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RESIDENTIAL

*FORM & CHARACTER
DEVELOPMENT PERMIT AREA*



Area

Multi-unit, intensive, and detached accessory dwelling unit residential development within the City of Chilliwack is subject to these Form and Character Development Permit Guidelines facilitated under section 488(1)(e) of the *Local Government Act*.

Justification

Residential developments play a vital role in shaping neighbourhoods and their character. It is essential that these developments maintain a high standard of design, integrating with the natural features of the surrounding environment. New residential development plays an important role in the growth and transformation of an evolving neighbourhood character for its residents. The scale, siting, and form of new residential development should complement the existing neighbourhood by creating pedestrian-friendly and visually appealing spaces, while contributing to the future vision of the neighbourhood.

Objectives

These guidelines aim to ensure that new development integrates seamlessly into the neighbourhood while upholding high standards of site and building design. This can be achieved by coordinating building form and siting with well-planned areas for parking, storage, and landscaping, while also promoting consistent streetscapes and a pedestrian-friendly scale that enhances livability for future residents. 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. Multi-unit, intensive, and detached accessory dwelling unit residential development, including new construction, additions, and site alterations

The following is exempt from a Development Permit:

1. Subdivision
2. Detached accessory dwelling units in the Agricultural Land Reserve or Ryder Lake neighbourhood
3. Façade renovations that do not result in a change to the existing building roofline or footprint
4. Site alterations that do not reduce landscaping or amenity space
5. Murals on any building façade (requires additional review in accordance with relevant City policy)

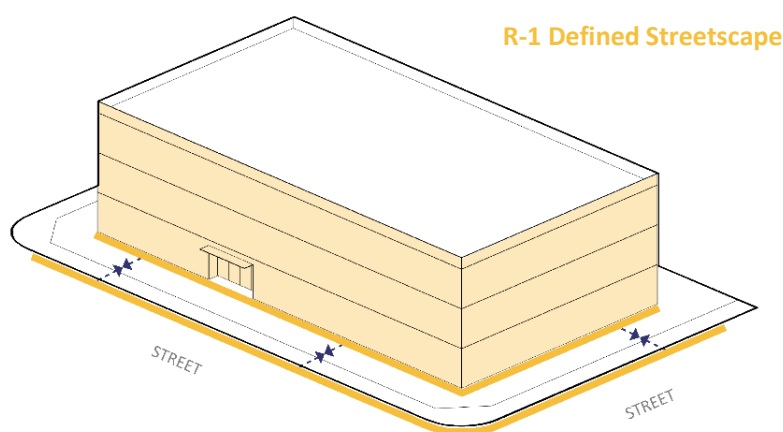
Design Guidelines:

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

Site Planning

The development site provides clear, convenient, and safe circulation, and the associated building form and placement fits within the broader neighbourhood context, enhancing the vibrancy of the neighbourhood.

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



- R-2 Site Grading** – For development located in hillside areas, apply context sensitive design approaches to integrate site grading into the structural design of buildings.

- R-3 Natural Features** – Incorporate and preserve existing natural features (such as slope, vegetation, and trees) into the development.

- R-4 Pedestrian-Friendly Elements** – Incorporate weather protection (such as projection overhangs, eaves, canopies, and awnings) and seating opportunities throughout the site.

