

#MyHammondTalks Questionnaire #1

Responses as of July 24, 2014

Neighbourhood Character

Many people who attended the open house expressed a desire to retain the neighbourhood's heritage character by protecting the older houses and ensuring that new building designs are similar in height, mass, and character to the existing houses.

How would a "heritage precinct" benefit the Hammond neighbourhood?

1. Cannot answer this without a definition of "heritage precinct"
2. I don't know as I don't know what is meant by a heritage precinct. I would like to see some of the older, more architecturally interesting buildings be retained. New building should follow the character of existing or retained buildings. Having said that I realize and expect that density will probably increase over the coming years but hopefully some of the 'feel' of the neighbourhood can be retained. I know this is pretty fuzzy but it is the best I can come up with at the moment.
3. We wouldn't be over run with monster houses and end up looking like Surrey instead of Hammond.
4. Hammond is unique as it has some history, cute smaller homes, and is within walking distance to a lot of things ie maple ridge golf course, Hammond community centre, Hammond Pool, Hammond Park, tolmie park, Hammond elementary etc. A lot of homes over the past few years have been refinished or renovated back it's original look which makes this a unique community compared to other areas in Maple Ridge. It would be nice to keep it this way.
5. sunshine between homes, no basement suites=fewer cars and more long term owners, ranchers for an aging population, front porches and outdoor living spaces for encouraging neighbour interactions, set backs and building height design control.
6. Don't think this is good idea. Too many restrictions will hamper any redevelopment. Would be more in favour of having heritage elements incorporated in new developments. This is an area that has affordable housing in MR. I would rather see innovative ways to increase density such as ability to have more than one suite or maybe a garden suite as well as a basement suite on one lot. If house size is limiting factor maybe allow 2 or 3 smaller homes on standard lot. I can't see how the economics would work to build one small house on a lot, the cost of this would be too much for the open market. In short I think the heritage characteristics should be encouraged, but the size and mass should be increased so it is financially feasible to redevelop this area. I think you have to encourage the building/development community to want to come to Hammond, much like the downtown redevelopment plan did in the town core.
7. It would maintain the character of the community instead of making it a high priced and bland community such as other areas of Maple Ridge and the lower mainland where everything is of a cookie cutter look and has no character to it. It would also encourage people

to move in and settle in the community and enjoy the heritage character without the high prices and make it a people place to enjoy.

8. I don't think it will benefit at all. I feel a heritage community would only attract an older generation. I would like to see the area cleaned up and modernized. There are already many preserved heritage areas in maple ridge. Knock down the old delapidated houses and build a new community to attract younger folk. Keep the areas already designated heritage for history purposes and attract urban investment to make the area more useable. The community has been dead in the 20 years I have owned. We need the restaurant back, storefronts on maple cres. And perhaps a farm produce grocery. Build townhouses. Osprey village is a good example of what I would like to see Hammond look like.

9. Hammond is unique neighbourhood with historic possibilities. One of my favourite places is Fort Langley. There is a unique heritage feel to the community which conveys a sense of safety, community, neighbourly connections, and family friendly. Additionally, they are able to promote the area in such a way that benefits the surrounding economy. Here in Hammond, we've the opportunity to do similar, but have not had the direction to propel this vision. Yet, there are small things, such as a lot of film and production companies making use of the Hammond landscape. By protecting older homes and ensuring that new builds complement the historic builds, we can continue to promote this aspect of Hammond. The historic feel also increases the walkability factor in Hammond. Walkers don't just walk for exercise, we walk in places that are enjoyable. I've never gone out of my way to walk in Golden Ears Estates off 232nd (where I've some family living), and when I briefly lived there, I would leave that neighbourhood by car to walk elsewhere, as do my family members who walk. When I lived around 210th and 119th on the ridge, I also would leave my neighbourhood to go walking (or cycling), there was nothing enjoyable about walking/cycling in that area (and I was a teen at the time, headed for dykes or on the ferry to Ft Langley). When I was growing up in Hammond, we walked around Hammond all the time. Interesting homes, beautiful gardens, friendly neighbours... who wouldn't want to promote this? Have you ever noticed that vandalism begets more vandalism? While oversized homes and cookie-cutter builds are not vandalism, they are just as destructive to the current landscape. They lack yards that would invite residents to be outside, meeting and greeting one another. They dwarf older homes, and encourage other new builds which are not environmentally responsible and sometimes, just by their size, compromise the surrounding homes by causing problems to do with drainage, etc. There is also little benefit to having large homes over more modestly sized ones. They are a greater drain on local resources and do not put a significant increase of taxes into the local economy. They're not all that affordable for the individual, and thus, the community; and often result in illegal suites that need policing by bylaws, again taxing a limited resource of our community.

10. I think that a similarity of design makes a neighbourhood cohesive and makes people automatically identify themselves as members of a local community. By having a distinctive character, a neighbourhood defines itself as different from surrounding areas, which promotes camaraderie (a tribal mentality) among people who live there. A cohesive self-identifying neighbourhood is engaged: people watch out for threats; help each other (their "tribe" members); encourage positive change and discourage negative change. They become more politically active because they feel they have a stake in an area greater than their own home. The value of aesthetics is hard to quantify, but it's undeniable that attractive and well-planned communities provide pleasure to the people who live there and the people who visit. There's a reason to walk around Hammond - it's always interesting. The buildings

