

The above exemptions do not remove setbacks requirements from watercourses stipulated by the City of Chilliwack Floodplain Regulation Bylaw that is in force from time to time. In the event of any inconsistency between the guidelines of this DPA and other DPAs, the former shall prevail.

### Guidelines

1. In compliance with the Riparian Areas Regulation, development may be permitted if the City is notified by the appropriate federal and provincial ministries that they have been notified of the development proposal, and provided with a copy of an assessment report prepared by a QEP that:
  - a. Certifies that they are qualified to carry out the assessment;
  - b. Certifies that the assessment methods set out in the Schedule to the Riparian Areas Regulation have been followed; and,
  - c. Provides a professional opinion, that if the development is implemented as proposed or if the streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area;
2. The City may include:
  - a. development permit requirements or conditions;
  - b. standards in accordance with s.920.(7) of the *Local Government Act*, vary;
  - c. a bylaw under Division 7 or 11 of the *Local Government Act*, and
  - d. conditions respecting the sequence and timing of construction, in order to give effect the protective measures identified in the report

of the QEP.

3. In the event that a harmful alteration, disruption or destruction of fish habitat (HADD) cannot be avoided, development may be permitted if the Minister of Fisheries and Oceans or a regulation under the *Fisheries Act* (Canada) authorizes the harmful alteration, disruption or destruction of the riparian assessment area that would result from the implementation of the development proposal.

## **DEVELOPMENT PERMIT AREAS - COMMERCIAL, INDUSTRIAL, MULTI-FAMILY RESIDENTIAL FORM AND CHARACTER**

A principal goal of the OCP is to create a visually enhanced community through the redevelopment of existing built areas and the development of new sites. The following Development Permit sites are intended to foster revitalization and establish guidelines for the form and character of commercial, industrial or multi-family residential development.

### **Development Permit Area 4 - Downtown Form and Character**

#### Description and Exemptions

Development Permit Area 4 (DPA 4) is established under Section ~~488.1(1)(d)(f)~~ **488(1)(d)** of the *Local Government Act*. The area shown on DPA 4 Map is designated for:

- the revitalization of the downtown commercial area; and
  - the regulation of the form and character management of intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), multi-family residential, commercial and industrial development.
1. A development permit is required for the following works and activities:
    - a) Subdivision of land zoned for intensive

conjunction with a rowhouse or townhouse development), multi-family residential, commercial or industrial use.

- b) Alterations to existing buildings or new construction on land zoned for intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), multi-family residential development, commercial or industrial use, including exterior renovation or restoration of a building façade and installation of signs, awnings and canopies.
  - c) Consolidation of any parcel that is partially or wholly within this Development Permit Area.
  - d) ~~Outside gates to secure entry/exitways in front of commercial building doors at the front, side or rear of building.~~ **Exterior building protection on street facing portions of a building (excluding lanes).**
2. The following works and activities are exempted from the requirement of a development permit:
- a) Interior works which do not affect the size or materially affect the external appearance of the building.
  - b) **Demolition, including the removal of awnings and canopies.**
  - c) Exterior repairs or non-structural alterations where the original materials are either salvaged and reused or replicated by new materials.
  - d) Window decals with 25% or less window coverage.
  - e) **Interior building protection that is transparent.**

#### Rationale for DPA Establishment

The designation of this Development Permit Area supports revitalization of the historic downtown core

and preserves its heritage character embodied in the Wellington Avenue, Yale Road East, Mill Street and Main Street corridors. It emphasizes a holistic approach that balances urban building and streetscape design with community event programming, healthier community initiatives, and economic development / promotion. Whereas the downtown Business Improvement Association promotes the downtown on behalf of merchants, these design guidelines aim to retain the downtown's walkable main street character, and differentiate it from the vehicle oriented design of shopping centres and big box retail stores.

