MAPLE RIDGE

British Columbia

City of Maple Ridge

PUBLIC HEARING

January 17, 2017

CITY OF MAPLE RIDGE

PUBLIC HEARING

AGENDA

6:00 P.M. DATE: January 17, 2017

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1) 2016-325-RZ

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7283-2016

LEGAL: Lot 4, Except Westerly 81.1 Feet, District Lot 401, Group 1, New Westminster District Plan 7863

LOCATION: 22606 Dewdney Trunk Road

PURPOSE: To permit a temporary taxi dispatch use.

2) 2015-346-CP

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.7187-2015

PURPOSE: To amend the recently adopted Wildfire Development Permit Area guidelines to remove the references to the National Fire Protection Association (NFPA) standards and provide greater flexibility when reviewing development applications.

3) 2014-009-CP

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7292-2016

LOCATION: 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415

PURPOSE: To align existing Hammond commercial properties with the new Hammond Village Commercial land use designation.

FROM: C-3 (Town Centre Commercial) & RS-1 (One Family Urban Residential)

TO: H-2 (Hammond Village Commercial) & P-4 (Place of Worship Institutional)

4) 2014-009-CP

HAMMOND AREA PLAN BYLAW NO. 7279-2016

PURPOSE To amend Schedule "C" of the Official Community Plan as shown on Map No. 933

FROM: Agricultural

TO: Conservation

PURPOSE: To amend Schedule "A" of the Official Community Plan to include the Hammond Area Plan (Chapter 10) and the Hammond Development Permit Area Guidelines (Chapter 8). This includes updating policy language and section headings where warranted. Figure 6, Area Plans map is also updated showing the Hammond Area Plan location and boundaries.

To amend Schedule "B", Generalized Future Land Use map, of the Official Community Plan to identify the location and boundaries of the Hammond Area Plan.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 6:00 p.m., Tuesday, January 17, 2017 to consider the following bylaws:

1) 2016-325-RZ

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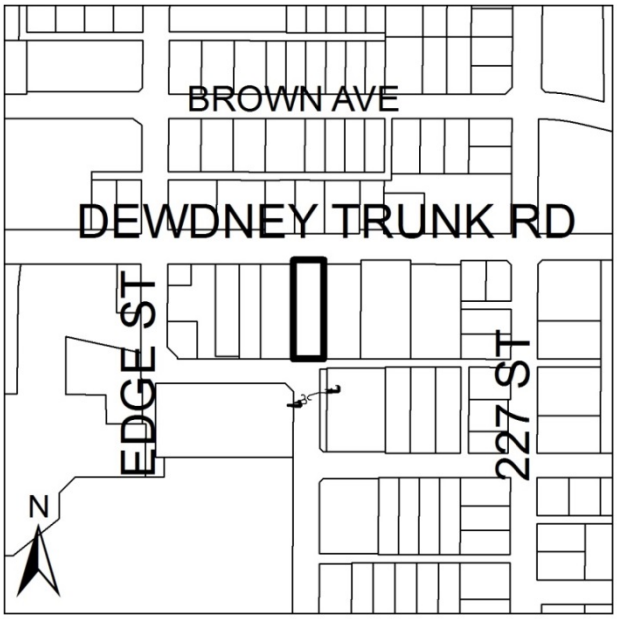

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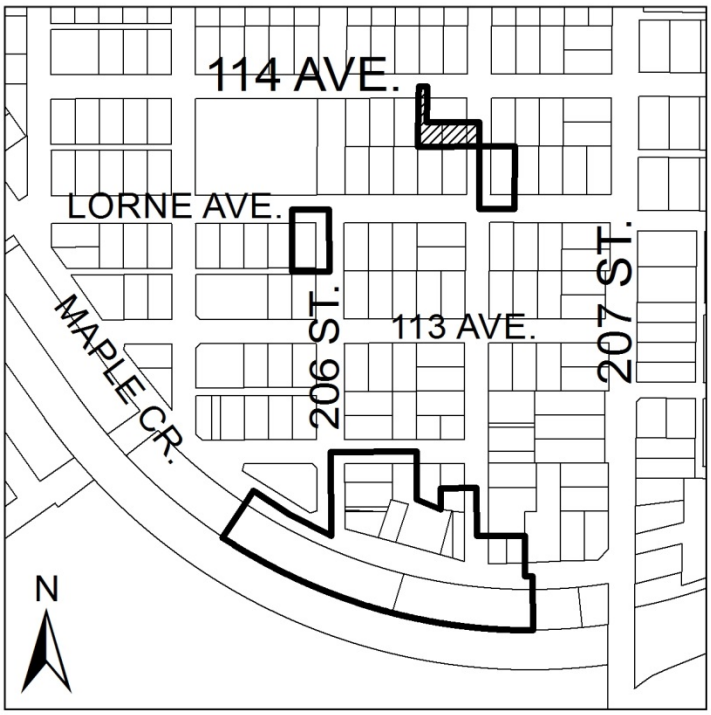

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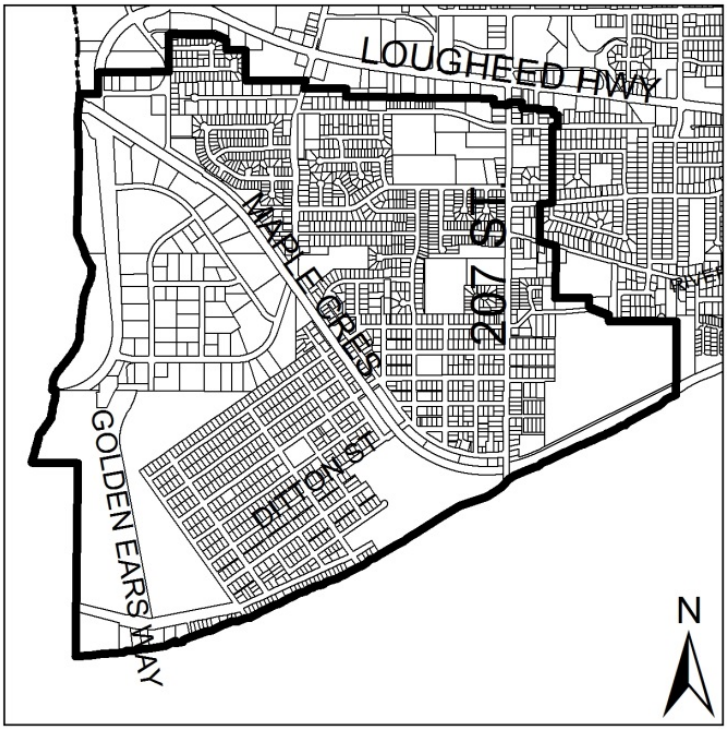


Hammond Area Plan

Map No. 933

AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from January 6, 2017 to January 17, 2017, Saturdays, Sundays and Statutory Holidays excepted. Staff reports for Item Nos. 1) and 2) see Council Meeting dated December 6, 2016 and for Item Nos. 3) and 4) see Council Meeting dated November 29, 2016, on the City website at *www.mapleridge.ca/AgendaCenter.*

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an e-mail to the Clerk's Department at *clerks@mapleridge.ca*, by 4:00 p.m., January 17, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 6th day of January, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-325-RZ
File Manager: Amelia Bowden

Official Community Plan or Zoning Bylaw Amendments:	**RECEIVED**	**NOT REQUIRED**
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	☒	☐
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	☒	☐
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	☒	☐
4. A legal survey of the property(ies)	☐	☒
5. Subdivision plan layout	☐	☒
6. Neighbourhood context plan	☐	☒
7. Lot grading plan	☐	☒
8. Landscape plan*+	☒	☐
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation*+.	☐	☒

* These items may not be required for single-family residential applications
+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1105
Council Meeting of: December 6, 2016

1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7283-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2) That Bylaw No. 7283-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3) That it be confirmed that Bylaw No. 7283-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4) That Bylaw No. 7283-2016, as amended, be given second reading and be forwarded to Public Hearing;
5) That the following terms and conditions be met prior to final reading:
   i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and
   ii) Provision of a refundable security equivalent to 100% of the estimated landscape cost, in accordance with the terms and conditions of the Temporary Use Permit.

(2016-325-RZ, 22606 Dewdney Trunk Road - to permit a temporary taxi dispatch use)

~~CARRIED~~ DEFEATED DEFERRED "Nicole Read" MAYOR

ACTION NOTICE

TO:
__ Chief Administrative Officer
__ Gen Mgr – Corporate & Financial
__ RCMP
__ Fire Chief
__ Mgr - Accounting
__ Director of Information Technology
__ Gen Mgr – Public Works & Development
✓ Dir - Planning — Prepare PH package
__ Dir - Licenses, Permits & Bylaws
__ Municipal Engineer
__ Dir - Engineering Operations
__ Gen Mgr - Parks, Rec & Cultural Services
__ Dir - Parks & Facilities
__ Dir – Recreation & Com. Services

Clerk's Section
__ Corporate Officer
__ Property & Risk Manager
__ Front Desk Reception
✓ Legislative Clerk
__ Committee Clerk
__ Confidential Secretary
__ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

December 6, 2016
Date

Corporate Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	December 5, 2016
		FILE NO:	2016-325-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C of W

SUBJECT: **Second Reading**
Official Community Plan Amending Bylaw No. 7283-2016
22606 Dewdney Trunk Road

EXECUTIVE SUMMARY:

A Temporary Use Permit application has been received for the subject property, located at 22606 Dewdney Trunk Road, to permit a temporary taxi dispatch use. The applicant is currently operating a taxi dispatch office at 20542 Dewdney Trunk Road; however, this property is not commercially zoned and the previous temporary use permit has lapsed. A previous application to rezone 20542 Dewdney Trunk Road and bring the taxi dispatch use into compliance was received in 2013 but the applicant did not proceed beyond first reading and the application was subsequently closed due to inactivity. The applicant no longer intends to develop 20542 Dewdney Trunk Road to include the existing non-compliant taxi business. The purpose of the subject application is to temporarily relocate the taxi business to 22606 Dewdney Trunk Road to rectify the current business' non-compliance at the current location. Council granted first reading and considered the early consultation requirements for the Official Community Plan (OCP) Amending Bylaw No. 7283-2016, on September 20, 2016.

RECOMMENDATIONS:

1) That, in accordance with Section 475 of the *Local Government Act,* opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7283-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

2) That Official Community Plan Amending Bylaw No. 7283-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

3) That it be confirmed that Official Community Plan Amending Bylaw No. 7283-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4) That Official Community Plan Amending Bylaw No. 7283-2016 , as amended, be given second reading and be forwarded to Public Hearing;

5) That the following terms and conditions be met prior to final reading:

   i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and

ii) **Provision of a refundable security equivalent to 100% of the estimated landscape cost, in accordance with the terms and conditions of the Temporary Use Permit.**

DISCUSSION:

1) Background Context:

Applicant:	SDM Transport Ltd.
Legal Description:	Lot 4 Except Westerly 81.1 Feet District Lot 401 Group 1 New Westminster District Plan 7863
OCP:	
Existing:	Town Centre Commercial
Proposed:	Temporary Use Permit
Zoning:	
Existing:	CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Automotive Repair, Indoor Recreation
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Road, Vacant, Bus Loop
	Zone:	RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial)
	Designation:	Medium and High-Rise Apartment, Town Centre Commercial
East:	Use:	Child Care
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Restaurant, Office
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property:	Vacant
Proposed Use of Property:	Taxi Dispatch Office
Site Area:	0.168 ha. (0.4 acres)
Access:	Dewdney Trunk Road, 226 Street
Servicing requirement:	Urban Standard

2) Background:

The applicant proposes to amend Appendix D - Temporary Use Permits of the OCP to allow a Temporary Use Permit for a taxi dispatch office. The uses requested for the temporary use permit include a taxi dispatch office and taxi parking. The applicant proposes to improve the overall appearance of the property by painting the existing building, and adding landscaping.

The applicant is currently operating a taxi dispatch office at 20542 Dewdney Trunk Road; however, this property is not commercially zoned and the previous temporary use permit has lapsed. A previous application to rezone 20542 Dewdney Trunk Road and bring the taxi dispatch use into compliance was received in 2013 but the applicant did not proceed beyond first reading and the application was subsequently closed due to inactivity. The applicant no longer intends to develop 20542 Dewdney Trunk Road to include the existing non-compliant taxi business. The purpose of the subject application is to temporarily relocate the taxi business to 22606 Dewdney Trunk Road to rectify the current business' non-compliance at the current location (see Appendix A and B)

3) Project Description:

The subject property has vehicular access via Dewdney Trunk Road and 226 Street, which the applicant proposes to keep fenced with a chain link gate for security purposes. A total of 43 parking spaces will be provided on the property for taxi parking and taxi driver parking. The existing building on the property will be utilized for a taxi dispatch office, which operates 24 hours per day, seven days a week. No propane refueling will take place on the property.

4) Planning Analysis:

i) Official Community Plan:

An OCP amendment is required to add the subject property into Appendix D – Temporary Use Permits of the OCP. Appendix D of the OCP states the following:

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
   a) temporary commercial uses, i.e., temporary parking areas; and
   b) temporary industrial uses, i.e. soil screening.
   c) other temporary uses.
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*
7. *The following section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.*

The main difference between rezoning and temporary use permits is the duration of time that the use is permitted on the property, and the removal and restoration requirements. The bylaw has been amended to add the Permit Area Number "4", to be in sequential numeric order within Appendix D of the OCP (see Appendix C).

ii) Development Information Meeting:

A Development Information Meeting was held at the Maple Ridge Library on November 22, 2016. A total of three people attended the meeting from surrounding apartment buildings and were concerned that the applicant intended to construct a tall building that would impede their view. After the applicant presented the proposal (see Appendix D), the attendees felt that the presence of an office operating 24 hours per day would increase safety in the neighbourhood.

5) Interdepartmental Implications:

The Licenses, Permits and Bylaws Department (the Bylaws Department) has provided the following draft operating requirements for the business license, which are in line with the City's Taxi Bylaw.

- The records of all daily trips for each taxi must be kept in the place of business for a period of six months and shall be produced for inspection at any time on request by the Police or the Bylaw department.
- Any taxi that is older than 7 years must be removed from the fleet.
- The drivers must always have a current chauffeurs permit and the Company must send the bylaw department updated lists of all current drivers.
- All drivers must clearly display photo identification inside the taxi.
- Each taxi must display a vehicle for hire plate that is valid for the current year. These plates are not transferrable from vehicle to vehicle.
- A list of complaints must be forwarded to the Bylaw Department twice monthly.

As the Bylaws Department is currently dealing with infractions at the existing business location, the above noted conditions will need to be resolved to the satisfaction of the City prior to issuance of a Temporary Use Permit on the subject property. The property located at 20542 Dewdney Trunk Road holds a valid business license which expires on December 31, 2016. Due to the RS-1 (One Family Urban Residential) zoning of that property, which does not permit a taxi dispatch use, the business license will not be renewed for that property.

6) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act.* The amendment required for this application, to amend Appendix D - Temporary Use Permits of the Official Community Plan (OCP) is proposed to allow a Temporary Use Permit on the subject property, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7283-2016, and that application 2016-325-RZ be forwarded to Public Hearing.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden, M. Urb
Planner 1

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

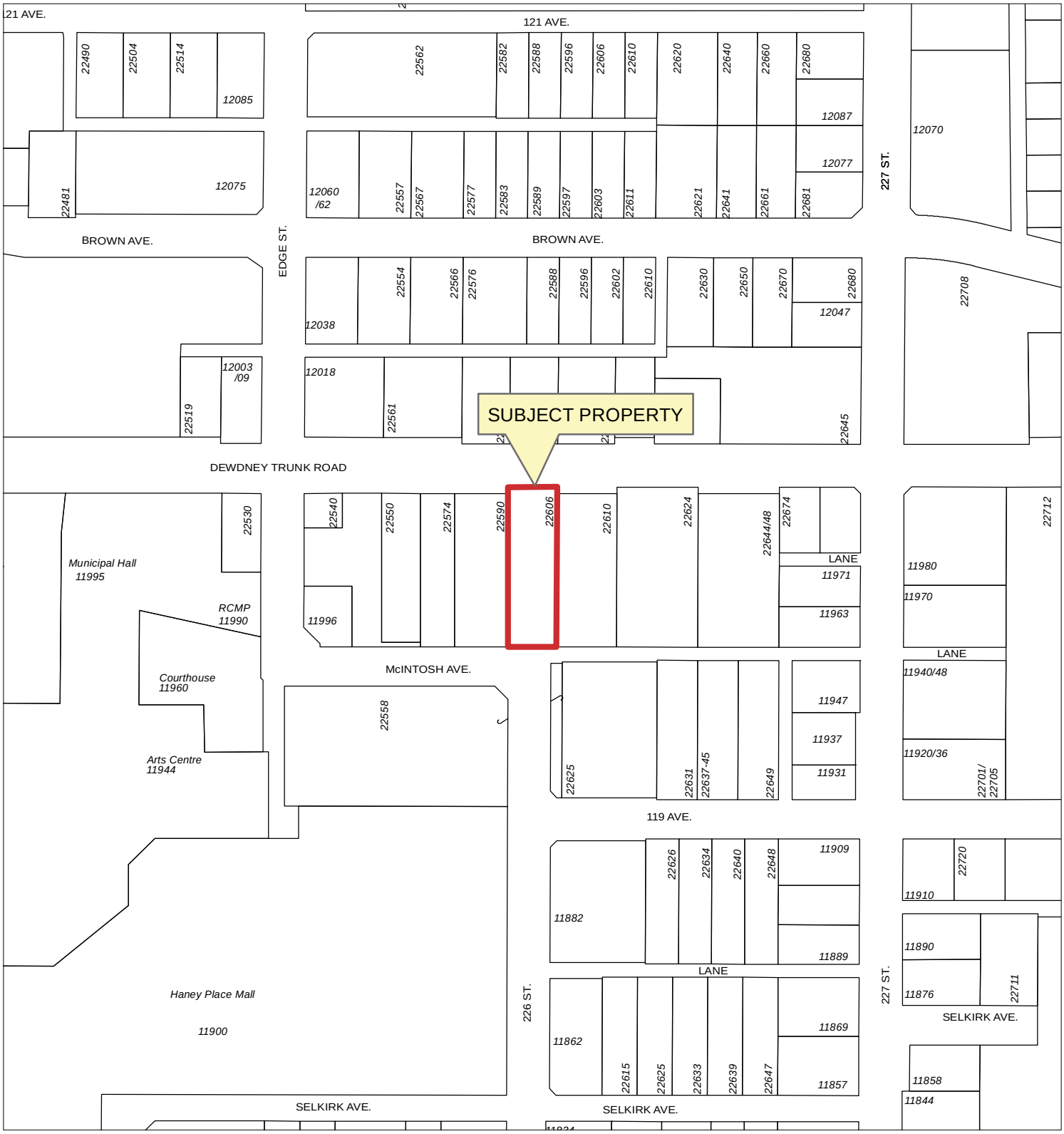
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7283-2016
Appendix D – Site and Landscape Plan



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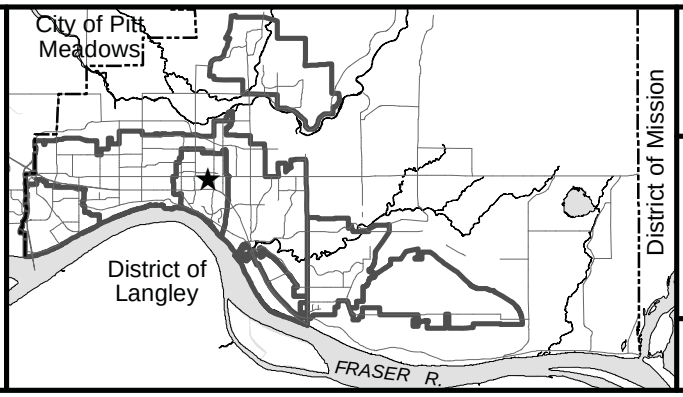

22606 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2016-325-RZ
DATE: Aug 22, 2016
BY: PC

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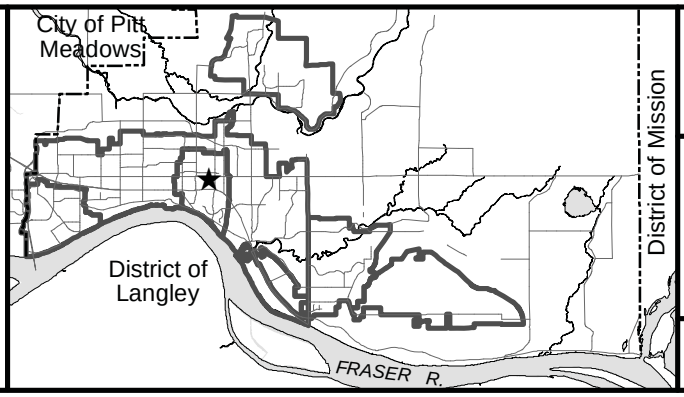
Scale: 1:2,500



22606 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2016-325-RZ
DATE: Aug 22, 2016
BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7283-2016

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "A" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016."

2. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by deleting Temporary Commercial Use Permit Area Location No.2 in its entirety and renumbering subsequent locations accordingly.

3. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following, in sequential numeric order:

   Temporary Commercial Use Permit Area Location No. 4

   Purpose:

   To permit a temporary taxi dispatch office and taxi parking located at 22606 Dewdney Trunk Road.

   Location:

   Those parcels or tracts of land shown on Temporary Commercial Use Permit Area No. 5 map, and known and described as:

   Lot 4 Except: Westerly 81.1 feet; District Lot 401 Group 1 New Westminster District Plan 7863

   is hereby designated to permit a temporary commercial use for a taxi dispatch office, for the lesser of a three-year maximum period or in the event of an offence to any City bylaw. The time period becomes effective upon adoption of this bylaw.

4. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Commercial Use Permit Area Location No. 4 map, in sequential numeric order.

5. Maple Ridge Official Community Plan Bylaw No.7060-2014 as amended, is hereby amended accordingly.

READ a first time the 20th day of September, 2016.

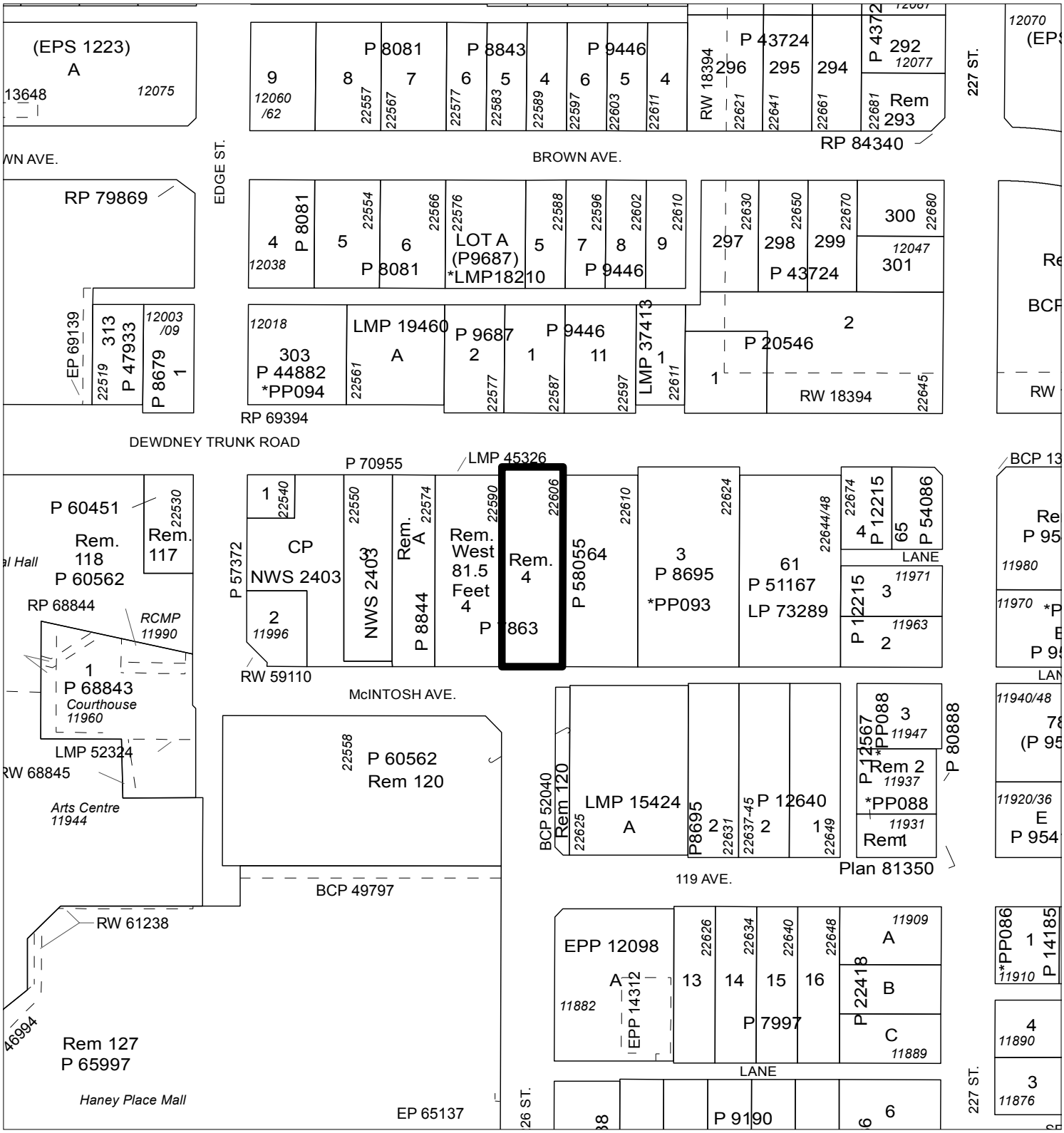
READ a second time the 6th day of December, 2016.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER	CORPORATE OFFICER



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TEMPORARY COMMERCIAL USE PERMIT AREA
Location No. 5

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Sep 6, 2016

BY: DT

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
	46	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	#1 Cont.	0.6m O.C.
	8	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 Cont.	1.0m O.C.
	5	Pieris japonica 'Forest Flame'	Forest Flame Pieris	#2 Cont.	
	30	Thuja occidentalis 'Smaragd'	Smaragd Hedge Cedar	1.2m ht.	0.75m O.C.

NOTES:

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF MAPLE RIDGE STANDARDS, UNLESS OTHERWISE NOTED.

PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.

GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR 'LEVEL 2 SOILS'.

PROVIDE TOPSOIL DEPTHS AS FOLLOWS:

SHRUBS AND GROUNDCOVERS-Min. 18" DEPTH CONTINUOUS

ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED

ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST

IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES IN THE PLANT LIST AND ACTUAL SYMBOLS IN THE PLAN, A MANUAL COUNT OF SYMBOLS IN THE PLAN SHALL TAKE PRECEDENT. BIDDERS TO CONFIRM ALL QUANTITIES.

GROWING MEDIUM SPECIFICATION**

BC Landscape Standard • Seventh Edition — 6 - Growing Medium

Table 6-3: Properties of Growing Medium for Level 2 "Groomed" and Level 3 "Moderate" Areas

Level 2 and 3 areas: routine, high to moderate standard of maintenance is anticipated. Automatic irrigation is recommended, however such areas can be adequately irrigated through consistent use of manual irrigation equipment. The textural classification for these growing media by the Canadian System of Soil Classification is "Loamy Sand" to "Sandy Loam". These growing media accommodate a wide selection of plants; they create a balance between good drainage and water retention and are suited to moderate, normal maintenance practices. "On-slab" areas should be treated as Level 1 areas, with corresponding increase in sand content and decrease in silts and clays.

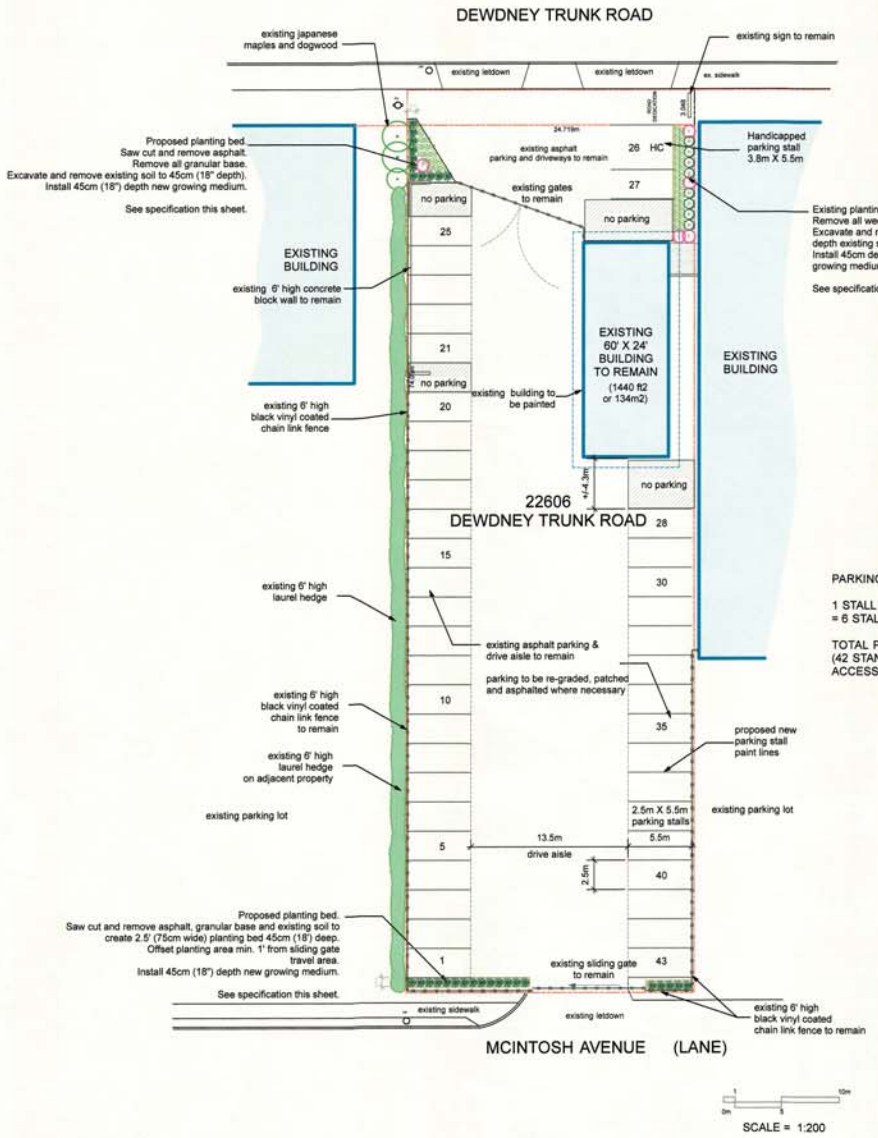
Growing Medium Types:	*2L*	*2H*	*2P*
Applications:	Low traffic Lawn Areas Trees & Large Shrubs	High Traffic Lawn Areas	Planting Areas
Texture:	Percent of Dry Weight of Total Growing Medium		
Coarse Gravel • larger than 19mm • smaller than 40mm	0 – 1%	0 – 1%	0 – 1%
All Gravel • larger than 2mm • smaller than 40mm	0 – 5%	0 – 5%	0 – 5%
	Percent of Dry Weight of Growing Medium Excluding Gravel		
Sand: • larger than 0.05mm • smaller than 2mm	50 – 80%	70 – 90%	40 – 80%
Silt: • larger than 0.002mm • smaller than 0.05mm	10 – 25%	0 – 15%	10 – 25%
Clay: • smaller than .002mm	0 – 25%	0 – 15%	0 – 25%
Clay and Silt Combined	Maximum 35%	Maximum 15%	Maximum 35%
Organic Content: Coast[1]	3-10%	3-5%	10-20%
Organic Content Interior[2]	3-5%	3-5%	15-20%
Acidity (pH):	6.0-7.0	6.0-7.0	4.5-6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

1 – "Coast" denotes locations with average annual precipitation greater than 60cm (24in). Organic matter is calculated as a percentage of the upper 20cm (8in) of growing medium.

2 – "Interior" denotes locations with average annual precipitation less than 60cm (24in). Organic matter is calculated as a percentage of the upper 20cm (8in) of growing medium.

PAGE 70 — SEVENTH EDITION

****PROVIDE SOIL FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR APPROVAL PRIOR TO DELIVERY OR PLACEMENT OF ANY GROWING MEDIUM**



PARKING CALCULATION

1 STALL REQUIRED PER 25m2 GROSS FLOOR AREA = 6 STALLS REQUIRED

TOTAL PARKING STALLS PROVIDED=43 (42 STANDARD, 1 HANDICAPPED ACCESSIBLE)

NOTES:
LANDSCAPE PLANS FORM AN INTEGRAL PART OF THE DEVELOPMENT AND BUILDING PERMITS AND MUST BE ADHERED TO FOR RELEASE OF THE LANDSCAPING LETTER OF CREDIT.

FEATURES SHOWN ON THIS PLAN HAVE BEEN FIELD MEASURED APPROXIMATELY AND DO NOT CONSTITUTE A LEGAL SURVEY.

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REVISIONS:

ISSUES:

PROJECT:
SDM TRANSPORT LTD.
22606 Dewdney Trunk Road
Maple Ridge, B.C.

LANDSCAPE ARCHITECTURE GRAPHIC DESIGN DIGITAL ILLUSTRATION
RORY DAFOE LANDSCAPE ARCHITECT
11278 Ethan Street
Maple Ridge
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rdafoe@shawcable.com
Office & Mobile: (604) 460 0606

TITLE:
SITE PLAN & LANDSCAPE PLAN

DRWG: **L-1** of 1

DATE:	SCALE:	REVISION:
Aug. 19/16	1:200	

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-346-RZ
File Manager: Michelle Baski

Official Community Plan or Zoning Bylaw Amendments:	**RECEIVED**	**NOT REQUIRED**
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	☐	☒
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	☐	☒
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	☐	☒
4. A legal survey of the property(ies)	☐	☒
5. Subdivision plan layout	☐	☒
6. Neighbourhood context plan	☐	☒
7. Lot grading plan	☐	☒
8. Landscape plan*+	☐	☒
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation*+.	☐	☒

* These items may not be required for single-family residential applications
+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1107
Council Meeting of: December 6, 2016

That Bylaw No. 7187-2015, as amended, be given second reading and be forwarded to Public Hearing.

(2015-346-CP, Wildfire Development Permit – to amend recently adopted Wildfire Development Permit Areas to remove references to the National Fire Protection Association standards and provide greater flexibility when reviewing development applications)

~~CARRIED~~ DEFEATED DEFERRED

"Nicole Read"
_____ MAYOR

ACTION NOTICE

TO:
- __ Chief Administrative Officer
- __ Dir – Corporate Support
- __ Dir – Human Resources
- __ Mgr – Economic Development
- __ Mgr – Sustainability & Corp Planning
- __ Mgr – Communications
- __ Gen Mgr – Corporate & Financial
- __ RCMP
- __ Fire Chief
- __ Mgr - Accounting
- __ Director of Information Technology
- __ Gen Mgr – Public Works & Development
- ✓ Dir - Planning — Prepare PH package
- __ Dir - Licenses, Permits & Bylaws
- __ Municipal Engineer
- __ Dir - Engineering Operations
- __ Gen Mgr - Parks, Rec & Cultural Services
- __ Dir - Parks & Facilities
- __ Dir – Recreation & Com. Services

Clerk's Section
- __ Corporate Officer
- __ Property & Risk Manager
- ✓ Front Desk Reception
- ✓ Legislative Clerk
- ✓ Committee Clerk
- ✓ Confidential Secretary
- __ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

December 6, 2016
Date

Corporate Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	December 5, 2016
		FILE NO:	2015-346-CP
FROM:	Chief Administrative Officer	**MEETING:**	C of W

SUBJECT: **Wildfire Development Permit Update**
Second Reading
Official Community Plan Amending Bylaw No. 7187-2015

EXECUTIVE SUMMARY:

On July 26, 2016, Council gave first reading to Official Community Plan Amending Bylaw No. 7187-2015, to amend the recently adopted Wildfire Development Permit Area Guidelines to remove the references to the National Fire Protection Association (NFPA) standards and provide greater flexibility when reviewing development applications, while still offering a satisfactory measure of risk management for wildfire events.

