



Hammond Development Permit Area Guidelines Checklist

Pursuant with Section 8.13 of the Official Community Plan, developments located within the Hammond Area Plan Development Permit Area will be assessed against guidelines established by Council and summarised below.

This checklist is to be prepared by the professional of record for the project to demonstrate the proposed design was developed in accordance with the guidelines. Please assess and describe the compliance of the project with respect to the **Key Guideline Concepts** and with the **Form and Character Guidelines**.

Description of the **Key Guideline Concepts** should be suitable for File Managers to quote in Development Permit Application Reports to Council. For the **Guidelines**, clearly describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.

This checklist is to accompany Development Permit Application submissions to the City.

PART 1 KEY CONCEPT AREAS: Identify the applicable Precinct and provide a description about how this proposal and the design comply with the corresponding Key Concepts:

Precinct 1: North Hammond Key Concepts	Describe how this proposal and the design complies
<p>1. Street and Block Pattern</p> <ul style="list-style-type: none"> • increase residential density with a housing style complimentary to existing; and • increase pedestrian connectivity of the neighbourhood by connecting to local destinations and public sidewalks. 	
<p>2. Typical Lot Size and Layout</p> <ul style="list-style-type: none"> • maintain the current lot pattern and coverage, look and feel with larger duplex, triplex homes and four-plexes (on corner lots). Use similar massing to other homes in the area, mimicking the same block pattern; • increase ground-oriented and street fronting townhomes; and • Siting to take best advantage of sunlight and/or shading in order to plan for future use of solar technology. 	

Precinct 1: North Hammond Key Concepts (Con't)	Describe how this proposal and the design complies
<p>3. Greenspace and Landscaping</p> <ul style="list-style-type: none"> • increase the number of trees planted on lots and within new development; and, • ensure high quality & climate change resilient landscaping and common greenspace areas. 	
<p>4. Housing & Heritage Features</p> <ul style="list-style-type: none"> • enhance the neighbourhood look and feel with front façade orientation of new development facing towards the street and parking and driveways that are incorporated in a subtle manner; • enhance the character and identity of the area with architectural details, themes and materials that speak to Hammond’s history and area and/or increase the social and community feel of the neighbourhood. This may include: <ul style="list-style-type: none"> ○ the use of wood, horizontal wood siding, wood shingles; ○ entrances with porches that overlook the street; and, ○ symmetrical front elevation and second storey with articulated units. 	
Precinct 2: Upper Hammond Key Concepts	Describe how this proposal and the design complies
<p>1. Street and Block Pattern</p> <ul style="list-style-type: none"> • maintain the tight grid network and walkable nature of precinct • where larger parcels exist new development should strive to incorporate internal walkways and visual corridors through the development. 	
<p>2. Typical Lot Size and Layout</p> <ul style="list-style-type: none"> • maintain a sense of scale with development and ensure the massing and scale are broken up to appear consistent with the scale and character of the area. 	

Precinct 2: Upper Hammond Key Concepts (Con't)	Describe how this proposal and the design complies
<p>3. Greenspace and Landscaping</p> <ul style="list-style-type: none"> • maintain a high quality and climate change resilient landscape; • where possible, maintain existing mature trees and shrubs on the lot. 	
<p>4. Housing and Heritage Features</p> <p>The following key features are the hallmarks of the heritage style within the Hammond neighbourhood:</p> <ul style="list-style-type: none"> • use of wood (for example: wood shingles, horizontal wood siding); • central front entrance; • full open front veranda; • tapered columns; • shed dormers; • double hung windows and multi-pane windows, and; • symmetrical front elevation and second storey. 	
Precinct 3: Lower Hammond Key Concepts	Describe how this proposal and the design complies
<p>1. Street and Block Pattern</p> <ul style="list-style-type: none"> • maintain the grid pattern with street facing ground-oriented multi-family housing; • provide mid-block pedestrian connections through blocks to minimize the length/size of the block. 	
<p>2. Typical Lot Size and Layout</p> <ul style="list-style-type: none"> • provide a variation in land use, and residential density, there enhancing the area's vibrancy with more people and activity in the Precinct. 	
<p>3. Greenspace and Landscaping</p> <ul style="list-style-type: none"> • provide high quality and climate change resilient landscaping, • where possible, maintain existing mature trees, • preserve the central park area and make direct pedestrian connections to it. 	