#### Objectives

1. To enhance the image of the downtown as a retail and service center.
2. To maintain and foster the downtown's unique main street character, and advance downtown economic and cultural objectives through:
  - a. control of the design of new infill buildings and alterations to existing heritage designated buildings;
  - b. control of future development to ensure consistency with the established form and character of the areas;
  - c. maintenance and enhancement of the pedestrian-orientated streetscape.

#### Guidelines

The provisions contained in OCP Schedule B – City of Chilliwack Downtown Design Guidelines, Section 4 and other applicable sections, shall apply to this development permit area.

### **Development Permit Area 5 - Urban Corridor Form and Character**

#### Description and Exemptions

DPA 5 is designated under Section 919.1(1)(f) of the *Local Government Act*, for the form and character of commercial and multi-family residential development in the corridor areas as shown on DPA Map 5.

Within DPA 5, the following activities shall require a Development Permit prior to commencement:

1. construction of new commercial or multifamily residential development.
2. addition to or (exterior) alteration of a commercial or multifamily residential development.
3. the placement of free standing or building signs.
4. placement of awnings or canopies and/or other surface treatments.
5. **Exterior building protection on street facing portions of a building (excluding lanes).**

The following works and activities are exempted from the requirement of a development permit:

1. Window decals with 25% or less window coverage.
2. **Interior building protection that is transparent.**

#### Rationale for DPA Establishment

This DPA intends to ensure that new commercial and multi-family developments along major public thoroughfares linking the Downtown and Sardis-Vedder cores are attractive, pedestrian friendly, and livable.

#### Objectives

1. To encourage a high standard of site and building design for all commercial and multifamily residential developments along the major traffic corridors linking community cores.
2. To establish guidelines that maintain a consistent streetscape, promote pedestrian scale and enhance the urban design of the surrounding community.
3. To facilitate the orderly development of the area and to encourage coordination of the siting, form and volume of new commercial and multi-family residential buildings and their areas for parking, storage, signage and landscaping.

#### Guidelines

##### 1. Character of Buildings

- 1.1 All buildings, structures and expansions or additions thereto should be architecturally coordinated and planned in a comprehensive manner, giving consideration to the relationship between buildings and open areas, efficiency of the circulation systems, visual impact and design compatibility with surrounding properties and streets.
- 1.2 The massing of buildings or structures within the designated area should be softened through facade and roof articulation. Where extremely large structures are proposed, consideration should be given to design concepts which break the facade visually into smaller elements to create greater interest. Flat, featureless parapet and cornice lines and box like building forms are not permitted.
- 1.3 Exterior finish must be attractive and of high quality; suggested materials include brick, traditional or acrylic stucco (use of creative textures is permitted); pre-cast architectural wall panels with suitable textures, as determined by Council; textured cast concrete block; regular modular concrete block with stucco parge finish or paint finish; exterior grade ceramic tiles; glass block masonry; architectural stained glass; painted and/or stained wood finishes.
- 1.4 Exterior finishes that are not acceptable include: pure white or excessively bright "primary" colors, unfinished cast concrete walls, unfinished regular concrete block; interior grade tiles; unfinished plywood, chip board, lumber and split cedar shakes; asbestos or asphalt shingles or panels, fibreglass panels and large expanses of corrugated coloured metal used as vertical siding. Non-coloured galvanized steel or aluminum are not acceptable roofing materials.

1.5 Buildings should be painted in soft, muted colors, such that they can harmonize with the paint schemes of adjacent buildings or the surrounding natural environment. Acceptable colours include those in the colour palette of the Downtown Contemporary Commercial Development Permit Area (No. 6-6). Accent or trim color can be strong or bright, but should not comprise the main colour of the building, structure or signage.

1.6 Building protection shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, Subsection 4.9 Building Protection.

## 2. Siting

2.1 All buildings or structures should be oriented such that their main facade faces the road(s). Where feasible, a retail “mainstreet” built form shall be encouraged with the building near the back of the sidewalk.

