10 INDUSTRIAL

FORM & CHARACTER DEVELOPMENT PERMIT AREA

CITY OF CHILLIWACK

Area

Industrial 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

Industrial developments serve diverse functions and often have a significant visual presence. Effective design is crucial for their appeal, especially as these sites are frequently situated near gateways to the city, creating a lasting impression of place as people pass by.

Objectives

These guidelines aim to promote the development of Industrial lands that align with attractive modern design standards, supporting high quality employment lands and the first impressions of the community. This can be achieved by coordinating the siting, design, and use of buildings, as well as their associated parking, storage, signage, and landscaping. A combination of design techniques, including Crime Prevention Through Environmental Design (CPTED) principles, have been incorporated directly into these guidelines (◐) to create more engaging and safe development.

Requirements and Exemptions

The following requires a Development Permit:

1. Industrial development, including new construction, additions, signs, and site alterations

The following is exempt from a Development Permit:

1. Subdivision
2. Industrial development in Cattermole and along the Fraser River
3. New construction and building additions to a combined maximum of 100m2 when associated with an existing Industrial use and not visible from the street
4. Façade renovations that do not result in a change in the existing building roofline or footprint
5. Site alterations that do not reduce existing landscaping or amenity space
6. Fascia signs and signage copy change
7. Accessory Home Industrial
8. 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 fits within the broader neighbourhood context, provides clear, convenient, and safe circulation, ensures visual screening of waste and storage areas, incorporates employee amenities, and maintains accessibility and security for all users.

I-1 **Comprehensive Planning –** Ensure efficient use of the entire site to avoid creating untreated and underused space.

I-2 **Neighbourhood Compatibility –** Minimize potential impacts of Industrial uses on adjacent non-Industrial uses through the use of strategic site organization, landscape buffers, and screening.

I-3 **Pedestrian Circulation –** Provide safe, accessible, and visible pedestrian 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.

I-4 **Vehicles –** Provide safe and efficient vehicle circulation throughout the site.

a) Routes and access points should be clearly defined between different vehicle classes and include wayfinding signage.

I-5 **Outdoor Amenity Areas –** Provide an employee amenity area (such as a picnic table, weather protection, and seating area) near the building's main entrance or employee entrance.

I-6 **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 that are complementary to the associated building(s).

Building Design

The building design supports an attractive, interesting, high-quality Industrial environment and streetfront that contributes to an aesthetically appealing and welcoming gateway to the city.

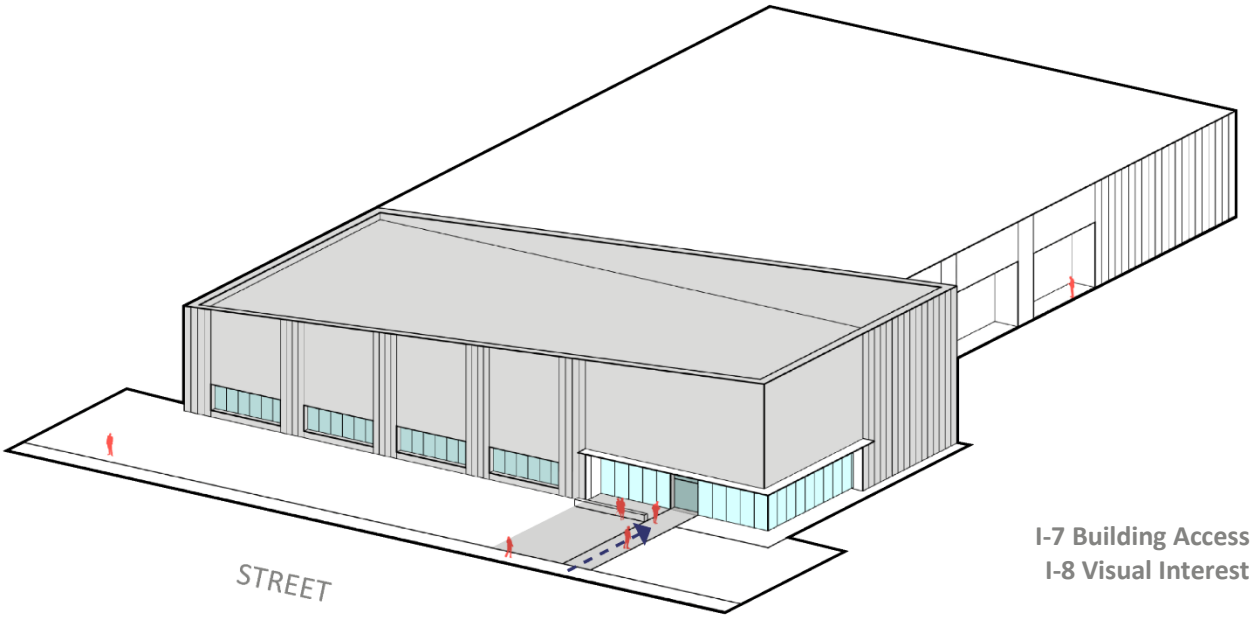
I-7 **Building Access –** Ensure pedestrian entrances for buildings and businesses are clearly identifiable from the street through architectural distinction.

