

# SITE NARRATIVE

## DESIGN RATIONALE

## SUSTAINABILITY NARRATIVE

### Overview

A variety of conditions impact the form of development.

The greater Whistler context including existing networks of natural and constructed waterways, public spaces, and natural areas, shape the landscape and site planning concepts. These are illustrated in the Site Narrative.

Specific site conditions and design opportunities and constraints related to the conditions around the edge of the site influence the site plan and form of development. These are illustrated in the Design Rationale.

Social, environmental and carbon/energy aspects of sustainable design impact the landscape and building design as illustrated in the Sustainability Narrative.

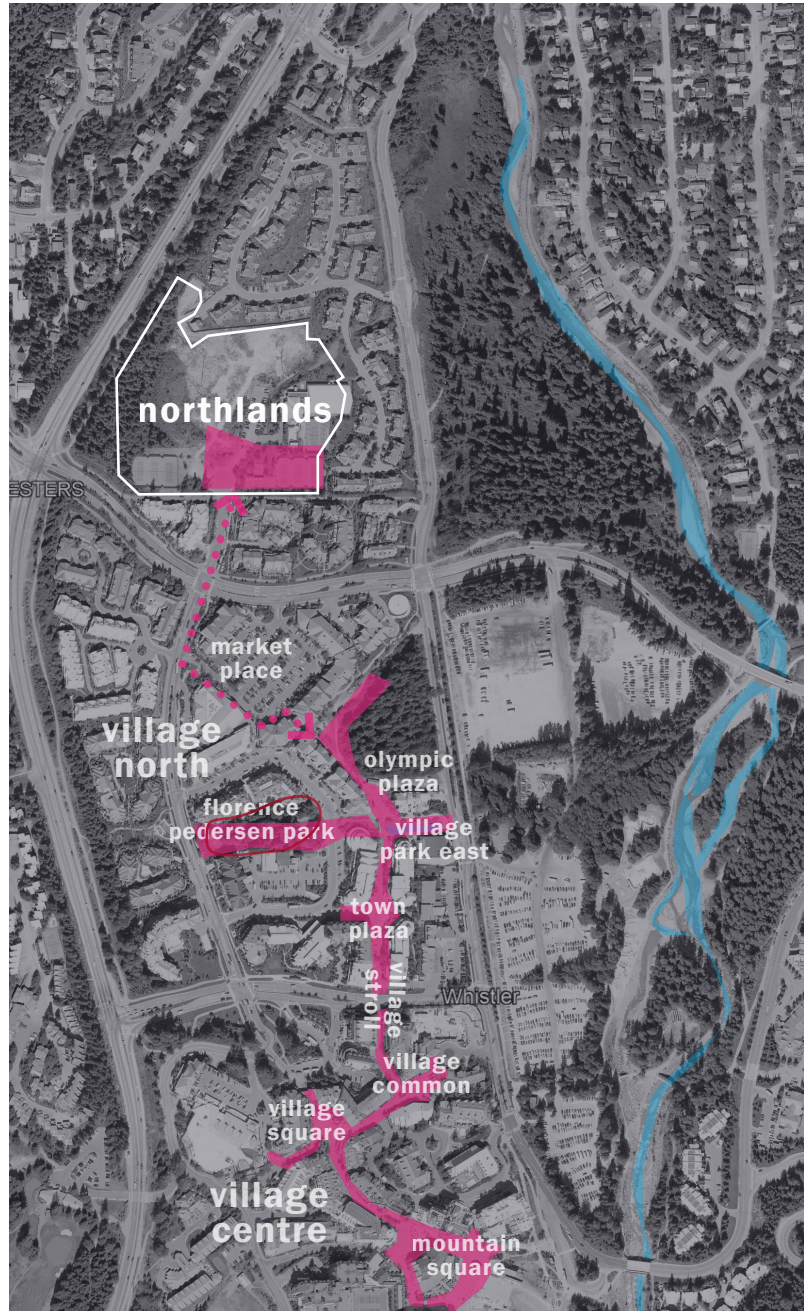