	have stories.
11.	When you walk down the street and see a huge house it looks out of place. I have a smaller house that backs onto one of these huge houses. I have lost all my privacy in my yard. When building these huge houses they cut down all the heritage trees. If there not aloud too we would still have them.
12.	I don't think it would it just holds Hammond back. Hammond needs a fresh start.
13.	A "Heritage Precinct" would not only allow people to keep their older houses intact, but would protect them from having a commercial/residential building...possibly a 'high density, apartment building 4 stories tall' right besides them or facing them, destroying their privacy & comfort. If it is a designated 'heritage precinct' any older house, that is in a commercial area or the only heritage house on the road, could be moved with, the cities help, to the 'precinct' thereby keeping our heritage homes & living with like minded people. And if included in the 'precinct' a shopping area, with arts & craft & antique shops similar to the Fort Langley merchants, would encourage residents to shop & put their money into the stores of their own neighbourhood. Thereby reinforcing community pride & participation.
14.	It would help with future real estate values keeping a certain cachet in the area to appeal to those new buyers looking for the aesthetic of the old-time neighbourhoods.
15.	As there have already been many newer homes built in the area it's already a mix of old vs. new construction/house styles. I guess a 'heritage precinct' would ensure the older houses that remain and are in half decent shape don't become out of place in a modernized neighborhood, which would increase the likelihood that they would be mowed down and replaced with newer homes. Many of the older homes are in rough shape so the catch 22 is how do you protect the older houses since the homeowners ultimately decide whether to maintain the existing property or rebuild. I.E. if I were to buy some of the houses in our neighborhood I wouldn't pump money into fixing them up - I would mow them down and rebuild.
16.	I like living in my older home, I like the charm of the neighbourhood. Visiting non Hammondites always comment on the heritage feel of the streets. So for me, pride of ownership, is a benefit. It also identifies our community and it's past.
17.	Hammond heritage buildings residential or commercial shows Hammond's history and what Hammond is all about. Monster homes that take up an entire lot or multi story buildings do not complement Hammond's personality. Why destroy a good thing? Work with the great thing we already have!
18.	helps keep the area unique and styled with the times. we don't need big massive homes in the area. the heritage aspect helps create the small town friendly neighbourhood that we all live here for.
19.	I live in one of the old houses (MacFarlane House). A heritage precinct means that my house is acknowledged as special, along with its neighbouring houses. it means that we value the character of the neighbourhood. It might even mean that the house would be worth more, not that that would be so important to me. what is important to me is preserving the character of the neighbourhood.
20.	I think a Heritage Precinct is too little way too late. When you take an inventory of the heritage homes and businesses in the Hammond area, there is less than 30% that would be worth the cost involved to preserve them. A design characterization would be a better idea,

as we are already a community of totally diverse housing designs, to make the designation to heritage/historically orientation would make the cost too high for any potential developer or homeowner. Something that would allow a blending of the designs with a contemporary side to it would make for a smoother blending and also allow the modernizing to take place. As for the blending in of height, mass and character to existing houses, once again you would be extremely frustrated in this endeavour when the neighbours on either side are already two vastly different styles and probably totally different in the manner in which they are looked after. After all every street no matter where you live has at least 10% of the neighbours who don't look after their properties or yards/gardens. It is only when you can do a whole subdivision from scratch that you will get the look that they have in Osprey Landing in Pitt Meadows. For someone who is willing to do a heritage preservation of a already existing home perhaps a break on property taxes for a period of time would be an incentive.

21. Protect its unique historical character
Help to give the neighbourhood an identifiable image
Avoid incongruous and insensitive development projects that are out of scale and character with other existing buildings
Protect and preserve the balance of open space and built form that historically has existed in the neighbourhood
There would be a benefit to existing homes. Keeping new construction to an appropriate scale would ensure older homes do not look like the 'poor cousin'.

22. The neighbourhood's heritage character and small scale of development is what attracted us to the area in the first place.

Defining this heritage character and protecting it will hopefully put guidelines around future development in the area, so that inappropriate and ad hoc development will not continue to be allowed to occur without consideration of an overall plan.

Establishment of a heritage designation should hopefully put an end to new housing dwarfing and overshadowing existing homes and other buildings.

Commercial Use

Some people attending the open house expressed a desire for an increase in density to help support and expand the existing commercial area on Maple Crescent. Others attending said they do not want to see "high density" 4-storey form or any increase in commercial use.

How important are the existing commercial businesses in the Maple Crescent historic commercial node to the Hammond neighbourhood?

1. As we are on the northern most end of Hammond and rarely go to Maple Crescent we cannot give an opinion on this. The buildings in this area do give an anchor to the Hammond

	area and to intermix "high density" would detract from the heritage aspect.
2.	Some form of commercial sector is desirable in the Maple Crescent area, but it may need to be targeted to fit within the community better or be more in line with the history and feel of the community. Again, I don't really know what this means and would have to be defined if/when a community theme is defined, but may mean antique shop, small coffee shop, pet store, dog daycare,
3.	4 storey is fine as long as it fits in.
4.	I would love to see something like Osprey Village in Pitt Meadows has done would be cool for Hammond. Little shops and a coffee house. With nicely decorated sidewalks and bike paths for families to walk or ride around. Not big box stores or strip malls as it would take away from the community charm aspect. What I don't want to see is more treatment centers for the area. This is something that should had been out in the industrial area as Hammond is seen as a low income poverty stricken community which it's not.
5.	i can bike to most shops, clinics, banks.....but i am also very proud to be able to walk to a pub, a corner store, a barber. small scale family owned businesses are a vital part of any community!
6.	Presently, there are few commercial businesses operating (Pub, Barbershop, Mortorcycle accessory shop, and second hand store, two cornerstores, and daycare). The commercial area has fallen into disrepair and many lots sit vacant. I think the ideal redevelopment of Hammond would promote a village like atmosphere such as Bonson's landing or Newport Village or even Steveston. This type of development would require lots of people in the area within walking distance. The density would have to be increased but new housing could be created that reflects the Heritage theme that is recognized in Hammond. I saw several examples of new developments reflecting a heritage theme last month on a day trip to Steveston. Again I feel it is necessary to encourage development with incentives rather than limit growth with housing forms that are not appropriate to today's realities .
7.	it is important to have the existing commercial spaces as well as more commercial spaces to make it a whole community for the people who live here. The density as it is called needs to be designed to fit into the character of the community. There is no need for glass and metal towers in the ares as they do not fit in the heritage concept of the area.zoning should also reflect the heritage character because the last thing we need is more four story apartments with stores that are empty on the bottom.Maple Crescent needs to be restored to its original commercial concept.
8.	Very important. I support developing the commercial designated areas. Build them high and bring the families.
9.	This again goes towards building an community and walkability. There just isn't a lot of commercial space in Hammond. Many of the buildings are historic, but there has been no incentive for the owners to take responsibility for maintaining them. Some owners have done a great job, others have lacked greatly in this allowing for their buildings to become dangerous, need to be torn down and resulting in ugly, empty, weed-ridden lots. Commercial space needs to be maintained. The benefits of commercial space is in the tax revenue they can bring to Hammond and Maple Ridge. There is a place here for commercial space. And, if done correctly, it will attract people to it. Again, I think of Fort Langley: small, commercial properties that thrive because of their historic feel. I also think of Osprey Village, again, small commercial space within a livable neighbourhood. To be honest, high

