

COMMERCIAL/INDUSTRIAL (SCHEDULE O)

The DP area is designated for the establishment of objectives for the form and character of commercial and mixed commercial/industrial *development*. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

SITE PLANNING BUILDING DESIGN

(a) Position buildings on the site to create a defined street edge common to attractive commercial areas.	Only the tourist accommodation townhouse buildings, the associated check-in/recreation building, and half of the solid waste building are considered commercial development. The tourist accommodate townhouse buildings are positioned on the street consistently with the employee residential and market residential townhouse buildings to create a cohesive street environment. The check-in/recreation building is located at the entrance to the complex, with direct access from the sidewalk via a ramp to the building entrance. Likewise, the solid waste building is located at the entrance to the complex with direct, at-grade, access from the sidewalk.
(b) Mass and scale of <i>development</i> should fit with the surrounding neighbourhood character and mountain resort community character.	Only the tourist accommodation townhouse buildings, the associated check-in/recreation building, and half of the solid waste building are considered commercial development. The mass and scale of these building is consistent with the mass and scale of the employee residential and market residential townhouse buildings.
(c) Minimize the overall mass appearance of any one building.	Only the tourist accommodation townhouse buildings, the associated check-in/recreation building, and half of the solid waste building are considered commercial development. The tourist accommodation townhouse roofs are flat but varied through the elevations with many roof levels to minimize the overall mass appearance each building. The tourist accommodation buildings step with each unit to better integrate with the slopping terrain, and further minimize the overall mass appearance of each building. The one-storey solid waste building and two-storey check-in/recreation building are smaller buildings with flat roofs to minimize massing.

BUILDING DESIGN

(a) Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial/industrial areas. For example:	Only the tourist accommodation townhouse buildings, the associated check-in/recreation building, and half of the solid waste building are considered commercial development.
(i) Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.	The building facades incorporate various architectural features including different roof lines and siding, glazing and balconies in a primarily grey and brown colour palette to create an attractive and integrated development.
(ii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.	The buildings provide varied colours in grey and brown tones to create an attractive and integrated development. The building colours are consistent with the natural colours found in the Whistler setting.

(iii) Entrances to buildings should be clearly identifiable from sidewalks and other public areas.	Entrances to buildings are clearly visible and identifiable from the sidewalk and street.
(iv) Integrate balcony and terrace areas as appropriate to building uses.	The second floors of the tourist accommodation townhomes step back from the main floor garage. Balcony and terraces are provided on the rear (lakeside) elevation of the townhomes.
(b) Building materials should be consistent with the mountain character, sufficiently durable to withstand Whistler's harsh climate, and consistent with the intended use of the building	<p>The tourist accommodation townhouse building and check-in/recreation building materials include standing seam metal siding, hardie board and batten, hardie lap siding, stone siding and Douglas Fir braces, posts and beams.</p> <p>The solid waste building materials consist of a simpler yet complementary palette of standing seam metal siding and hardie lap siding.</p> <p>The building materials were specifically selected for their durability in Whistler's varied climate.</p>
(c) Roof form should be modulated and of a mountain character to reduce the apparent bulk of a building. Deep roof overhangs are encouraged. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	<p>The tourist accommodation townhouse roofs are flat but varied through the elevations with many roof levels for each townhouse building. The tourist accommodation buildings step with each unit to better integrate with the slopping terrain, and further minimize the overall mass appearance of each building.</p> <p>Deep roof overhangs are provided.</p> <p>A roof Snow Shed report, prepared by a professional engineer, was submitted with the DP application. The report identifies the proposed roofs for the buildings do not pose any snow shed hazards due to the flat roof profiles. The report recommends that heat trace is installed on all roof drains to prevent formation of ice on the downpipes as a result of freeze and thaw cycles in the winter months.</p>
(d) Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.	Roof material is specified as black torch on membrane.
(e) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	A stormwater management plan (SWMP) addressing roof drainage has been provided, and adherence to the SWMP is required by way of a development covenant registered on the property title.
(f) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	No roof mounted equipment is proposed.
(g) Site and building design should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity. Provide accessible routes from the street and parking to building entrances in all seasons, and at an appropriate width for expected pedestrian volumes. Consideration should be given to snow clearing and snow storage areas.	<p>All tourist accommodation townhouse units are multi-floor units. Front doors to all units are at grade or may have one step.</p> <p>The check-in/recreation building is located at the entrance to the complex, with direct access from the sidewalk via a ramp to the building entrance. Likewise, the solid waste building is located at the entrance to the complex with direct, at-grade, access from the sidewalk.</p> <p>An outdoor ramp is provided to access the lower floor of the check-in/recreation building and the outdoor pool area.</p> <p>One accessible parking stall is provided.</p>