In the first reading report, a commitment was made to consult with the Urban Development Institute (UDI) and Greater Vancouver Home Builders Association (GVHBA) through the UDI/GVHBA Liaison Committee, as well as the Maple Ridge Builders' Forum, prior to seeking second reading on the bylaw. As these consultations have now occurred, the Official Community Plan Amending bylaw is coming forward for second reading and to be forwarded to Public Hearing.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7187-2015, as amended, be given second reading, and be forwarded to Public Hearing.

DISCUSSION:

On July 26, 2016, Council gave first reading to Official Community Plan (OCP) Amending Bylaw No. 7187-2015, to amend the recently adopted Wildfire Development Permit Area bylaw to remove the references to the NFPA Standards and provide greater flexibility when reviewing development applications (see Appendix A).

CONSULTATION UPDATE:

UDI/GVHBA

The proposed OCP amending bylaw was presented at the September 16, 2016 Maple Ridge Development Liaison Committee meeting, and a positive written response was received on September 27, 2016 (see Appendix B). Both the UDI and GVHBA are supportive of the proposed amendments as their members have also found that some of the NFPA standards conflicted with Official Community Plan policies and could undermine the unit yields for some projects. They feel that staff have provided a good compromise that limits the loss of development yields while still providing wildfire protection. The UDI and GVHBA also appreciated the approach of reviewing the policy one year after adoption to assess the impacts and fine-tune the policy.

Builders' Forum

The proposed OCP amending bylaw was also presented at the November 16, 2016 Builders' Forum. Approximately 45 builders were in attendance. There was discussion around coordination of the various consultants involved in a development proposal; however, no serious concerns were raised with the proposed amendments.

Agricultural Land Commission

A referral was sent to the Agricultural Land Commission (ALC) regarding the proposed amendments. A response has not been received. Comments from the ALC on the original OCP amending bylaw were received on September 18, 2014. The ALC comments were related to the definition of farm use and the ALC in the Development Permit Area Exemptions section.

The current exemption section in the bylaw reads as follows:

> *"On lands where a farm use, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, is being practiced and where the building design for residential buildings comply with the NFPA 1144 (latest edition) building guidelines, a Wildfire Development Permit will not be required. Non-residential farm buildings are exempt from all Wildfire Development Permit requirements, as long as they are sited at least 10 metres away from all residential buildings."*

In order to remove the reference to the NFPA standards, the proposed wording reads as follows:

> *"For non-residential farm buildings, located on lands where a farm use is being practiced, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, provided that they are sited at least 10 metres away from any residential building(s) and wildfire interface. If within 10 metres, then a restrictive covenant detailing building design and landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area."*

This wording has been revised slightly from what had been proposed at first reading, to remain consistent with the ALC's original comments. The bylaw has been amended to reflect this revision (see Appendix C).

CONCLUSION:

As there were no significant concerns with the proposed amendments to the Wildfire Development Permit Guidelines, it is recommended that second reading be given to OCP Amending Bylaw No. 7187-2015, as amended in this report, and that application 2015-246-CP be forwarded to Public Hearing.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, AScT, MA
Planner 1

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – First reading report
Appendix B – UDI/GVHBA response letter
Appendix C – OCP Amending Bylaw No. 7187-2015

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 25, 2016
		FILE NO:	2015-346-CP
FROM:	Chief Administrative Officer	**MEETING:**	COW

SUBJECT: **Wildfire Development Permit Update**
First Reading
Official Community Plan Amending Bylaw No. 7187-2015
Development Procedures Amending Bylaw No. 7233-2016

EXECUTIVE SUMMARY:

On October 28, 2014, Council approved *Official Community Plan Amending Bylaw No. 7101-2014* and *Development Procedures Amending Bylaw No. 7102-2014* for the Wildfire Development Permit Guidelines. At that time, there was also a commitment made to report back to Council one year after adoption. Since the adoption of the bylaws, several development applications have been subject to the Wildfire Development Permit and staff and the consultants have had an opportunity to further evaluate the program. For the most part, the Wildfire Development Permit has been successful; however, there have been some challenges in applying the Wildfire Development Permit Guidelines as they were originally written. Specifically, the guidelines refer to compliance with the National Fire Protection Association (NFPA) standards, which have proven to be significantly restrictive, resulting in potential reductions to development potential within the Wildfire Development Permit Area and substantially increased construction costs.

The following report provides an update on the Wildfire Development Permit and includes recommendations intended to fine-tune the policy. *Official Community Plan Amending Bylaw No. 7187-2015* and *Development Procedures Amending Bylaw No. 7233-2016* are intended to amend the recently adopted bylaws to remove the references to the NFPA Standards and make the Development Procedures Schedule J consistent with the other schedules within the bylaw.

RECOMMENDATIONS:

1. **That Official Community Plan Amending Bylaw No. 7187-2015 be given first reading;**

2. **That Official Community Plan Amending Bylaw No. 7187-2015 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**

3. **That it be confirmed that Official Community Plan Amending Bylaw No. 7187-2015 is consistent with the Capital Expenditure Plan and Waste Management Plan;**

4. In respect of Section 475 of the *Local Government Act,* requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

   i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
   ii. The Board of any Regional District that is adjacent to the area covered by the plan;
   iii. The Council of any municipality that is adjacent to the area covered by the plan;
   iv. First Nations;
   v. Boards of Education, Greater Boards and Improvements District Boards; and
   vi. The Provincial and Federal Governments and their agencies.

   and in that regard it is recommended that additional consultation be required with the Urban Development Institute and Greater Vancouver Home Builders Association via the Maple Ridge UDIGVHBA Liaison Committee, and the Maple Ridge Builders' Forum prior to second reading, in addition to the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

5. That Development Procedures Amending Bylaw No. 7233-2016 be given first and second reading.

DISCUSSION:

a) Background Context:

In 2004, the Provincial Government recommended that all communities undertake a Community Wildfire Risk Assessment and funding was established to help municipalities pay for this work.

A Maple Ridge Wildfire Risk Assessment and a Wildfire Protection Plan were produced for the City in 2007. These documents discussed the risk of wildfire in Maple Ridge and the Plan provided the following context in the executive summary:

> *"The District of Maple Ridge is embedded within the forest; approximately 60% of the community is forested. This region of the Province is susceptible to both lightning and human caused fires. Overall, the community could be classified with a fire risk profile described by a low to moderate fire probability and high to extreme consequences based on the values at risk."*

The Community Wildfire Protection Plan provided 21 recommendations on:

- Risk assessment;
- Education and communication;
- Structure protection;
- Emergency response;
- Training
- Fuel management; and
- Post fire rehabilitation.

On July 10, 2007, Council passed the following resolution:

> "*That the recommendations contained in the Community Wildfire Protection Plan be adopted in principle pending the development of a detailed implementation plan with an associated financial plan which will be brought back to Council for their consideration and adoption; and*
>
> *That staff be instructed to make application to the Union of British Columbia Municipalities for grant funding to develop an implementation plan for the Community Wildfire Protection Plan recommendations."*

In the Fall of 2007, Maple Ridge was awarded a grant for the development of municipal wildfire legislation. At that time, a staff working group was formed with representatives from Fire, Planning, Engineering, Operations, Building, and Parks and Leisure Services Departments to develop a draft Wildfire Development Permit. During that time, staff worked together to ensure the draft incorporated:

- risk mitigation measures;
- a process that would work concurrently and in concert with existing related regulations; and
- built-in flexibility to allow for alternative options that effectively mitigate risk.

At the January 7, 2013 Council Workshop, Council raised concerns with the technical aspects of the boundaries of the Wildfire Development Permit Area and the potential costs that would be incurred by the development community and referred the Wildfire Development Permit back to staff. A peer review was conducted and it was determined that the methodology used to prepare the Wildfire Development Permit Area was sound and that the forests around Whonnock Lake and Webster's Corner should also be included in the Wildfire Development Permit Area.

Over the course of developing the Wildfire Development Permit Area Guidelines, four consultation events occurred in 2012, and one in 2014 when the boundaries were revised to include the forests around Whonnock Lake and Webster's Corner. On May 27, 2014, Council passed a resolution directing staff to prepare the bylaws for the Wildfire Development Permit Area Guidelines. A Public Hearing for the *Official Community Plan Amending Bylaw No. 7101-2014* was held on October 21, 2014. The *Official Community Plan Amending Bylaw No. 7101-2014* and *Development Procedures Amending Bylaw No. 7102-2014* received third and final reading on October 28, 2014. The areas included within the Wildfire Development Permit Area are not proposed to change as a result of this report.

b) **Update:**

The Wildfire Development Permit Guidelines were originally written to be as flexible as possible with built-in exemptions and options if the requirements were not feasible. The requirements to meet the National Fire Protection Association (NFPA) standards referenced made it difficult to develop within the Wildfire Development Permit Area without significantly reducing the developable area or significantly increasing the cost of building. This was not the intent of the Wildfire Development Permit Guidelines.

In addition, staff have identified concerns with the NFPA standards, noting that they often conflict with the Official Community Plan Silver Valley Area Plan, which was developed through extensive public consultation in 1994 and adopted in 1996. Examples of Development Principles from the Silver Valley Area Plan that conflict with the NFPA and FireSmart principles include:

- Plan compact housing clusters as a solution to preserving natural environments and significant vegetation.
- Promote patterns and forms of development that allow for retention of existing mature trees and vegetation.
- Adopt road and street types and standards that limit speed, fit to topography and minimize impervious areas.
- Utilize reduced road width to achieve traffic calming, reduced site consumption, and maintenance of the desired rural character.
- Encourage unpaved, shared driveways and narrow paved lanes to housing clusters to minimize paved areas.

Since the Wildfire Development Permit Area Guidelines were adopted on October 28, 2014, twelve Wildfire Development Permit applications have been received and three have been approved. Of the twelve Wildfire Hazard Assessment reports that have been provided by consultants to the City, 9 have been prepared by Diamond Head Consultants Ltd. and 3 have been prepared by B.A. Blackwell and Associates. Both consultants have expressed concern with preparing Wildfire Hazard Assessment reports in accordance with the NFPA standards.

The main examples of NFPA code requirements that conflict with the Silver Valley Area Plan Development Principles and/or *Zoning Bylaw No. 3510–1985* siting regulations include the following:

Building Separation:

<u>Issue</u>

During the Development of the Wildfire Development Permit Guidelines, there was always an awareness that establishing separation distances in the bylaw could be problematic. NFPA 1141 requires that any building shall be separated from another building by at least 9.1 metres (30 ft.) and shall be set back at least 9.1 metres (30 ft.) from a property line.

The *FireSmart Protecting Your Community from Wildfire* manual requires a minimum of 15 to 20 metres of space separating dwellings to minimize the spread of fire. Current Zoning Bylaw siting requirements are as follows:

Zone	Interior Side Setback	Front Setback	Rear Setback
R-1 Residential District	1.2 m (4 ft.)	5.5 m (18 ft.)	8.0 m (26 ft.)
R-2 Urban Residential District	1.2 m (4 ft.)	3.0 m (10 ft.)	8.0 m (26 ft.)
R-3 Special Amenity Residential District	1.2 m (4 ft.)	3.0 m (10 ft.)	6.0 m (20 ft.)

The Fire Chief at the time had indicated a comfort in using his discretion when considering alternatives to the NFPA standards. However, when reviewing the Wildfire Hazard assessments, concerns with variances and liability have since arisen from staff and the consultants.

Recommendation

The proposed alternative to the siting requirements is to manage the building construction materials at wildfire interfaces and provide landscaping treatment within the different priority zones. This is addressed through the proposed revisions to the Wildfire Development Permit Area Guidelines (see Appendix A). The *FireSmart Homeowner's Manual* provides guidance for how to reduce the risk of wildfire hazard with respect to building construction and landscaping treatments.

Access:

Issue

NFPA 1141 requires a minimum clear width of 3.7 metres (12 ft.) for each lane of travel, excluding shoulders and parking, which conflicts with the Road Cross Sections identified in the *Maple Ridge Supplementary Standard Detail Drawing*s. The typical lanes of travel for arterial and collector roads range from 3.4 metres (11 ft.) in typical areas, to 3.1 metres (10 ft.) in Silver Valley areas. In addition, when vehicles are parked on both sides of a local road, the width does not accommodate the ability for two vehicles to pass and requires drivers to yield to oncoming vehicles.

Recommendation

As an alternative for developments with a single access, the Registered Professional Forester, in consultation with the Project Engineer, will be required to identify strategic locations to provide passing lanes within Wildfire Development Permit Areas. This is addressed through the proposed revisions to the Wildfire Development Permit Area Guidelines (see Appendix A).

Building Materials:

Issue

NFPA 1144 requires exterior vertical walls to "*meet the requirements for heavy timber construction, ignition-resistive material, fire-retardant-treated wood, or be a minimum 20 minute fire-rated assembly where walls are potentially exposed to a wildland fire*". FireSmart recommends that "*any material used for siding purposes should be fire-resistant, such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete and rock. Siding material should be at least 12 millimetres thick and extend from ground level to the roofline*."

When the Wildfire Development Permit Guidelines were initially under review, developers had a concern with the additional cost of ignition-resistant or non-combustible materials for the exterior cladding. Since the adoption of the Wildfire Development Permit Guidelines, the option of using vinyl siding with external sprinklers has been considered and deemed unsuitable. Upon further review, the logistics of managing the external sprinklers and the lack of reference standards for installation of such sprinklers made the option unfeasible. It was also problematic to ensure there would be the capacity to run the external sprinklers without impacting the water pressure and storage capacity required for Fire Department suppression needs.

In the interim, serious wildfires in the country illustrated the importance of target-hardening buildings, noting that vinyl siding easily melts, exposing combustible building materials which catches fire.

Recommendation

It is recommended that exterior elevations exposed to the wildfire interface be constructed of ignition-resistant or non-combustible materials (i.e. stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber). The approximate cost of installing vinyl siding ranges from $2.40-$3.10 per square foot. The approximate cost of installing non-combustible hardie board and rainscreen ranges from $5.75-$6.75 per square foot. A typical rear elevation of an R-1 sized home, minus the windows, is approximately 530 ft^2, so the difference in cost for this example could range from $1,400.00 to $2,300.00. This amount would vary, depending on the size of the home and number of elevations that are exposed to the wildfire interface.

Additional Proposed Revisions:

In addition to the revisions to the Wildfire Development Permit Area Guidelines described above, a minor revision to Section 8.4, *Development Permit Area Exemptions* is proposed to exclude a single-family home Building Permit from requiring a Wildfire Hazard Development Permit, as long as a restrictive covenant is registered on title, specifying the building design, siting, landscaping and open space requirements, as specified in the guidelines.

Schedule J of the *Development Procedures Bylaw No. 5879–1999* is also proposed to be amended to include the requirement for the application form and fee and to remove the details of the Wildfire Hazard Assessment report (see Appendix B) and to provide these details as a separate hand-out for applicants. This practice is consistent with other technical report guidelines, such as Geotechnical Reports or Agricultural Impact Assessments.

c) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an Official Community Plan amendment, it is recommended additional consultation is conducted with the Urban Development Institute and Greater Vancouver Home Builders Association via the Maple Ridge UDIGVHBA Liaison Committee, and the Maple Ridge Builders' Forum, prior to second reading, in addition to the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

CONCLUSION:

As with current City practice, this report represents a review of the Wildfire Development Permit that was adopted in 2014. Since that time, the City has reviewed twelve Wildfire Hazard Assessment Reports and has had an opportunity to review the Wildfire Development Permit Guidelines. For the most part, the Wildlfire Development Permit has been successful; however, there have been challenges in applying the Wildfire Development Permit Guidelines as they were originally written. Specifically, the guidelines refer to compliance with the NFPA standards, which have proven to be

significantly restrictive, resulting in potential reductions to development potential within the Wildfire Development Permit Area and substantially increased construction costs.

The proposed amendments to the Official Community Plan *Wildfire Development Permit Area Guidelines*, *Exemption*s and *Development Procedures Bylaw Schedule J* will help to reduce the difficulty in applying NFPA standards and provide greater flexibility when reviewing development applications, while still offering a satisfactory measure of risk management for wildfire events.

It is recommended that Council grant first reading to Official Community Plan Amending Bylaw No. 7187-2015 and first and second reading to Development Procedures Amending Bylaw No. 7233-2016.

"Original signed by Michelle Baski"

Prepared by:	Michelle Baski, AScT, MA Planner 1

"Original signed by Michael Van Dop"

Approved by:	Michael Van Dop Assistant Chief Planning and Prevention

"Original signed by Christine Carter"

Approved by:	Christine Carter, M.PL, MCIP, RPP Director of Planning

"Original signed by Frank Quinn"

Approved by:	Frank Quinn, MBA, P. Eng GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence:	E.C. Swabey Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – OCP Amending Bylaw No. 7187-2015
Appendix B – Development Procedures Amending Bylaw No. 7233-2016

URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION
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GREATER VANCOUVER HOME BUILDERS' ASSOCIATION
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Surrey, British Columbia V3W 1J8 Canada
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www.gvhba.org

September 27, 2016

Frank Quinn
General Manager, Public Works & Development Services
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Mr. Quinn:

Re: Wildfire Development Permit Update

I would like to thank you and your staff for the briefing on the *Wildfire Development Permit Update* that was provided to the development and building industry at the September 16th Maple Ridge Development Liaison Committee meeting.

Both the Urban Development Institute (UDI) and the Greater Vancouver Homebuilders' Association (GVHBA) are supportive of the proposed amendments to the City's *Official Community Plan Bylaw* and the *Development Procedures Bylaw*.

Like the City, our members have found that some of National Fire Protection Association (NFPA) standards have conflicted with some of Maple Ridge's planning principles (e.g. compact housing clusters, tree retention, and narrower road widths for traffic calming). In addition, the standards have undermined the unit yield for some projects.

Staff have provided a good compromise that maintains the City's planning goals and limits the loss of development yields while still providing wildfire protection. There are also some processing improvements that will also assist the industry.

UDI and GVHBA are also pleased that when the original policy was approved on October 28, 2014, the City made a commitment to review it one-year after adoption, so impacts could be assessed and fine tuning of the policy could occur. We believe this approach is a best practice and should be considered for other government policies. The positive changes in the *Wildfire Development Permit Update* exemplifies this.

We would like to thank staff again for the update they provided on the wildfire issue. UDI and GVHBA support the proposed changes and look forward to the upcoming presentation on them at the *Maple Ridge Builders' Forum*.

Yours truly,

Anne McMullin
President & CEO
Urban Development Institute

Bob de Wit
CEO
Greater Vancouver Home Builders' Association

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CITY OF MAPLE RIDGE

BYLAW NO.7187-2015

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

AND WHEREAS it is deemed desirable to amend Schedule "A" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No.7187-2015."

2. Section **8.4 Development Permit Area Exemptions, Item 4** is replaced with the following:

"4. A Wildfire Development Permit is not required under the following circumstances:

a) For an addition or renovation to any existing building in the municipality where the value of the work indicated on the building permit application does not exceed 50% of the assessed value of the improvements on the property on the date of the building permit application. For the purposes of this section the value of the building on the date of the building permit application is deemed to be the value as shown on the most recent assessment, by the British Columbia Assessment Authority, where such an assessment is available.

b) For interior renovations to an existing lawfully constructed, or legally non-conforming, building or structure wholly contained within, and not projecting beyond, the foundation.

c) For a single family home or a subdivision resulting in the creation of not more than two residential lots. A restrictive covenant detailing building design and landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.

d) For non-residential farm buildings, located on lands where a farm use is being practiced, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, provided that they are sited at least 10 metres away from any residential building(s) and wildfire interface. If within 10 metres, then a restrictive covenant detailing building design and

landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.

e) For public works and services and maintenance activities carried out by, or on behalf of, the City.

f) For any construction of a building or structure or any alteration of land that does not require a permit from the City."

3. Section **8.12 Wildfire Development Permit Guidelines, Subsection 8.12.1 Key Guideline Concepts** and **8.12.2 Guidelines, Items A-D** are replaced with the following:

"Intent

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk of wildfire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Development Permit will be required for all development and subdivision activity or building permits for areas identified as Wildfire Risk Areas identified on Map 1: Wildfire Development Permit Area. A Development Permit may not be required under certain circumstances indicated in the Development Permit Exemptions, Section 8.4, Item 4. These Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

8.12.1 Key Guideline Concepts

The intent of the Key Guideline Concepts is to ensure that development within the Wildfire Development Permit Area is managed to minimize the risk to property and people from wildfire urban interface hazards and to further reduce the risk of potential post-fire landslides and debris flows.

Applications for Wildfire Development Permits will be assessed against the following key guideline concepts:

1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;
2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;
3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process; and
4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.

8.12.2 Guidelines

The design and construction of buildings and structures located within the boundaries of the Wildfire Development Permit Area shall be in accordance with the following key guidelines. Additional details can be found in the *BC Wildfire Service FireSmart* manuals.

The City may consider alternative design and construction solutions if the alternative solution meets the intent of these guidelines.

A. Subdivision Design and Construction

1. The development building face should be located a minimum of 10 metres away from the adjacent forest interface. This 10 metre distance (Priority Zone 1) should be created between all sides of the foundation and the forest interface (vegetation shall be modified to mitigate hazardous conditions within 10 metres of the foundations prior to the start of construction). The treatment within Priority Zone 1 may include: treating fuel on the existing parcel; developing a trail as a part of the Priority Zone; or including an environmental and geotechnical setback, if such treatment is mutually beneficial to the intent of the setback areas and FireSmart principles.

2. Priority Zone 1 may incorporate cleared parks, roads, or trails to meet the 10 metre distance requirement.

3. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variations may be considered if a wildfire hazard assessment can justify a change in the setback distance.

4. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.

5. For subdivisions where a secondary access is not provided and an emergency Utility Vehicle (UTV) trail system is planned as an alternative, the trail access must be constructed with a 1.5 metre trail width and a minimum height and width of 2 metres cleared of vegetation, with pullouts for passing and turnaround every 500 metres, where appropriate. In areas where a 30 metre environmental setback is required, the City may consider including the trail within the 30 metre setback; however, it must be located outside of a 15 metre watercourse setback from the top of bank. Trails or turnaround points must consider appropriate design measures for protecting environmentally sensitive and/or geotechnical sensitive areas.

6. Access points suitable for evacuation and the movement of emergency response equipment must be provided. The number of access points and their capacity should be determined during subdivision design. Two means of access are preferred for subdivisions in a Wildfire Development Permit Area. If two access points are not possible, then the single access must have the capability of accommodating two fire trucks - each with a width of 2.9 metres – safely passing each other at strategic locations.

B. Building Design and Siting

1. Locate building sites on the flattest areas of the property and avoid gullies or draws that accumulate fuel and funnel winds.
2. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.
3. Buildings must comply with the requirements listed below. Accessory buildings located within the Wildfire Development Permit Area must meet the same building standards as the principal residence.

Roofing Materials

a) Roof materials shall have a Class A or B fire resistance rating as defined in the current British Columbia Building Code, as amended. Examples of typical Class A or B roofing products include, but are not limited to: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate, and hybrid composite materials. Note: Wood shakes and shingles are not acceptable, unless certified to Class A or B.

Exterior Cladding

a) Exterior cladding on elevations adjacent to the wildfire interface shall be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.
b) Decorative construction features, such as fascia, trim board materials and trim accents, are exempted from this requirement, to a maximum of 10% per elevation.

Overhanging Projections and Cantilevered Floors

a) Overhanging projections attached to buildings and their support (i.e. decks, balconies, porches, structural columns, and beams) shall be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the “Exterior Cladding” section above.
b) The underside of all exposed floors (i.e. underside of balconies, decks and porches) shall be sheathed or skirted with fire-resistant materials, similar to those allowed in the “Exterior Cladding” section above.
c) The underside of all cantilevered floors (i.e. bay windows, hutches, and window seats) shall be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.
d) Areas under overhang projections must be kept clear of debris.

Exterior Doors and Windows

a) Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of the North American Fenestration Standard (NAFS).

b) Exterior windows and glazing within doors exposed to the wildfire interface and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes, and must meet the requirements of the NAFS. Openable windows shall be covered with non-combustible, corrosion-resistant screens.

Eaves, Soffits and Vents

a) All eaves and ventilation openings in exterior walls, roofs, and soffits shall be covered with non-combustible, 3 millimetre corrosion-resistant wire mesh, or be designed to prevent flame or ember penetration into the structure.
b) Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.

Chimney

a) Spark arrestor screens are required on all wood-burning appliances.

C. Landscaping and Open Spaces

1. Landscaping within the 10 metre Priority Zone 1 should be designed based on FireSmart landscaping standards to ensure minimal fuel loading within the landscaped areas and provide ongoing resistance to wildfire. The type and density of fire resistive plantings incorporated within landscaped areas will assist in mitigating the wildfire hazard.
2. Removal of all debris (wood and vegetation) after land clearing for development must be completed prior to the approval of any new subdivision plan.
3. A landscaping security may be required for landscaping works in accordance with the Maple Ridge Landscape Security Policy No. 6.28."

4. **Subsection 8.12.2 Guidelines, Item E** be renumbered accordingly.

5. Maple Ridge Official Community Plan Bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the 26th day of July, 2016.

READ a second time the 6th day of December, 2016.

PUBLIC HEARING HELD the day of , 2016.

READ a third time the day of , 2016.

ADOPTED, the day of , 2016.

PRESIDING MEMBER

CORPORATE OFFICER

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2014-009-CP
File Manager: Amelia Bowden

Official Community Plan or Zoning Bylaw Amendments:	**RECEIVED**	**NOT REQUIRED**
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	☐	☒
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	☐	☒
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	☐	☒
4. A legal survey of the property(ies)	☐	☒
5. Subdivision plan layout	☐	☒
6. Neighbourhood context plan	☐	☒
7. Lot grading plan	☐	☒
8. Landscape plan*+	☐	☒
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation*+.	☐	☒

* These items may not be required for single-family residential applications
+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1102
Council Meeting of: November 29, 2016

That Bylaw No. 7292-2016 be given first and second readings and be forwarded to Public Hearing.

(2014-009-CP, 11240 and 11230 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11233, 11202 and 11391 Dartford Street; 20657 and 20598 Lorne Avenue; PIDs 003-435-181 and 004-963-415 – to create the H-2 [Hammond Village Commercial] zone and to rezone from C-3 [Town Centre Commercial] and RS-1 [One Family Urban Residential] to H-2 [Hammond Village Commercial] and P-4 [Church Institutional] to align with the policies of the Hammond Area Plan)

~~CARRIED~~ DEFEATED DEFERRED

"Nicole Read"
_____ MAYOR

ACTION NOTICE

TO:
- __ Chief Administrative Officer
- __ Dir – Corporate Support
- __ Dir – Human Resources
- __ Mgr – Economic Development
- __ Mgr – Sustainability & Corp Planning
- __ Mgr – Communications
- __ Gen Mgr – Corporate & Financial
- __ RCMP
- __ Fire Chief
- __ Mgr - Accounting
- __ Director of Information Technology
- __ Gen Mgr – Public Works & Development
- ✓ Dir - Planning
- __ Dir - Licenses, Permits & Bylaws
- __ Municipal Engineer
- __ Dir - Engineering Operations
- __ Gen Mgr - Parks, Rec & Cultural Services
- __ Dir - Parks & Facilities
- __ Dir – Recreation & Com. Services

Clerk's Section
- __ Corporate Officer
- __ Property & Risk Manager
- __ Front Desk Reception
- ✓ Legislative Clerk
- __ Committee Clerk
- __ Confidential Secretary
- __ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 29, 2016
Date

Corporate Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	November 21, 2016
		FILE NO:	2014-009-CP
FROM:	Chief Administrative Officer	**ATTN:**	C of W

SUBJECT: **Rezoning of Hammond Village Commercial Area and Zoning Bylaw Amendments – Hammond Area Plan First and Second Reading – Zone Amending Bylaw 7292-2016 11240 and 11230 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11233, 11202 and 11391 Dartford Street; 20657 and 20598 Lorne Avenue; PIDs 003-435-181 and 004-963-415**

EXECUTIVE SUMMARY:

On September 20, 2016, Council gave first reading to Hammond Area Plan Bylaw No. 7279-2016. In conjunction with Council's consideration of second reading of the same bylaw, this report outlines Zoning Bylaw amendments – Zone Amending Bylaw 7292-2016 - that are required to reflect the policy directions of the new Area Plan.

A new H-2 (Hammond Village Commercial) zone (see Appendix B) has been created to align with the *Hammond Village Commercial* land use designation, located in the Upper Hammond Precinct. Additionally, it is proposed that properties under this land use designation be rezoned to the H-2 (Hammond Village Commercial) zone in conjunction with the Hammond Area Plan approval process. The intent of the new commercial zone is to tailor the range of uses more closely to the character and needs of the Hammond area. This report explains the proposed zoning provisions and policy alignment with the Hammond Area Plan. As well, this report outlines concurrent zoning considerations including the correction of an existing split-zoning condition on a neighbourhood character site.

RECOMMENDATION:

1) **That Maple Ridge Zone Amending Bylaw No. 7292-2016 be given first and second readings, and be forwarded to Public Hearing.**

BACKGROUND:

The September 19, 2016 staff report identified that, stemming from the Hammond Area Plan and its policy directions, new zones would be brought forward in conjunction with a second reading report for the Hammond Area Plan.

DISCUSSION:

Below is an outline of changes under Zone Amending Bylaw 7292-2016, including the proposed H-2 (Hammond Village Commercial) zone, and an overview of its alignment with the Hammond Area Plan.

<u>Hammond Village Commercial Zone:</u>
The Hammond Area Plan encourages the creation of a hub of vibrant commercial activity in Hammond's historic commercial node at Maple Crescent and Dartford Street through mixed-use development forms. The envisioned form of commercial development outlined in the *Hammond*

Village Commercial policies include ground level retail shops and services with apartments or offices above.

The proposed H-2 (Hammond Village Commercial) zone (see Appendix B) is intended to support this policy vision while reflecting the unique size and character of this commercial area due to its historic subdivision pattern. This Hammond-specific zone is based on the City's H-1 (Heritage Commercial) zone, as a number of the properties include sites identified as having heritage character or heritage potential, with two properties on the City's Heritage Inventory.

The zoning provisions for the H-2 (Hammond Village Commercial) zone include a minimum height of 11 metres (3 storeys) and a maximum height of 15 metres (4 storeys). The height range will help achieve Hammond Area Plan policies by promoting densification at the commercial node, while ensuring compatibility with the surrounding neighbourhood. The existing C-3 (Town Centre Commercial) zone by comparison does not have a height maximum, therefore, under the new proposed zoning, a greater level of protection and sensitive design will be achieved. Furthermore, the proposed siting requirements for the H-2 (Hammond Village Commercial) zone conform to the desired form and character for the village commercial node, which include a consistent street frontage of commercial uses.

Additionally, the H-2 (Hammond Village Commercial) zone will also permit a variety of local-serving uses in future redevelopment efforts or new construction projects, and will ensure that the potential commercial floor space will create a vibrant village environment. Permitted uses focus on personal and professional services, convenience and other forms of retail, restaurants, and a new microbrewery and distillery use. This latter use is intended to permit the manufacturing of beer, wine, and spirits within the commercial node with supporting accessory uses of a tasting lounge and retail sales.

Another component of Zone Amending Bylaw 7292-2016 is the addition of two schedules that further regulate commercial use in the commercial node. In order to help facilitate the creation of animated and lively public spaces, the new zone also outlines specific locations within the commercial area where retail must be provided on the first storey (see Schedule J of the new zone). Additionally, and to further enhance the viability of this commercial node, office and residential uses will be permitted above the retail first storey.

In recognition that local commercial areas can rely on vehicle trips, parking was also a consideration in the drafting of the new H-2 (Hammond Village Commercial) zone. It was noted specifically that the historic subdivision pattern of the Hammond Village Commercial node may challenge the accommodation of current land use parking standards. As a result, allowance was provided under the new zone for certain properties to be used for future off-street parking sites (identified as Schedule K in the new zone).

<u>Proposed Rezoning of Land:</u>
In addition to the creation of the new H-2 (Hammond Village Commercial) zone, another intent of the enclosed Zone Amending Bylaw 7292-2016 is to rezone the 14 properties that are to be designated *Hammond Village Commercial* and currently zoned C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial). As noted earlier, the C-3 (Town Centre Commercial) zone, which aligns with the *Town Centre Commercial* land use designation, is not deemed appropriate in terms of its height, massing, or use provisions for the smaller-scaled Hammond Village Commercial node. The proposed rezoning will therefore facilitate a future form of development that reflects the Hammond Area Plan village commercial policies, supports the desired form and character for the commercial node, and further distinguishes the *Hammond Village Commercial* designation from the *Town Centre Commercial* land use designation.

The rezoning process from C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial) will not render existing conforming uses on the 14 subject properties non-conforming based on a review of BC Assessment use categories. However, it is noted that some existing uses may be non-conforming under the current C-3 (Town Centre Commercial). These current non-conformances would remain through the city-led rezoning process and are subject to the provisions of Division 13 of the *Local Government Act*.

Staff note: the *Hammond Village Commercial* designation is proposed to cover additional properties than the 14 C-3 (Town Centre Commercial) zoned properties discussed above. One property in the village commercial node is presently zoned C-4 (Neighbourhood Pub), and it is expected to remain under its existing zoning. Other properties are zoned RS-1 (One Family Urban Residential) and it is anticipated that these will go through future, applicant-led rezoning processes to the H-2 (Hammond Village Commercial) zone.

Relationship to Hammond Area Plan Process:
As noted earlier, the proposed H-2 (Hammond Village Commercial) zone is intended to support the founding policy vision for this area. The Hammond Area Plan includes 11 policies for the Hammond Village Commercial land use, as follows:

Policy 3-27 *Principal buildings within the Hammond Commercial designation will range from a minimum of three (3) to a maximum of four (4) storeys.*

Policy 3-28 *Conservation and/or adaptive re-use of buildings listed on "The Heritage Resources of Maple Ridge" is encouraged.*

Policy 3-29 *Ground floor commercial is required within the Hammond Commercial designation with office and/or residential use above grade.*

Policy 3-30 *Orient living and activity spaces toward streets and public spaces, so that opportunities for "eyes on the street" are created wherever possible.*

Policy 3-31 *Creating public outdoor meeting spaces is encouraged in the Hammond Village Commercial designation and may take the form of a public square, plaza, courtyard, or passageways between buildings.*

Policy 3-32 *Attractive landscaping and seating design is important in public spaces to invite people to rest, reflect, or meet and visit with others.*

Policy 3-33 *Incorporating public art into new development and public spaces is encouraged.*

Policy 3-34 *Maple Ridge will undertake a study to explore appropriate parking standards and alternative parking options, such as a nearby parking lot, for the Hammond Village Commercial area.*

Policy 3-35 *All parking is encouraged in an underground structure. Where challenging site conditions exist, options include landscaped visitor parking at grade, concealed above-grade structure for all parking, or concealed above-grade structure for residents' parking and landscaped visitor parking at grade.*

Other Zoning Considerations:
One final zoning consideration relates to the property at 11391 Dartford Street. The site is a historic church that is, in part, currently zoned RS-1 (One Family Urban Residential). During the planning process, the property and its split-zoning was identified and requested to be addressed. As part of the proposed rezoning of the Hammond commercial village, it is also suggested that this property be brought into compliance with the P-4 (Place of Worship Institutional) zone, and be concurrently rezoned as a further means to protect the historic character of the area.

