

DESIGN GUIDELINES



Commercial, Intensive/Multi-Family Residential, and
Mixed Commercial - Residential Development



City of Chilliwack



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...relationships with

THE ENVIRONMENT
THE COMMUNITY
OTHER BUILDINGS
THE SITE
VEHICLES
PEOPLE

The City of Chilliwack is committed to working with the local development industry and the community to create a built-environment that contributes to and enhances the quality of life of area residents.

To this end, the City has prepared the Multiple Family Infill Design Guidelines to assist the development industry, the community, City staff, and Council in designing and evaluating appropriate multiple family development within the core area of the community.

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Development does not occur in isolation of itself. Upon completion, built-form establishes important and long-lasting relationships with many components of a place. Effective design guidelines are guidelines that help establish positive relationships between built-form and

- the **environment**;
- the **community**;
- **other buildings**;
- **the site**;
- **vehicles**; and
- **people**.

The degree to which development is successful at establishing positive relationships with these entities will directly influence the quality of life, sense of community and sense of place experienced by residents and visitors alike in Chilliwack.

The guidelines have been developed to inspire creativity and facilitate alternative approaches wherever possible. The City recognizes that the design direction contained in some of the guidelines may be impractical to achieve in certain circumstances. However, the City also believes strongly that it is important to encourage innovation and to try new approaches to address complex design issues. It should also be noted that the guidelines are not intended to be overly critical of existing development, but rather, are intended to identify opportunities for design improvement.

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...relationships with

THE ENVIRONMENT

EXISTING

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The City of Chilliwack is blessed with a dramatic agricultural and mountain setting. It is important that the built-environment is sensitive to and reflects this natural setting.

1.1 Design Principle

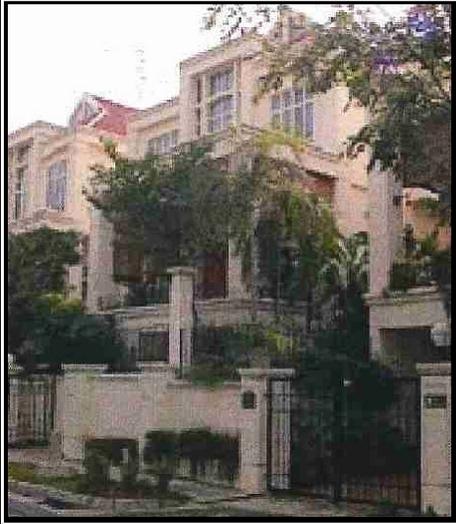
Use landscaping and building materials to reinforce Chilliwack's natural setting and to positively contribute to the overall character of the community.

Design Guidelines

1. Development is encouraged to preserve existing trees on site, where possible, so as to reinforce the "green" image of Chilliwack and to create a visual amenity for residents and visitors alike.
2. Development will be encouraged to use tree species and other forms of vegetation commonly found within the Chilliwack area.
3. Development will be encouraged to use materials that are commonly found within the surrounding natural environment (e.g. wood, brick, rock, and similar materials), in various combinations, to provide visual variety and interest.

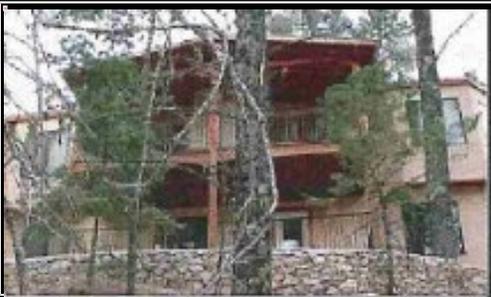
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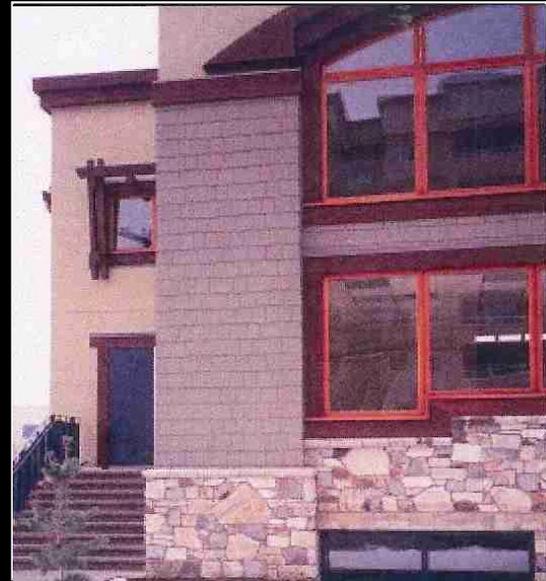


Rooftops and patio decks present opportunities to bring the greening of the community to a level above the streetscape.

