Design Guidelines

Kicking Horse Mountain Resort

DRAFT

May 2008
(Updated from the 1999 Master Plan Design Guidelines)

A SUPPLEMENT TO THE MASTER PLAN OF
Kicking Horse Mountain Resort, Golden, B.C.

Prepared by Oberti Resort Design
a division of Oberto Oberti Architecture and Urban Design Inc.

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A. Introduction

1. General Character

The design guidelines for Kicking Horse Mountain Resort, originally approved as part of the 1999 Master Plan, are intended to create an identifiable and cohesive design character by utilizing a limited vocabulary of design features that reinforce the notion of a desirable mountain retreat – an escape from the more mundane solutions of urban centres. The intent is to have the resort's buildings and architectural features contribute to the overall character of the resort so that there is an identifiable resort image instead of a disparate collection of individual components that compete for attention as monuments to a particular individual or corporate taste.

The intent is to create a coherent development for a master planned resort founded on authentic architecture. It will be based on a true expression of function and structure, and on the use of natural materials. This will create both a rustic design in tune with the history of the area and a visibly sustainable and environmentally friendly architectural neighbourhood.

The design concept takes its inspiration from the mountain architecture tradition of the National Parks and the heritage design tradition of the Western Canadian Mountains Ranges. It will emphasize sloping roofs, the use of wood and stone, and generally an abundant use of natural materials.

Design criteria aiding in fire prevention and control will also be encouraged.

The purpose of these guidelines is to identify some of the key features of the required mountain architecture style so they can be incorporated into individual compositions that are both unique and conforming.

The goal is to create a warm impression of rustic and genuine residential design typical of mountain settings. A successful design must respond favourably to the style, description and intent of these guidelines.

The following pages describe designs that have an emphasis on heavy timbers, warm, natural finishing materials, and large interior spaces combined to create a grand impression and a warm mountain atmosphere for a mountain resort that is a renown tourism destination.

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2. Design Review Panel

A Kicking Horse Mountain Resort **Design Review Panel (DRP)** will be established in order to maintain compliance with the Master Plan and these Design Guidelines. The DRP will conduct a mandatory preliminary design concept review on all proposals within the boundaries of Kicking Horse Mountain Resort.

The Panel is a body created to assist in the implementation of the Statutory Building Scheme registered on each property. The DRP will review designs *prior to permission to construct any building or sign*. The recommendation of the DRP, addressed to the authority having jurisdiction, is a condition precedent for applications for permission to construct on sites within the boundaries of Kicking Horse Mountain Resort. The DRP shall comprise two representatives of the Developer and a representative of the Architect and Planner for Kicking Horse Mountain Resort. Each representative may appoint an alternate.

Drawings showing building plans, sections and elevations, roof plans, finishes, colours, landscape and streetscape design must be submitted to the DRP for the resort area and must receive their approval *prior to permission to construct*. Large-scale samples of exterior materials, finishes and colours applied to actual building materials may also be required to be submitted for review.

Each building component must be designed to fit within the building envelope where designated as part of the Master Plan and its implementation and must comply with other Master Plan siting requirements as well as these guidelines. Encroachments will not be allowed, except as permitted by these guidelines and its Appendix.

The designers of buildings, signs and incidental development components must submit a site plan and preliminary drawings, specifications and samples with adequate information to the DRP and receive their written opinion *prior to submitting drawings for permission to*

construct.

Upon approving a design's compliance with the design guidelines, the DRP will provide a written opinion confirming to KHMR that the project is in compliance with these guidelines. The DRP will only review compliance with these guidelines from an aesthetic point of view and will not be responsible for compliance with the B.C. Building Code and any construction performance issue.

The principles in these guidelines will be enforced through the statutory building scheme and the review of the DRP.

B. Building Massing and Character

1. Exterior Building Character

The design concept will take inspiration from applicable examples of the National Parks design tradition and North American mountain architecture. It will emphasize steep sloping roofs, heavy timber, stone bases and an abundant use of natural materials. Durability of construction and inherent quality will also be considered as important aspects of a design.

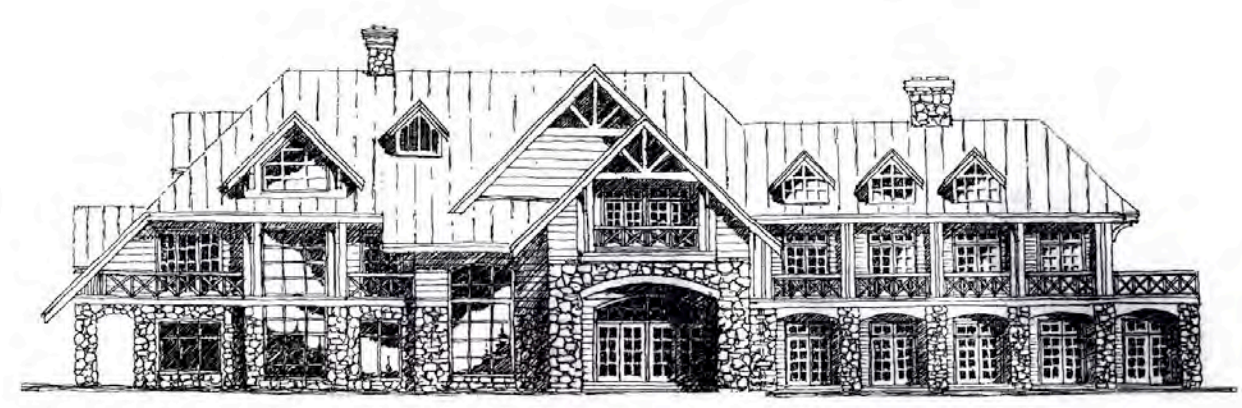
The desired look or feel for the buildings is to be one of exposed structural elements, clean unfettered lines, and a sense of progressive mountain architecture influenced by the National Parks heritage.

The owner is encouraged to incorporate heavy timbers of authentic post and beam construction into the design to the greatest degree possible. Where it is not feasible to follow a true post and beam layout, the use of heavy timbers as decorative elements may be permitted, providing the members are of a substantial dimensions and have a surface finish that looks like the structural members they are replacing.

2. Building Shape

The form of each building will be determined by its functional mass. False appurtenances and decorative architectural elements that do not have a function will not be favourably reviewed. It is intended that the style be rustic, solid, and true; with its elegance and grace provided by good proportions, good massing, and complementary relationships with other buildings.

