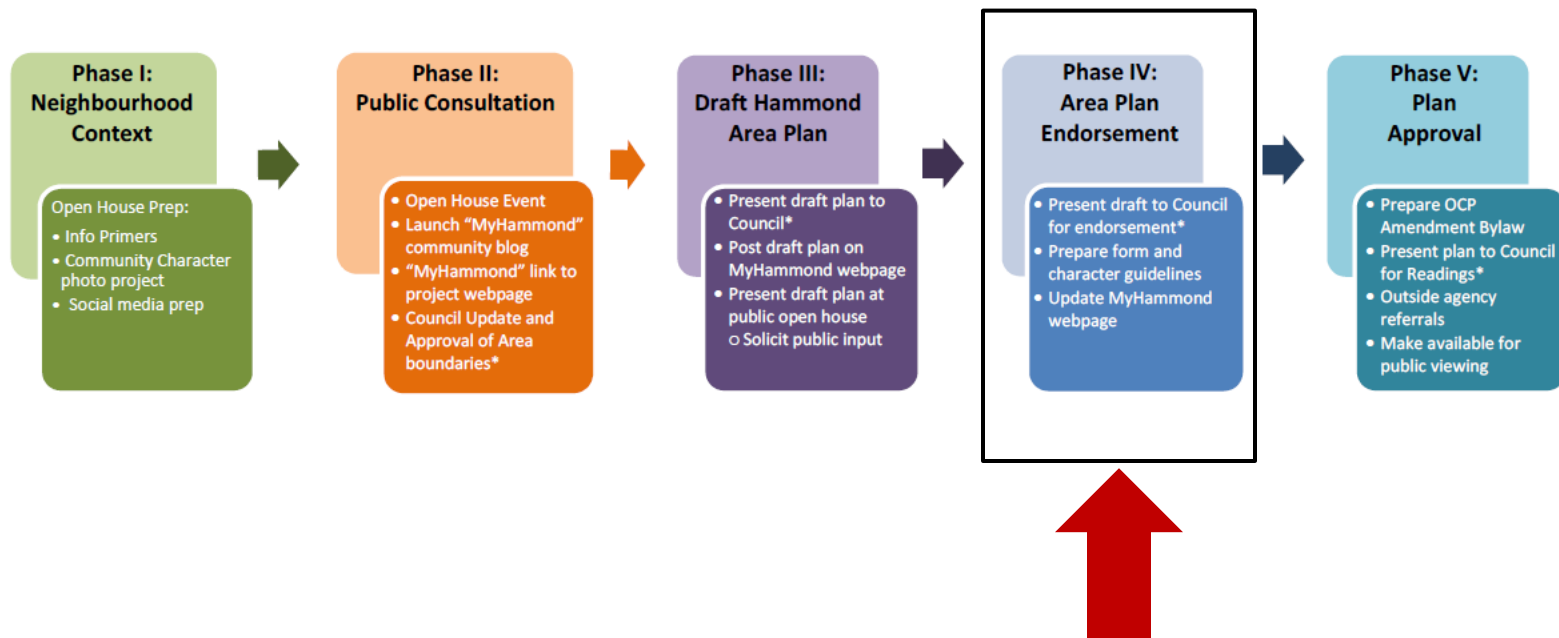


Hammond Area Plan Process



Public Open House Event

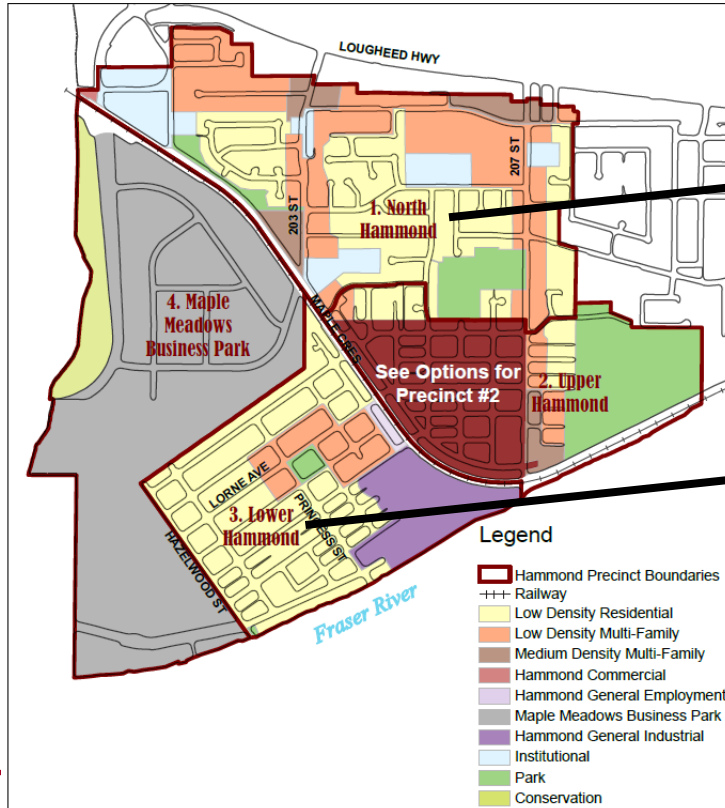
- Held March 30, 2016 – Hammond Elementary School
- Advertised through local newspaper, posters, and postcards
- Email and website notifications
- 66 participants
- Questionnaire open until April 25, 2016
- 38 questionnaires received

Outside Agencies Participation

- **Fraser Health – comments received**
 - Promote building complete communities and support Preliminary Plan