density does not thrill me. But I'm a realist, and I understand the benefit of density to any community. But going back to the historic question above, in keeping with the character of historic Hammond, the style and size should be regulated. So should the location, keeping density as close as possible to commercial areas of Hammond.

10. I would like to see a thriving commercial area, but I recognize the challenges. I do not want an expanded commercial area with a strip mall or suburban-scale grocery store. I am opposed to any commercial development that requires a significant increase in parking. I do not support the idea of increasing density just to support a commercial area (although I am not opposed to density - it just needs to be done right and be consistent with the neighbourhood). I would love to see a small commercial enclave that has small specialty businesses (maybe a coffee shop, a bakery, an antique store, stuff like that). I know, I know - only in my dreams. I don't know how the commercial area at Osprey Village in Pitt Meadows is doing and if that is viable for Hammond, but something like that would be really cool.

11. I don't want to see any apartments going in but I would be open to seeing little shops or restaurants.

12. Hammond has a good mix of property to be developed into a community consistent with the twenty first century. That would include commercial and density much higher than the current land usage.

13. I do not visit any commercial development on Maple Crescent, but would like to see stores like Fort Langley tourist shops. 4 storeys, I'm still on the fence with that one. What would it be, commercial on bottom and residential on top 3. Of course, Hammond has to change with the times. But what we have already seen is a commercial/residential unit on Dartford street, which hasn't worked. I would love to see some kind of waterfront development, residential apartments and commercial units similar to New Westminster.

14. The increase of the high density complexes and business/commercial zoning would absolutely be a benefit with its accompanying property tax contribution. The area is already practically invisible to the local politicians so if an increase in population could benefit the rest of us, why the heck not!? It may also help bring jobs locally as does the industrial park of 203rd already.

15. My personal view is that Hammond is perfectly situated for higher density and it would have a positive impact on house values. The Maple Crescent commercial zone was a hub of activity in the original Hammond. To say you want to maintain the feel of historic Hammond without the commercial activity on Maple Crescent is contradictory and I think its reactionary by those who want to prevent increased density. I think increased density and increased commercial use on Maple Crescent would be good for the area.

16. I have lived in Hammond since 1989. I like being able to walk to the neighbourhood pub and corner store. I think there should be some designation for commercial however expanding it doesn't make sense to me. The street scape doesn't lend itself to a coffee shop/ boutique feel. Definitely the Royal Bank building and next door house should be preserved.

17. I would not like an increase in commercial business along Maple Crescent. Existing building structures should be maintained and used for simple, local businesses providing a service (doctor, dentist) or an everyday retail products (pet store / dog groomer, book store, coffee shop, fruit & veg market - not just a "corner store"). The existing buildings are an important historical factor to Hammond. The historical buildings commercial or residential are a huge draw for people to our Hammond neighbourhood. Similar to New Westminster.

They should be embraced and cared for with respect. Simple buildings with character, large yard spaces gives families the benefits of simple times when children could enjoy the outdoors freely without worry.

18. they are most definitely important. we have 2 small corner stores, a local pub as our main destinations otherwise we need to venture to Lougheed hwy for some basics.

19. while I would love to see some small shops on Maple Crescent, I doubt that it would be possible. Between the presence of the Hells Angels and low density, not enough demand, I don't think it would be profitable enough. yet, it would be wonderful to have a coffee shop at least. I do NOT want to see a large grocery store or any other franchise kind of place there!!!!

20. To history buffs and those with that sentiment side to them, it would be. It is very sad to see what has become of Maple Crescent Historic commercial node. Our family has lived in the Hammond area for over 30 yrs. now, our children have grown up here, we love where we live. We have witnessed the changes that the Maple Crescent Historic commercial node has gone through, it has not been much of a commercial node since we have lived here. The majority of the buildings were always in a very questionable state of repair and many times I felt for the business owners trying to rent the buildings the way they were, just because the rent was affordable, only to not have enough sales to keep them going. It would take a complete rebuild (minus the old bank of Montreal building and house beside it) of the area before you would get anyone wanting to set up business there. This could be quite difficult to do, as there is not sufficient area for a building and parking, as only about 30-40% of customers would walk to the area. Perhaps a farmers market type of building (like a Granville Island type of building) like what used to be where the Staples business is now, could possibly work, where businesses could have booth type areas inside the building to run. Instead of individual buildings where the cost of building would be too high. Housing above such a structure could also be possible, as long as the potential tenants would be happy looking out at a lumber mill and being shaken daily by the trains that rumble through, along with the accompanying horns. If the horns could be silenced in favour of the working crossing arms already there, this would help immensely to make the area more livable.