The building mass must be broken into smaller scale components to avoid brutal and overpowering proportions. Ornaments and decoration should be used only in the direction of sculpting and finishing the functional building elements. The use and appearance of natural elements are preferred.



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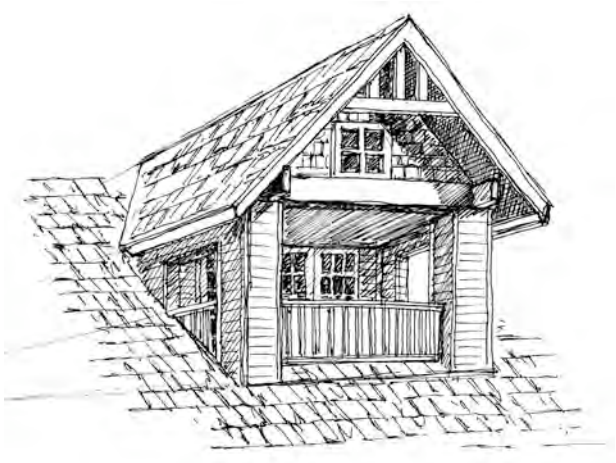
C. Roofs and Rooftop Elements

1. Roof Forms

Roofs will be an essential component of the visual landscape of the resort area and of the single-family dwellings. Steep roofs will be encouraged.

The main roof form should be articulated with a combination of gables and dormers that incorporate windows to habitable spaces (rather than being mere ornaments).

The main roof volume should preferably contain at least one floor of habitable space, rather than appearing to be a strictly decorative pitched roof on top of a building originally designed to have a flat roof.



The secondary roof forms should tie into the main roof volume and wrap comfortably around corners giving a sense of function to the composition.

The composition of roof elements may be symmetrical or strongly asymmetrical, but not purely random.

Roof design shall include snow safety measures. A snow management report shall be submitted with each application as evidence of design intent. The DRP will not review the design from technical and safety viewpoints – it will only review mountain architecture and aesthetic considerations, but it will also verify that a detailed snow management report has been prepared as evidence of diligence in the preparation of the design.

Locations for snow dumping must be indicated on building plans submitted to the DRP. . Snow dump areas should be identified and designed to prevent injury to persons or damage to property. Snow dumping areas should be within the property lines of the private property, which may require accumulation on perimeter arcade roofs in some instances. Decks and flat areas of snow collection must be designed to provide a visual balance of design as well as fulfilling practical needs. Roofs above entranceways must either form a gable end or provide adequate snow fences or similar protection to guard against falling ice or snow.

Eaves should project a minimum of 0.6 meters (2 feet) on all sides of a roof (except where adjacent roofs of two buildings terminate at a common wall). In addition:

- Eaves may be supported by stylized brackets such as in the tradition of the arts and crafts movement, and
- Eaves, fascias, bargeboards, and soffits should be, or should appear to be, of natural wood.

Decorative roof items such as cupolas, towers, finials, and gingerbread tracery and like elements are generally discouraged.

Flagpoles incorporated into building or roof designs are encouraged in public

areas to create a sense of place and of visual activity. They are not allowed on Single Family lots.

Vented cold roof designs are encouraged in order to minimize maintenance problems and as typical elements of mountain architecture.

2. Roof Slope

Roof slopes for should be steep enough to shed snow and have a character that is in keeping with the traditions of mountain architecture. In general, and subject to snow management considerations, slopes should not be less than 4/12 and steeper slopes approaching or exceeding 12/12 shall be considered preferable.

Roof slopes for any resort building should be uniformly sloped unless an exceptional design case is approved by the DRP. As discussed above, proper elements of snow management shall be incorporated, and submission of a snow management report by a registered professional expert in the field of snow management may be required by the authority having jurisdiction for all single family and duplex applications where they feel it is warranted and for all multiple dwellings and commercial buildings designs.

As part of the snow management considerations it is generally expected that high-density buildings will be designed with substantial podiums that can be utilized as snow dump areas in winter and be usable as terraces in the summer.

3. Roofing Materials

Roof finishes are highly visible and should preferably be of natural slate, standing seam metal roofing panels (or acceptable equivalents) or cedar shingles. Alternative materials including asphalt shingles, and coloured concrete roofing products may be used subject to sample approval of the DRP. Quiet natural finishes and subdued earth tones are recommended.

The streetscape for the subdivision is to include a variety of roofing materials and styles, but all in keeping with the traditions of mountain architecture.

High quality metal standing seam or slate roofs are encouraged. Metal roofs shall be

durable and have high long-term colour retention properties.

Asphalt shingles are acceptable, provided they are of high quality and are well-detailed premium laminated shingles that are acceptable to the DRP.

Imitation roofing materials (such as man-made slates and concrete shingles) are acceptable provided they offer a high quality replication of the material they are substituting for. Whether or not a specific product meets this requirement will be in the judgment of the members of the DRP.

4. Overhangs

Roof overhangs should be in proportion to the overall design and massing. As a general rule they should be 0.6 meters (2 feet) at a minimum and preferably up to 0.9 meters (3 feet) or more. Overhangs may encroach into the *setbacks* to a maximum of 0.6 meters (2 feet) as outlined in the design regulations of the bylaw. Note that gutters that are attached to the surface of the fascia (and are removable) are not included in the measured width of the overhang.

5. Dormers

True dormers that reflect the interior spaces and uses and which help animate the roof shape are encouraged.

6. Ridge Vents

The use of continuous ridge vents is encouraged in order to provide sufficient air circulation within the attic space. The ridge vent should either be integrated with the shape and finish of the roof or it should provide a unique element as part of the overall roof design.

7. Skylights

The use of skylights to open up a building is encouraged, but the design of the skylight is important to the overall look of the structure. Acrylic bubble style skylights are discouraged in favour of flat glass skylights well integrated into the overall roof design.

8. Artificial Appurtenances

The designs of each of the resort homes within the community should reflect a simple and clean architecture in keeping with the tradition of mountain architecture, with the exterior massing reflecting interior structure and space. As such, artificial appurtenances, such as false roof structures that appear to be added for the sole purpose of creating a visual expression are discouraged.

9. Chimneys and Mechanical Equipment

All chimneys and mechanical equipment including vents must appear on design and construction drawings submitted to the DRP.

Chimneys should have a stone or wood finish where visible from the exterior of a building. Where desired, chimney pots may be of black painted metal. Unpainted metal such as stainless steel or galvanized chimneys, chimney pots or chimney caps will not be acceptable. Other mechanical shafts and vents must also appear on design drawings and be treated appropriately so as to be as unobtrusive as possible.

