7 MIXED-USE AREAS

CITY OF CHILLIWACK

FORM & CHARACTER DEVELOPMENT PERMIT AREA

Area

All development occurring within mixed-use zones and land use designations in the City of Chilliwack is subject to these Form and Character Development Permit Guidelines facilitated under sections 488(1)(d) and (e) of the *Local Government Act*.

Justification

Development occurring within mixed-use areas serve as vital hubs for neighbourhoods throughout the City of Chilliwack, playing a key role in fostering growth and change. It is important that these developments uphold a high standard of design and integrate with the surrounding context. These developments contribute to pedestrian-friendly streets and vibrant spaces that encourage people to walk, gather, and visit. As the city grows and evolves, these developments will enhance the livability and vibrancy of streets and public spaces, becoming integral to the community's ongoing development.

Objectives

These guidelines aim to support the development of a cohesive and vibrant environment for residents and visitors. This can be achieved by maintaining a “Main Street” development pattern which provides a consistent commercial streetscape, promotes a pedestrian-friendly scale and active gathering places, through strategic design and placement of buildings with well-planned areas for parking, storage, and landscaping for safe, secure and orderly development. This approach should help create accessible, well-designed spaces and gathering places. A combination of design techniques, including Crime Prevention Through Environmental Design (CPTED) principles, have been incorporated directly into these guidelines (◐) to create more active, engaging, and safe development.

Requirements and Exemptions

The following requires a Development Permit:

1. Development, including new construction, additions, signs, and site alterations

The following is exempt from a Development Permit:

1. Subdivision
2. Façade renovations that do not result in a change to the existing building roofline or footprint
3. Site alterations that do not reduce existing landscaping or amenity space
4. Fascia signs, signage copy change, and window coverings (such as reflective glazing and decals) that do not exceed 25%
5. Murals on any building façade (requires additional review in accordance with relevant City policy)

Design Guidelines

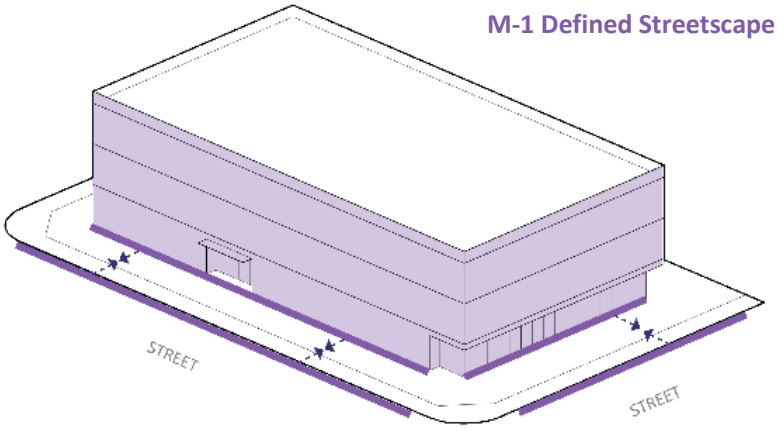
The following guidelines will be considered when setting Development Permit conditions.

Site Planning

The development site provides clear, convenient, and safe use of the site, promotes active streetscapes and enhances the vibrancy of the neighbourhood.

M-1 **Defined Streetscape –** Place buildings close to and parallel to the street edges, framing the streetscape.

M-1 Defined Streetscape



M-2 **Pedestrian-Friendly Elements –** Incorporate weather protection (such as projection overhangs, eaves, canopies, and awnings), seating opportunities, and display areas throughout the site.

a) Development should have weather protection at business entrances, and on street facing façades; it can be used to accent windows, doors, or other façade features, does not need to be continuous, and may be retractable.

M-3 **Pedestrian Circulation –** Provide safe and efficient pedestrian circulation throughout the site, ensuring accessible, visible walkways to building entrances from streets, bus stops, and parking areas.

a) Walkways and pedestrian crossings over vehicle travel routes should have a different treatment, texture, or be raised to differentiate from vehicle travel surface.