21. The existing historical commercial zoning within an existing older neighbourhood is really a modern planners dream. Often in looking at older neighbourhoods, zoning was never considered to ensure easy walking distance to services, etc. Many subdivisions require driving to any facilities. Hammonds old commercial core will prove valuable as population increases. One day, it can be revitalized and provide walkable facilities for all of Hammond, as opposed to driving to Lougheed for everything. I recognize for Maple Crescent commercial to be viable that increased population is necessary. I support several stories of residential above commercial in that area to assist this. There is precedent for this in the old building that came down in the snow. I support rezoning the properties between Maple Crescent and the mill, to allow for more similar development on that side of the street. I support innovative 'loft' style and live-work housing on properties along the railway. Expanding on the commercial core with a residential component will help ensure the viability of the commercial uses.

Do they serve your daily needs? If yes, please tell us why. If not, what is missing?

The current commercial on Maple Crescent does not meet any of my needs. All we really have now that is active is a motorcycle parts store. Of course the biggest thing missing is the

big building that collapsed under snow load. I recognize the area will not be viable commercially until there is new construction and more population in Hammond.

22. The existing commercial businesses are a tremendously important foundation for the development of a more vibrant commercial area in Hammond. Particularly the more historic buildings can set the tone for future development character. One of the most significant drawbacks to living in Maple Ridge is that it is so focused and reliant on the automobile. Local commercial areas within walking distance of homes does not appear to be been given priority. I support the necessary increase in density in order to support the expansion of the historical commercial core as long as that more dense development respects the historical character of the area. Enhancement of a more historic commercial node would bring more businesses to the area, as it would be more attractive for investment, particularly if the historic nature brings people from both inside and outside of Hammond to spend their money there. Enhancement of the commercial area will bring more tax dollars to Maple Ridge. Do they serve your daily needs? If yes, please tell us why. If not, what is missing?

We shop at both of the small convenience stores in Hammond, enjoy a meal, beverage and music at the newly renovated Dartford's, and in the past I have taken stained glass courses in the old hotel building until it was demolished. One reason I chose to take that stained glass course was because it was within walking distance from my house! I used to get my hair cut at the local hairdresser near the dog groomer, before that business moved.

I am motivated to spend my money locally if it means not constantly getting behind the wheel of my car. Money saved in gas would offset additional costs of products for me. I would far rather see local businesses thrive, as this makes for a more healthy community. As to what's missing, the possibilities are endless. I would spend my money on produce, a coffee shop, craft or curio stores, and businesses conducive to community gathering if these places were available. Consideration of the possible future use of the Hammond mill site, if it is to close down, should be taken into consideration, as expansion of the residential and commercial core to provide river access would only increase the area's desirability.

Do they serve your daily needs? If yes, please tell us why. If not, what is missing?

1. Again, we are too far removed for this to be an area we would use for our daily needs.
2. I don't frequent the present commercial businesses as there is nothing there (other than potentially the barber shop that I used to frequent) that I would have any reason to visit.
3. No not enough businesses here.
4. Would like to see coffee shop, gift store, unique little shops, little grocery market, bakery, meat shop, produce market, book store, dog parlor, pharmacy, flower shop, kids candy store, barber/ hair shop, spa/nail salon
5. when the cafe was open for lunch and breakfast it was great. a nice coffee house/ bakery would look really nice in the area
6. I think lots of things are missing if you want a vibrant commercial center. Things such as coffee shops, restaurants, doctors/dentist office , daycares, community policing , library and

	various other shops come to mind.
7.	At this time they do not serve daily needs and that needs to be changed so they do that.
8.	The use all the amenities available now. Pub, cold beer and wine store, dog groomer, corner stores. We need a grocer and restaurant
9.	No, the commercial businesses do not serve my daily needs, and this is disappointing. When I grew up in Hammond, I banked in Hammond. I swam at the local pool (which we still do). I got my hair cut at Debbie's "Hair Design". Many milestone presents (including my sweet-16 watch) were purchased from Alf's "Hammond Jewellers". We purchased trophies for our tournaments from the trophy shop. If we needed a quick quart of milk, etc, or a one off treat, we went into Hammond's commercial area for it, and our vehicles were all repaired by Johnny at Bower's Automotive. My mother even got her cat from an antique shop/2nd hand store -- but this building has been since torn down. Since returning to Hammond, we've seen a lovely bread shop come and go. Although, where we first got our weekly (okay, more often than that) bread, became a tattoo shop where my husband got inked. We've also made use of the daycare: Maple Montessori on Lorne, and if we were to have another child, it would be our first choice of daycare again. I'd love to see the restaurant a restaurant again. The public house is a great idea -- and in a different phase of our lives (when our son is older) we'll make use of this too. Honestly, we're not heavy consumers, but services we do need. I would go into the corner store on Maple Cres; however, the parking is too dangerous, as is crossing Maple Cres to get there on foot. Having never been in, I've also heard it's mainly tobacco and junk food, so I've no interest. I'd love to see "needs" addressed: healthy food for example -- a produce shop, bakery and/or small meat shop. Or community building businesses, such as the public house, which encourage residents to stop, stay, spend and socialize.
10.	No. I don't think the Hammond commercial area is the right place for the kind of stores that serve daily needs. There's no room for a grocery store, and there are other grocery stores close by. I think the commercial area should be a community "sticking place."
11.	Restaurants, veggie and or meat store.
12.	Currently employed at Hammond Cedar. Would love to see a business area more diversified. Able to support a community of relatively high density. Trying to maintain Hammond's current flavour strikes me as irresponsible. Believing that others should pay for roads sidewalk community centres that we currently are unable to support. Is just dreaming.
13.	No they do not serve my daily needs at present. The only businesses that are still active are, hair dresser/barber, trophy store, Dartford social house (pub & liquor store) and Hogs motorbike & accessorie store. Nothing to tempt anyone to shop on Maple Crescent. For suggestions, see above.
14.	NO - the current commercial use is tiny in size and is almost a mismatch of businesses that remained from a bygone era. - small grocery/produce store - insurance broker - coffee shop - restaurant (although the Dartford Social House has come a long way) - something quick and easy (i.e. subway) - gas station - dollar store? In other words the types of commercial businesses that would make the neighborhood somewhat self sufficient for day to day things - so you don't have to get in your car and driver.
15.	I can't imagine how this area would serve my daily needs. Most of my shopping is done at chain stores, the strip malls along Lougheed.