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Elevator penthouses, exhaust vents and fans, air handling units and other equipment must be incorporated into the overall building envelope and integrated within the roof forms. All such equipment must be screened from view of public areas, whether on a roof or at grade. Mechanical equipment, ventilation grates or motors should not be adjacent to any main pedestrian, commercial or other public areas.

10. Gutter & Downpipe Materials

Where possible, gutters are discouraged due to the potential for damage from sliding snow. Where they are incorporated, they should be fabricated from materials to match or complement the fascia colour, except that strong profiles and natural materials such as copper are encouraged.

11. Satellite Dishes and Antennae

TV satellite dishes, except for those less than 0.9 meters (3 feet) in diameter, and television antennae, whether mounted on the ground or on the roof of the house, are not acceptable within the project. Satellite dishes less than 0.9 meters (3 feet) in diameter may be approved subject to submission of drawings to the DRP and their approval based on visibility from the street as well as impact on the neighbouring properties.

12. Snow Management and Conceptual Design Suggestions

Snow accumulation on roofs must be taken into account not only in terms of structural loads but also in terms of the other effects of snow accumulation. Except for decks above the ground floor, these design guidelines require that there should be little or no areas of flat roof.

Areas of snow accumulation and of snow removal must be considered and the overall design is to respond to these considerations.

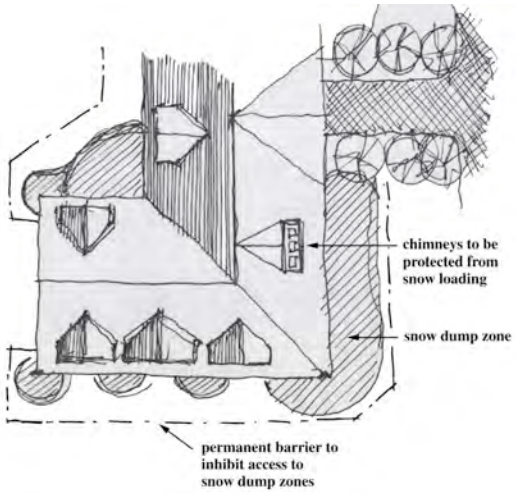
Snow-dump locations must be identified. Chimneys, mechanical and venting requirements of buildings must be shown in the preliminary design with appropriate design treatment. Roof protrusions should be protected against the action of snow accumulation and movement.

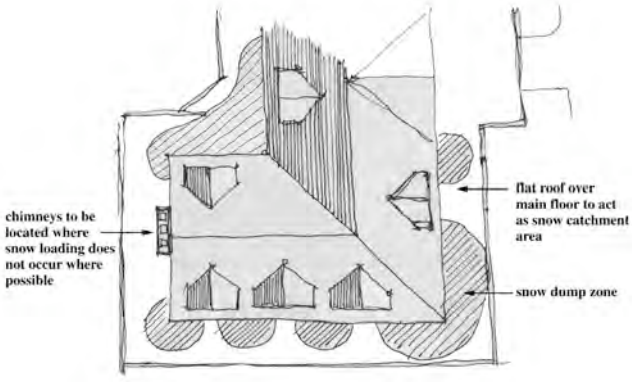
Pedestrians should be protected from falling snow either by snow retention on roofs or terraces or by providing for the collection and directional shedding of snow from roofs by the prudent use of gables and dormers.

Building entrances for both pedestrians and vehicles should be given special design attention to avoid snow and ice accumulation and injury or damage in those areas.

The weight of snow and ice on a roof requires sturdy eaves and other appendages. Eavetroughs or gutters should be avoided where they are likely to be damaged from snow and ice, yet icicle formation should be minimized through design and avoided where it may be hazardous to people. Metal roof materials should be of a substantial gauge to avoid deformity under pressure of ice and snow.

Snow management should be enhanced by provision of "cold roof" design, achieved through adequate insulation and roof ventilation.





D. Entryways, Doors and Windows

1. Significance of Entry

The visibility of front doors to the street and the inclusion of generous porches on which people can meet and linger help foster a sense of community among neighbours. The creation of strong, identifiable entrances through the use of separate roofs, porches, stairs, lighting and architectural treatments is encouraged.

2. Entry Areas

Entry areas should have a high quality of finish and detail as these areas leave some of the most lasting impressions.

Buildings should have main entrances that are easily identifiable and which evoke a sense of entry - again combining the grand and the rustic.

Entries should be weather protected either by overhanging gables, eaves, portes cochères, arcades, or veranda elements. Materials used in the entry way should include predominantly stone and wood elements. Unique entry doors can help define a house and give it a character from the street. Strong, substantial doors with rustic detailing and hardware are encouraged.

3. Window Style and Materials

Well-detailed and proportioned windows form an important element in the exterior appearance of a building and can help define and reinforce its overall character. Given the desired use of natural materials, wood windows would be a preferred type. However, for maintenance reasons, owners may prefer metal-clad wood windows, and these are acceptable provided the colour of the cladding is in keeping with the preference for natural materials. High-quality aluminium windows that have substantial cross-sectional dimensions to the elements, similar to those of wood windows, will be acceptable subject to approval of the DRP.

Casement or double hung style windows are preferred. Jalousie windows and glass block windows will not be permitted. Sliding aluminium windows are discouraged, and the use of balanced sash windows is encouraged. Vinyl windows are generally not acceptable, although high-quality examples with cross-section profiles similar to solid wood windows may be considered subject to approval by the DRP. Glazing applications should be in proportion to the building's façade and complementary to its design.

The use of divided lites units is encouraged over large unbroken sheets of glass. Where dividers and mullion bars are used, they should replicate the appearance of true-divided lites and the individual elements of the bars should have appropriate cross-sectional shapes. Mullion bars located within the glazed units will not be acceptable.

Where high performance coatings on the glazing are used to mitigate solar gain and heat loss through the glazing (such as a soft coat low-e application), the coating is to be of a type whereby the glazing remains transparent rather than becoming overly reflective.

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Window placement, especially on the side elevations, should be done in a manner that respects the neighbour's property and limits overlooking and loss of privacy. The DRP will review the design in terms of these two factors and may suggest modifications if they feel the spirit of neighbourly respect is not properly displayed in the design.

At ground level, commercial area windows should be broken by solid timber or stone clad wall elements to reflect the structural strength of the building.

Windows in wall areas above ground level should form part of a pattern of punched windows in the building façade.