CITIZEN IMPLICATIONS:

The proposed amendments to the Zoning Bylaw to create a new H-2 (Hammond Village Commercial) zone, and to rezone 15 properties, reflects the desired outcomes of the Hammond Area Plan. The Hammond Area Plan process involved numerous public feedback opportunities and community engagement initiatives. Additionally, a letter has been sent to each of the owners of the 15 properties under rezoning consideration to explain the nature of the change and invite them to meet with Planning Department staff should further discussion be desired.

CONCLUSION:

This report describes Zoning Bylaw amendments to implement the Hammond Area Plan and to align with its *Hammond Village Commercial* land use designations. The intent of the new H-2 (Hammond Village Commercial) zone is to tailor the range of uses and form of development regulations more closely to the needs and existing character of the Hammond area. Zone Amending Bylaw 7292-2016 also includes the rezoning of 15 subject properties; 14 of which are from C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial) and one of which is from RS-1 (One Family Urban Residential) to P-4 (Church Institutional). It is recommended that first and second reading be granted to Zone Amending Bylaw 7292-2016 and that the item be forwarded to the same Public Hearing where the Hammond Area Plan will be introduced.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden, M.Urb
Planner 1

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

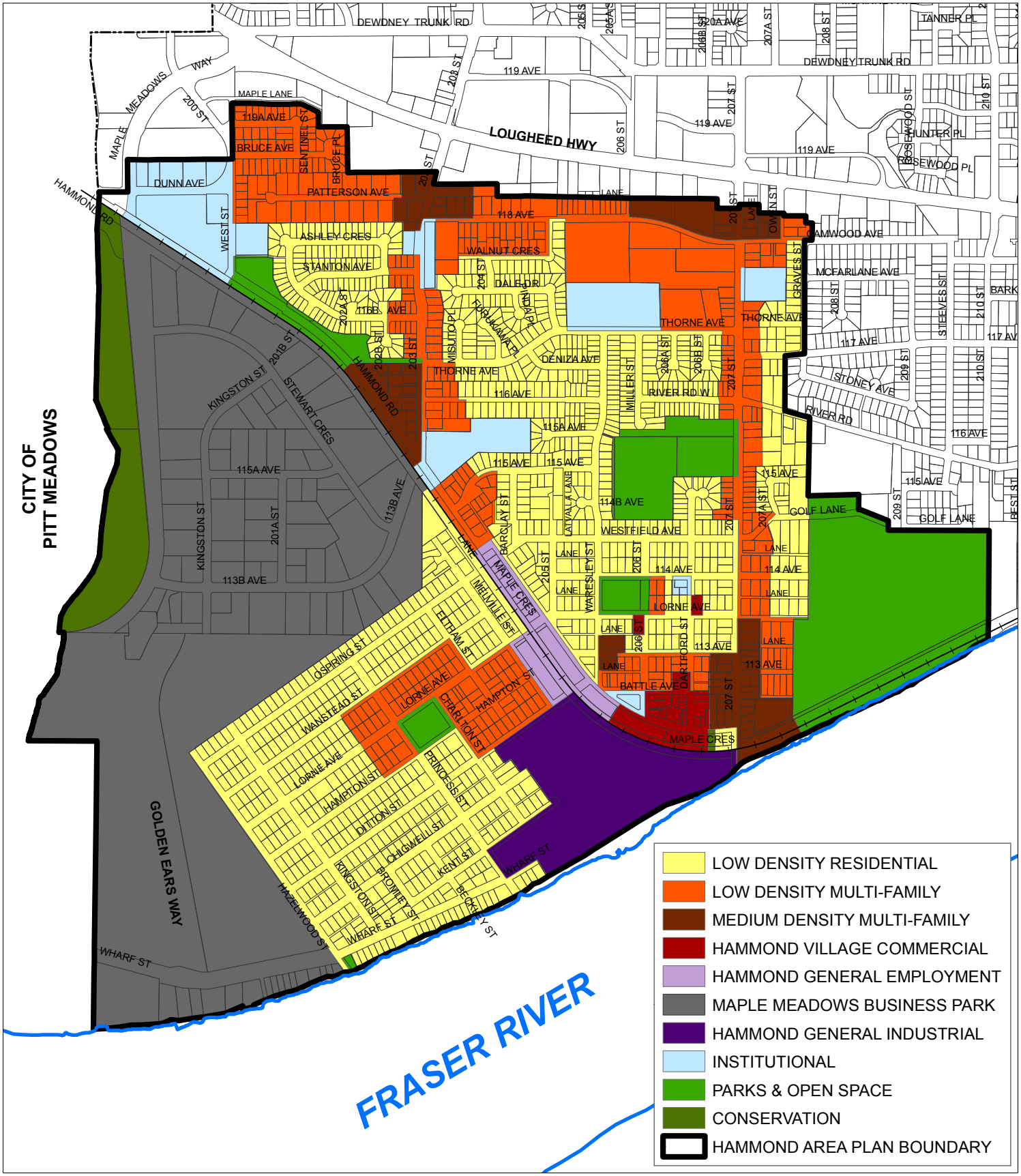
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E. C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A –Hammond Area Plan Land Use Designations
Appendix B - Zone Amending Bylaw 7292-2016



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N.T.S.

HAMMOND AREA PLAN "SCHEDULE 1"

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE ADOPTED: XXX, XX 2016
DATE OF LAST REVISION: XXX XX, 2016

BY: DT

CITY OF MAPLE RIDGE

BYLAW NO. 7292-2016

A Bylaw to amend the text Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7292-2016."

2. That PART 2 INTERPRETATION be amended with the addition of the following definition after MEDICAL MARIHUANA, COMMERCIAL PRODUCTION:

   MICROBREWERY, WINERY AND DISTILLERY means premises on which beer, ale, cider, wine or sprits are manufactured using traditional methods, often in small or seasonal batches. This use includes accessory retail display and sales as well as sampling and lounge spaces, provided that the combined floor area allocated to such accessory uses does not exceed the manufacturing floor area.

3. That PART 7 – COMMERCIAL ZONES be amended by the addition of the following commercial zone following H-1 HERITAGE COMMERCIAL:

714 HAMMOND VILLAGE COMMERCIAL H-2

1) PURPOSE

1. This zone is intended for mixed-use development within Hammond's historic commercial area and is specific to sites designated *Hammond Village Commercial* in the Hammond Area Plan.

2) PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:

   (a) apartment (see Section 10, OTHER REGULATIONS in this zone);
   (b) assembly;
   (c) convenience store;
   (d) financial services;
   (e) indoor commercial recreation;
   (f) liquor primary establishment;
   (g) licensee retail store;
   (h) microbrewery, winery and distillery;
   (i) personal services;
   (j) personal repair services;

(k) professional services;
(l) restaurants;
(m) retail sales;
(n) off-street parking, permitted on those parcels included on Schedule "J" Hammond Commercial and Off-Street Parking;
(o) vehicle and equipment repair services, permitted on the following parcel:
20657 Lorne Avenue
Lot 697 District Lot 278 New Westminster District Plan 114

3) ACCESSORY USES

1. The following uses shall be permitted as accessory to a permitted principal use in this zone:

(a) boarding, accessory to an apartment use;
(b) home occupation, accessory to an apartment use;
(c) outdoor display or sales area.

4) LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:

(a) net lot area;	191.0 square metres
(b) lot width;	6.0 metres
(c) lot depth.	27.0 metres

5) LOT COVERAGE

1. The lot coverage of all buildings and structures shall not exceed 90%.

6) SETBACKS

1. No building or structure shall be sited less than:

(a) from a front lot line;	0 metres
(b) from a rear lot line;	1.5 metres
(c) from an interior lot line;	0 metres
(d) from an exterior lot line.	4.5 metres

7) HEIGHT

1. No building or structure shall be less than 11 metres.

2. No building or structure shall be greater than 15 metres.

3. Notwithstanding clauses 1 and 2, the following height restrictions on properties identified on Schedule 'J' Hammond Commercial and Off-Street Parking shall be as follows:

(a) No building or structure shall be less than 3.6 metres;
(b) No building or structure shall be greater than 11 metres.

8) PARKING & LOADING

1. Off-street parking and off-street loading shall be sited to the rear of the building, inside a building or structure, or underground;

2. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

9) OTHER REGULATIONS

1. For properties identified on Schedule "K", Hammond Ground Floor Commercial Required, an apartment use shall be limited exclusively to storeys above the first storey of a building.

2. An apartment use:

   (a) shall provide a minimum of 5% of the lot area as useable open space which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks.

   (b) shall provide a balcony for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres per dwelling unit, whichever is greater;

   (c) shall have a separate public entrance from the ground floor front elevation if located in a building or structure with other uses except that on a corner lot access may be from the ground floor exterior side elevation;

   (d) shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw.

3. All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building except for accessory outdoor display, seating, or sales area and off-street parking and loading.

4. A home occupation use shall comply with the regulations of Section 402 (4).

4. Those parcels or tracts of land and premises known and described as:

Lot 795 District Lot 278 New Westminster District Plan 114
Lot 797 District Lot 278 New Westminster District Plan 114
PID 007-226-551
Lot 793 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 10059
Lot B District Lot 278 New Westminster District Plan 10059
Lot 789 District Lot 278 New Westminster District Plan 114
Lot 790 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 12703
Lot B District Lot 278 New Westminster District Plan 12703
Lot 1110 District Lot 278 New Westminster District Plan 52216
PID 003-435-181
Lot 697 District Lot 278 New Westminster District Plan 114
Lot 726 District Lot 278 New Westminster District Plan 114

and shown on Map No. 1698 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to H-2 (Hammond Village Commercial).

5. Those parcels or tracts of land and premises known and described as:

   Lot 695 District Lot 278 New Westminster District Plan 114

   and shown on Map No. 1698 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-4 (Church Institutional).

6. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 29th day of November, 2016.

READ a second time the 29th day of November, 2016.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER	CORPORATE OFFICER

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7292-2016

Map No. 1698

From: C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential)

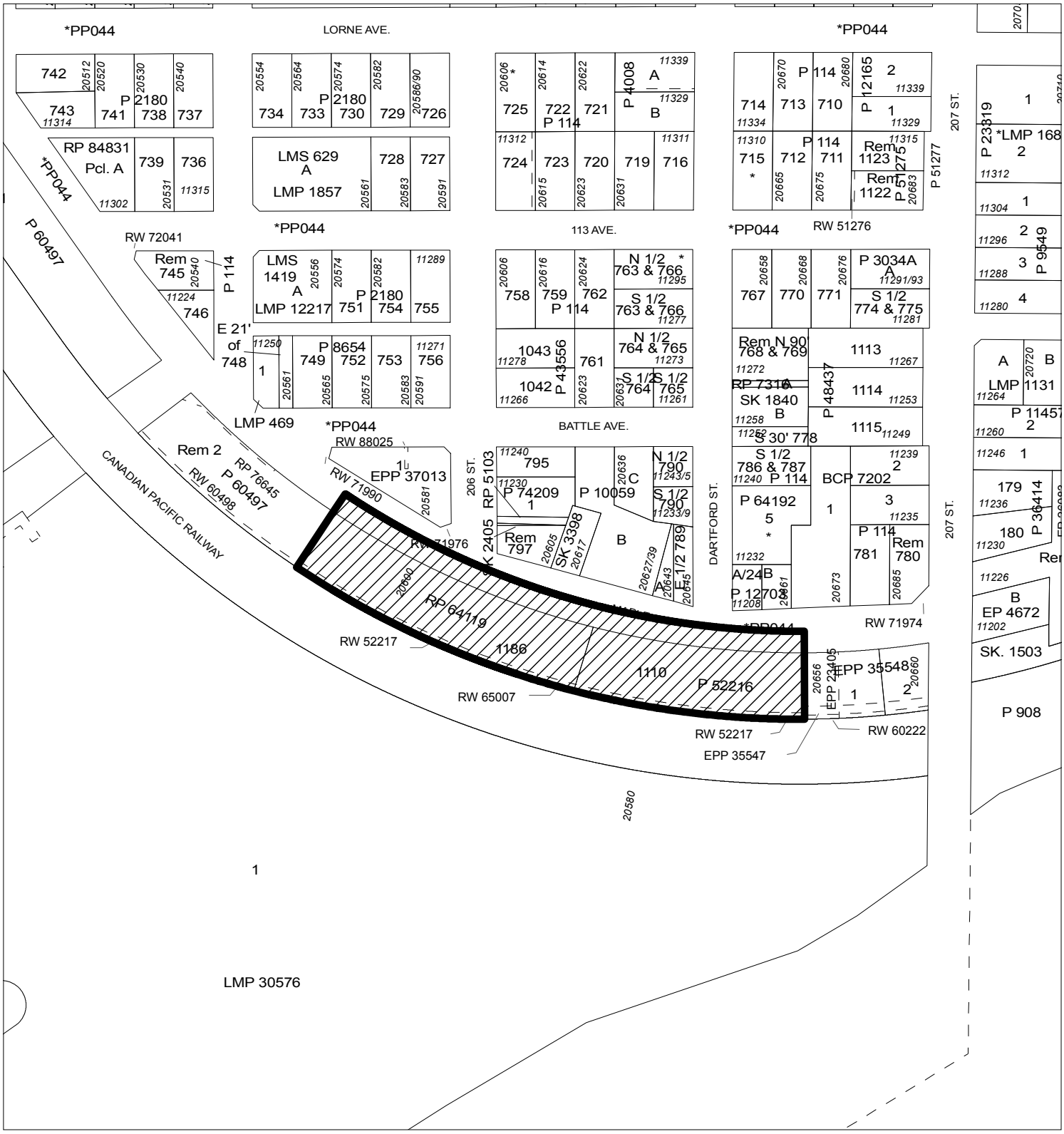
To: H-2 (Hammond Village Commercial)

P-4 (Place of Worship Institutional)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000



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Scale: 1:2,500

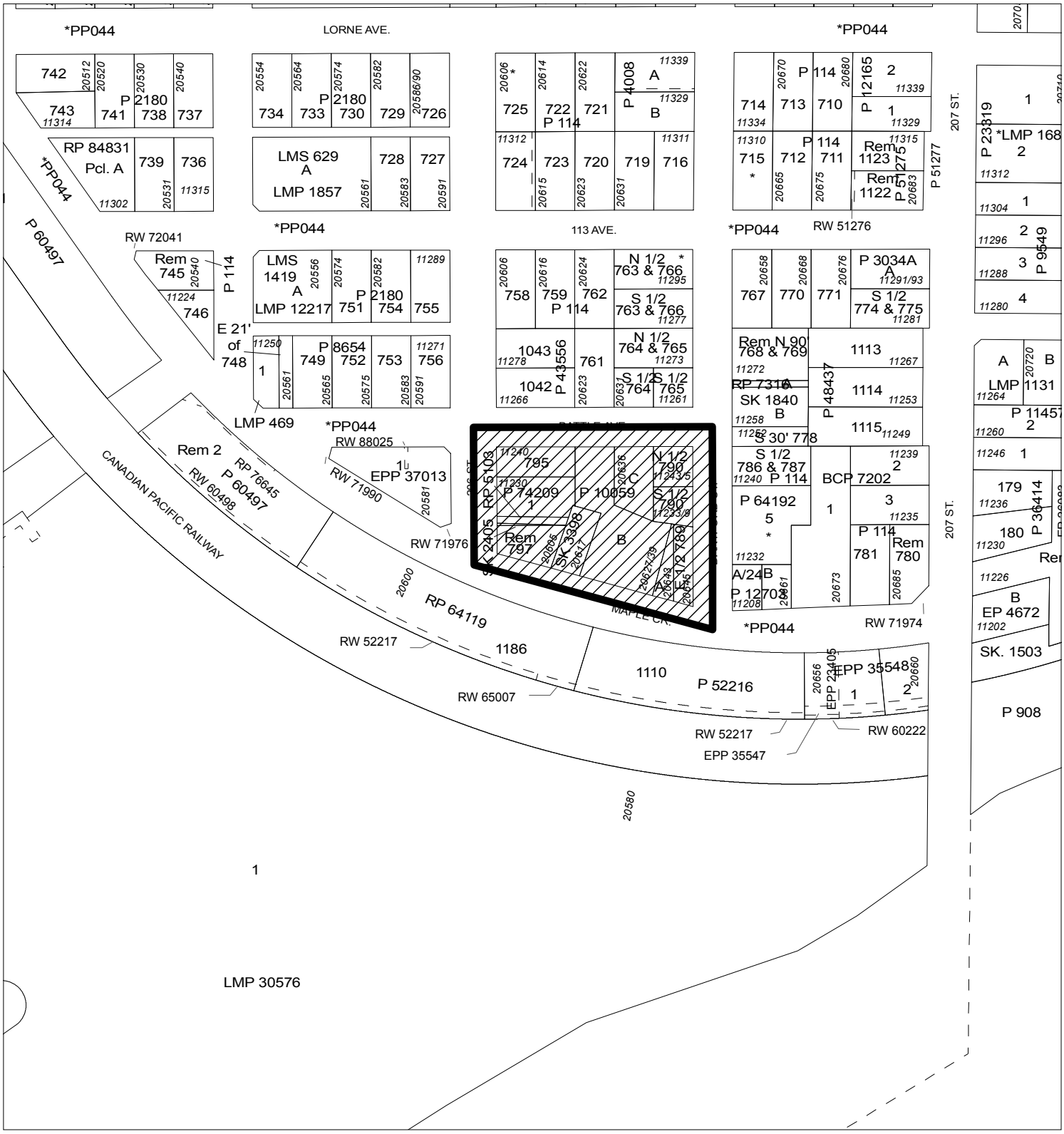
Hammond Commercial and Off-Street Parking

Bylaw No. 7292-2016
Schedule "J"

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

Schedule "J"
DATE: Oct 27, 2016 BY: DT



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Scale: 1:2,500

Bylaw No. 7292-2016
Schedule "K"

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

Schedule "K"
DATE: Oct 27, 2016 BY: DT

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2014-009-CP
File Manager: Lisa Zosiak

Official Community Plan or Zoning Bylaw Amendments:	**RECEIVED**	**NOT REQUIRED**
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	☐	☒
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	☐	☒
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	☐	☒
4. A legal survey of the property(ies)	☐	☒
5. Subdivision plan layout	☐	☒
6. Neighbourhood context plan	☐	☒
7. Lot grading plan	☐	☒
8. Landscape plan*+	☐	☒
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation*+.	☐	☒

* These items may not be required for single-family residential applications
+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1101
Council Meeting of: November 29, 2016

That Bylaw No. 7279-2016 as amended be given second reading and be forwarded to Public Hearing.

(Hammond Area Plan Bylaw – to guide land use and development in the Hammond Area)

~~CARRIED~~ DEFEATED DEFERRED

"Nicole Read"
_____ MAYOR

ACTION NOTICE

TO:
- __ Chief Administrative Officer
- __ Dir – Corporate Support
- __ Dir – Human Resources
- __ Mgr – Economic Development
- __ Mgr – Sustainability & Corp Planning
- __ Mgr – Communications
- __ Gen Mgr – Corporate & Financial
- __ RCMP
- __ Fire Chief
- __ Mgr - Accounting
- __ Director of Information Technology
- __ Gen Mgr – Public Works & Development
- ✓ Dir - Planning
- __ Dir - Licenses, Permits & Bylaws
- __ Municipal Engineer
- __ Dir - Engineering Operations
- __ Gen Mgr - Parks, Rec & Cultural Services
- __ Dir - Parks & Facilities
- __ Dir – Recreation & Com. Services

Clerk's Section
- __ Corporate Officer
- __ Property & Risk Manager
- __ Front Desk Reception
- ✓ Legislative Clerk
- __ Committee Clerk
- __ Confidential Secretary
- __ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 29, 2016
Date

Corporate Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	November 21, 2016
		FILE NO:	2014-009-CP
FROM:	Chief Administrative Officer	**ATTN:**	C of W

SUBJECT: **Second Reading: Hammond Area Plan Bylaw No. 7279-2016**

EXECUTIVE SUMMARY:

On September 20, 2016, Council gave First Reading to Hammond Area Plan Bylaw No. 7279-2016. The Bylaw includes the Hammond Area Plan and the Hammond Development Permit Area Guidelines. On September 21, 2016, the Hammond Area Plan Bylaw was mailed as a formal referral to the following agencies:

- Katzie First Nation
- City of Pitt Meadows
- School District 42
- Agricultural Land Commission

Comments on the Bylaw were requested within 30 days of the date of the letter. Each of the above were contacted after the 30 days as a friendly reminder. To date, comments have only been received from School District 42.

The Hammond Area Plan Bylaw was also sent for information and comment to:

- Translink
- Metro Vancouver
- Fraser Health

Comments have been received from Fraser Health and included in this report (Appendix A). In addition, no comments have been received from the community after First Reading.

A legal review was also undertaken on the Hammond Area Plan and Development Permit Area Guidelines and solicitor comments have since been received and incorporated into the Bylaw. These comments are minor in nature and have not altered the meaning or intent of the Hammond Area Plan or the Development Permit Area Guidelines.

Staff have continued to review the content of the Hammond Area Plan and some minor changes and additions are proposed prior to Second Reading and these are discussed in the report.

RECOMMENDATION:

That Hammond Area Plan Bylaw No. 7279-2016 as amended be given second reading and be forwarded to Public Hearing.

1.0 BACKGROUND:

The Hammond Area Plan process entered Phase V, Plan Approval, upon Council granting First Reading to Hammond Area Plan Bylaw No. 7279-2016 on September 20, 2016. Five phases made up the Area Plan process and updates have been provided to Council through each phase.

Phase I:	Neighbourhood Context
Phase II:	Public Consultation
Phase III:	Draft Hammond Area Plan (Preliminary Concept Plan)
Phase IV:	Area Plan Endorsement (Concept Plan)
Phase V:	Plan Approval

Considerable public consultation was undertaken through this process and significant input received. Updates within each phase have also been provided to the community through the #MyHammond webpage on the Maple Ridge website, Facebook, Twitter, Instagram, YouTube videos, and to an email list of subscribers.

Just prior to First Reading, notifications were posted on the Hammond Neighbours Facebook page and an email sent out through the subscriber list. The #MyHammond webpage was updated after First Reading and no comments have been received from the community at this time. Similar notifications that were sent out for First Reading have also been sent prior to Council's consideration of the Hammond Area Plan Bylaw a second time.

2.0 FORMAL REFERRALS:

Section 475 of the *Local Government Act* (formerly Section 879) requires that Council give consideration to whether consultation is required with specific organizations and authorities. In the March 3, 2014 Hammond Area Plan Scoping Report to Council, the following agencies were identified for formal consultations through a referral of the Area Plan Bylaw after First Reading:

- Katzie First Nation
- City of Pitt Meadows
- School District 42
- Federal and Provincial government and related agencies

For the final bullet above, only the Agricultural Land Commission was identified as a senior government agency requiring consultation on the Hammond Area Plan.

Prior to preparing the Area Plan, Maple Ridge staff met with the Katzie Chief, council members, and band staff on June 13, 2016 to discuss the Hammond Concept Plan. Subsequent to that meeting the following policy was developed and included within the proposed Hammond Area Plan:

> 3-8 The Hammond area is part of the Katzie First Nation's traditional territory and many artifacts may still remain from Katzie activities over the past hundreds of years. Maple Ridge will work with Katzie First Nation to create a process for ensuring that applications for new development undertake an archaeological review, wherever warranted, in accordance with the *Heritage Conservation Act*.

Referral packages containing Hammond Area Plan Bylaw No. 7279-2016 were mailed out on September 21, 2016 to all of the identified agencies. Staff contacted the Katzie First Nation on October 17, 2016 and sent a follow-up email on November 3, 2016, with an offer to meet and discuss the Area Plan policies. No response has been received to date.

Two emails were sent to the Agricultural Land Commission (ALC) (October 17 and November 1, 2016), with a phone message left on November 3, 2016. The ALC has acknowledged receiving the formal referral package, but no further response has been forthcoming.

School District 42 responded to the referral with an email, on November 9, 2016, stating that they will need exact numbers on the specific forms of housing to project student needs over the evolution of the plan. Estimates of the total number of units within each housing form were emailed to School District 42 on November 10, 2016 and staff will follow-up to determine if further information or discussion is needed.

Communications with Pitt Meadows on October 18 and November 1, 2016 confirmed that the package was received and that staff would endeavor to provide comments.

Should any comments be received from the above agencies following Council's second reading of the Bylaw, such input can be reflected at public hearing.

2.1 Other Agencies

The Hammond Area Plan Bylaw package was also sent to the following additional outside agencies for information and comment on September 29, 2016:

- Translink
- Metro Vancouver
- Fraser Health

Comments have been received from Fraser Health and are included as Appendix A. Generally, Fraser Health is supportive of the content and policies of the Hammond Area Plan and they include four bullet points to enhance the language in the Bylaw. The language enhancement is appreciated from a health perspective and was seen to reinforce many of the directions set out already in the Plan. Specifically, the Hammond Area Plan policies are aimed at creating a compact and healthy community for Hammond residents over the long-term and as such, the intent aligns with the comments received from Fraser Health. Fraser Health did not provide any specific comments on the Development Permit Area Guidelines.

3.0 LEGAL REVIEW

The Hammond Area Plan and the Development Permit Area Guidelines were sent to the City's solicitor for a legal review after First Reading and comments received have been incorporated into Hammond Area Plan Bylaw No. 7279-2016. Generally, most of the comments provided were to improve policy wording ensuring alignment between policies and existing regulations, and ensuring alignment between the Hammond Area Plan and the Development Permit Area Guidelines. While modifications have been made to policy language for improving clarity, no policies have been deleted or added as a result of the legal review. Similarly, with the Development Permit Area Guidelines, some wording has been modified to improve clarity, but the intent remains the same. One area for improving clarity within the Development Permit Area Guidelines involved the identification that the Guidelines shape more than form and character. Drawing on language under Section 488 (formerly 919.1) of the *Local Government Act*, the Guidelines clearly state the intent to take on a wider sustainable perspective, including the:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Revitalization of an area in which a commercial use is permitted;
- Establishment of objectives for the form and character of intensive residential development;
- Establishment of objectives for the forma and character of commercial, industrial or multi-family residential development;
- Establishment of objectives to promote energy conservation; and
- Establishment of objectives to promote the reduction of greenhouse gas emissions.

This information has been added to the "Overview and Purpose" section on page 1 of the Development Permit Area Guidelines.

4.0 PROPOSED CHANGES TO HAMMOND AREA PLAN BYLAW

Staff have continued to review the content of the Hammond Area Plan Bylaw to ensure it aligns with existing regulations and bylaws, as well as those under development. Prior to Second Reading, the following changes have been made to Hammond Area Plan Bylaw 7279-2016:

Hammond Area Plan:

- The projected population and unit count at build out was calculated and incorporated into Section 1.4, Assumptions and Target, of the Area Plan using 2011 census data and persons per household information provided by Metro Vancouver. The unit count was determined using the land area and the units per hectare permitted under each land use form. Recently, this work was reviewed and refined for the update to the Maple Ridge Development Cost Charge (DCC) Bylaw, currently underway, and the projected population and unit count numbers differed somewhat from what was originally calculated. The population projection was originally calculated to be approximately 12,700 at build-out and the DCC work calculated a population projection of approximately 11,000 people at build out. The total unit count was originally calculated at 5,000 units and through the DCC review, the unit count totaled 5,700. In an interest of retaining consistency between bylaws, it has been determined that the most recent review, will be utilized for the Hammond Area Plan. The Area Plan has been updated with the most recent figures. It is important to note that these are projections only and will be monitored over the lifetime of the Area Plan.

- Policy 3-1 suggests using Community Amenity Contributions as a mechanism for funding projects within the Hammond neighbourhood, in accordance with Council Policy 6.31. A policy language change is proposed prior to Second Reading to amend the language to reflect the challenge of tracking City-wide Community Amenity Contributions generated within the Hammond area and then allocating the funds to the Hammond Area. The initial intent was to establish a funding source to help enhance informal trails in Lower Hammond and possibly other neighbourhood precincts. Since First Reading of the above Bylaw, it is has been determined that a more appropriate mechanism for funding Hammond trails is the Development Cost Charge Bylaw, which is currently being reviewed for an update. The policy wording for Second Reading is now proposed as follows:

  3-1 Community Amenity Contributions, or other levies and charges, collected through new development, within the Hammond Area Plan boundaries, may be utilized within the Hammond neighbourhood and be applied in accordance with the policies or regulations that enable the type of contribution, levy, or charge made.

- Policy 3-40 is related to the Infill General Employment designation and additional language is proposed to help ensure compatibility of new development with existing surrounding uses, particularly residential. The proposed policy wording for Second Reading now includes the addition of items a) and b), with items c) through d) re-alphabetized accordingly, is as follows:

  3-40 Lands within the Infill General Employment designation are located in close proximity to residential areas and compatibility with adjacent use is important. Incorporating the following elements into site and building design within the Infill General Employment designation is encouraged:

  a. Block sizing is reflective of surrounding uses;
  b. Building forms are appropriately located on site and scaled in consideration of adjacent developments;
  c. Principal buildings within the Infill General Employment designation are Permitted to a maximum height of 3 storeys;
  d. Attractive landscaping, including fencing/screening, should be provided along the perimeter of the site;
  e. Outdoor storage and refuse/recycling areas should be well-screened with attractive landscaping and fencing, particularly those visible to roadways and/or adjacent residential areas.

- A new policy is being added to the Infill General Employment designation, with a renumbering of subsequent policies, to encourage appropriate transitional buffering of the typically higher intensity light industrial use with adjacent lower intensity residential uses.

  3-41 Integrate infill industrial developments with surrounding residential and non-residential activities through the use of appropriate transition of uses.

- Appendix A – Zoning Matrix has been updated to include:

    - RM-1 Townhouse Residential zone, under the Low Density Multi-Family Designation
    - H-2 Hammond Village Commercial zone, under the Hammond Village Commercial Designation in concurrence with the new zone proposed in a separate Council report; and
    - M-6 Hammond General Employment zone, under the Hammond General Employment designation in anticipation of a new zone coming forward on this through an active development application.

- The look of the Hammond Area Plan has been updated with formatting and photos that align with the look and format of the Official Community Plan.

Development Permit Area Guidelines:

Beyond the wording modifications discussed in Section 3.0, Legal Review above, no further changes are proposed.

Addition to Section 5 of Bylaw 7279-2016:

- The addition of the following item to the Bylaw, which will be inserted in Chapter 8 of the Official Community Plan, sub-section 8.2 Application and Intent:

    8. Hammond Development Permit Area Guidelines pursuant to Section 488(1)(a)(b)(c)(d)(e)(f)(h)(i)(j) of the Local Government Act for property within the Hammond Area as identified on Schedule B of the Official Community Plan. The Hammond Development Permit applies to Low Density Multi-Family, Medium Density-Multi-Family, Infill General Employment, and Hammond Village Commercial land use designations and development.

5.0 NEXT STEPS:

Upon Council granting the Hammond Area Plan Bylaw Second Reading, the Bylaw will be forwarded to the January 2017 Public Hearing. Legal notification requirements will be made, with a newspaper advertisement prior to the public hearing date in accordance with Section 466 of the *Local Government Act* and Notice of Public Hearing Bylaw No. 3348-1984. Additional notification will be sent through social media and email, as well as an updated posting on the #MyHammond webpage.

CONCLUSION:

The Hammond Area Plan Bylaw package has gone through further refinement since First Reading and additional work has been undertaken in the meantime to consider implementation; specifically, the drafting of a new zone, the H-2 Hammond Village Commercial zone. This zone is discussed in a related Council report.

The Area Plan and the Development Permit Area Guidelines will have significant influence on how the neighbourhood evolves and develops over the next 20 to 30 years. The community has participated extensively in this process through a variety of mechanisms and their input has been immensely valuable to the Plan's content. It is anticipated that the Hammond Area Plan Bylaw will be brought to Public Hearing in January, where the community will have one more opportunity for comment.

"Original signed by Lisa Zosiak"

Prepared by: Lisa Zosiak, M.R.M., MCIP, RPP
Planner 2

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E. C. Swabey
Chief Administrative Officer

Appendix A: Letter from Fraser Health, dated October 26, 2016
Appendix B: Hammond Area Plan Bylaw No. 7279-2016

October 26, 2016 **Sent by e-mail**

Lisa Zosiak
Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Ms. Zosiak,

RE: Hammond Area Plan

Thank you for allowing Fraser Health the opportunity to provide comments on the Hammond Area Plan. We are pleased to see that current plan incorporated previous feedback we provided on the Hammond Preliminary Concept Plan. We understand the importance of this comprehensive area plan in shaping the future and growth of the Hammond community through land use and development. The design of a community is an essential component of its residents' health and well-being. Local governments are key stakeholders that can create a built environment that supports a healthier community and helps reduce the risk of chronic disease.

Fraser Health focuses on five key physical features of a Healthy Built Environment (HBE): Healthy Housing, Healthy Neighbourhood Infrastructure, Healthy Transportation Networks, Healthy Food Networks, and Healthy Natural Environments. The following feedback has been separated into these five principle areas and provides an assessment on how the Hammond Area Plan addresses them.

Healthy Housing

We are pleased to see that the plan has set out a policy that addresses the housing needs of people with varying income levels, ages, and disabilities. Policy 3-7 *(Special needs housing incorporated within the Hammond neighbourhoods located close to public transit, shopping and services)* aligns with the HBE concept of having accessible housing. Older residents in communities which are not "location-efficient" (ie. not well connected to essential services) are less likely to leave their house, visit the doctor, or make other essential trips[1]. As well, it is encouraging to see that the policy includes having flexible living units that accommodate people with physical disabilities, which is vital to improving the health of all residents.

Mixed housing forms can help to increase residential density and proximity around commercial and essential services; the Hammond Plan's designation of Low and Medium density multi-family units is a key component of accomplishing this. The multi-unit structures proposed in the plan, such as duplex, townhouse, and low rise apartment forms, can increase the quantity of affordable residential units and meet the needs of lower income households[2].

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Healthy Built Environment Program

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Healthy Neighbourhood Infrastructure

The changes to neighbourhood design outlined in the plan provide numerous opportunities to have a complete, compact, and connected neighbourhood design. We support efforts to create an interconnected community which can help to improve social and mental well-being[3]. This is emphasized through Policy 3-46 of the plan which aims to "*enhance connectivity throughout Hammond and create links with parks and other points of interest*" through the use of mixed use neighbourhoods in all areas of Hammond. The pedestrian oriented commercial hub of shops and services along with the new developments can enhance both existing built form and neighbourhood character, and promote a sense of belonging and aging in place.