Plant materials should be selected for their compatibility with general local and site specific conditions, and reflect the natural vegetation of the area.



Existing trees are encouraged to be preserved and incorporated into the design of new developments.



A material variation with stone detailing accents the base of the structure and reinforces the pedestrian scale.



The use of wood, rock, brick and similar materials reflects the natural context of the Chilliwack area and presents versatile materials with enduring aesthetic appeal.



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...relationships with

THE COMMUNITY

EXISTING

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The quality and appearance of the built-environment in Chilliwack plays a large part in shaping a tourist's first impression and the community's opinion of itself. To this end, it is extremely important that the built-form presents a positive image to residents and visitors alike.

2.1 Design Principle

Use building shape and form to reflect and positively contribute to the character and image the community desires for itself.

Design Guidelines

1. Development should strive to provide visual variety in its building form, shape and character to create interest for residents and visitors alike.
2. Large expanses of blank façade should be broken up with building articulation, different material types, color treatment, and/or landscaping.
3. Development is encouraged to use a variety of complementary colors that induce a sense of richness and liveliness to enhance and distinguish the downtown area from the rest of the community.

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Complimentary building materials and colors create variety and interest to the building façade. These variations contribute to accentuating the form of the building and breaking up the mass of the structure.



Building articulation accentuates the façade. Projections and recesses add variety to the architecture and enrich the streetscape character.



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PROPOSED

...relationships with

OTHER BUILDINGS

EXISTING

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Development does not occur in isolation of itself. Development directly influences and is directly influenced by adjacent development. It is important that adjacent developments work together, regardless of date of completion, to create an urban fabric that is connected physically, visually and socially.

3.1 Design Principle

Encourage developments that are physically integrated with adjacent development.

Design Guidelines

1. New development must consider and illustrate how it can best integrate with or connect to existing adjacent development to maximize usable outdoor space, access opportunities and social interaction.
2. Proponents of new development are encouraged to enter into discussions with adjacent property owners to establish agreements to share access roads and consolidate open space.

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Two separate developments (above), each with a wide driveway have no relationship with the adjacent development.

Creating a shared access (right) is more efficient and encourages interaction between the two developments.



An existing development defines its boundaries and also the edge of the narrow common space with an unattractive fence.



A Chilliwack example of a shared access driveway between two multiple family developments.

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Removal of the fence, and consolidating the open space with the adjoining property creates a larger more functional area and encourages the interaction between neighbouring residents



...relationships with

OTHER BUILDINGS

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3.2 Design Principle

Development needs to be sensitive to the scale, mass, and form of adjacent and surrounding properties.

Design Guidelines

1. Where higher density residential development is proposed adjacent to an existing single family home that has been designated as historically or culturally significant to the community, the higher density development should step down to a maximum height that does not exceed the height of the existing single family home by more than two storeys or eight metres.
2. Where higher density residential development is proposed adjacent to lower density residential development that has not been designated as historically or culturally significant to the community, the higher density development should use horizontal and vertical building articulation, varying materials, and different colors to provide visual relief to adjacent existing and potential future development.

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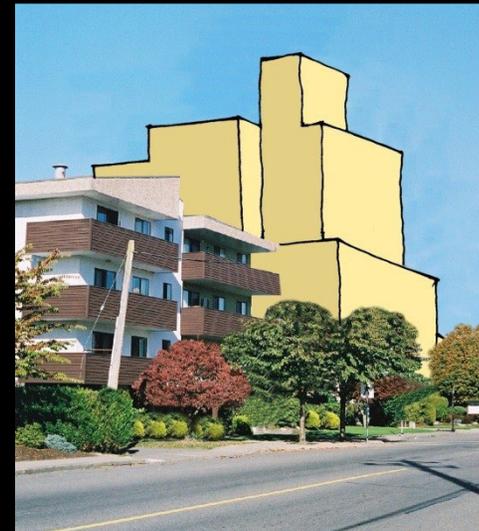


New development must be sensitive to the existing context of the neighborhood and the potential impact to adjacent existing residential homes. "Stepping" down the new development to reflect existing conditions, provides a visual transition in scale and massing.