Precinct 3: Lower Hammond Key Concepts (Con't)	Describe how this proposal and the design complies
<p>4. Housing and Heritage Features</p> <ul style="list-style-type: none"> Where heritage character homes have been identified, preserve the building, or with new development mimic or draw from the design aspects to reflect in new development. 	
Precinct 4: Maple Meadows Business Park Key Concepts	Describe how this proposal and the design complies
<p>1. Street and Block Pattern</p> <ul style="list-style-type: none"> New development in this area should seek to provide safe pedestrian connections where opportunities exist. 	
<p>2. Greenspace and Landscaping</p> <ul style="list-style-type: none"> The intent of new development is to ensure a high quality and climate change resilient landscaping (including tree lined paths or sidewalks, landscaped rest areas, adequate lighting, visually pleasing shrubs and groundcover), along pedestrian and bicycling connections through this area. Provide well maintained planted vegetated buffers that include trees, shrubs and groundcover plants between non-compatible uses. Incorporate public art or decorative, or colourful materials and signage through the area that enhances wayfinding and is pedestrian friendly. 	

PART 2 GUIDELINES: Identify the applicable Precinct and provide a description about how this proposal and the design comply with the corresponding Guidelines:

1.0 General Guidelines	Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable
<p>1.1 Energy Efficiency and Water Conservation</p> <p>1.1.1 Where the street grid allows, orient buildings towards the south, with the long axis running east-west. A southern building orientation is ideally achieved on south-facing lots with minimal obstructions that can block solar access (sun/shade analysis can identify the impact of obstructions).</p> <p>1.1.2 Locate larger windows on the south-facing facade whenever possible for maximum winter solar gain and natural light. Limit the size of windows on the north facade to limit heat loss. With this, provide deciduous trees in front of south facing windows or shades on south facing windows to provide summer shade.</p> <p>1.1.3 Use deciduous trees on the southern and western-facing side of a building to maximize the warming effect of solar radiation in winter months and the cooling effect of shade in summer months.</p> <p>1.1.4 Where needed, use window overhangs and/or fixed operable shading devices to control solar gain.</p> <p>1.1.5 Where compatible with existing development within each precinct, choose roof shape and orientation to maximize passive solar gain and opportunities for solar energy collection.</p> <p>1.1.6 Vary height, rooflines and massing to reduce shade on neighbouring buildings and optimize sun exposure for heat gain and daylight.</p> <p>1.1.7 Allow for collection of water from roof downspouts and/or direct drainage to planted areas or into rain barrels for irrigating non-edible plants and landscaping, per best management practices for stormwater management.</p>	

<p>2.0 Multi-Family Residential (Low and Medium Density)</p>	<p>Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>2.1 Siting</p> <p>2.1.2 All new development should be oriented toward the street.</p> <p>2.1.3 Buildings on corner sites should be treated as if they have two main façades.</p> <p>2.1.4 Where possible, new development should be sensitive to existing building setbacks, and comply with the siting restrictions of the Zoning Bylaw.</p> <p>2.1.5 Rear yard setbacks may vary from the established pattern, in accordance with existing development regulations, to accommodate development on irregularly shaped lots.</p> <p>2.1.6 New development shall provide access to parking that maintains the established pattern of lot access within the existing block (see section 1.3 parking and access for additional guidelines).</p>	
<p>2.2 Massing</p> <p>2.2.2 New development should mimic existing development and attempt to match the established massing and pattern of the existing streetscape within each precinct.</p> <p>2.2.3 New development with large buildings or groups of units should be articulated to break up the size and massing of the development.</p> <p>2.2.4 Height and roofline of new development or renovated buildings should be consistent in slope and style with the typical pattern established within the precinct. Heights must also comply with the Zoning Bylaw.</p> <p>2.2.5 Apartment buildings over 2 storeys should articulate or step back upper storeys of buildings (the third storey and above) to reduce the scale and massing of the building.</p> <p>2.2.6 New development should provide a transition in scale to adjacent land uses with a different land use designation. This can be achieved through:</p> <ul style="list-style-type: none"> • Building design and articulation of building features; • Setback or buffer to adjacent development, and; • a combination of the above with landscaping and trees. 	