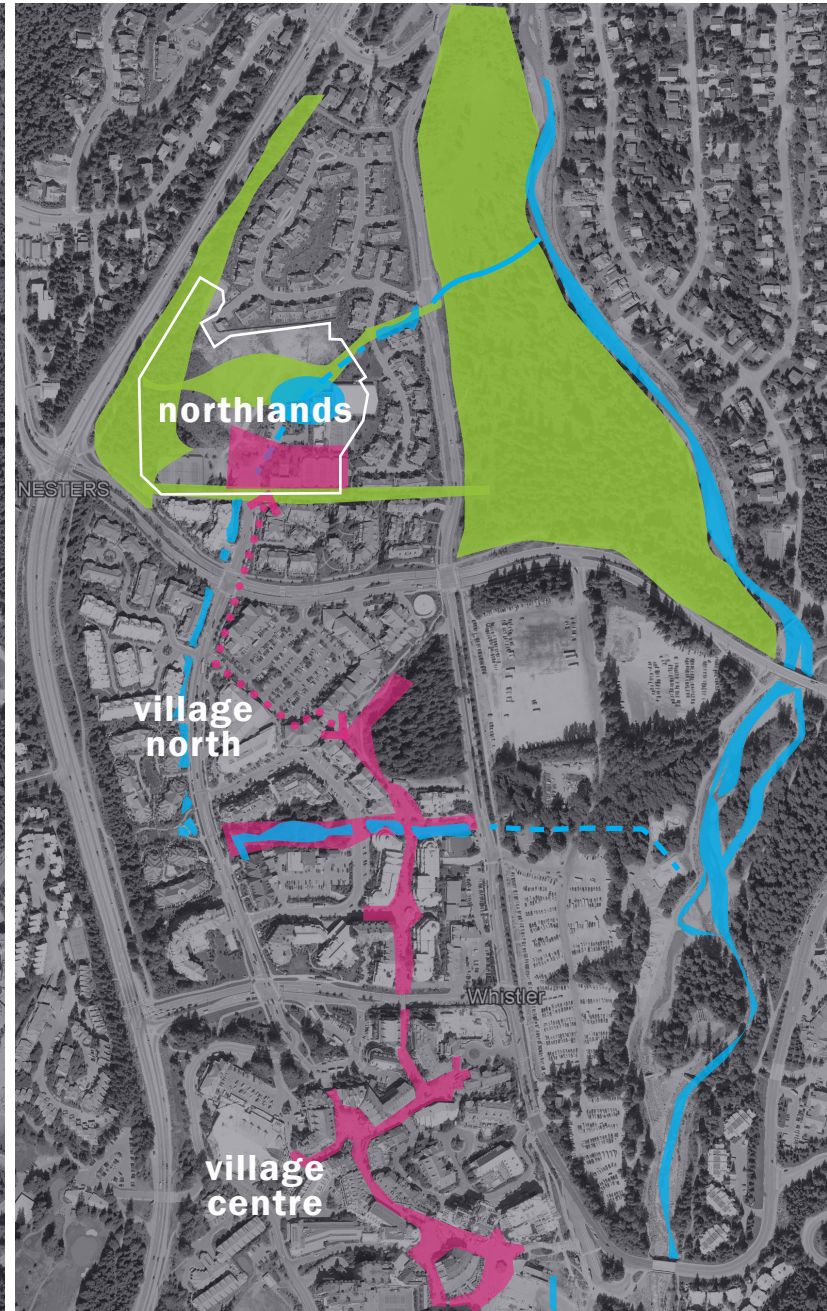
The site is located between substantial natural green spaces including a forested buffer along the west edge.



Fitzsimmons Creek runs north-south along the west edge of the conservation area and a series of waterways from Fitzsimmons Creek move through the public spaces in Whistler Village extending north through 4500 Northlands.



4500 Northlands is an opportunity to add a new type of pedestrian oriented public realm to the Whistler community emphasizing nature and community.



A new destination neighbourhood blending green spaces, waterways and unique new community spaces connected to the heart of Whistler.

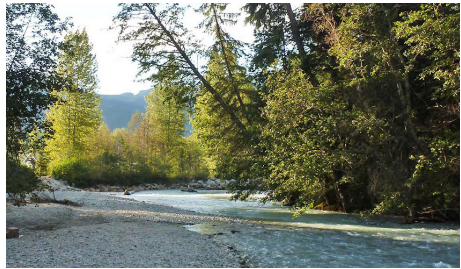
**Design Response:**

Extend the natural environment across the new development.



