

Figure 3 - Study Area

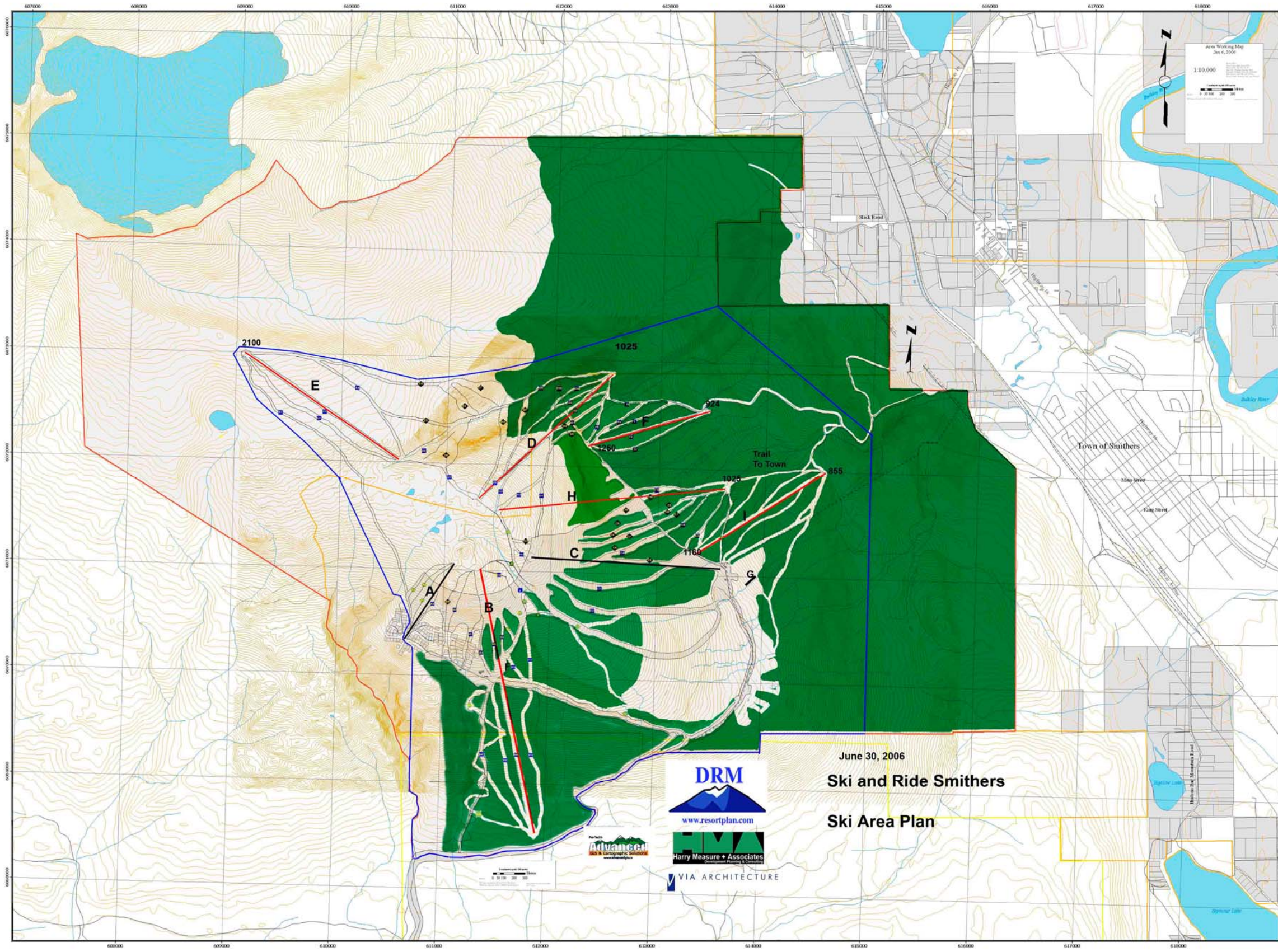


Figure 4 - Ski Area Plan

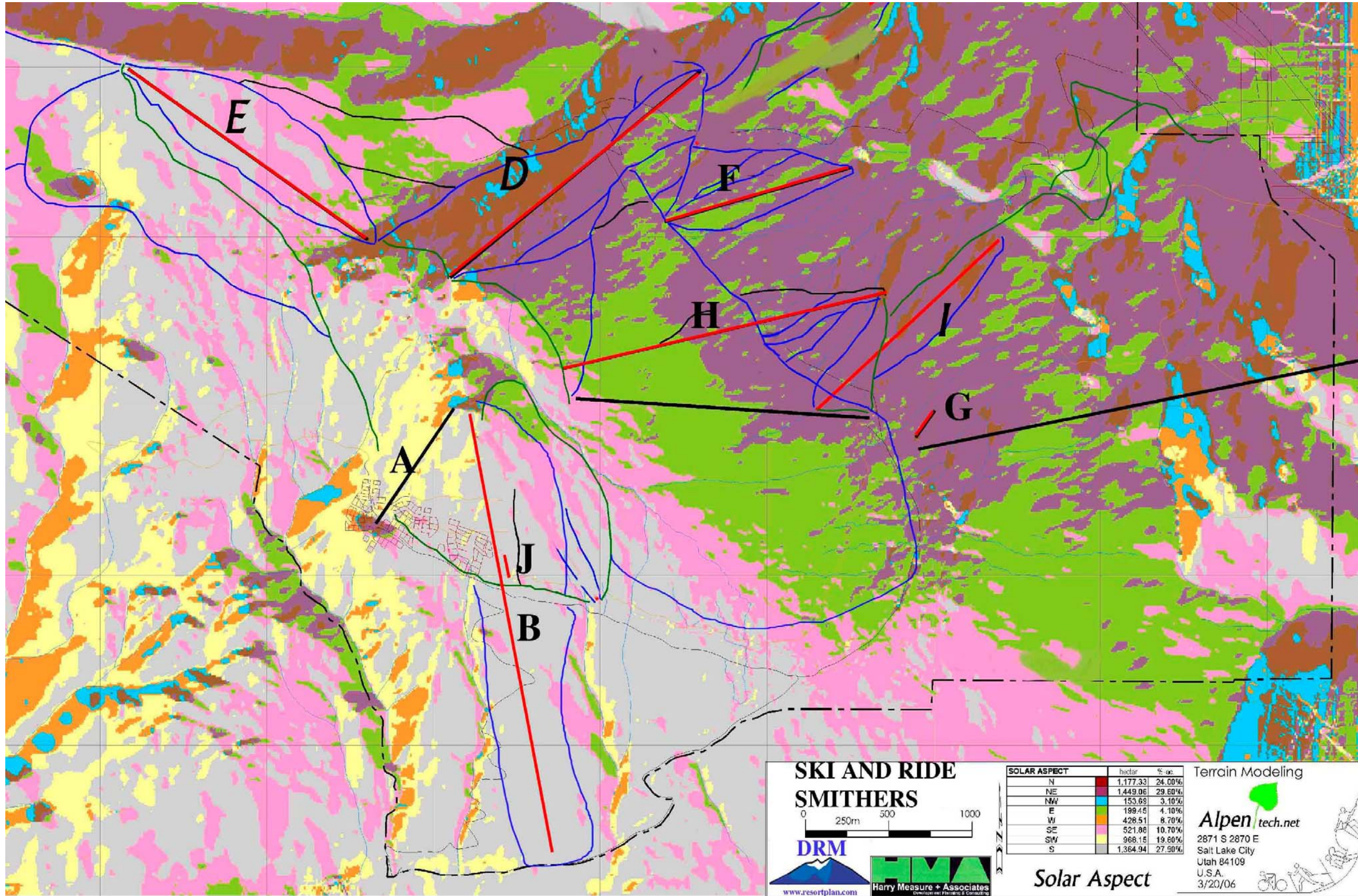


Figure 7 – Solar Aspect

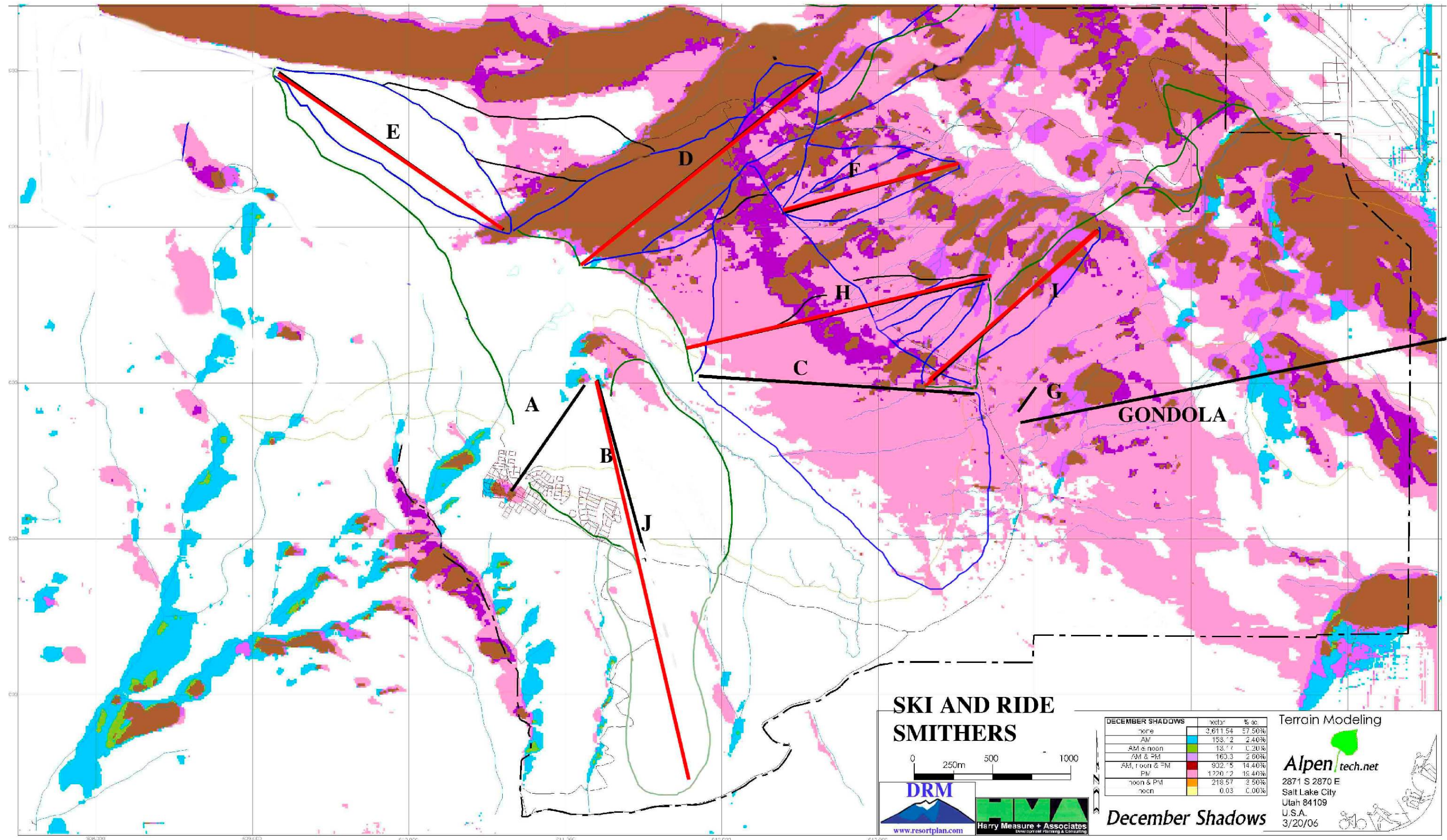