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| 16. | Would like to see everyday needs type business along maple crescent. Services or everyday retail items would be a great benefit to locals and encourage people that work or community through our awesome neighbourhood to stop and shop. |
| 17. | maple crescent is perfect for that "edgemont village -north van, fort langley, osprey village - pitt meadows" type of mixed zoning with commercial and residential. 2-3 story buildings not 4 unless can be tapered into the grade against existing 4 stories. we want a walk able community and enhancing the maple crescent area gives the community a central location to walk to and would increase the areas "walk score" a few shops, small grocer/farmers market, coffee shop, and eateries would enhance this space a lot. i welcome this space as a central walkable destination if enhanced. combining with liveable residential above helps densify the area but with added value. what we dont need in this area is a building like the one on harris rd in pitt meadows beside the WCE. that building is way to large, tall and doesnt jive with that space, that is an example of what not to make maple crescent. |
| 18. | there are no stores within easy enough walking distance for anything at all. only a convenience store for the very odd quart of milk. |
| 19. | The restaurant is closed, so no eating there. The tattoo shop is closed, so no getting inked there. I do not have a motorbike, so that answers that question. The laundrimat is long gone, so is the Jewelry store. The corner store is good for smokes and junk food for those who want it. The dog groomers are fine, The trophy shop is fine. The barbershop is fine. The only business there that I would use is the Dartford Social House. This is a prime example of the change in overall design, use etc. that the area is in need of. Hopefully the old line, If you build it, they will come, could apply to the area. So this area does not serve any of my daily needs. |

Connectivity

It is clear from the mapping exercise and the public comments from the open house that walking is a popular activity in many areas of Hammond – particularly the blocks located near Hammond Stadium, Hammond Park, Tolmie Park, and Emmeline Mohun Park. Road connections between these parks involve major automobile routes, such as Maple Crescent, 207th Street, Lorne Avenue, and Wharf Street. Trains also travel along Maple Crescent disrupting traffic flow periodically. Being a historic neighbourhood, most of the existing properties in these blocks were built long before sidewalks were required with new subdivision construction.

What gets you out walking on a regular basis and what do you enjoy most about it?

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| 1. | see above |
| 2. | I walk for exercise and occasionally for shopping. For exercise I usually walk the side streets an and around Hammond Park and look at activities in the park or look at the various buildings. |
| 3. | Taking the dogs out to Hammond Park. |
| 4. | Spending time walking with my family is important especially in the summers when the weather is great. I also want to be sure my family is safe so we make sure we take routes in Hammond that are not so busy with traffic or have sidewalks or crosswalks. The nice homey feel of walking around Hammond with all the lovely trees and gardens and cute |

	homes. The friendliness of the people you pass on the street.
5.	i love the fact that i can walk down the middle of the street here (carefully of course!) but i am very afraid..... Lorne from the tracks to princess, especially the corner of princess and lorne!
6.	Interesting places to see. Good walking trails or paths that are connected. Also vibrant and safe neighbourhood ie people on the streets.
7.	What gets me out walking is the need for exercise but to also enjoy the heritage and scenic areas of the community and the roads ,sidewalks , traffic controls need to be brought up to a standard that makes it possible to walk around the community to enjoy it all.
8.	I don't walk the area as there are too many uncontrolled dogs from the run down houses, I don't feel it is a safe area, I would never let my kids go to the park alone. Too many shady looking people. There are many grow ops and the area needs to be cleaned up.
9.	A beautiful day, which may or may not be sunny (liquid sunshine is not all bad). When kidlet wants to go to the park, we walk (and soon ride as he learns how to ride a bike). Talking to neighbours, enjoying the scenery: people's yards, parks, unofficial trails, etc. I don't need a sidewalk to walk. However, a marked crosswalk at Ditton and Maple Cres, and the planned 4-way stop at Lorne and Maple Cres will make walking safer and encourage us to walk further as a family (though, I'll do all of it alone). We also like to walk to destinations: Hammond Pool, the parks, friends' houses, etc.
10.	I love looking at the quirky old houses. I love looking at people's gardens. I love hanging out with dog people at Hammond Stadium. I love stopping for a chat with neighbours as I walk around. Myself, I don't think sidewalks are a big deal. The traffic on Maple Crescent is definitely a problem - both from an aesthetic and safety point of view (a pedestrian is going to get hit at a crosswalk sometime soon).
11.	My children going to school
12.	It is possible to find a relatively quiet street to walk on. Shopping and restaurants are not too far away.
13.	First I need the exercise, Second I like to walk and look at all houses and gardens and stopping to talk to neighbours, discussing various aspects of daily living. I also walk the back lanes. I take my grandson on walks and bike rides to Canadian Tire and Superstore mall, and up to Loughheed Highway for coffee, hot chocolate or visit Vaue Village. I have 2 dogs so walking is something they enjoy. The lack of sidewalks or sidewalks in bad condition is a daily irritation. As is the lack of garbage bins & maintenance of vacant lots, they are dumping grounds for some people & encourage rats & other vermin.
14.	I personally prefer walking when it's clear and cool, so not many days in the year. But, when we do get out, I enjoy looking at the old trees and gardens.
15.	Going to the corner store.
16.	I/We regularly walk our Hammond neighbourhood just to see what's going on. I am pleased that lower Lorne ave will be getting some type of designated sidewalk area up to Tolmie Park. I feel slightly unsafe walking this stretch of road.
17.	My family purchased our home 4 1/2 years ago in Hammond. We are on 116B Ave just west of 203rd. I am an avid walker and bicycle rider with my children. On my own I enjoy