2.2 Garbage receptacles and recycling facilities shall be in the rear yard, and shall be screened from the road.

2.3 Outdoor storage shall be screened and only permitted behind the front setback of the main building.

## 3. Parking and Access

3.1 Parking, where feasible, should be positioned in the rear or to one side of the proposed development; a large parking area along the street front should be avoided.

3.2 On-site parking and loading areas should be designed to provide safe and efficient vehicle entrances and exits and facilitate on-site circulation.

## 4. Landscaping

4.1 Landscaping and screening shall be in accordance with the requirements of the Zoning Bylaw and Landscaping Guidelines and the Subdivision and Development Control Bylaw, in force from time to time. All

vegetation used for landscaping shall be of a quality acceptable to the City.

4.2 Retention and integration of existing mature plantings into the overall landscaping plan is encouraged where possible. Sidewalk areas, linking the public sidewalk with on-site sidewalks, should be contained within a landscaped area.

4.3 Parking areas visible from streets and adjacent residential buildings should be screened by substantial landscaping to soften their visual impact; trees should be used whenever possible.

## 5. Signage

5.1 All signs and signage should be architecturally coordinated with the overall design of buildings and landscaping; freestanding signs shall be incorporated into the design of the landscaped areas.

5.2 Freestanding signs shall conform in size and number to the City of Chilliwack Sign Bylaw, in force from time to time. Fascia signs and signs attached or painted on buildings shall be no larger in copy area than a ratio of 2m<sup>2</sup> per linear metre of building wall (2:1).

Other signs, including read-o-graph and other changeable text signs are discouraged.

5.3 Window decals shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, subsection 4.8 Window Decals.

## 6. External Lighting

6.1 Site lighting shall be oriented so as to illuminate the building form and provide adequate lighting of parking areas. Low height light globes are preferable to tall floodlights.

## Development Permit Area 6 - Commercial, Intensive/Multi-Family Residential, and Mixed Commercial - Residential Development

### Description and Exemptions

DPA 6 is designated under Section 919.1 (1) (e) and (f) of the *Local Government Act*, to address the form and character of commercial, intensive residential (single family attached and row homes), multi-family residential, and mixed commercial - residential development. As shown on DPA Map 6, this area applies to the rest of the municipality outside of the DPA 5, and Promontory.

Within the designated area, the following activities shall require a Development Permit prior to commencement:

1. Construction of new commercial, intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), multi-family residential, and mixed commercial - residential development, including free standing signs.
2. Addition to, or exterior alteration of, a commercial, intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), multi-family residential, and mixed commercial - residential development, including free standing signs.
3. Exterior building protection on street facing portions of a building (excluding lanes).

The following works and activities are exempted from the requirement of a development permit:

- a) Window decals with 25% or less window coverage.
- b) Interior building protection that is transparent.

### Rationale for DPA Establishment

This DPA helps new infill commercial, intensive residential (rowhouses and single family attached

dwellings where developed in conjunction with a rowhouse or townhouse development), existing neighbourhoods properly, while ensuring them attractive, pedestrian friendly, and visually enhancing the community.

### Objectives

1. To encourage a high standard of site and building design through the establishment of clear design guidelines for new commercial, intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), and multi-family residential infill development;
2. To maintain a consistent streetscape, promote pedestrian scale and enhance the urban design of the surrounding community; and
3. To facilitate the orderly development of the area and to encourage coordination of the siting, form and volume of new commercial, intensive residential (rowhouses and single family attached dwellings where developed in conjunction with a rowhouse or townhouse development), multi-family residential buildings and their areas for parking, storage, signage and landscaping.

### Design Guidelines for this Development Permit Area

The guidelines contained in Schedule C, Development Guidelines – Commercial, Intensive/Multi-Family Residential, and Mixed Commercial - Residential Development shall apply to this Development Permit Area 6.