Figure 8 – December Shadows

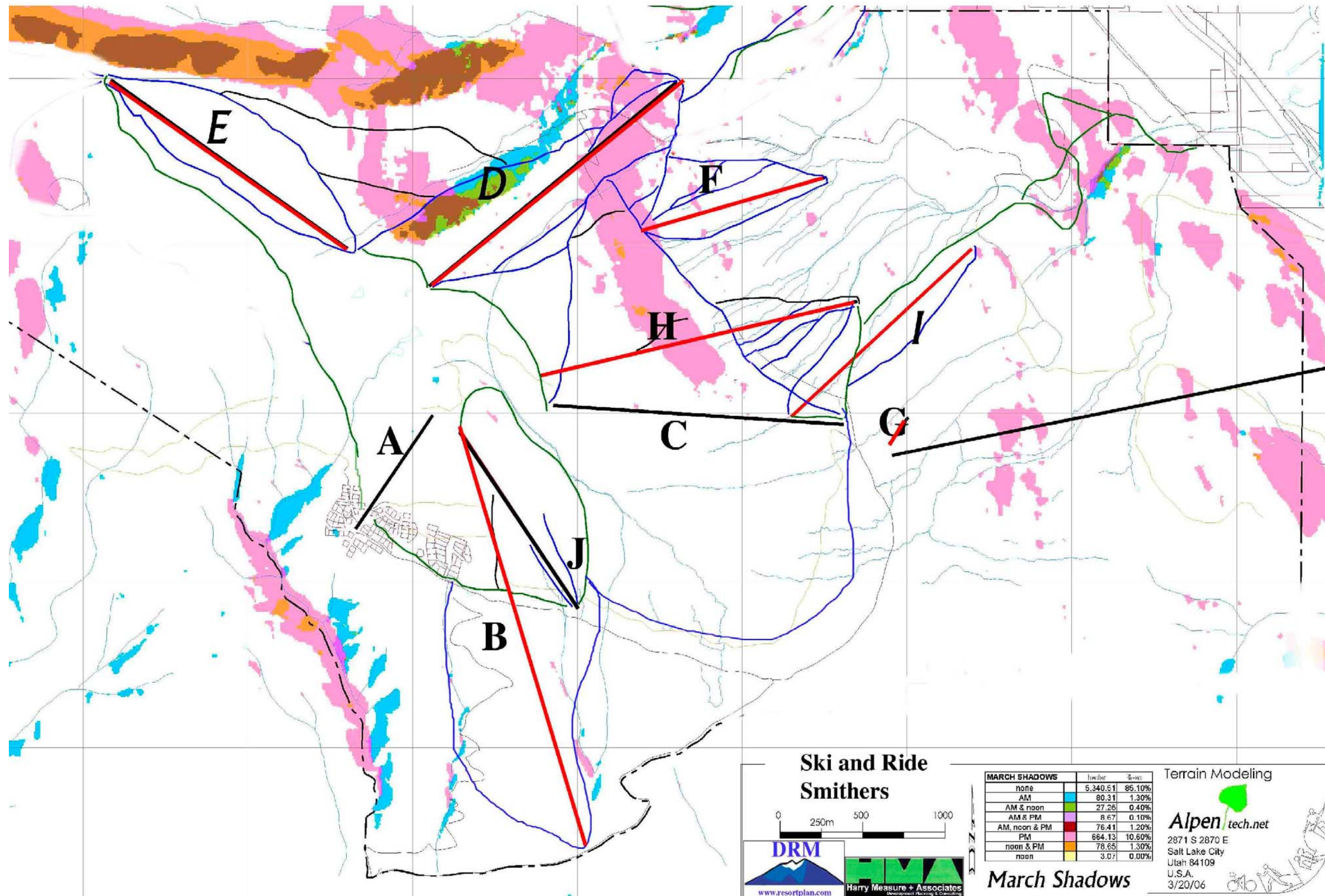


Figure 9 – March Shadows

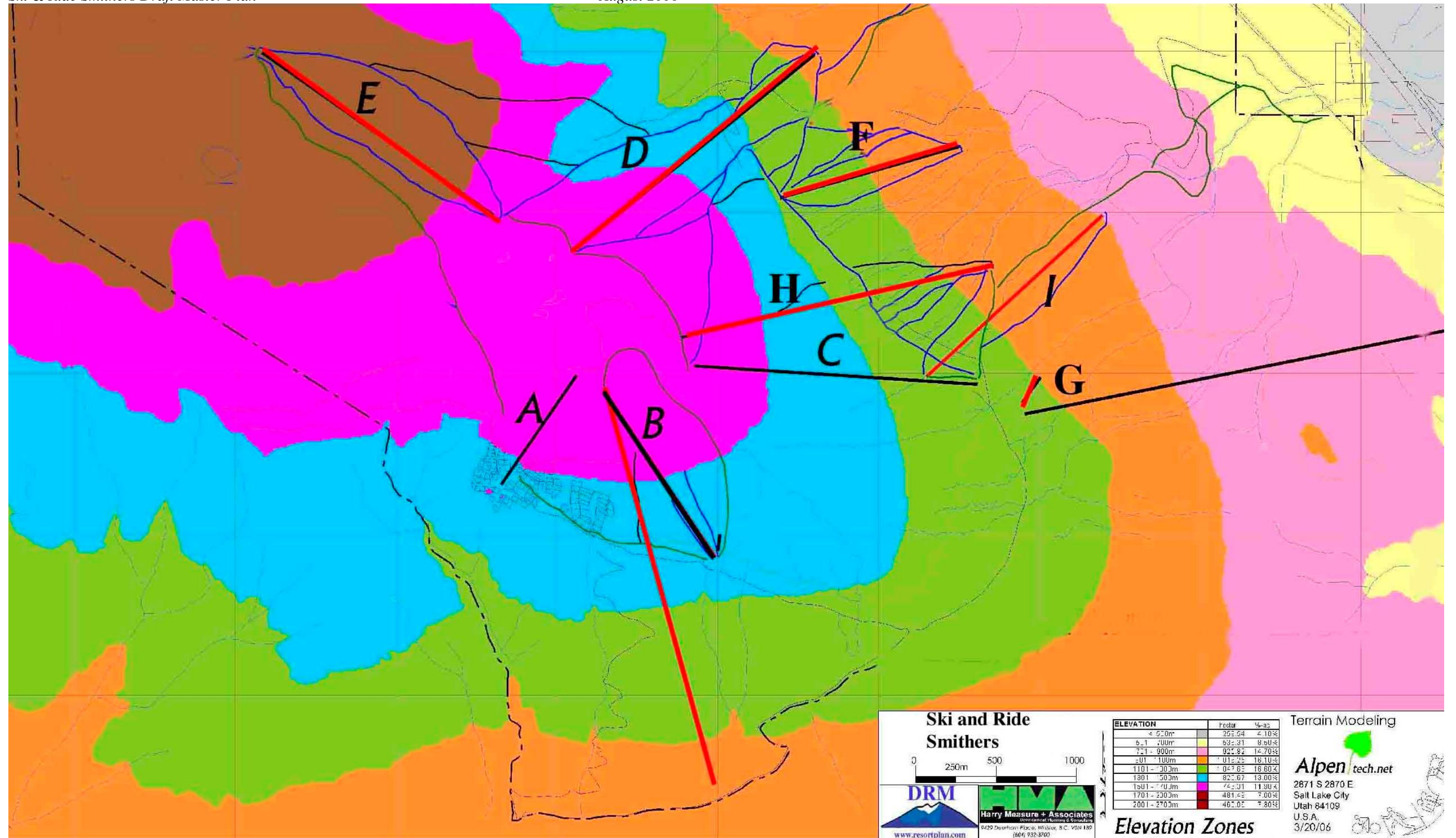


Figure 10 - Elevation

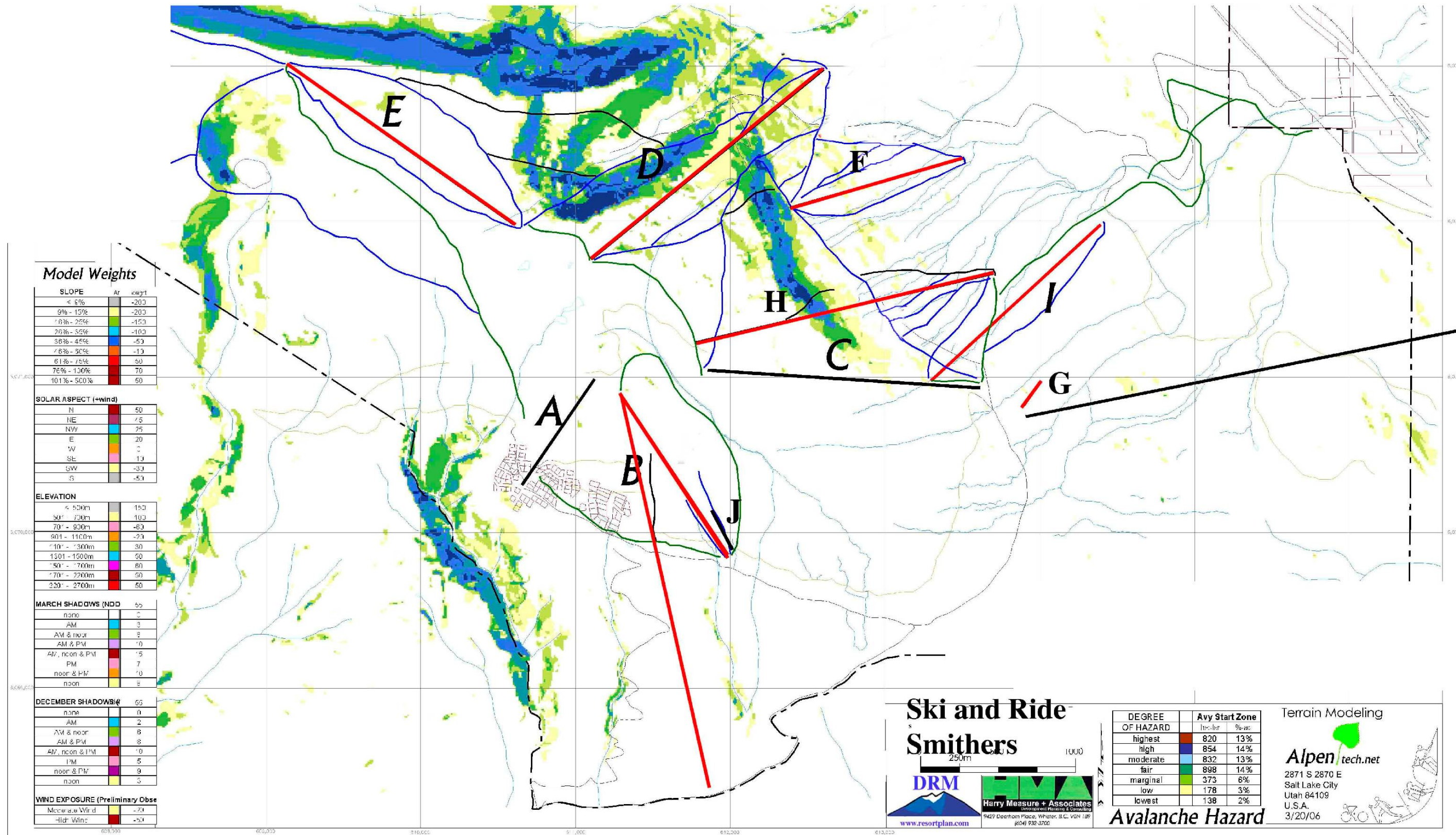