walking around looking the houses and gardens of my lovely neighbours. Proper sidewalks should be built on all of Hammond's streets for safety of Hammond's residents. In our Hammond neighbourhood we have 3 schools, community centre with popular fields, outdoor pool & playground, and countless parks & playgrounds. Sidewalks are a must for safety for all. I love the access Hammond has to the river, the bridge, connecting to great natural outdoor space. I hope the meadow near Golden Ears Bridge with walking path that connects lower Hammond and the industrial area of 113B Ave will stay as natural and rustic as possible. It is a wonderful space and does not need to be "developed" in anyway.

18. quiet, peaceful, green space to go to and enjoy. the area is flat so easy to get around. destinations of the parks throughout mix up our walks and give us places to go to and relax/enjoy.

19. I like to go somewhere, ie the new park on Wharf Street. I particularly value the parkway along the Fraser in Pitt Meadows, and so wish we could have something similar here--but recognize the mill is not going to move. I prefer to walk not on pavement but on a trail, with alternating shade and vista of the river. Hammond Park is a pleasant enough block, but not nearly big enough to be a destination. It is merely a spot for the dog to wander free for the few moments it takes to walk through it. I walk for the exercise, and for being in nature. the natural element is of ultimate importance.

20. Walking on a regular basis is something I do every day, especially with my dog. I have walked the Hammond area for 30 yrs. now and have only had trouble with traffic along Maple Crescent and the Lorne Ave and railway crossing area. Lower Hammond has been in desperate need of sidewalks for 50 plus years. Any area that does not have at least sidewalks on one side and ditches that are not hazard traps will never get any better. The paved walkways are just a off-road parking area as far as most of the homeowners are concerned. What makes it most enjoyable is the diversity of everything(housing, people, gardens, etc.) that the area offers. Yes, it is nice to have a new baseball diamond for the ball players to use. No the locks will not be coming off the entrances to the field, as it is strictly designated for baseball use now. If you were at the meeting about this baseball field going in, you would of been very disappointed as to how baseball people stated the field area will be for their use only from now. I have taken my dogs to that park for 30 yrs. now and have always enjoyed the camaraderie of the other people and their dogs, to have now lost that connection to the neighbourhood has been considerable for me and the 30 to 40 other people and their dogs who used to frequent this park on a daily basis. I now drive to take my dog for walks in other areas, where we are welcome.

21. It is clear from the mapping exercise and the public comments from the open house that walking is a popular activity in many areas of Hammond – particularly the blocks located near Hammond Stadium, Hammond Park, Tolmie Park, and Emmeline Mohun Park. Road connections between these parks involve major automobile routes, such as Maple Crescent, 207th Street, Lorne Avenue, and Wharf Street. Trains also travel along Maple Crescent disrupting traffic flow periodically. Being a historic neighbourhood, most of the existing properties in these blocks were built long before sidewalks were required with new subdivision construction. I enjoy seeing my neighbour's gardens and improvements, and particularly the variety and individual nature of these properties. I enjoy walking near the river, and appreciating the natural beautify that surrounds us. The new Emmeline Mohun Park is a very welcome improvement. Putting an end to the unimaginative, cookie-cutter housing stock that is currently being built in Hammond. On our walks, these particular areas are seen as blocks we have to "get through" in order to stroll by the more charming

and suitable older housing. We often take visitors for walks through the neighbourhood and to our new Emmeline Mohun Park, and without fail our visitors comment on the ugliness of these newer homes, and the lack of character they give.

22. More access to the river would be desirable, and particularly at the District owned property at the end of Princess Street on Wharf (20194 Wharf), which has been occupied by the adjacent resident's large equipment. We have complained about this in the past, but this resident's equipment continues to pollute that land and bars access to the public. I am puzzled by the District's lack of action on this property, as the pollution and infraction is on District land.

23. I choose to walk in the neighbourhood because there is currently still so much charm and character to enjoy. I don't want to see it fade away and resemble unimaginative, suburban blight.

What would improve the experience?

1. Better side walks on some streets. Occasional benches to stop and enjoy where there is activity happening or interesting views.

2. Sidewalks and the new ball playing area to be open to all.

3. We do need better sidewalks and cross walks in some areas of the neighbourhoods especially as we have many of our kids walking to school. Traffic calming circles or something. Westfield implemented new stop signs but people still blast through them. I can't count how many times I have nearly been hit from people blasting through the stop signs. If we had some nice shops off of maple crescent that fit it with the community we could walk more and spend less times in our cars.

4. side walk down lorne!!!!

5. Redevelopment of the village of Hammond.

6. Better sidewalks, improved street markings, safer street crossings, and improved roads.also improved signage.

7. Sidewalks, new houses, cleaner environment.

8. Improving the experience: traffic calming measures on Maple Cres for one. Also calming measures on Lorne and near Tolmie Park (too many people running that stop sign and ignoring the park's speed limit -- and yes, this is a neighbour problem, so I'm being vocal). I love the "red-neck gated community" feel of Lower Hammond. Honestly, the railway tracks help to keep random traffic out of the area, making it safer to walk around than upper Hammond. The hindrance to this is in the form of large trucks barreling down Ditton and/or Wharf Street, and then up Chigwell. The metal recycling place has tried to work with us, but the problem is from companies that use this place, and they've little control over that. Truck traffic certainly does not improve the experience, and we definitely do not want to see this increased. Ironically, the larger trucks going to the mill don't seem to be as big of a problem.