(h) Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.	The development includes an off-site sidewalk connection from the terminus of the existing sidewalk on Nita Lake Drive to the street entrance to the townhouse complex. A dedicated pedestrian isle continues along the strata road through the townhouse complex to terminate with a pathway that descends into the adjacent park and to the valley trail.
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ACCESS, PARKING AND WASTE FACILITIES

(a) Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.	Surface parking includes driveway parking for the townhouses in addition to some parallel parking on the strata road. Landscaping is provided between driveways, and adjacent to the parallel parking stalls.
(b) Locate parking areas to minimize the visual impact of parking from the street. All surface parking areas should be screened by a combination of landscaping and berms.	No large surface parking areas are proposed. Surface parking includes driveway parking for the townhouses in addition to some parallel parking on the strata road. Landscaping is provided between driveways, and adjacent to the parallel parking stalls.
(c) Provide adequate space to accommodate snow storage and drainage from parking areas.	Adequate areas for snow storage and drainage is provided as illustrated on plan L-1.6 of Appendix B.
(d) Locate all accessible parking spaces as close as possible to building entrances.	One accessible parking stall is provided along the strata road in front of the solid waste storage building and the check-in/recreation building.
(e) Provide adequate bicycle parking facilities on-site and within buildings where appropriate.	Bicycle storage is provided within garages of the tourist accommodation townhouse units.
(f) Service bays and solid waste storage should be integrated with site and building design, contained within the building or suitably screened from the street and public areas, and adequately sized to meet the needs of uses on site.	A solid waste storage building is located at the entrance to the townhouse complex. The building is adequately sized to meet the requirements of the RMOW Solid Waste Bylaw.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	RMOW standard roadway lighting is proposed. Lighting for the buildings and swimming pool area have not been detailed. Staff recommend a condition in the development permit be that all outdoor lighting have full cut-off and fully shielded fixtures that shield the light source to reduce glare.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.	
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare.	

SIGNAGE

(a) Signage programs should be integrated in design and coordinated with the architectural features of the building and character of the area.	One freestanding project sign is proposed at the entrance to the townhouse complex. The detailed design of the freestanding project sign (size, material, colour, sign copy) will require a sign permit meeting the requirements of the Sign Bylaw.
(b) The size, number and placement of signs pertaining to a <i>development</i> should ensure a hierarchy of signage. Within this hierarchy, there should be a balance between consistency and individual creativity. Consistency may come in the location, size and materials of signage and lighting to create a rhythm; creativity may come in the shape, colour, materials and individual mounting brackets to create interest and individual business expression. Signs that	

visually exhibit or express the character of their site or business enterprise to which they pertain are encouraged.	
(c) All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures and related electrical conduits should be concealed behind fascia.	
(d) Signs may support intense colour applications but should be harmonious with the colour scheme of the building with which they are associated.	
(e) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	One privacy fence, 12 feet in length, is proposed for each tourist accommodation townhouse building. Through the associated rezoning process for this development, the applicant agreed to provide a permanent split rail fence to separate the nature conservation parcel from the townhouses. As the detailed design progressed through the DP review, a retaining wall is now proposed ranging in height from 2 to 4 metres on the downslope side of the townhouses between the townhouses and the nature conservation park. This retaining wall is considered sufficient to limit access and a split rail fence is not proposed.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	One privacy fence, 12 feet in length, is proposed for each tourist accommodation townhouse building. The fences are integrated with the building colour and materials.
(c) Chain link fencing where utilized should be screened such that the fencing is not visible from pedestrian areas, a street or a highway.	Chain link fencing is not proposed.

LANDSCAPING

(a) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that contributes to the mountain character and complements the <i>development</i> .	Not applicable.
(b) Wherever possible, mature trees should be preserved and integrated with new landscaping.	<p>The proposed area of tree removals for the townhouse complex was approved under DP001902 issued on September 21, 2023. The proposed area of tree removals was less than 1.91 ha, which represents approximately 49% of the land area of the parent parcel.</p> <p>The existing trees are integrated with the new landscaping.</p> <p>The development's SWMP identifies that the final alignment of the ditch directing stormwater to the existing pond will be determined in the field to minimize impacts on existing trees.</p>