Building articulation, and variations in materials and color in new developments, provide visual relief to the streetscape and set the standard for future development where existing adjacent development has no significant historic or cultural merit.

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...relationships with

OTHER BUILDINGS

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Design Guidelines (continued)

3. New development should not appear to be a single entity, but should be seen and experienced as a series of “modules” or individual pieces, that fit together. This can be accomplished by using horizontal and vertical articulation, varying materials and different color treatments.
4. In mixed-use commercial and residential developments, pedestrian-level commercial development should be distinguished architecturally from attached residential units using horizontal architectural features, building indentations and varying colors and material types.
5. New development should strive to compliment, not mirror, the existing size, mass and scale of surrounding development.
6. New development should consider the views of adjacent developments and, wherever possible, preserve those views through creative building placement and modified building forms.

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New development respects the architectural character and context of the existing neighbourhood



Varying color treatments, materials and articulation create a massing comprised of modules or individual pieces, which enhance the unique identity of individual units within the building complex.

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...relationships with THE SITE

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How development is arranged on a site directly influences how the development is experienced and perceived. A successful development identifies the unique qualities of the site and seeks to enhance those qualities to the benefit of the development, its surroundings and the community as a whole.

4.1 Design Principle

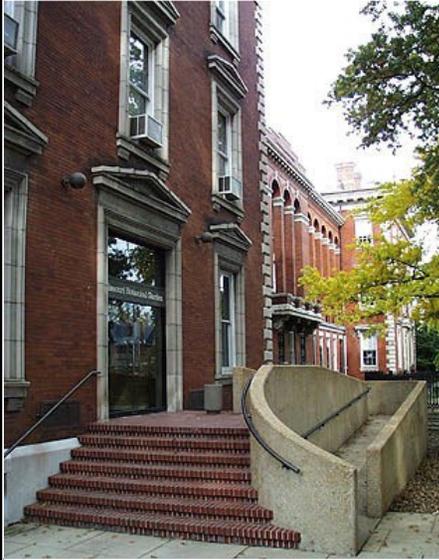
Development needs to be appropriately oriented on the site to maximize its positive impact on the street.

Design Guidelines

1. New development is encouraged to preserve and integrate existing natural features (e.g. slope, trees, low areas, etc.) into the development wherever possible.
2. Development should orientate itself towards the street, but should also present a positive image internally to parking areas, outdoor spaces, & other amenity areas.
3. Development should locate close to and parallel to the street edge.
4. Development is encouraged to orient itself on site to maximize sun access to common areas, avoid severe shadowing in winter, and to facilitate natural ventilation.

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Developments parallel to the street edge have maximum impact on the streetscape character. Entries facing the street reinforce the relationship of the building to the street and provide the main connection between the private and public realm.



Orientation should strive to maximize environmental influences, and take into consideration sun exposure, shade and shadow casting.



A "street wall" may also be the continuation of an architectural element which creates a permeable facade and defines a courtyard space adjacent to the sidewalk.

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THE SITE

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4.2 Design Principle

Locate mechanical equipment and service areas out of public view.