M-4 **Comfortable Outdoor Spaces –** Design and orient outdoor spaces (such as decks, balconies, patios, gardens, and outdoor amenities) to respond to environmental factors such as sun angles and winter shadowing.

M-5 **Transitions of Spaces –** Differentiate development between public and private spaces, creating a clear transition through paving patterns, symbolic barriers or

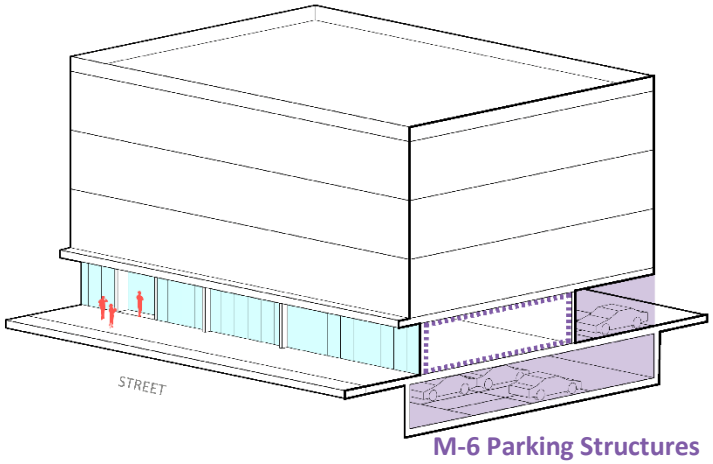
markers, signs and other visual cues to distinguish between what is "private" and what is "shared".

M-6 **Parking Structures –** Locate parking structures below grade, with active ground floor uses such as commercial units, and residential entrances and lobbies, facing the street.

a) Pedestrian access points to parking structures must be provided at grade to avoid creating below grade, concealed entrapment areas.

b) Where a parking structure is located above grade it must be either constructed at 0m along the interior lot lines or set back a minimum of 2m from the interior lot lines, in order to not create a narrow, unmaintained, and inactive space between the structure and the property lines.

c) Where a parking structure is located above grade, it must be masked and wrapped with commercial units and residential entrances and lobbies.



M-6 Parking Structures

M-7 **Surface Parking Areas –** Locate surface parking areas beside and behind buildings and visually integrate them with the site, emphasizing landscaping, tree planting, signage, and lighting to minimize visual dominance.

M-8 **Vehicles –** Provide safe and efficient vehicle circulation throughout the site.

a) Routes and access points must be clearly defined and easily visible through techniques such as curbing, pavement treatments, lighting, and wayfinding signage.

M-9 **Waste, Loading, and Storage –** Locate waste receptacles, loading bays, and outdoor storage areas away from public view.

a) Screen waste receptacles and storage areas with attractive materials and/or architectural treatments complementary to the associated building(s).

Building Design

The building design supports an attractive and high-quality environment that directs active uses along the streets, contributing to a vibrant "Main Street" built form that encourages people to walk, gather, and visit.

M-10 **Building Access –** Ensure pedestrian building and business entrances are clearly identifiable through architectural distinction, and accessible from the street.

a) Residential entrances to a building must be separate from commercial uses and oriented to the street, and should be clearly identified through a 2-storey expression.

M-11 **Building Orientation –** Design buildings so that the main façades face the street.

a) If served by a lane, architectural design and patterns similar to the main façade must be incorporated along the lane interface.

b) If located on a corner lot, the building should be oriented to face both streets.

M-12 **Building Base –** Design a pedestrian-oriented building base of 1 to 3 storeys in a distinct form and character from upper storeys.

a) A cohesive combination of different materials, colours, awnings, projection overhangs and eaves, trim and accents, and building articulation should be used.

