

## 5 Implementation Guide



The OCP brings together the various plans of the City and community partnerships for an integrated vision and unified action. Its effectiveness depends on the execution of the policies and actions recommended herein, as well as the implementation of the affiliated plans, Development Permit Areas guidelines, the Zoning and Subdivision and Development Regulations. In the first case and in the context of the current development process, OCP policies are translated into land use designations and maps, indicating where major types of development should take place. The designation maps affect both public and private interests at the property level where the City and other public agencies make everyday development decisions, ranging from rezoning to subdivision applications, building permits, business licensing, and amenity/facility provision. The land use designations have an equally profound influence on how and where the private sector invests and builds in the City. Therefore, the designations should be clear on the intent, scope and description of permitted uses, and guide interpretation where needed.

The OCP's land use/development policies are also advanced through detailed neighbourhood plans. Given their close relationship with the OCP policies, they are incorporated into the OCP as special schedules. Other schedules are included to carry out regional and provincial planning policies and are legislated requirements.

Therefore, the OCP's Implementation Guide and supplementary documents comprise the following:

- ✓ Land use designations and proposed land use maps (under Implementation Guide)
- ✓ Regional Context Statement (Schedule A)
- ✓ Development Permit Areas and their guidelines in this chapter, with detailed

design guides for the Downtown (Schedule B) and Infill Areas (Schedule C)

- ✓ Adopted Comprehensive Development/Area / Neighbourhood Plans (Schedule D):
  - Downtown Land Use and Development Plan
  - Eastern Hillside Comprehensive Area Plan
  - Agricultural Area Plan
  - Alder Neighbourhood Plan
  - Chilliwack Proper and Fairfield Island Neighbourhoods Plan
  - Sardis Neighbourhood Plan
  - South Vedder Neighbourhood Plan
  - Yarrow Neighbourhood Plan
- ✓ Temporary Use Permits
- ✓ Development Approval Information
- ✓ Administration / Interpretation/ Severability

The expanded scope of implementation highlights the interconnected decisions in the development process, and the importance of ongoing communication among the various departments, committees and outside agencies involved. In due course, additional neighbourhood plans will be added as the City undertakes detailed planning for the select neighbourhoods and further advance the OCP's vision and policies.

### LAND USE DESIGNATIONS

*The City is divided into land use designations in the land use maps of this bylaw. Following their adoption (including subsequent neighbourhood plans) land use boundary lines are maintained and available at the following link: <https://maps.chilliwack.com>.*

## 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.

3.3 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.

## 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:

## Development Permit Area 10 – Coach Houses or Garden Suites

### Description and Exemptions

The City of Chilliwack in its entirety forms Development Permit Area 10 under the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the form and character of a coach house or garden suite.

~~All areas within the Chilliwack municipal boundary are designated as a Development Permit Area (Development Permit Area 10) under Section 919.1(e) of the Local Government Act, for the establishment and the provision of guidelines for the form and character of a coach house or garden suite.~~

Within the designated area, a Development Permit is required for:

1. New earthworks and construction for the purpose of creating a coach house or garden suite **(including conversion); and, or,**
2. Addition to or (exterior) alteration of an existing coach house or garden suite.

A Development Permit is not required for:

1. ~~Internal renovations to an existing structure; and, A property in the Agricultural Land Reserve or Ryder Lake neighbourhood; or,~~
2. Minor exterior alterations to an existing **coach house or garden suite** structure which does not affect compliance with the Design Guidelines.

### Rationale for DPA Establishment

The reasons for this Development Permit Area are to ensure that new infill residential development meets a high standard of form and character design while integrating into the natural features of the surrounding environment, incorporates a scale, siting, and form that is compatible with the existing neighbourhood.

### Objectives

The objectives of this Development Permit Area are to ensure that a new coach house or garden suite:

1. Meets a high standard of site and building design;
2. Integrates seamlessly into existing neighbourhoods;
3. Protects privacy of neighbours; and,
4. Accommodates natural terrain through innovative design.

