

Hammond Area Preliminary Concept Plan

The Hammond Area Preliminary Concept Plan is comprised of five main sections forming a comprehensive outline for the Hammond Area Plan. These sections are as follows:

- 1.0 Guiding Principles
- 2.0 Neighbourhood Characteristics
- 3.0 Land Use Designations
- 4.0 Transportation & Connectivity
- 5.0 Water & Habitat
- 6.0 Land Use Maps

Section 1.0 sets the foundation for the Area Plan with ten Guiding Principles and supporting objectives. The remaining four sections build upon the Guiding Principles and establish the framework for the Area Plan, which includes an introduction to each topic and the intent for future policies and what they will aim to achieve.

1.0 Guiding Principles

The Hammond Area Plan process has produced 10 Guiding Principles to help navigate content development for the Preliminary Concept Plan. Supporting Objectives have been developed to create clear linkages between the Guiding Principles and the policies that will be developed for the Area Plan Bylaw.

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 are supported

Objectives:

- Permit diversity in housing forms and densities for modest cost housing options
- Plan for development that enables “aging in place” for residents
- Facilitate a greater supply and variety of rental housing forms

3. New development enhances and compliments existing built form and neighbourhood character

Objectives:

- Plan for a range of development forms that fit with surrounding character
- New development is designed to foster “eyes on streets” and laneways
- Public spaces are attractive and inviting with plant materials and seating areas
- Enhanced neighbourhood vibrancy leads to development on vacant lots
- All new development incorporates useable and attractive greenspace

4. Historic commercial area serves community needs

Objectives:

- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents’ daily needs
- A greater density of mixed-use development contributes to viability of the village commercial area
- Short-term pop-up commercial ventures help revitalize village commercial area and enhance other employment areas

5. Innovative building technologies are utilized

Objectives:

- Adaptively reuse existing buildings, particularly those with heritage value or character
- Design buildings to adapt to future uses
- Encourage the use of innovative building technologies and materials
- Continue to promote sound management of all waste materials

6. Flood risks are minimized through a variety of mitigation measures

Objectives:

- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development
- Continue to make flood mitigation and emergency program information available to the public
- Natural drainage areas are recognized for the important role they play in flood mitigation

7. Natural landscape is maintained and enhanced

Objectives:

- Promote maintenance 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. Transportation routes are safe and effective

Objectives:

- Ensure streets provide safe and walkable surfaces
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic calming measures where warranted
- Ensure community gathering spaces and points of interest are identified 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, to improve pedestrian and bicycle network connections
- Work with community to identify and support local food production opportunities
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs

10. Employment opportunities are 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 the Hammond General Employment designation
- Mitigate impacts of industrial use on adjacent and nearby residents

