9

COMMERCIAL

FORM & CHARACTER DEVELOPMENT PERMIT AREA

CITY OF CHILLIWACK

Area

Commercial development within the City of Chilliwack is subject to these Form and Character Development Permit Guidelines facilitated under section 488(1)(f) of the *Local Government Act*.

Justification

Commercial developments play a crucial role in neighbourhood growth and vitality by providing essential services to the community. It is essential that these developments positively contribute to existing neighbourhoods, create attractive spaces, and enhance the visual appeal and overall livability of the area.

Objectives

These guidelines aim to establish clear design standards that promote high-quality site and building design for Commercial developments. This can be achieved by ensuring a consistent streetscape, enhancing the pedestrian scale, and coordinating building form, siting, parking, and landscaping to support safe, secure, and cohesive growth. 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. Commercial development, including new construction, additions, signs, and site alterations

The following is exempt from a Development Permit:

1. Subdivision
2. New construction and building additions to a combined maximum of 50m^2 when associated with an existing Commercial use and not visible from the street
3. Façade renovations that do not result in a change to the existing building roofline or footprint
4. Site alterations that do not reduce existing landscaping or amenity space
5. Fascia signs, signage copy change, and window coverings (such as reflective glazing and decals) that do not exceed 25%
6. 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 ensures building uses, form and siting enhance the vibrancy of the neighbourhood.

C-1 **Building Placement –** Locate and orient buildings to maximize sunlight and minimize winter shadowing in common areas.

C-2 **Defined Streetscape –** Place buildings so they face public streets.

C-3 **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.

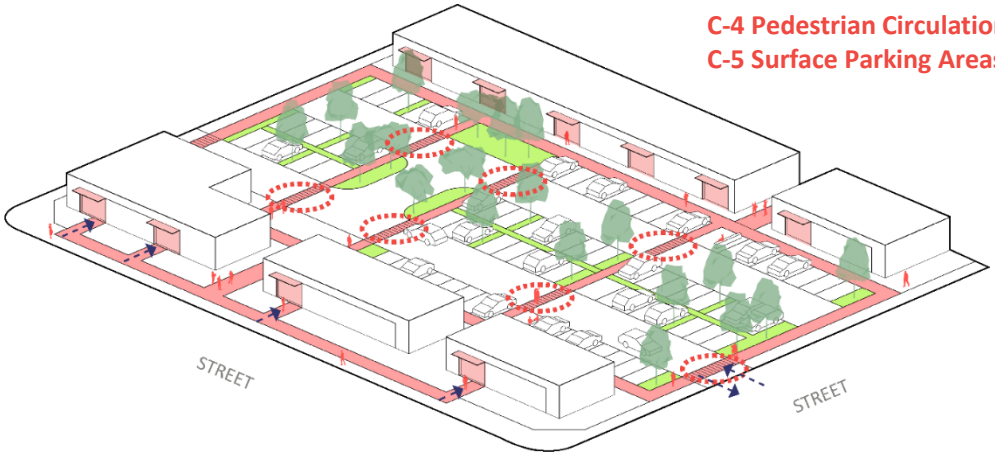
C-4 **Pedestrian Circulation –** Provide safe and efficient pedestrian circulation throughout the site, ensuring accessible, visible walkways to building entrances from streets, bus stops, and parking areas.

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

C-5 **Surface Parking Areas –** Integrate parking with the site, emphasizing landscaping, tree planting, signage, and lighting to minimize visual dominance.

a) Surface parking areas should be located beside and behind buildings.

C-4 Pedestrian Circulation
C-5 Surface Parking Areas



C-6 **Vehicles –** Provide safe and efficient vehicle circulation throughout the site.

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

C-7 **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, high-quality and vibrant Commercial environment and streetfront that contributes to an aesthetically appealing urban character.

C-8 **Building Access –** Ensure pedestrian entrances for buildings and businesses are clearly identifiable through architectural distinction, and accessible from the street.

