

City of Chilliwack

Bylaw No. 5283

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 4 – Downtown Form and Character”, “Description and Exemptions”, Paragraph 1, by deleting the figure “488.1(1)(d)(f)” and substituting with the figure “488(1)(d)” after the words “under Section” and before the words “of the *Local Government Act*”.
3. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 4 – Downtown Form and Character”, “Description and Exemptions”, Section 1, by deleting Subsection (d), in its entirety, and substituting with a new Subsection (d), as follows:

“d) Exterior building protection on street facing portions of a building (excluding lanes).”
4. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 4 – Downtown Form and Character”, “Description and Exemptions”, Section 2, Subsection (b), by adding the words “, including the removal of awnings and canopies.”; and further, by adding a new Subsection (e), as follows:

“e) Interior building protection that is transparent.”
5. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 5 – Urban Corridor Form and Character”, “Description and Exemptions”, Paragraph 2, by adding a new Section 5, as follows:

“5. Exterior building protection on street facing portions of a building (excluding lanes).”
6. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 5 – Urban Corridor Form and Character”, “Description and Exemptions”, Paragraph 3, by adding a new Section 2, as follows:

“2. Interior building protection that is transparent.”

- 7.** Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 5 – Urban Corridor Form and Character”, “Guidelines”, Section 1. Character of Buildings, by adding a new Subsection 1.6, as follows:

“1.6 Building Protection shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, Subsection 4.9 Building Protection.”
- 8.** Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 6 – Commercial, Intensive/Multi-Family Residential, and Mixed Commercial – Residential Development”, “Description and Exemptions”, Paragraph 2, by adding a new Section 3, as follows:

“3. Exterior building protection on street facing portions of a building (excluding lanes).”
- 9.** Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, “Development Permit Area 6 – Commercial, Intensive/Multi-Family Residential, and Mixed Commercial – Residential Development”, “Description and Exemptions”, Paragraph 3, by inserting a new Subsection (b), as follows:

“b) Interior building protection that is transparent.”
- 10.** Said Bylaw is hereby further amended in Schedule “B” Downtown Design Guidelines, Table of Contents, Section 4.0 ARCHITECTURAL CHARACTER, Subsection 4.9 Gates, by deleting the word “Gates” and substituting with the words “Building Protection”; and further, in Section 5.0 BUILDINGS OF HERITAGE VALUE, by renumbering page references accordingly.
- 11.** Said Bylaw is hereby further amended in Schedule “B” Downtown Design Guidelines, Section 2.1 Transparency, by deleting the word “should” and substituting with the word “must” after the word “Glazing” and before the words “be of transparent”; and further, by deleting the word “should” and substituting with the word “must” after the word “pedestrians” and before the words “have a clear”.
- 12.** Said Bylaw is hereby further amended in Schedule “B” Downtown Design Guidelines, Section 4.2 Windows and Doors, by deleting the word “should” and substituting with the word “must” after the words “level and” and before the words “incorporate clear”.
- 13.** Said Bylaw is hereby further amended in Schedule “B” Downtown Design Guidelines, Section 4.3 Awnings and Canopies, by deleting Paragraph 2, in its entirety, and substituting with the following new Paragraph 2:

“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 2.5m (8 ft) above the sidewalk to the lowest structural element, with a minimum setback of 0.6m (2 ft) from the curb face and no minimum projection.”

14. Said Bylaw is hereby further amended in Schedule “B” Downtown Design Guidelines, by deleting Section 4.9 Gates, attached thereto, in its entirety, and substituting with a new Section 4.9 Building Protection, attached hereto and forming part of this Bylaw.
15. Said Bylaw is hereby further amended in Schedule “C” Design Guidelines, Multi-Family Infill Development, Section 6.2 Design Principal, Design Guidelines, Subsection 2, by inserting the words “and building protection” after the words “Window decals” and before the words “shall conform”; by deleting the word “subsection” and substituting with the word “subjections” after the words “Design Guidelines” and before the words “4.8 Window”; and further, by adding the words “and 4.9 Building Protection”.

Received first and second reading on the
Public hearing held on the
Received third reading on the

Consultation Process considered by Council on the 6th day of December, 2022.

Received adoption on the

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Mayor

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Corporate Officer

4.9 Building Protection

Commercial buildings may use a variety of protection measures at entry/exitways and on windows as security elements that impact the form and character of buildings. These measures must address other Downtown Design Guidelines, including transparency so pedestrians have a clear view into the ground floor uses from the street. This transparency is important for visual interest, allows window shopping and marketing, and improves street safety by allowing people to see into businesses, and light to spill out onto the sidewalk.