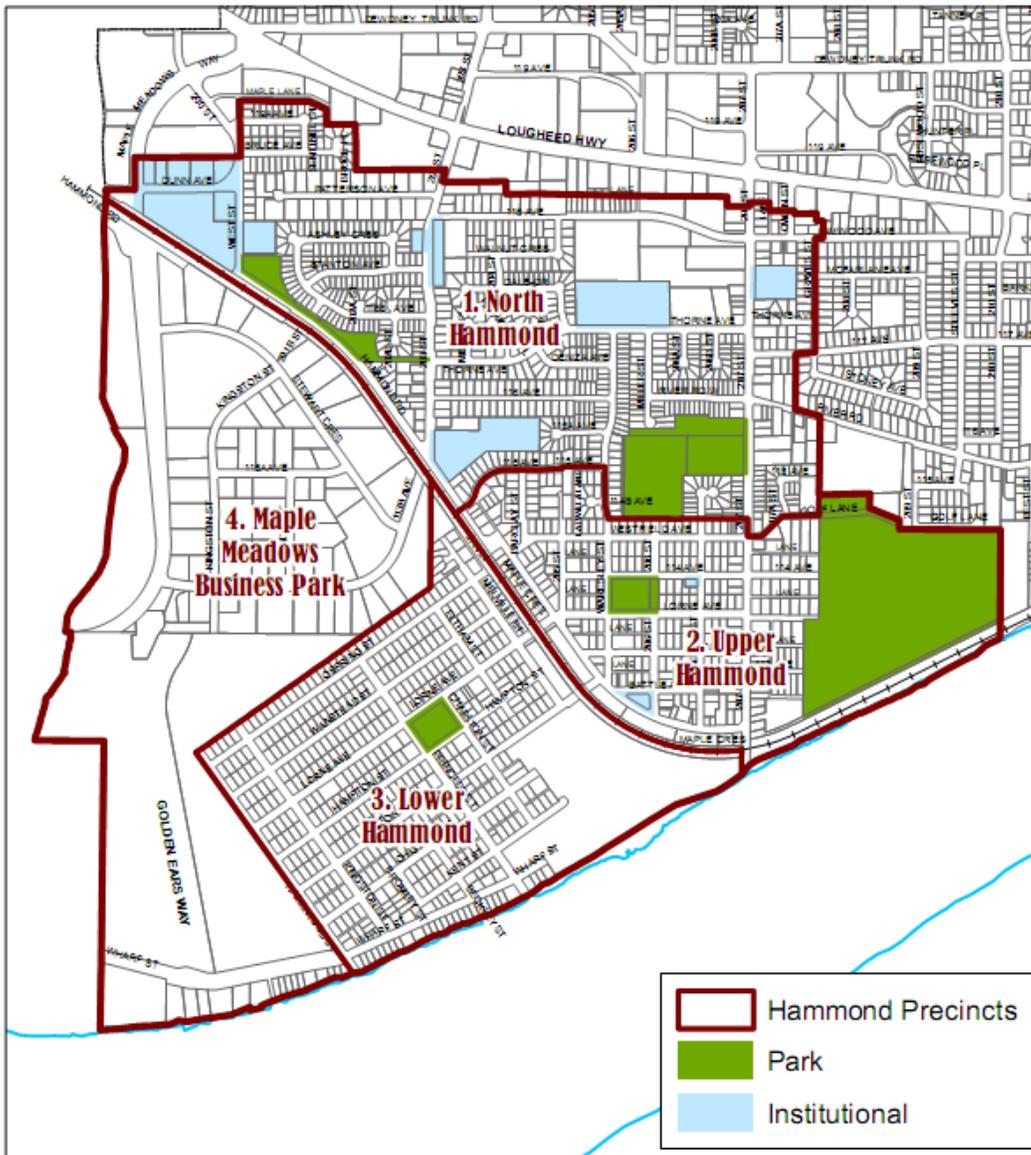
2.0 Neighbourhood Characteristics

The Hammond neighbourhood has grown significantly since it was registered as a Township in 1883 and the character of each development era reflects the time period in which it was built. Differences in character of developed areas are evident in land use, street grid pattern, built form, and design of public space. Retaining neighbourhood characteristics that contribute to the vitality and livability of Hammond over the long term is a primary goal of the Hammond Area Plan. One approach to achieving this goal is in the identification of precinct areas where clear differences in neighbourhood character exist and are considered as each of these areas evolves over time.

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

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

Hammond Precincts



Guiding Principles:

1. Neighbourhood Character is retained
3. New development enhances and compliments existing built form and neighbourhood character

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
- Plan for a range of development forms that fit with surrounding character

2.1 Precinct 1: North Hammond

Intent:

North Hammond is predominantly low-density residential in single-family form. 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 of 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 are large enough to contribute character to the urban landscape.

A key focus for this area is retaining existing connectivity for pedestrian and cycling activity and creating new opportunities wherever possible.