9. Encouraging traffic from the industrial park to go up 203rd rather than along Maple

Crescent and 207th would help with pedestrian issues. (The traffic calming on Westfield - stop signs and right-of-way for cross streets - is terrific. Maybe something like this on Maple Crescent?) Trains - well, not much we can do there, is there?

10. A light or a around about at 207 and maple crescent. We need sidewalks and a way to slow down drivers on maple crescent

11. Realizing that you can't shut down all traffic routes we still feel that it is possible to control the flow and aggressiveness of the drivers using our streets a large percentage of these drivers being of no value to our community, using our community as a short cut. My wish would be for a community largely self sustainable with traffic coming and going as a posed to racing threw.

12. Safer streets would certainly improve the experience. Stopping or slowing down vehicular traffic through Hammond streets. Maple Crescent should have a sidewalk all the way to the bus loop. At the moment the sidewalk on both sides disappears at the traffic lights forcing anyone walking or biking to use the road, drivers are not always considerate. Enforcing the speed limits, especially at Parks, Schools, Maple Crescent and on DARTFORD St. and 207th. where a lot of people seem to think its a speedway from one stop sign to the next stop sign. Slowing down traffic at rush hour would help. People use Hammond to by-pass traffic slow downs on Lougheed Hwy. At some times of the day any streets leading from Hammond to 207th are an exercise in patience, as we wait for the traffic on the '207th freeway' to slow down. How about dead ending some streets to eliminate pass through traffic at rush hour. Maybe some small roundabouts, stop signs don't seem to work, drivers routinely drive through them without stopping, others roll through, but don't stop.

13. Obviously - safer sidewalks with real curbs.

14. More corner stores to go to....

15. The sidewalk alongside the mill, Ditton St., is shaded by trees, and can become quite slippery at times. It just seems hazardous. There is a lot of garbage, on Maple Crescent, alongside the free parking for the train station.

16. Sidewalks A pedestrian over pass some where along Hammond Rd between West & 203rd or along Maple Crescent between 203rd and Lorne would be a huge safety benefit. Especially for children out and about enjoying their neighbourhood. Traffic lights at Maple Crescent and Lorne Ave Kids park / playground / skate park / natural adventure park at the bottom of Stanton Ave where Stanton, Ashley Ave & 116B Ave meet. Currently vacant lot with over grown grass. Kids play in it anyway, let's make safe for them and a place for neighbours to gather and enjoy watching their kids play.

17. more connections and safer experiences, sidewalks and trails connecting the key parks and destinations, gravel paths on dyke ROW in lower hammond to interconnect streets. wharf st path/sidewalk then up to lorne to connect to new sidewalk in progress..... path from hammond park to hammond stadium to riverside centre..... paths to connect to other desintations such as the new one under the GEB to wildwood cres waterfront trails to osprey/katzie multiuse pathways and blvds to enhance and beautify the neighborhood and give more space. public gathering space such as a gazebo in tolmie park and hammond stadium, destination wharf off maple cres by the mills force developers to provide 1 sidewalk min per st , also with aqulini property ask for park/green space and trails to be developed as part of site prep to allow connections and enhance the nieghborhood prior to

making thier money
18. More natural landscape to walk through, ie along the Katzie Slough for instance. and more CONNECTED trails. I do not like to drive to a trail, like to the PM trails. I'd prefer to walk from home.
19. Traffic calming measures in the areas where they are desperately needed. We attended the meeting about the increase in traffic our area would endure because of the access to Hammond provided by the bridge off ramp on 113b. street. We were assured many times that traffic calming measures would be provided by the District when and where needed. Unfortunately, the little changes that were put in, have been busted and run over by traffic. Hammond Elementary and Maple Ridge elementary have a constant everyday deluge where traffic does not respect the speed restrictions of the area. Sidewalks or a properly designed and designated walking, biking, paths. are 50 yrs. overdue. We have no sidewalks on our street, but thankfully we do have a wide enough street to allow a walking area even with parking on street. Our street is used as a thorough fare for the streets around us, but we speak out to the motorists involved and things have been livable. If more stop signs or speed slowing bumps were installed the rush hour traffic would quickly leave the area and return to the Lougheed and Dewdney traffic flow areas.

If you choose not to walk in the neighbourhood, what would have to change for you to walk (periodically) to a local park, playground, meeting place, or commercial business?
1. The new ball diamond is the biggest problem, and lack of sidewalks.
2. Maybe having traffic calming zones in certain areas in Hammond or no traffic in certain areas. Street lights would also be useful in Hammond especially as a woman I like to walk in the evenings and this would be great in the fall/winter months. Clearly marked pedestrian areas only. Community policing presence in the area. Bike patrols, block watch, Crime prevention through environmental design (CPTED) analysis of Hammond.
3. Has to be aesthetically pleasing, safe and walkable distance.
4. All the items mentioned in the previous questions.
5. Sidewalks, vacant lots cleaned up and cleared,
6. I enjoy walking :) I would love to see some recognition made available for those community members who work to enhance our community and make it more of a community. For example, Ron Gordon's "Hammond Community Library" on Westfield, (and he's helping to build another in Lower Hammond on Chigwell), increases the desire for people to walk, get out, and explore their neighbourhood community. Since putting up this library, it has been in constant use, and there is already interest in the 2nd one.
7. Sidewalks and slower traffic.
8. We do walk. A community with local shops supplying the communities daily needs and offering employment (not big box stores) and the taxes from the higher density could financially support upgrades to current parks etc. This would reduce my need to leave the community.