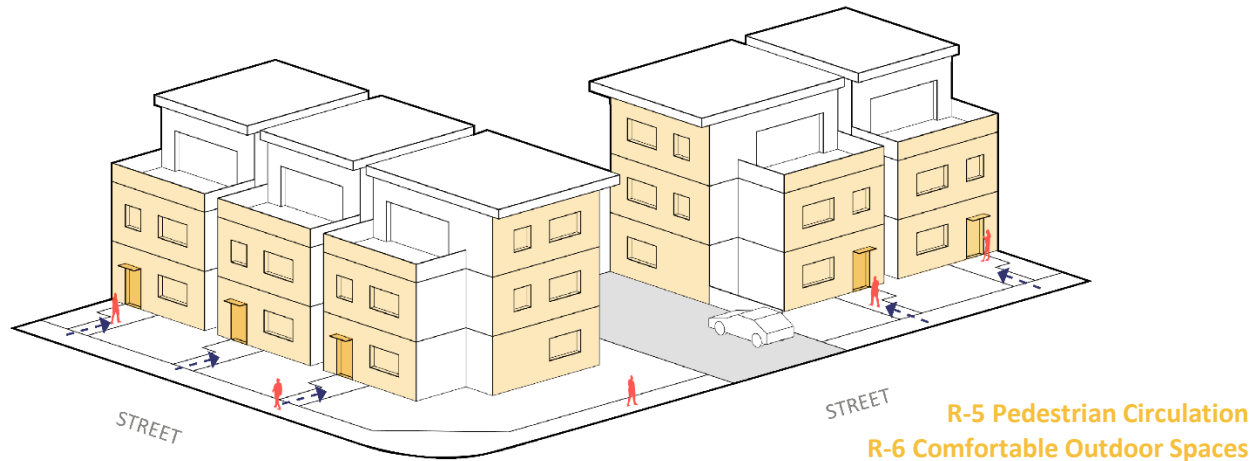
a) Weather protection should be provided at main building entrances.


- R-5 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 surfaces.

R-6 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.

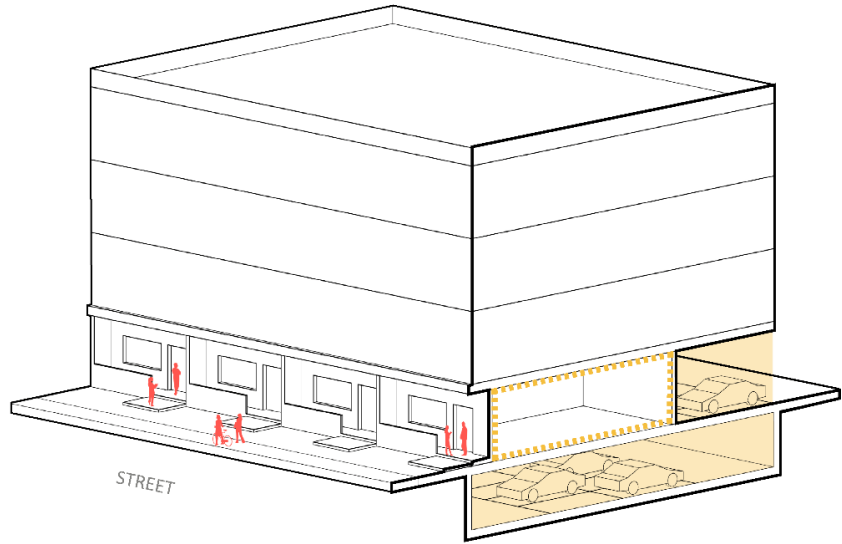
- a) Outdoor common amenity areas must be placed in a central location that is accessible for all ages and abilities.



R-7  **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".

R-8  **Parking Structures** – Locate parking structures below grade, with active ground floor uses (such as individual unit access, patios, main building entrance, lobbies, and indoor common amenity areas) 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 along the interior lot lines or setback 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) If the floor level of residential units is 2m or less above grade, the residential units must have direct access to the streets using a combination of stairs, pathways, and/or gateway elements.
- d) If the floor level of residential units is greater than 2m above grade, tiered landscape beds must be provided along the street and direct residential unit access to the streets is not required.



R-8 Parking Structures

R-9 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.

R-10 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.

R-11 Waste, Loading, and Storage – Locate waste receptacles, loading spaces, 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 contributes to an attractive, welcoming, and vibrant multi-storey residential neighbourhood, with a focus on creating a well-integrated housing development that supports community interactions with active spaces at the street level, ground-oriented units, and pedestrian-friendly design.

R-12 Complementary Design – Design buildings that complement, rather than replicate, the existing buildings within the area.