4. Window and Door Trim

Windows and doors that do not have integral brick moulds should be finished with wood trims or other decorative surrounds. Proper flashing of all windows is essential and care is to be taken in detailing the windows to properly integrate the flashing into the overall design. Best practices of water management and envelope design with regards to preventing water ingress at the windows and doors is encouraged.

5. Window Boxes, Shutters and other Decorative Elements

Decorative features such as imitation shutters and window boxes are discouraged in favour of simpler design features that are more integral to the design and structure of the building. Functional shutters are permitted.

6. Screening and Enclosure of Service Areas

Entry to service and other enclosed areas must be part of the overall building design. Garage doors and service areas must be unobtrusive and in keeping with the pedestrian, small-scale character of the Resort. Areas for storage, mailboxes, compactors, garbage collection, snow removal equipment, mechanical or electrical equipment, transformers, utility tanks, propane gas meters, solar collectors, antennae, satellite dishes, etc., must be designed appropriately to be contained inside building areas, placed underground, or suitably screened, and should be part of the initial design submission to the DRP.

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E. Exterior Wall Finishes and Forms

1. General

Many good examples of mountain architecture combine different wall finishes, which can change from the bottom to the top of the building.

The use of a variety of materials must be in conformity with a rational, coherent design, and avoid the pursuit of variety for variety's sake, which is contrary to the fundamental simplicity of rustic mountain architecture.

The main floor of commercial and multifamily buildings must create a strong connection to the ground. A defined base constructed of solid natural material rising to the windowsill height on the main floor level or higher will help to create a continuous cohesive element that provides a visual connection of the buildings to the ground and, in the higher density areas of the development, to each other. The materials chosen for the base will be important to the overall effect and will be considered carefully by the DRP.

The base noted above should preferably be finished in natural stone, randomly rather than geometrically set. Supports associated with the base, which may include arcade, pergola or porte cochère elements, are also preferably faced in natural stone. Wherever stone facing is required in this section, artificial stone may be considered at the DRP's discretion provided samples, installation design and manufacturer's experience give adequate assurances that the final product will be a realistic replica of natural stone.

Heavy timber members should be evident as support beams and columns for overhangs, pergolas or aspects of arcades, and portes cochères, to reinforce the wood theme of other timber details.

Finishes above the main floor should emphasize the use of wood, and can include vertical board and batten siding, various gauges of horizontal wood siding, and accents in wood shingles. Stucco and concrete finishes in general shall not be permitted, except that the DRP may allow a relaxation of no more than 25% of wall areas of each façade not occupied by fenestration or entries (except where required for fire separation or other B.C. Building Code requirements) for exceptionally good design proposals, in the opinion of the DRP. Fenestration itself should be limited to a maximum of approximately 50% of a wall area, except on the ground floor. Curtain wall forms of glass, metal, or concrete panels will not be considered.

Wall forms should be continuous in commercial areas and along pedestrian oriented routes to help enclose the public spaces they define. Walls of adjacent buildings should meet at common property lines and actually touch, and public access around buildings should be provided with covered archways of appropriate width.

Roof gables and dormers, support brackets, fascias and eave features should

reinforce the image of solid timber construction through form, texture, colour and detail.

Components of building facades such as wood frame doors and windows will contribute to the timber theme and are strongly encouraged.

Although these guidelines regulate primarily the exterior aesthetic design of buildings, the use of natural materials and the heavy timber theme should be carried through as much as possible in the design of the interior spaces, to maintain consistency and coherence in the concept of rustic mountain architecture. On the interior, especially in lobby spaces of hotels and other multiple unit buildings, elements of heavy timber design and construction should be evident in wood post columns, sawn beams and natural wood detailing in features such as doorways and stair rails.

2. Colours

Wood finishes on walls should be stained in quiet natural colours or subdued earth tones with highlights of other subtle colours. Doors should be of natural wood colours or colours that match window frame colours.

Window frames and mullions in traditional colours of natural wood, brown, black, forest green or pompeii red (i.e. a low chroma red rather than a bright orange red) are preferred over other colours. Brass coloured mullions, and anodized or aluminium window and doorframe finishes will not be considered.

Complete exterior colour schemes must be included in the submission for approval to the DRP prior to construction. Earth tones that are compatible with other buildings will be encouraged. Colours in glaring contrast with other buildings will be discouraged.

The use of a two or three colour palette highlighting trims, fascias, siding and doors and windows is encouraged.

The use of more than three colours in one building is generally discouraged.

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3. Fascia Materials and Sizes

Strong horizontal fascias (in proportion to the overall massing) with multiple planes created using stained wood are encouraged. Metal fascias and painted cementitious board used as fascias will not be considered.

4. Siding Materials

Siding materials shall reflect the colours and textures of the surroundings and the traditions of mountain architecture. Wood siding in one of a variety of styles (board and batten, horizontal siding, vertical siding, shingles) is encouraged. Some cementitious siding products are acceptable subject to approval by the DRP. Vinyl and aluminium siding are not acceptable. Stucco as an overall finish is not acceptable. Exterior high quality cement stucco finishing may be used in limited areas subject to approval by the DRP, for areas not exceeding 25% of the surface in case of exceptionally good design in the opinion of the DRP.

Where the exterior walls of the building are high, using two complementary siding styles (possibly divided by a bargeboard) is recommended in order to help mitigate the height. However, in general, not more than two styles should be used, and the treatment is to be used on all faces of the building rather than just on the streetside facade.

Where wood siding is used, consideration should be given to the use of a fire-retardant type, and to all other fire protection measures.

5. Stone and other Masonry

Use of stone as an accent is strongly encouraged. It should be used in a manner that is consistent around the building rather than as an appliqué on the street side only. Its location on the facade should reflect the solid nature of the material and its historic use as a foundation and support material, although this is not to discourage its use on a larger scale within the building design.

As noted before, natural stone is strongly preferred, however, the use of high quality, realistic looking and durable manufactured products may be accepted based on the appearance and quality of products and information provided. Manufactured stone, when approved for use, is to be installed in a manner and in locations that conform to the way in which natural stone would be used in the same application.

A variety of stone types will be allowed in the development in order to allow each building to have an individual character, and therefore in choosing the stone for an individual building (as well as in choosing other building materials), consideration is to be given to the surrounding buildings

and the finishes and colours they have used, in order to obtain individuality without strident contrast.

6. Exterior Fireplace Chases

Where a fireplace chase is located on the exterior of the building, it is to be finished in a manner that is different than the overall finish of the building, and in a manner that suggests that it forms a part of the fireplace.