## Development Permit Area 7 - Industrial Area Form and Character

### Description of Permit Area and Exemptions

The City of Chilliwack in its entirety is designated as a Development Permit Area (Development Permit Area No. 7) under Section 919.1 of the *Local Government Act* for the establishment of guidelines to govern the form and character of industrial (and associated commercial) development within the City of Chilliwack.

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## 2.1 Transparency

The majority of the ground floor front façade should be transparent in order to animate the street and to improve downtown safety. Glazing ~~should~~ **must** be of transparent material with a low reflective property, and the use of safety glass (e.g. tempered glass) is encouraged. From the street, pedestrians ~~should~~ **must** have a clear view into the ground floor use.



6 - Rendering: Transparency



*Photo 1 - Interior retail components can be seen from the street*



*Photo 2 - Transparent storefront display*



*Photo 3 - Views from inside the store can help promote safety on the street*



## 4.2 Windows and Doors

The form, proportion, pattern and detail of windows and doors should be complementary to the surrounding context.

Windows should be largest at the ground level and ~~should~~ **must** incorporate clear glazing that encourages views from the street into the active uses. Upper levels will feature smaller windows that incorporate a symmetrical pattern and detailing. The use of glass block masonry is not permitted on the ground floor and is discouraged on all other levels of the building.



11 – Rendering: Windows & Doors



Photo 19 - Complementary form and proportion of building windows

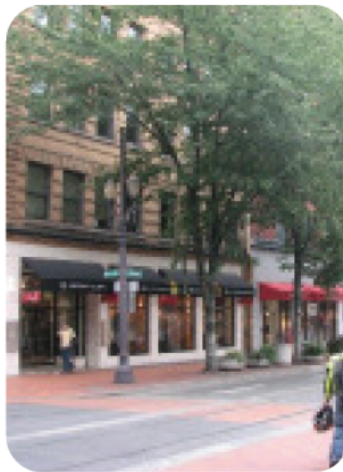


Photo 20 - Symmetrical patterning and detailing of lower and upper level windows

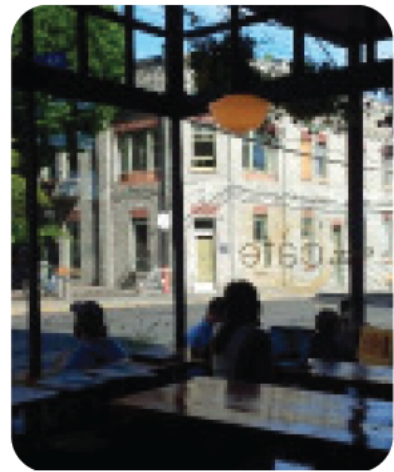


Photo 21 - Windows with clear glazing encouraging views to and from the street



### 4.3 Awnings and Canopies

Awnings and canopies are design elements used as a form of protection from the elements and a pedestrian amenity in the downtown core. Material and design of awnings and canopies are flexible, however, chosen materials and design should be reflective of the surrounding downtown context and character.

~~Awnings and canopies should be located at a minimum height of 2.5 m (8 ft) above the sidewalk to lowest structural (members), with a minimum projection of 0.92 m (3 ft) from the building face, and a minimum setback of 0.62 (2 ft) of the face from the curb edge.~~

Awnings and canopies may be either fixed or retractable, and do not need be continuous across multiple commercial frontages, but instead may highlight entrances, windows, or patio spaces. They should be located a minimum of 2.5 m (8 ft) above the sidewalk to the lowest structural element, with a minimum setback of 0.6 m (2 ft) from the curb face and no minimum projection.

Awning and canopy colours and fabrics should respect the colour palette of the building to which it is affixed, as well as the general colour scheme of the surrounding streetscape. The use of a variety of colours and patterns and/or backlighting is permitted; however, colours and fabrics should be complementary to the broader image of the downtown core. The use of bright primary colours or patterns, or overly lit awnings and canopies is discouraged.