### Guidelines

Development permits issued ~~shall~~ **must** be in accordance with the following requirements:

#### 1. Design:

- 1.1 ~~Coach house and garden suite design shall match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour. The maximum height is 6.5m (a single storey over a standard vehicle garage or a 2 storey garden suite).~~

**Coach house and garden suite design should match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour.**

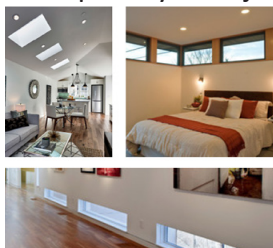


Images showing compatible architectural styles

1.2 Exterior staircases must meet setback requirements, and interior staircases must be located within an entrance foyer with a maximum area of 2m<sup>2</sup> in size designed for exterior access only (with no access into the ground floor). ~~Coach houses shall be designed as a single level apartment unit, with all services and rooms forming part of the unit located on the same floor. Coach houses accessed by an interior staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of 2m<sup>2</sup> and designed for exterior access only.~~

1.3 Coach house and garden suite windows should be oriented to the internal lot, the lane way, or flanking street (if on a corner lot), and must limit overlooking of adjacent lots. Windows facing yards should be modestly sized. The utilization of frosting on windows facing neighbouring yards is required, unless other view obstructing screening is provided. ~~Coach house and garden suite windows should be oriented to the internal lot, the laneway, or flanking street (if on a corner lot), and placement shall limit any overlooking of adjacent lots through the careful placement of windows or screening. Windows facing the garden and side yards should be modestly sized. The utilization of frosting and/or clerestory windows on walls facing neighbouring properties is required.~~

1.4 Skylights and clerestory windows are encouraged for coach houses to increase light and ventilation without encroaching on the privacy of adjacent lots.



Skylights and windows carefully designed to reduce overlooking onto neighbours while still allowing for natural light and views of outside.

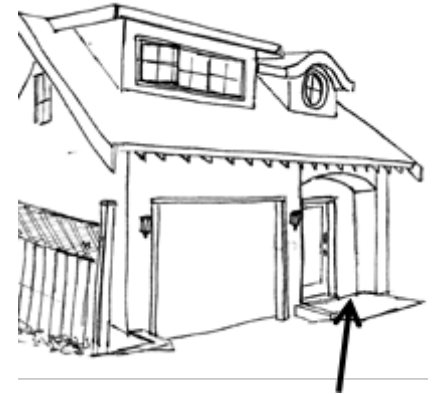
1.5 In areas with steep slopes, the design of the structure should reflect and incorporate the natural terrain.

1.6 Balconies and/or decks are ~~only~~ permitted on the portion of the structure oriented towards the principal dwelling unit with a maximum height of 3.0m; roof decks are strictly prohibited.

1.7 Break up the solid wall of double garage doors by either using single garage doors or double garage doors with windows or other architectural elements.

## 2. Siting:

2.1 The coach house or garden suite should be located behind or beside the principal dwelling.



Coach house backing onto lane that includes a recessed covered "stoop".

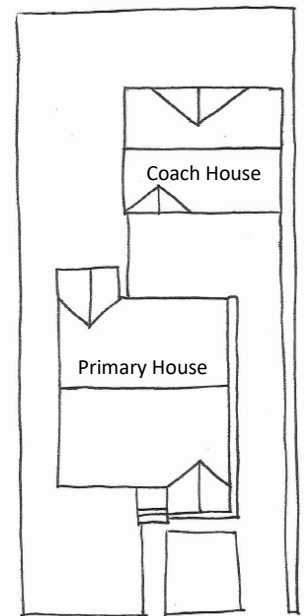
2.2 Coach houses and garden suites that back onto a lane should not be accessed directly off the lane but rather include a recessed, preferably covered landing or "stoop".

2.3 In the case of corner lots; lots with laneway access or double fronting lots, the structure should be directly oriented to (front door facing) the adjacent right-of-way.

## 3. Access:

3.1 In the case of corner lots; lots with laneway access or double fronting lots, the building can be accessed by the laneway or flanking street if the flanking street is a local road. On all other streets, access to the structure is limited to a shared driveway.