Figure 11 – Avalanche Hazard

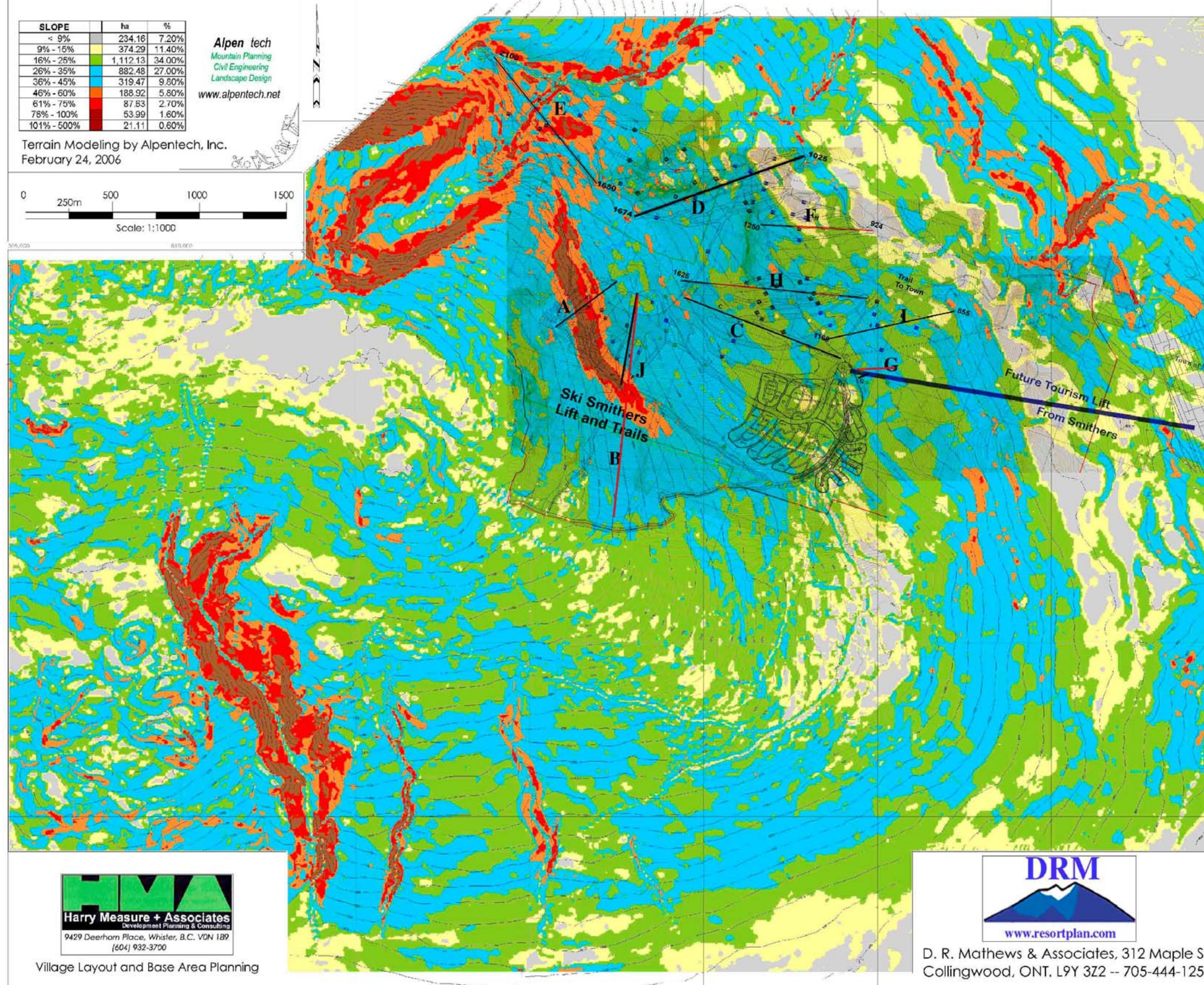


Figure 13 – Terrain Gradient



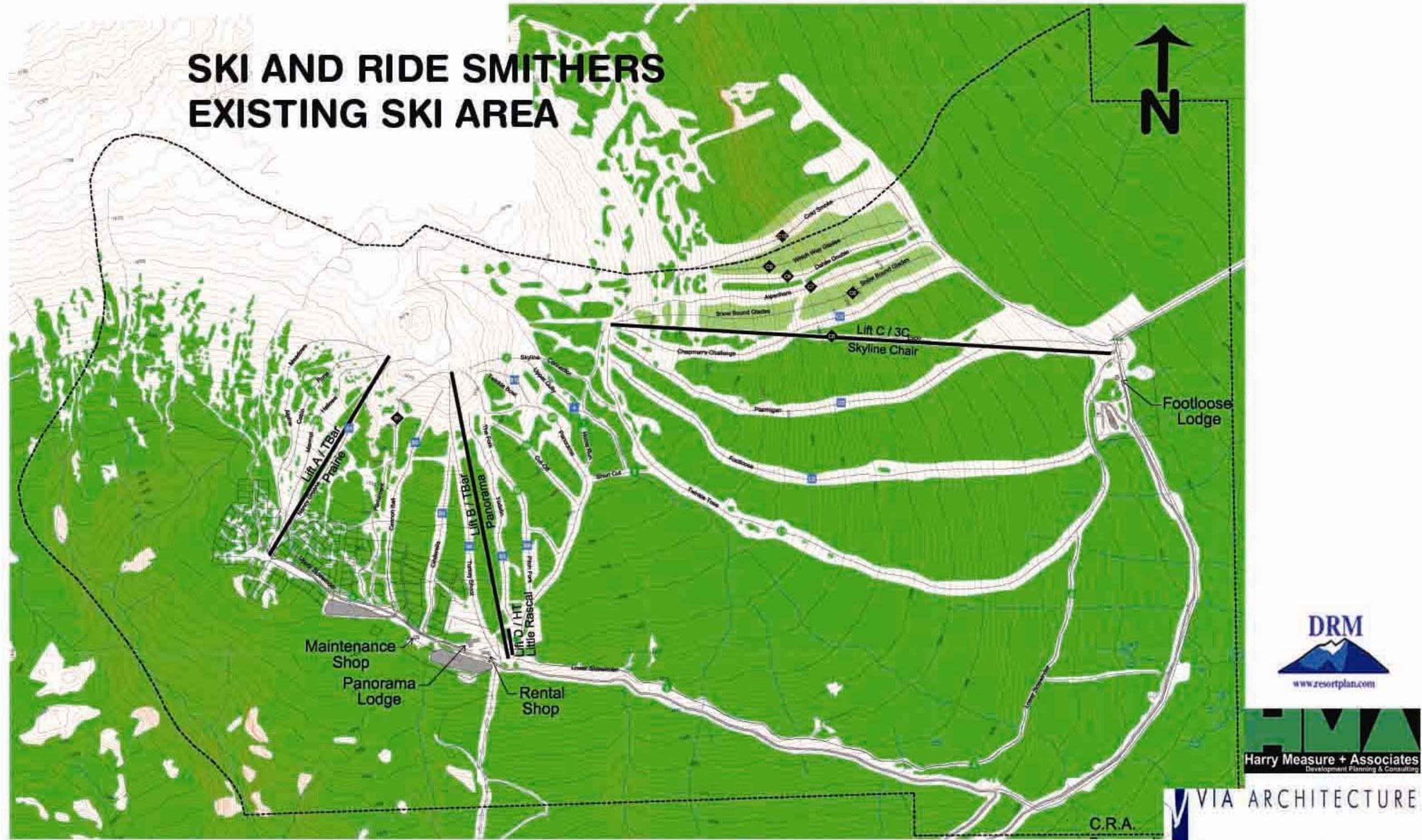


Figure 14 – Ski Area Map – Existing

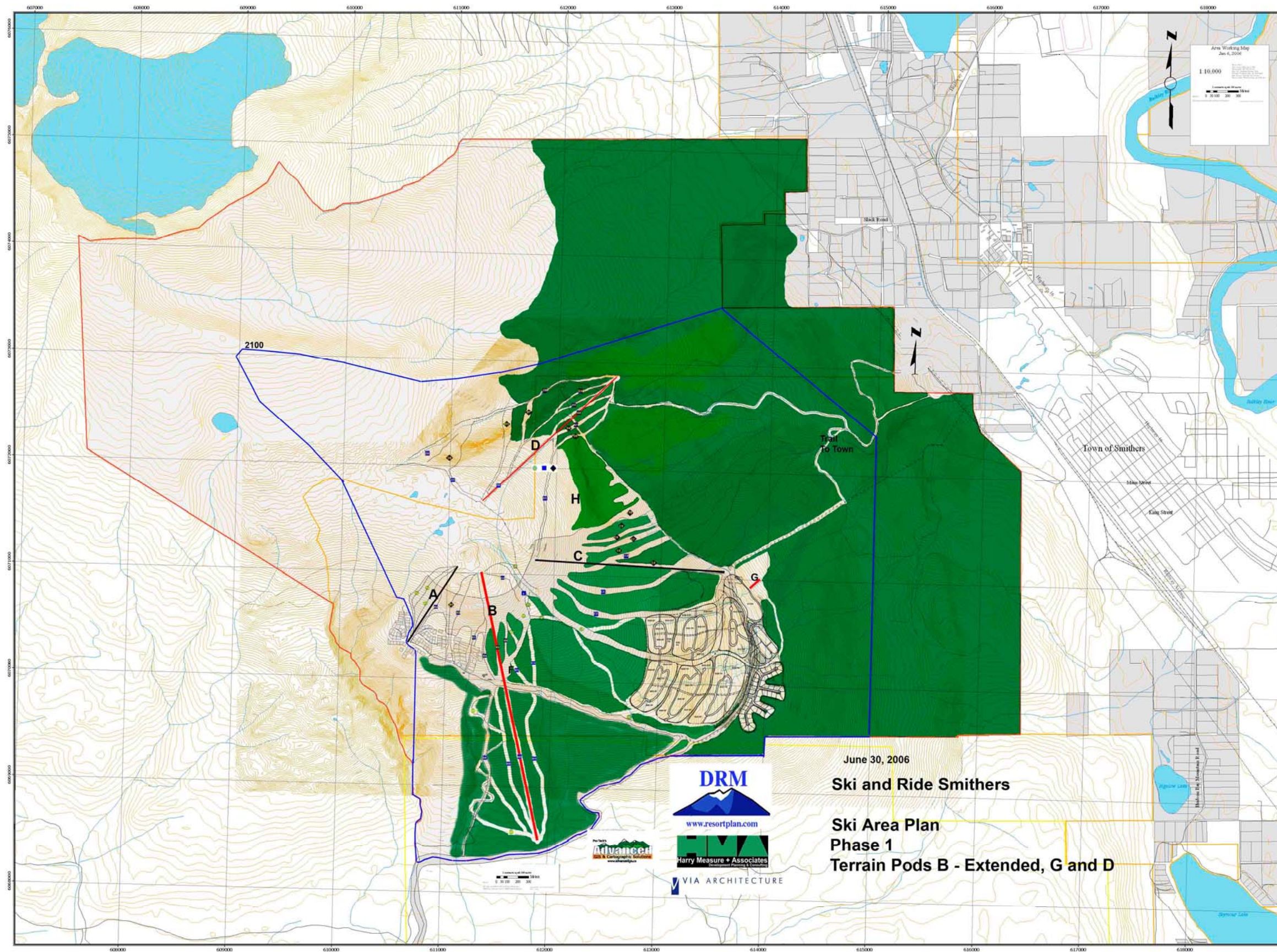