- a) Development should provide a height transition and vertical articulation to complement existing heights, where existing adjacent building heights are not anticipated to change.

- b) Development should protect views and sunlight access when adjacent to heritage protected and heritage interest properties.

R-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.

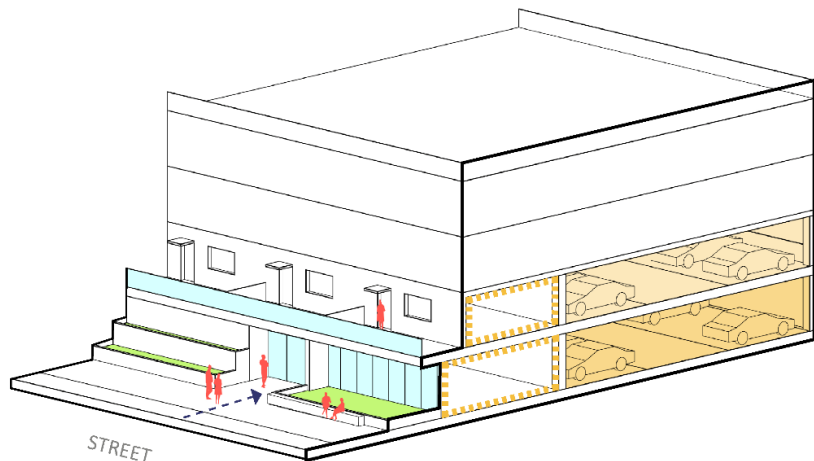
- a) Large expanses of singular materials and blank walls are not permitted where visible to the public, except where constructed along an interior lot line.
- b) Non-combustible cladding must be used on balconies and patios associated with multi-unit buildings.
- c) Development should use a variety of quality materials (such as glass, wood, brick, rock, and similar materials) in various combinations of texture and colour.

R-14



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

- a) Visibility into the floor level of residential units must be enhanced through the use of decorative, see-through fencing and/or railings combined with low growing landscaping. Continuous solid walls or other visually impermeable fencing extending above the parking structure's ceiling is not permitted.
- b) At-grade residential entrances, lobbies, and indoor common amenity areas located adjacent to streets should be used to mask or wrap around the structure, with landscape beds to soften the visual impact where these uses are absent.
- c) A combination of design techniques, materials, and landscaping should be used to minimize the visual impact of staircases and ramps along the streetscape.



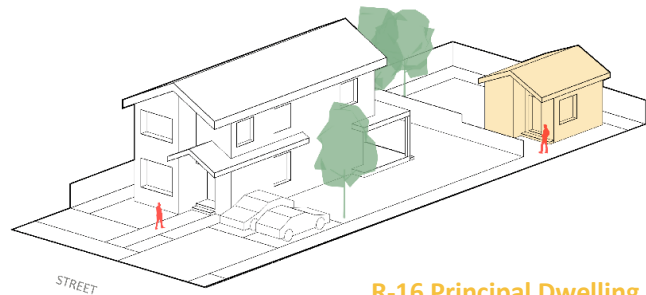
R-14 Parking Structure Design

- R-15 Integrated Signage** – Design signage to be integrated into the overall design of the building and complement the character, materials and landscaping of the building.

Detached Accessory Dwelling Units

The building design supports an attractive and complementary detached accessory dwelling unit development.

- R-16 Principal Dwelling** – Complement the architectural design of the existing principal dwelling with respect to elements such as the roofline, massing, shape, scale, proportion, exterior finishes, and colour.