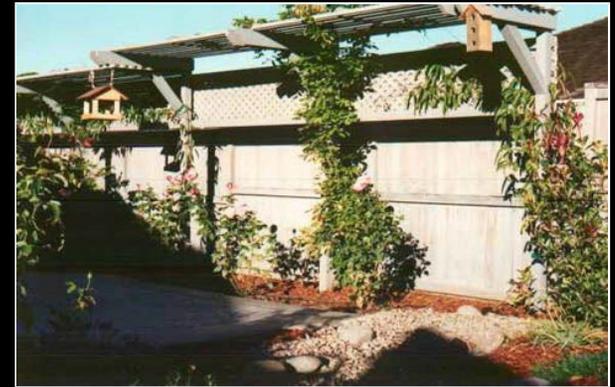
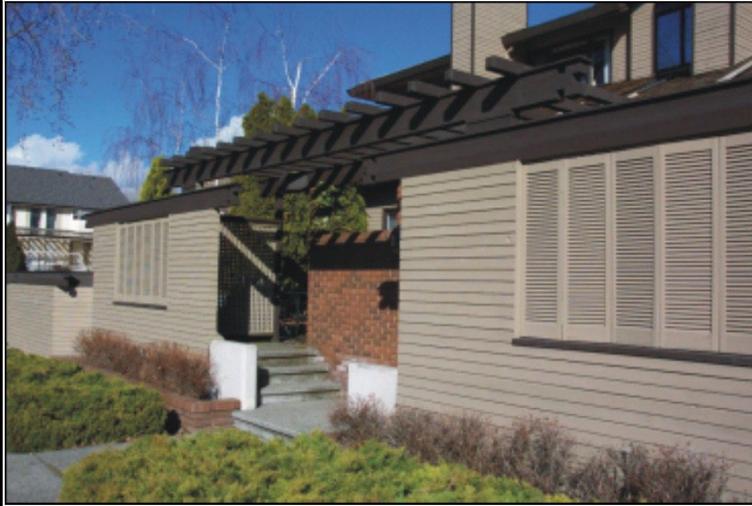
Design Guidelines

.1 Garbage containers, utility connections, air vents, and other mechanical and operational equipment should be appropriately located or screened from the view of building tenants and from the street.



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Fencing in combination with landscaping helps to screen adjacent views, noise and activities, and defines a framework for outdoor amenity areas.



Trash containers should be oriented toward the rear of the development. Screening material, color, and detailing should be compatible with the building architecture.



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Service access must be maintained, but plant material and screening can soften and reduce the impact of utility kiosks on the landscape.



...relationships with VEHICLES

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Providing safe and efficient vehicular access to new development is critical to the development's economic success and to how it relates to the broader community. Entrances, driveways and parking areas need to be arranged appropriately to ensure a logical and safe journey from start to park.

5.1 Design Principle

Entrances into the development must be highly visible, easy to find and logical in location.

Design Guidelines

1. Emphasize the significance of the vehicle entrance through additional landscaping, tree planting, signage, and lighting.
2. Reduce pedestrian-vehicle conflicts by defining the limits of each transportation corridor. This can be accomplished by varying the paving treatments and landscaping.





Landscaping, varying surface treatments, screen fencing, and arbors contribute to create well defined pedestrian and vehicular circulation zones.



Landscaping and paving treatment define the edges of parking.

The paver treatment on the roadway, as a continuation of the walkway, suggests the pedestrian priority within this parking area.



Signage should be functional, informative and reflect the architectural character of the development.

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Entry to the development is defined for both pedestrian and vehicular traffic



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VEHICLES

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5.2 Design Principle

Parking areas must be adequate in size, efficient in layout, and safe in location and design.

Design Guidelines

1. Parking areas must be located where they can be visually secured at all hours of the day.
2. Parking areas should be easily accessible, but not dominate the user's first impression of the site.
3. Parking will be discouraged from locating in the front yard, but will be encouraged to locate underneath, beside or behind the development.
4. Where flood levels do not allow the full height of the parking structure to be placed underground, development will be encouraged to conceal parking by carrying the upper façade treatment down to ground level so that it appears and functions as an integral part of the building.
5. Large expanses of contiguous parking will be discouraged. Parking areas should be broken up into smaller areas using landscaped islands. Landscaped islands should be spaced so that there are no more than 12 continuous parking spaces between islands.
6. The periphery of parking areas should be landscaped. However, landscaping should not inhibit visibility into or out of the parking area. This can be accomplished by using transparent fencing (with the exception of chain-link) or tree species with a tall clear stem allowing through-visibility.



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A landscape median provides a continuous buffer between facing parking stalls while still allowing through visibility to the parking area.



Common parking areas are located to be visible and accessible, but not to dominate the visual impression of the development. Driveways to below grade parking areas should be landscaped to complement the entry as a feature.