It is encouraging to see that the Hammond Plan includes infill development, as listed in Section 3.2.3 (Infill General Employment). This use of underutilized lands adjacent to residential areas can help to create a compact neighbourhood that encourages active transportation, such as walking and cycling. We are also pleased to see that Policy 3-39 in this section emphasizes that businesses in the infill development area will only be *light industrial* and must not generate "significant traffic noise, fumes, or odors", all of which is part of traffic related air pollution (TRAP) which can lead to respiratory illnesses[4].

Healthy Transportation

The Hammond neighbourhood profile from the "My Health My Community" (2015)[5] survey indicated that 82% of respondents in Hammond commute by car, 12% by walking or cycling, and only 6% via public transit. We encourage further efforts to prioritize active transportation as well as increased accessibility to public transit. Increased physical activity is vital to reducing the risk of chronic disease, such as obesity.

We are pleased to see that the Hammond plan has incorporated previous comments on emphasizing active forms of transportation, as evident in policy 4-3 ("*where new developments are proposed, pedestrian and cycling connections should be improved or created*"). The presence of safe and accessible walking/cycling routes is particularly important for promoting physical activity and healthier lifestyles. The MHMC survey also indicated that 34.7% of respondents are obese (Body Mass Index/BMI >30). Increased walkability in neighbourhoods has been associated with decreased BMI levels and reduced risks of chronic disease. Efforts to ensure transportation networks are accessible to all was also previously mentioned on the feedback for the Hammond Preliminary Concept Plan and so we are pleased to see that policy 4-1 explicitly states that those with wheelchairs, strollers, mobility devices, as well as all families and seniors, will be "*accommodated [for] in the design of sidewalks, public plazas, and other public spaces*".

It is also encouraging to see the incorporation of secure bike lock-up/storage areas for both multi-residential units as well as commercial buildings (Design Permit Area Guidelines 2.3.3 and 3.3.4); lack of adequate cycling infrastructure has been cited as the main deterrent to cycling as a viable transportation method. [6]

Healthy Food Networks

The consideration of identifying suitable space for a community garden in Hammond (as outlined in policy 3-47) is encouraging, as it can stimulate an increase in food literacy, or one's knowledge about the impacts of food choices on their health and environment. Community scale food infrastructure and services can aid in cultivating social connectivity and encouraging healthy behaviours; this is important because there are a slightly lower percentage of Hammond residents consuming 5+ servings of vegetables and fruits per day (22.4%) compared with the rest of Maple Ridge (23.8%) and Metro Vancouver (24.9%) as a whole.[1]

Healthy Natural Environments

We are pleased to see that efforts have been made to ensure that natural landscapes are retained as much as possible, and enhancement of green space being prioritized. The retention of this open space and natural landscaping is paramount to protecting biodiversity. Current research shows a relationship between biodiversity and various facets of our ecosystem, such as improved water quality, soil health, and pollination, all of which are required to sustain life[7].

We also support the plan's proposal to make existing parks more open and accessible, which helps facilitate physical activity.

Recommendations:

- Provide a health linkage to the mixed housing forms that the plan discusses. Under 3.1 Residential, Guiding Principle #2 can include: "A range of housing forms and tenures promotes demographic diversity, **nurtures social engagement, and can improve mental health and well-being.**
- Include policies that support access to healthy food options such as: locating food retail stores close to residential so that fresh produce is readily available and accessible, and supporting local food production, sale and distribution opportunities
- Include discussion of safe road design, which can include a variety of opportunities (ie. incorporating curb extensions, marked pedestrian crosswalks, reducing crosswalk distance) to reduce the incidence of motor vehicle collisions and increase road user and pedestrian safety.
- Include discussions which connect community design and planning to health and chronic disease prevention to further support the Vision for a healthy community

Overall, the Hammond Area Plan has taken steps to incorporate several Healthy Built environment principles. Specific recommendations have been made to further expand on these principles within this community. We are pleased to be given the opportunity to provide feedback on this plan and look forward to being involved in future opportunities and initiatives in which we can apply a public health lens. If you have any questions regarding Fraser Health's comments feel free to contact me at (604) 949-7264.

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Healthy Built Environment Program

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Sincerely,

Alexander Lui, B.Sc., B.Tech., CPHI(C)
Fraser Health
Healthy Built Environment Program

Sources Used

[1] National Conference of State Legislatures. (2011). Aging in place. Retrieved from: http://assets.aarp.org/rgcenter/ppi/liv-com/aging-in-place-2011-full.pdf
[2] Provincial Health Services Authority (2014). Healthy Built Environment Linkages: A toolkit for Design, Planning, Health.
[3] Aurand, A. (2010). Density, Housing Types and Mixed Land Use: Smart Tools for Affordable Housing. Urban Studies 47(5):1015-1036
[4] Matt F, Cole-Hunter T, Nieuwenhuijsen M, et al.(2016). Acute respiratory response to traffic-related air pollution during physical activity performance. *Environment International*;97(1):45-55
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[6] de Souza A, Sanches S, Ferreira M. (2014). Influence of Attitudes with Respect to Cycling on the Perception of Existing Barriers for Using this Mode of Transport for Commuting. *Procedia Social And Behavioral Sciences*: 111-120.
[7] Peri P, Lencinas M, Martínez Pastur G, et al. (2016). Biodiversity and ecological long-term plots in Southern Patagonia to support sustainable land management: The case of PEBANPA network. *Journal For Nature Conservation* 34(1):51-64.

CITY OF MAPLE RIDGE
BYLAW NO. 7279-2016

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "A", "B", and "C" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This bylaw may be cited for all purposes as "Hammond Area Plan Bylaw No. 7279-2016."

2. **Schedule "A", Table of Contents** is amended as follows:

    a. To add the following after 8.12 Wildfire Development Permit Area Guidelines:

    "8.13 Hammond Development Permit Area Guidelines"

    b. To add the following after 10.4 Town Centre Area Plan:

    "10.5 Hammond Area Plan"

3. **Schedule "A", Chapter 6, Employment, sub-section 6.3.8 Historic Commercial** is amended as follows:

    a. To add the following sentence to the end of policy 6 - 38:
    "Specific land uses and policies to guide long range planning and development for Hammond and Port Haney are within their respective Area Plans, the Hammond Area Plan and the Town Centre Area Plan, which are imbedded in the Official Community Plan in Chapter 10, Area Planning."

4. **Schedule "A", Chapter 10 Area Plans** is amended as follows:

    a. To add "Hammond Area Plan" to Section Title Page after Town Centre Area Plan
    b. By the addition of the Hammond Area Plan, a copy of which is attached hereto and forms part of this bylaw as Schedule 1 in correct numerical order.

5. **Schedule "A", Chapter 8, Development Permit Area Guidelines**, is amended as follows:

   a. To add "Wildfire" and "Hammond" to Section Title Page after Town Centre;
   b. To add the following paragraph in Section 8.2 Application and Intent, after item 7, as follows:
      "8. Hammond Development Permit Area Guidelines pursuant to Section 488(1)(a)(b)(c)(d)(e)(f)(h)(i)(j) of the Local Government Act for property within the Hammond Area as identified on Schedule B of the Official Community Plan. The Hammond Development Permit applies to Low Density Multi-Family, Medium Density-Multi-Family, Infill General Employment, and Hammond Village Commercial land use designations and development."

   c. By the addition of the Hammond Development Permit Area Guidelines, a copy of which is attached hereto and forms part of this Bylaw as Schedule 2 in correct numerical order.

6. **Schedule "A", Appendix E, Figure 6, Area Plans,** is hereby deleted and replaced with Schedule 3, which is attached hereto and forms part of this Bylaw.

7. **Schedule "B"** is hereby deleted and replaced with Schedule 4, which is attached hereto and forms part of this Bylaw.

8. **Schedule "C"** is hereby amended for those parcels or tracts of land known and described as:
   Group 1, Dedicated Park & 63221, District Lot 280, NWD, Plan NWP63218

   and outlined in heavy black line on Map No. 933, a copy of which is attached hereto and forms part of this Bylaw, are hereby amended by adding "Conservation".

9. Maple Ridge Official Community Plan bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the 20th day of September, 2016.

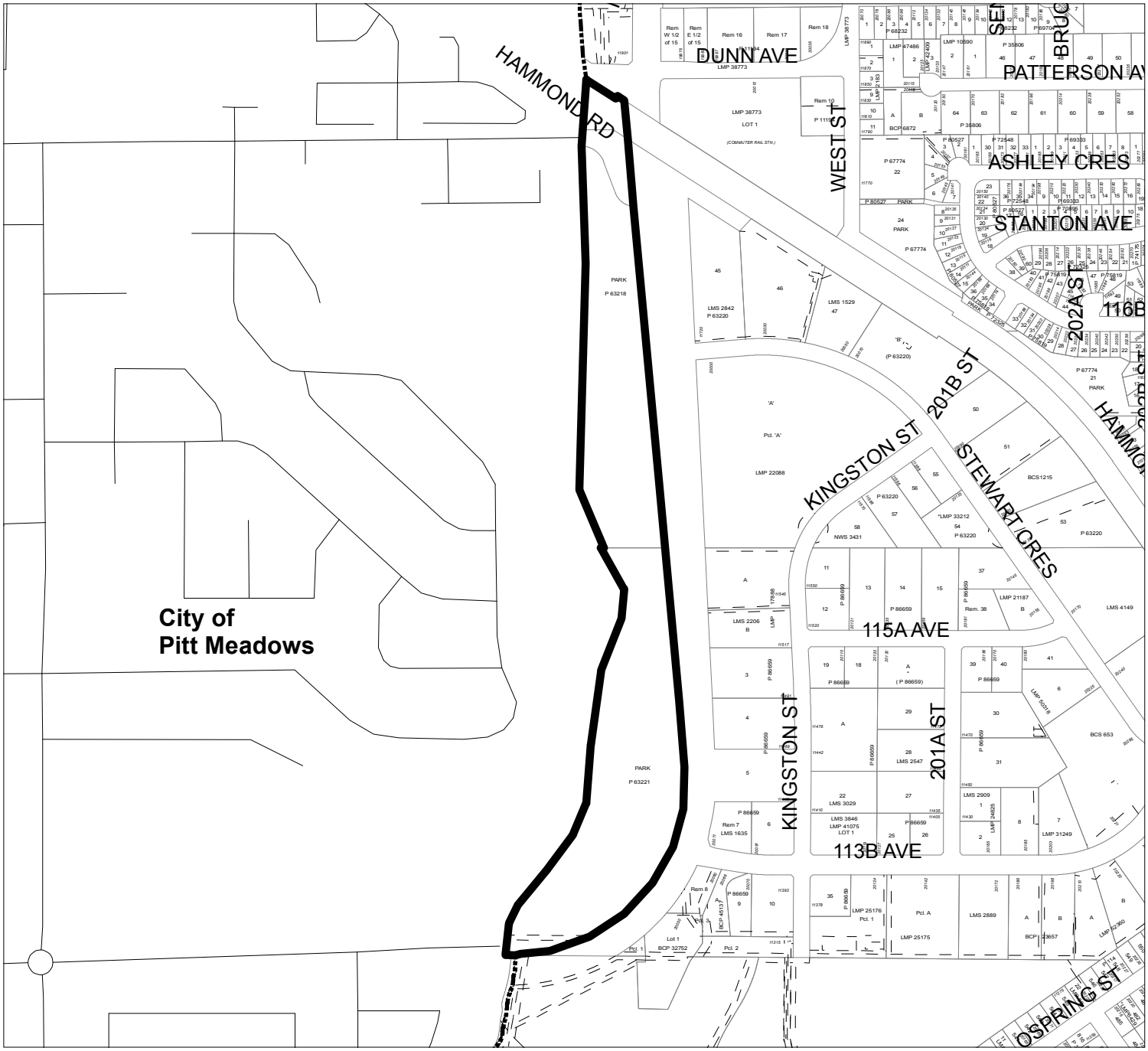
READ a second time the 29th day of November, 2016.

PUBLIC HEARING held the day of , 20

READ third time the day of , 20

ADOPTED, the day of , 20 .

_____	_____
PRESIDING MEMBER	CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

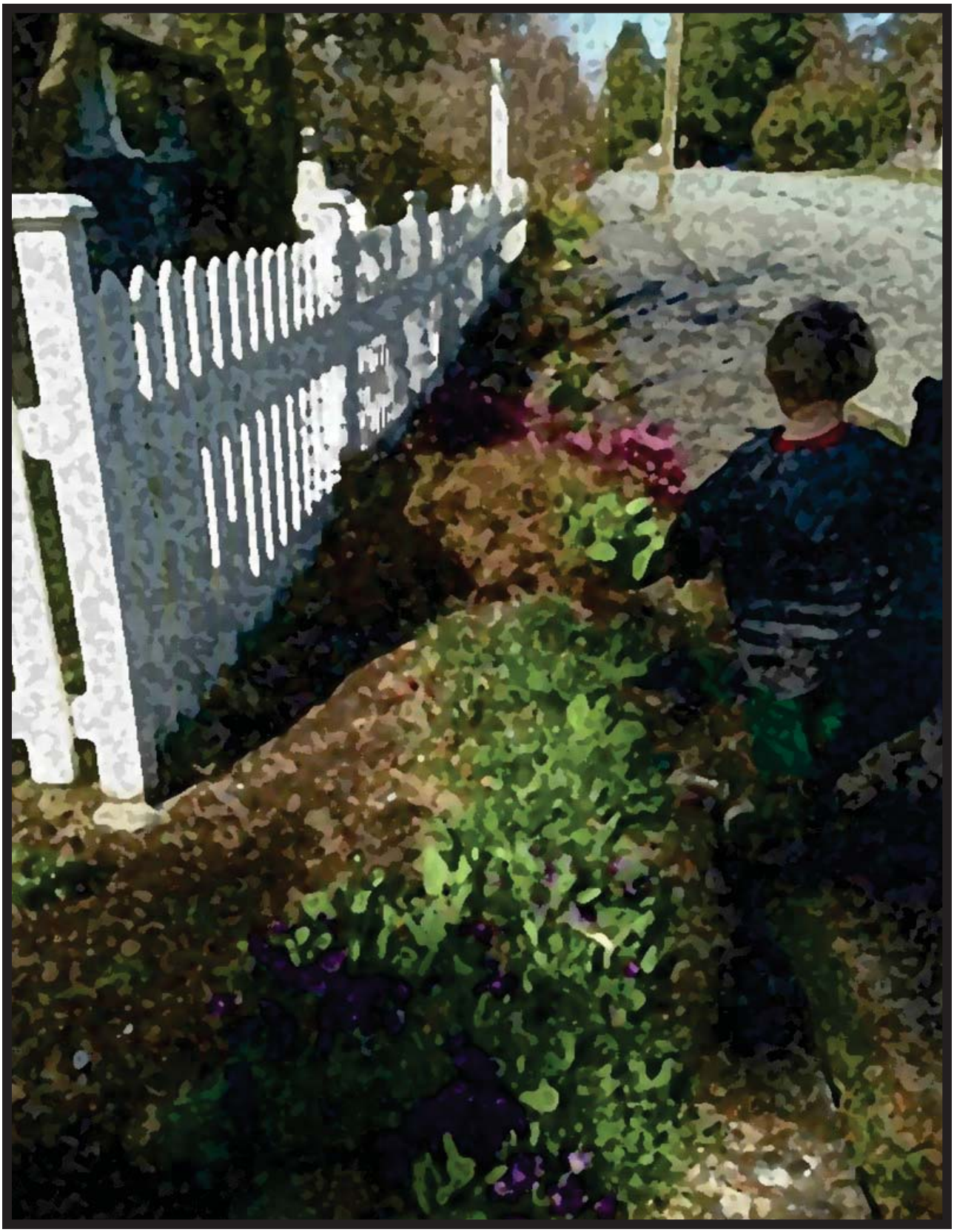
Bylaw No. 7279-2016
Map No. 933
Purpose: To Amend Schedule C
From: Agricultural

To: Conservation

MAPLE RIDGE
British Columbia

N
SCALE 1:7,000

10.5 HAMMOND AREA PLAN



HAMMOND AREA PLAN

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FIGURE 2 – Connectivity
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HAMMOND COMMUNITY
LIBRARY
WESTFEILD & 205th BRANCH
PREY
MICHAEL CRICHTON
BRAIN
LIFE

1.0 INTRODUCTION

1.1 BACKGROUND

The Hammond neighbourhood is located in the southwest corner of Maple Ridge. It is bounded on the west by the City of Pitt Meadows and the Katzie First Nation, and on the south by the Fraser River; to the north are Lougheed Highway and Dewdney Trunk Road commercial areas, and to the east is mainly single-family development. The nearby highway network includes the Golden Ears Bridge, providing quick access to regional transportation routes.

Hammond has a number of unique qualities combining to make it a neighbourhood with heritage character. Some prominent features include several early 1900's single-family houses, a historic commercial area, a 5.4 hectare baseball park, and a 16 hectare golf course. Local employment opportunities exist within the Maple Meadows Business Park, Hammond Cedar Mill, and nearby commercial areas.

Residents of Hammond describe it as a friendly and family-oriented place, where many neighbours know each other and get together for social events. Hammond is also valued for its smaller size homes with ample garden space, mature trees, and open drainage canals. Many residents also enjoy walking and bicycling through the neighbourhood.

1.1.1 HISTORY

Prior to settlement, the area we know today as Hammond was one of the five original Katzie communities located in southwestern British Columbia. European settlement in this area began in the 1860s, at a time when the area was described as 'heavily timbered down to the river's edge.'

The Hammond brothers, William and John, arrived in the area from Fenstanton, England in 1862. They donated several acres of land to the CPR on the condition that the first railway station in Maple Ridge be built in Hammond. Emmeline Mohun, whose husband, Edward Mohun, drafted the town layout, donated the lower portion of the townsite. Construction of the Canadian Pacific Railway line, station and yards began in 1882. Labourers flocked to the area, including many Chinese workers. In these early years, Port Hammond Junction served as a supply depot, and the town continued to grow with businesses, such as hotels and bars, in response to the influx of workers, settlers and industry.

In August 1883 the township of Port Hammond Junction was registered at the New Westminster Court House. Two years later, the Hammond Post Office opened, and Hammond Station was completed. The first train pulled into Hammond in November 1885, over a year before the rail line to Burrard Inlet was completed. The area prospered, with many farms under cultivation, and by 1910, the opening of first lumber mill, which grew into the largest cedar mill in the world. As the community developed, schools, churches, a bank and telephone service were all established.

Today, the urban fabric of historic Upper and Lower Hammond reflects the origins of the early settlers who worked in local industry and agriculture. Small commercial buildings and modest wood-frame houses, set within a regular street grid, still exist today. Their construction reflects the ready availability of wood, and some houses display a high degree of sophistication in their use of wooden ornamentation. These early buildings, and their landscaped settings, anchor the historic character of the community.

1.1.2 KATZIE FIRST NATION

Prior to European settlement, Hammond was inhabited by the Katzie people. The Katzie traditional language is called Halkomelem, which the Katzie are currently attempting to revive. Hammond was just one of five Katzie communities that also included Pitt Lake, Sheridan Hill, Point Roberts and Point Grey.

Like many First Nations people, the Katzie migrated seasonally within their territory to locations where they could hunt, fish, and harvest. Residences were temporary structures made of poles and woven cedar mats and used most of the year. During the winter season, families shared permanent longhouse residences made of cedar.

The Katzie diet consisted mainly of fish, seal, game and shellfish. Wapato, a type of potato that grows in wet marshy areas was also an important source of starch in the Katzie diet. Marshlands still exist within the Pitt Meadows and Hammond area and the Katzie are working on a program to cultivate these starchy tuberous roots that once grew in abundance.

Most of the Hammond area is identified by the Katzie as their traditional territory. Indeed, at one time Hammond provided the marsh lands, Fraser River access, and forest for the Katzie people to source food, clothing, and shelter. A Katzie cemetery that dates back to 1898 still remains in Hammond and is in active use today.

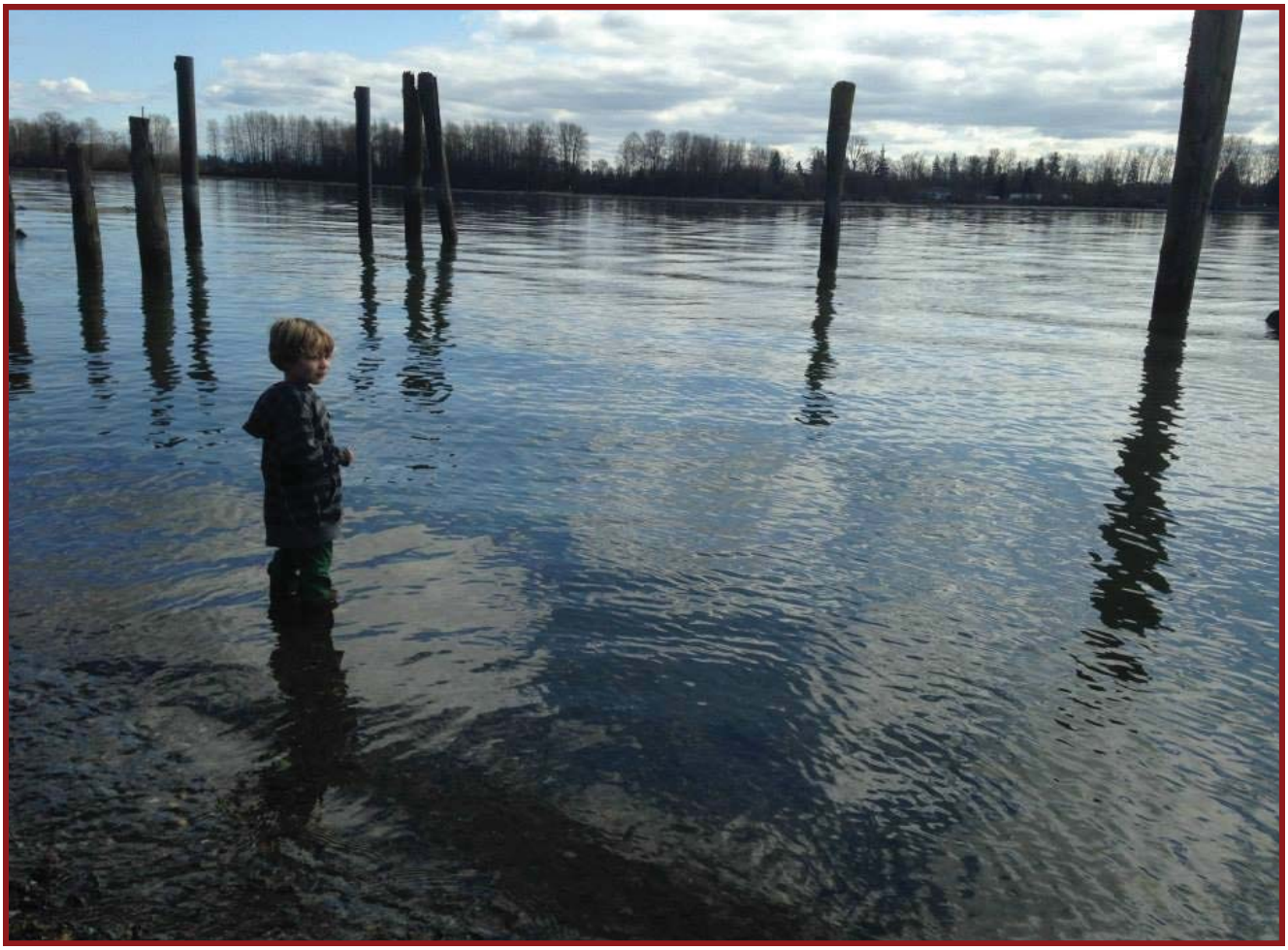
Sources:

Wapato in Katzie Traditional Territory, by Terry Spurgeon http://www.sfu.ca/archaeology-old/museum/peb/wapato1.html (sourced on August 19, 2016).

Katzie First Nation History, http://www.katzie.ca/katzie_history_part_1.htm (sourced on August 19, 2016).

Katzie First Nation Background, http://www.katzie.ca/background_information.htm (source on August 19, 2016).

Katzie Eco-cultural Restoration Project pamphlet: Outlines the history and use of wapato in Katzie culture and provides a description of the restoration project.



1.2 IMPETUS AND TIMING OF HAMMOND AREA PLAN PROCESS

Prior to 2006, Maple Ridge initiated amendment to the Official Community Plan to re-designate a considerable portion of the Hammond area from Commercial to Residential. The amendment was necessitated to address issues relating to the non-conforming status of many of the single family residences in the area, as well as to respond to findings stating that the area was over-supplied with Commercial designated land. Since 2006, the Hammond area has experienced development applications that are inconsistent with the Official Community Plan. At the January 2012 Public Hearing, Council heard from area residents commenting on a development application, involving an Official Community Plan and rezoning amendment, that was proposing a 36 unit apartment building in an area predominantly designated for single detached residential use. It was at this Public Hearing that the request to consider Hammond for a future area plan was made. Some of the comments recorded from speakers at the Public Hearing were as follows:

> "… concern as to the impact of the proposed application on the neighbourhood and on his property…He requested that Council consider exploring a vision for the neighbourhood and not grant proposals for lots here and there."
>
> "…spoke in favour of the proposal however he agreed with the concept of a plan for the whole neighbourhood which would allow further development."
>
> "…agreed that an overall plan for the area is needed with an emphasis on the preservationof existing heritage."

Development applications in Hammond prior to and during the Area Plan process have indicated that development pressure is beginning to increase.

1.3 AREA PLAN PROCESS

The Hammond Area Plan process commenced in March 2014. In the years prior, Hammond was experiencing redevelopment pressure and the community wanted a process to discuss appropriate development forms and density along with a plan to guide development in the future.

The Hammond Area Plan process was made up of five phases:

Phase I:	Neighbourhood Context
Phase II:	Public Consultation
Phase III:	Draft Hammond Area Plan (Concept Plan)
Phase IV:	Area Plan Endorsement
Phase V:	Plan Approval

Social media was used in a variety of ways throughout the process as a tool for engagement and communication. At the outset, #MyHammond was used as an easy recall project tagline for community engagement through Facebook, Twitter, Instagram, YouTube video and a #MyHammond webpage. Traditional outreach was also used to engage through posters, emails, letters, background briefs, etc.

The process included three public open houses, each with a corresponding questionnaire, made available at the event and online. Early in the process the public was also invited to provide input through three #MyHammondTalks online questionnaires. The outcomes of the first two questionnaires were provided through a "What We've Heard So Far" update bulletin and issued just before the third questionnaire was posted.

Prior to the first open house event, the community was invited to send in, through Facebook, Instagram, or email, photos of what they think makes Hammond special. Over 300 photos were received and these have been utilized in

#MyHammond open house banners, information postcards, #MyHammond webpage, and also incorporated into the Hammond Area Plan document.

Significant community input was received throughout the process and compiled to prepare a Preliminary Concept Plan, which was the focus of the third open house. Feedback from the community showed that the proposed land uses were largely supported leading to preparation of a draft Hammond Concept Plan. Council endorsed the Concept Plan in June 2016 and directed staff to use the document as a guide for development and the basis for the preparation of an Area Plan Bylaw.

1.4 ASSUMPTIONS AND TARGETS

Table 1, below, shows the current population of Hammond is estimated to be 5,782. This was calculated using Metro Vancouver's "family size ratio" data from 2011 multiplied by the total number of units within the Hammond Area boundary. There is currently a total of 1,974 dwelling units in Hammond, as shown below with the range of housing types.

Table 1. Existing Household profile for Hammond neighbourhood

Housing Type	Actual Number of Dwelling Units by Type	Current Estimated Population (2015)
Single-Family	1,365	3,986
Single-Family/Secondary Suite	196	572
Duplex	17	50
Triplex	2	6
Fourplex	2	6
Townhouse	342	1,026
Apartment	50	136
TOTAL	**1,974**	**5,782**

It is anticipated that through the Hammond Area Plan new development will occur over several years and result in a build-out population estimated at approximately 11,000 people residing in a total of 5,700 units. It is also estimated that this population will be able to support approximately 26,000 sq. ft. (2,415 m^2) of retail and non-retail commercial floorspace in Hammond's historic commercial area. Currently, Hammond businesses occupy approximately 7,000 sq. ft. (650 m^2) of commercial floor area.

1.5 THE ROLE OF THE AREA PLAN

The Hammond Area Plan reflects the community's values and is intended to be the preeminent document for long range planning and development within the Hammond Area boundaries. The Hammond Area Plan will form part of the overarching Official Community Plan Bylaw within Chapter 10, Area Plans. Foundational to the Area Plan are the Guiding Principles with supporting Objectives. These were derived from the Area Plan process to help set goals for the neighbourhood's long-term evolution. Area Plan policies were developed out of the Guiding Principles and Objectives and expand on how the goals and will be applied and acted upon.

1.5.1 Hammond Development Permit area Guidelines

The Hammond Area Plan is supported by Development Permit Area Guidelines intended to help maintain the unique character of the Hammond neighbourhood. Specifically, the Guidelines outline design criteria for new development and are also incorporated into the Official Community Plan. The content of the Guidelines is derived from the same inputs that contributed to creation of the Area Plan, through the Area Plan process, as well as best practices in sustainable design and development. The Hammond Development Permit Area Guidelines will be used in conjunction with the Hammond Area Plan for the following land use designations (shown on attached Schedule 1, Hammond Area Plan Land Use Designations):

- Low Density Multi-Family
- Medium Density Multi-Family
- Infill General Employment
- Hammond Village Commercial

1.6 GUIDING PRINCIPLES

Pursuant to Section 1.5, The Role of the Area Plan, the Hammond Area Plan process produced 10 Guiding Principles to inform policy development for the Hammond Area Plan.

1.6.1 GUIDING PRINCIPLES AND SUPPORTING OBJECTIVES

To ensure clear linkages between the Guiding Principles and Area Plan policies, supporting Objectives have been developed and are included below.

1. NEIGHBOURHOOD CHARACTER IS RETAINED

Objectives:

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events

2. A RANGE OF HOUSING FORMS AND TENURES PROMOTES DEMOGRAPHIC DIVERSITY

Objectives:

- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables "aging in place" for residents
- Encourage a greater supply and variety of rental housing forms

3. NEW DEVELOPMENT ENHANCES AND COMPLIMENTS EXISTING BUILT FORM AND NEIGHBOURHOOD CHARACTER

Objectives:

- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Encourage industrial development that is designed to mitigate impacts on adjacent uses

4. HISTORIC COMMERCIAL AREA SERVES COMMUNITY NEEDS

Objectives:

- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents' daily needs
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area
- Allow for short-term commercial ventures, such as pop-up shops, to help revitalize village commercial area and enhance other employment areas

5. Sustainable Building Technologies are Utilized

Objectives:

- Retain, reuse and adapt existing buildings, particularly those with heritage value or character
- Incorporate energy efficiencies into building design to help reduce greenhouse gas emissions
- Design new buildings to be adaptable to future uses
- Encourage building design, technologies and materials that promote energy and water conservation as well as the reduction of greenhouse gases (GHG)
- Continue to promote waste reduction and responsible disposal of all waste materials

6. Flood Risks are Minimized Through Regulatory Standards and Design Best Practices

Objectives:

- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development (*see Zoning Bylaw*)
- Continue to utilize a three-tier stormwater management approach
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Continue to make flood mitigation and emergency program information available to the public
- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation

7. Natural Landscape is Maintained and Enhanced

Objectives:

- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities

8. Multi-Modal Transportation Routes Provide Options to Automobile

Objectives:

- Ensure increased neighbourhood walkability as development occurs
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic management measures as new development occurs
- Promote community gathering spaces and points of interest along pedestrian and bicycle routes

9. Open Spaces and Recreational Opportunities Contribute to the Enjoyment and Well-Being of Residents

Objectives:

- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities
- Provide public access to Fraser River

10. Employment Opportunities are Available Close to Home

Objectives:

- Continue to support operation of the Hammond Cedar Mill and recognize its historical presence in the community
- Provide for a range of shops and services in the historic commercial area that contribute to Hammond's small business community
- Continue to support and encourage business development in the Maple Meadows Business Park and lands within the Infill General Employment designation

The above word diagram was created from community input received during the first Hammond Area Plan open house.

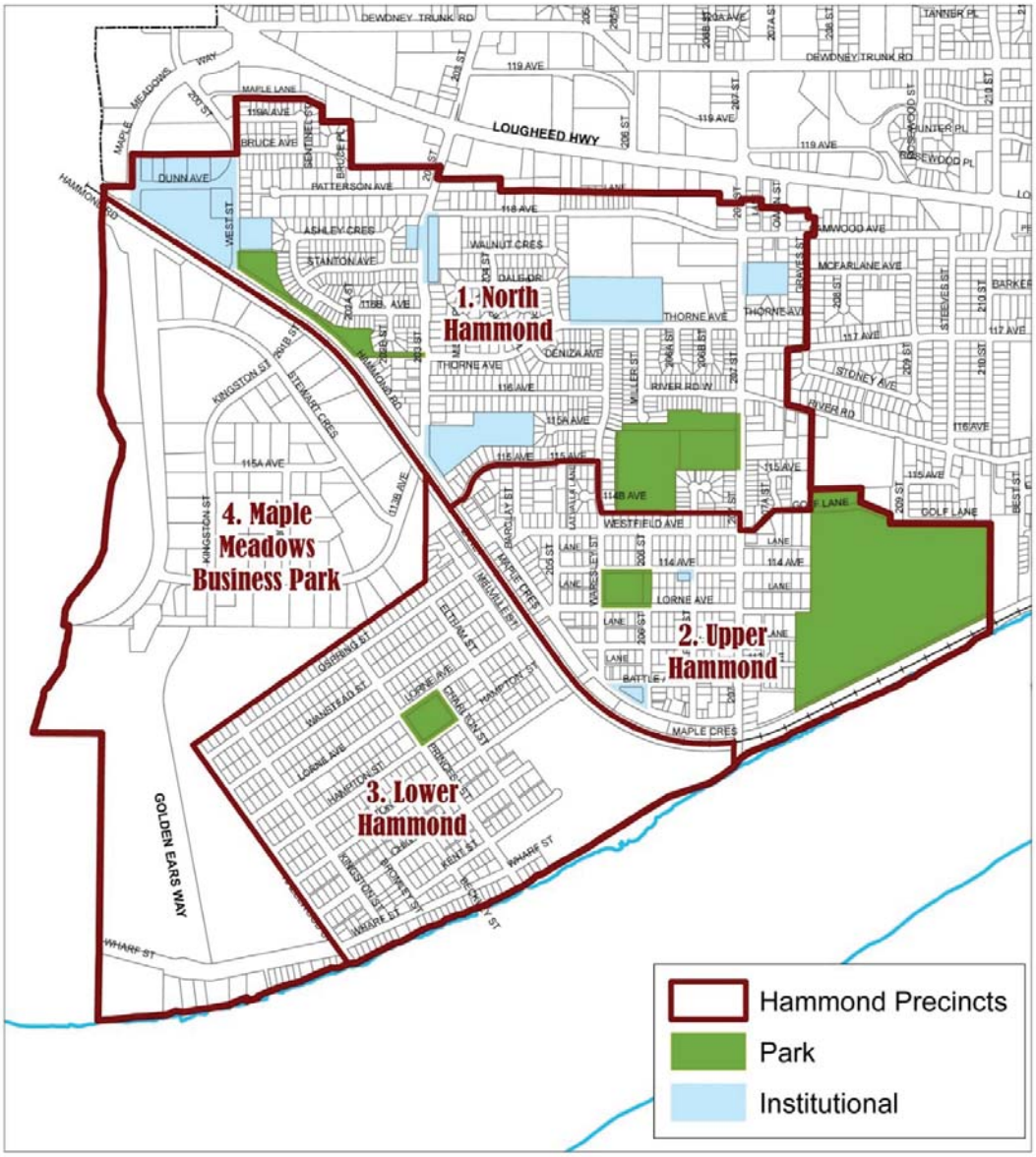
2.0 NEIGHBOURHOOD CHARACTERISTICS

The Hammond neighbourhood has grown significantly since it was registered as a Township in 1883 and character differences are reflected in the time period in which various parts of the neighbourhood were built. Differences in character are evident in land use, street grid pattern, built form, and design of public space. A primary goal of the Hammond Area Plan is to retain these neighbourhood characteristics that contribute to the vitality and livability of the area. To achieve this goal, precincts are identified where clear differences in neighbourhood character exist. The intent is to retain and enhance the desirable features within each of these areas over time.