Figure 20 – Ski Area Map – Phase 1

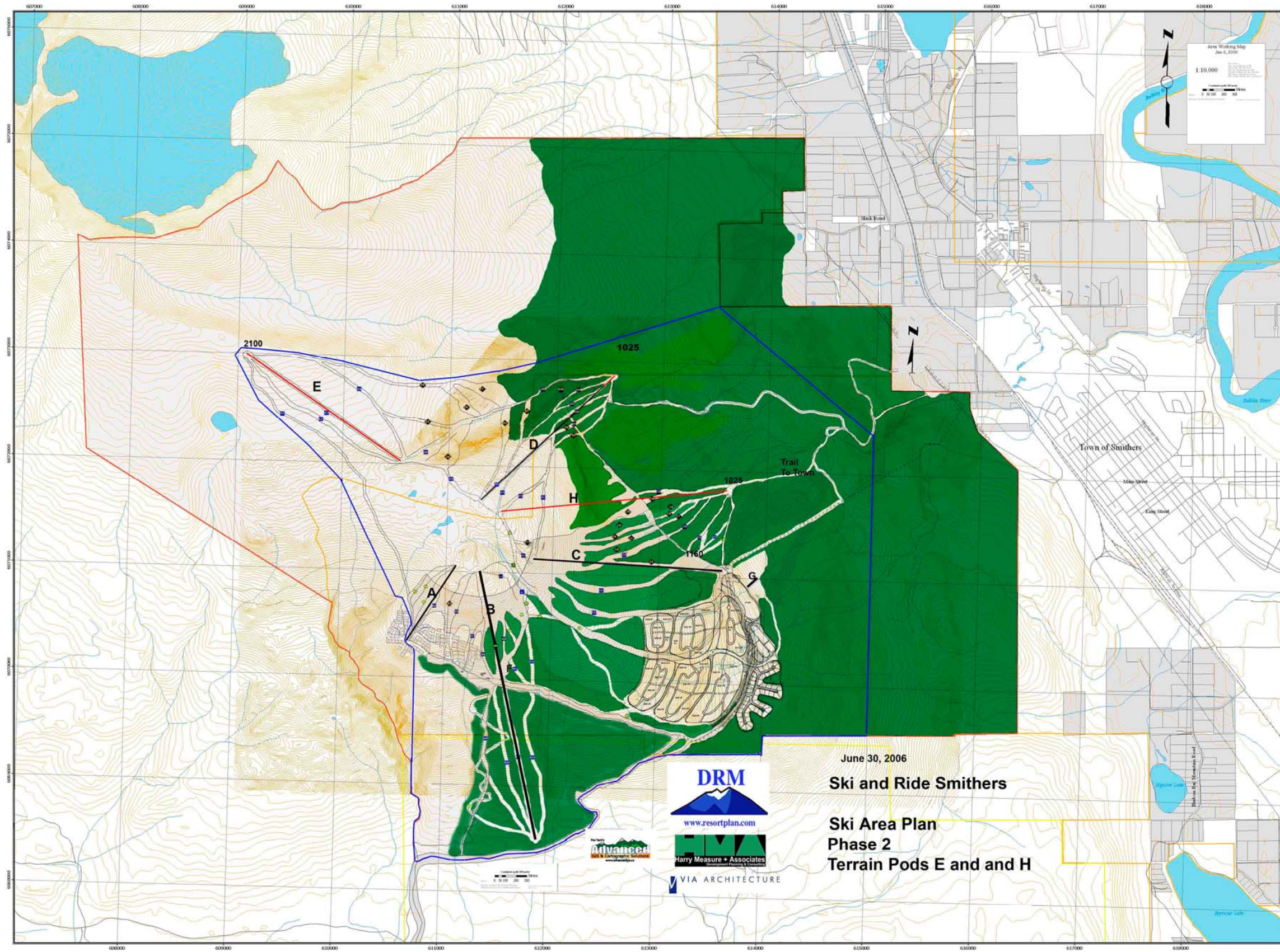


Figure 25 – Ski Area Map – Phase 2

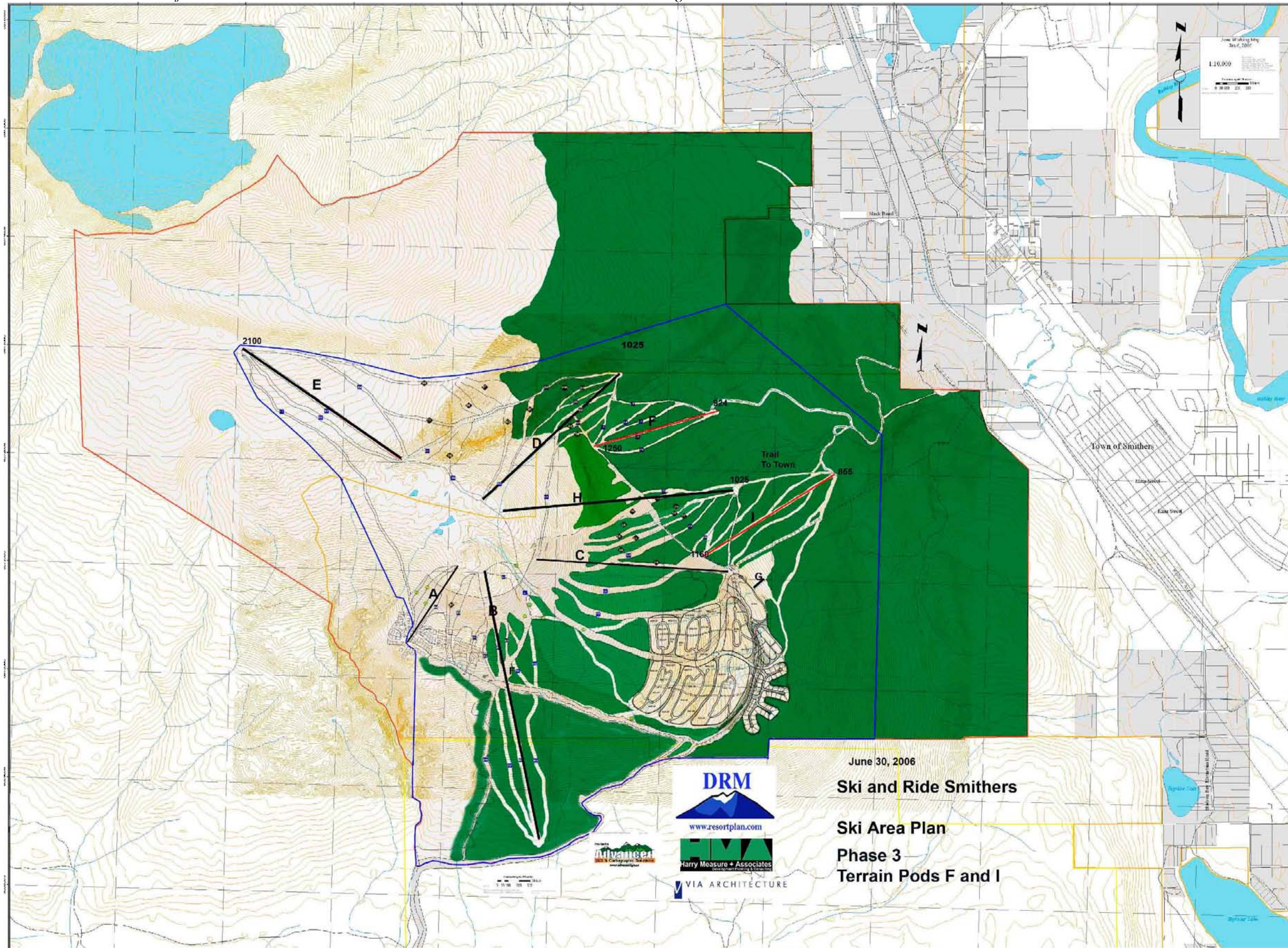


Figure 31 – Ski Area Map – Phase 3