I-8 **Visual Interest –** Design buildings that provide visual variety and interest along the streetfronts through building form, shape, rooflines and articulation.

a) Large expanses of singular materials, bare concrete, and blank walls are not permitted along the streetfront.

b) Development should use a variety of quality materials (such as glass, wood, brick, rock, metal, painted and patterned concrete, 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 gateway presence and visual impact.



I-7 Building Access
I-8 Visual Interest

I-9 **Transparency –** Ensure visibility and consistent design on buildings with active uses (such as offices, meeting rooms, lobbies, and showrooms) at the ground level facing the streetfront.

a) Glazing must be used when active uses are located along the streetfront.

I-10 **Overhead Doors –** Ensure overhead doors are recessed or architecturally de-emphasized when located along street facing façades.

I-11 **Integrated Signage –** Design signage to be integrated into the building and complement the character, materials and landscaping.

Landscape

The landscape design complements and softens the Industrial uses, enhancing the visual appeal of the site along streetfronts while ensuring visibility for safety and providing year-round visual interest.

I-12 **Landscape Retention and Design –** Enhance the visual appearance of the site by retaining and protecting existing vegetation and incorporating new landscaping along the streetfront and side yards.

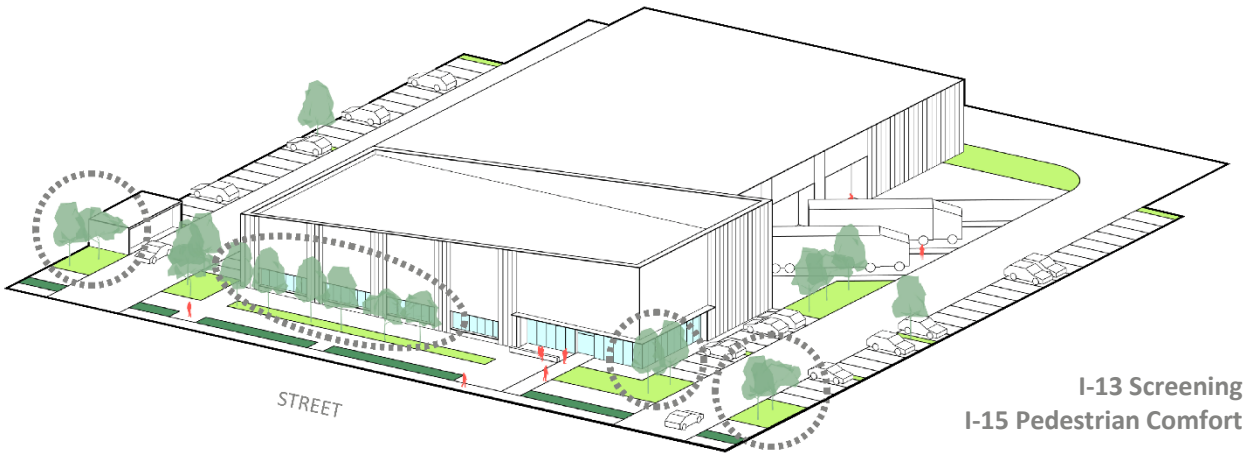
I-13 **Screening –** Use landscape elements (such as plants, berms, fencing, and landscape beds) to soften architectural features, screen, and secure parking, loading, waste receptacles, mechanical/utility equipment and outdoor storage areas from the streetfront.

I-14 **Fencing –** Incorporate decorative fencing within landscaping along the streetfront.

a) Black vinyl chain link fencing hidden in landscaping may be provided along the streetfront.

b) Plain galvanized chain link fencing should be avoided along the streetfront.

I-15 **Pedestrian Comfort –** Plant trees along the streetfront and pedestrian walkways.



I-13 Screening
I-15 Pedestrian Comfort

I-16 **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.

I-17 **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 landscaping that requires 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.

I-18 **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.

I-19 **Visual Safety –** Provide focused lighting in key areas (such as walkways, parking, entrances and exits) to improve visibility, especially in low-light conditions.

I-20 **Light Pollution –** Direct lighting downward and directed away from adjacent non-Industrial uses.