2.2 Precinct 2: Upper Hammond

Intent:

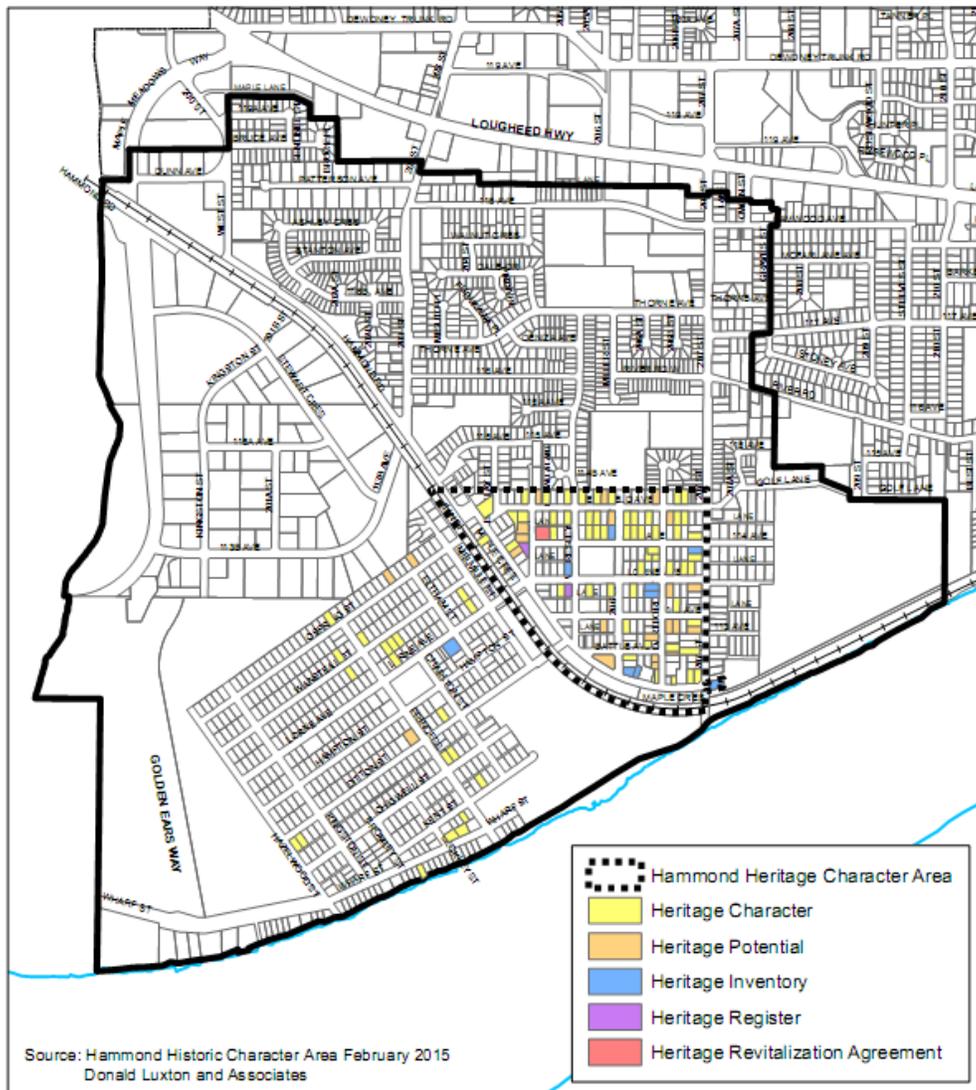
When the Hammond Township plan was registered in 1883, Upper Hammond began to expand rapidly. The opening of Hammond train station in 1885 resulted in more homes, commercial businesses, and industry. As the commercial hub grew into a bustling centre of activity, the Port Hammond Lumber Company began 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 was the predominant message received through the public consultation process.

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.

Hammond Heritage Character Area



#MyHammond



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 features 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”.

Additional Details:

The heritage character study identifies the potential for a Heritage Conservation Area as a regulatory tool within Upper Hammond. A Heritage Conservation Area is one option for retaining historic value. Other options include Development Permit Area Guidelines and zoning regulations specific to lands within the heritage character area.

Alternatives:

Three Heritage Character Area land use scenarios are presented as options in Hammond’s Preliminary Concept Plan. Each of these options may be discussed in the context of a Heritage Conservation Area Bylaw, or as a stand-alone alternative. Each alternative is discussed below.