**Design Response:**

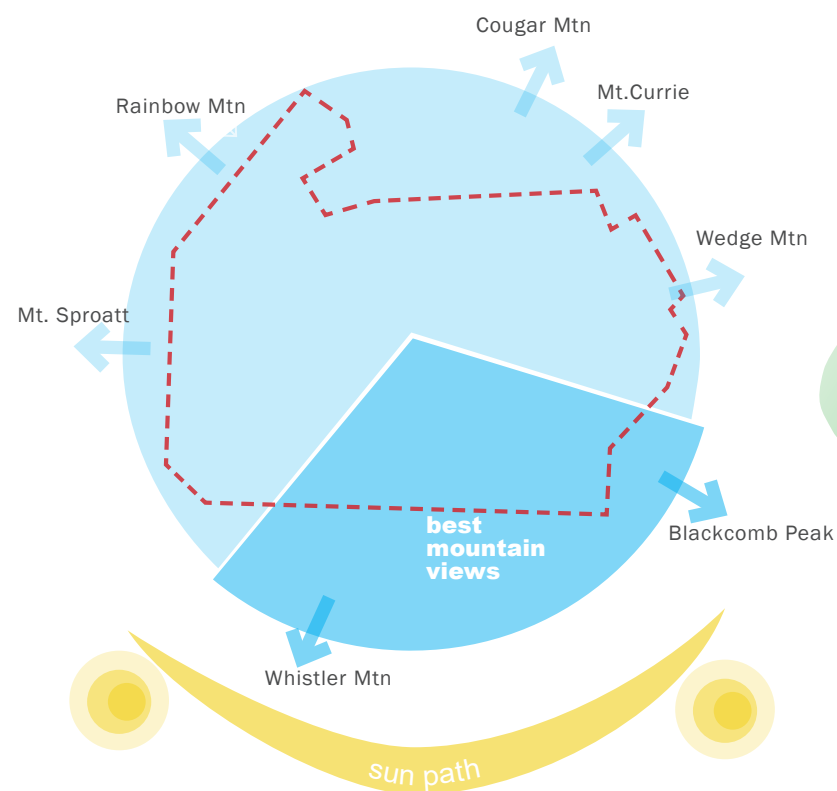
Incorporate naturalized waterways into the new landscape.



**Design Response:**

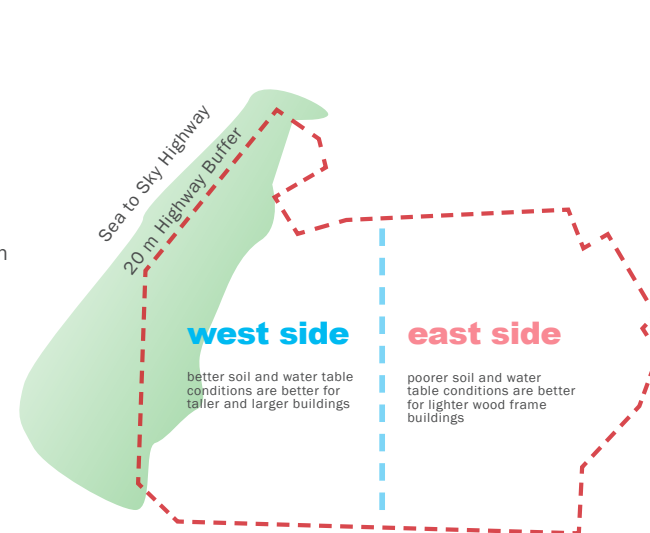
Provide a unique community destination with upgraded walking connections to the





## **VIEWS AND THE SUN**

The site provides good mountain views in all directions - orienting development and open space to the south and west takes advantage of the sun and the best views of Whistler and Blackcomb.



## **GEOTECHNICAL CONDITIONS**

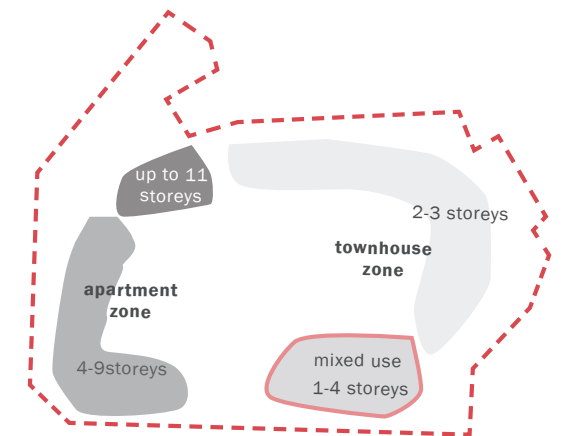
Locating taller buildings and below grade parking (up to two storeys) on the west side of the site takes advantage of better soil and water table conditions.



