outcroppings. Large boulders and stone can be used to anchor the ends of stone walls. Stone and/or boulder faced embankments that evoke naturally occurring basalt features are an appropriate solution to achieving grade transitions.
- Landscape walls are to exhibit quality craftsmanship as an art form.
- In pedestrian areas, walls should be designed to a sufficient height and width to accommodate comfortable seating.
- Faux stone walls and spray-on concrete are not supported.

5.5 Steps, Stairs and Ramps

Objective #1: Steps should be convenient and safe to use in summer and winter. Ramps are required to ensure appropriate access to all buildings. Both stairs and ramps should be designed and made of materials appropriate to building types and scale.

Overall Neighbourhood Criteria:

- Stairs and ramps may be of concrete, stone, wood, or metal grating.
- Railings are opportunities for creative expression but should be designed as simple features that relate to the material and scale of the associated building. Railing colours are to complement the buildings served; accent colours may be used to increase visibility.
- Wing walls adjacent to stairs are supported, but not required.
- Heat tracing is to be provided on stairs, ramps and pedestrian areas adjacent to building entries that are subject to snow coverage and icing over.

5.6 Pedestrian Paths, Trails, Sidewalks and Plazas

Objective #1: To develop pedestrian paths, trails, sidewalks and plazas that are safe, attractive and supportive of pedestrian activities. Materials and construction must be appropriate to the Whistler's resort community character and the regional setting.

Overall Neighbourhood Criteria:

- All paths, trails, sidewalks and plazas must conform to standards for safety and accessibility.
- Plaza areas and path widths are to be designed to accommodate expected pedestrian uses and accessibility requirements.
- Pedestrian paths may be of concrete, gravel, pavers, compacted earth or stone. Asphalt is generally supported, though sustainable alternatives are strongly encouraged. For example, porous asphalt or concrete, or surfacing that contains recycled content will be considered if they demonstrate a commitment to sustainable design, are aesthetically appropriate and feasible to implement.
- Boardwalks on trails are to be made of wood. Boardwalks proposed within residential areas may be made of wood or structural steel. Practical alternatives that conform to the overall concept for the neighbourhood will be considered.
- Pedestrian plazas and major pedestrian streets in the Neighbourhood Centre shall be paved in concrete pavers or stone pavers. Colours are to be relatively neutral and compatible with adjacent building and wall surfaces. Variation in colour and pattern may be used to emphasize scale and texture and to support wayfinding.
- All pedestrian surfaces should have sufficient slope for positive drainage, and be durable enough to withstand snow removal and de-icing.
- Paths and trails through landscaped and natural areas should have a meandering form that respects existing vegetation and local site conditions. Path widths may vary for design effect and to accommodate site-specific features. Trails are to be designed in accordance with the *Whistler Trail Standards*, and are to incorporate boardwalks as

necessary, particularly in areas with lush natural vegetation that are periodically saturated or inundated by water.

5.7 Ground Level Utilities

Objective #1: To minimize the visual impacts of ground level utility structures and equipment such as transformers, electrical boxes, vents, condensers, fans or any other electrical or mechanical devices required as part of the neighbourhood utility systems.

Overall Neighbourhood Criteria:

- Locate equipment in areas of low visibility, away from pedestrian areas and building entrances.
- Where possible, locate utility structures in landscape areas where they can be screened by shrub planting.
- Where size of structure and location warrant, enclose the structure behind fence walls or screens. Materials, detailing, and colour of screens should be consistent with adjacent buildings.

6.0 SITE FURNISHINGS

Site furnishings will strengthen the character of the neighbourhood and contribute to its comfort and convenience. Site furnishings should be considered as integral components in the overall structure and design of the neighbourhood, rather than as add-on items placed throughout the neighbourhood once construction is complete. Furnishings shall be durable and of a high quality. Their design may purposefully reference the Olympic history, introduce public art, establish differentiation across the neighbourhood or support wayfinding.

6.1 Bus Shelters

Appropriate bus shelters are necessary to support a well-used transit system. They should be well built, visually attractive, comfortable, convenient and safe.

Objective #1: To provide appropriately designed and located bus shelters.

