

DEVELOPMENT PERMIT AREA 5
URBAN CORRIDOR FORM & CHARACTER
APPLICATION REQUIREMENTS

A Guide to the Municipal Approvals Process in Chilliwack
September 2017

INTRODUCTION:

Development Permit Area 5 – Urban Corridor Form & Character consists of selected properties bordering the Young Road, the Yale-Vedder corridor between the CN Railway and the Vedder Bridge, and Luckakuck Way between the Southern Rail Bridge and Evans Road. For more information on DPA 5 Guidelines and Map of applicable lands, please refer to the Implementation Guide and DPA Maps sections of the 2040 Official Community Plan (OCP), online at www.chilliwack.com/ocp.

PURPOSE AND OBJECTIVES:

1. To encourage a high standard of site and building design for all commercial and multi-family 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.

DEVELOPMENT PERMIT IS REQUIRED FOR THE FOLLOWING WORK AND ACTIVITIES:

- Construction of new commercial or multi-family residential development;
- Addition to or exterior alteration of a commercial or multi-family residential development;
- Placement of free standing or building signs; and
- Placement of awnings or canopies and/or other surface treatments.

APPLICATION REQUIREMENTS:

1. **Brief Written Description** of the proposal and how it meets the design guidelines.
2. **Site Plan** of the proposed development showing lot configuration and dimensioned locations of buildings, parking access and structures at an appropriate metric scale.

3. **Landscape Plan**, at an appropriate metric scale, showing proposed landscape areas and species, and proposed treatment of other surfaces not covered by buildings. This plan should show retaining walls, walkways, amenity areas, waste disposal areas, and screening.
4. **Colour Exterior Elevations** to fully explain the proposal. These elevations are to indicate proposed and existing building materials in a realistic colour rendering.
5. **Colour and Material Samples Board** for all proposed structures (i.e. awning fabrics, stucco, metals, wood, etc.).

ADDITIONAL INFORMATION THAT MAY BE REQUIRED:

1. **Streetscape Plan** of the final project, including proposed landscaping details. Sketches should be submitted at an appropriate metric scale and will preferably contain a realistic colour rendering of the development.
2. **Cross Section** of proposed awnings or canopies, indicating dimension and height above the sidewalk.
3. **Photographs** of existing site and buildings, including portions of adjacent properties and/or buildings.

ADDITIONAL COMMENTS:

The Design Review process requires a “clear picture” of the intended works to be undertaken. Failure of the Development Permit applicant to supply all necessary documents and materials may result in a delay of the application until the submission requirements are fulfilled.

One hard copy and one electronic copy of all information are to be provided for review.

FOR FURTHER INFORMATION PLEASE CONTACT:

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