## **EDGE CONDITIONS AND NEIGHBOURS**

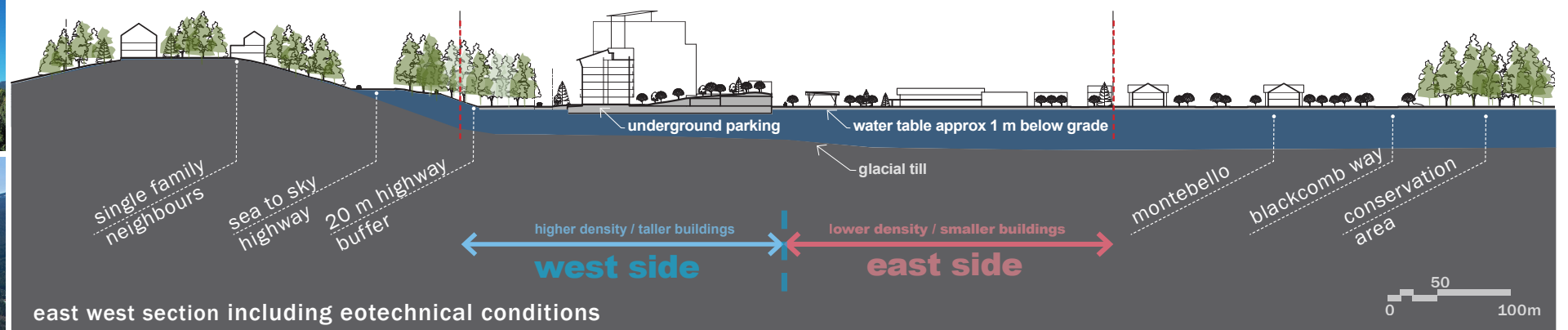
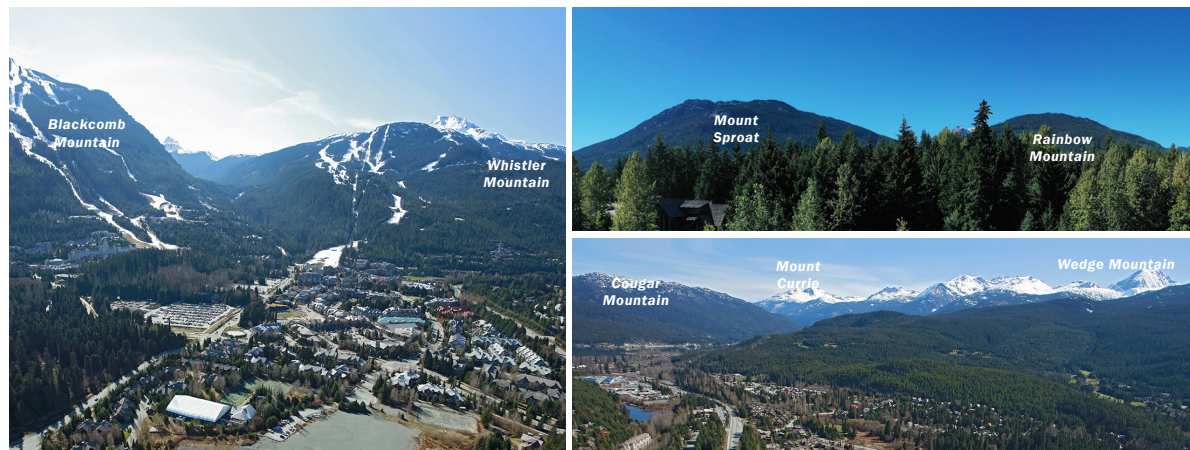
Locating low scale development on the north and east sides respects the townhouse neighbours.

Locating taller buildings along the west edge of the site adjacent to the tree buffer and highway reduces the impact of building height on neighbours and takes advantage of prime views.



## **AN EMERGING SITE PLAN CONCEPT**

Good solar access and views, preferred geotechnical conditions, and the height of neighbouring developments and proximity to the highway combine and reinforce each other to shape this emerging conceptual site plan.



## **DESIGN RATIONALE**