- **TransLink – comments received**
 - Support growth focussed on Frequent Transit Network (FTN) in Preliminary Plan
- **Katzie First Nation – June 13, 2016 Presentation**
 - Identify and discuss any concerns with Chief and Council
- **Concept Plan to be sent to other agencies for information**

Questionnaire Results – Precincts 1 & 3

Hammond Preliminary Concept Plan

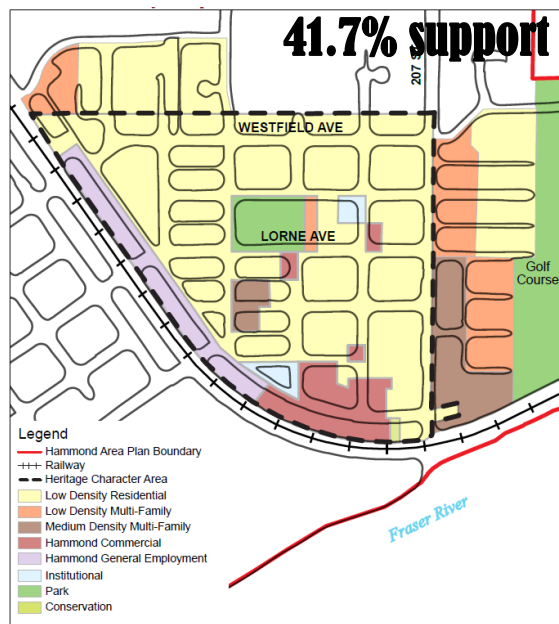


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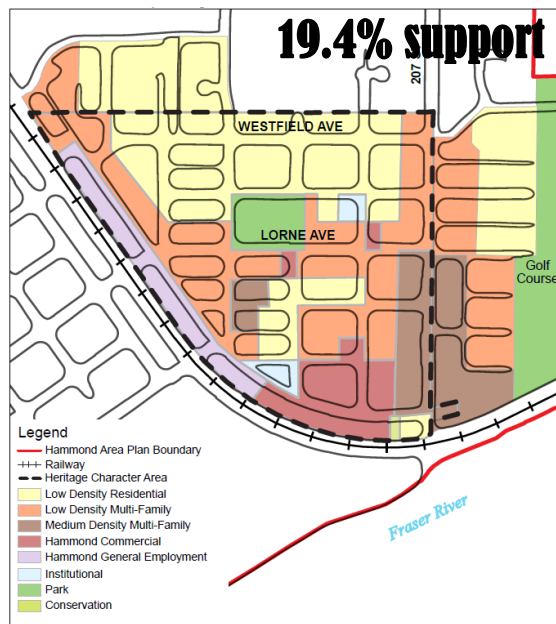
British Columbia