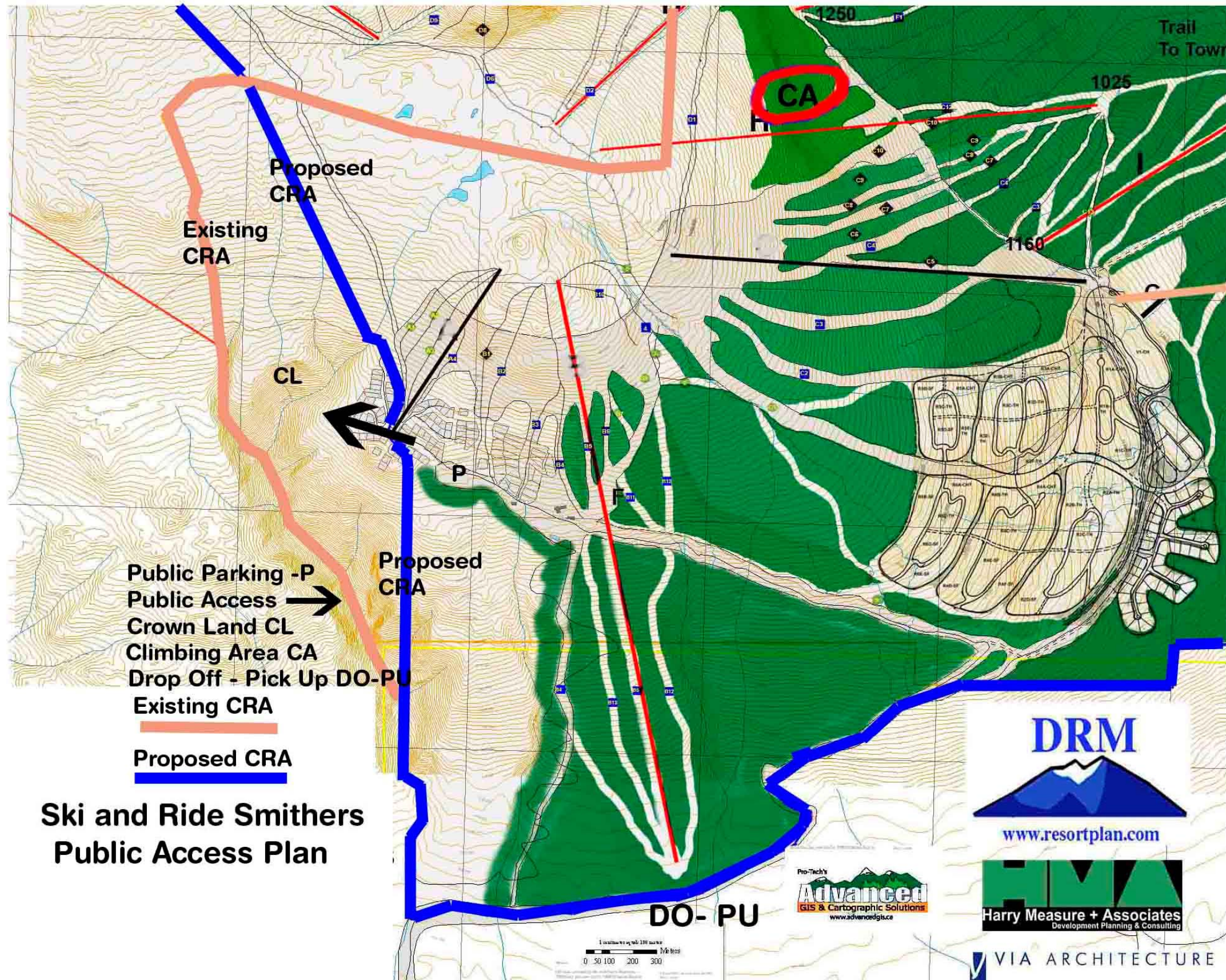


Figure 34 – Public Access Plan

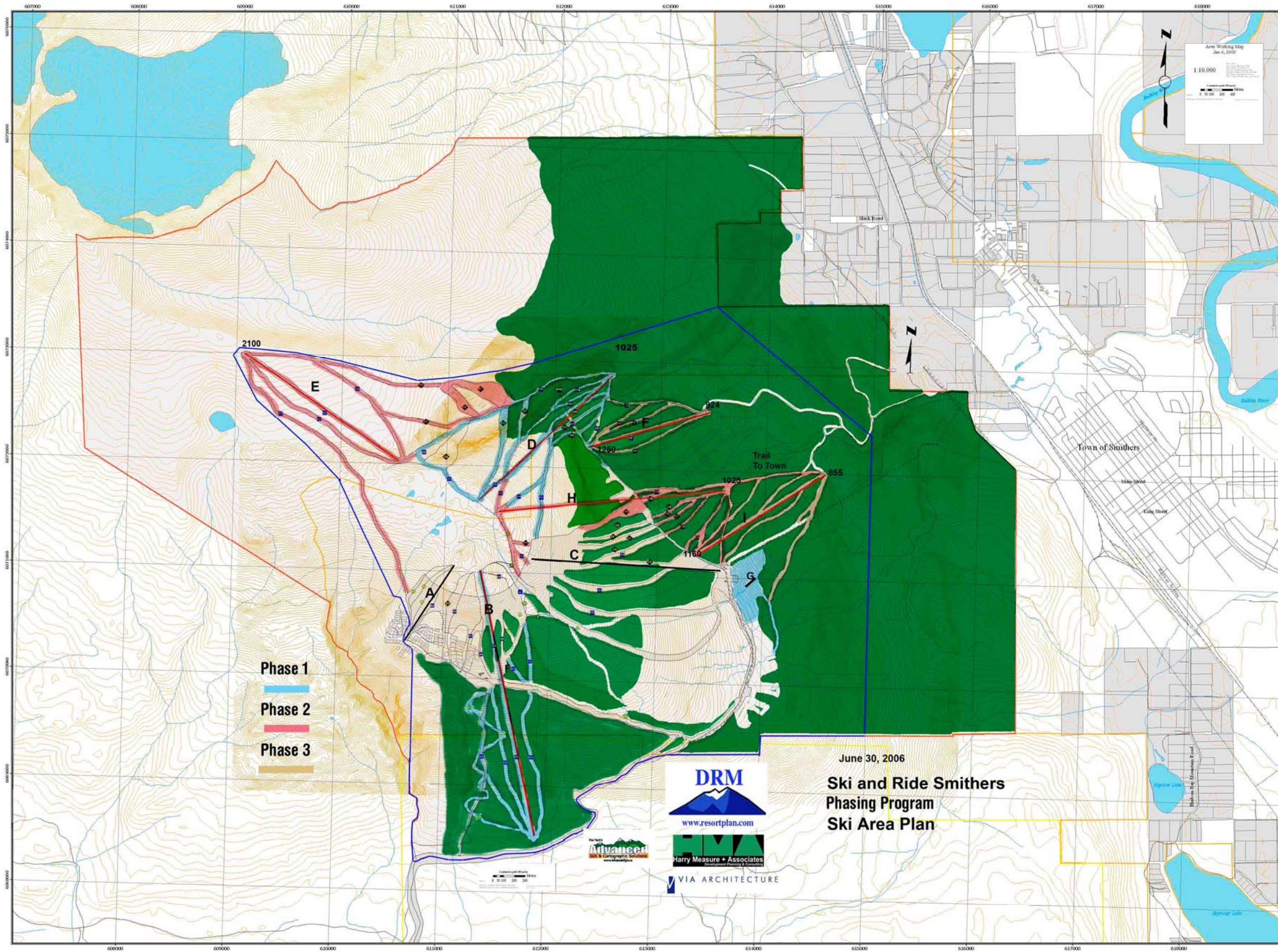


Figure 35 - Phasing Program

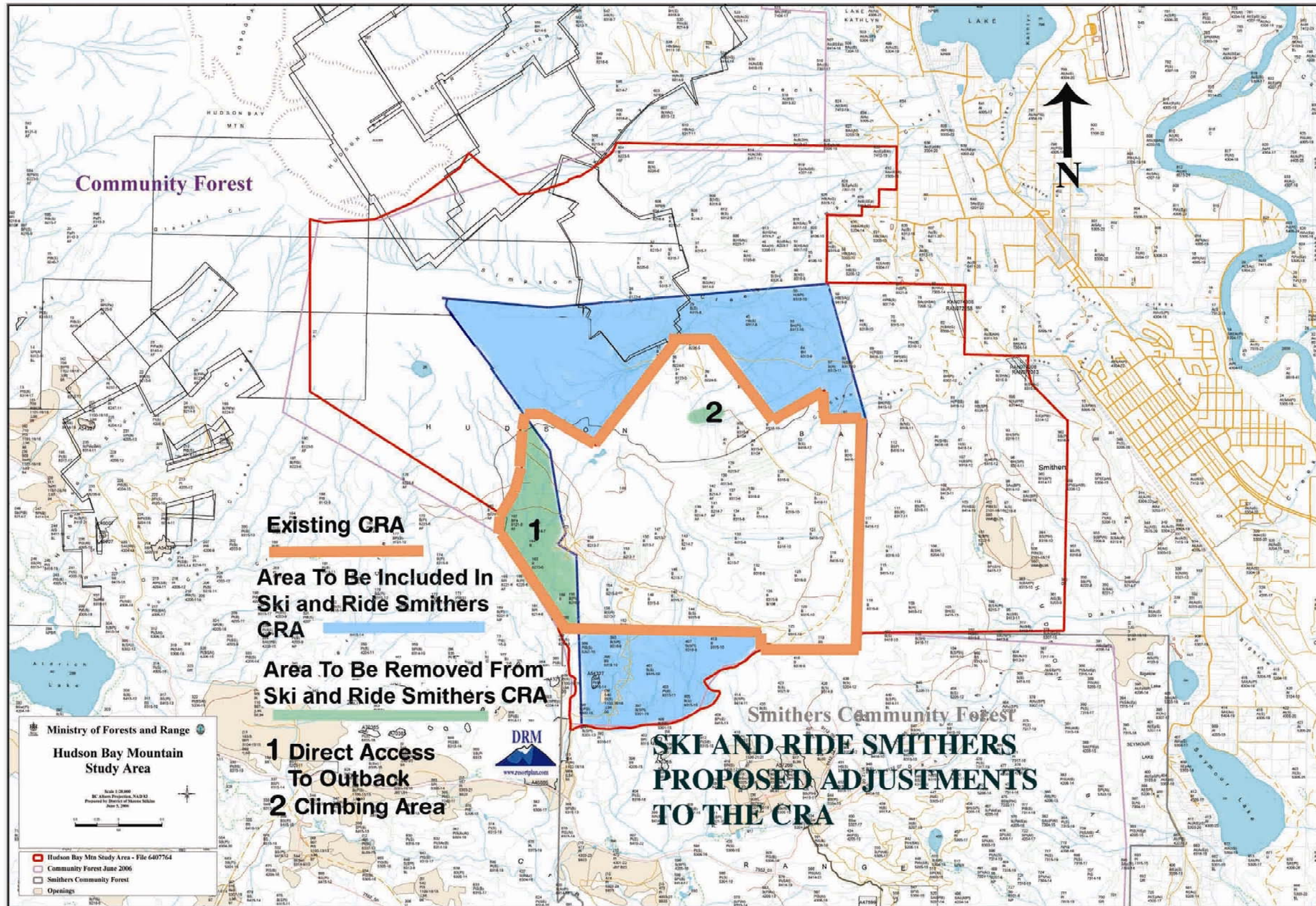
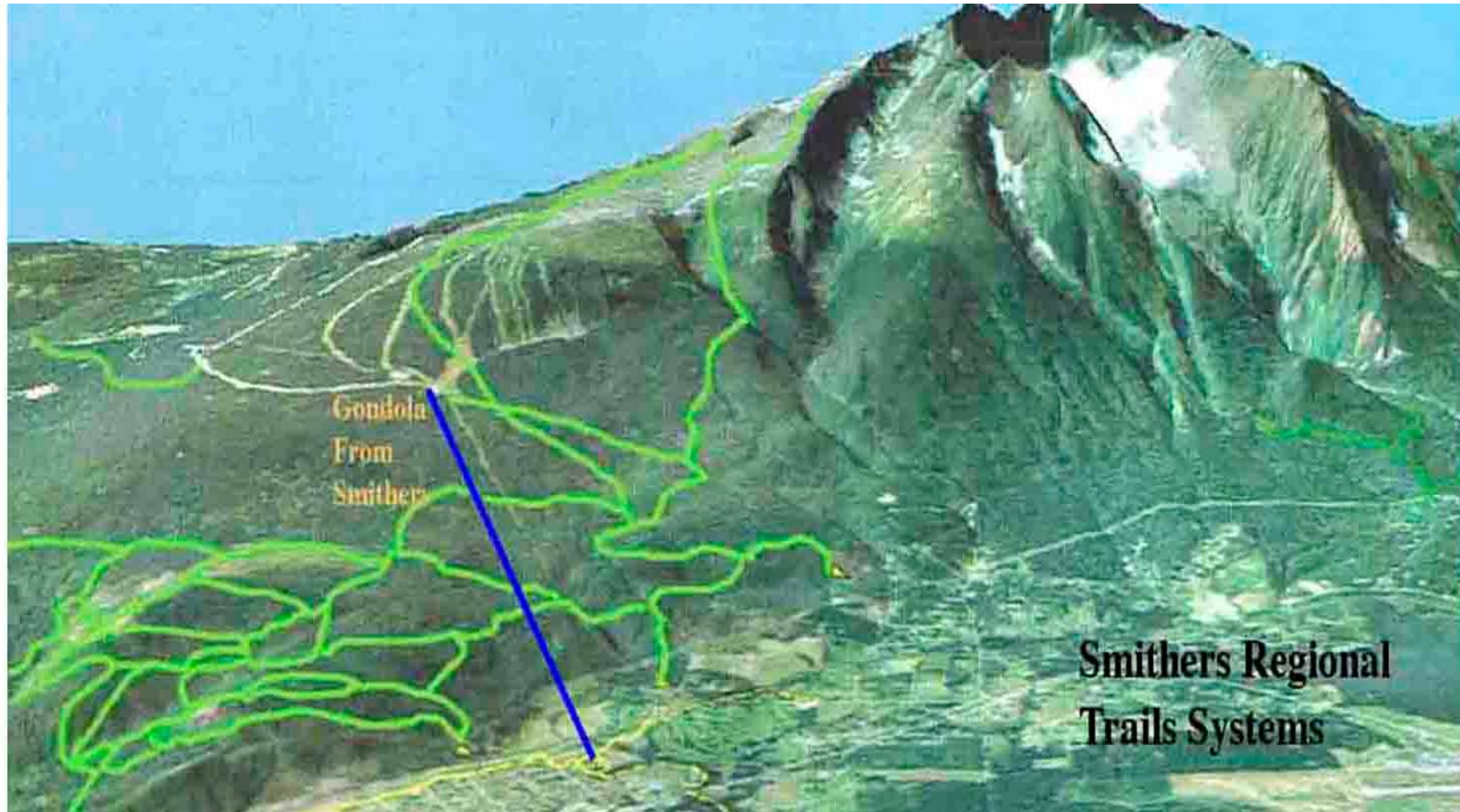