<p>2.0 Multi-Family Residential (Low and Medium Density) (Con't)</p>	<p>Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>2.3 Parking and Access</p> <p>2.3.2 Rear lane access is preferred, where feasible.</p> <p>2.3.3 Where front access and garages are required, one or more of the following strategies should be applied:</p> <ul style="list-style-type: none"> • Smaller shared parking areas or driveways to the side or rear of the units or building; • Where a front loaded unit is necessary, the garage should be set back from the primary entrance; • Ensure other building elements (such as porches, trellises, landscaping, etc.) act as key focus points to the street face, or; • Locate the garage partially below grade (except in floodplain area); • Use of garage doors with larger windows or other decorative elements. • Use shared parking driveways to reduce the number of crossings at the sidewalk. <p>2.3.4 A covered and secure area for bike lock up and storage should be provided and located with easy and direct access to bike routes, trails and/or public right of ways.</p> <p>2.3.5 Where possible, pedestrian and cycling connections should be improved or created with new development, linking into the local and broader community.</p> <p>2.3.6 The creation of new laneways should be considered, where appropriate and feasible with new development and used as secondary vehicular and pedestrian access.</p>	

2.0 Multi-Family Residential (Low and Medium Density) (Con't)	Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable
<p>2.4 Landscaping and Private Outdoor Spaces</p> <p>2.4.2 Retain existing greenspace, natural assets and landscaping typical to the precinct. Where possible, maintain and incorporate into the site plan, significant tree stands or single mature trees already existing on a building site, in accordance with the Tree Protection and Management Bylaw.</p> <p>2.4.3 Use a vegetation buffer to conceal from view all utility areas, parking areas, and along pedestrian walkways to provide screening, while maintaining visibility for security purposes.</p> <p>2.4.4 Incorporate landscaping within driveways or parking areas, such as planters, trees, landscape strips, or permeable paving.</p> <p>2.4.5 All new multi-family development should create private and semi-private common green space and social areas, for example, a courtyard, covered seating areas, children's play space, common garden plots, and small private yard spaces.</p> <p>2.4.6 New development shall incorporate pedestrian pathways within the development that directly link to key destinations, such as parking areas, public rights-of-ways, nearby transit stops or amenity destinations.</p>	
<p>2.5 Architectural Patterns and Materials</p> <p>2.5.2 Maintain the established use of materials where significant heritage value of the precinct is recognized and has been identified. New development should include more than one of the following:</p> <ul style="list-style-type: none"> • use of horizontal wood siding; • use of wood shingles; • an open front, and central veranda; • use of straight or tapered columns; • shed dormers; and, • use of multi-paned windows. <p>2.5.3 A symmetrical front elevation for new development is encouraged.</p> <p>2.5.4 The total area of windows/doors (including front porches) should be similar to the area of wall surface.</p>	

<p>2.0 Multi-Family Residential (Low and Medium Density) (Con't)</p>	<p>Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>2.6 Utilities, recycling and garbage 2.6.2 Screen all external services (meters, connections), storage, loading and utility areas with landscaping or decorative fencing. 2.6.3 Provide for recycling, green waste and garbage bin storage to be enclosed in a building or shelter, with a design that borrows from the architectural vocabulary of the main building on the site. Shelter rooftop utilities and infrastructure from view.</p>	
<p>3.0 Hammond Village Commercial</p>	<p>Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>3.1 Siting 3.1.1 The front face of the buildings should abut sidewalk and property line. 3.1.2 Where buildings must be set back from the front of the property line: <ul style="list-style-type: none"> • Use landscaping to create small outdoor public spaces, such as “pocket parks” and courtyards; • Where possible, provide outdoor patio space in relation to the building use; • At a minimum, incorporate decorative planters, benches and trees. </p>	
<p>3.2 Massing 3.2.1 Incorporate large areas of glazing (windows) to create visual interest and enable views into and out of the businesses. A minimum 75% glazing on the ground floor is desired. 3.2.2 Maintain smaller commercial retail units at ground level, not bigger than 300m² (3,000 sq.ft.). 3.2.3 Incorporate frequent entrances along the street. Where appropriate, recess entryways to provide weather protection and further identify the entrance. 3.2.4 Incorporate functional weather protection, awning, canopies and overhangs into facades with no front setback that correspond to the placement of doors and windows. 3.2.5 Articulate the design of buildings to accentuate building edges, corners and entryways.</p>	