	The proposed sanitary sewer line from the townhouse development will connect to the existing sanitary line along the rail right of way. Staff recommend a condition of the DP be that the sanitary line route be field fit to minimize impact to mature trees and their critical root zones.
(c) Landscaping, tree plantings and screening methods should be used to:	
(i) screen surface parking lots	Landscape planting is used to screen surface parking.
(ii) screen surface storage areas	Not applicable. No surface storage areas are proposed.
(iii) screen blank building façades; and	Landscape planting is proposed around all buildings to integrate with the existing forested surrounds.
(iv) provide buffers between other adjacent land uses.	Existing and proposed landscaping provides buffers between adjacent land uses.
(d) Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops.	<p>A SWMP incorporating run-off from hard surfaces (roof, driveway and road surfaces) has been provided. The SWMP identifies that the flat landscape areas around the buildings will assist in slowing down run-off.</p> <p>The SWMP creates minimal changes in the flows being discharged into the downslope forest areas. Flows entering these areas from the hard surfaces will be treated first by Stormceptor manholes to cleanse contaminants from runoff, then ditches and rain gardens which will provide opportunities for infiltration and filtration.</p> <p>Adherence to the SWMP is also required by way of a development covenant registered on the property title in conjunction with the associated rezoning of the lands.</p>
(e) Landscaping and screening elements should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	The landscaping is considered appropriate to withstand Whistler's harsh climate. All areas of disturbance will be rehabilitated. Limited conifer trees are proposed consistent with the applicable OCP Wildfire Protection guidelines to blend with the existing forest surrounds.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest.	All proposed plant species are suited to the local climate, require minimal irrigation, and provide seasonal interest.

MULTI-FAMILY RESIDENTIAL (SCHEDULE P)

This DP area is designated for the establishment of objectives for the form and character of multi-family residential *development*. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

SITE PLANNING AND BUILDING DESIGN

(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.	<p>The siting of the proposed townhouses and access roads responds to the physical character of the site, following an existing watermain alignment and the sloping terrain, and all buildings respect the required 20-metre building setback from the parcel line of adjacent Strata Plan BCS556 (Nita Lake Estates) to the south. Buildings are stepped, both on the front/rear elevations and side elevations to respond to the topography.</p> <p>The site plan of the buildings and road reflects the natural assets of the site, notably protection of riparian areas.</p>
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	Landscaping is used to provide visual screening.
(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.	The development permit includes a variance to permit tandem parking for the proposed townhomes. This variance eliminates the requirement for wider driveways, thereby reducing the total amount of hard surface and allowing landscaping between driveways.
(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	The building facades on the townhouse buildings incorporate varied designs and building materials to create an attractive multi-family development.
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	The second floors of the market and tourist accommodation townhomes step back from the main floor garage while the employee townhomes provide a terrace and/or balcony above the entry.
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	The townhomes provide varied colours and building materials as well as different architectural features including different roof lines and siding, glazing and balconies. The townhomes use varied colours and building materials, consistent with the natural colours applied throughout Whistler.
(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.	The townhomes use varied colours and building materials, consistent with the natural colours applied throughout Whistler.
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	<p>The townhouse building materials include standing seam metal siding, hardie board and batten and hardi-panel and Douglas Fir braces, posts and beams. The market townhouse buildings also have some stone siding.</p> <p>The building materials on the check- in /recreation building are consistent and complementary to the townhouse building materials.</p> <p>All building materials were specifically selected for their durability in Whistler's varied climate.</p>
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.	The townhouse roofs are flat but varied through the elevations with many roof levels for each townhouse building. The employee townhouses step from three levels to two levels on the building ends. The market and tourist accommodation buildings step with each unit.
(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	A roof Snow Shed report, prepared by a professional engineer, was submitted with the DP application. The report identifies the proposed roofs for the buildings do not pose any snow shed hazards due to the flat roof profiles. The report recommends that heat trace is installed on all roof drains to prevent formation of ice on the downpipes as a result of freeze and thaw cycles in the winter months.
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is	No roof mounted equipment is proposed.