Preferred finish materials for these features are stone or wood. Other materials may be used subject to approval by the DRP.

The selected finish should be used on a continuous basis from the lower floor through the roof plane and up to the top of the chimney enclosure. It should terminate at the top of the chimney in a manner that provides a cap to the chimney. Where metal chimney terminations project beyond the enclosure, the protruding amount should be a maximum of 0.75 meters (2 feet 6 inches) and a minimum as required by the B.C. Building Code.

The enclosure should continue through to the ground surface and be detailed to make it appear as though the chimney is supported on a foundation.

7. Electrical and Service Enclosures

Electrical and service boxes, whether they are freestanding kiosks or wall-mounted panels, should be concealed or treated in a manner that allows them to blend in to the project to the satisfaction of the DRP.

F. Decks and Balconies

1. Decks and Guardrails

Decks are encouraged as a way to create an interface between the building and the exterior and as a way to give more shape to the elevations. Decks should be integrated into the facades by way of posts and beams and rooflines or trellises and should be of such a design and scale that they do not appear to be simply appendages to the overall mass of the building.

Guardrail designs are encouraged to utilize wood members and interesting configurations and details rather than being of shear glass and metal pickets. Where metal is used, it is encouraged to be of a material that replicates the appearance of wrought iron while respecting the need for a weather resistant finish.

Decks shall not encroach into the *setback*, although decks that are not more that 2' above the finished grade at any point may be allowed to encroach into the side *yards* and the back *yard* subject to approval of the DRP.

Decks should be designed in a manner that protects the privacy of neighbours where possible.

2. Trellises

Open trellises are encouraged as a means of demarking entrances, walkways and patios. Such trellises are not permitted to have their structure encroach into *setbacks*, although projecting members may be considered by the DRP in the same manner as the regulations that govern eaves.

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G.Landscaping and Streetscapes

1. General

Landscape elements should reflect the rustic themes of these design guidelines. Use of local indigenous vegetation will be required to the maximum possible extent.

Where public road barriers are necessary they should not be steel or concrete, but made of simple stone posts supporting horizontal timber. Where public fences are necessary they should also be of stone and wood but continuous outdoor spaces are encouraged, rather than fenced areas. Private fencing of single-family lot areas will not be approved in the front yard. Limited fencing in the rear yard may be considered subject to DRP approval.

Road surfaces and driveway surfaces should minimize expanses of muddy earth, asphalt or plain concrete. The use of curb and gutter will not be encouraged and re-vegetated swales will be preferred.

The resort design will endeavour to preserve a natural experience.

Landscape design concept drawings shall be submitted for approval to the DRP, including all significant ground modification aspects of design, such as proposed retaining walls, re-grading, etc. A geotechnical engineer's report may be required by the DRP where hazardous steepness or soil conditions occur.

The main landscaping criteria to be followed will be the retention or regeneration of the natural landscape, enhanced to create an air of quality to the resort. Consideration of the sun must be given to all aspects of design.

The development authority will reserve the right to require compliance with more detailed landscape guidelines, which may be prepared before subdivisions take place. Design compliance with these guidelines will be required.

New trees and shrubs should reinforce the natural species. Existing trees should be preserved, especially mature evergreen species, care being taken not to harm the roots or stability of the trees. Seasonal highlights may include some trees where possible. In single-family chalets areas the buildings should be partly hidden by evergreen trees. Natural groundcovers and natural wild alpine flowers should reinforce the natural theme of the resort.

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In the higher density portions of the resort pedestrian interest will be an important factor at the ground level of buildings. That interest is retained through a variety of uses, well detailed finishes, transparency and frequent access to building interiors. Street furniture items such as benches, kiosks and barriers should be done in rustic materials such as wood and stone.

Weather protection should be provided at all building entries. In commercial areas, arcades, roofed pergolas, verandas, overhangs, or similar elements should provide weather protection for pedestrians as they move from building to building creating a protected pedestrian walkway.

Such weather protection should not, however, be oppressive or obscure the commercial areas. Simple overhangs may be preferred in a variety of locations.

Textured surface treatments for pedestrian walkway and plaza areas should be small in scale, durable and attractive. Asphalt will not be considered as a walkway finish. Plain concrete is discouraged. Concrete pavers, paving stones and textured and patterned concrete, with appropriate drainage, are encouraged.

Public paths and emergency roadways may be in limestone or other acceptable material. Golf course cart paths may be paved to a maximum width of 2.5 meters (8 feet) except for pullouts and openings to a maximum width of 3.75 meters (12 feet) for a maximum length of 4.5 meters (15 feet).

2. Hard Surface Landscaping

Hard surface landscaping shall be avoided, but if necessary in the side *yards* and back *yards* of condominium and hotel buildings, it should be done using materials that permit the movement of rainwater through them.

3. Soft Surface Landscaping

Soft surface landscaping should be designed using low maintenance and indigenous materials to the greatest extent possible. Scale of the planting should be in keeping with the scale of the building.

Consideration should be given to the light and viewscapes of neighbouring buildings. A landscape plan prepared by a qualified landscape designer showing locations, species and size of proposed planting will

be required to be submitted for approval as part of the permit process. Consideration should be given to maintaining a low-burn zone around buildings to help prevent the spread of wildfire.

Lawns and flowerbeds should be designed using a variety of indigenous materials. Where irrigation is necessary, it shall be done by means of underground piping.

4. Fences

Fences in general (including wood and metal fences and planted hedges formed to create a natural fence) are discouraged in order to retain the sense of the natural environment and community. Where grades are such that fences are needed for safety or for other extraneous reasons, they may be considered subject to their being of a design that is suitable for the development and subject to review and approval by the DRP.

5. Grading

Finished grading is to be done in a manner that will provide for water to drain away from the building, but in a manner that will not direct water onto a neighbour's property. If the natural site conditions are such that water presently flows across property lines, the existing condition can be continued, but nothing on the subject site is to be done which will increase the amount of the flow.

Site grading is to be done in a smooth and natural manner, with retaining walls being discouraged (although they may be allowed in extreme cases subject to the approval of the DRP). The intent is to retain the property in a state that is as close to its natural environment as feasible.

Site grading is to be done in accordance with the approved site plan, good water management practices.