Questionnaire Results – Precinct 2

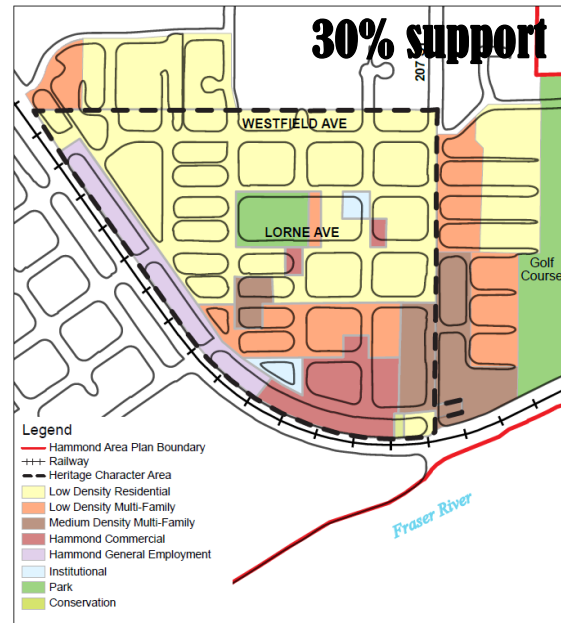
Option 1: Minimal Change



Option 2: Major Corridor



Option 3: Commercial Node



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None of the Above: 8.3% support



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Questionnaire Results - Connectivity

- 27 comments received on this question
- Majority want to see improved trails
- Other comments include:
 - More sidewalks
 - Incorporate parks and natural areas



Hammond Area Plan Process: What We Heard

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Public Input – Three Key Themes

Future Land Use Considerations		Totals	%
Retain Heritage Character	Y	115	96%
	N	6	
Protect/Revitalize Commercial Area	Y	91	92%
	N	8	
Allow for Increase in Density	Y	89	82%
	N	19	

Public Input – Additional Topics

- Recreation Trails
- Walkability
- Neighbourliness
- Park Amenities
- Traffic Safety
- Trees & Greenspace
- Bicycling Infrastructure
- Local Ecology/Drainage Canals
- Flooding Concerns