C-9 **Building Orientation –** Design buildings so that the main façades face the street.

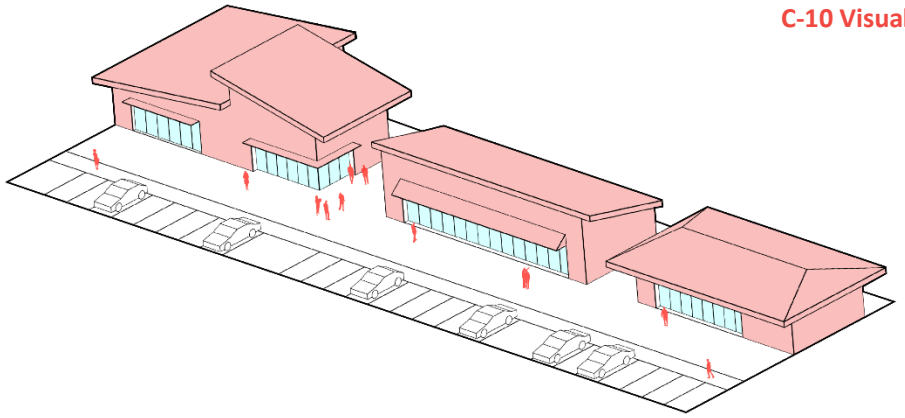
a) If located on a corner lot, the building should be oriented to face both streets.

C-10 **Visual Interest –** Design buildings that provide visual variety and interest through building form, shape, rooflines, and character, emphasizing unit individuality through patterns, horizontal and vertical articulation, and differing materials and colours.

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.

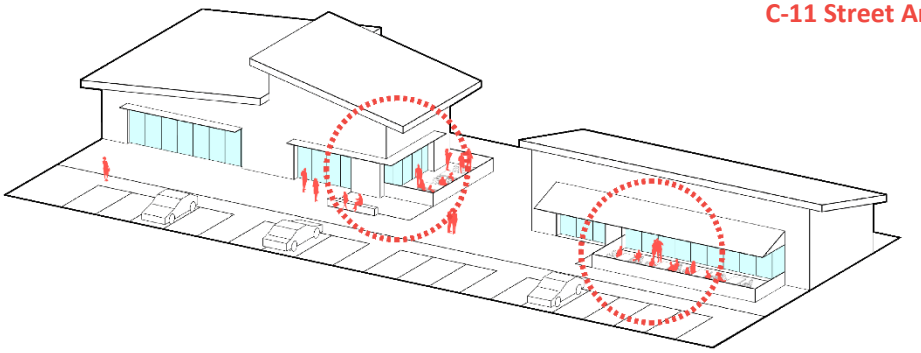
b) Development should use a variety of quality materials (such as glass, wood, brick, rock, and similar materials) in various combinations of texture and colour.

c) When visible from Highway 1, the building design should include additional design elements, treatments and features that reflect its prominence and visual impact.



C-10 Visual Interest

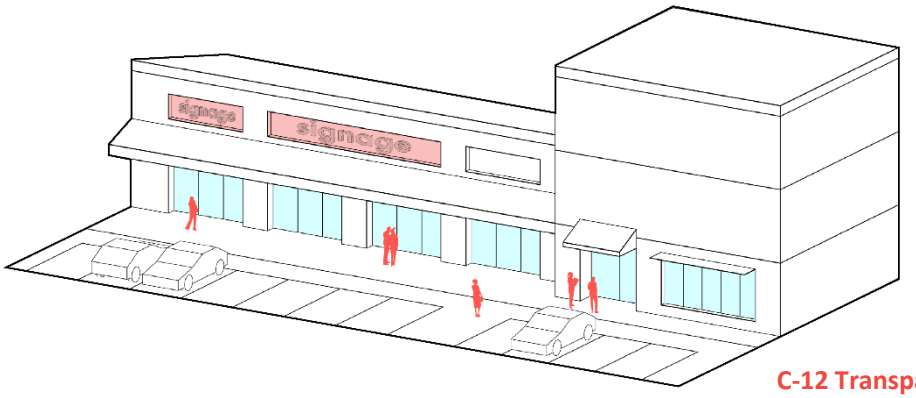
C-11 **Street Amenity Areas –** Incorporate small setbacks at the ground level to create space for display areas, patios, and/or other outdoor site furnishings to support an active frontage.