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H. Signage and Lighting

1. Resort Signage

All sign designs, including lighting to illuminate signs, must be approved prior to installation. Signs may only be of solid materials and may only utilize front lighting. Backlighting and halo lighting of exterior signs will not be considered. Signs extending out from buildings will be solid, in the shape of a banner of no more than 1 meter by 1 meter. The use of natural wood is encouraged in signs. Light sources such as neon will not be considered. Signs visible through windows will not be permitted.

2. House Numbers

Each resort building shall have its street number clearly visible from the street; however, the numbers should be treated in a manner that is appropriate for the building's finish. Plastic and backlit numbers will not be permitted. Lighting should illuminate the face of the numbers.

3. Lighting

Lighting should be adequate for safe movement, and designed for an intimate, aesthetic effect. It should not be bright and obtrusive and it should only illuminate what needs to be lit. Where possible, light sources should be shielded and directional. All light fixtures must be in keeping with the architectural character of the Resort.

All exterior lighting designs complete with fixtures and details must be submitted to the DRP for approval. Exterior illumination is to have colour rendering properties within the warmer colours of the light spectrum.

Harsh vapour bulbs in orange, pink, blue, etc., will not be considered.

Lighting should not be intrusive on the neighbours' enjoyment of their space and light pollution shall be minimized as much as possible in order to maintain a mountain retreat atmosphere.

Street lighting may be attached to public and commercial buildings where possible to reduce the necessity for large lamp standards.

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I. Driveways, Pathways and Garages

1. Driveways

Surfaces for driveways are encouraged to be grass-and-flagstone combinations, or interlocking paving stones or bricks, and to allow water to filter through the surface and into drains, rather than running off into the street.

Non-permeable driveways such as asphalt and concrete paving (including exposed aggregate and patterned concrete) are discouraged.

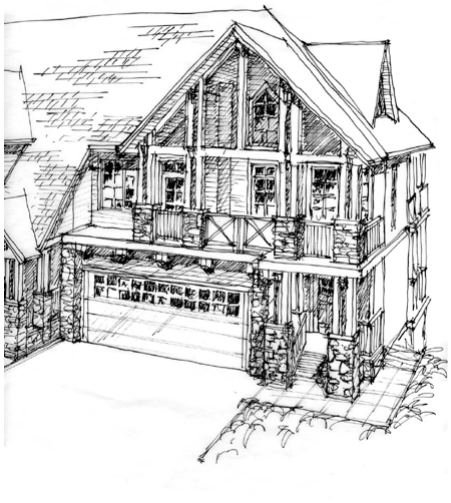
Driveways and pathways should be laid out to reflect *natural grade*s. Driveways should not exceed 7.5 metres in width and should be designed not to exceed a 10% grade, where possible.

The maximum amount of driveway, parking surface and sidewalk within the front *setback* is to be 25% of the overall *setback* surface area. Remaining areas should be in soft surface landscaping.

2. Garages

The allowable percentage of the garage face to the overall main floor face of a house is not to exceed 50%. This will help avoid the individual facades and consequently the streetscape, from being dominated by garage doors.

To the greatest extent possible, garages should be constructed within the envelope of a building rather than being located wholly outside and to the front of the main structure.



The walls of the garages should have fenestration and detailing similar to the main portion of the house to integrate them into the overall design.

Overhead garage doors should be in keeping with the style of the building, preferably with windows or other features to break their surfaces. They should be of high quality materials such as varnished or painted wood. Aluminium doors are not permitted.

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J. Siting

1. For Single Family Chalets, Duplexes, and Bed and Breakfasts

Siting for both single-family dwellings and bed and breakfast operations should be designed so as to surround individual buildings with abundant stands of trees and to screen them from each other, and partially from the road. The individual buildings are intended to nestle into the landscape rather than to dominate the landscape. Ample *setbacks* should be provided on all sides of these buildings.

Surface parking areas for bed and breakfast operations should be out of view of the road. In the event that additional vehicles or other recreational means of transportation of any kind are intended to be stored on a single family home property, this storage will not be permitted unless an approved design has been submitted and the construction has been executed for an appropriate enclosure and/or screening in accordance with these guidelines.

Such approval shall not be granted for townhouses and condominium and apartment buildings.

Long driveways and pathways leading to buildings should curve into the lot to re-emphasize the romantic country image that the resort is intended to convey, as well as to partially screen the building area of the site. No more than fifty percent (50%) of the lot should be cleared for the building site, parking and access driveway.

Building design will have to demonstrate compliance with siting guidelines. Submissions to the DRP must include, as part of the landscaping concept, a description of the design contribution to the restoration of the landform and the resettlement of the forest, as well as the relationship to the public trails, where applicable.

Whenever possible, existing features should be restored and reinforced after construction. The intent is to fit the buildings into their sites in a way that recreates the natural setting, treating the buildings as an integral component of the site, with fitting landscape that will create

the impression of homes naturally nestled in the forest.

Homes should be located to generate the best possible views from the living areas and to capture as much sunlight as possible. The Master Plan is mostly for large lots, so there is every opportunity to preserve privacy to other dwellings. How these objectives are met in the design will be given consideration in the project's review by the DRP.

2. For Hotels, Condominiums, and Apartment Buildings

Siting in the higher density areas of the resort village core should be based on the main principle of reinforcing the street wall of the adjacent public space, especially at ground level. Where possible, siting should also provide for some private space by way of a terrace or park-like garden that captures the essence of the wilderness surroundings. Where a hotel or other building fronts on two or more pedestrian oriented streets, plazas or rights of way, it must build up to the approximate edge of all those pedestrian areas and provide the appropriate interface such as weather protection and pedestrian access. Where such buildings are shown in the Master Plan as helping to define only some of the bordering public space, the other building faces should overlook areas of integrated terrace and treed landscape grounds that include native tree species, natural alpine ground covers, and a park-like setting.

The hotel form should reinforce build-to lines where it fronts on pedestrian oriented streets or where it forms the defining wall of a public open space. Likewise, the form should stretch across all or almost all of its lot width where it is intended to help define either a street or plaza wall. Archways and subtle linkage elements should be used over most access routes to pedestrian plazas to complete the sense of enclosure. Roofed archways, portes cochères, arcades, pergolas and similar structures may link adjacent buildings.