3.2 Address signs are required for all units, either located both on the street entrance and on the lane to clearly identify the unit for visitors, deliveries, and emergency responders.



Parking located within the rear of the lot and access to the coach house is limited to a shared driveway.



### 3.3 Pedestrian access

~~shall~~ **must** be provided from the front street to the coach house or garden suite for emergency responders, deliveries and visitors, and include signage and lighting. Pervious materials such as pavers may be considered.



Semi-private outdoor space associated with the coach house or garden suite.

## 5. Outdoor Lighting:

5.1 Coach house and garden suite lighting must be oriented to the unit and not intrude on neighbouring properties. Pathway lighting, non-glare down cast LED lights for entrance features, and other lighting features should complement the architectural and landscape style of the unit.



Pathway lighting

## 6. Landscaping:

6.1 Landscaping on rear lanes is encouraged to enhance the visual amenity of the lane and break up solid lines of fencing but ~~shall~~ **must** not impede visibility for vehicle movement.

## COMPREHENSIVE PLANS

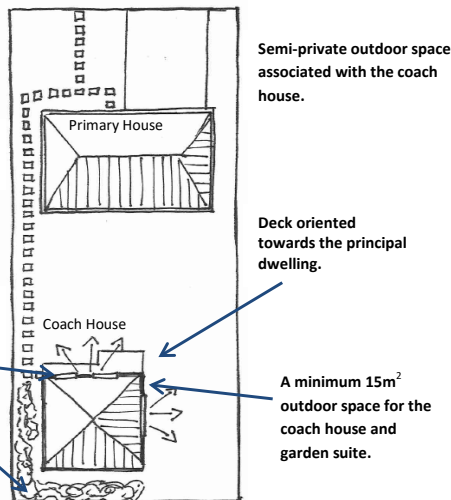
The following comprehensive plans are attached and form part of this bylaw (Schedule D - Neighbourhood Plans):

- Downtown Land Use and Development Plan
- Eastern Hillside Comprehensive Area Plan
- Agricultural Area Plan
- Alder Neighbourhood Plan
- Chilliwack Proper and Fairfield Island Neighbourhoods Plan
- Sardis Neighbourhood Plan
- South Vedder Neighbourhood Plan
- Yarrow Neighbourhood Plan

## 4. Outdoor Space:

4.1 A minimum of 15m<sup>2</sup> of semi-private outdoor space should be clearly associated with the coach house or garden suite.

4.2 A view obstructing screen, with a minimum height of 1.5m, is required between the structure and the neighbouring properties. The screen may consist of a berm, fence, masonry wall or vegetation screen.



~~The Downtown Land Use and Development Plan is attached and forms part of this bylaw as Schedule D1, entitled "Downtown Land Use and Development Plan."~~

~~The Eastern Hillside Comprehensive Development Plan is attached and forms part of this bylaw as Schedule D2, entitled "Eastern Hillside Comprehensive Development Plan."~~

~~The Agricultural Area Plan is attached and forms part of this bylaw as Schedule D3, entitled "Agricultural Area Plan."~~

~~The Alder Neighbourhood Plan is attached and forms part of this bylaw as Schedule D4, entitled "Alder Neighbourhood Plan".~~

# maps

Map 1	City Boundaries and Neighbourhoods
Map 2	First Nation Reserves
Map 3	Urban Growth Boundary
Map 4	ALR
Map 5	Geological Hazard Areas
Map 6	Wildlife Habitat Areas
Map 7	Floodplain
Map 8A	Watercourse Classification
Map 8B	Village West Riparian Setbacks
Map 9	Gravel Resource Areas
Map 10	Species at Risk
Map 11	School Sites
Map 12A	Proposed New Parks
Map 12B	Existing and Proposed Trails
Map 13	Road Network Existing and Proposed
Map 14	Community Water System Existing and Proposed
Map 15	Sewer System Existing and Proposed
Map 16	Storm Drainage System Existing and Proposed