12 - Rendering: Awnings & Canopies

## 4.9 Gates

Outside gates to secure entry/exitways in front of commercial building doors at the front, side or rear of a building are an important security element for businesses. Common gate types (roll-down, accordion and wrought/cast iron or similar in appearance), can all be transparent. Transparency is achieved when you have a clear view into the ground floor use from the street. This adds visual interest and an element of surprise to the street. It also allows for window shopping and marketing of products. Transparency improves safety with additional lighting on the sidewalk and eyes on the street, and makes an area feel safe and inviting during and after business hours.

### To achieve transparency and consistent design, gates shall be:

- preferred gate type: fixed gates (wrought/cast iron or similar in appearance);
- accordion and roll-down gates also permitted
- 100% transparent (clear view into the ground floor use from the street for the full area of the gate)
- a complementary colour to the building wall
- connected to a commercial use only
- either an ornate design with detailing and patterns on bars or a plain design with clean lines
- gate boxes (the long boxes above a storefront window that hold rolled-up security gates when not in use) shall be hidden behind awnings or painted to match the building wall

### Gate proposals shall not be:

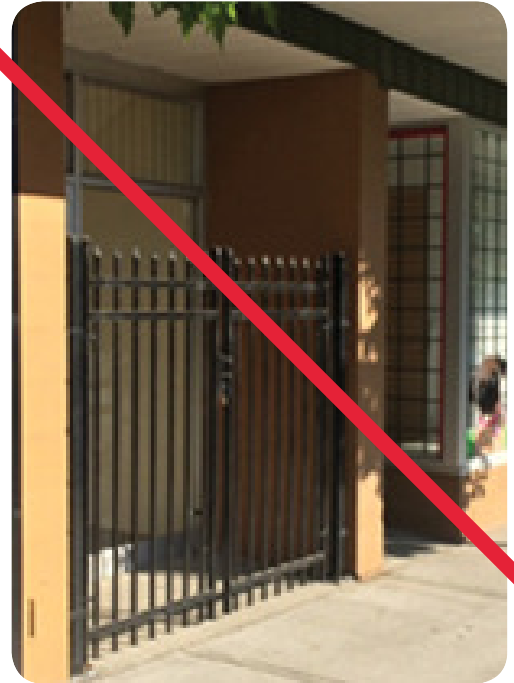
- connected to a residential use



**Supported gate examples:**



~~Fixed gate 100% transparent with ornate design showing detailing on bars and complementary colour to the building wall~~



~~Fixed gate 100% transparent showing plain design with clean lines and complementary colour to the building wall~~



~~Gate box hidden behind awning~~

~~Roll-down gate 100% transparent with complementary colour and gate box hidden behind awning~~



~~Accordion gate 100% transparent with complementary colour to the building wall~~

# ...relationships with PEOPLE

## EXISTING 23

### 6.2 Design Principle

*Enhance the pedestrian experience by providing interest at the street level.*

#### Design Guidelines

.1 Building façades are encouraged to step back from the primary street edge only where it is possible to create outdoor courtyards, seating areas or other amenity areas that facilitate interaction with those on the street.

.2 Utilize various materials and design techniques to create transparency (the ability to “see-through”) at ground level to animate the street and reinforce the relationship between the indoors and outdoors. Window decals and building protection shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, subsection **subsections 4.8 Window Decals and 4.9 Building Protection**.

.3 Ensure a pedestrian oriented building base of 1 to 3 storeys that is distinct in form and character from any upper storey development. This can be accomplished by using different materials, colors, canopies, trim and accents, and building articulation.

.4 Use architectural detail to capture and retain the attention of slow moving pedestrians who are able to take in much more information than faster moving cars. Without adequate detail, material changes, or building articulation, the pedestrian’s journey becomes monotonous and boring.

**CITY OF CHILLIWACK  
MULTIPLE FAMILY INFILL DEVELOPMENT  
DESIGN GUIDELINES**