3. For Commercial Retail and Related Areas

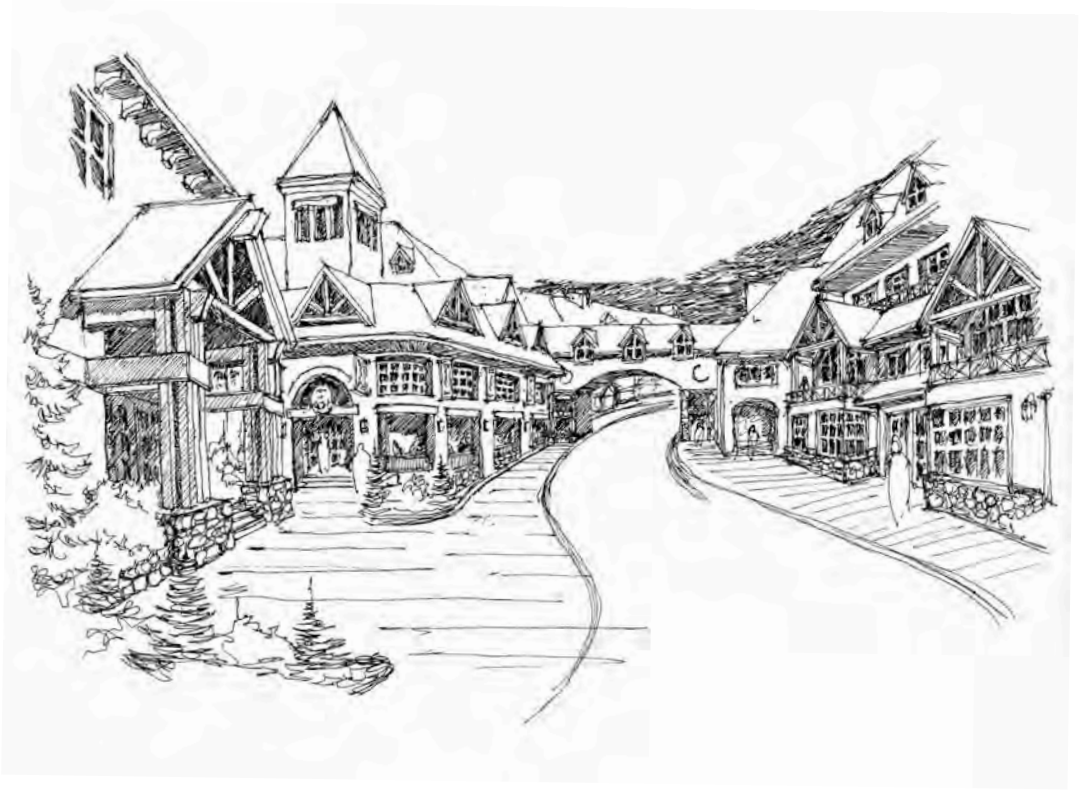
The siting of buildings in commercial retail areas should have no *setback* from the pedestrian areas or right of ways except for small external display areas of no more than 1.2 meters (4 feet).

In retail areas, a base arcade or some other similar building element such as a canopy, veranda, covered pergola or overhang may be included to provide pedestrian weather protection. However, views of the shops, lighting and transparency, are also emphasized.

Weather protection should not be oppressive and should not obscure the commercial areas. Simple overhangs may be preferred in a variety of locations. The buildings should touch each other at grade to form a continuous street wall and street edge, so that side *setbacks* are eliminated where feasible except where required as a thoroughfare or emergency vehicle access. Where this is the case, the building forms should be connected by means of an arch, or they may visually complete the street wall image by proximity.

4. Projections into Setbacks

Some specific portions of the building, such as overhangs, fireplaces and minor decorative elements are permitted to encroach into some of the *setbacks*, if permitted in the Appendix to these Design Guidelines.



K. Additional Guidelines for Hotels

1. Hotel Characters

Hotels within the resort area, as buildings frequented most by the public, will often create a lasting impression, whether one experiences a resort area for a few hours or a few days. For this reason the design guidelines will be monitored very carefully for hotels, as their impact is greater than that of the single family homes, town-houses, or other more private resort buildings.

Hotels should be designed in the grand rustic lodge tradition.

To complement the outdoor setting and the character of the resort the hotel design should incorporate elements of rustic natural stone. The rustic lodge and hotel will use heavy timber elements and exterior timber treatment on a stone base. It will have steeply pitched roofs, about 12 in 12 for the main roof components and no less than 4 in 12 for most other minor roof components. The roofscape of lodges and hotels may be either symmetrical or strongly asymmetrical, with one main gable dominating the other roof elements.

Hotels may achieve special height, as outlined in the building envelope of the Master Plan implementation drawings, and may reach six or seven stories. It is intended that hotels will have some prominence of design and massing and stand out in a panoramic view of the resort.

2. Hotel Entrances and Lobbies

Interior design and the standard of hotel accommodation will vary depending on the target market and on changes in standards and fashion over time. However, the lobby design and character should reinforce a concept similar to that found in the National Parks and premiere heritage lodges and hotels. This may be achieved through elements such as a stone fireplace, natural wood features in the form of beamed ceilings, feature stairs, doorways, wood trim around doorways, and some panelling or cabinet work in the reception area. The lobby areas should evoke a grand impression, utilizing two *storey* volumes where possible and tall windows capturing the rugged outdoor scenery. View through lobbies will be encouraged.

3. Ground Floor Shopping Areas

Hotels, condominium buildings, and other buildings that incorporate commercial/retail shops or food and beverage services on the ground floor should provide for access from the exterior to vitalize the streetscape.

Retail shop frontages should be limited to a maximum of about 7.6 meters (25 feet) in width on the pedestrian oriented exterior façade to provide pedestrian scale interest and rhythm to the streetscape. Restaurants and pubs may be larger, but may also expand behind other street front uses. Frequent access, transparency and a variety of uses are encouraged within all shopping areas.

In pedestrian oriented areas, broad expanses of solid wall should be avoided to provide for both natural light as well as pedestrian scale, interest and rhythm to the streetscape.

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4. Signage for Hotels and Shops

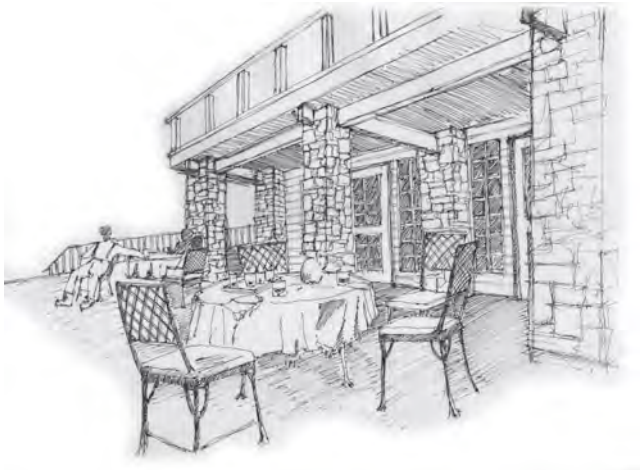
Signage for the hotel and for shops, as elsewhere, should be front lit and in the form of, or similar to, banners. Signage for shops should be secondary to the main hotel signage; that is, small and tasteful. Otherwise the general signage guidelines apply.