Overall Neighbourhood Criteria:

- Shelter locations and orientation should be established during the master planning process following common best practices for pedestrian and vehicular safety and accessibility.
- The design of bus shelters should be of consistent quality and character with shelters found throughout the Municipality.
- Consider green roofs for bus shelters.
- Incorporate seating, lighting and schedules into shelters. Bear-proof trash receptacles should be located adjacent to bus shelters.
- Side panels should be transparent and vandal resistant.
- Shelter construction should permit disassembly.

6.2 Kiosks, Information and Interpretive Booths

Kiosks should be included in select locations in the neighbourhood to provide information for local residents, highlight innovative infrastructure or evoke Olympic memories. They should be few in number, but offer particular opportunities for design creativity.

Objective #1: To provide permanent and temporary means of posting information, directions and notices in a way that enhances neighbourhood character.

Overall Neighbourhood Criteria:

- Kiosks should be designed to contribute to architectural diversity in the neighbourhood.

- Kiosks should have logical and direct relationships to walkways, sight lines and other related elements, and must meet relevant accessibility requirements.
- Where kiosks or boards are to allow posting of public notices, strict management requirements for maintaining order and updating information are necessary.

6.3 Outdoor Seating and Furnishings

Objective #1: To provide a variety of comfortable, sturdy seating opportunities and complementary furnishings that enhance neighborhood character.

Overall Neighbourhood Criteria:

- Locate a variety of informal seating opportunities in the form of low walls, long horizontal steps, planters, and boulders adjacent to pedestrian spaces and outdoor gathering areas.
- Locate benches along trails to capitalize on prominent views.
- Tables with chairs and umbrellas are encouraged for outdoor patios and seating areas. Tables and chairs should be moveable.
- The use of heaters and canopies to extend the use of patios throughout the year is supported.
- Use local materials or metals with recycled content for benches, chairs and tables. Recycled plastic furnishings are discouraged due to their lack of durability and incompatibility with the character of this neighbourhood. Moulded polyurethane furniture is not acceptable.

6.4 Plant Containers

Objective #1: To encourage the use of plant containers (including landscape planters, flower pots and planter boxes) to define and decorate public spaces and buildings.

Overall Neighbourhood Criteria:

- Where possible, plant containers should be integral to adjacent architecture, though they may also be freestanding, or hanging from wall brackets or lighting standards.
- Drainage from planters should be managed to prevent runoff and staining of pavement.
- Where containers are attached to building exteriors, appropriate waterproofing and drainage provisions are to be incorporated.
- Plant containers should be irrigated. Free standing or hanging plant baskets should have drip irrigation available to the site.

6.5 Waste and Recycling Receptacles

Objective #1: To provide functional, conveniently located bear-proof waste and recycling containers.

Overall Neighbourhood Criteria:

- Receptacles for waste and recyclables should be located in areas of high pedestrian traffic and use, but should not create visual clutter.
- All receptacles shall adhere to the highest local standards for bear proofing.
- Receptacles should complement the surrounding built form.
- Receptacles shall be designed to appropriately separate waste and recycling streams.

6.6 Bicycle Racks

Objective #1: To provide secure bicycle racks and storage facilities throughout the neighbourhood to promote cycling as a mode of transportation.

Overall Neighbourhood Criteria:

- In general, consider integrating bicycle racks and storage facilities into the design of buildings rather than importing add-on racks once design is complete.

- In public open spaces and plazas, free-standing bike racks are acceptable.
- High quality bike racks are required, and racks designed as public art are encouraged.

6.7 Fencing

Objective #1: Provide fencing where necessary to define spatial areas and edges, and to limit public access to utilities or dangerous areas.

Overall Neighbourhood Criteria:

- Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending adjacent building details. The design should be simple rather than ornate.
- Where fencing is required to provide privacy or security, or to screen unsightly views, the use of horizontal boards or vertical board and batten is acceptable.

Neighbourhood Centre Criteria

- In the Neighbourhood Centre the use of ornamental metal or decorative wood fences are appropriate to define edges of small terraces, outdoor seating areas and garden areas.

6.8 Bollards

Objective #1: To provide attractive means to separate pedestrian and vehicular circulation zones, organize public spaces or highlight areas of transition.