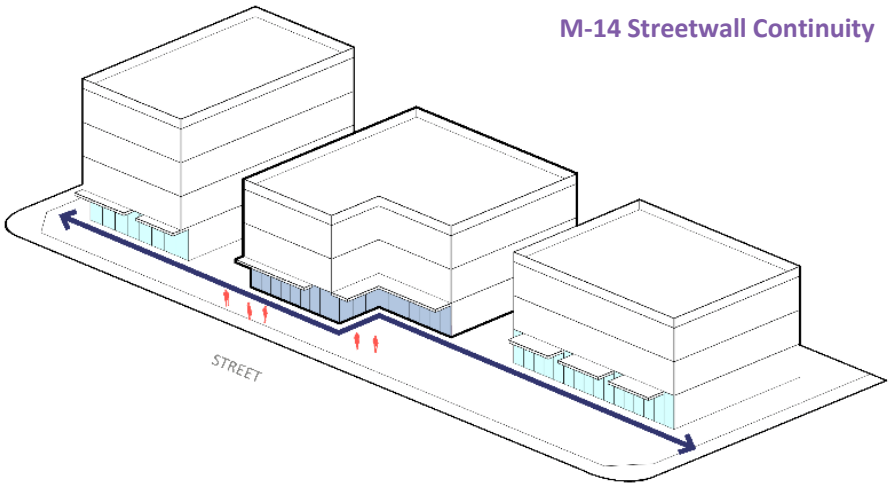
M-13 **Visual Interest –** Design buildings to create an engaging and appealing environment for both residents and visitors through visual diversity in building form, shape, rooflines, and character, emphasizing patterns, horizontal and vertical articulation, window treatments, and differing materials and colour.

a) Large expanses of singular materials and blank walls are not permitted where visible to the public, except where constructed at 0m along an interior lot line.

b) Non-combustible cladding must be used on balconies and patios associated with residential use.

c) Development may use a variety of materials (such as glass, wood, brick, rock, and similar materials) in various combinations of texture and colour.

M-14 **Streetwall Continuity –** Provide a continuous streetwall by matching the established setbacks of adjacent buildings or envisioned future built form.



M-14 Streetwall Continuity

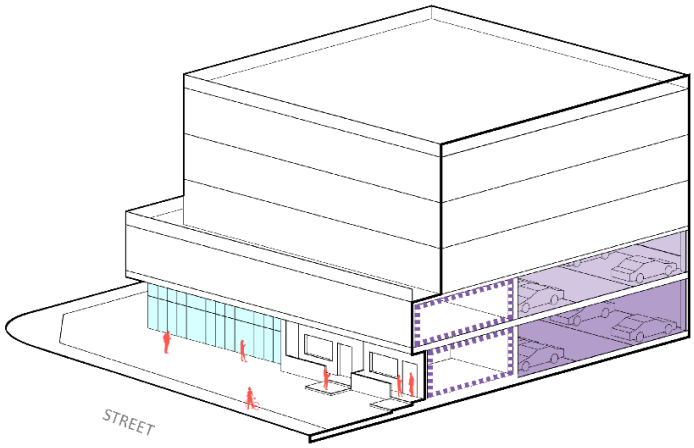
M-15 **Street Amenity Areas –** Incorporate small setbacks at the ground level to create space for display areas, patios, and/or other outdoor site furnishings to support an active frontage.

a) Additional setbacks beyond zoning requirements may be necessary and appropriate at street corners, building entrances, and other locations to accommodate street amenities.

M-16 **Parking Structure Design –** Where a parking structure is sited above grade, design it as an integral part of the building by extending the upper façade treatment down to ground level (such as false façades, vertical breaks, and horizonal façades).

a) At grade commercial units, residential entrances, and indoor common amenity areas located adjacent to streets must be used to mask or wrap around the structure.

b) Where the above uses cannot be used to mask or wrap the structure, mitigate the impact through landscaping elements.



M-16 Parking Structure Design

M-17 **Transparent Ground Level –** Promote visibility of street facing ground level storefronts and lobbies with large amounts of windows and transparent glazing, enhancing street activity and strengthening the connection between indoor and outdoor spaces, and providing natural surveillance.

M-18 **Integrated Signage –** Design signage to be integrated into the building and complement the character, materials and landscaping.