Technical Studies

1. Heritage Character Area

- Historic Hammond neighbourhood area from 1883

2. Residential Density Bonus/Transfer Assessment

- Higher density feasibility and form for Hammond

3. Commercial Demand & Capacity Analysis

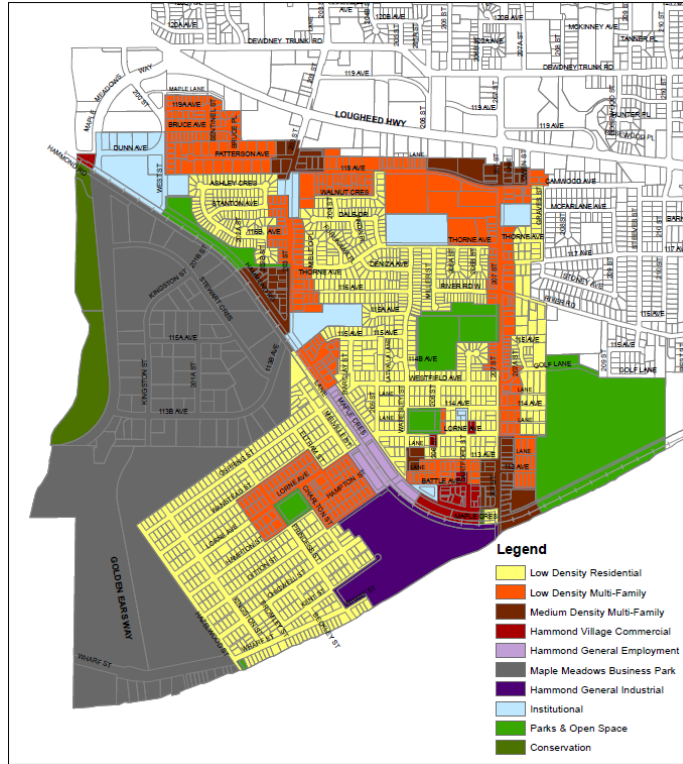
- Hammond's historic commercial area



Proposed Direction for Hammond Concept Plan

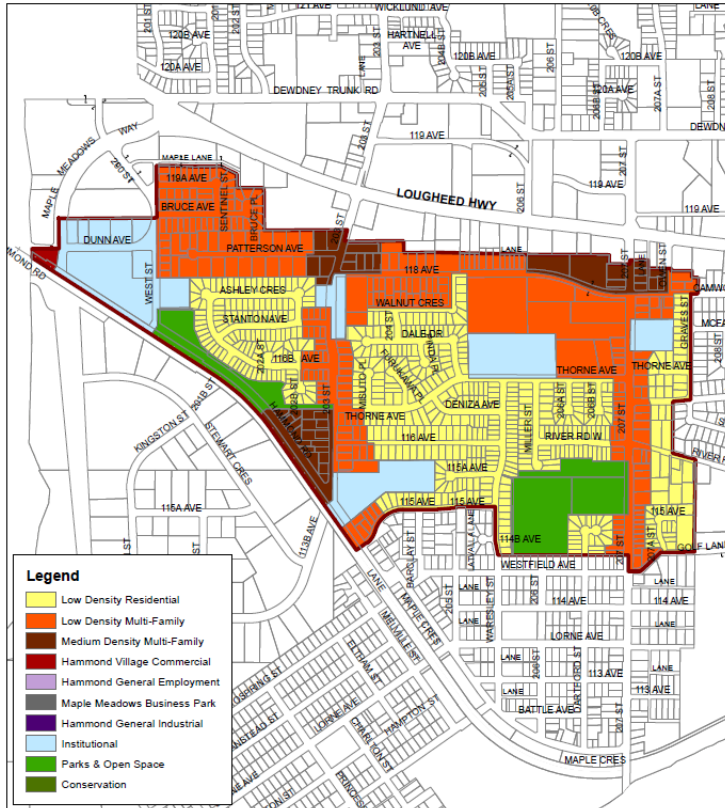
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Hammond Concept Plan



- Minimal changes proposed from those shown in Preliminary Concept Plan

Precinct 1 – North Hammond



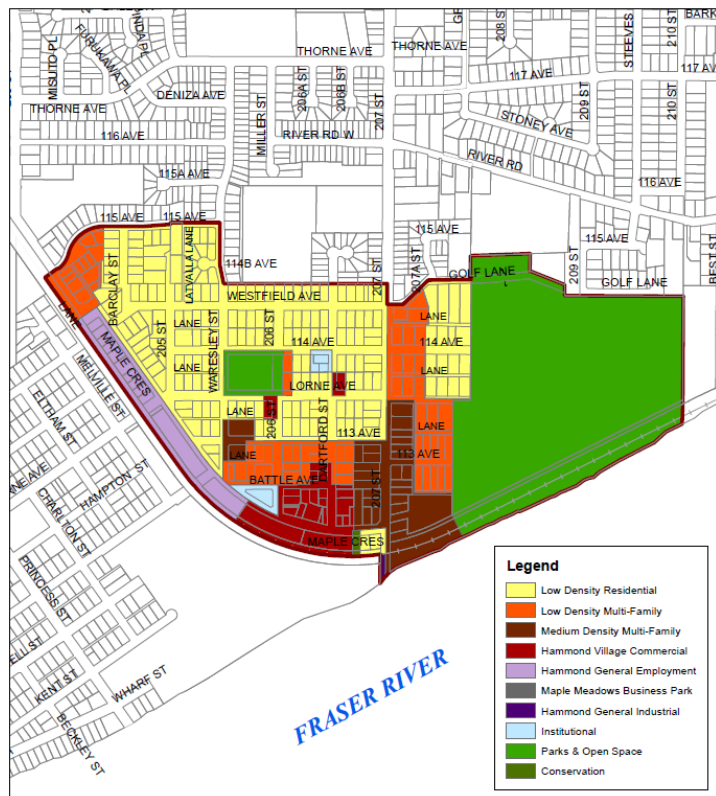
- Majority support proposed density
- Some density already exists
- Close to WCE and bus routes
- Contributes to compact community principles