Overall Neighbourhood Criteria:

- Bollards should be located as part of the design of the pedestrian streetscape.
- Bollards should be considered as sculptural elements and may evoke the Olympic memory. The design should relate to the design of the ground plane.
- Materials for bollards may be solid stone, concrete or metal. Creative use of colours for design effect is encouraged.
- Well designed bollards may be used to protect utility boxes.
- Bollards must not impede snow removal or storage and must incorporate elements that allow them to be seen in deep snow.
- Where emergency access is necessary, bollards must be easy to remove.

6.9 Phone Booths

Objective #1: To provide access to telephones where the level of anticipated demand warrants installation.

Neighbourhood Centre Criteria:

- Phone booths should be located in highly visible, well-lit areas that are wind protected and away from noisy uses or activities.
- Banks of phones should be grouped together and designed as part of the building façade.

6.10 Drinking Fountains

Objective #1: To incorporate drinking fountains as necessary to support an active, healthy community.

Overall Neighbourhood Criteria:

- Locate drinking fountains in association with public facilities, preferably under cover. Consider frost-free fountains for year round use.
- Drinking fountains should be accessible or have accessible features within close proximity and must have provisions for accommodating small children,
- Drinking fountains should be considered as opportunities for sculptural design.
- Fixtures are to be copper, brass or stainless steel.

6.11 Newspaper Racks

Objective #1: To provide newspaper racks sparingly to meet the demands of neighbourhood residents without generating visual clutter or litter.

Overall Neighbourhood Criteria:

- Newspaper racks will be supported in select locations in public pedestrian areas subject to municipal review of the location and design.
- In the residential areas, newspaper racks may be located at postal kiosks and integrated into the design of the structure.

6.12 Tree Grates/Guards

Objective #1: To protect the roots of trees that are located within paved areas, accommodate pedestrian movement and enhance the character of the pedestrian realm.

Criteria:

- In general, creative design of metal grates is encouraged. Grates are suitable locations to emphasize Olympic memory.
- In heavy pedestrian areas, grates may be cast metal. In other areas, grates may be simple stone pavers set within a header placed on sand with wide joints to allow penetration of air and water. In areas with little pedestrian use, tree grates may be absent, with perennial plant materials planted at the base of the tree.

7.0 SNOW MANAGEMENT

Objective #1: Provide residents and visitors safe and convenient access to buildings, pedestrian circulation areas, and seating areas throughout the winter season.

Overall Neighbourhood Criteria:

- All buildings and structures must be designed to address snow management considerations.
- Roofs forms are to be designed in coordination with the pedestrian areas at the base of buildings. Roofs are to be designed to hold or shed snow, in which case roof forms will guide the snow to fall to landscape areas at the base of buildings or to lower level flat roofs. Snow will not be permitted to dump freely onto any pedestrian areas.
- A snow shed analysis prepared by an architect or engineer is required for all buildings, consistent with the Municipality's Snow Shed Policy (G-16).

Neighbourhood Centre Criteria

- Landscape snow shed areas are to be located adjacent to the base of buildings and sized to accommodate the anticipated volumes of snow. Landscape planters and walls shall be designed to block pedestrian access to snow shed areas.
- Proper signage should be used to indicate snow shed areas.
- Heat tracing is required to ensure pedestrian safety on steps, ramps and stairs at building entries, and in high traffic areas where the roof drip lines create ice patches on the ground.

Objective #2: Provide areas for snow storage.

Criteria:

- Include snow shed areas that can store snow to a 2.0 metre depth in landscape areas adjacent to auto courts.
- The proposed parking area adjacent to the sports field near the western terminus of the main street may be a designated snow storage area in the winter. The snow storage

capacity in this location is to be determined by a qualified professional. Snow melt will be diverted around the landfill through a system of ditches and channels.

- On public roads and surface parking areas, snow management will follow current practices and will be pushed to adjacent areas or hauled to a designated snow shed area.
- Plant beds may be used as snow shed and storage areas, but must incorporate species that will tolerate anticipated snow loading, as well as snow melt and rooftop runoff.
- Other snow storage areas may be designed as features to highlight the flow of water as snow melt, e.g. the use of rills that lead to drainage structures and do not create a hazard.