## Land Use Designation Maps

Map 17A	<b>Proposed Land Use (2040)</b> Chilliwack Proper
Map 17B	Proposed Land Use (2040) Sardis-Vedder
Map 17C	Proposed Land Use (2040) Rosedale
Map 17D	Proposed Land Use (2040) Greendale
Map 17E	Proposed Land Use (2040) Rural Areas

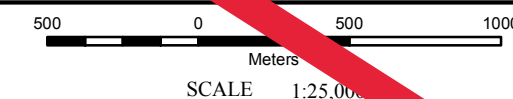


### Legend

-  RL Low Density Residential
-  RM Medium Density Residential
-  CG General Commercial
-  CT Thoroughfare Commercial
-  MCI Mixed Commercial and Industrial
-  IG General Industrial
-  CDA Comprehensive Development Area
-  PA Airport
-  PI Institutional and Civic Use
-  CP Community Park
-  OR Outdoor Recreation
-  AG Agricultural
-  IA Agri-Business Park
-  FN First Nation Reserve
-  Schedule D-1 Map Boundary

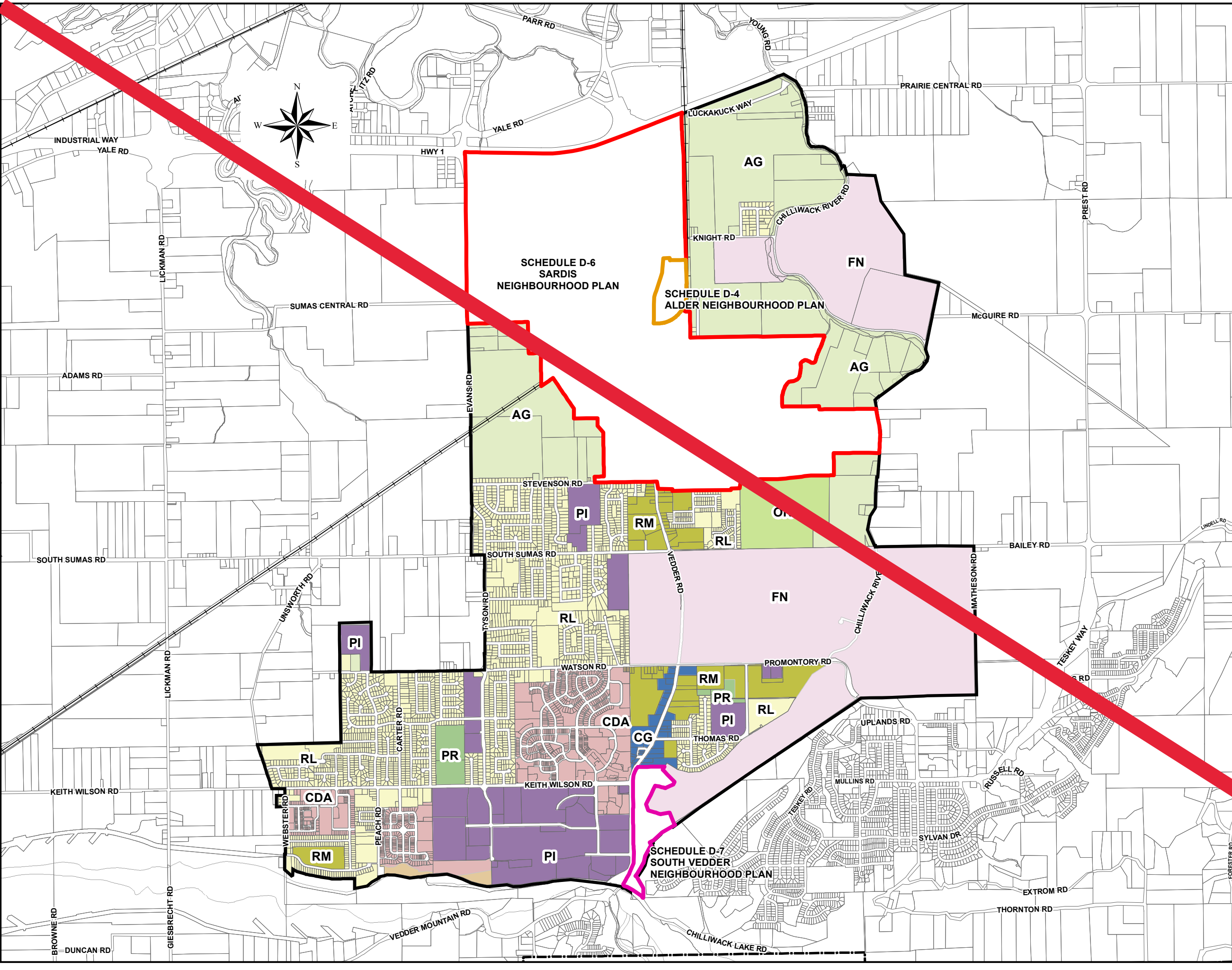
OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Chilliwack Proper