R-16 Principal Dwelling

- R-17 Laneway Activation** – Design the building so that the main façade faces the street or lane from which the unit is accessed.
- R-18 Building Siting** – Locate the unit beside or behind the principal dwelling.
- R-19 Overlook and Privacy** – Place windows to limit overlook and provide privacy.
- a) Windows should be oriented towards the internal lot, lane, and flanking street (if on a corner lot).
 - b) When windows are oriented externally towards adjacent properties, decorative window frosting, patterns, and textured glass, skylights, and/or clerestory windows must be used, unless a view obstructing screen is provided.
- R-20 Private Amenity Areas** – Locate private amenity areas to maximize privacy and limit views onto adjacent properties.
- a) When located above ground, balconies and/or decks should be oriented towards the internal lot, lane, and/or flanking street (if on a corner lot).
 - b) Roof decks are not permitted.
- R-21 External Staircases** – Design external staircases and associated weather protection as an integrated part of the building.

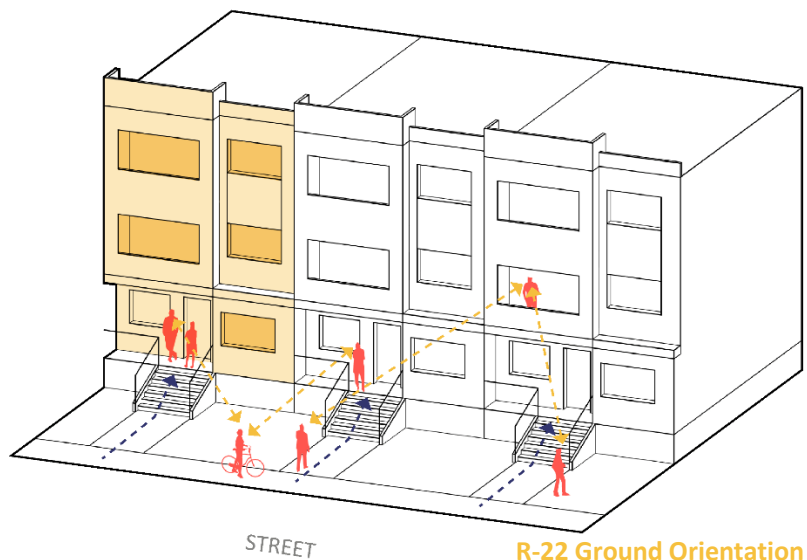
- a) Access should be directed towards the internal lot, lane and/or flanking street (if on a corner lot).

Townhouses

The building design supports an attractive street-facing townhouse development.

R-22  **Ground Orientation** – Orient the units and front façade to have an active relationship with the street, ensuring the façades are engaging and visually interesting for pedestrians, while also creating natural surveillance and interaction with the street.


- a) Units adjacent the street with the floor level of the first storey located 2m or less above grade must have direct access to the street.
- b) A combination of design techniques, materials, and landscaping should be used to minimize the visual impact of staircases along the street.
- c) Units adjacent the street should include large street facing windows and architectural details (such as bay windows, stoops, porches, and weather protection) to emphasize the unit's primary entrance.




R-23 **Green Neighbourhoods** – Provide sufficient space for landscaping and trees near unit entrances, streets, between walkways and driveways, and outdoor amenity areas.

Apartments

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

R-24  **Building Orientation** – Design buildings so that the main façades face the street.

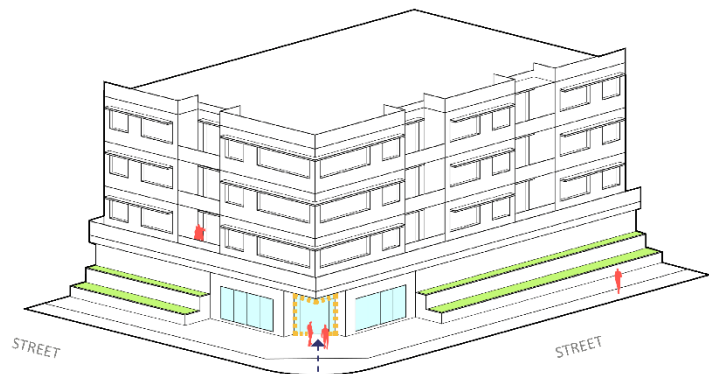
- a) If served by a lane, architectural design and patterns similar to the main façade must be incorporated along the lane interface.
- b) If located on a corner lot, the building should be oriented to face both streets.