8.0 PARCEL SPECIFIC DESIGN GUIDELINES

8.1 Neighbourhood Centre Buildings Summary

The following summarizes the design intent of seven major buildings and the outdoor spaces that comprise the Neighbourhood Centre. The intent is to guide development through the design process rather than offer prescriptive solutions. This section shall be considered in conjunction with, rather than exclusive of, the balance of the Cheakamus Area Legacy Neighbourhood guidelines.



Figure 6: Neighbourhood Centre Buildings
Source: Tom Barratt Ltd. Landscape Architects

8.2 Building “A”

Building Description: Building ‘A’ is a mixed residential building located on the northern periphery of the Neighbourhood Centre. The building is served with parking in the front, and has a large common area in the rear. This common yard is bounded by a forested knoll, and public trail that runs between the building and the wetland that forms the ecological heart of the neighbourhood. Currently, Building A consists of ground-oriented, single level town homes, and two-level town homes.

Building height: Three floors.

Building type: Multi-family residential that combines townhouses and apartment style units. Specific mix and number of units to be confirmed.

Architectural Character: This building will follow the form of successful mountain buildings in Whistler and elsewhere, including the following elements:

- Steeply pitched roof forms to a maximum pitch of 6:12;
- Roof broken into several separate masses;
- Grounding of the building by the use of natural materials at the building base;
- Where heavy timbers might otherwise be used to project a mountain character, the inclusion of more sustainable, engineered wood products is encouraged as an alternative;
- Covered entries are encouraged to provide protection from the elements.

Ground oriented units should be designed so that owners have separate entrances, and small areas of outdoor space. These outdoor areas will encourage individual owners to make their spaces unique, giving a lived-in character to the building. Outdoor spaces also should assist in making the transition from public areas such as walkways and parking areas to the private areas inside of homes.

8.3 Buildings “B1” and “B2”

Building Description: Building ‘B1’ is a mixed-use building with a commercial presence along the main street, and residential above, while ‘B2’ is a primarily residential building. Together Buildings ‘B1’ and ‘B2’ enclose the northeastern edge Commons, giving definition to the central open area in the Neighbourhood Centre. Currently, Buildings ‘B1’ and ‘B2’ consists of one-bedroom units, one-bedroom plus den units, two-bedroom units, and three-bedroom ‘city homes’.

Adjacent to Building ‘B1’ is a small character building intended for a restaurant or related use. This building will include an outdoor seating area, giving life to the Commons, while also further defining the street edge. This building is to have an interesting roof structure to add visual interest along the street, and to moderate the scale of Buildings ‘B1’ and ‘B2’.

Building Heights: Up to four Floors

Building type: Mixed use multi-family residential building with commercial on ground floor fronting Main Street. The final mix is to be determined by market review.

Buildings “B1” and “B2” are intended to have two distinct types of residences: stacked, two-storey town homes on the building ends, and smaller one- and two-bedroom homes through the middle the building.

The lower units are to be ground oriented, while the upper units will be accessed from a central corridor. Town home units will have windows on two sides to maximize light into units and access to views.

The smaller, central units on the ground floor may be accessed from entrances at grade. Upper units will be accessed by a central corridor.

Architectural Character: The “town home” ends to the buildings should be distinct in architectural treatment from the smaller apartment units in the middle through materials, fenestration, and other architectural details. The design of these buildings shall strive to minimize the lengths of internal corridors.

Buildings “B1” and “B2” are positioned to capitalize on views to the Mt. Fee, Brew Mountain, Mt. Cayley and Whistler Mountain. Their design should provide residents with an opportunity to enjoy these views from decks, patios and indoor living spaces.

Buildings “B1” and “B2” will be a demonstration of the Coast Mountain architecture that is to characterize the Cheakamus Area Legacy Neighbourhood:

- The roof configuration may be a composition that includes sections of flat roofs;
- While the use of natural materials, such as stone is appropriate to ground the buildings, these buildings should also exhibit the use of durable, more sustainable materials such as fibre-board and metal siding, or other materials identified as appropriate in these guidelines;
- Where heavy timbers might be used, the inclusion of more sustainable engineered wood products is encouraged as an alternative;
- Covered entries are to be included as an important means of protecting residents and guests from Whistler’s variable climate.