concealed to the greatest extent possible from pedestrian viewpoints.	
(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	A SWMP addressing roof drainage has been provided, and adherence to the SWMP is required by way of a development covenant registered on the property title.
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	Each unit has private open space at the front and rear of the units, while the market units have access to a recreation building with change rooms, outdoor pool and hot tub. An informal lawn/open space is also provided. A public park with an open lawn area, playground and valley trail is immediately adjacent the townhouse development.
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.	All townhouse units are multi-floor units except for six of the employee townhouse units that are located on the ground floor and are single storey. Front doors to all units are at grade or may have 1 step. At-grade access is provided to the solid waste storage building and mailboxes. An outdoor ramp is provided to access the lower floor of the check-in/recreation building and the outdoor pool area. One accessible parking stall is provided.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	The proposed grades of access roads and parking areas meet RMOW slope requirements.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	N/A. No apartment buildings are proposed.
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	The townhomes provide parking both within a garage and in front of the unit.
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	Surface parking is consistent with municipal requirements. No loading spaces are required.
(e) Surface parking should be screened and enhanced with landscaping and berms.	No large surface parking areas are proposed. Surface parking includes driveway parking for the townhouses in addition to some parallel parking on the strata road. Landscaping is provided between driveways, and adjacent to the parallel parking stalls.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Adequate areas for snow storage and drainage is provided as illustrated on plan L-1.6 of Appendix B.
(g) All accessible parking spaces should be located as close as possible to building entrances.	One accessible parking stall is provided.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	Bicycle storage is provided within garages for townhouse units that have garages. For the 12 employee townhouse units that do not have garages a bike storage room is provided for each unit adjacent to the unit entrance.
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.	A solid waste storage building is located at the entrance to the townhouse complex. The building is separated into two spaces, one for the employee townhouses and one for the market/tourist accommodation townhouses. The building is adequately sized to meet the requirements of the RMOW Solid Waste Bylaw.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	RMOW standard roadway lighting is proposed. Lighting for the buildings and swimming pool area have not been detailed. Staff recommend a condition in the development permit be that all outdoor lighting have full cut-off and fully shielded fixtures that shield the light source to reduce glare.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	One freestanding project sign is proposed at the entrance to the townhouse complex.
(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	The detailed design of the freestanding project sign (size, material, sign copy) will require a sign permit meeting the requirements of the Sign Bylaw.

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	One privacy fence, 12 feet in length, is proposed for each market/tourist accommodation building. Through the associated rezoning process the applicant agreed to provide a permanent split rail fence to separate nature conservation parcel from the townhouses. As the detailed design progressed, there is now a retaining wall ranging in height from 2 to 4 metres on the downslope side of the townhouses between the townhouses and the nature conservation park. This retaining wall is considered sufficient to limit access and a split rail fence is not proposed.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	One privacy fence, 12 feet in length, is proposed for each market/tourist accommodation building. The fences are integrated with the building colour and materials.
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	Chain link fencing is not proposed.

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.	A Landscape Plan is provided that is integrated with the project design. Street trees area provided, in addition to shrubs and perennials at building entrances. All areas of disturbance will be rehabilitated. Limited conifer trees are proposed distant from the buildings to blend with the existing forest surrounds.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	The landscaping is considered appropriate to withstand Whistler's harsh climate. All areas of disturbance will be rehabilitated. Limited conifer trees are proposed distant from the buildings to blend with the existing forest surrounds.
(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is	Not applicable.

densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	The proposed area of tree removals for the townhouse complex was approved under DP001902 issued on September 21, 2023. The proposed area of tree removals was less than 1.91 ha, which represents approximately 49% of the land area of the parent parcel. The existing trees are integrated with the new landscaping.
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	<p>A SWMP incorporating run-off from hard surfaces (roof, driveway and road surfaces) has been provided. The SWMP identifies that the flat landscape areas around the buildings will assist in slowing down run-off.</p> <p>The SWMP creates minimal changes in the flows being discharged into the downslope forest areas. Flows entering these areas from the hard surfaces will be treated first by Stormceptor manholes to cleanse contaminants from runoff, then ditches and rain gardens which will provide opportunities for infiltration and filtration.</p> <p>Adherence to the SWMP is also required by way of a development covenant registered on the property title in conjunction with the associated rezoning of the lands.</p>
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	All proposed plant species are suited to the local climate, require minimal irrigation, and provide seasonal interest.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	The development includes an off-site sidewalk connection from the terminus of the existing sidewalk on Nita Lake Drive to the street entrance to the subject lands. A dedicated pedestrian isle continues along the strata road through the townhouse complex to terminate with a pathway that descends into the adjacent park. Public access will be granted through an access easement required to be registered prior to subdivision of the lands in the Land Title Office. The proposed sidewalk widths meet RMOW standards.
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.	The entrance to each townhouse unit is either via the driveway with a walkway connection from the driveway to the front door, or via a walkway connection from the strata road to the front door. The solid waste building is directly accessed from the sidewalk. The check-in/recreation building is also directly accessed from the sidewalk then a ramp to the front entrance.
(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.	Building entrances are designed for their intended residential or tourist accommodation use. Pedestrian access grades meet RMOW requirements.
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	The development includes an off-site sidewalk connection from the terminus of the existing sidewalk on Nita Lake Drive to the street entrance to the townhouse complex. A dedicated pedestrian isle continues along the strata road through the townhouse complex to terminate with a pathway that descends into the adjacent park and to the valley trail.