Mid- to High-Rise

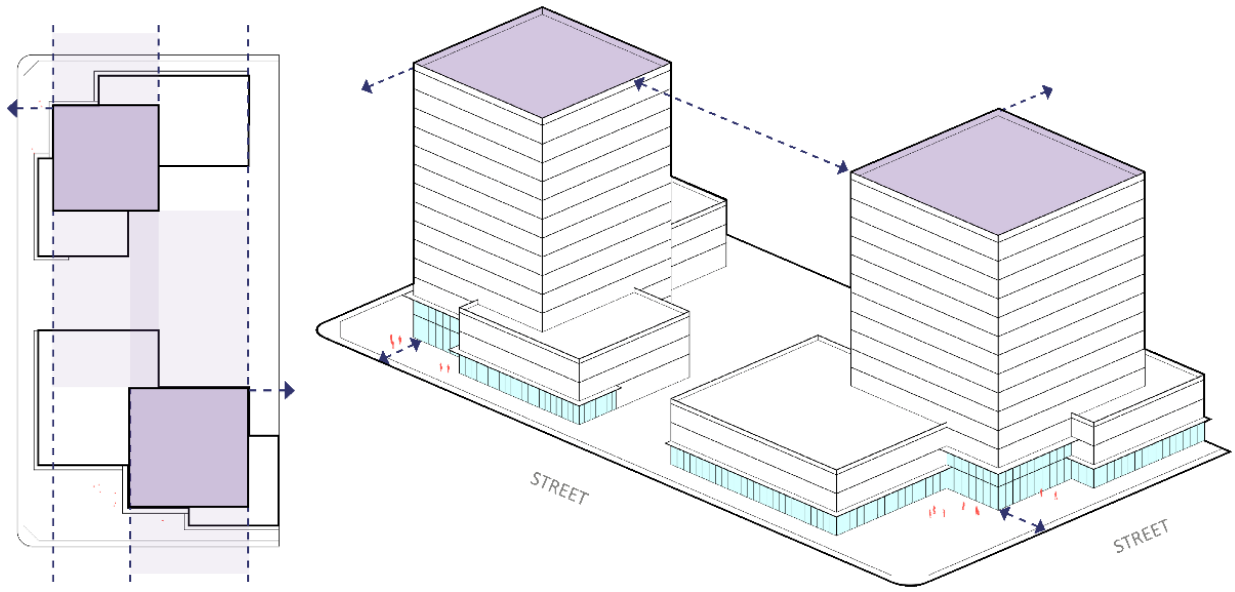
The building design supports an attractive tall building development that contributes to the neighbourhood and integrates with adjacent buildings.

M-19 **Placement and Orientation –** Orient tall buildings to minimize shadows and overlook effects on adjacent buildings, pedestrian areas, parks, and open spaces.

a) Placement of tall buildings should be informed by neighbouring properties and adjacent tall building development. Development should provide a height transition and vertical articulation to complement existing heights, where existing adjacent building heights are not anticipated to change.

b) Overlap should be minimized through staggered building placement and orientation.

c) Tall buildings should be set back to minimize pedestrian realm impacts and ensure the human-scale of the street is maintained.