To achieve transparency and consistent design, entry/exit protection shall be:

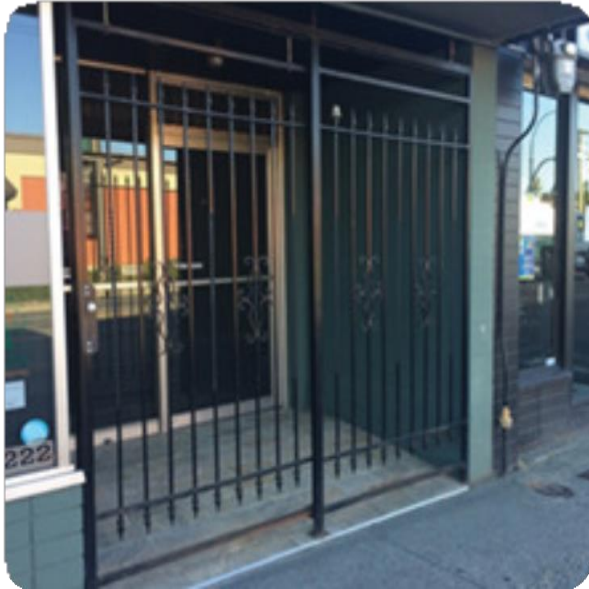
- fixed-in-place gates or bars (wrought or cast iron, or similar in appearance)
 - accordion gates or rolling grills are also permitted when storage boxes are hidden behind awnings or painted to match the building wall
- black in colour, or a complementary colour to the building architecture
- transparent (clear view into the ground floor use from the street for the full area of the gate)
- either ornate design with detailing and patterns, or plain design with clean lines
- connected to commercial uses only
 - not permitted for residential uses
- solid shutters are not permitted

To achieve transparency and consistent design, window protection shall be:

- glazing based (including safety film or safety / laminated glass)
- interior or exterior bars, gates, and rolling grills are also permitted
 - black in colour, or a complementary colour to the building architecture
 - transparent (clear view into the ground floor use from the street for the full area of the window, except as permitted for window decals)
 - either ornate design with detailing and patterns, or plain design with clean lines
- solid shutters are also permitted
 - blank or bare metal is not permitted
 - must be limited to the window frame area and not cover building architecture
 - should use complementary colours with business decals or artwork, or may be transparent



Entry/exit protection examples:



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

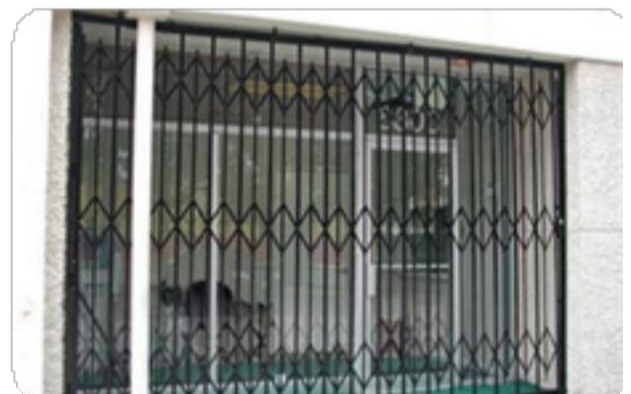


Interior accordion gates or bars, 100% transparent, black in colour



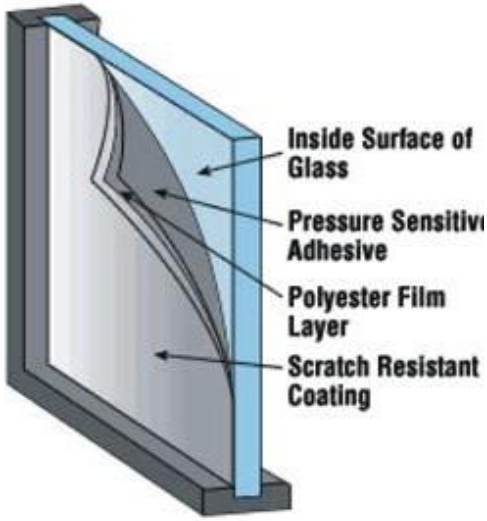
Gate box hidden behind awning

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

Window protection examples:



Safety film or laminated safety glass with 100% transparency



Shutters or rolling grills with business decals, artwork, or transparent



Black interior window bars with 100% transparency and either ornate de-sign or plain design with clean lines