Landscaped parking lot islands visually and physically separate large expanses of parking area.

Planting of the islands plays both an aesthetic and functional role by providing shade to the vehicles and pedestrians in the parking lot. Low level planting can also be used to screen the lower half of a vehicle from view.

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...relationships with PEOPLE

EXISTING
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Although communities are made up of buildings connected by roads, people are the essence of a community. Much attention needs to be paid to how people occupy and experience a place. The success of the core area is largely dependant on whether people enjoy spending time there.

6.1 Design Principle

Building entrances must be highly visible, attractive and inviting to the pedestrian.

Design Guidelines

1. The primary entrance to a building must be clearly identified, oriented to the street, safe and welcoming to the pedestrian.
2. A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.
3. In mixed-use commercial and residential developments, ground level entries to residential units must be separate from the commercial entrance and shall be clearly visible from the street.
4. Development should differentiate between public, semi-private and private space. This transition helps users distinguish between what is “mine” and what is “ours”.





Entrances to the development or individual units must be visible, appealing and inviting. A significant gateway, use of color, change in grade, detailing, and landscaping all contribute to enhance the experience of entry.



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Transition from the street to the front door should be a comfortable progression from the public to the private realm. The successful transition incorporates amenity features and reflects variations in the intimacy of scale, detailing, and sense of enclosure.



...relationships with PEOPLE

EXISTING
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6.2 Design Principle

Enhance the pedestrian experience by providing interest at the street level.

Design Guidelines

1. Building façades are encouraged to step back from the primary street edge only where it is possible to create outdoor courtyards, seating areas or other amenity areas that facilitate interaction with those on the street.
2. Utilize various materials and design techniques to create transparency (the ability to “see-through”) at ground level to animate the street and reinforce the relationship between the indoors and outdoors. Window decals and building protection shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, subsections 4.8 Window Decals and 4.9 Building Protection.
3. Ensure a pedestrian oriented building base of 1 to 3 storeys that is distinct in form and character from any upper storey development. This can be accomplished by using different materials, colors, canopies, trim and accents, and building articulation.
4. Use architectural detail to capture and retain the attention of slow moving pedestrians who are able to take in much more information than faster moving cars. Without adequate detail, material changes, or building articulation, the pedestrian’s journey becomes monotonous and boring.





Buildings step back from the street to create outdoor courtyards and seating areas that facilitate increased interaction with on-street pedestrians.



Building articulation, rooflines, architectural detailing, decks, porches, and landscaping, all contribute to enhancing the richness of the built form and the visual diversity for the pedestrian.



Canopies, architectural detailing, variations in color and materials, create a distinct pedestrian oriented building base. An intimate interaction between indoor and outdoor space is achieved with a transparent building treatment (e.g. windows, see-through fencing, internal courtyards, etc.) adjacent to the sidewalk, contributing to a strengthened relationship between the pedestrian and the building's lower floors.

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6.3 Design Principle

Design outdoor spaces to provide a sanctuary for its occupants.

Design Guidelines

1. On-site people places, outdoor spaces and amenity areas (e.g. walking paths, courtyards, plazas, rest areas, gardens, upper level common decks, rooftop gardens, playground structures, etc.) need to be usable, easily accessible, highly visible, and secured by surrounding development. Long, narrow strips of grass separating ground floor residential units from the side property line will be discouraged. Development will be encouraged to step back beyond the required side-yard setback distance, at irregular intervals along the length of the building, to create more usable and interesting outdoor spaces.
2. Consider environmental conditions including sun angles and prevailing winds in designing outdoor decks, balconies and garden spaces, to ensure usability throughout the year.





Interior courtyards can be active or passive spaces, from semi-public to private. Courtyards may be associated with the entry to a development, which the public may experience, or be sited to allow only residents of the building to experience the exclusivity of an amenity space.



Landscaping introduces an intimacy of scale and a soft natural quality to a common space which can be appreciated year round with seasonal variation in color and texture.

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Interesting and useable outdoor space can be created by varying the setbacks along the property line which creates a diversity in the area of private and common amenity spaces.



Landscaping on private balconies and deck areas offers a freedom for expression and promotes the greening of the upper levels of a development.