- Heritage Conservation Area: A Heritage Conservation Area Bylaw is the most effective tool available in the *Local Government Act* for preserving heritage character within a neighbourhood. For properties identified as being important to the heritage character of the area, alterations beyond regular building maintenance, such as painting, replacing existing materials, or re-roofing, will require a Heritage Alteration Permit. Design standards would be required within the Bylaw for building additions, exterior modifications, and new development.
- Expanding Commercial Uses in the Heritage Character Area: This approach would involve creating an “Expanded Commercial Use” zone to apply to single-family properties within the heritage character area. Such a zone would enable expanded commercial uses such as art studio/gallery, retail, coffee shop, bakery, antiques, hair stylist, flower shop etc., either within the existing primary building or within an accessory building on site.
 - If combined with Heritage Conservation Area Bylaw, the “Expanded Commercial Use” zone would be applied to the entire area covered by the HCA Bylaw and

property owners would have the option to utilize the permitted commercial uses or continue to retain the single-family use of their property.

- If this approach is not used in conjunction with a Heritage Conservation Area Bylaw, it may still be considered as a viable heritage conservation tool. As such, the “Expanded Commercial Use” zone could be made available to residential property owners who are willing to designate their property as heritage in exchange for the expanded commercial use.
- Development Permit Area Guidelines: Note that Development Permit Area Guidelines for form and character may be established for new multi-family, commercial, mixed-use, institutional, and industrial forms of development. Single-family form is exempt from Development Permit Area Guidelines. DP Guidelines help inform building and site design so that new development complements the existing character. This includes information on the use of appropriate building materials, siting, colours, and design features, such as encouraging front porches, shed dormers, and multi-paned double hung windows. Also incorporated into Development Permit Area Guidelines is the use of landscaping, advising on outdoor features such as era appropriate trees, shrubs, and fencing.

2.3 Precinct 3: Lower Hammond

Intent:

The development era of Lower Hammond is mixed. In the late 19th and early 20th centuries, when Upper Hammond was growing rapidly, Lower Hammond was growing at a slower pace. There are a number of older homes scattered throughout Lower Hammond, described in Donald Luxton & Associates’ heritage character study, 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, contribute heritage character to the area. The grid-pattern roads and lot configuration define the precinct boundaries as “Lower Hammond”, but 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)
- Very few sidewalks, and

Two areas of focus for Lower Hammond in the Area Plan are:

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

2.4 Precinct 4: Maple/Meadows Business Park

Intent:

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 auto-oriented connectivity with the regional highway network. The Business Park is a prime location very close to Lougheed Highway and adjacent to Golden Ears Way and Golden Ears Bridge. When the southern lands eventually develop, an alternative access to the area will be constructed. This is particularly beneficial for emergency access.

Considerations regarding development in the floodplain will continue to be a focus for Precinct 4, including best practices for stormwater management. Additionally, there will be a focus on enhancing local and regional connectivity with improvements to roads and routes, as well as increasing pedestrian and bicycle opportunities within and through the area.

3.0 Land Use Designations

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 are supported
3. New development enhances and compliments existing built form and neighbourhood character
5. Innovative building technologies are utilized

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
- Permit diversity in housing forms and densities for modest cost housing options
- Plan for development that enables “aging in place” for residents
- Facilitate a greater supply and variety of rental housing forms
- Plan for a range of development forms that fit with surrounding character
- New development is designed to foster “eyes on streets” and laneways
- Enhanced neighbourhood vibrancy leads to development on vacant lots
- All new development incorporates useable and attractive greenspace
- Adaptively reuse existing buildings, particularly those with heritage value or character
- Design buildings to adapt to future uses
- Encourage the use of innovative building technologies and materials
- Continue to promote sound management of all waste materials

3.1.1 Low Density Residential:

Intent:

Single-family dwellings, duplex, and triplex are the forms of development permitted in the areas of Hammond identified for **Low Density Residential**. 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 outside of the floodplain area.

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, which permits townhouse, fourplex and courtyard development forms. Lands in this designation are primarily located in high activity areas along major corridor roads, where appropriate, adjacent to large community gathering spaces and the West Coast Express. It also serves as a transitional development form and density between **Low Density Residential** and the **Medium Density Multi-Family** designations. Consideration of Hammond's existing neighbourhood character, that includes historic building elements and attractive garden spaces, is an important aspect of this designation.