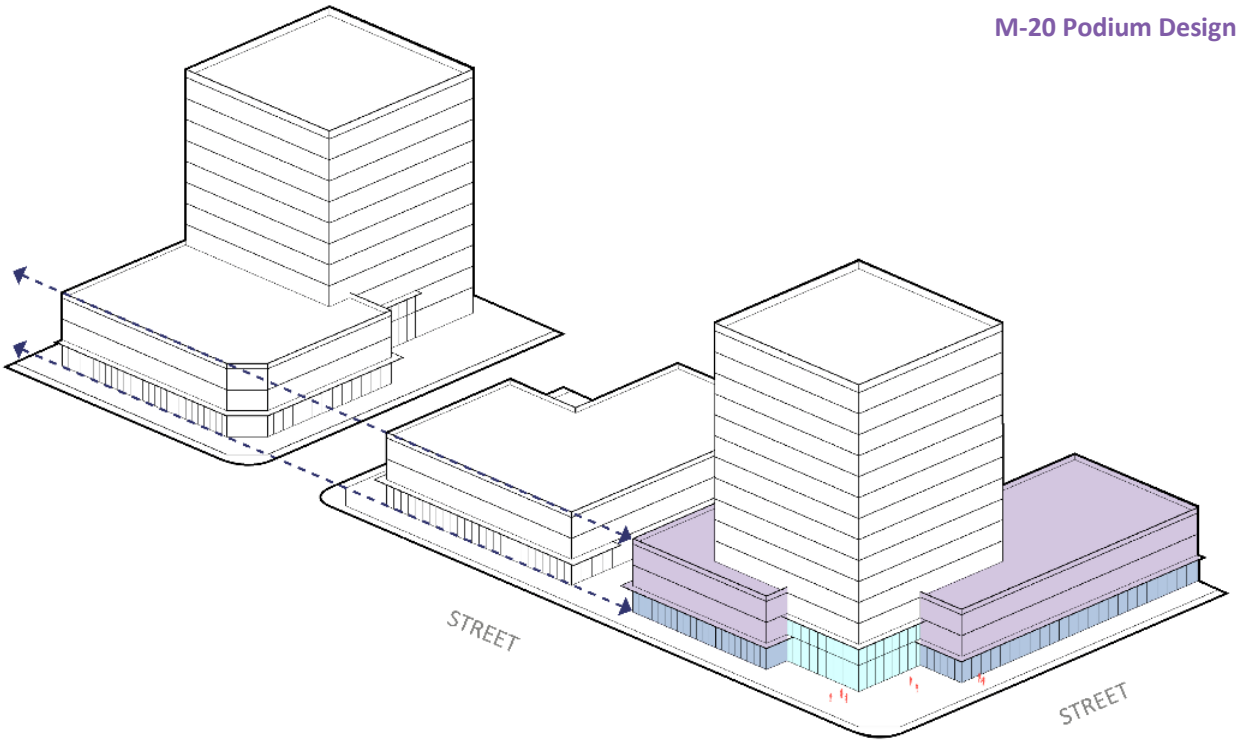


M-19 Placement and Orientation

M-20 **Podium Design –** For tall buildings with a podium and tower design, ensure the podium relates directly to the existing streetwall and aligns with the height and typology of adjacent building façades.

a) Where there is not an existing streetwall, a new one should be established that allows for future phased development and evolution.

M-20 Podium Design



M-21 **Outdoor Rooftops –** Integrate visible and accessible outdoor amenity spaces on rooftops or podium areas for building residents.

Landscape

The landscape design complements the building architecture and provides year-round interest along pedestrian pathways and building façades, enhancing the visual appeal, quality and functionality of the site.

M-22 **Landscape Retention and Design** – Enhance the visual appearance of the site by retaining and protecting existing vegetation, and incorporating new landscaping throughout the site and along the streetfront, side yards, and rear lanes.