~~MAP 17A~~



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City of Chilliwack

Legend

- RL Low Density Residential
- RM Medium Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- CDA Comprehensive Development Area
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nation Reserve
- Schedule D-4 Alder Neighbourhood Plan
- Schedule D-6 Sardis Neighbourhood Plan
- Schedule D-7 South Vedder Neighbourhood Plan

OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Sardis-Vedder

MAP 17B

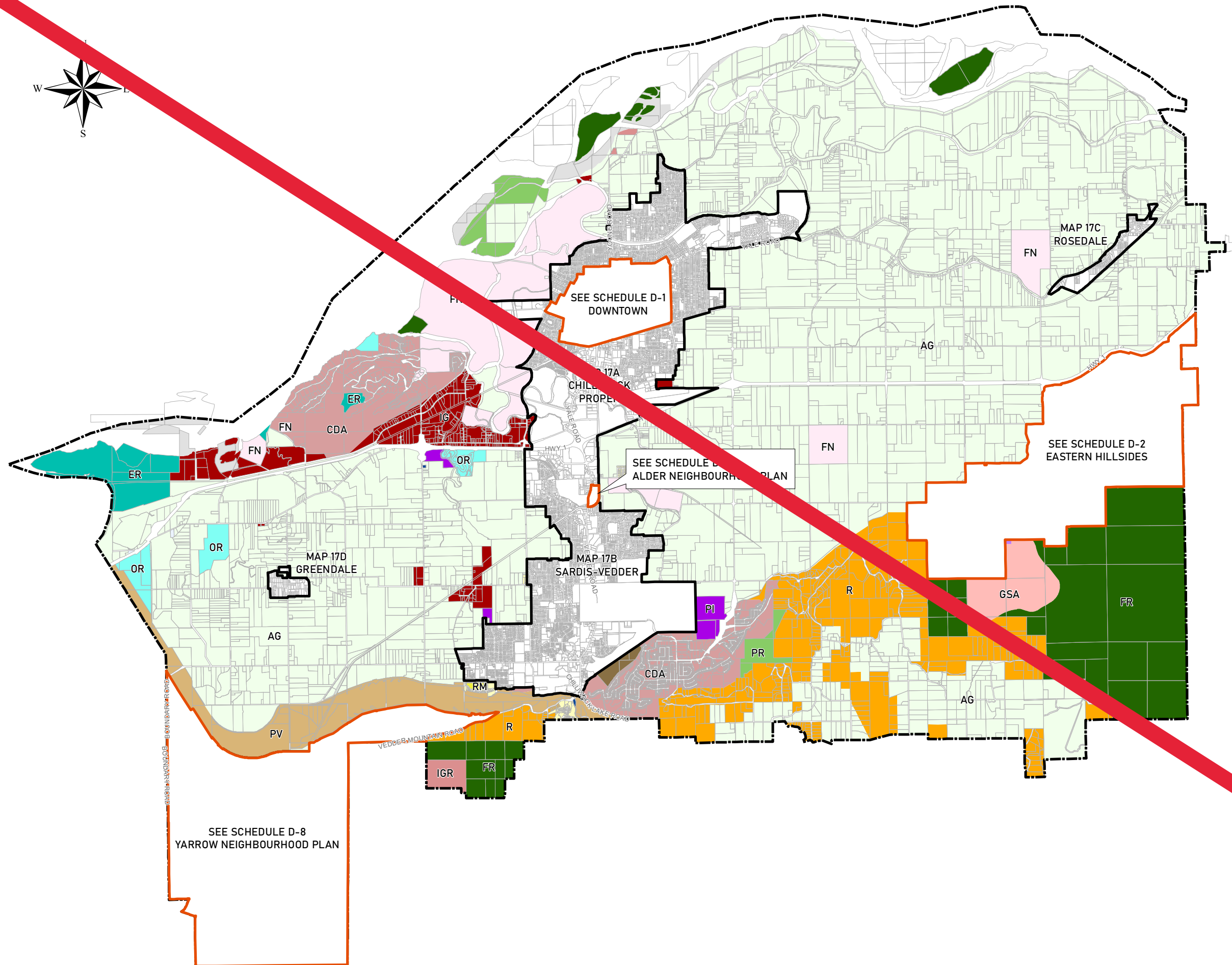


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City of Chilliwack



- No Build Area
- Geologically Sensitive Area
- IGR Gravel and Related Industry
- WL Water Lots and Islands
- RM Medium Density Residential
- RL Low Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- IG General Industrial
- CDA Comprehensive Development Area
- PA Airport
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- R Rural
- FR Forest Resource
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nations
- OCP Schedule D Map Boundary

OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Rural Areas

MAP 17E



SCALE 1:80,000

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## 3.0

# ACCESS & CIRCULATION

**Objective:** People arrive to the downtown using all forms of transportation ranging from walking to cycling, driving a car to taking transit. Development needs to be organized to ensure access and parking (whether bike or car) is intuitive and convenient without compromising the pedestrian character of the site and surrounding development.

## 3.1 Site access

Ensure the site is easy to access for the pedestrian, cyclist and driver. Driveway access to automobile parking areas shall be provided from side streets or laneways. Parking areas for vehicles must be clearly marked and easy to locate, access, and navigate.