C-11 Street Amenity Areas

C-12 **Transparent Ground Level –** Promote visibility of street facing ground level storefronts and lobbies with large amounts of transparent glazing.

C-13 **Integrated Signage –** Design signage to be integrated into the building and complement the character, materials and landscaping.



C-12 Transparent Ground Level
C-13 Integrated Signage

Landscape

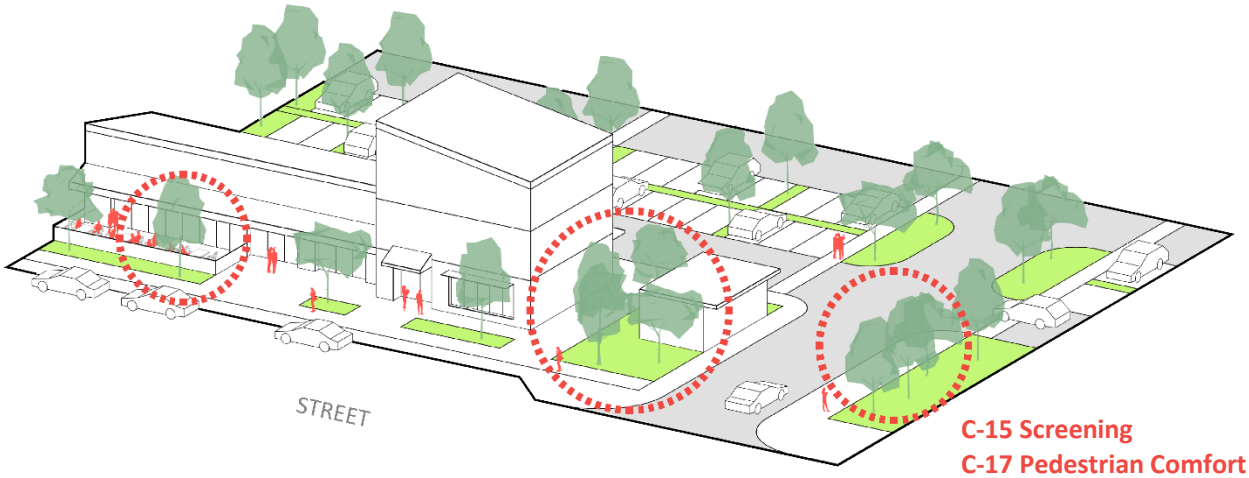
The landscape design complements the building architecture and provides year-round interest along pedestrian pathways and streetfronts, enhancing the visual appeal, quality and functionality of the site.

C-14 **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 lanes.

C-15 **Screening –** Use landscaping elements (such as plants, berms, fencing, and landscape beds) to soften architectural features and screen parking, loading, waste receptacles, mechanical/ utility equipment and outdoor storage areas from the streetfront.

C-16 **Sightlines and Movement –** Design landscaping to ensure visibility for safe pedestrian and vehicle movement, minimize concealment, and avoid creating potential hiding spots.

C-17 **Pedestrian Comfort –** Plant trees along the streetfront and walkways to protect pedestrians from sun and wind.



C-15 Screening
C-17 Pedestrian Comfort

C-18 **Stormwater Infiltration** – Integrate stormwater infiltration features (such as grass blocks, pavers, bioswales, and rain gardens) into landscaped areas to manage runoff on-site and promote natural drainage.

C-19 **Year-Round Interest –** Provide landscaping that ensures 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.

C-20 **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.

C-21 **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.

C-22 **Light Pollution –** Direct lighting downward and away from adjacent properties.