3.1.3 Medium Density Multi-Family:

Intent:

Providing for a level of density aimed at establishing a vibrant Hammond neighbourhood is the intent of the **Medium Density Multi-Family** designation, which permits residential forms of townhouse, rowhouse and apartment. Similar to the **Low Density Multi-Family** designation, 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 – for example, some lands east of 207th in Precinct 2 and some lands within 100m of the Lougheed Highway in Precinct 1.

3.2 Employment

Four land use designations for employment within Hammond are **Hammond Village Commercial, Maple/Meadows Business Park, Hammond General Employment** and **Hammond General Industrial**. 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
5. Innovative building technologies are utilized
10. Employment opportunities are 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
- Plan for a range of development forms that fit with surrounding character
- New development is designed to foster “eyes on streets” and laneways
- Public spaces are attractive and inviting with plant materials and seating areas
- Enhanced neighbourhood vibrancy leads to development on vacant lots
- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents’ daily needs
- A greater density of mixed-use development contributes to viability of the village commercial area
- Short-term pop-up commercial ventures help revitalize village commercial area
- Adaptively reuse existing buildings, particularly those with heritage value or character
- Design buildings to adapt to future uses
- Encourage the use of innovate building technologies and materials
- Continue to promote sound management of all waste materials
- 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 Hammond General Employment designation
- Mitigate impacts of industrial use on adjacent and nearby residents

3.2.1 Hammond Commercial

Intent:

Hammond Commercial 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 pocket parks into new development.

Additional Details:

- Intended uses are very similar to those in C-3, C-5 and H1 zones – however, a new commercial zone will be created so that it is specific for Hammond. This zone will include a ground-oriented multi-family form combined with commercial use to ensure viability of a mixed-use development form.

3.2.2 Maple/Meadows Business Park

Intent:

Maple/Meadows Business Park 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.

3.2.3 Hammond General Employment

Intent:

The **Hammond 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 **Hammond 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 or landscape screening.

Additional Details:

- A new Hammond General Employment zone will be created for properties under this designation with considerations for proximity to a residential area and close to historic commercial node.
- Proposed is a maximum height of 3 storeys to mitigate building heights adjacent to residential uses.

3.2.4 Hammond General Industrial

Intent:

The Hammond Cedar Mill lands make up the **Hammond General Industrial** designation and this operation is anticipated to continue for the foreseeable future. The Mill has been providing local jobs since 1908 and is as much a part of Hammond's historic character as the railway and street grid pattern.

3.3 Parks and Open Space

Intent:

Hammond has a number of Park spaces that include:

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

The **Parks and Open Space** designation continues to include lands dedicated to a range of recreational activities located within all three of Hammond's residential Precincts. It is intended to identify a suitable location for a community garden within Hammond to contribute further to outdoor leisure activity, neighbourly interactions, and locally organized events.

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:

- Celebrate Hammond’s history in ways that identify special places, people, features, or events
- Promote maintenance 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, to improve pedestrian and bicycle network connections
- Work with community to identify and support local food production opportunities
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs

3.4 Institutional

Intent:

Hammond has a broad range of **Institutional** uses that are both public and private operations. An **Institutional** use includes services such as education, government, fire protection, public transit, health and welfare, and cultural/spiritual.

Guiding Principles:

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

Objectives:

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- Plan for a range of development forms that fit with surrounding character
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- Public spaces are attractive and inviting with plant materials and seating areas
- Adaptively reuse existing buildings, particularly those with heritage value or character
- Design buildings to adapt to future uses
- Encourage the use innovative building technologies and materials
- Continue to promote sound management of all waste materials
- Work with community to identify and support local food production opportunities
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs

3.5 Conservation

Intent:

This land 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). The Slough’s drainage capability provides an essential benefit to nearby property owners and as such it is important that the ecology of these lands are maintained and enhanced where possible.

Additional Details:

- The Agricultural Land Commission has identified this property as one that they would support removal from the ALR and this will be pursued through the Area Plan process;
- It is anticipated that with ALC approval of the ALR lands, the more suitable designation of “Conservation” will be applied through the Area Plan process.