R-25  **Building Access** – Ensure pedestrian building entrances are clearly identifiable through architectural distinction, and accessible from the street or lane, with the primary building entrance oriented towards the street.

- a) Buildings on corner lots should position the entrance in proximity to both streets.

R-26 **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.



R-26 Building Base

R-27 **Outdoor Rooftops** – Integrate visible and accessible outdoor amenity spaces on rooftops or podium areas for building residents.

R-28 **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.
- b) Overlap should be minimized through staggered tower placement and orientation.

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

R-29 Podium 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.


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.

R-30 Landscape Design and Retention – 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.

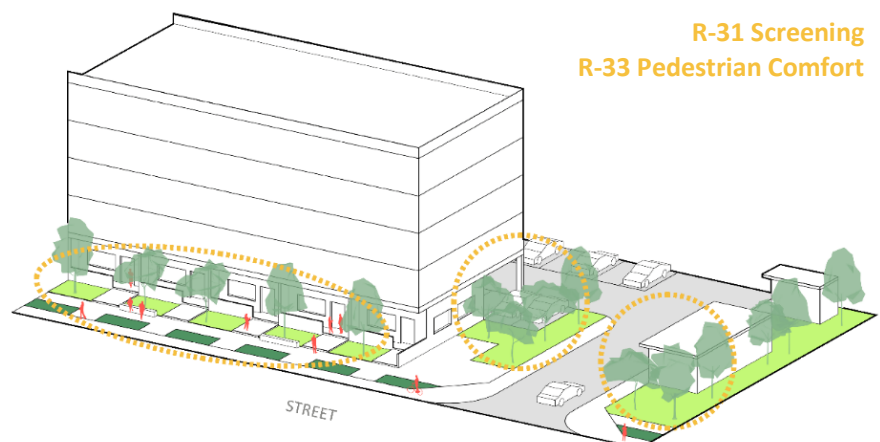
- a) Landscaping may be added along lanes to delineate vehicle movement, improve visual appeal, and soften the building façade.

R-31 Screening – Use landscaping elements (such as plants, berms, fencing, landscape beds) and architectural features to screen parking, loading, waste receptacles, and mechanical/utility equipment from the streetfront.

R-32  **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.

R-33 Pedestrian Comfort – Plant trees along the streetfront and walkways to protect pedestrians from sun and wind.



R-31 Screening
R-33 Pedestrian Comfort

R-34 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.


R-35 Year-Round Interest – Provide a variety of plant species and forms to ensure year-round visual interest 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.

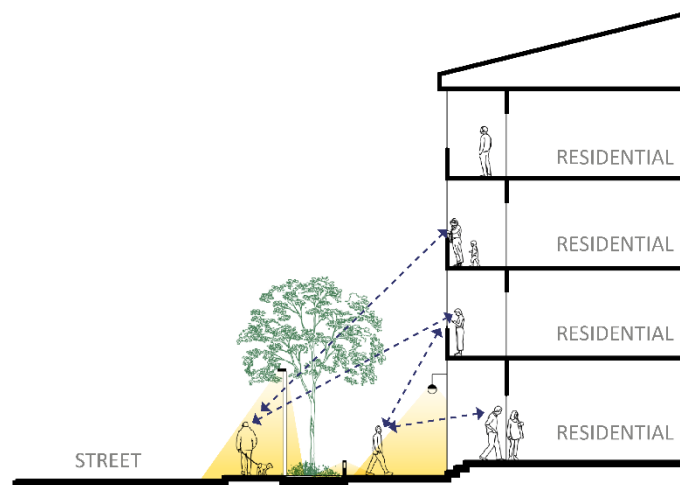
Lighting

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.

R-36 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.

R-37  **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.

R-38 Light Pollution – Direct lighting downward and away from adjacent properties.



R-36 Building Lighting
R-37 Visual Safety