Using input received through the public consultation process, four precincts have been identified:

Precinct 1: North Hammond
Precinct 2: Upper Hammond
Precinct 3: Lower Hammond
Precinct 4: Maple Meadows Business Park

Hammond Precincts



Welcome
to
Historic
Port Hammond
Established 1883

2.1 PRECINCT 1: NORTH HAMMOND

North Hammond is predominantly a single-family low-density residential area. One large pocket of townhouse development is located at 207th Street, 118th Avenue, and Thorne Avenue. The North Hammond area was developed in the 1980's, long after the residential areas to the south were established. Characteristics such as curved roads, cul-de-sacs, and sidewalks confirm North Hammond's more contemporary era. Compared to earlier eras, many North Hammond houses are large with smaller yards and gardens and garages prominently facing the street. These building features indicate a mid to late 20th century style.

Although North Hammond development is more recent than the areas to the south, it is well established and many of the trees and shrubs planted during development contribute character to the urban landscape.

A key focus for this area is retaining existing connectivity to other areas of the neighbourhood for pedestrian and cycling activity and creating new opportunities wherever possible. This may be accomplished by retaining existing and creating new sidewalks as well as existing and new multi-use trails that help shorten travel routes within the neighbourhood (see Figure 2, Connectivity).

2.1.1 Precinct 1 - Key Characteristics

Street and Block Pattern

North Hammond streets are wide, compared with Precincts 2 and 3, with cul-de-sacs incorporated into the network and sidewalks included along every street for pedestrians. However, developing cul-de-sacs, instead of grid pattern blocks, often increases the travel distances to nearby neighbourhood destinations. Street trees are not present in this Precinct as they were not part of the required road standard during the era of North Hammond's development.

Typical Lot Size and Layout

North Hammond is primarily residential, with single family lots. Lot sizes range from 370m^2 to over 600m^2 with some irregular shapes and sizes. Homes are larger and typically cover 35-40% of the lot area.

Greenspace and Landscaping

North Hammond homes are generally larger and cover more lot area than those in Precincts 2 and 3. Many of the homes feature front lawns and manicured landscaping. Although trees and shrubs are not as mature as some in the other residential Precincts, they have become well established and contribute to the character of the area.

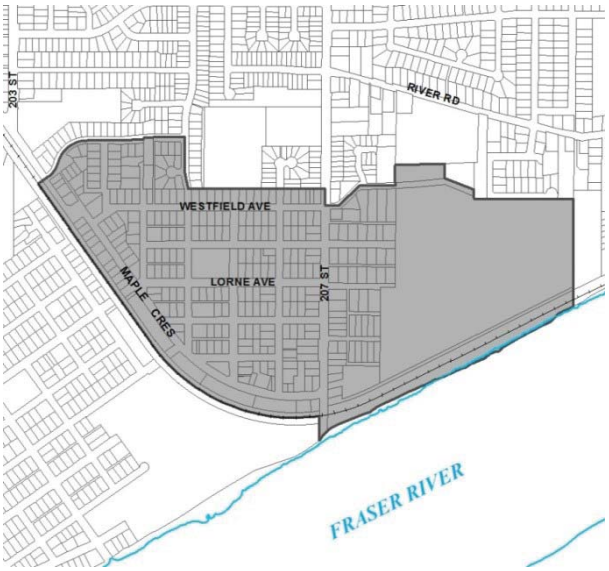
Housing and Heritage Sites

Houses in this area are characterized as standard single family homes with wide front garages and driveways. The Katzie First Nation cemetery is a heritage site identified in this area.

2.2 PRECINCT 2: UPPER HAMMOND

When the Hammond Township plan was registered in 1883, Upper Hammond began to expand rapidly. The opening of Hammond's railway station in 1885 resulted in more homes, commercial businesses, and industry. As the commercial hub grew into a bustling centre of activity, the Port Hammond Lumber Company began its operation on the riverfront in 1908.

Much of the unique character that grew out of Hammond's early days remains evident within Precinct 2 and retaining this character is a goal of this Area Plan.



2.2.1 Heritage Character Area

A heritage character study was undertaken by Donald Luxton & Associates and the findings were summed up as follows:

> *The concentration of heritage and character sites is situated in Upper Hammond, where a significant number of resources exist in fairly close conjunction.*

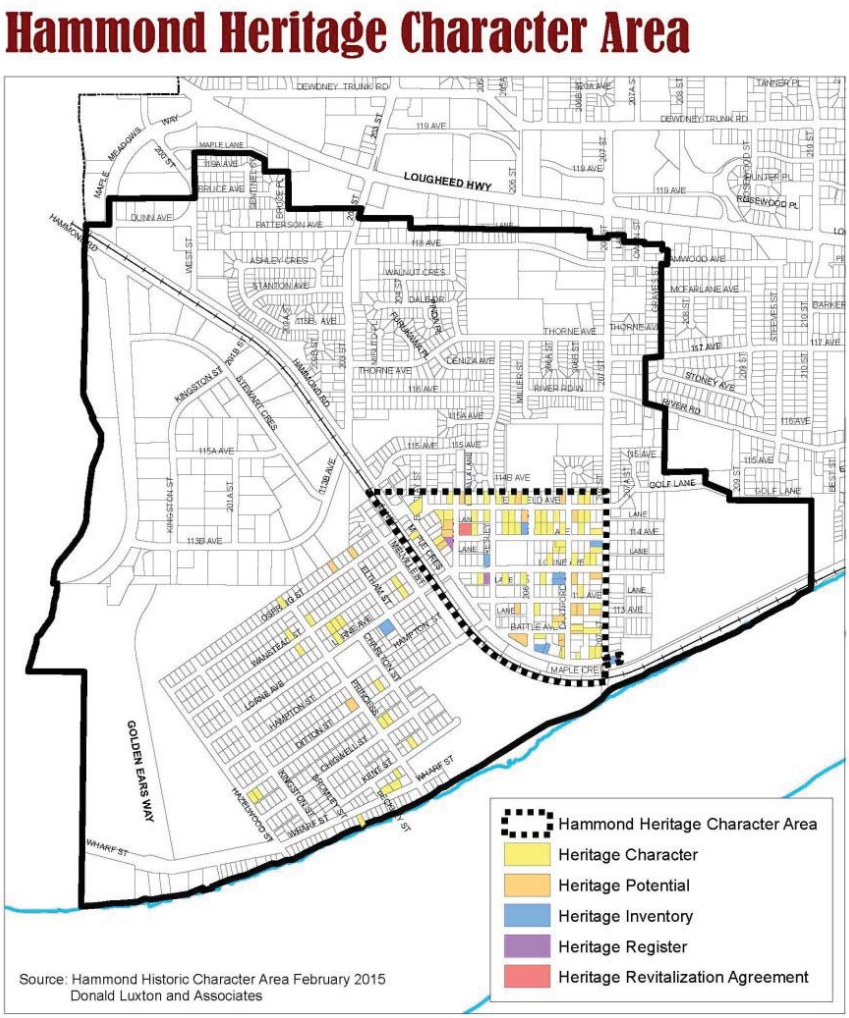


Figure 1: Hammond Heritage Character Area

The above map, prepared by Donald Luxton & Associates, shows the boundaries of the heritage character area identified through the study. The characteristics that contribute to the concentration of these heritage character sites include:

- Built form – "Small commercial buildings and modest wood frame houses reflect the working class nature of the settlement…".
- Land Use Pattern – "The early commercial area contains a number of modest early commercial buildings… This has always been the location of commercial activities, across from the mill site. The residential areas developed north of the commercial area and also to the west. This pattern continues to the present day."
- Lot Pattern and Street Grid – "The very tight street grid provides more of a village atmosphere and a more walkable environment".
- Landscaping – "Landscaping has matured to provide visual interest".

Hammond Heritage Character Area – Definitions of Figure 1 Heritage Classifications

The following resources have been identified and mapped on Figure 1 in order to determine the concentration of heritage resources and heritage character sites within the 1882 Hammond boundaries.

Heritage Revitalization Agreement

A legally protected heritage site. Statements of Significance have been prepared for both buildings on the site.

Heritage Register

Recognized for their heritage value, and officially listed on the Maple Ridge Community Heritage Register. Statements of Significance have been prepared for these two sites.

Heritage Inventory

Identified in "The Heritage Resources of Maple Ridge, 1998" as having heritage value but not yet officially recognized. Statements of Significance have not been prepared for these sites.

Heritage Potential

There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.

Heritage Character

These sites contribute to the heritage character of the neighbourhood. They are generally modest in scale, pre-1940s wood frame structures that reflect the working-class nature of the area. Some of the sites have been significantly altered, but may have potential for sensitive renovation. These sites have been identified at this time through a visual survey only, and are noted as supporting overall neighbourhood character.

2.2.1 Precinct 2 – Key Characteristics

Street and Block Pattern

Lots divided into a tight grid system, with very few lanes, characterize Precinct 2. The tight street grid provides a village atmosphere and a more walkable environment. Typically, there are 10 lots to a block, providing a very generous street allowance. There are also a number of irregular and triangular lots caused by the curving sweep of the railway that provide variety and interesting neighbourhood pockets within the area.

Typical Lot Size and Layout

Upper Hammond is primarily comprised of residential, single family lots with a few larger, multi-family buildings. Lot sizes generally range from 610m^2 to over 890m^2 with many homes typically small and modest in size, particularly in the Heritage Character Area (HCA). Lots within the Village Commercial Area vary in size from slightly smaller and slightly larger than the nearby residential lots. The curve of the railway line has also created some irregular shaped residential and commercial lots. Residential lots outside of the HCA tend to be larger, although some are smaller and narrower.

Greenspace and Landscaping

The mature and varied greenspace and landscaping of Upper Hammond is an important character element. Many lots located in the HCA are large in size and homes are small. This allows for more light and open space on each site, contributing to a 'green' feel within this part of the neighbourhood.

Housing and Heritage Sites

The historical architectural style of the Hammond neighbourhood remains primarily concentrated within the Heritage Character Area of Precinct 2. Houses in this area are small and modest and are characterized as a simplified version of the well-known Craftsman style. Several sites in this Precinct are listed in the Heritage Resources of Maple Ridge.

Other Historic Activities & Community-Led Amenities

Throughout Upper Hammond, there is a legacy of human activity that is commemorated with a sign, plaque, or public art.

2.3 PRECINCT 3: LOWER HAMMOND

The development of Lower Hammond occurred over several decades in predominantly a single-family form. In the late 19th and early 20th centuries, when Upper Hammond was growing rapidly, this area was growing at a slower pace around the cedar mill which started operation in 1908 and continues today. There are a number of older homes scattered throughout Lower Hammond, described in the Heritage Character Study (Donald Luxton & Associates), as being "pre-1940's wood frame structures that reflect the working-class nature of the area", but lacking in concentration of similar structures found in Upper Hammond. Most development in Lower Hammond represents eras from the mid to late 20th and early 21st centuries. The study also identified Lower Hammond's grid-pattern road network and lot configuration, which is similar to that found in Upper Hammond, adding to the heritage character of the area. The different eras of development throughout have created an eclectic and interesting mix of housing form. Also noteworthy in the study is the following observation:

> *Upper and Lower Hammond are also at a different orientation, with Upper Hammond oriented north-south and Lower Hammond angled relative to True North. This gives each area a more distinct identity and provides visual containment.*

Lower Hammond is located in the Fraser River floodplain and this will continue to impact the form and design of new development into the future. This area has been described by some as having a rural character not typically found in single-family suburban areas. Features that contribute to this character, not already discussed above, are:

- Numerous vegetated open drainage channels with adjacent informal trails that connect various blocks
- Roads with a narrower paved width compared to other suburban residential areas (such as Precinct 1)
- Few sidewalks

Two areas of focus for Lower Hammond are:

1) Maintaining the rural character;
2) Enhancing connectivity within Precinct 3 and identifying opportunities to link with other Hammond Localities and beyond.

2.3.1 Precinct 3 – Key Characteristics

Street and Block Pattern

Lower Hammond has a very regular, repetitive, grid street pattern in large blocks. Many of these blocks are broken up with unopened road right-of-ways and vacant lots that contain informal trails along drainage canals. Some laneways currently exist in Precinct 3, south of Ditton Street.

Typical Lot Size and Layout

Lower Hammond is made up of mostly single family lots that range in size from approximately 560m^2 to over 890m^2. The Hammond Cedar Mill is also located in Precinct 3 and covers close to 25% of the area. Housing in this Precinct has been constructed over several decades resulting in an eclectic style, size, and lot layout. The older homes, constructed prior to the 1980's, tend to be more modest with a smaller footprint and more open space is the result. Homes constructed during and after the 1980's tend to have a larger footprint and smaller front and rear yards.

Greenspace and Landscaping

Undeveloped and open rights of way with vegetated drainage canals help provide a sense of rural openness from the street. Pedestrians have established informal pathways along the drainage canals.

Several sites have older small homes with generous setbacks that contribute to the greenspace and open feel. Although Lower Hammond was established at the same time as Upper Hammond, it does not have the same abundance of mature trees. This is likely due to its lower elevation and drainage issues. Wharf Street serves both as a road and dyke for the floodplain area. Single-family homes are located on both sides of Wharf Street and while the homes on the Fraser River side have spectacular views, they do not benefit from the flood protection the dyke provides.

Housing and Heritage Sites

Similar to houses in the Heritage Character Area of Upper Hammond, the vernacular heritage architectural style is also evident in Lower Hammond. The Heritage Character Area Map (see Figure 1) shows several sites with heritage character or potential and one listed on the "Heritage Resources of Maple Ridge".

Other Historic Activities & Community-led Amenities

Much history is evident and recorded within Lower Hammond and as such there are signs, plaques, and park names to help commemorate Hammond's history.

2.4 PRECINCT 4: MAPLE MEADOWS BUSINESS PARK

Although land use is a primary factor that sets Precinct 4 apart, the area does have other characteristics important to its future. Most of the northern portion of Maple Meadows Business Park was constructed in the early 1990's and the southern portion is currently undeveloped. Because the business park has grown slowly over the years, the pattern of older to newer light industrial building design is clearly evident. Part of the Katzie Slough is located at the western edge of the Precinct and provides natural drainage for the area. All of Precinct 4 is located in the Fraser River floodplain.

A key feature of Maple Meadows Business Park is its auto-oriented connectivity with the regional highway network. The Business Park is located close to Lougheed Highway and adjacent to Golden Ears Way and Golden Ears Bridge. When the undeveloped lands to the south of 113B Avenue eventually develop, an alternative access to the area will be required. This will be particularly beneficial for emergency access.

Enhancing local and regional connectivity is an important requirement for the Precinct 4 road network, which includes improvements to roads and routes, as well as increasing pedestrian and cycling connections to other areas within the neighbourhood. Considerations regarding development in the floodplain will also continue to be a focus for Precinct 4, including best practices for stormwater management.

2.4.1 MAPLE MEADOWS BUSINESS PARK – KEY CHARACTERISTICS

Street and Block Pattern

The street network is purposed with a focus on automobile access to business and to the regional road network via the Golden Ears Bridge, Golden Ears Way, and Lougheed Highway. All roadways have sidewalks on at least one side, but no pedestrian and bicycle connections exist within blocks to help shorten travel routes. As the Business Park continues to develop (particularly to the south) and redevelop, opportunities will be identified for creating linkages, where appropriate, for pedestrian and bicycle activity. It is intended that an alternative access for Lower Hammond will be provided through Precinct 4, as both existing access points for Lower Hammond are at railway crossings.

Typical Lot Size and Layout

Lot sizes vary throughout the Business Park and layout varies depending on the needs of individual businesses located within the area.

Greenspace and Landscaping

Greenspace and landscaping is minimal, typically occupying a narrow edge around lots. Asphalt paving predominates. There are no heritage sites identified within Precinct 4.

3.0 HAMMOND LAND USE DESIGNATIONS

Population growth is anticipated to drive change within Hammond over the next several years. The Hammond Area Plan encourages a range of housing types and tenures to accommodate community needs and enable aging in place for residents. Currently there are approximately 1,974 residential units within the neighbourhood with a population of 5,700 residents. It is anticipated that at build-out, the number of residential units will be approximately 5,700 with an estimated population of 11,000 residents. While growth and change are supported by the community, retaining the existing heritage character of the neighbourhood is strongly desired.

Providing a greater range of housing forms and accommodating an increase in density within some areas of Hammond will support revitalization of the historic commercial area at Maple Crescent and 207th Street and provide local shops and services within walking and cycling distance of nearby homes (see Schedule 1, Hammond Area Land Use Designations). Increasing residential densities will also help support the ridership of the West Coast Express and the Frequent Transit Network of bus routes just north of Hammond with stops located along Lougheed Highway and Dewdney Trunk Road.

Guiding Principles

1. Neighbourhood character is retained
2. A range of housing forms and tenures promotes demographic diversity
3. New development enhances and compliments existing built form and neighbourhood character
4. Historic commercial area serves community needs
5. Sustainable building technologies are utilized
6. Flood Risks are minimized through regulatory standards and design best practices
7. Natural landscape is maintained and enhanced

Objectives

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables "aging in place" for residents
- Encourage a greater supply and variety of rental housing forms
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- New development incorporates useable and attractive greenspace
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area
- Retain, reuse and adapt existing buildings, particularly those with heritage value or character
- Incorporate energy efficiencies into building design to help reduce greenhouse gas emissions
- Design new buildings to be adaptable to future uses
- Encourage building design, technologies and materials that promote energy and water conservation as well as the reduction of greenhouse gases (GHG)
- Continue to promote waste reduction and responsible disposal of all waste materials
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond

Policies

3-1 Community Amenity Contributions, or other levies and charges, collected through new development, within the Hammond Area Plan boundaries, may be utilized within the Hammond neighbourhood and be applied in accordance with the policies or regulations that enable the type of contribution, levy, or charge made.

3-2 The adaptive reuse of heritage sites and buildings is encouraged. Rehabilitation of a heritage site may involve the use of heritage conservation legislation identified in the *Local Government Act* and *Community Charter*. This policy applies to sites and buildings determined by Maple Ridge to have heritage value and/or heritage character, including listings on the "Heritage Resources of Maple Ridge" and specific properties identified within the Heritage Character Area shown in Figure 1.

3-3 For heritage projects requiring a Statement of Significance or a Heritage Conservation Plan, Maple Ridge may consider the "Standards and Guidelines for the Conservation of Historic Places in Canada" published by Parks Canada. This tool helps users to understand the historic place and secondly determine the best approach in its conservation.

3-4 Maple Ridge will establish a community engagement process to explore potential legislation and regulatory tools for conservation of the Heritage Character Area identified in Figure 1. Examples of some potential tools include a Heritage Conservation Area Bylaw, property tax exemption for protection of a heritage property, heritage conservation covenants, and/or a specific Heritage Character Area zone that permits uses, densities, setback, etc. that are specific to this historic enclave of Hammond.

3-5 Hammond is an established neighbourhood, with a predominantly single-family use. As density increases over time, design compatibility with the existing character is encouraged to maintain livability, streetscape aesthetics, and Hammond's sense of place. Elements of the existing built form should be incorporated into site and building design for all forms of development. For example:

a) Space for ample light penetration should be provided between buildings;
b) Building heights should not appear imposing to smaller existing buildings;
c) Existing mature trees and shrubs should be retained, wherever possible; and
d) Landscaping should include new plants and trees that will attract bees, butterflies, and songbirds;
e) Establish garden areas that provide energy conservation benefits, such as shade in the summer and light penetration in the winter (i.e. using deciduous trees).

3-6 Providing a range of housing forms and tenures is encouraged throughout the Hammond neighbourhood. These include single-family and multi-family forms, with tenures ranging from home ownership, rental (including purpose-built rental), affordable, and subsidized housing.

3-7 To ensure a range of housing needs are accommodated within Hammond, Maple Ridge will work with government and housing agencies to encourage and support development that provides:

a) For those with special housing needs due to income, age, or disability;
b) Special needs housing incorporated within the Hammond neighbourhood located close to public transit, shopping and services, and parks and recreation; and
c) Flexible living units to accommodate people with physical disabilities.

3-8 The Hammond area is part of the Katzie First Nation's traditional territory and many artifacts may still remain from Katzie activities over the past hundreds of years. Maple Ridge will work with Katzie First Nation to create a process for ensuring that applications for new development undertake an archaeological review, wherever warranted, in accordance with the *Heritage Conservation Act*.

3-9 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infill development should meet the following conditions:

a) That any residual lots or remaining land parcels are left in a configuration and lot area suitable for a future development proposal, or may be consolidated with other abutting residual lots or land parcel, and complies with the applicable Land-Use Designations and Policies of Section 3.0.
b) The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designation and Policies of Section 3.0.
c) Residual abutting lots or land parcels are not left in a condition unsuitable for the maintenance of the existing land use;
d) The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.

3-10 Shadow studies may be required for proposed buildings greater than three (3) storeys in height and where a building façade is more than double the width of adjacent buildings. Site and building design should mitigate for potential shadow casts and blocking of daylight on nearby properties.

3-11 Maple Ridge encourages noise abatement and vibration mitigation measures for all new building construction within 50 metres of the railway corridor. The level and impact of noise and vibration on a development site should be assessed by a qualified acoustic and vibration consultant through the preparation of a noise and vibration impact study, undertaken early in the process. The study should assess the impact of all noise and vibrational sources affecting the development site and provide recommendations for noise abatement and vibration mitigation for the site.

NOTE: Heritage buildings listed in the Heritage Resources of Maple Ridge may be exempt from this policy.

3-12 Applying principles of Crime Prevention Through Environmental Design (CPTED) are encouraged, particularly to the internal spaces and finishing of all garage structures.

3-13 To minimize impervious surfaces, incorporate on-site landscaping infiltration strategies and rainwater retention to comply with the Subdivision and Development Servicing Bylaw.

3-14 Energy efficient design and Best Management Practices are encouraged in all developments in Hammond. Maple Ridge supports the green technologies embedded in the Hammond Development Permit Area Guidelines and encourages these within all development.

3-15 Achieving a LEED (Leadership in Energy & Environmental Design), Built Green, Passive House or similar certification program is encouraged, as they contribute to energy savings and greenhouse gas reductions through enhanced envelope performance and decreased reliance on mechanical systems for heating, cooling, and ventilation.

3.1 RESIDENTIAL

Hammond is an established neighbourhood and it is important that new development is compatible with existing character. Retaining neighbourhood character is a key aim for the Hammond Area Plan, while allowing for increased residential densities that support a more vibrant community. Additionally, introducing new forms of residential development is intended to attract new residents and enable current residents to "age in place".

Guiding Principles

1. Neighbourhood character is retained
2. A range of housing forms and tenures promotes demographic diversity
3. New development enhances and compliments existing built form and neighbourhood character
7. Natural landscape is maintained and enhanced

Objectives

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables "aging in place" for residents
- Encourage a greater supply and variety of rental housing forms
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace

3.1.1 Single-Family & Compact Residential

Intent:

Single-family dwellings, duplex, and triplex are the forms of development permitted in the **Single-Family & Compact Residential** designation (See attached Schedule 1). The intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character. Secondary suites and garden suites are also encouraged uses outside of the floodplain area.

Policies

3-16 Single-family, duplex and triplex housing forms may be permitted in the Single-Family & Compact Residential designation.

3-17 Detached garden suites and secondary suites are permitted, subject to consistency with existing Maple Ridge bylaws and regulations.

3-18 Adaptive re-use of existing buildings is encouraged.

3-19 The following characteristics should be incorporated into all forms of new development within the Single-Family & Compact Residential designation:

a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;
b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height; and
d) Parking for residents is provided in a concealed structure.

3.1.2 Low Density Multi-Family

Intent:

Encouraging an increase in density and expanding residential form is the intent of the **Low Density Multi-Family** designation (see attached Schedule 1), which permits townhouse, fourplex and courtyard development forms. Lands in this designation are primarily located in high activity areas along major corridor roads and adjacent to large community gathering spaces and the West Coast Express. It also serves as a transitional development form and density between **Single-Family & Compact Residential** and the **Medium Density Multi-Family** designations (see attached Schedule 1). Consideration of Hammond's existing neighbourhood character, including historic building elements and attractive garden spaces, is an important aspect of this designation.

Policies

3-20 Townhouse, fourplex, and courtyard housing forms are permitted in Low Density Multi-Family designation, with ground level entry to each unit.

3-21 Maximum building height permitted is three (3) storeys.

3-22 The following characteristics should be incorporated into all forms of development within the Low Density Multi-Family designation:

a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;
b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;
d) Parking for residents is provided in a concealed structure.

3.1.3 Medium Density Multi-Family

Intent:

The Medium Density Multi-Family designation allows for the highest residential densities within Hammond. Providing for a level of density aimed at establishing a vibrant Hammond neighbourhood is the intent of the **Medium Density Multi-Family** designation (see attached Schedule 1), which permits residential forms of townhouse, rowhouse and apartment. Similar to the **Low Density Multi-Family** designation (see attached Scheduled 1), this future land use is primarily located along major corridors with focus areas being where Hammond's highest density is most suitable and beneficial to neighbourhood vibrancy.

Policies

3-23 Townhouse, rowhouse, and apartment housing forms are permitted within the Medium Density Multi-Family designation.

3-24 Maximum building heights for townhouse and rowhouse development forms is three (3) storeys.

3-25 Maximum building height for apartment form is four (4) storeys.

3-26 Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:

a) Orienting living and activity spaces toward streets and laneways, so that opportunities for "eyes on the street" are created wherever possible;
b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height;
d) Parking for residents is provided in a concealed or underground structure.

3.2 EMPLOYMENT

There are four land use designations for employment within Hammond: **Hammond Village Commercial**, **Maple Meadows Business Park, Infill General Employment** and **Hammond General Industrial** (see attached Schedule 1). The intent is to provide a range of employment options for local residents and the region, support the local economy, and provide nearby shops and services that will help meet the community's daily needs.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
3. New development enhances and compliments existing built form and neighbourhood character
4. Historic commercial area serves local community needs
7. Natural landscape is maintained and enhanced
10. Employment opportunities are available close to home

OBJECTIVES

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, or features
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Encourage industrial development that is designed to mitigate impacts on adjacent uses
- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents' daily needs
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area and enhance other employment areas
- Allow for short-term commercial ventures, such as pop-up shops, to help revitalize village commercial area and enhance other employment areas
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Continue to support operation of the Hammond Cedar Mill and recognize its historical presence in the community
- Provide for a range of shops and services in the historic commercial area that contribute to Hammond's small business community
- Continue to support and encourage business development in the Maple/Meadows Business Park and the Infill General Employment designation

3.2.1 Hammond Village Commercial

Intent:

Hammond Village Commercial (see attached Schedule 1) designated lands are mainly concentrated in Hammond's historic commercial node at Maple Crescent and Dartford Street. Creating a hub of vibrant commercial activity is encouraged through mixed-use development forms that include ground level retail shops and services with apartments or offices above. Additional ways to attract people and enliven the area are seasonal or temporary "pop-up" businesses and the incorporation of public spaces into new development.

Policies

3-27 Principal buildings within the Hammond Commercial designation will range from a minimum of three (3) to a maximum of four (4) storeys.

3-28 Conservation and/or adaptive re-use of buildings listed on "The Heritage Resources of Maple Ridge" is encouraged.

3-29 Ground floor commercial is required within the Hammond Commercial designation with office and/or residential use above grade.

3-30 Orient living and activity spaces toward streets and public spaces, so that opportunities for "eyes on the street" are created wherever possible.

3-31 Creating public outdoor meeting spaces is encouraged in the Hammond Village Commercial designation and may take the form of a public square, plaza, courtyard, or passageways between buildings.

3-32 Attractive landscaping and seating design is important in public spaces to invite people to rest, reflect, or meet and visit with others.

3-33 Incorporating public art into new development and public spaces is encouraged.

3-34 Maple Ridge will undertake a study to explore appropriate parking standards and alternative parking options, such as a nearby parking lot, for the Hammond Village Commercial area.

3-35 All parking is encouraged in an underground structure. Where challenging site conditions exist, options include landscaped visitor parking at grade, concealed above-grade structure for all parking, or concealed above-grade structure for residents' parking and landscaped visitor parking at grade.

3-36 Temporary, seasonal, or pop-up businesses will be encouraged, particularly where there is a vacancy within an existing store-front.

3-37 Interpretive signage, plaques or other medium that provides historic information of a place, people, and/or event should be incorporated into development wherever possible.

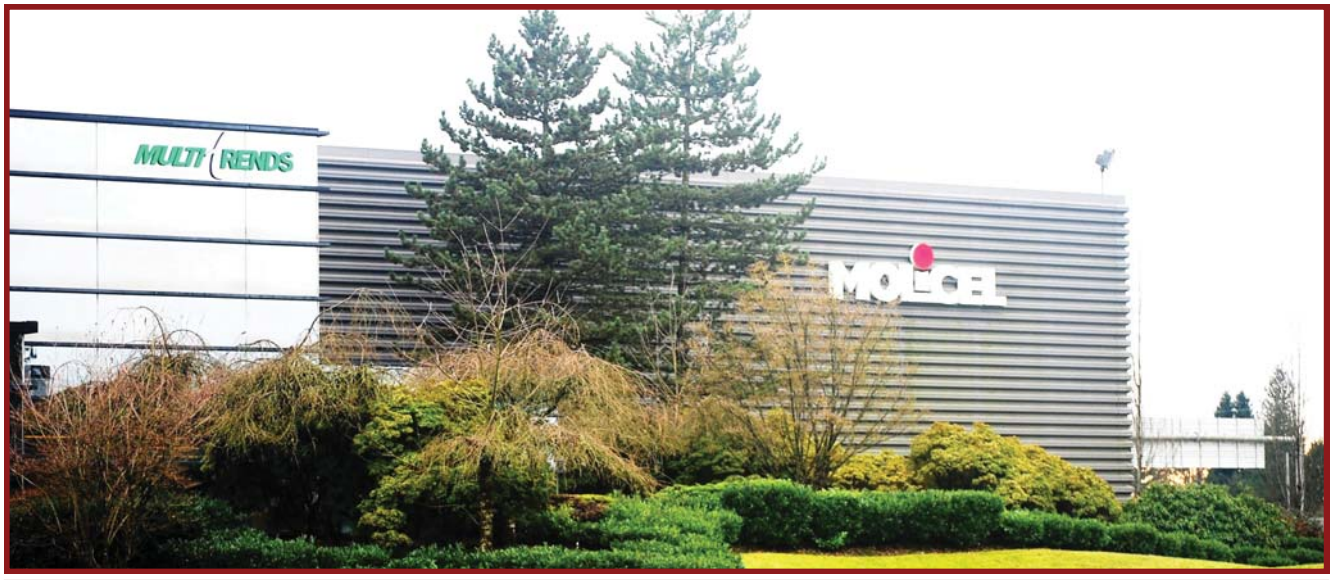
3.2.2 Maple Meadows Business Park

Intent:

Maple Meadows Business Park (see attached Schedule 1) designated lands encompass most of Precinct 4. This area has been an employment generator since its inception in the early 1990's and accommodates many large, medium and small businesses. It is well located close to Lougheed Highway and Golden Ears Bridge, both routes being part of the regional highway network. The Business Park has experienced significant growth over the years and it is anticipated it will continue to expand and evolve into the future.

Policy

3-38 Lands within the Maple Meadows Business Park designation will be subject to existing policies to regulate Business Parks in the *Maple Ridge Official Community Plan*.



3.2.3 Infill General Employment

Intent:

The **Infill General Employment** (see attached Schedule 1) designation is applied primarily to underutilized lands adjacent to residential areas and the railway tracks in Precincts 2 (Upper Hammond) and 3 (Lower Hammond). These lands are narrow and limited in potential. The intent of **Infill General Employment** is to create opportunities for businesses that do not generate much vehicular traffic and have minimal need for public parking. Additionally, this designation is limited to businesses that produce minimal noise, odor, or fumes and blend well into the nearby residential areas either through attractive building design or landscape screening. Some examples may include public storage facility, medical testing laboratory, manufacturing operation, multi-media and/or art studio.

Policies

3-39 Businesses in the Infill General Employment designation will be light industrial or business park uses that do not generate significant traffic, noise, fumes, or odors.

3-40 Lands within the Infill General Employment designation are located in close proximity to residential areas and compatibility with adjacent use is important. Incorporating the following elements into site and building design within the Infill General Employment designation is encouraged:

a) Block sizing is reflective of surrounding uses;
b) Building forms are appropriately located on site and scaled in consideration of adjacent developments;
c) Principal buildings within the Infill General Employment designation are Permitted to a maximum height of 3 storeys;
d) Attractive landscaping, including fencing/screening, should be provided along the perimeter of the site;
e) Outdoor storage and refuse/recycling areas should be well-screened with attractive landscaping and fencing, particularly those visible to roadways and/or adjacent residential areas.

3-41 Integrate infill industrial developments with surrounding residential and non-residential activities through the use of appropriate transition of uses.

3.2.4 Hammond General Industrial

Intent:

The Hammond Cedar Mill is located in Lower Hammond (Precinct 3) and the site makes up the **Hammond General Industrial** (see attached Schedule 1) designation. The Mill has been providing local jobs since 1908 and is anticipated to continue for the foreseeable future. The operation is as much a part of Hammond's historic character as the railway and street grid pattern.

Policy

3-42 Lands within the **Hammond General Industrial** designation will be subject to existing policies to regulate Industrial lands in the *Maple Ridge Official Community Plan*.

3.3 PARKS & OPEN SPACE

INTENT:

When the original Hammond township plan, registered in 1883, was created, lands were dedicated for two parks. One is Hammond Park, which is located in Upper Hammond (Precinct 2) and the other is Tolmie Park, located in Lower Hammond (Precinct 3). Baseball was played in both parks, with Hammond Park being the location for the Hammond Cedar Baseball team – a team of amateur players recruited by the cedar mill manager starting in 1924. League baseball was moved to the Hammond Stadium when it opened in 1957.

Hammond is also home to the Maple Ridge Golf Course, which officially opened in 1925.

Several parks have been established in Hammond since the township's inception, and today they include the following:

- Hammond Stadium, Pool, and Community Centre
- Hammond Park
- Maple Ridge Golf Course
- Tolmie Park
- Emmeline Mohun Park

The **Parks & Open Space** designation (see attached Schedule 1) continues to include lands dedicated to a range of recreational activities located within all three of Hammond's residential Precincts that contribute to outdoor leisure activity, neighbourly interactions, and locally organized events. Additionally, **Parks & Open Space** lands are important areas for urban ecology and natural habitat for wildlife.