Shops and other commercial premises may apply for special signage that may be visible through the windows, as long as it fits with the character of the resort.

5. Hotel Terraces and Balconies

Exterior terraces, arcades, and verandas, whether for drinking, dining or appreciating the view, should be incorporated in hotels. They should be planned to capture sun or views of activity nodes or characteristic scenery. Opportunities will vary according to the hotel size, location and orientation.

Individual cantilevered balconies are discouraged. Recessed balconies, galleries, French doors behind flat railings, covered verandas, small terraces, building protrusions and other solidly supported types of balconies and open spaces are encouraged.



6. Acoustical Design

A conceptual design and preliminary construction specifications recommendations by an acoustical engineer shall be included in the submission prior to review of preliminary design drawings in order to achieve the best level of privacy through appropriate design considerations. The DRP will not review the acoustical design, but the submission will be evidence of diligence and of design intent.

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L. Additional Guidelines for Townhouses

1. Exterior Building Character

Beyond the general guidelines, the townhouses should be grouped together in multiples of up to four units in an overall composition that appears to be a single structure with a unified form. Each unit should be identifiable through the use of individual entries and some secondary or subordinate roof form such as a gable or dormer that the owners will recognize as part of their own unit. For the majority of the townhouse units, the overall impression should be of a single large home in the characteristic architecture described in these guidelines.

2. Wall Finishes and Forms

Exterior finishes should include generous amounts of natural finishes, such as wood trim and stone, which will tie the neighbourhood composition of the townhouse enclave together, even if the other finishes are changed in colour or finish treatment over time by different strata councils or individuals (such changes to be submitted to the DRP for approval). Window units should likewise be uniform within each grouping of townhouses.

3. External Spaces

Each unit should have a semi-private exterior space such as a patio or deck that is screened from the neighbouring units within the same grouping. The screening may be achieved through building form, overhanging roof, lattice or pergola elements.

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4. Parking

Parking should be at grade or as close to road level as possible to accommodate for winter driving conditions. Garages may be either under the main body or to the side of the townhouse grouping. Individual carports or garages as separate elements in front of the townhouse units will not be considered.

5. Acoustical Design

A conceptual design and preliminary construction specification recommendations, preferably by an acoustical engineer, shall be submitted as part of the preliminary design drawings. The objective is to include a good level of privacy through appropriate design considerations and to enhance the enjoyment and the value of the resort. The DRP will not review the acoustical design, but the submission will be evidence of diligence and of design intent.

M. Additional Guidelines for Resort Homes

(Single family chalets and detached residential buildings such as duplexes or bed and breakfast establishments)

In addition to the general guidelines, individual homes should respond to the architectural theme by drawing finishes from a broader selection, which may include shingles and board siding in addition to the other natural wood and stone material available. Metal or vinyl wall finishes will not be permissible. Stucco is not encouraged in chalet design and in general it will not be permitted as a wall finish. Designs showing up to a maximum surface of 25% of quality cement stucco finish may be allowed where an exceptionally good design case is made in the opinion of the DRP and where the intent is to increase the exterior protection from fire as part of the design. Roofs will preferably be of steep pitch as elsewhere and may include artificial materials acceptable to the DRP, asphalt shingle roofs of approved colour and appearance, or painted metal roofs. All roofs must be designed for viewing from further up the mountain in terms of form and freedom from a clutter of mechanical or technological appendages.

House interiors should provide for secure vermin and animal proof garbage storage.

1. Building Height

The intent is for the streetscapes to have variety in both horizontal alignment and vertical *height* of rooflines. This can be achieved by having homes that will be a mixture of two and two-and-a-half *storey* high buildings and side-to-side split-levels. Therefore, it is important for the designer of each home to view the streetscape as a whole and design the massing of each house within the context of the neighbouring buildings along the street, according to available information.

2. Massing of Second floor vs. Main floor

Each resort home shall have a massing that helps provide a pedestrian sense of scale to the street and contributes to an open feeling. This is partially achieved by making the second floor width on two-*storey* houses proportionally smaller than the main floor width. Where the second floor width is less than 2/3 the main floor width, the minimum side *yards* given in the building requirements will apply, however, where the upper floor is greater than 2/3, the aggregate of the side *yard* shall be increased as required in the Appendix.

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N. Additional Guidelines for Condominiums and Apartments

Condominium or apartment buildings in the resort area should be of a similar form and character as hotel buildings. Height will be limited by building envelopes and generally within four stories, with a few exceptions for buildings that may reach five or six stories. Exterior finishes should be the similar for hotels as for condominium and apartment buildings. The supplementary guidelines for hotels should apply generally except with respect to lobby and balcony finishes.

1. Lobbies

Where most of the units in the building contain individual kitchen facilities and more than one main living space, the buildings are more likely to function as private spaces than semi-public spaces, and the need for large two *storey* lobby areas with fireplaces will be optional.

2. Balconies

Similarly, there will be a stronger case for individual balconies from the units, in which case the balcony spaces should be semi-enclosed and covered in a form similar to a veranda.

3. Commercial Bases

The base of the condominium buildings in the core of the resort village area should contain continuous commercial spaces at grade where adjacent to a street, plaza or right of way that is intended to provide pedestrian oriented commercial outlets to respond to the Master Plan concept.

4. Garbage

Special care must be taken with kitchen waste in all residential buildings. Each multi-unit residential building must provide a predator and vermin proof interior space for garbage collection and transfer, located for easy access by garbage hauling contractors. Use of strong airtight metal doors and freezer storage units is encouraged, yet exterior finishes should employ a minimum appearance of metallic finishes. External areas should not be used for the storage of garbage. Ventilation for garbage rooms should be through high level vents (such as roof vents) rather than through low-level wall vents to further discourage scavenging animals.

5. Acoustical Design

A conceptual design and preliminary construction specifications recommendations by an acoustical engineer shall be submitted as part of the preliminary design drawings. The objective is to include a good level of privacy through appropriate design considerations and to enhance the enjoyment and the value of the resort. The DRP will not review the acoustical design, but the submission will be evidence of diligence and of design intent.