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Precinct 2 – Upper Hammond



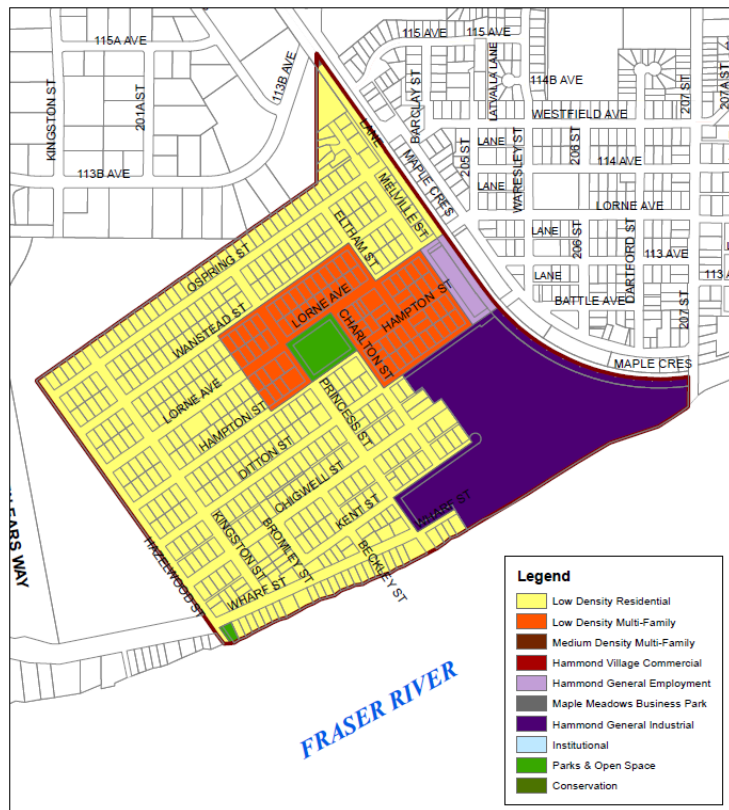
- Commercial revitalization needs adjacent residential density
- Commercial revitalization received 92% support through process
- Contributes to compact community principles
- Heritage conservation tools potential for remaining heritage character area



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Precinct 3 – Lower Hammond



- Majority support received
- Helps support commercial area
- Helps animate Tolmie Park
- Helps create a walkable and compact community
- Transitions density from SF to MF adjacent the mill site
- Ditton Street constructed to Major Corridor standard



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Policy Development & Next Steps

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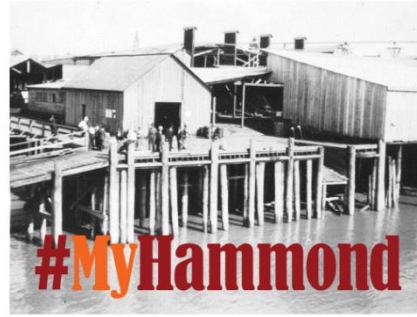
Three Community Priorities

Policy development will involve:

1. **Heritage Character:** Explore potential regulatory tools with community after Bylaw adoption;
2. **Pedestrian and Cycling Connections:** Identifying routes and how community amenity contributions will contribute;
3. **Improving Traffic Safety:** Identifying opportunities through upgrades and alleviating short-cutting.

Next Steps

- General comments invited through June and July
- Area Plan Bylaw Package to include:
 - Development Permit Area Guidelines: Form & Character
 - Hammond Village Commercial Zone: Use, building heights, setbacks, etc.
 - Multi-Family Zones: Specifics related to density, building heights, floodplain area development



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