Guiding Principles

1. Neighbourhood character is retained
7. Natural landscape is maintained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

Objectives

- Promote retention of heritage character elements
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities
- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities
- Provide public access to Fraser River

Policies

3-43 All lands designated as Park within Hammond are subject to a master plan administered by the Parks & Leisure Service Department.

3-44 Maple Ridge will ensure that uses within Park spaces should serve the needs of all ages and demographics, particularly seniors and youth.

3-45 Maple Ridge will continue to work with the Parks & Leisure Services Commission on the delivery of recreation programs that create age-appropriate opportunities that meet the needs of all genders, abilities, and income levels within the community.

3-46 In an effort to ensure that Parks within Hammond are accessible to everyone, including those with physical disabilities, Maple Ridge will continue to work with the Municipal Advisory Committee on Accessibility Issues to ensure accessibility needs are considered and addressed.

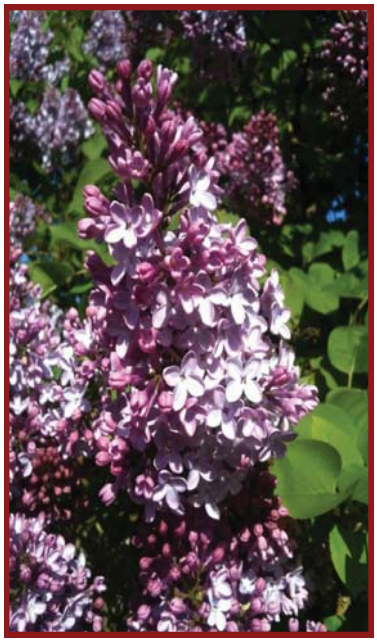
3-47 To enhance connectivity throughout Hammond and create links with Parks and other points of interest, new pathways and trails within Park spaces will be selected in consideration of the larger pedestrian and bicycling network.

3-48 Where sufficient neighbourhood demand is confirmed, Maple Ridge will consider identifying suitable space for a community garden in Hammond.

3-49 Emmeline Mohun Park currently provides public views and access to the Fraser River. Where new opportunities arise, Maple Ridge will consider establishing additional park space along the river to provide increased public access.

3-50 To encourage urban wildlife, including songbirds, bees, butterflies and other insects, appropriate native shrub and plant material will be used in Park areas, wherever feasible.

3-51 Maple Ridge will work with the community to identify opportunities to enhance Hammond Park spaces through inclusion of new recreation activities, public art, heritage feature(s), interpretive plaques and/or wayfinding signage.



3.4 INSTITUTIONAL

INTENT:

Hammond has a broad range of **Institutional** (see attached Schedule 1) uses that are both public and private in nature. **Institutional** uses include services such as education, government, fire protection, public transit, health and welfare, and cultural/spiritual institutions.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
3. New development enhances and compliments existing built form and neighbourhood character
7. Natural landscape is retained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

OBJECTIVES

- Promote retention of heritage character elements
- Retain historic grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities

POLICIES

3-52 Maximum building height for new Institutional development is three (3) storeys.

3-53 Building and site design for new development should be compatible with the existing character of the area and adjacent buildings. Design should include:

a) Orienting active spaces toward streets and laneways, so that opportunities for "eyes on the street" are created wherever possible;
b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) storeys in height.

3.5 CONSERVATION

INTENT:

Most of the land within the **Conservation** designation (see Schedule 1) is adjacent to the Golden Ears Bridge and part of the Katzie Slough. The Slough was once an area rich in biodiversity, but today mainly provides natural drainage for the surrounding developed area, including Lower Hammond (Precinct 3). Increasing biodiversity not only contributes to effective rainwater management, but also productive habitat for a range of small mammals, insects and freshwater invertebrates. This natural area that is abundant with small wildlife provides a regular food source for birds of prey making the Katzie Slough an important raptor habitat area. In addition to biodiversity, the Slough's drainage capability also provides an essential benefit to nearby property owners and as such it is important to retain and enhance the ecology of these lands wherever possible.

It is important to note that the **Conservation** designated land in the Katzie Slough is in the Agricultural Land Reserve and any changes intended for this area may require approval from the Agricultural Land Commission.

GUIDING PRINCIPLES

6. Flood risks are minimized through regulatory standards and design best practices
7. Natural landscape is retained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

OBJECTIVES

- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities
- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs

Policies

3-54 Maple Ridge will continue to protect natural features designated Conservation, while ensuring public safety, including land resources, water resources, and air quality under current requirements within the *Maple Ridge Official Community Plan* and related policies and bylaws, and also in accordance with Provincial and Federal regulations.

3-55 Maple Ridge will support efforts to enhance biodiversity within the Katzie Slough to support native insect, fish, and wildlife species, while continuing to maintain this wetland area as a natural drainage system for the surrounding floodplain area.

3-56 Maple Ridge will encourage education and awareness of the environmental and flood protection benefits of natural drainage systems, through programs, projects, publications, or other forms of communication and public engagement.

3-57 Recreation trails will be retained, expanded and enhanced, wherever possible, to permit sensitive public access to natural areas for recreation and education.

4.0 MULTI-MODAL TRANSPORTATION & CONNECTIVITY

INTENT:

The original 1883 Port Hammond Junction Township plan laid out numerous short blocks, some containing laneways, enabling numerous connections for local residents to travel from one area of the neighbourhood to another. As Hammond grew over the years, the grid pattern for new areas was not laid out in the same manner and resulted in longer blocks, numerous cul-de-sacs, and fewer connectivity options for local residents.

Today, connectivity in Hammond is provided through various modes, such as Major Corridor routes to manage large volumes of traffic within and through the neighbourhood, defined bicycle routes, sidewalks, and formal and informal recreation routes. Walking and cycling are popular activities in Hammond and the community has expressed a desire for road and route improvements to make these activities safer and more desirable. A West Coast Express Station, part of the TransLink network, is located in the northwest corner of Hammond and provides regional connectivity via railway. TransLink also provides one regular bus route through Hammond, along with two limited bus service routes.

Although the railway provides regional access, it has also been identified as an obstacle to connectivity within Hammond, particularly Lower Hammond, with longer and more frequent trains impacting four railway crossings. This limits access into and out of the Lower Hammond area. Figure 2 Connectivity map shows existing and proposed routes intended to support multi-modal transportation, including a new multi-modal access connecting Lower Hammond with Maple Meadows Business Park.

GUIDING PRINCIPLES

8. Multi-modal transportation routes provide options to automobile

OBJECTIVES

- Ensure increased neighbourhood walkability as development occurs
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic management measures as new development occurs
- Promote community gathering spaces and points of interest along pedestrian and bicycle routes

POLICIES

4-1 Universal accessibility is encouraged in transportation planning and design. Wherever possible, the needs of wheelchairs, the visually impaired, strollers, scooters, and other mobility devices used by pedestrians with disabilities, as well as by families, teenagers, and seniors will be accommodated in the design of sidewalks, public plazas, and other public spaces throughout Hammond.

4-2 Maple Ridge will continue to monitor traffic flows through Hammond to effectively manage traffic volumes and/or improve safety as higher density development is introduced to the community.

4-3 Where new developments are proposed, pedestrian and cycling connections should be improved or created, wherever possible, linking into the local and broader community. New routes may be identified that reduce long blocks and travel time to destinations, such as the West Coast Express, bus routes, nearby shopping and services, local parks and Hammond Elementary School.

4-4 Access in and out of Lower Hammond (Precinct 3) is currently impeded with railway crossings at both entry/exit points. Creating an additional multi-modal connection between Lower Hammond (Precinct 3) and Maple Meadows Business Park (Precinct 4) will be created through new development to provide uninterrupted access.

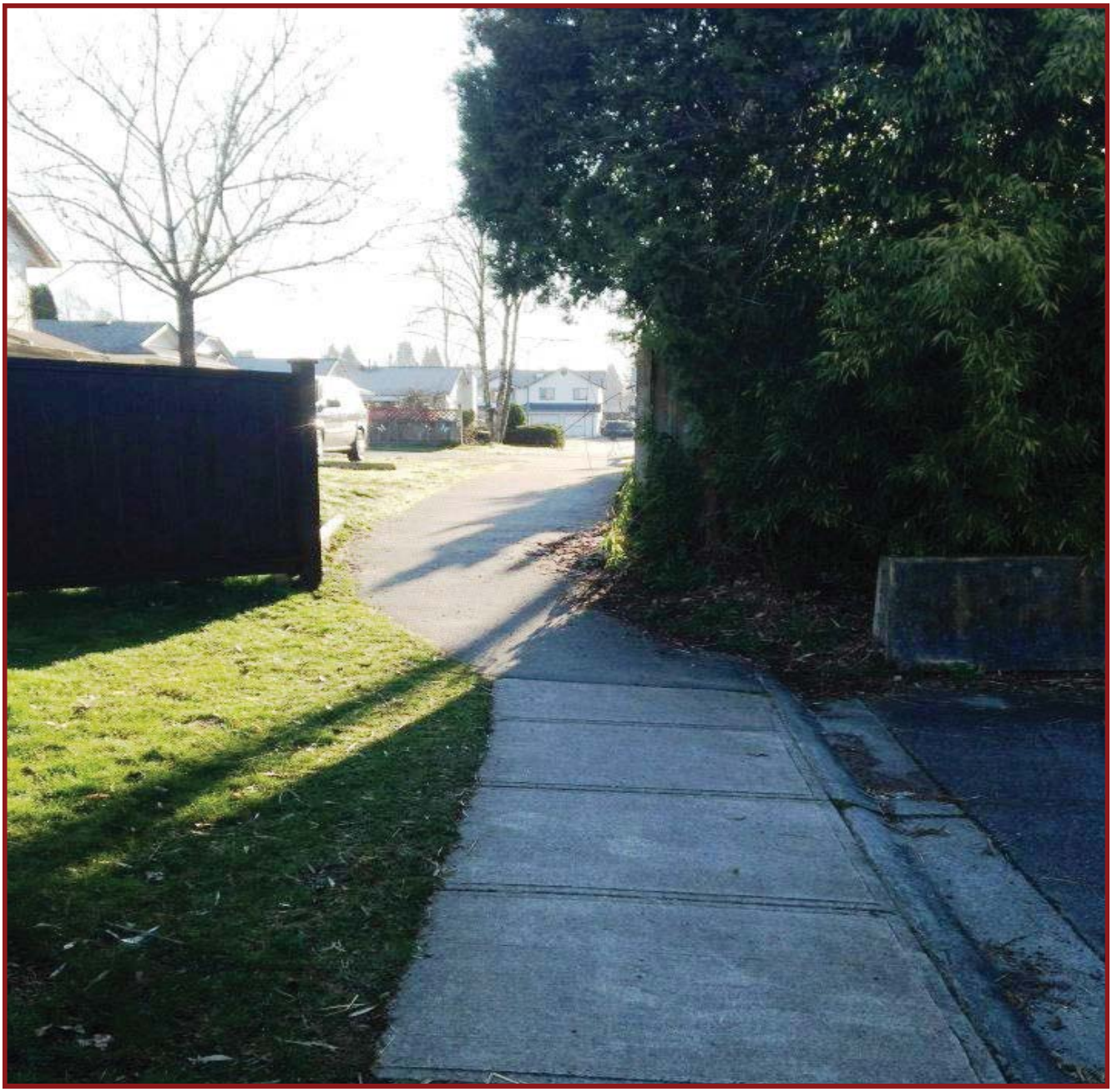
4-5 Greenway Trails are located in naturalized areas, including those along drainage canals. It is intended that Greenway Trails connect with other pedestrian and cycling routes to expand connectivity throughout Hammond.

4-6 Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.

4-7 Access to both underground and surface parking areas is encouraged off a laneway wherever possible.

4-8 Maple Ridge will continue to consult and work in cooperation with Regional and Provincial agencies to improve public transit and particularly to:

a) Increase existing transit service to a level that is consistent with a compact and multi-modal community; and
b) Provide safe and convenient access to transit facilities.



5.0 WATER & HABITAT

INTENT:

Approximately half of the Hammond area is located in the Fraser River floodplain and flooding has long been a concern for residents, particularly during peak storm events and freshet season. Climate change is also bringing greater frequency and intensity of storm events. Existing flood mitigation measures in Hammond include the Wharf Street dyke, vegetated drainage canals, and the Princess Street Pump Station.

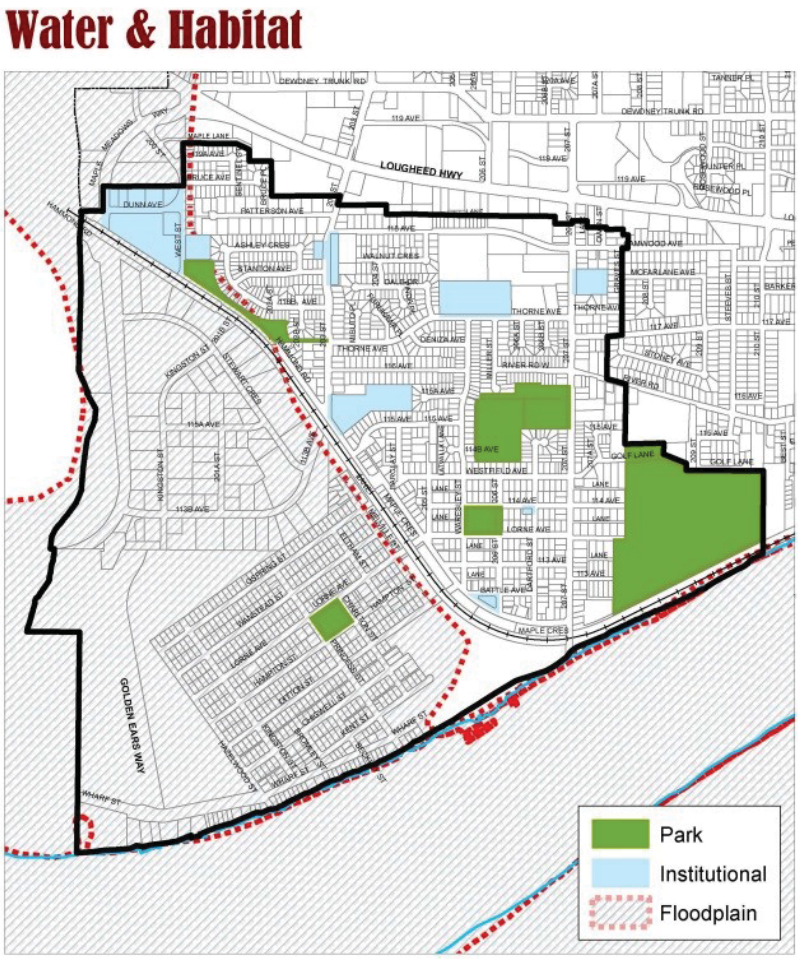


Figure 3: Water & Habitat

Effectively managing rainwater runoff is important in the protection of property and the natural environment. The greater the percentage of impervious surfaces within a drainage area, the greater impact urbanization will have on both water quantity and quality. Two key components of rainwater management are: 1) capitalizing on opportunities to reduce impervious surfaces; and 2) enhancing natural areas to help slow and infiltrate rainwater. Selecting appropriate landscape design options including a mix of plant materials that promote biofiltration and exfiltration in natural drainage areas. Healthy natural environments help improve water quality, slow volume during peak events, and reduce pressure on nearby floodplain pump stations. The pump stations are designed for large scale water conveyance from flood prone areas.

There are a number of opportunities for improving greenway corridors and increasing biodiversity within existing drainage canals in Lower Hammond located in road right-of-ways and on vacant municipally owned lots.

Guiding Principles

6. Flood risks are minimized through regulatory standards and design best practices
7. Natural landscape is retained and enhanced

Objectives

- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development (*see Zoning Bylaw*)
- Continue to utilize a three-tier stormwater management approach
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Continue to make flood mitigation and emergency program information available to the public
- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities

Policies

5-1 Maple Ridge will maintain both open channel and conduit drainage systems in Lower Hammond with a goal of improving water quality and biodiversity in the area.

5-2 Maple Ridge will continue to investigate the viability of drainage canals in Lower Hammond.

5-3 Any enhancement work on the vegetated areas of the drainage canals should involve increasing biodiversity to improve habitat for native insects, birds, and small mammals. Plant materials that help to improve water quality will also be considered to help ensure fewer chemicals and contaminants are flushed into nearby waterways, including the Fraser River.

5-4 Maple Ridge will encourage opportunities for public outreach to educate and raise awareness of the benefits of drainage canals in stormwater management, including flood mitigation, and enhancement of local ecology.

5-5 Maple Ridge will continue to maintain Wharf Street, which runs along the Fraser River, as a dyke to help protect Hammond's floodplain area.

5-6 Maple Ridge will require new development to build to flood construction standards established in the Zoning Bylaw to help maximize safety in a flood event. This includes building to required flood construction levels and prohibiting the construction of living spaces within the "freeboard" area.

5-7 Maple Ridge will continue to maintain its emergency response system, including an Emergency Operations Centre and Emergency Support Services, that are activated in the event of a serious incident such as flood, fire or earthquake.

5-8 Maple Ridge will complete an Integrated Stormwater Management Plan for the Hammond neighbourhood that will recommend and prioritize projects, programs and policies intended to:

a) Protect and where possible enhance existing aquatic and riparian habitat;
b) Facilitate development and re-development of land in a manner that protects ecosystem integrity;
c) Develop cost effective capital, operations and maintenance solutions to identified issues;
d) Protect life and property; and
e) Ensure safe conveyance of stormwater .

APPENDIX A – ZONING MATRIX

1. Conditions:

a) This Matrix is to be read in conjunction with the policies and criteria in the Hammond Area Plan as well as the Official Community Plan and is not the only source for determining applicable zones;

b) All zones corresponding to each land use designation or category may not be appropriate for a specific site and are not applicable in all areas of the municipality;

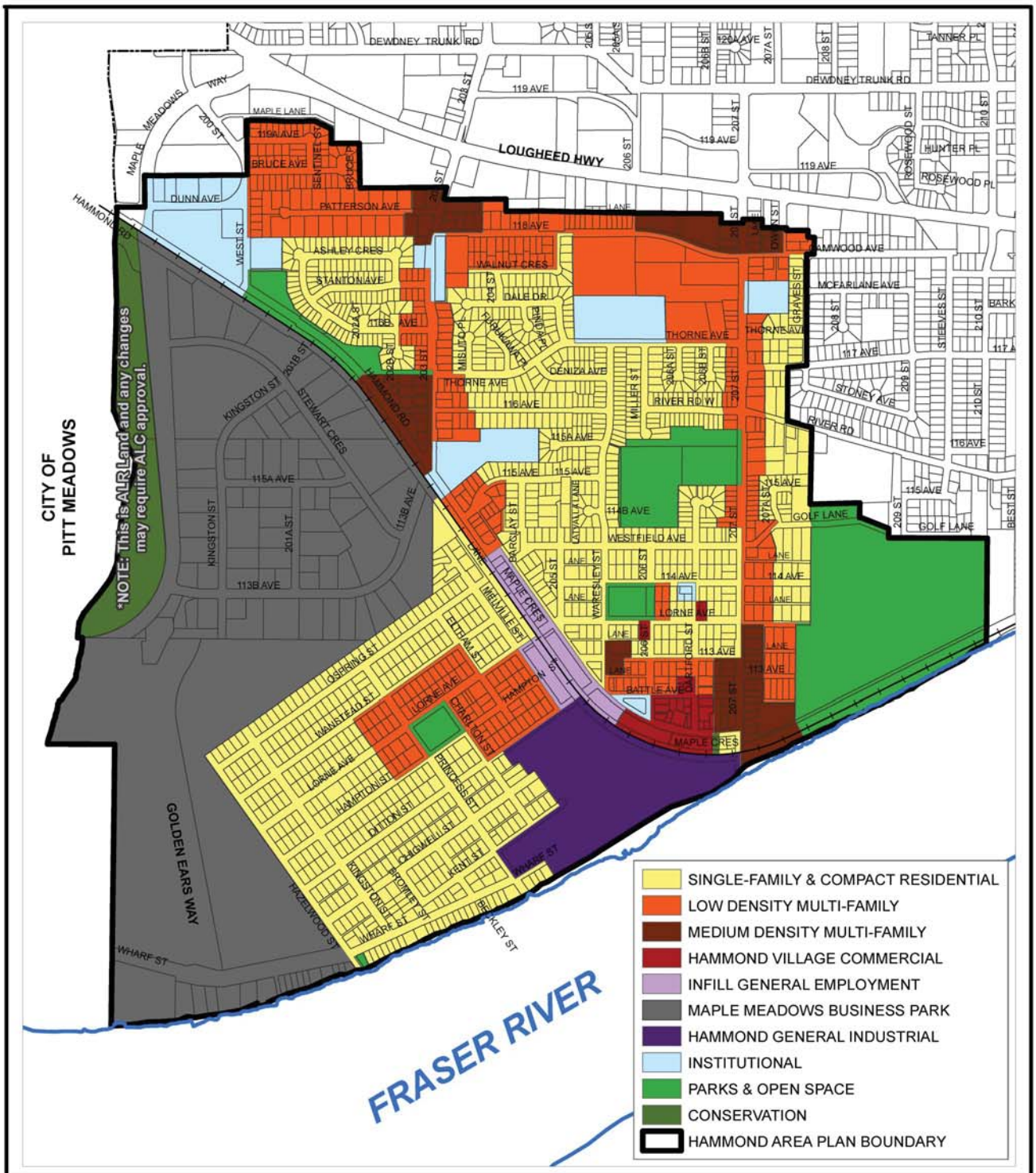
c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;

d) Comprehensive Development Zones may be considered within Official Community Plan Land Use Designations and Categories based on compliance with Official Community Plan policies;

e) The P-4 Church Institutional Zone will be considered in all Land Use Designations subject to satisfying all requirements of the Zone.

2. Zoning Matrix:

Hammond Area Plan Land Use Designation	Zones
Single Family & Compact Residential	R-1 Residential District CD-1-93 Amenity Residential District RS-1 One Family Urban Residential RS-1b One Family Urban (Medium Density) Residential RT-1 Two Family Urban Residential
Low Density Multi-Family	RM-1 Townhouse Residential
Medium Density Multi-Family	RM-1 Townhouse Residential RM-2 Medium Density Apartment RM-4 Multiple Family Residential District RM-5 Low Density Apartment Residential
Hammond Village Commercial	H-2 Hammond Village Commercial
Infill General Employment	M-6 Hammond General Employment*
Maple Meadows Business Park	M-3 Business Park
Hammond General Industrial	M-2 General Industrial
Institutional	P-1 Parks and School P-2 Special Institutional P-4 Church Institutional P-4a Church Institutional/Educational P-6 Civic Institutional
Parks & Open Space	P-1 Park and School P-3 Children's Institutional P-4 Church Institutional P-6 Civic Institutional
* Note that this zone is not yet adopted in the Zoning Bylaw, but is anticipated for future use in the Infill General Employment designation.	



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HAMMOND AREA PLAN LAND USE DESIGNATIONS "SCHEDULE 1"

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE ADOPTED: XXX, XX 2016
DATE OF LAST REVISION: XXX XX, 2016

BY: DT

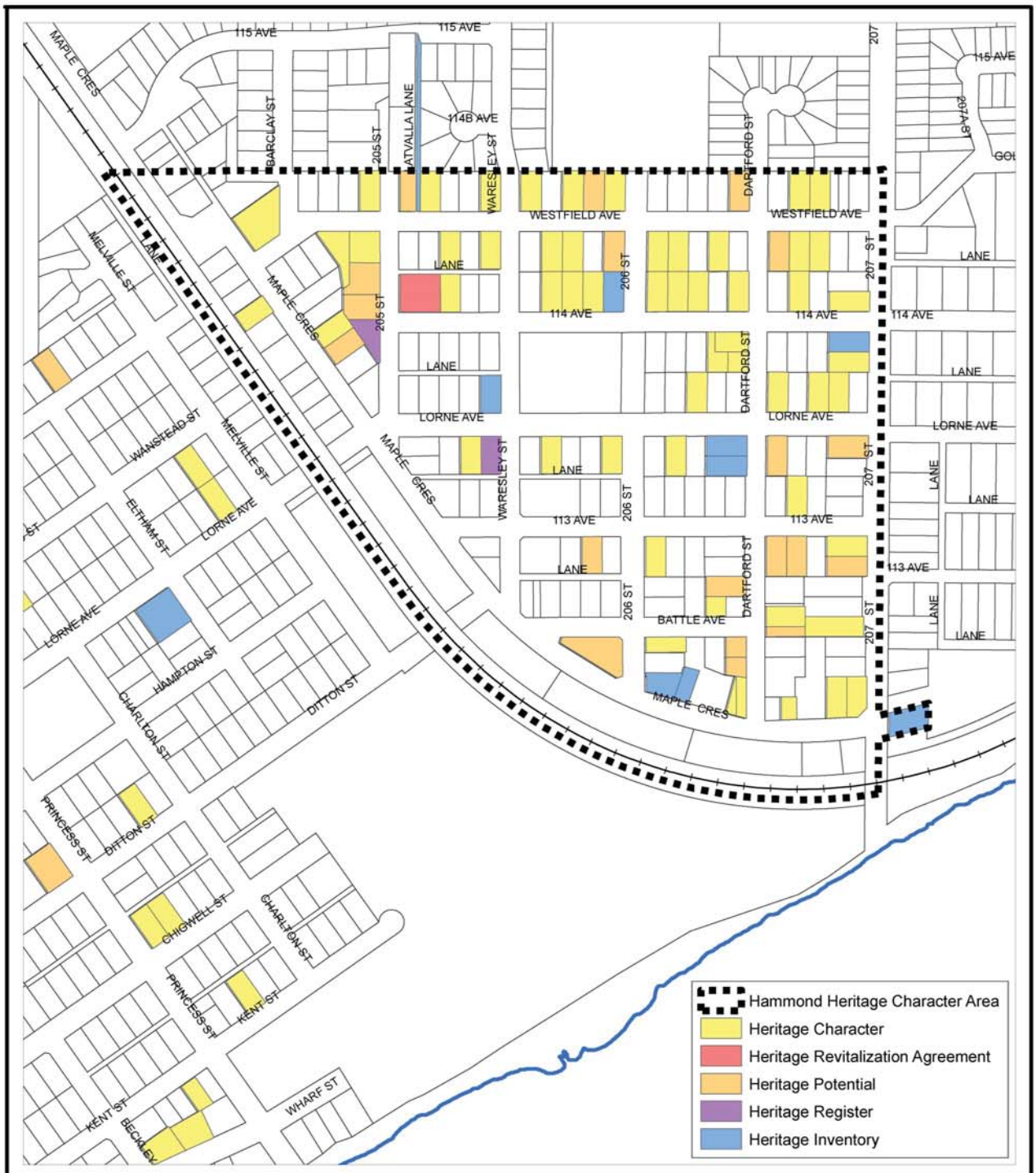

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FIGURE 1
HAMMOND HERITAGE CHARACTER AREA

MAPLE RIDGE
British Columbia

CITY OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE ADOPTED: XXX, XX 2016
DATE OF LAST REVISION: XXX XX, 2016

BY: DT

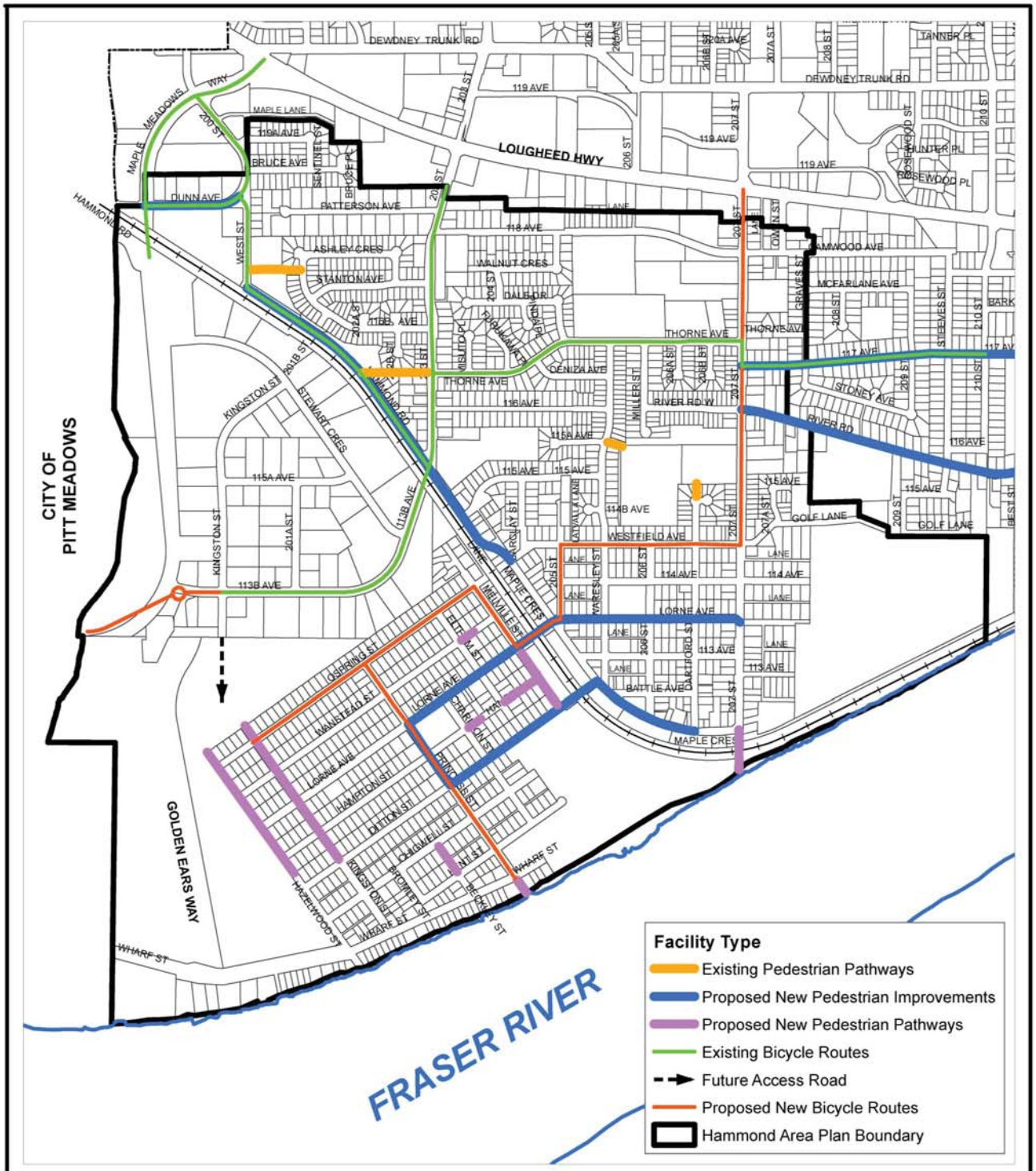

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FIGURE 2
CONNECTIVITY

MAPLE RIDGE
British Columbia

CITY OF
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PLANNING DEPARTMENT

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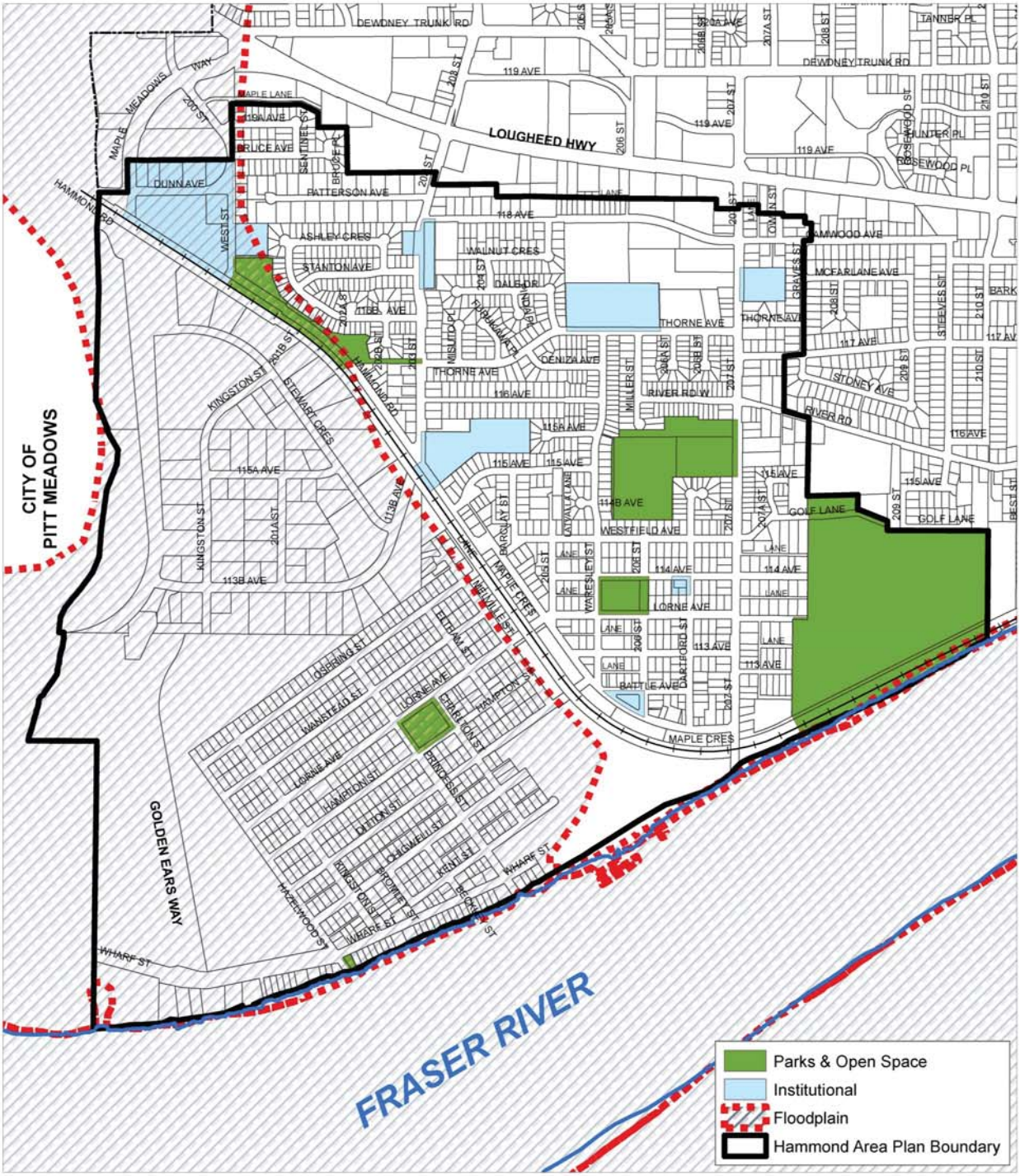

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FIGURE 3
HAMMOND AREA FLOODPLAIN

MAPLE RIDGE
British Columbia

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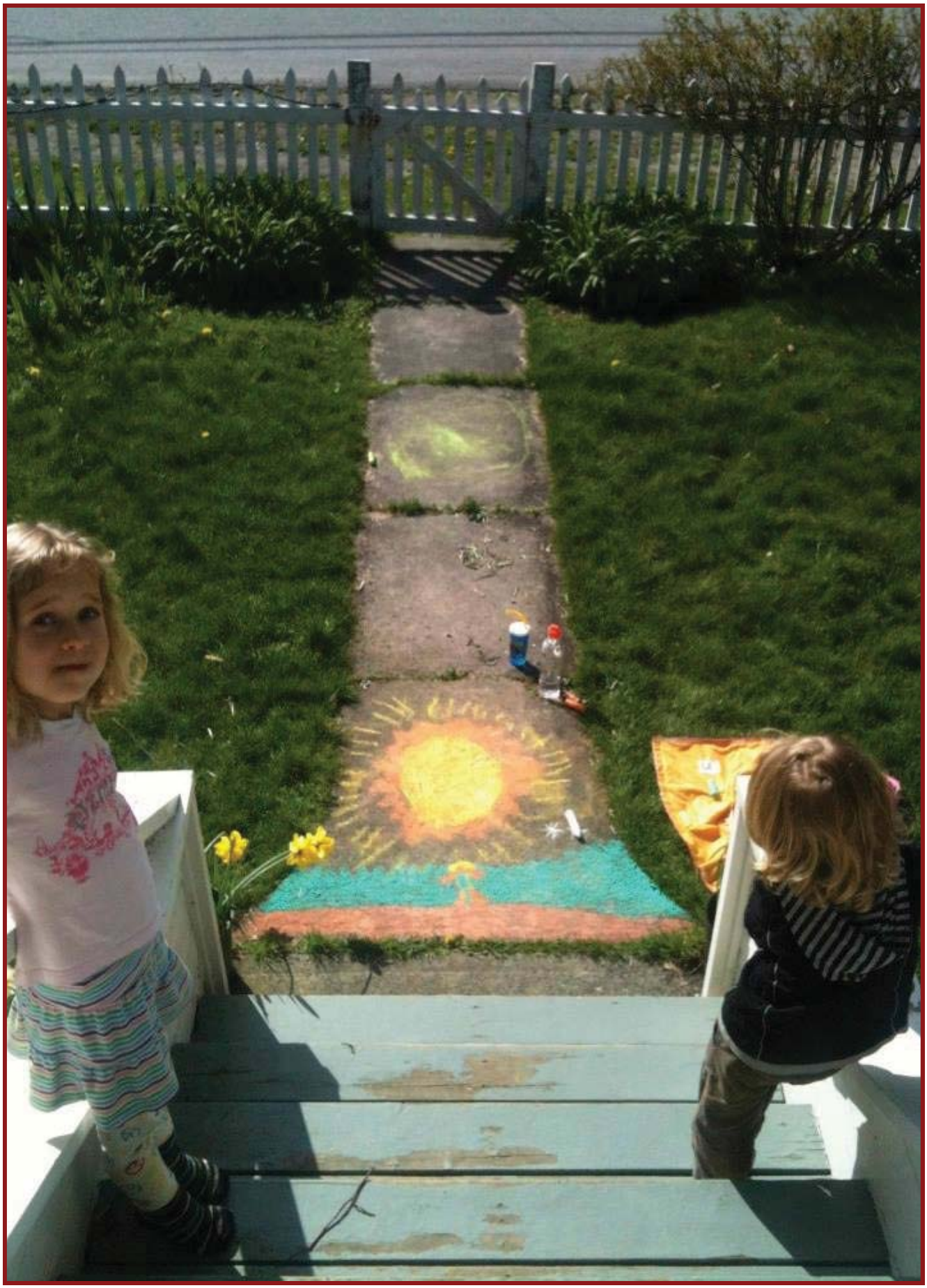

Hammond Area Plan

Development Permit Area Guidelines

September, 2016

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Overview and Purpose

Hammond Development Permit Area

The Hammond Development Permit Area (DPA) is designated pursuant to Section 488 of the *Local Government Act* for all properties within the Hammond Area Plan as identified on Schedule 1 of the Official Community Plan, Bylaw No. 7060-2014.