Guiding Principles:

6. Flood risks are minimized through a variety of mitigation measures
7. Natural landscape is maintained and enhanced, wherever possible, for aesthetics and ecological value

Objectives:

- Natural drainage areas are recognized for the important role they play in flood mitigation
- Continue to make flood mitigation and emergency program information available to the public
- Promote maintenance 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

4.0 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.

Guiding Principles:

5. Innovative building technologies are utilized
6. Flood risks are minimized through a variety of mitigation measures
8. Transportation routes are safe and effective

Objectives:

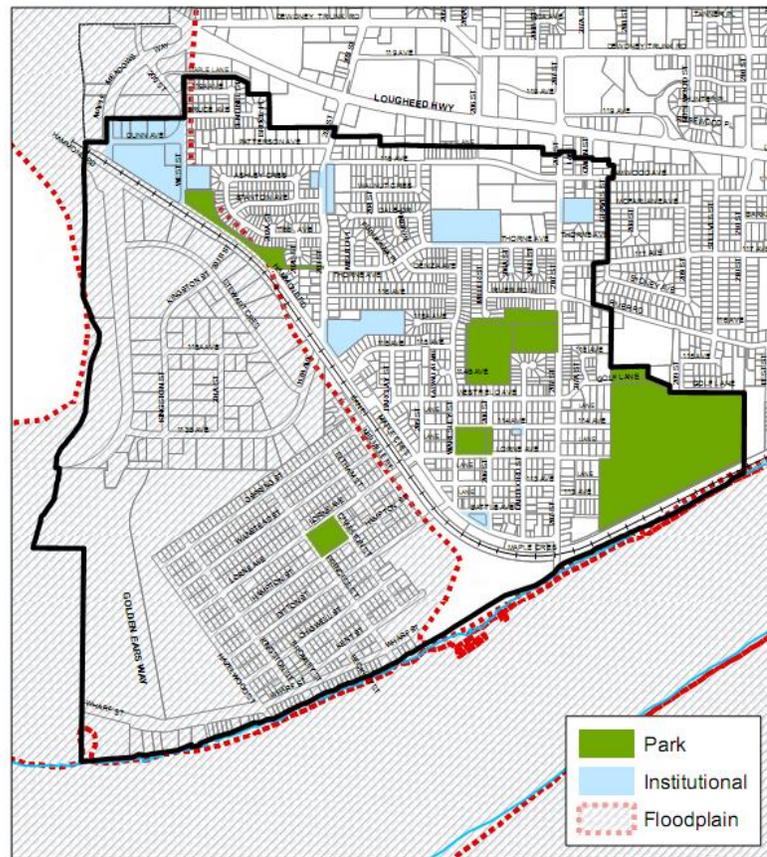
- Encourage the use of innovative building technologies and materials
- Continue to promote sound management of all waste materials
- Continue to management Wharf Street dyke as a defense against flood events
- Natural drainage areas are recognized for the important role they play in flood mitigation
- Ensure streets provide safe and walkable surfaces
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic calming measures where warranted
- Ensure community gathering spaces and points of interest are identified along pedestrian and bicycle routes

5.0 Water & Habitat

Intent:

Approximately half of the Hammond area is located in the floodplain and flooding has long been a concern for residents, particularly during peak storm events. Existing flood mitigation measures in Hammond include the Wharf Street dyke, vegetated drainage canals, and the Princess Street Pump Station.

Water & Habitat



#MyHammond



Effectively managing rainwater runoff is important in the protection of property and the natural environment. It is an approach concerned with both water quantity and quality, each impacted by the amount of effective impervious surfaces within a drainage area. 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 an appropriate mix of plant materials promotes biodiversity 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 increasing biodiversity within existing drainage canals in Lower Hammond located in road right-of-ways and on vacant municipally owned lots. Increasing biodiversity not only contributes to effective rainwater management, but also improved function as habitat for a range of insects and freshwater invertebrates.

Guiding Principles:

6. Flood risks are minimized through a variety of mitigation measures
7. Natural landscape is maintained and enhanced, wherever possible, for aesthetics and ecological value

Objectives:

- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development
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