8.4 Building “C1”

Building Description: Building ‘C1’ is a prominent residential building located on the south side of the main street. It will provide the first, truly urban edge moving into the Neighbourhood Centre, with enclosed private terraces for ground-oriented units contiguous with the sidewalk.

To the rear of the building, parking will serve residents, as well as people using adjacent play fields, and nearby commercial facilities.

Building Height: 3. 5 floors (Three floors at building ends, four floors in the centre).

Building Type: Mixed multi-family residential (final mix to be determined by market review).

Building C1 is conceptually similar in character to Buildings ‘B1’ and ‘B2’. The building ends will be town home type units, while the middle of the building may be apartment style housing.

Architectural Character: The “town home” ends to the building may be distinct in architectural treatment from the smaller apartment units in the middle. The design of this building shall strive to minimize the lengths of internal corridors.

Building “C1” is located on the main street of the Cheakamus Legacy Neighbourhood. As such the front of the building should address the street as follows:

- Care should be taken to balance the privacy needs of residents with the desire to have a welcoming façade facing the street, including balconies on the upper floors;
- Residents should have small semi-public areas where they may sit in front of their units. These areas should be similar in function and size to stoops associated with brownstone buildings in higher density centres;
- Entries should be covered from the weather.

Building “C1” will also be designed in the Coast Mountain concept described in 4.1:

- The roof configuration may be a composition that includes sections of flat roofs as outlined in these guidelines as considered for Buildings ‘B1 and ‘B2’;
- While the use of natural materials, such as stone is appropriate to ground the building at the pedestrian scale, this building should also exhibit the use of durable, more sustainable materials such as concrete, fibre-board and metal siding on upper levels;
- Where heavy timbers might be used, the inclusion of more sustainable engineered wood products is encouraged as an alternative;
- Covered entries are to be included as an important means of protecting residents and guests from Whistler’s varying climate.

8.5 Building “C-2”

Building Description: Building ‘C2’ is located across the main street from Building ‘B1’. It is a mixed-use building intended to include a convenience store at the ground level to meet the daily needs of residents locally. Above the convenience store is a suitable location for either a travelers hostel or apartments.

Building Height: Four floors.

Building type: Mixed-use commercial and/or residential (final determination to be made through market review).

Building “C2” has commercial spaces on the ground floor while upper floors are anticipated to be hostel or similar uses. The building may be similar to other mixed-use buildings in Whistler and other mountain resorts.

Architectural Character: As described in section 4.3.9 of these guidelines, the commercial uses shall have inviting storefronts that welcome neighbourhood residents and visitors. The design of the building shall encourage commercial activity to spill-out of shops and cafes. The ground floor may also function as a reception area for Whistler’s new hostel and a welcoming entrance that integrates a patio for hostel use is necessary.

The front of the building should have a continuous cover, such as an awning, or other cover that protects pedestrians from the elements. This cover may also provide a visual separation from the commercial area of the lower floor and the sleeping areas of the hostel or residential accommodation on the second, third and fourth floors.

Natural materials, such as stone, may be considered on the first floor of the building and as accents in other locations.

8.6 Building “D”

Building Description: Building ‘D’ will function as the Athletes’ Lodge during the 2010 Olympic Games and will eventually provide athlete accommodation in the Neighbourhood Centre. It is a prominent building that will catch the eye as one moves along the main street. This Athlete’s Lodge will form a strong, lively edge and may include a restaurant at street level, while also providing enclosure to the Commons and to the open courtyard to the north. A tower structure will be incorporated near the entry to the Athletes’ Lodge, either integrated directly into the building, or as an adjacent stand-alone feature. The dimensions for the tower and the make-up the Athletes’ Lodge have yet to be confirmed.

Building Height: Up to four floors

Building Type: Mixed-use commercial - Athletes’ hotel, administrative uses and a restaurant (final determination to be made through market review):

Building “D” is a lodging building intended to house athletes and officials visiting Whistler for short duration events. It should welcome visitors to the Cheakamus Area Legacy Neighbourhood. The building form will consist largely of lodge rooms on the second, third and fourth floors. The ground floor will have administrative uses, a check-in area and a cafeteria that caters to those staying in the lodge.

Architectural Character: Overall, the building will be a distinct architectural element in the Neighbourhood Centre. The entry to the building may incorporate a prominent tower feature. Building “D” will also reflect the Coast Mountain architecture described in 4.1:

- The roof configuration may be a composition that includes sections of flat roofs as outlined above;
- While the use of natural materials, such as stone is appropriate to ground the building at the pedestrian scale, this building should also exhibit the use of durable, more sustainable materials such as concrete, fibre-board and metal siding on upper levels;
- Where heavy timbers might be used, the inclusion of more sustainable engineered wood products is encouraged as an alternative;
- Covered entries are to be included as an important means of protecting residents and guests from Whistler’s varying climate.

The cafeteria, eating and entry area on the main floor of the lodge building should be transparent to passers-by. This transparency should give the building life and make its function apparent from the outside. The eating area should allow overflow onto adjacent outdoor spaces to animate the building during warmer months.

8.7 Building Site “E”

Building Description: Building Site ‘E’ may provide space for four live-work or home office buildings consisting of living space on the top floors, and a flex space at ground level. This is a flexible typology that will allow people to work as professionals within the neighbourhood, and give the Neighborhood Centre life during the day, all week long. The design of the buildings is important because they form the threshold into the neighbourhood from the forested road that connects to Highway 99. To emphasize this transition, the buildings on Site ‘E’ should have setbacks that diminish as one moves into the neighbourhood. This will permit a gradual reduction in landscaping, and a gentle intensifying of the urban character along the street.

Building Height: Three floors.

Building type: Live-work or home office. (Final determination to be made through market review)

The buildings at this location will be a cluster of ‘flex-townhouses’, that are adaptable according to resident need.

Architectural Character: Building “E” is located at the entry to the Cheakamus Area Legacy Neighbourhood. The architectural character should thus embody the character stated in section 4.1.

Buildings at this location are intended to have built-in flexibility. While the form is generally townhouse in nature, each unit will have a small flex-space included at, or near the ground floor, facing the street. The flexible space may become a secondary suite, a home business or be included within the main dwelling.

Similar to Building C1, these ground oriented units should have a stoop feature facing the street where residents may sit to watch their neighbourhood come and go, or greet their neighbours. Architectural features should include:

- Covered entries and porches;
- Windows that provide “eyes on the street”;
- Opportunities for small container gardens that allow residents to personalize their space.

8.8 Building “F”

Building Description: Building ‘F’ will be a high performance training and gymnastics centre located toward the south end of the main street. As a legacy building for the Municipality, the Whistler High Performance Centre must embody the architectural character for the neighbourhood, with close attention paid to detailing and adjacent outdoor use. A courtyard on the north side of the building that consists of both hard and soft landscaping will allow interior activities to spill out into the public realm, while connections from the interior to the outdoor space and knoll to the north will bring the feeling of being outdoors into the building.

Parking for Building ‘F’ will be located off the main street to the north of the facility, and a drop off area will allow for easy access.

Building Height: Two to three floors

Building type: Building “F” is the Whistler High-Performance Centre. It is intended for use by visiting competitors, as well as athletes in living in the Cheakamus Area Legacy Neighbourhood and Whistler residents at large. The entry to the centre should be prominently located on the northeast corner of the building to serve as a visual terminus from the main pedestrian and vehicle streets.

Architectural Character: The entry to the building should welcome visitors, neighbourhood residents and other Whistlerites.

The architecture should be distinct, as this building will serve as a focus for many people who come to the Cheakamus Area Legacy Neighbourhood. The architecture should also be indicative of the high-performance sports activities taking place inside, and should represent the other pillars of the Olympic movement, emphasizing the importance of the environment and the culture of sportsmanship.

Entries and fenestration should provide views into Building “F” making the use of the building, and the activities within apparent to passers-by. Community and high performance fitness uses should be oriented to public areas to provide animation and a sense of connection to the neighbourhood.

Building materials, design and techniques should demonstrate the Coast Mountain architectural character described in 4.1:

- The use of large dimension timbers is discouraged in favour of engineered wood products that will project the notion of mountain architecture, without requiring the harvest of old growth trees.
- A flat or inverted roof may be used to harvest rainwater for irrigation use, or to allow for a vegetated green roof.
- The landscaping around the building will consist of native plant materials that allow sun to penetrate into the building in winter months, while providing shading during summer months.