The Hammond DPA Guidelines apply to the following Hammond Area Plan land use designations and development of:

- Low Density Multi-family
- Medium Density Multi-family
- Infill General Employment
- Hammond Village Commercial

The Hammond DPA Guidelines outline design criteria for new development. These Development Permit Guidelines work in tandem with other regulatory policies and bylaws found in the Hammond Area Plan and the City of Maple Ridge Zoning Bylaw, which must also be taken into consideration for Development Permit approval. Other accompanying documents (bylaws, codes) and resources may need to be consulted during the development proposal process.

In the event of a conflict between the Hammond DPA Guidelines and the Hammond Area Plan Land-Use Designations on "Schedule 1" adopted by the City, the latter take precedence. In the event of a conflict between the Hammond DPA Guidelines and regulations outlined in the City of Maple Ridge Zoning Bylaw and the City's Sign Bylaw, the latter two should take precedence. However, in the event of a conflict between Hammond DPA Guidelines and other area guidelines, the Hammond DPA Guidelines take precedence.

Justification

The purpose and objective of the Hammond DPA Guidelines is to maintain the unique neighbourhood character identified within each precinct, particularly key heritage elements outlined through the neighbourhood area planning process, the area plan guiding principles and public engagement work. Guidelines also support high quality design, revitalization of the Hammond commercial node, improving connectivity and pedestrian safety in the neighbourhood, enhance housing affordability through encouraging energy and water efficiency, and help the City achieve greenhouse gas emission targets embedded in the OCP.

Organization of the Guidelines

The guidelines document is divided into three main parts:

Part One provides the context and background for the Hammond DPA Guidelines and identifies heritage sites that contribute to the character of the neighbourhood.

Part Two outlines each Hammond Neighbourhood Precinct and defines the characteristics and design elements and the intent for new development.

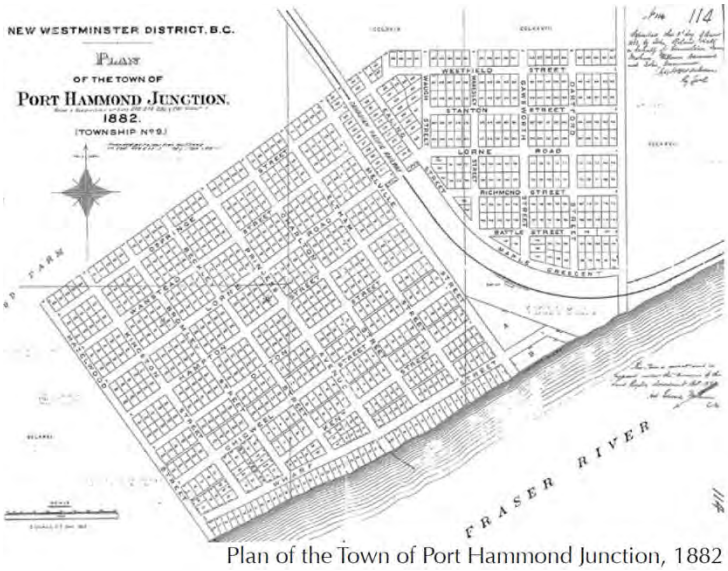
Part Three contains the development permit guidelines based on Parts 1 and 2. The guidelines outline the desired character, form and design elements to maintain and enhance the character, look and feel of the Hammond neighbourhood.

Concept sketches, diagrams and images are provided with the guidelines as reference only to illustrate how the objectives of the development guidelines might be achieved through design.

Hammond Neighbourhood

Hammond is a unique and important neighbourhood in Maple Ridge with distinct character and great potential for future growth. However, with growth and change, it is important the neighbourhood retain its current charm and characteristics that make it the special place it is today and to ensure smart and sensitive development that respects and retains current and encourages future residents.

Part 1 and 2 of the Hammond Development Permit Area Guidelines describe the context, history and important character aspects of the neighbourhood as the context for Part 3: Guidelines. For additional and more detailed information, explanation of the planning process or overview of community input that outlined these character elements, see the Hammond Area Plan.



Plan of the Town of Port Hammond Junction, 1882

Part 1 Introduction

Hammond Heritage Character Area

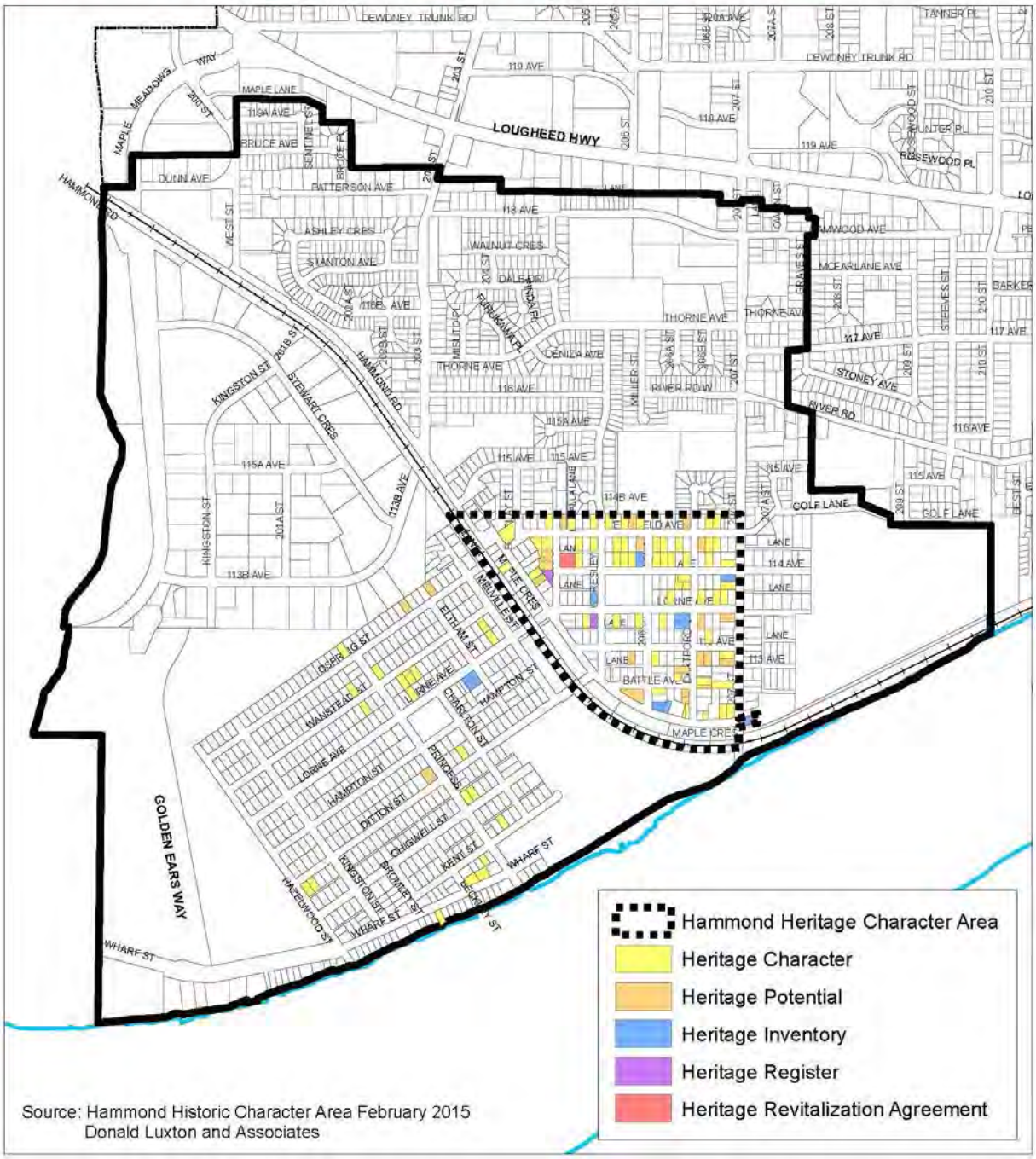


Figure 1. Map showing concentration of heritage sites within the 1882 Hammond Townsite boundaries and heritage character area (outlined in dashed black line).

Hammond Neighbourhood Context

The Hammond neighbourhood is located in the south west corner of Maple Ridge. The area is south of Lougheed Highway and directly adjacent to the Fraser River. The community is divided by the rail line which runs north west and separates the neighbourhood from the Fraser River on the east side, and splits the neighbourhood in half. This is an active rail line which supports a nearby West Coast Express Commuter Station at the north west corner of the neighbourhood. The area is primarily residential, but contains an historic commercial centre and significant employment lands in the Maple Meadows business park and Mill site. Primary access into and out of the neighbourhood is via Lougheed Highway.

While many older aspects of the neighbourhood remain intact, the area has seen recent interest in redevelopment due to a number of strong community assets, including:

- good transportation access;
- a nearby rail commuter station;
- riverfront property potential;
- employment lands;
- small commercial node; and
- a unique historic quality with heritage features remaining.

With continued growth pressure throughout the Lower Mainland, Hammond will redevelop and change over time. As such, there is opportunity to build on the neighbourhood's unique and historic qualities valued by the community.

Hammond Heritage and History

At the heart of the Hammond community is the historic townsite and commercial node. Surrounded by a residential area, two central parks, and oriented to the Mill site and activities on the Fraser River, the node forms a unique enclave within the larger neighbourhood, containing significant history and historic value. With this in mind, a heritage character study identified key heritage features and sites within the original 1882 Port Hammond Junction Township plan boundaries.

The historic places with contributing heritage character and value are identified as follows:

Heritage Revitalization Agreement - Legally Protected Heritage Sites. Statements of Significance have been prepared for these two sites.

Heritage Register - Recognized for their heritage value, and officially listed on the Maple Ridge Community Heritage Register. Statements of Significance have been prepared for these two sites.

Heritage Inventory - Identified in "The Heritage Resources of Maple Ridge, 1998" as having heritage value but not yet officially recognized. Statements of Significance have not been prepared for these sites.

Heritage Potential - There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.

Heritage Character - These sites contribute to the heritage character of the neighbourhood. They are generally modest in scale, pre-1940s wood frame structures that reflect the working-class nature of the area. Some of the sites have been significantly altered, but may have potential for sensitive renovation. These sites have been identified at this time through a visual survey only, and are noted as supporting overall neighbourhood character.

Lots identified in the heritage character area and categories within other areas are key to the unique character, look and feel of the neighbourhood overall. As such, their importance is significant to the neighbourhood's future identity. Redevelopment of sites within the neighbourhood, both those which are situated directly in this historic area as well as those in the surrounding areas should take great care to support, build on and foster the heritage and historic elements and qualities identified.

Hammond Precincts

Hammond has grown significantly since it was first registered as a Township in 1883 and each phase of new development reflects the time period in which it was built. As a result, specific areas or precincts within the neighbourhood have been identified with the primary goal to maintain and build on the character, look and feel of each one. Specific precinct features may include the era of development, characteristics of the built form including road patterns, historic and/or current land use, a prevailing theme and natural features or elements that support the precinct character.

New development should consider the current form and structure of each precinct and review the intent for development outlined in this section.

Part 2

Neighbourhood Precincts

Hammond Precincts

Overview

The Hammond Neighbourhood is structured around the small commercial node on Maple Crescent at the Fraser River and Mill site. The commercial area contains a number of modest early commercial buildings, some dating back to the very early 1900s. This has always been the location of commercial activities, across from the Mill site and adjacent to the CP Rail right-of-way and Fraser River. Over time, additional residential areas developed north of the commercial area and also to the west (see map of Hammond Area Plan Precincts on the following page).

Hammond's character in each of these areas reflects these eras of the neighbourhood's history and development. Upper Hammond, with its tight grid street pattern, transitions north of Hammond Stadium to a more curvilinear pattern. Lower Hammond, west of the CP rail line, remains a grid but with larger blocks and wider streets. The streets of Upper and Lower Hammond streets are set at different angles, with Upper Hammond oriented north-south and Lower Hammond approximately 45 degrees relative to True North. This contributes to a distinct identity within each area, which each have self-contained views.

The Hammond Area Plan Precincts map (following page) outlines the four distinct character area precincts within the Hammond Neighbourhood. The character and defining heritage elements of each precinct are described below. What sets these areas apart is the era of development, road and lot patterns, train tracks, and predominant land use.

Figure 2. Images of Hammond's variety of existing uses, character, look and feel.

Hammond Precincts

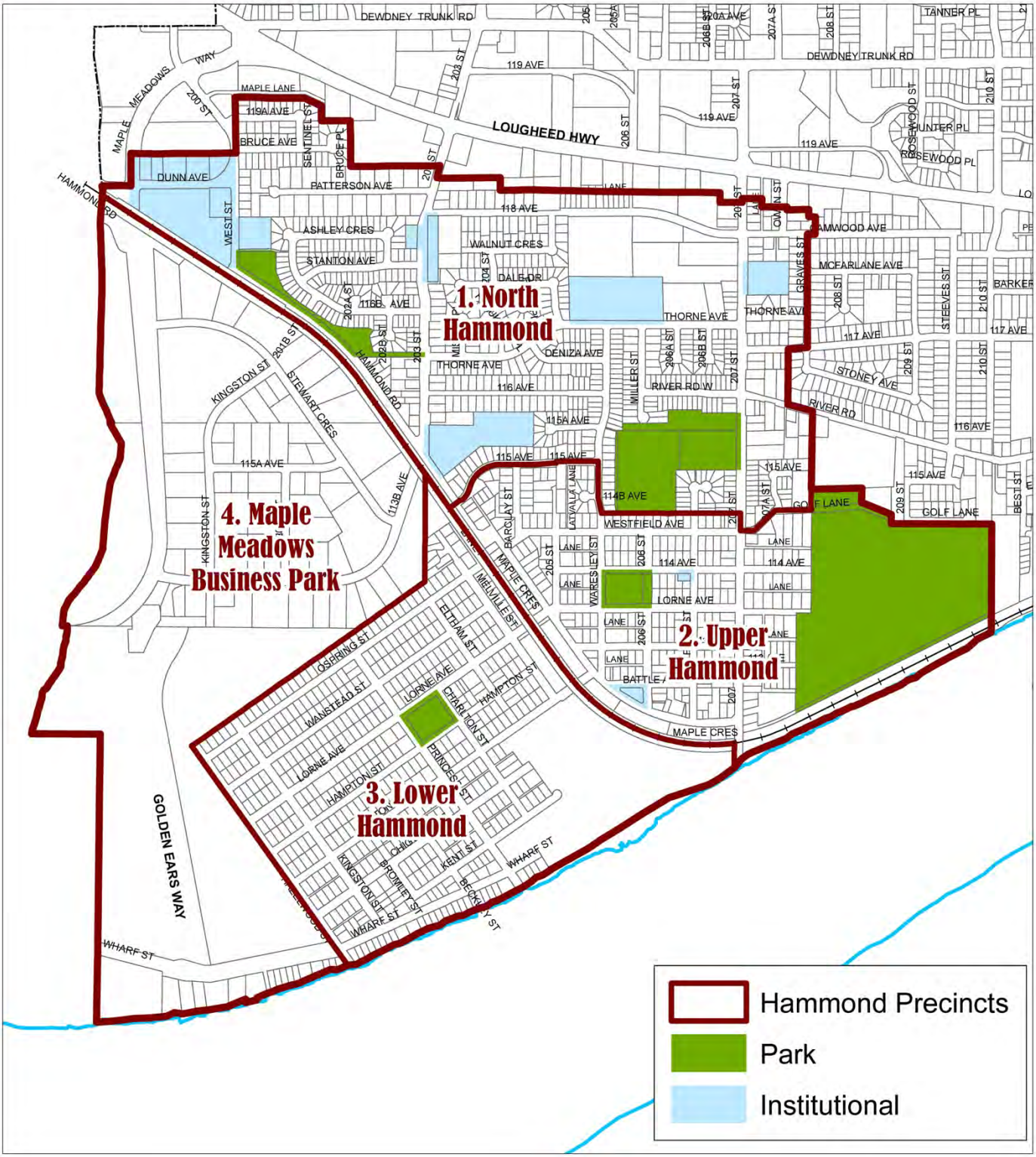


Figure 3. Hammond neighbourhood precincts.

Precinct Description & Key Guideline Concepts for Development

Precinct 1: North Hammond

North Hammond Precinct is located south of Lougheed Highway. east of the CP Rail line, west of Graves Street and north of 115 Avenue and Hammond Stadium. This area of the neighbourhood was developed primarily in the 1980s. The area contains primarily single family homes with some multi-family along 207 Street south of Lougheed Hwy and areas along major corridors. This precinct also contains the West Coast Express station at the very northwest corner.

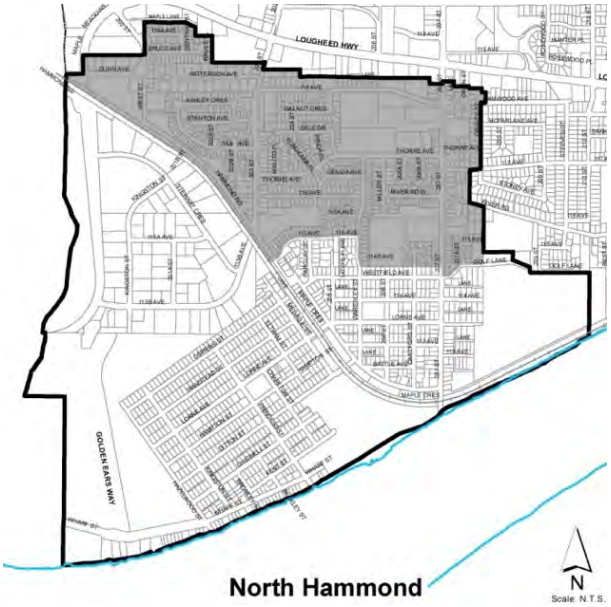


Figure 4. North Hammond precinct (grey).

Key Guideline Concepts

As outlined in the Hammond Neighbourhood Area Plan, the intent of this precinct is to remain largely residential with some redevelopment along major corridors at key nodes and focused sensitive residential infill. With redevelopment, opportunities to increase the connectivity and pedestrian route options in the neighbourhood will be important to better facilitate a walkable development pattern. Redevelopment will also provide an opportunity to incorporate a more refined style.

New development within this precinct should be sensitive to existing character, yet incorporate new development and meets the intent as described above. The following are key concepts to focus on within this precinct. Development Permit Guidelines that support these concepts are most important.

1. **Street and Block Pattern**
   - increase residential density with a finer grain of housing style; and,
   - increase pedestrian connectivity of the neighbourhood by connecting to local destinations and public sidewalks.

2. **Typical Lot Size and Layout**
   - maintain the current lot pattern and coverage, look and feel with larger duplex, triplex homes and four-plexes (on corner lots). Use similar massing to other homes in the area, mimicking the same block pattern;
   - increase ground-oriented and street fronting townhomes, and;
   - Siting to take best advantage of sunlight and/or shading in order to plan for future use of solar technology.

3. Greenspace and Landscaping

- increase the number of trees planted on lots and within new development; and,
- ensure high quality & climate change resilient landscaping and common greenspace areas.

4. Housing & Heritage Features

- enhance the neighbourhood look and feel with new development that presents a friendly face to the street (ground-oriented, street-fronting multifamily housing with parking and driveways that are incorporated in a subtle manner);
- enhance the character and identity of the area with architectural details, themes and materials that speak to Hammond's history and area and/or increase the social and community feel of the neighbourhood. This may include:
  - the use of wood, horizontal wood siding, wood shingles;
  - entrances with porches that overlook the street; and,
  - symmetrical front elevation and second storey with articulated units.

Figure 5. Images of typical development in North Hammond.

Precinct 2: Upper Hammond

Upper Hammond Precinct is the heart of the Hammond Neighbourhood. It is the historic Port Hammond area and contains the small commercial district surrounded by residential uses. It is directly adjacent to the CP Rail line and Mill site. This area is important for the commercial core and strong heritage value and character. The smaller blocks and tight grid network of streets create a more traditional, pedestrian oriented, small neighbourhood character, look and feel.

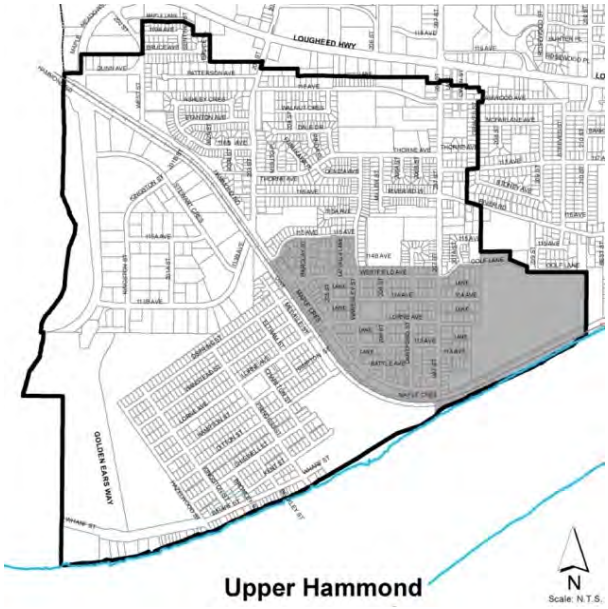


Figure 6. Upper Hammond precinct (grey).

Key Guideline Concepts

Upper Hammond includes the active commercial core area and residential area east of 207th St and the Hammond Golf Course. As outlined in the Hammond Neighbourhood Area Plan, development intent of this precinct is to:

- accommodate new development and density;
- build a strong, viable and vibrant commercial area for Hammond neighbourhood residents, and;
- retain the heritage character and history of this area.

New development within this precinct will be aligned with the existing character of the precinct.

1. **Street and Block Pattern**
   - maintain the tight grid network and walkable nature of precinct
   - where larger parcels exist new development should strive to incorporate internal walkways and visual corridors though the development.

2. **Typical Lot Size and Layout**
   - maintain a sense of scale with development and ensure the massing and scale are broken up to appear consistent with the scale and character of the area.

Figure 7.Images of typical Upper Hammond precinct homes.

3. Greenspace and Landscaping

- maintain a high quality and climate change resilient landscape;
- where possible, maintain existing mature trees and shrubs on the lot.

Figure 8. Landscaping in Upper Hammond

4. Housing and Heritage Features

The following key features are the hallmarks of the heritage style within the Hammond neighbourhood:

- use of wood (for example: wood shingles, horizontal wood siding);
- central front entrance;
- full open front veranda;
- tapered columns;
- shed dormers;
- double hung windows and multi-pane windows, and;
- symmetrical front elevation and second storey.

New development should be aligned with the development guidelines in the following section and is strongly encouraged to exemplify the character and preserve heritage value where possible. Historic buildings should be retained or facades incorporated into new development. Recycling or reuse of heritage structures and materials is strongly supported.

Figure 9. Townhouse development (background is integrated with an older historic home, taking on a similar style, colours and look.

Other Historic Activities and Community-led Amenities

Celebration of intangible cultural heritage could be continued through further interpretive information that tells the history of the area and stories of people and activities of the past.

- Integrate, recognize and commemorate heritage where identified; and,
- Incorporate heritage in design and architecture of buildings.
- Explore further opportunities for Public Art

Precinct 3: Lower Hammond

Lower Hammond Precinct lies west of the CP rail line, north of the Fraser River and south of the Maple Meadows Business Park. This area includes the Mill site, but is otherwise residential and was largely developed in the 1990s.

The Lower Hammond Precinct also has a gridded street network but with larger block sizes, lots and street widths. Bounded by the Maple Meadows Business Park, Fraser River and CP Rail line, this precinct is isolated from the rest of the Hammond Neighbourhood. The precinct area, within the Fraser River Floodplain, is low, flat and fairly homogeneous in land use, with few access and pedestrian connections in and out of the area.

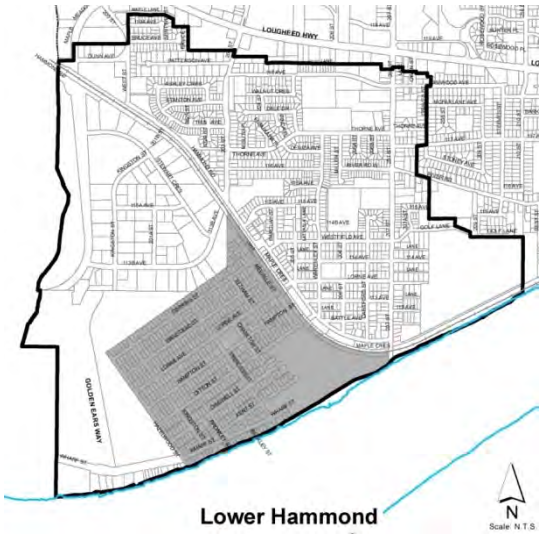


Figure 10. Lower Hammond precinct (grey).

Key Guideline Concepts

1. **Street and Block Pattern**
   - maintain the grid pattern with street facing ground-oriented multi-family housing;
   - provide mid-block pedestrian connections through blocks to minimize the length/size of the block.

Figure 11. Images of Lower Hammond precinct homes.

2. **Typical Lot Size and Layout**
   - provide a variation in land use, and residential density, thereby adding interest to the area and creating nodes of density and activity.

3. **Greenspace and Landscaping**
   - provide high quality and climate change resilient landscaping,
   - where possible, maintain existing mature trees,
   - preserve the central park area and make direct pedestrian connections to it.

4. **Housing and Heritage Features**
   - Where heritage character homes have been identified, preserve the building, or with new development mimic or draw from the design aspects to reflect in new development.

Precinct 4: Maple Meadows Business Park

The Maple Meadows Business Park Precinct is a key employment node within the Hammond Neighbourhood Area Plan boundary. The area is not well connected to the rest of the neighbourhood overall. However, this area offers nearby business and employment opportunities for the neighbourhood.

The Maple Meadows Business Park uses can be described as discrete and internalized campus-type development. These uses are clustered and not well connected to the adjoining neighbourhood area, in part, due to the nature of the uses contained within.

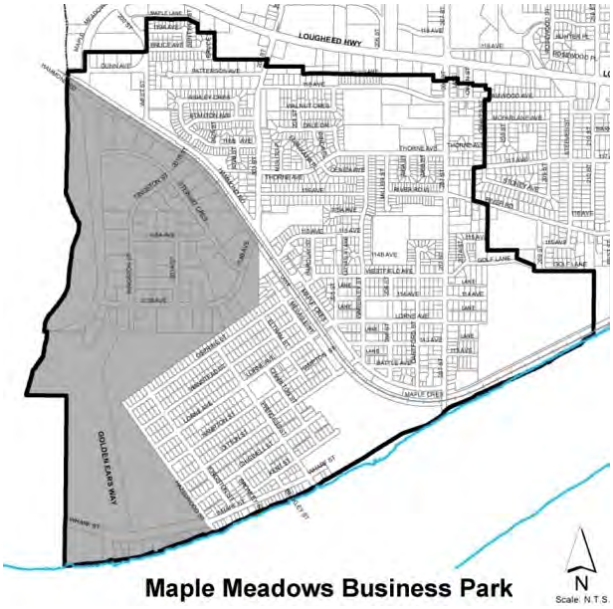


Figure 12. Maple Meadows Business Park precinct (grey).

Key Guideline Concepts

With new development, an opportunity exists to provide, where appropriate, a greater level of connectivity to and through these areas for residents within the adjacent neighbourhood who may be employed here or require more direct non-vehicle access to areas within or through the area to other destinations.

The intent of this precinct is to further develop similar uses to the south, directly adjacent to Lower Hammond and therefore the interface between this area and residential will be an important consideration.

Here, the intent is to:

- Enhance safe pedestrian and cycling connections at the site and neighbourhood level (including connections the trail networks in Pitt Meadows)
- Provide climate appropriate and green features
- Reflect Hammond's history in a contemporary way
- Provide buffer between non-compatible uses

Figure 13. Images of the Maple Meadows Business Park.

Street and Block Pattern

- New development in this area should seek to provide safe pedestrian connections where opportunities exist.

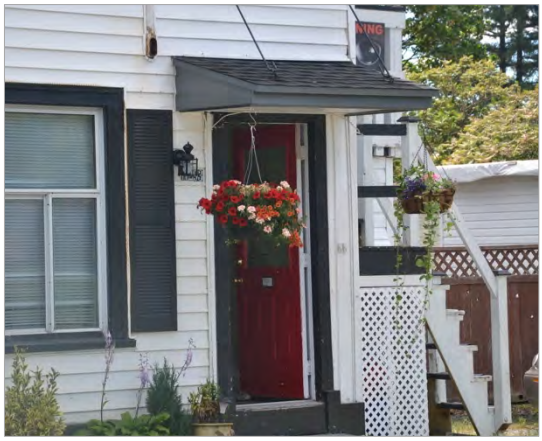
Greenspace and Landscaping

- The intent of new development is to ensure a high quality and climate change resilient landscaping (including tree lined paths or sidewalks, landscaped rest areas, adequate lighting, visually pleasing shrubs and groundcover), along pedestrian and bicycling connections through this area.
- Provide well maintained planted vegetated buffers that include trees, shrubs and groundcover plants between non-compatible uses.
- Incorporate public art or decorative, or colourful materials and signage through the area that enhances wayfinding and is pedestrian friendly.

Figure 14. Landscaping in Maple Meadows Business Park

Application of Development Permit Area Guidelines

The Development Permit Area (DPA) Guidelines are based on an examination of the existing conditions and character within each of the Hammond area precincts as described in Part 2, with the intent to either build on, improve, or manage and maintain the character and form of new development within each precinct while allowing for some change and sensitive residential infill distributed over the entire neighbourhood area. The Hammond DPA Guidelines should be read with the Hammond Area Plan.



Part 3

Development Permit Area Guidelines

Application

Development Permit Area (DPA) Guidelines for form and character may be established for multi-family, commercial, mixed-use and industrial forms of development. DPA Guidelines help inform building and site design so that new development compliments and reinforces the existing character. This includes information on the use of appropriate building materials, siting, colours, design features, landscaping, green space and energy efficiency. The *Local Government Act* does not allow for Development Permit Guidelines to regulate form and character for single family.

Key Guideline Concepts are established in Part 2 for the purpose of identifying focus areas within each precinct and for assessing development permit application for sites in the Hammond Area Neighbourhood and should be reviewed with these guidelines prior to development application.

As designated in the Hammond Area Neighbourhood Plan, the following Development Permit Guidelines apply to all new development of:

- Multi-Family Residential
    - Low Density Multi-Family
    - Medium Density Multi-Family
- Hammond Village Commercial
- Infill General Employment

Concept sketches, diagrams and images are provided with the guidelines to illustrate how the objectives of the development guidelines might be achieved through design.

1.0 General Guidelines

The following general guidelines are specific to energy efficiency and water conservation. These apply to all land use designations and new development. Additional sustainability related guidelines (for example, guidelines related to climate change resilient landscaping, support for walkable communities, design for health, accessibility, etc.) are incorporated throughout each land use designation as suitable.

1.1 Energy Efficiency and Water Conservation

1.1.1 Where the street grid allows, orient buildings towards the south, with the long axis running east-west. A southern building orientation is ideally achieved on south-facing lots with minimal obstructions that can block solar access (sun/shade analysis can identify the impact of obstructions).

1.1.2 Locate larger windows on the south-facing facade whenever possible for maximum winter solar gain and natural light. Limit the size of windows on the north facade to limit heat loss. With this, provide deciduous trees in front of south facing windows or shades on south facing windows to provide summer shade.

Figure 15. Maximize opportunities for solar gain and solar collection.

1.1.3 Use deciduous trees on the southern and western-facing side of a building to maximize the warming effect of solar radiation in winter months and the cooling effect of shade in summer months.