Figure 36 – CRA and Study Area Map



**Figure 38 – Trail System**





**Figure 45 – Airport View**

**Ski Smithers Base Area Facilities Program**

<b>Lodge + Skier Services Facilities Requirements</b>								
Component (m2)	Multiplier	Existing (Areas in M2)	Phase 1 CCC=3835	Area to be added (m2)	Phase 2 CCC= 6411	Additional Area (m2)	Phase 3 CCC= 8837	Additional Area (m2)
Food Service Seating	0.17	276	651.95	375.95	1089.87	437.92	1502.29	412.42
Kitchen + Scramble	0.06	101	230.1	129.1	384.66	154.56	530.22	145.56
Lounge Service	0.05	157	191.75	34.75	320.55	128.8	441.85	121.3
Toilets	0.03	34	115.05	81.05	192.33	77.28	265.11	72.78
First Aid	0.009	72	34.515	-37.485	57.699	23.184	79.533	21.834
Rentals / Retail	0.08	112	306.8	194.8	512.88	206.08	706.96	194.08
Lockers	0.03	41	115.05	74.05	192.33	77.28	265.11	72.78
Child Minding	0.01	40	38.35	-1.65	64.11	25.76	88.37	24.26
Ski School / Racing	0.02	51	76.7	25.7	128.22	51.52	176.74	48.52
Tickets / Admin	0.023	40	88.205	48.205	147.453	59.248	203.251	55.798
Employee Lockers	0.01	17	38.35	21.35	64.11	25.76	88.37	24.26
Mech, Storage, Circ.	0.06	80	230.1	150.1	384.66	154.56	530.22	145.56
<b>Totals:</b>		1021	2116.92	1095.92	3538.872	1421.952	4878.024	1339.152

<b>Maintenance Facilities Requirements:</b>								
Component (m2)	Multiplier	Existing (Areas in M2)	Phase 1 CCC=3835	Area to be added (m2)	Phase 2 CCC= 6411	Additional Area (m2)	Phase 3 CCC= 8837	Additional Area (m2)
Maintenance Shop	0.15	356	575.25	219.25	961.65	742.4	1325.55	363.9

<b>Parking: (80 % CC)</b>								
Component (m2)	Multiplier	Existing stalls	Phase 1 CCC=3835	Stalls to be Added	Phase 2 CCC= 6411	Stalls to be Added	Phase 3 CCC= 8837	Stalls to be Added
Autos @ 2.5/car	0.32	364	1227.2	863.2	2051.52	824.32	2827.84	776.32
Total Stall Area (30.0 m2/stall)		10920	39884	28054	66674.4	26790.4	91904.8	25230.4
Buses @ 40/bus	0.01	7	12	5	12	0	12	0
Total Bus Stall Area (m2/bus)	48	336	576	240	0	0	0	0
<b>Total Parking Area Required (m2) :</b>		11256	40460	28294	66674.4	26790.4	91904.8	25230.4
<b>Total Parking Area Required (ha) :</b>		1.1256	4.046	2.8294	6.66744	2.67904	9.19048	2.52304

Figure 48 – Base Area Facilities

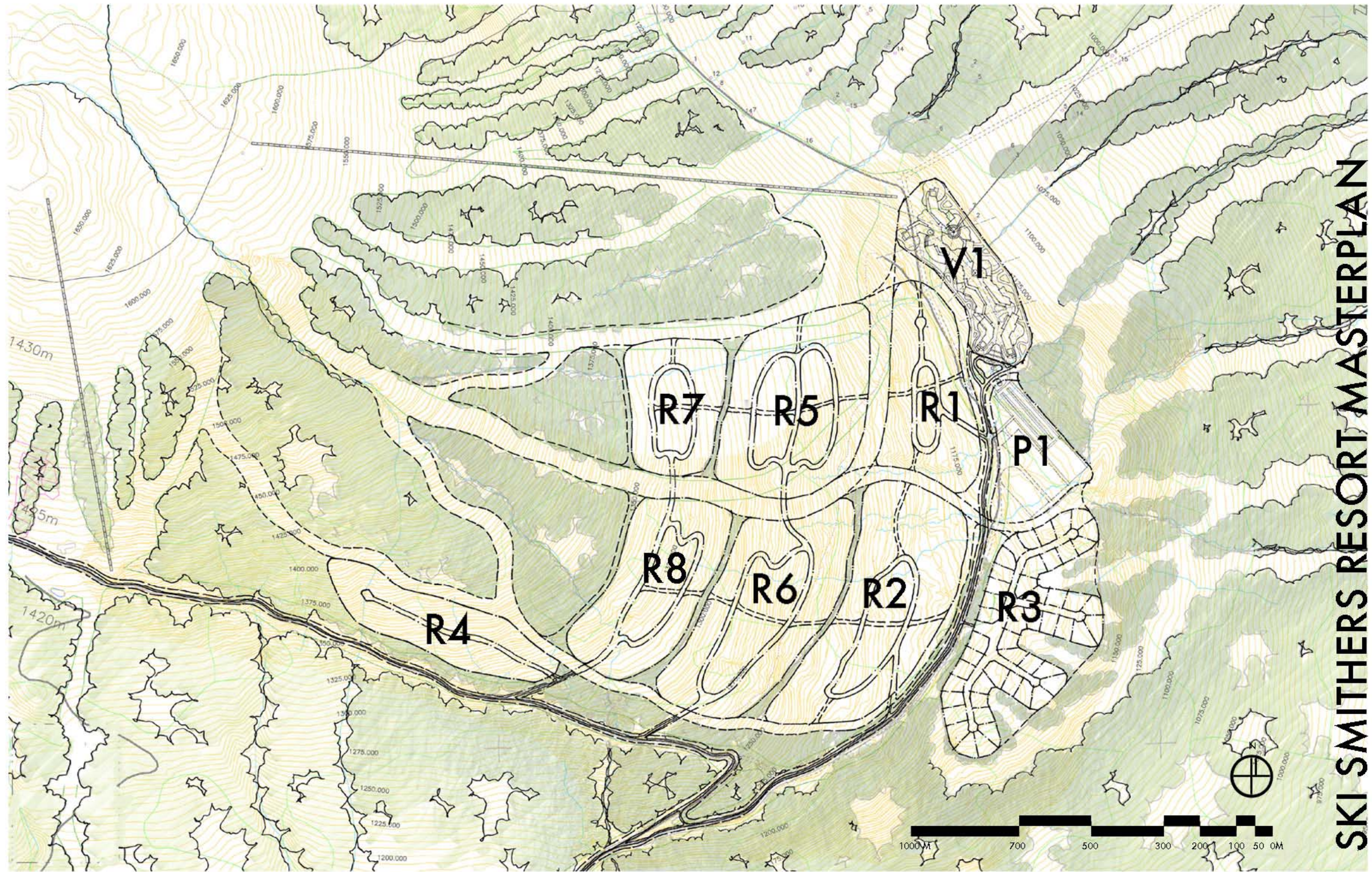
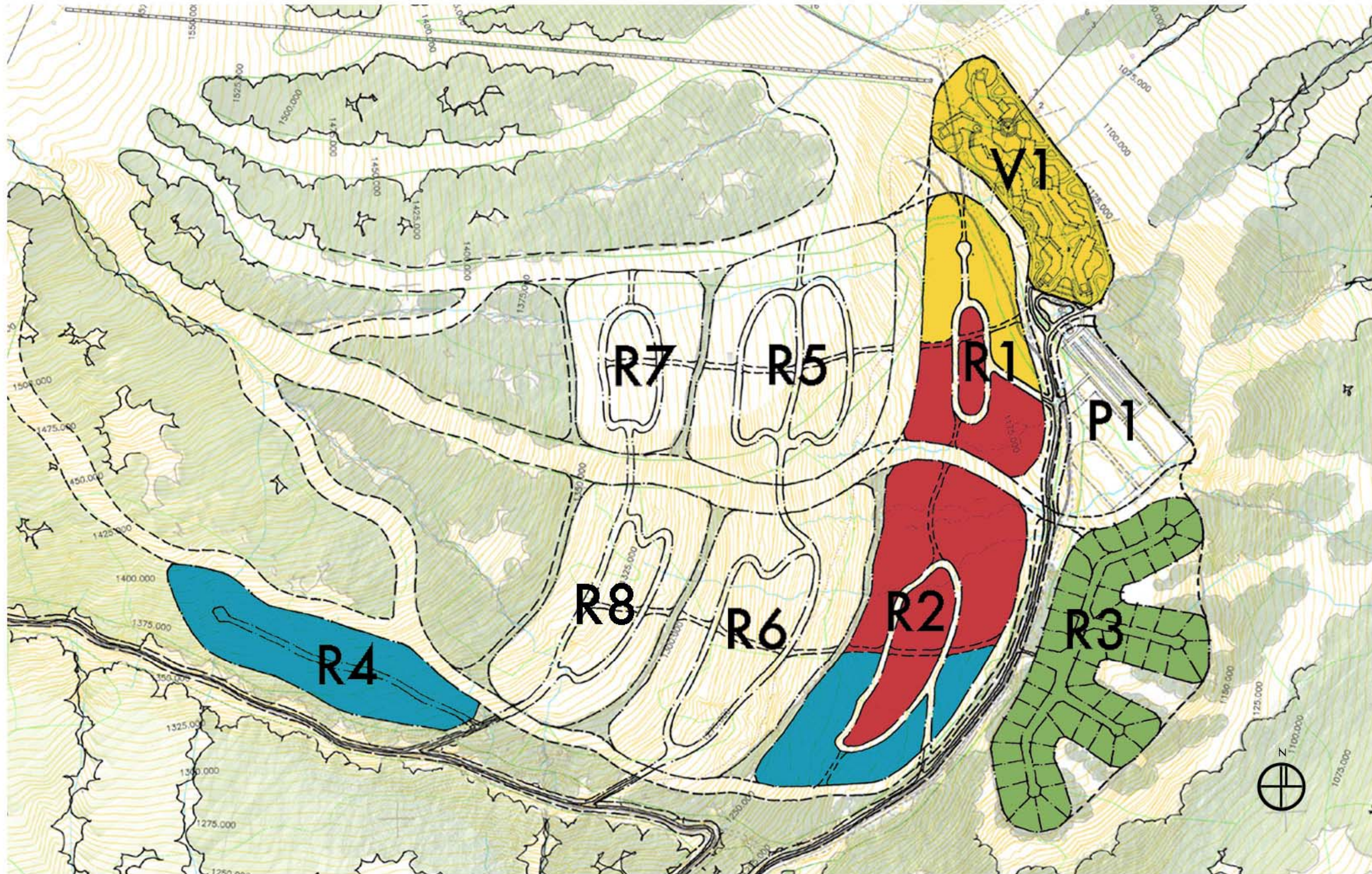