Driveways across primary pedestrian areas should be avoided in order to maintain continuous sidewalk and a consistent streetscape.

A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.





# ...relationships with PEOPLE

## EXISTING 21



Although communities are made up of buildings connected by roads, people are the essence of a community. Much attention needs to be paid to how people occupy and experience a place. The success of the core area is largely dependant on whether people enjoy spending time there.

### 6.1 Design Principle

*Building entrances must be highly visible, attractive and inviting to the pedestrian.*

#### Design Guidelines

.1 The primary entrance to a building must be clearly identified, oriented to the street, safe and welcoming to the pedestrian.

.2 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.

~~.2-3~~ In mixed-use commercial and residential developments, ground level entries to residential units must be separate from the commercial entrance and shall be clearly visible from the street.

~~.3-4~~ Development should differentiate between public, semi-private and private space. This transition helps users distinguish between what is “mine” and what is “ours”.





# development permit area

DPA Map 1A	Sardis Vedder Aquifer
DPA Map 1B	Vedder River Fan
DPA Map 1C	Municipal Watershed: Volkert Creek, Yarrow, Majuba Hill
DPA Map 1D	Municipal Watersheds: Elk Creek and Dunville Creek
DPA Map 2A	Promontory, Ryder Lake and Eastern Hillsides
DPA Map 2B	Little Mountain
DPA Map 2C	Chilliwack Mountain
DPA Map 2D	Majuba Hill and Vedder Mountain
DPA Map 4	Downtown Form and Character (Heritage Core and Contemporary Core)
DPA Map 5	Urban Corridor Form and Character
DPA Map 6	Multiple Family Residential Infill and Mixed Commercial Residential Development Form and Character
DPA Map 9	Farm Home Plate

\*\*\*Development Permit Area 3, 7, and 8 and 10 cover the City of Chilliwack in its entirety.

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