1.1.4 Where needed, use window overhangs and/or fixed operable shading devices to control solar gain.

1.1.5 Where compatible with existing development within each precinct, choose roof shape and orientation to maximize passive solar gain and opportunities for solar energy collection.

1.1.6 Vary height, rooflines and massing to reduce shade on neighbouring buildings and optimize sun exposure for heat gain and daylight.

1.1.7 Allow for collection of water from roof downspouts and/or direct drainage to planted areas or into rain barrels for irrigating non-edible plants and landscaping, per best management practices for stormwater management.

2.0 Multi-family Residential (Low and Medium Density)

Low density multi-family includes townhouse, fourplex and courtyard development forms. **Medium density multi-family** includes townhouse, rowhouse and apartment.

2.1 Siting

2.1.1 All new development should be oriented toward the street.

2.1.2 Buildings on corner sites should be treated as if they have two main façades.

2.1.3 Where possible, new development should be sensitive to existing building setbacks, and comply with the siting restrictions of the Zoning Bylaw.

2.1.4 Rear yard setbacks may vary from the established pattern to accommodate development on irregularly shaped lots.

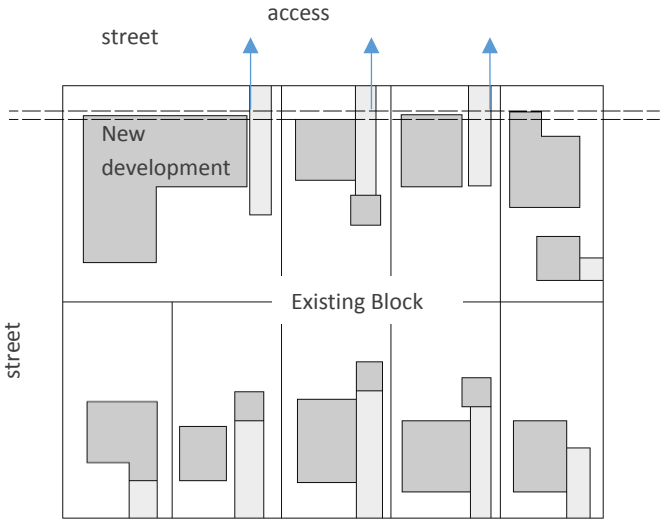


Figure 16: Maintain the typical pattern of access along the block and building on corner sites should front both streets..

Figure 17: Siting Development Permit Guidelines

2.1.5 New development shall provide access to parking that maintains the established pattern of lot access within the existing block (see section 1.3 parking and access for additional guidelines).

Figure 18: Example of a duplex that reduces the prominence of front vehicle access and garage by emphasizing the entrance and verandah.

2.2 Massing

2.2.1 New development should mimic existing development and attempt to match the established massing and pattern of the existing streetscape within each precinct.

2.2.2 New development with large buildings or groups of units should be articulated to break up the size and massing of the development.

Figure 19: Image showing a tri-plex with heritage character and front access with parking at the side.

2.2.3 Height and roofline of new development or renovated buildings should be consistent in slope and style with the typical pattern established within the precinct. Heights must also comply with the Zoning Bylaw.

2.2.4 Apartment buildings over 2 storeys should articulate or step back upper storeys of buildings (the third storey and above) to reduce the scale and massing of the building.

Figure 20. Articulated building face breaks up the massing.

2.2.5 New development should provide a transition in scale to adjacent land uses with a different land use designation. This can be achieved through:

- Building design and articulation of building features;
- Setback or buffer to adjacent development, and;
- a combination of the above with landscaping and trees.

Figure 21: Guideline 1.1.9 A transition of scale and density for adjacent land uses.

2.3 Parking and Access

2.3.1 Rear lane access is preferred, where feasible.

2.3.2 Where front access and garages are required, one or more of the following strategies should be applied:

- Smaller shared parking areas or driveways to the side or rear of the units or building;
- Where a front loaded unit is necessary, the garage should be set back from the primary entrance;
- Ensure other building elements (such as porches, trellises, landscaping, etc.) act as key focus points to the street face, or;
- Locate the garage partially below grade (except in floodplain area);
- Use of garage doors with larger windows or other decorative elements.
- Use shared parking driveways to reduce the number of crossings at the sidewalk.

2.3.3 A covered and secure area for bike lock up and storage should be provided and located with easy and direct access to bike routes, trails and/or public right of ways.

2.3.4 Where possible, pedestrian and cycling connections should be improved or created with new development, linking into the local and broader community.

2.3.5 The creation of new laneways should be considered, where appropriate and feasible with new development and used as secondary vehicular and pedestrian access.

Figure 22. 4 storey apartment building steps down to three to transition to adjacent existing two storey single family.

Figure 23.Childrens play space within a multi-family development.

Figure 24: Landscaping in parking areas.

Figure 25: Siting Development Permit Guidelines

2.4 Landscaping and Private Outdoor Spaces

2.4.1 Retain existing greenspace, natural assets and landscaping typical to the precinct. Where possible, maintain and incorporate into the site plan, significant tree stands or single mature trees already existing on a building site, in accordance with the Tree Protection and Management Bylaw.

2.4.2 Use a vegetation buffer to conceal from view all utility areas, parking areas, and along pedestrian walkways to provide screening, while maintaining visibility for security purposes.

2.4.3 Incorporate landscaping within driveways or parking areas, such as planters, trees, landscape strips, or permeable paving.

2.4.4 All new multi-family development should create private and semi-private common green space and social areas, for example, a courtyard, covered seating areas, children's play space, common garden plots, and small private yard spaces.

Figure 26: Provide direct pedestrian pathways within new developments.

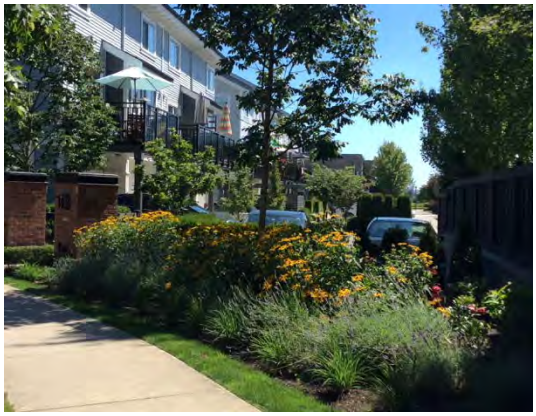


Figure 27. Landscape buffers provide screening to parking and utility areas, soften and mark walkways.

2.4.5 New development shall incorporate direct pedestrian pathways within the development that directly link to parking areas, public rights-of-ways, nearby transit stops or amenity destinations.

Figure 27. Semi-private seating/waiting area along the street next to multi-family development.

2.5 Architectural Patterns and Materials

2.5.1 Maintain the established use of materials where significant heritage value of the precinct is recognized and has been identified. New development should include more than one of the following:

- use of horizontal wood siding;
- use of wood shingles;
- an open front, and central veranda;
- use of straight or tapered columns;
- shed dormers; and,
- use of multi-paned windows.

Figure 28. Multi-family development with a small verandah, overhang, and use of horizontal wood siding.

2.5.2 A symmetrical front elevation for new development is encouraged.

2.5.3 The total area of windows/doors (including front porches) should be similar to the area of wall surface.

Figure 29: New multi-family development shall borrow existing styles and materials.

Utilities, recycling and garbage

2.5.4 Screen all external services (meters, connections), storage, loading and utility areas with landscaping or decorative fencing.

2.5.5 Provide for recycling, green waste and garbage bin storage to be enclosed in a building or shelter, with a design that borrows from the architectural vocabulary of the main building on the site.

2.5.6 Shelter rooftop utilities and infrastructure from view.

Figure 30: Use of wood siding, columns, and multi-paned windows.

Figure 31: Direct internal pedestrian access through a multi-family development connecting to sidewalks.

3.0 Hammond Village Commercial

Hammond Village Commercial lands are primarily located in Hammond's historic commercial node at Maple Crescent and Dartford Street, within the Upper Hammond Precinct.

Figure 32. Shops set at property line and sidewalk, facing the street.

3.1 Siting

3.1.1 The front face of the buildings should abut sidewalk and property line.

3.1.2 Where buildings must be set back from the front of the property line:

- Use landscaping to create small outdoor public spaces, such as "pocket parks" and courtyards;
- Where possible, provide outdoor patio space in relation to the building use;
- At a minimum, incorporate decorative planters, benches and trees.

Figure 33: Mixed use with residential units above and smaller retail shops below.

3.2 Massing

3.2.1 Incorporate large areas of glazing (windows) to create visual interest and enable views into and out of the businesses. A minimum 75% glazing on the ground floor is desired.

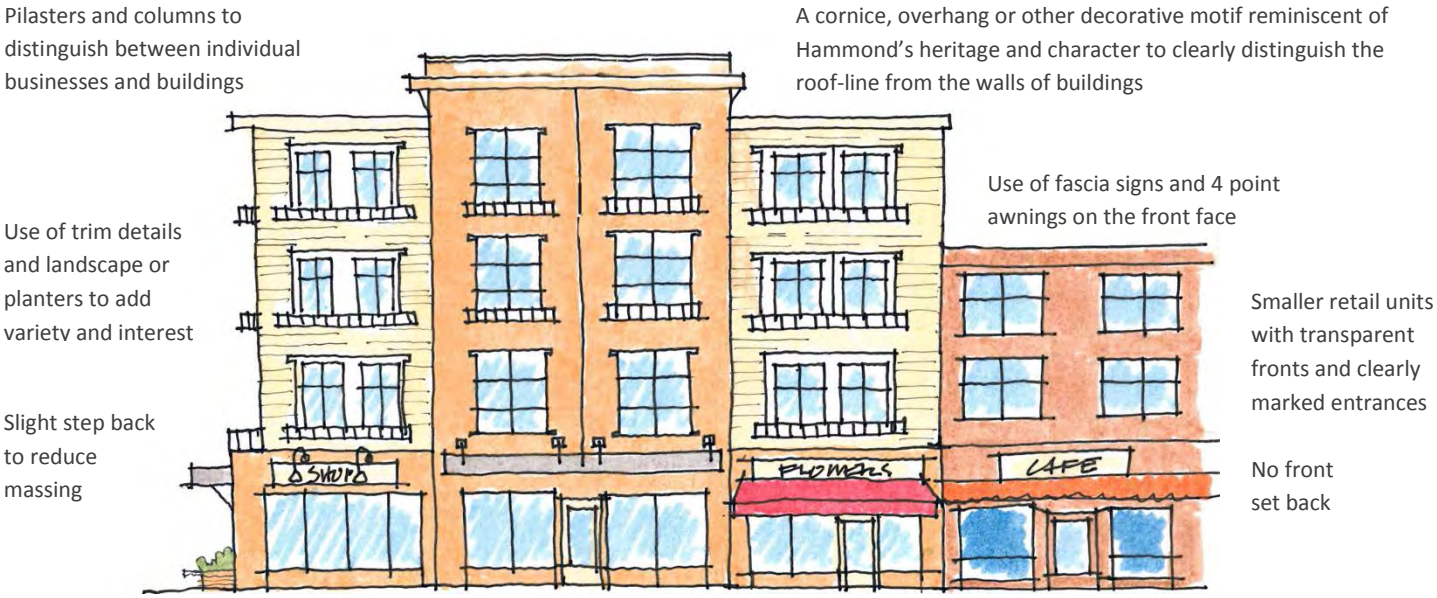


Figure 34: Mixed use development, articulated horizontal massing, smaller retail units, transparent store fronts.

3.2.2 Maintain smaller commercial retail units at ground level, not bigger than 300m^2 (3,000 sq.ft.).

3.2.3 Incorporate frequent entrances along the street. Where appropriate, recess entryways to provide weather protection and further identify the entrance.

3.2.4 Incorporate functional weather protection, awning, canopies and overhangs into facades with no front setback that correspond to the placement of doors and windows.

3.2.5 Articulate the design of buildings to accentuate building edges, corners and entryways.

Figure 36: Landscape screening and side parking lot.

3.3 Parking and Access

3.3.1 Locate parking at the rear or side of buildings.

3.3.2 Where parking to the side is necessary, provide a landscape edge to define the street edge and pedestrian realm. Incorporate seating, and architectural materials and form to reflect the building vernacular.

3.3.3 Where possible, include a dedicated parking space to car share vehicles and an electric vehicle charging station.

Figure 35. Provide for outdoor patio space and allow activity to spill out onto the street.

3.3.4 Provide covered, secure bike lock-up areas near main entrances.

3.3.5 Provide direct accessible pedestrian sidewalks from parking areas to entrances and from entrances to public streets and sidewalks.

Figure 37. Seating areas, paving patterns and planters ensure a high quality and inviting public realm within commercial areas.

3.4 Landscaping & Public Realm Amenity

3.4.1 Use a vegetation buffer to conceal from view all utility areas, parking areas, and along pedestrian walkways to provide screening, while maintaining visibility for security purposes.

3.4.2 Incorporate landscaping within driveways or parking areas, use planters at entrances, trees, landscape strips, or permeable paving to incorporate additional greenspace.

3.4.3 Where parking is visible from a fronting or flanking street it should be screened with trees, plants or decorative fencing.

3.4.4 Where possible, incorporate and integrate public art within plaza areas, courtyards, infrastructure, sidewalks, etc.

Figure 38. Incorporate public art that references Hammond's history, adds vibrancy, entertains or educates.

3.4.5 Incorporate public amenities with new development, for example, seating/resting areas, landscape strips, planters and paving patterns.

Figure 39. Use multi-paned windows to create a historic look and feel.

3.5 Architectural Patterns and Materials

3.5.1 Incorporate architectural materials and features that reflect the Hammond area or add to the historic qualities and character of the area. This may include:

- Incorporating a front parapet;
- Use of wood siding ;
- Use of masonry (paving, stones, brick patterns, etc.);
- Vertical and/or tapered columns;
- Ornamental or integrated artwork;
- Integrated architectural lighting; and,
- Trim details and moldings
- Multi-paned windows

Figure 40. Incorporate patterns and materials that reflect aspects of Hammonds heritage.

3.5.2 Incorporate colour and decorative details within building design.

3.6 Transition of Use and Vacant Lot Improvement

3.6.1 Keep vacant lots clean, clear and grassed. Temporary or seasonal uses are strongly encouraged (e.g. outdoor patio, market, pop up store, sitting area, garden spaces, etc.) with appropriate permits.

3.6.2 Where fencing is required on a vacant lot, use transparent and decorative fences that maintain sight lines between the sidewalk and main building entrance. Steel, aluminum, wood or vinyl are acceptable materials. Chain link fencing is strongly discouraged except at the rear lot line or to separate the lot from industrial uses. Subject to the general regulations of the Zoning Bylaw.

3.7 Signage

3.7.1 Provide attractive signage on commercial buildings that clearly identifies uses and shops.

3.7.2 Signage shall be directed at pedestrians.

3.7.3 Provide visible signage identifying the building address at all entrances.

3.7.4 Limit the total number of signs to a maximum of three (for example, entrance sign, awning sign and sandwich board) to reduce visual clutter and make individual signs easier to read.

3.7.5 Representational and iconic signage (for example, signs that reference Hammond's History) are encouraged to supplement conventional text-based signs. This will help establish the special character of Hammond's small commercial core.

Figure 41. Commercial open to the street, incorporating patio space, landscaping and nearby bike parking.

Figure 42: Recessed, clear entry with weather protection awning and signage above and on the window.

Figure 43: Smaller retail spaces, multiple entries, transparent front and visible signage on the canopy.

3.7.6 A single external sign band may be applied to each façade a the first storey, and should not exceed 1.0m in height along any length.

3.7.7 A minimum clearance of 2.3m should be maintained for signs projecting over the sidewalk or other public space.

3.7.8 The following are preferred and acceptable types of signage in the Hammond Village commercial designation (see image examples on the following page):

- Projecting two dimensional or blade signs suspended from canopies and awning (fitting within a 92cmx153cm (36”x60”) horizontal rectangle);
- Externally lit signs;
- Small vertical banners and signs; and
- Temporary sandwich board signs located on the sidewalk, and out of the direct flow of pedestrian traffic.

Figure 44. Temporary sandwich board signs placed out of the main flow of pedestrian traffic can add to the street life and look.

3.7.9 Any free standing signs should incorporate architectural features and materials used by the main building on the site.

Figure 45: Small recessed courtyard shops with blade signage and potted planting at entrance add character and a welcoming feel..

3.8 **Lighting**

3.8.1 Illuminate building facades and features by providing architectural lighting on the face of buildings.

3.8.2 Provide pedestrian scaled lighting with high quality design above sidewalks for night time visibility.

3.8.3 Illuminate paths and entry areas sufficiently to ensure pedestrian comfort and safety.

3.8.4 Soft white LED lighting is preferred in public areas.

3.8.5 Minimize light pollution and ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down lights or up lights with cut-off shields.

3.8.6 Gooseneck lights and sconces applied to fascia underneath weather protection elements are the preferred types of storefront lighting.

3.8.7 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.

3.8.8 Use of LED lighting for storefronts and seasonal lighting on street trees is encouraged.

3.8.9 Avoid the use of exterior fluorescent light sources.

Figure 46: Gooseneck lighting highlights signage and directs light.

3.8.10 Incorporate architectural glare free lighting into the canopy soffit that has either a low-level light source or one not directly visible to pedestrians.

3.9 Utilities, Recycling and Garbage

3.9.1 Screen all storage, loading and utility areas or incorporate landscaping or decorative fencing.

3.9.2 Provide areas for recycling collection, composting and waste disposal that are appropriately sized, screened from view using an enclosure that reflects the materials and architecture of the main building on site, are easily accessible and have capacity for future expansion.

3.9.3 Shelter rooftop utilities and infrastructure from view.

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4.0 Infill General Employment

The Infill General Employment designation is applied to mostly underutilized lands adjacent to the railway tracks in Precincts 2 (Upper Hammond) and 3 (Lower Hammond). These lands are narrow and limited in potential for redevelopment. The intent of Infill General Employment is to create opportunities for businesses that do not generate much traffic and have minimal need for public parking. Additionally, this designation is limited to businesses that do not produce much noise, odor, or fumes and blend well into the nearby residential areas either through attractive building design and landscape screening.

4.1 Siting

4.1.1 All new development should address the street with a clear and visible entrance.

4.1.2 Where possible, new development should have a reduced or zero front yard set-back.

4.1.3 Ensure direct pedestrian connections to the nearest public right of way and to adjacent lots.

4.1.4 Pedestrian access to the site should be well marked and accessible. Connect front doors and public streets with paved sidewalks.

Figure 47: Development addresses the street and blends well with surrounding residential area.

4.2 Massing

4.2.1 Avoid blank walls. Where walls without windows are necessary, decorative architectural details and materials, landscape screening, or artwork is encouraged.

4.2.2 Large developments should be articulated, include varying height and rooflines or use decorative materials to break up the mass and scale of the building.

4.2.3 Incorporate outdoor patios, plazas or amenity areas with comfortable seating and gathering areas.

Figure 48: Pedestrian and bicycle amenities are strongly encouraged.

4.3 Parking, Access, Loading and Utility Areas

4.3.1 Locate parking areas at the side and rear of buildings.

4.3.2 Where parking is visible from a fronting or flanking street it should be screened with trees, plants or decorative fencing.

4.3.3 Screen all storage, loading and utility areas or incorporate landscaping or decorative fencing.

Figure 49: A friendly face to the street, use of landscape, clear entrances, and pedestrian amenities help employment buildings blend well with nearby residential.

4.3.4 Provide areas for recycling collection, composting and waste disposal that are appropriately sized, screened from view using an enclosure that reflects the materials and architecture of the main building on site, are easily accessible and have capacity for future expansion.

4.3.5 Where possible, include a dedicated parking space to car share vehicles and an electric vehicle charging station.

4.3.6 Provide pedestrian amenities and bicycle parking on site in a convenient and covered location.

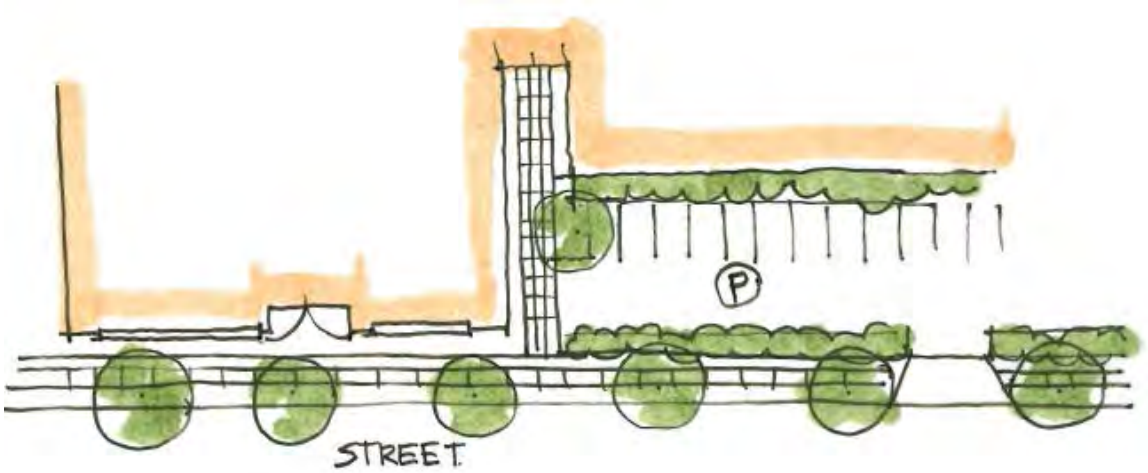

Figure 50: Parking located to the side or rear of the building, where visible from the street should be screened with landscaping.

4.4 Landscaping

4.4.1 Maintain mature tree stands and vegetation on site and replace trees that were removed during site development with trees suited to the climate and soil conditions (Maple Ridge Tree Protection and Management Bylaw).

4.4.2 New development shall ensure direct and accessible pedestrian connections to public rights-of-way and/or local trail networks and cycling pathways within new or existing green corridors to encourage alternative modes of transportation.

4.4.3 All new development should include high quality landscaping at entrances, along pedestrian pathways.

4.4.4 Apply climate change resilient, 'xeriscape' or low water use landscaping techniques to minimize and/or eventually eliminate the need for irrigation.

4.4.5 Plant shade trees and vegetation in paved open spaces, in particular to break up larger parking areas, line internal roads, sidewalks and driveway access.

4.4.6 Fencing of the lot perimeter is not permitted except where safety or storage of materials are of concern. In this case, landscape screening with fencing and only in this designated area within the lot is encouraged to provide a more attractive visual appearance.

4.5 Architectural Patterns and Materials

4.5.1 New development should incorporate architectural materials and features that reflect Hammond's history and/or where a more contemporary style is desired, add to the unique character of the area and exhibit a design response to the location and context. Some examples of contextual components to draw on include:

- the railway;
- the Fraser River; or
- the cedar mill/forest industry.

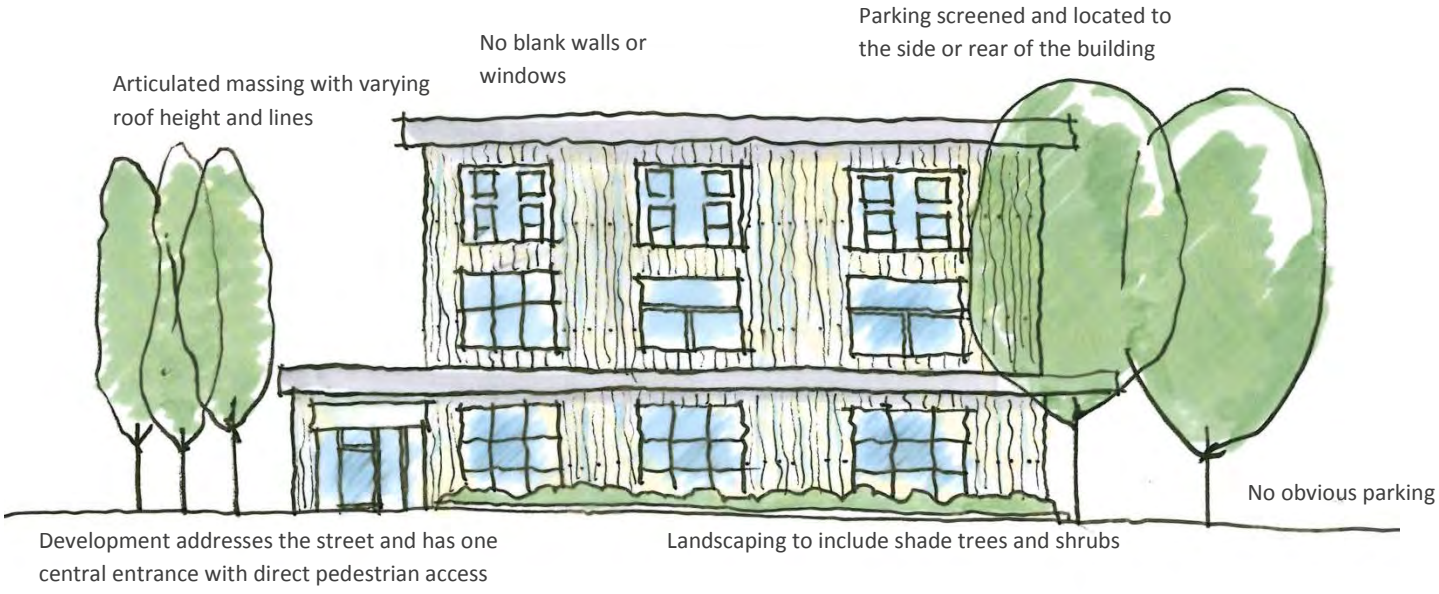

Figure 51: General employment guidelines.

4.5.2 In order to blend into the adjacent residential area, new development shall minimize the number of entrances. A common entrance should be used where there are multiple units in one building. Entrances shall be clearly marked and addressed.

4.6 Signage

4.6.1 All freestanding signs should be located in a landscaped area and/or incorporated in the design of the building. They should be no higher than the first storey of the primary building on the site they identify. A freestanding sign should incorporate architectural features and materials used by the main building on the site.

4.6.2 All other signage providing directional information or identifying the purpose of buildings should be no more than 1 m (3 ft.) wide near or over doors and windows intended for public access.

4.7 Lighting

4.7.1 All walkways, driveways, entrances and pedestrian pathways should be adequately lit with energy efficient lighting.

4.7.2 Minimize light pollution and ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down lights or up lights with cut-off shields

4.8 Transition of Use and Vacant Lot Improvement

4.8.1 Keep vacant lots clean, clear and grassed.

4.8.2 Where fencing is required on a vacant lot, use transparent and decorative fences that maintain sight lines between the sidewalk and main building entrance. Steel, aluminum, wood or vinyl are acceptable materials. Chain link fencing is strongly discouraged except at the rear lot line or to separate the lot from industrial uses. Subject to the general regulations of the Zoning Bylaw.

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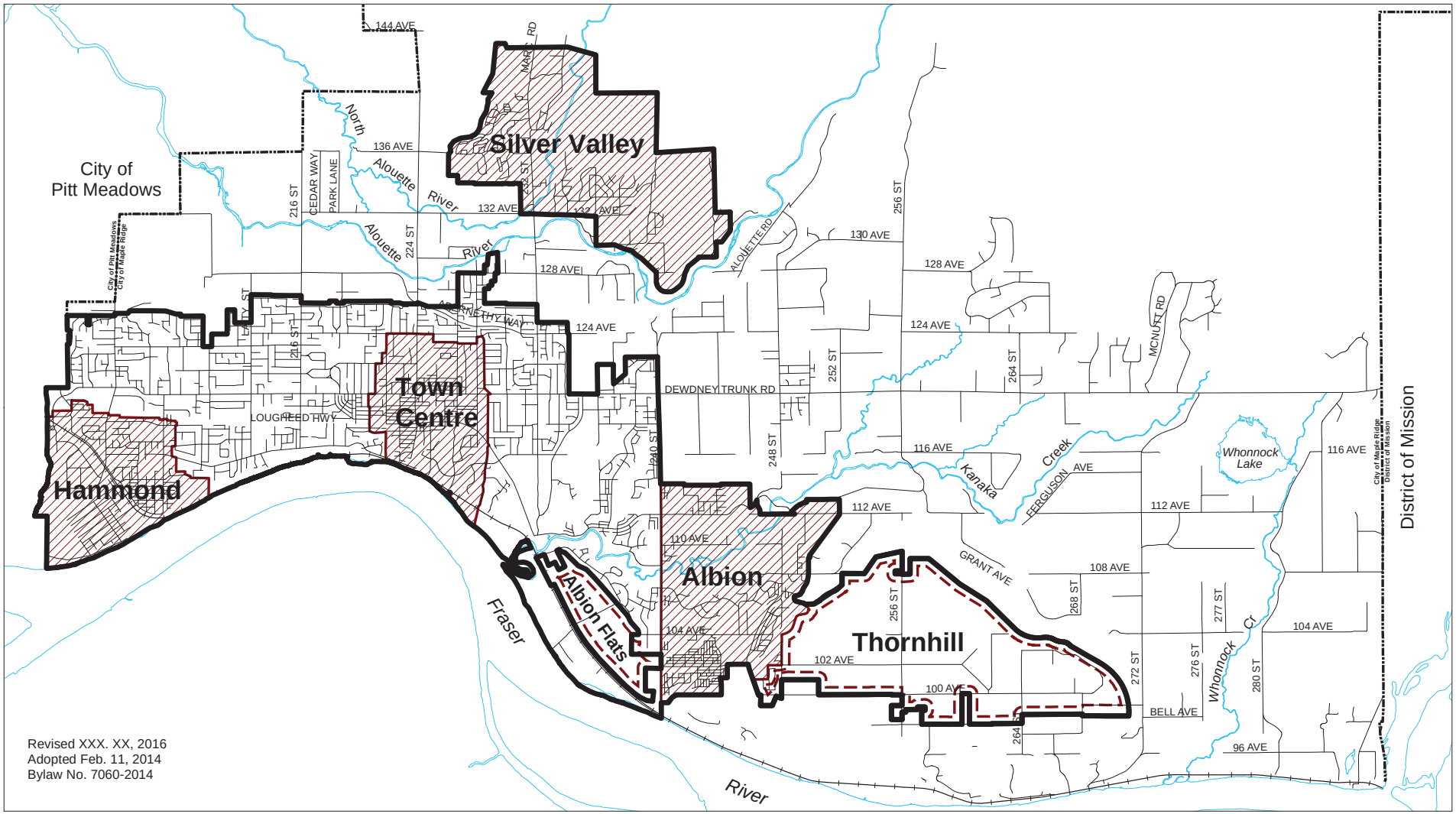

Revised XXX. XX, 2016
Adopted Feb. 11, 2014
Bylaw No. 7060-2014

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URBAN AREA BOUNDARY

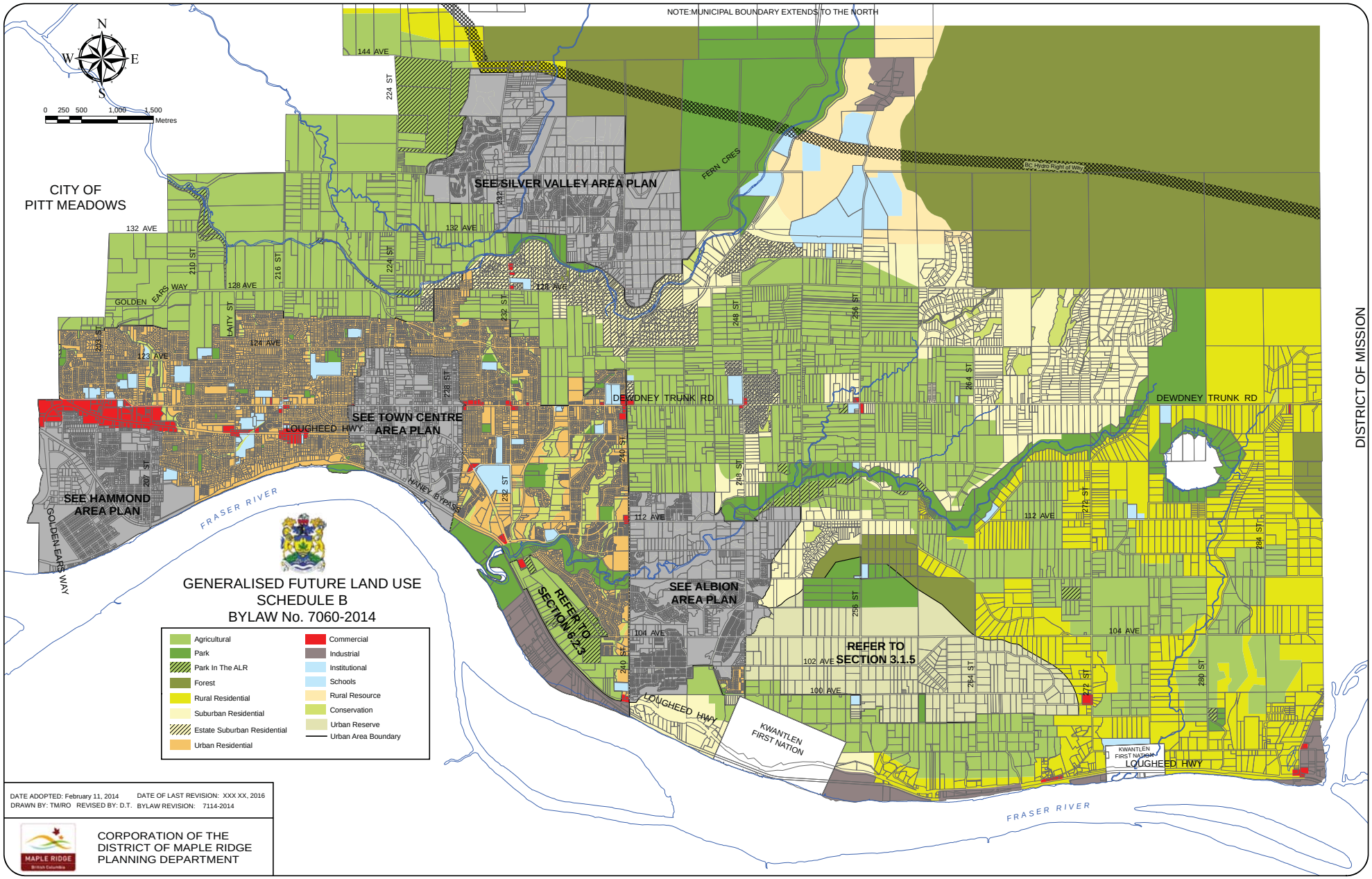
EXISTING AREA PLANS

FUTURE AREA PLANS

AREA PLANS

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT

JAN 16, 2014 Not To Scale Figure 6.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GOLDEN EARS WAY
LATTY ST
FERN CRES
BC Hydro Right of Way
DEWDNEY TRUNK RD
LOUGHEED HWY
HANEY BYPASS
FRASER RIVER
GENERALISED FUTURE LAND USE
SCHEDULE B
BYLAW No. 7060-2014
Agricultural
Park
Park In The ALR
Forest
Rural Residential
Suburban Residential
Estate Suburban Residential
Urban Residential
Commercial
Industrial
Institutional
Schools
Rural Resource
Conservation
Urban Reserve
Urban Area Boundary
DATE ADOPTED: February 11, 2014
DRAWN BY: TM/RO
REVISED BY: D.T.
DATE OF LAST REVISION: XXX XX, 2016
BYLAW REVISION: 7114-2014
MAPLE RIDGE
British Columbia
CORPORATION OF THE
DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT