

November 26, 2014

## Hammond Area Plan Draft Guiding Principles

The draft Guiding Principles have been created using public input received at the June 5<sup>th</sup> Open House (this input is incorporated into the word cloud below) and from the #MyHammondTalks online community questionnaires, which commenced in early July.



Above word cloud created from "My Hammond is special because..." input received from June 5, 2014 open house.

1. Upon reviewing the draft Guiding Principles shown at right:

A) Please suggest any Principles that you would add to the list:

Architecture needs to foster a sense of community  $\rightarrow$  meeting / bumping areas

B) Please let us know of any in the list that you would change:

C) Please let us know of any in the list that you would delete:

## Draft Guiding Principles

- Retain small town charm and friendly atmosphere
- New form fits with existing built form and heritage character
- Revitalize historic commercial area
- Utilize Sustainable Development Practices
- Enhance trail system and community gathering spaces
- Establish measures for flood mitigation
- Ensure transportation routes are safe and efficient
- Promote a safe community

- Promote a safe community
- Foster a sense of community

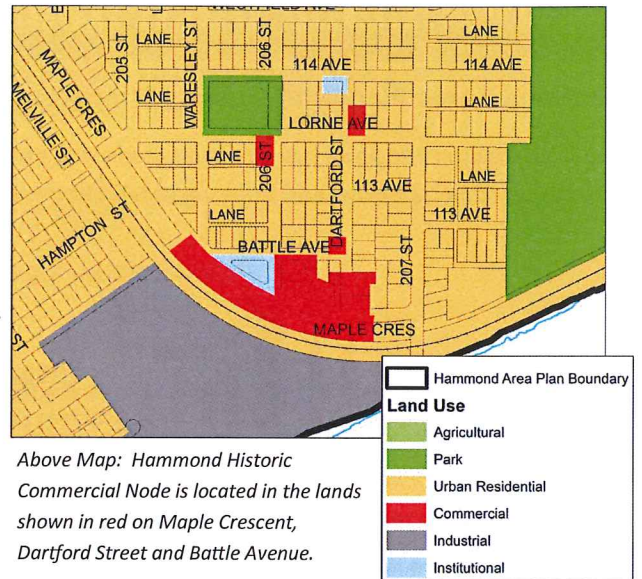
Architecture  
needs to

## Historic Commercial Node

2. The historic commercial area located in the Maple Crescent and Dartford Street area is designated as one of seven Historic Commercial Nodes in the Official Community Plan. Revitalization would require an increase in population around the centre to generate sufficient consumer demand for maintaining and/or expanding this area with small businesses serving daily shopping needs. Please read items below and select your preferred option.

A) For the Historic Commercial Area in the Hammond Area Plan, do you support:

☐ No increase in commercial activity – Please explain:



☐ Some increase in commercial activity, but no increase in residential density – Please explain:

*I am not interested in sufficient added density to enable a commercial district. Osprey Village is hugely dense, & the commercial area is struggling.*

☐ An increase in commercial activity, along with an increase in residential density – Please explain:

*only modest increase in density – I am not convinced that the roads can handle more traffic*

*unopened right of way –*

*path thru parks*

*shortcuts that go somewhere*

## Residential Density Discussion

3. Three scenarios for residential density are being presented to the community for information and discussion to obtain input on what density is acceptable over the long-term for Hammond. The information provided is largely focussed on potential density on identified Major Corridors within the Official Community Plan. *See Open House Panels on Policy Framework Diagram and modelling scenarios for more information.*

A) Of the three scenarios presented for Major Corridor roads, generally which level of density would you support along Major Corridor roads in Hammond:

☐ Current Density – Please explain:

*~~I am not willing~~*

☐ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

*Design criteria for the character part of Hammond needs to ensure that new construction – mostly infill – fits into the community - No monster houses! (like some of the more recent construction on Lorne.). Landscaping is as important, i.e. house footprint cannot fill the lot up!*

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?

~~Definitely!~~  
Needs to connect with Wharf St / Wharf St Park  
More connections to streets all around

6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

Restrooms!  
Trails need to have a destination  
Trails along the river, treed.  
Trails along Fraser - continuing the trail in PM  
Trails along Katzie Slough (improve it!)

## General Comments:

Please provide us with any additional or general comments you may have for the Hammond Area Plan and/or the Area Plan process:

Design guidelines / criteria  
lots of yard  
no monster houses

Density needs to fit  
character of central  
Hammond

More parks

Thank you for taking the time to complete the Hammond Open House Questionnaire.

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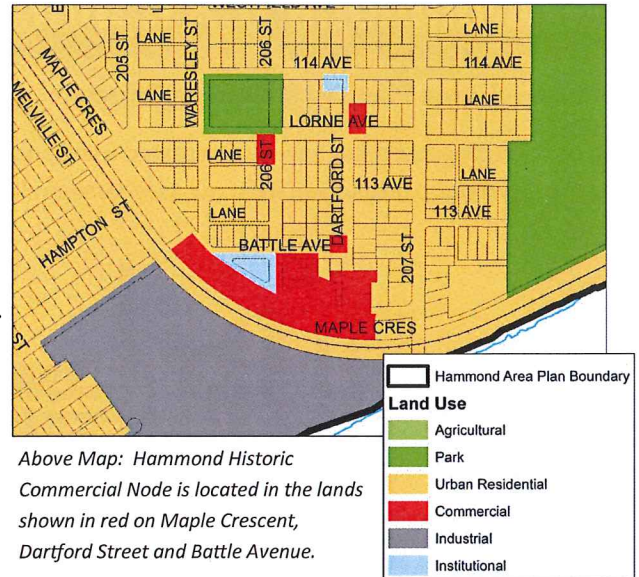
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A) For the Historic Commercial Area in the Hammond Area Plan, do you support:

☐ No increase in commercial activity – Please explain:

☐ Some increase in commercial activity, but no increase in residential density – Please explain:



☒ An increase in commercial activity, along with an increase in residential density – Please explain:

SMALL  
V

I GREW UP IN HAMMOND AND I  
SEEN THE AREA WHEN IT WAS VIBRANT.  
I WOULD LIKE TO SEE THE DOWNTOWN  
REVITALIZED BUT I AM NOT SURE HOW  
VIABLE THAT IS WITHOUT A LARGE INCREASE  
IN DENSITY WHICH WOULD MEAN SACRIFICING  
HERITAGE HOMES.  
I WORKED IN THE MILL AND WOULD NOT LIKE  
TO SEE IT GO BUT I HAVE TROUBLE VISUALIZING  
A VIBRANT DOWNTOWN WITH THE MILL THERE.

## Residential Density Discussion

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A) Of the three scenarios presented for Major Corridor roads, generally which level of density would you support along Major Corridor roads in Hammond:

☐ Current Density – Please explain:

SMALL TO  
☒ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

I DON'T MIND SEEING A MODEST INCREASE IN DENSITY BUT NOT AT THE LOSS OF A LOT OF HERITAGE HOMES.

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?
6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

**General Comments:**

Please provide us with any additional or general comments you may have for the Hammond Area Plan and/or the Area Plan process:

THERE WAS ONE MAP WHERE THERE WAS -  
HIGHER DENSITY AT JOHN HAMMOND  
HOUSE AND SOME HERITAGE HOME ALONG  
MAPLE CRESCENT BETWEEN LORNE AND WESTFIELD  
WHICH I WOULD BE OPPOSED TO.

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A) For the Historic Commercial Area in the Hammond Area Plan, do you support:

☒ No increase in commercial activity – Please explain:

*Traffic concerns & trains*

*floods (exits)*

*NOT people friendly, not conducive to "Community."*

☐ Some increase in commercial activity, but no increase in residential density – Please explain:

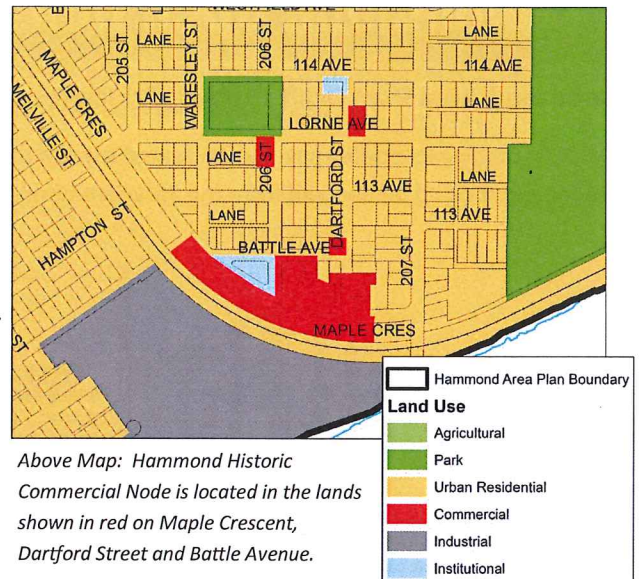
*\* trains blocking commercial vehicles from efficiently leaving area*

*\* traffic volume*

☐ An increase in commercial activity, along with an increase in residential density – Please explain:

*\* road safety*

*\* noise*



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A) Of the three scenarios presented for Major Corridor roads, generally which level of density would you support along Major Corridor roads in Hammond:

☒ Current Density – Please explain:

Keep it small, safe, simple  
Go back to "nature"

☐ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

Where will the traffic from proposed industrial go? Move? Safety?

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?

points of interest  
river access  
high & open

6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

More river access  
More green space  
More wild life - birds, mammals ...  
Trees  
Wildlife corridors  
Welcome nature (think bird watching, slow walks  
and conversations!)

## General Comments:

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Small  
Green  
Friendly

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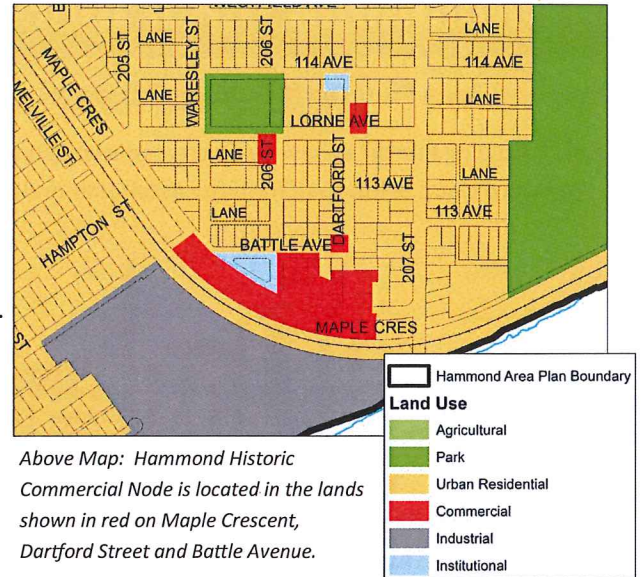
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☐ No increase in commercial activity – Please explain:

☐ Some increase in commercial activity, but no increase in residential density – Please explain:

☒ An increase in commercial activity, along with an increase in residential density – Please explain:

*Both needed to make a viable community*



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A) Of the three scenarios presented for Major Corridor roads, generally which level of density would you support along Major Corridor roads in Hammond:

☐ Current Density – Please explain:

☒ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?

*safe access*

6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

## General Comments:

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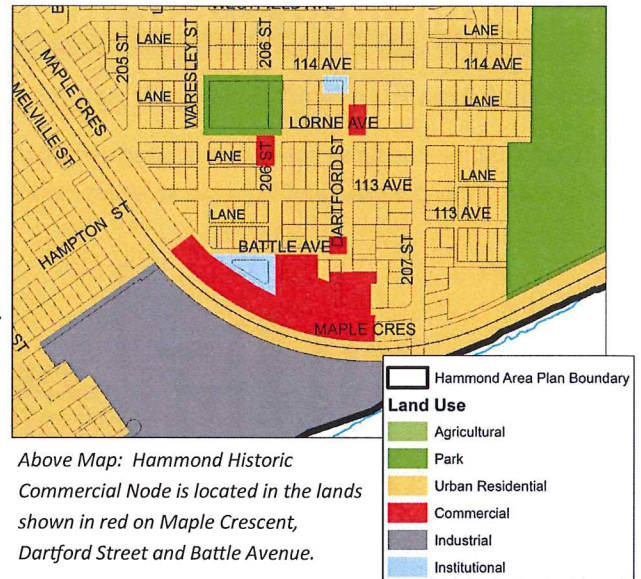
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☐ Some increase in commercial activity, but no increase in residential density – Please explain:

☒ <sup>Some</sup> An increase in commercial activity, along with an increase in residential density – Please explain:

I support the types of commercial uses suggested. smaller businesses and services. low to medium density in the surrounding area where you could walk or cycle to this location. Ensure increase in traffic would be managed - do not want wider streets. Protect historical buildings, whenever possible. Stay with the historical theme <sup>of</sup> the area - lots of street trees etc to keep the beauty of the area. make it walkable for all ages.

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A) Of the three scenarios presented for Major Corridor roads, generally which level of density would you support along Major Corridor roads in Hammond:

☐ Current Density – Please explain:

↓  
would prefer to leave as is but in order to have some growth and other amenities would support up to medium density. controls on traffic, number of rentals or type of rentals

☒ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

DEFINITELY NOT THIS OPTION  
No High Rises

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?

yes

6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

SAFE, walkable trails, bike lanes  
more playgrounds in neighbourhoods - that you  
can walk to  
Places to rest -

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[illegible]

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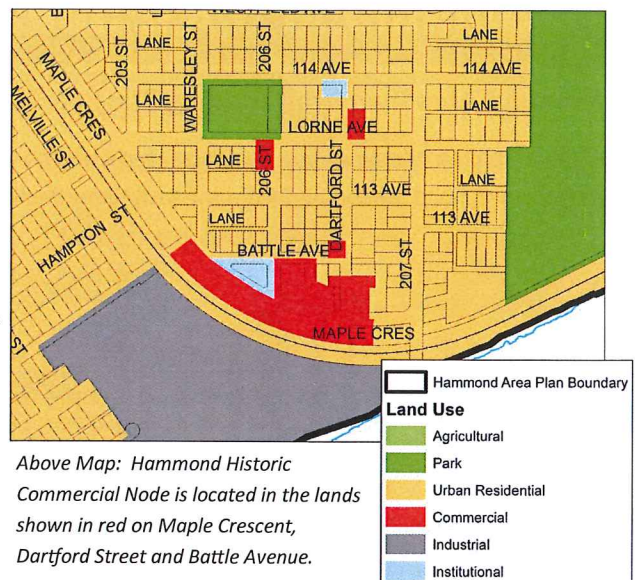
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☐ Some increase in commercial activity, but no increase in residential density – Please explain:

☒ An increase in commercial activity, along with an increase in residential density – Please explain:

Appropriate small-scale commercial ~~in~~ in existing Commercial zones that can draw customers from outside Hammond as well as take advantage of increased density.

Density increases must be sensitive to community character and maximize efficient use of infrastructure (roads & services etc)  
Limit to 4 stories and include 'bumping places'



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☐ Current Density – Please explain:

☒ Medium Density – without lot consolidation (duplex, triplex, 4-plex, and townhouse) Please explain:

*There ~~are~~ are some empty blocks now that could be consolidated and used for apartment blocks (max 4 stories) but these should be exceptions*

☐ High Density – with lot consolidation (townhouse and 4-6 storey apartments) Please explain:

4. Are there roads in Hammond where you would prefer to see new development at a different density than currently permitted in the Official Community Plan? (see OCP Policy 3-18) If so, please tell us which one(s).

*The lots mentioned above are not on the OCP density routes but no homes have to be destroyed to build on.*

## Parks & Trails

5. A new trail is soon to be constructed connecting Hammond with the Pitt Meadows trail system, increasing recreation opportunities for both communities. What would encourage Hammond residents to use the trails?

Connect the trail along Ospring to a pedestrian/cycling bridge over the CP rail tracks. One girl died on those tracks this year cutting across the tracks. Connecting to a Provincial Bike path could help with funding.

6. When visiting the existing parks and/or trails in Hammond, what kind of recreational opportunities or amenities would you like to access that may not currently be available.

- Dog parks (under the bridge, or at Riverside Centre)
- Skate park under the bridge

## General Comments:

Please provide us with any additional or general comments you may have for the Hammond Area Plan and/or the Area Plan process:

- We need a conservation Area Plan to truly achieve the goals all residents want to preserve community character. This could be smaller than confined to "upper Hammond."

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