9.	Safer sidewalks & streets, crosswalks with a light that you could activate to stop traffic (especially along 207) Policing the vacant lots & keeping them free of garbage (enforcing cleanup by owners)
10.	Again, weather and sidewalks. We can only do something about one of those items.
11.	I'd be walking more if there was more commercial business in the neighborhood so I didn't have to drive up to Lougheed.
12.	I walk everywhere. I actually do not have a drivers licence. My husband is the only driver in the family. The kids and I walk everywhere. Or bike or bus for longer distances. Bike racks to lock up near common areas, meeting places and business hubs.
13.	more desintations ie commercial on maple cres, more parks and green space to enjoy. easier access and more safety ie sidewalks to avoid blind corners. marked and painted crosswalks
14.	A meeting place/connecting place built into the experience would be helpful for me. I am not sure what that would look like though. How to build in the social connections?

General Comments

1.	Upgrade Hammond park by including an outdoor stage timber style amphitheatre with either grounds or bench seating. Community garden, and better playground. Mir seating fir walkers or just sit or sit and visit
2.	Really unhappy on how they have put the new ball playing area in and continue to with almost no activity in months yet it is still fenced off from the outside area. And those locks better come off the diamond I pay taxes for access to ALL the facilities.
3.	I love living here and there are so many nice things about Hammond but it's still seen as the low income, poverty area. It's not and it had a lot to offer Maple Ridge.
4.	thank you so much for a forum to talk these things out. we moved to hammond 26 years ago because of its feel and that everyone that lives here loves it here!!
5.	I feel this is an exciting opportunity to redevelop the village called Hammond. I think new types of housing and a re-invented commercial area are key to accomplish this. It is crucial to attract the development community to create this goal. A good and livable plan that creates an interesting community is important. The plan must also encourage development that is profitable to build as well. Presently, there is no incentive to come to Hammond to build it is just getting the cheapest lot and building the cheapest house possible.
6.	Bring back the signage on the tracks that identified the area and change back the boundaries that were removed by previous councils because of whatever reasons they removed them.Start a program that would maintain the area in a condition that would make the community what it was once. also encourage the people in the community to renew their pride in the community.

7.	For safety purposes there should be a 4 way stop at Lorne and maple cres.
8.	I'd like to thank you for asking these questions. We appreciate the opportunity to have input in our community.
9.	This consultation process is great. It actually contributes to the development of the sense of community in Hammond. Thanks for all your work.
10.	When you are driving from maple crescent then take a right over the tracks then a right on Melville st. You don't see people walking till you have made the full turn. Cars are going to fast because they are coming off a hill. There needs to be a side walk on Melville st just at the corner so children walking to school will be safe.
11.	I would like to see a community of the Twenty First Century. Hammond has so much potential for the future. A good mix of property usage light rail bridge and expanding business area on Lougheed gives us the opportunity to create a community an actual community! That is not totally reliant on the automobile.
12.	I'd like also to see more thought put into the issues of water/flooding/ditches for the property owners on the 'flood zone' side of the tracks. It's as if they were allowed to build there with no planning other than dykes. Are the giant ditches actually serving a valid function other than being mosquito farms, disposal sites and rat routes? Should there not be a pumping station somewhere?
13.	I think its a worthwhile objective to try and preserve some of the historic 'feel' of Hammond but I think there is a vocal group in the neighborhood who can be NIMBY's at times. A lot of the old houses around are in a sad state of repair and many of us don't think they add value to the look of the neighborhood or our property values - not sure why we're trying to preserve the neighborhood looking like a dump. Also - I think there is a faction in the area that is more concerned with keeping out 'outsiders' than protecting the historical look of Hammond. I'm all for increased densification in the area as long as its done tastefully. However, since I live on the block with two large condo units increased density creates parking problems.
14.	Powell River has a wonderful heritage Township that surrounds their mill. Ideally I would like to see 2-3 story town homes that mimic a 1900's look. With increased density and access to the Golden Ears Bridge at 203 and Maple Crescent could become problematic. The left hand turn lane is blocking straight through traffic. Maple Crescent's S bend can be hazardous when a semi with a wide load is approaching, yes, I used the pullout. I had an incident with a semi carrying Port Mann scrap to the metal scrap yard.
15.	dont need to fully restrict the heritage housing but rather we need guidelines that the homes proposed blend into the neighborhood ie arent too large, have some similar styling etc.
16.	It is only through community involvement, via local community meetings about proposed changes to your area can any change in a community take place. It only takes 30 - 60 minutes of your time to attend a meeting and the change that can take place can last a lifetime. Yes we all have our Nimby sides, our resistance to change means there is no growth. This makes for a very stagnant community, there is no real pride, no desire to improve. Like the saying goes, a turtle makes no progress until it sticks its neck out. If you show the community you care, your family that you care, then the positive feedback happens. Neighbourhoods are cleaned up and community commaraderie is improved, You only get out of something what you put into it. This Hammond forum for change is our

chance.

17. I think a big issue is being missed. I think it is critical that a discussion start about the role of the Interfor mill site in the future of Hammond. It is naive to think they will be there forever. I support the mill as a historic critical part of Hammond and a good employer but should they decide to close, this property would represent an amazing opportunity for Maple Ridge. I see a multi-use site, waterfront promenade, mix housing types including some low rise, commercial facilities, etc. It could be an amazing project and asset to Maple Ridge if developed this way. If redeveloped for industrial lots, it would be the kiss of death for Hammond residential as far as I am concerned. In that scenario, I would move.
18. Although this may not be the forum to address this issue, I would like to express my concern regarding the large road block placed by the Katzie at the boundary of their lands near the Golden Ears Bridge. While I respect the Katzie's claim to their traditional lands, this road block poses a serious safety risk to the community of Hammond. If an incident occurs on the rail tracks that impedes Hammond residents from evacuating the area, the road through the Katzie lands may be our only and safest means of egress. I'd be interested to know if Maple Ridge has discussed this issue with the Katzie.