Figure 49 – Master Plan

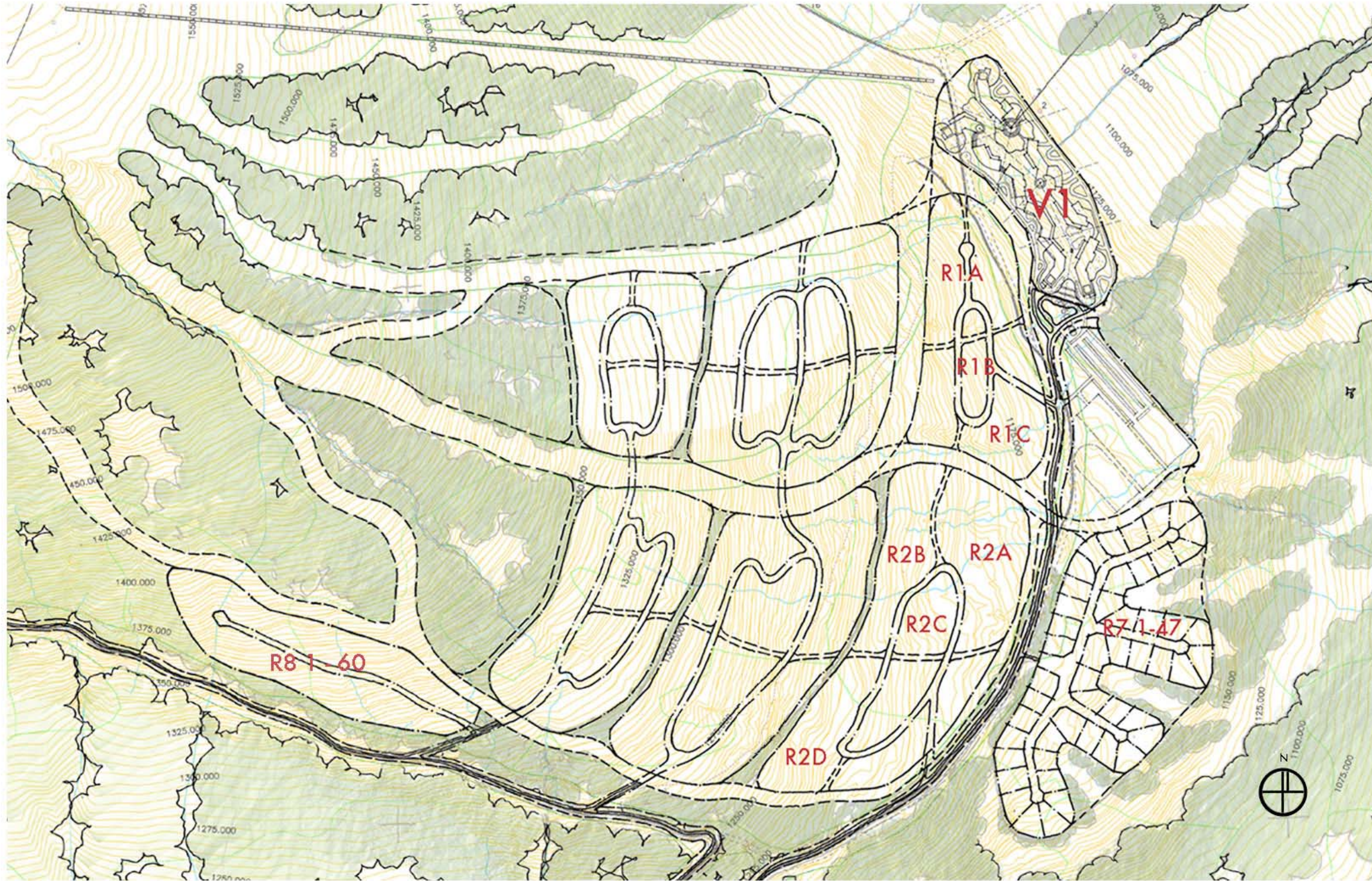


DENSITY MODEL

LEGEND

- CONDOMINIUM/HOTEL/LODGE
- TOWNHOME
- SINGLE FAMILY
- ESTATE LOTS

Figure 50 - Density Model

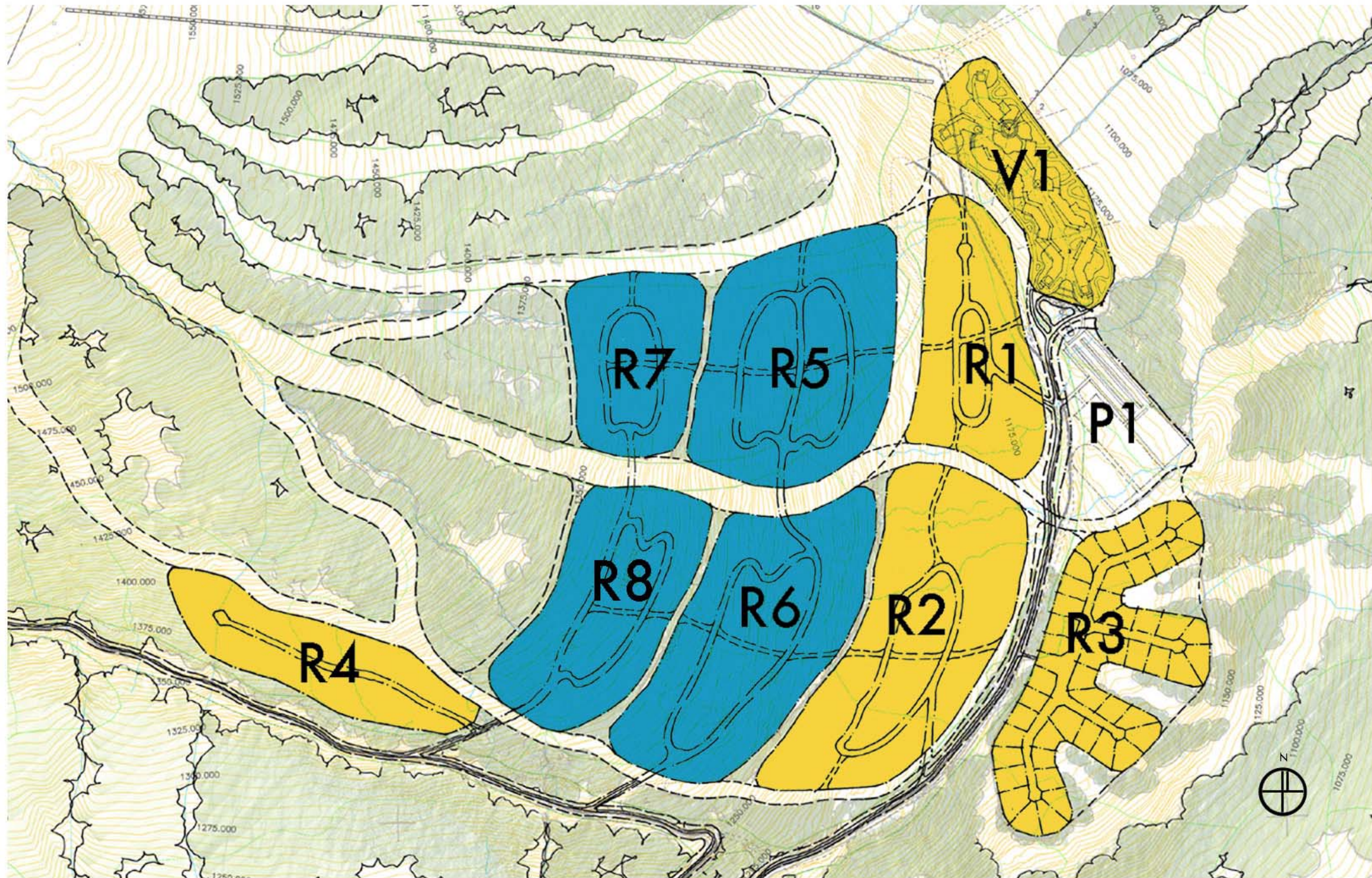


PARCELIZATION LAYOUT

LEGEND

TEXT IDENTIFIES NEIGHBOURHOOD NUMBER (i.e.; R1), FOLLOWED BY PARCEL NUMBER (i.e.; R1A)

Figure 51 – Parcelization Layout Plan



**RESIDENTIAL PHASING**

**LEGEND  
PHASE**

● 1-3

● FUTURE PHASES

Figure 52 – Residential Phasing



**Landmark Hotel (H2)**  
 The Landmark Hotel is in the most prominent location in the Village fronting the ski run to the west, north and east. It also anchors the northern end of the Village Core and is adjacent the arrival lift from the Town of Smithers. The Landmark Hotel is to be the highest structure in the Village and the only structure visible from the valley below. The western edge of the Landmark Hotel is to be a major merge zone with outdoor patios for dining and apres skiing. The aspect of this area will provide good solar exposure from 2 pm to sunset and is ideal for apres ski activities.  
 A swimming pool and outdoor jacuzzi's can be placed at the northern end of the hotel fronting the ski runs. The orientation of the hotel enables the afternoon sun to penetrate this area.  
 Ground level of the hotel fronting the pedestrian street will feature retail shops, while restaurants and bars will front the plaza area to the northwest. A quality spa and exercise facilities should be located adjacent the pool terrace and can also extend to the second floor. Accommodation units can be at ground level on the western elevation.

**Arrival Plaza**  
 The Arrival Plaza is to be a highly animated introduction to the Village Core when arriving by gondola lift. The plaza will feature the gondola lift's top terminal that is to be a transparent structure of glass and steel that allows views to the operating lift components. A water feature in the form of a boulder pond and fountain will surround the lift structure and can be used as an ice sheet or snow dump area during winter months. Buildings fronting the Arrival Plaza will contain retail uses at grade. In locations of sunny exposure, outdoor cafes and dining areas are encouraged.

**Condominium Hotels (H4+H6)**  
 Buildings H4 and H6 are condominium hotels with retail on the ground floor and nightly accommodation units above. As with the Landmark Hotel, the lobby and underground parking structure are located on the eastern elevation 1 level beneath the pedestrian street. Some accommodation units may also be located along the eastern side of the building on the pedestrian street level.

**Gateway Condo Hotel (H9)**  
 Building H9 is condominium hotel with retail on the ground floor and nightly accommodation units above. As with the Landmark Hotel and buildings H4 and H6 the lobby and underground parking structure are located on the eastern elevation 1 level beneath the pedestrian street.  
 Accommodation units may also be located along the southeastern side of the building on the pedestrian street level. Accommodations in this location will be very desirable as the pool and outdoor terrace facilities will be adjacent this building edge.

**Pedestrian Street**  
 The pedestrian street links the drop off and arrival area with the north end of the Village and the skier staging area. The street meanders through the village at a pedestrian rate. With each turn in the street, plazas, points of interest and featured elevations will draw pedestrians to the skier staging area.  
 From building H3 to the north, the pedestrian street will be below the grade of the ski slopes to the west by between 1.5 and 2 meters to create a solar trap and protect the street from northerly winds.

**Mixed Use Condominiums (H3, H5 + H7)**  
 The condominium hotels fronting the western edge of the pedestrian street offer retail use on the ground floor and nightly accommodation units above. The lobbies are accessible at grade from the adjacent frontage road to the west. The underground parking structures and entrances for these buildings are accessed through the parking structure associated with buildings H4, H6 + H9.  
 Accommodation units are located at grade along the western edge of these buildings while retail use fronts the pedestrian street level. The southern end of building H7 will exhibit special architectural elements such as a tower to demark the main entrance way to the village pedestrian street and public spaces. Landscaping along the western boundary of these parcels will ensure privacy from the frontage road and provide a transition to the forest.

**North Village Edge Merge Zone**  
 The northern edge of the Village provides the opportunity to create a vibrant slope-side merge zone. This area will be highly animated with restaurants and cafes spilling out from buildings onto sun-lit patios. This area will also be the major venue for outdoor concerts and other events. Constant pedestrian and skier traffic will increase the activity in this zone. Amenities such as outdoor firepits will be featured to extend comfortable use of these spaces.

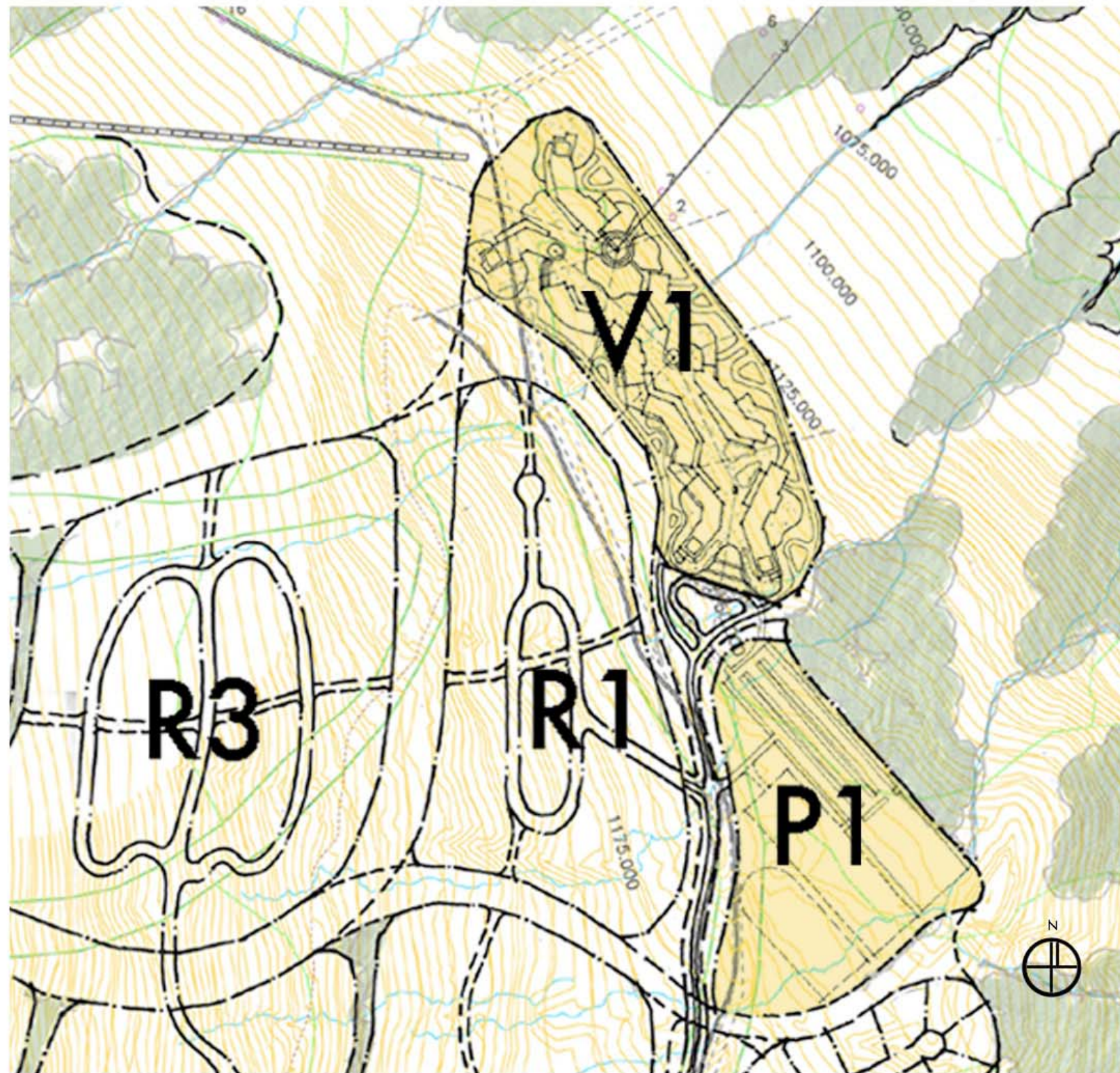
**Slopeside Hotel (H1)**  
 The Slopeside Hotel features retail on the ground level fronting the pedestrian street with restaurants and outdoor patios at the building ends. A large patio and skier circulation area is located between the hotel and skier staging areas to the west and north. The hotel is to be designed not to impede long distance views to the slopes from the upper levels of the Landmark Hotel.

VILLAGE CONCEPT

LEGEND

H1-H7: HOTEL/CONDOMINIUM SS: SKIER SERVICES AP: ARRIVAL PLAZA DP: DROP-OFF PLAZA

Figure 53 – Village Concept



Skier Services Building (SS):  
The Skier Services building will contain functions associated with skiing operations such as: sales of lift tickets, equipment rental, guest services, the ski school, administration, central reservations, activities bookings, and a children's center. Some retail, food services and a real estate discovery center/sales office may also be included on the ground level.

Drop-off + Arrival Area:  
The pedestrian drop off and arrival area is located 2.5 meters below the pedestrian street that winds through the village. This area will include wayfinding signage, and an information kiosk. Landscaping of the drop off and arrival area will feature native and ornamental species that are highlighted by seasonal planting. The drop off and arrival area will be well buffered from the access road to the Landmark Hotel and buildings H4, H6, and H8, and the day skier parking area. Other landscape elements that may be integrated into this area include a watercourse.

Day Skier Parking:  
The day skier parking lots are located to not visually impact the arrival area at the southern end of the Village. The parking lots are terraced down from the elevation of the main entry road and will be well landscaped with coniferous trees. Generous areas for snow dump have also been accommodated. A phased expansion of day skier parking is illustrated to meet demand as required.

# VILLAGE + PARKING

Figure 54 – Village and Parking



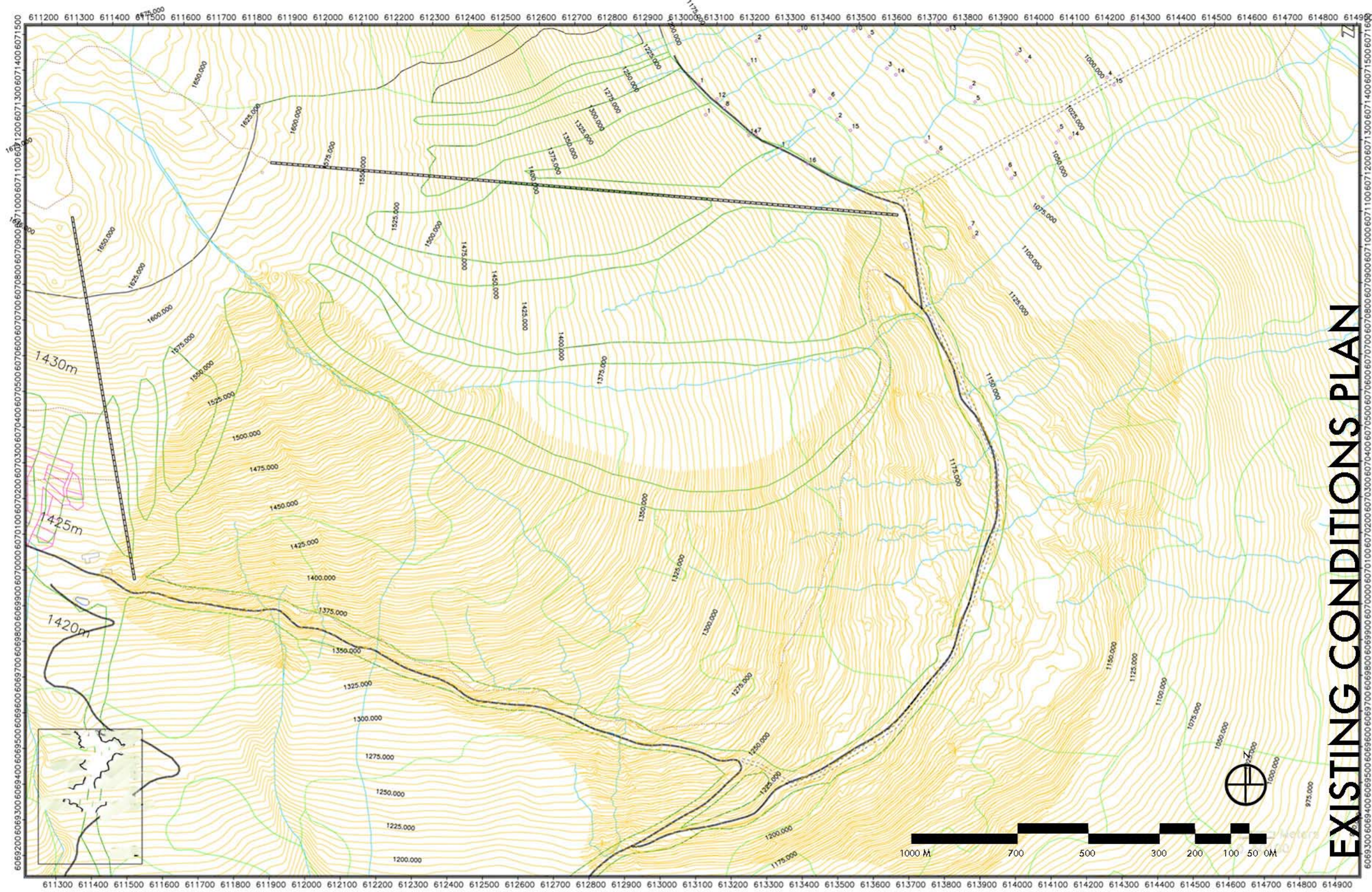


Figure 56 – Existing Conditions Plan



Figure 57 – Existing Conditions Overlay

pod	pod area (sq/m)	subarea (no.)	zoning	net area (sq/m)	pod net % efficiency	area ha net	sq/ft net	acres net	dwelling/acre	bu's/dwelling	bu's/acre	bu's total	cumulative bu's	dwelling total	cumulative dwellings
V1	87040		ch	87040	87040	8.70	936550.4	21.50	50	2.4	124	2661	2661	1109	1109
P1	*67745		parking	67745		6.77	728936.2	16.73	0	0	0	0	0	0	0
R1	114023	A B C	cht th th	51307 10524 40686	102517 90	5.13 1.05 4.07	552063.32 113238.24 437781.36	12.67 2.60 10.05	40 20 20	3 4 4	120 80 80	1521 208 804	5194	507 52 201	1869
R2	189288	A B C D	th th th sf	47860 34514 33032 60665	176071 93	4.79 3.45 3.30 6.07	514973.6 371370.64 355424.32 652755.4	11.82 8.53 8.16 14.99	20 15 15 6	4 4 4 6	80 60 60 36	946 512 490 539	7680	236 128 122 90	2445
R3	146428	1 2 to 47	sf sf	2571 118266	120837	0.26 11.83	27663.96 1272542.16	0.64 29.21	4 4	6 6	24 24	15 701	8397	3 117	2565
R4	82500	1 to 60	sf	74250	74250 90	7.42	798930	18.34	4	6	24	440	8837	73	2638
R5	174236	A B C D E F	cht cht th th th th	32666 21676 25982 26473 24308 24239	155344 89	3.27 2.17 2.60 2.65 2.43 2.42	351486.16 233233.76 279566.32 284849.48 261554.08 260811.64	8.07 5.35 6.42 6.54 6.00 5.99	FUTURE RESERVE			0 0 0 0 0 0	8837		2638
R6	178614	A B C D E F	cht th th sf sf sf	35376 22077 23816 26408 25172 28906	161755 91	3.54 2.21 2.38 2.64 2.52 2.89	380645.76 237548.52 256260.16 284150.08 270850.72 311028.56	8.74 5.45 5.88 6.52 6.22 7.14	FUTURE RESERVE			0 0 0 0 0 0	8837		2638
R7	87460	A B C D E	cht sf th sf th	19195 26512 9000 11200 12147	78054 89	1.92 2.65 0.90 1.12 1.21	206538.2 285269.12 96840 120512 130701.72	4.74 6.55 2.22 2.77 3.00	FUTURE RESERVE			0 0 0 0 0	8837		2638
R8	129755	A B C D E	cht sf th sf sf	23112 40550 15052 13389 23728	115831 89	2.31 4.06 1.51 1.34 2.37	248685.12 436318 161959.52 144065.64 255313.28	5.71 10.02 3.72 3.31 5.86	FUTURE RESERVE			0 0 0 0 0	8837		2638
<b>total</b>	<b>619279</b>				<b>560715</b>			<b>264.73</b>					<b>8837</b>		<b>2638</b>

**ch**   condo/hotel                               **th**   townhome  
**cht**   condo/hotel/townhome               **sf**   single family  
**th**   townhome                                   \*   non residential/developable land area

Figure 58 – Development Summary