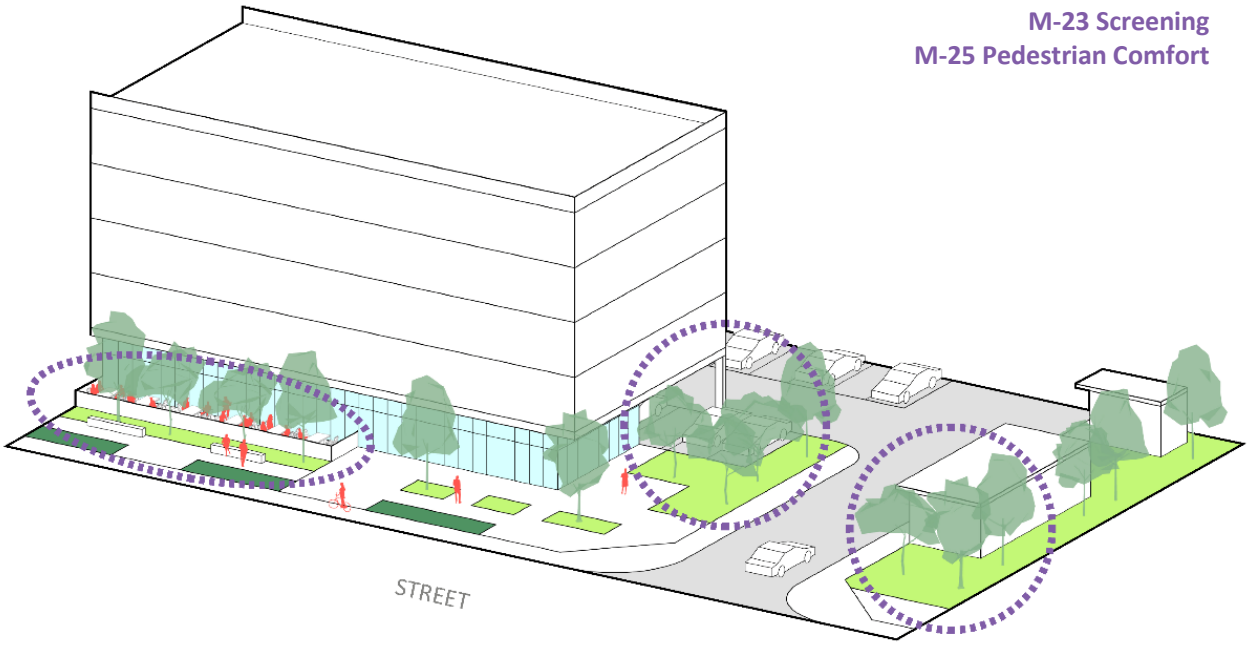
a) Landscaping may be added along lanes to delineate vehicle movement, improve visual appeal, and soften the building façade.

M-23 **Screening –** Use landscaping elements (such as plants, berms, landscape beds) and architectural features to screen parking, loading, waste receptacles and mechanical/ utility equipment from the streetfront.

M-24 **Sightlines and Movement –** Design landscaping to ensure visibility for safe pedestrian and vehicle movement, minimize concealment, and the creation of potential hiding spots.

a) Avoid planting tall growing shrubs and visually concealing fencing and landscaping along the streetfront and walkways.

M-25 **Pedestrian Comfort –** Plant trees along the streetfront and walkways to protect pedestrians from sun and wind.



M-26 **Stormwater Infiltration –** Integrate stormwater infiltration features (such as grass blocks or pavers, bioswales, and rain gardens) into landscaped areas to manage runoff on-site and promote natural drainage.

M-27 **Year-Round Interest –** Provide landscaping to ensure year-round visual interest and variety along the streetfront and pedestrian walkways.

a) Irrigation systems must be used for plants that require additional watering throughout the year.

b) Drought-tolerant plants with low water requirements must be used where irrigation systems are not provided to support long-term health of landscape design.

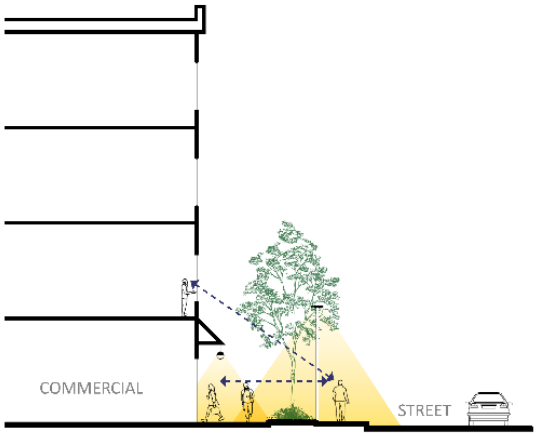
Lighting

The lighting design highlights the building and site features, enhances safety and security in key areas, and minimizes light pollution, ensuring a harmonious and environmentally responsible illumination.

M-28 **Building Lighting –** Illuminate the building form in a manner that highlights its architectural features and ensures visibility at night, while avoiding harsh or excessive lighting.

M-29 **Visual Safety –** Provide focused lighting in key areas (such as walkways, parking, seating areas, plazas, entrances and exits) to improve visibility, especially in low-light conditions.

M-30 **Light Pollution –** Direct lighting downward and away from adjacent properties.



M-28 Building Lighting
M-29 Visual Safety