<p style="text-align: center;">3.0 Hammond Village Commercial (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>3.3 Parking and Access</p> <p>3.3.1 Locate parking at the rear or side of buildings.</p> <p>3.3.2 Where parking to the side is necessary, provide a landscape edge to define the street edge and pedestrian realm. Incorporate seating, and architectural materials and form to reflect the building vernacular.</p> <p>3.3.3 Where possible, include a dedicated parking space to car share vehicles and an electric vehicle charging station.</p> <p>3.3.4 Provide covered, secure bike lock-up areas near main entrances.</p> <p>3.3.5 Provide direct accessible pedestrian sidewalks from parking areas to entrances and from entrances to public streets and sidewalks.</p>	
<p>3.4 Landscaping & Public Realm Amenity</p> <p>3.4.1 Use a vegetation buffer to conceal from view all utility areas, parking areas, and along pedestrian walkways to provide screening, while maintaining visibility for security purposes.</p> <p>3.4.2 Incorporate landscaping within driveways or parking areas, use planters at entrances, trees, landscape strips, or permeable paving to incorporate additional greenspace.</p> <p>3.4.3 Where parking is visible from a fronting or flanking street it should be screened with trees, plants or decorative fencing.</p> <p>3.4.4 Where possible, incorporate and integrate public art within plaza areas, courtyards, infrastructure, sidewalks, etc.</p> <p>3.4.5 Incorporate public amenities with new development, for example, seating/resting areas, landscape strips, planters and paving patterns.</p>	

<p style="text-align: center;">3.0 Hammond Village Commercial (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>3.5 Architectural Patterns and Materials</p> <p>3.5.1 Incorporate architectural materials and features that reflect the Hammond area or add to the historic qualities and character of the area. This may include:</p> <ul style="list-style-type: none"> • Incorporating a front parapet; • Use of wood siding ; • Use of masonry (paving, stones, brick patterns, etc.); • Vertical and/or tapered columns; • Ornamental or integrated artwork; • Integrated architectural lighting; and, • Trim details and moldings • Multi-paned windows <p>3.5.2 Incorporate colour and decorative details within building design.</p>	

3.0 Hammond Village Commercial (Con't)	Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable
<p>3.6 Transition of Use and Vacant Lot Improvement</p> <p>3.6.1 Keep vacant lots clean, clear and grassed in accordance with the Regulation of Untidy and Unsightly Premises Bylaw. Temporary or seasonal uses are strongly encouraged (e.g. outdoor patio, market, pop up store, sitting area, garden spaces, etc.) with appropriate permits.</p> <p>3.6.2 Where fencing is required on a vacant lot, use transparent and decorative fences that maintain sight lines between the sidewalk and entrances to adjacent buildings. Steel, aluminum, wood or vinyl are acceptable materials. Chain link fencing is strongly discouraged except at the rear lot line or to separate the lot from industrial uses. Subject to the Zoning Bylaw regulations.</p> <p>3.7.1 Provide signage that is complimentary to building architecture and materials and that clearly identifies uses and shops.</p> <p>3.7.2 Signage shall be directed at pedestrians.</p> <p>3.7.3 Provide visible signage identifying the building address at all entrances.</p> <p>3.7.4 Limit the total number of signs to a maximum of three (for example, entrance sign, awning sign and sandwich board) to reduce visual clutter and make individual signs easier to read.</p> <p>3.7.5 Representational and iconic signage (for example, signs that reference Hammond’s History) are encouraged to supplement conventional text-based signs. This will help establish the special character of Hammond’s small commercial core.</p> <p>3.7.6 A single external sign band may be applied to each façade at the first storey, and should not exceed 1.0m in height along any length.</p> <p>3.7.7 A minimum clearance of 2.3m should be maintained for signs projecting over the sidewalk or other public space.</p> <p>3.7.8 The following are preferred and acceptable types of signage in the Hammond Village commercial designation (see image examples on the following page):</p> <ul style="list-style-type: none"> • Projecting two dimensional or blade signs suspended from canopies and awning (fitting within a 92cmx153cm (36”x60”) horizontal rectangle); • Externally lit signs; • Small vertical banners and signs; and • Temporary sandwich board signs located on the sidewalk, and out of the direct flow of pedestrian traffic. <p>3.7.9 Any free standing signs should incorporate architectural features and materials used by the main building on the site.</p>	

<p style="text-align: center;">3.0 Hammond Village Commercial (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable</p>
<p>3.8 Lighting</p> <p>3.8.1 Illuminate building facades and features by providing architectural lighting on the face of buildings.</p> <p>3.8.2 Provide pedestrian scaled lighting with high quality design above sidewalks for night time visibility.</p> <p>3.8.3 Illuminate paths and entry areas sufficiently to ensure pedestrian comfort and safety.</p> <p>3.8.4 Soft white LED lighting is preferred in public areas.</p> <p>3.8.5 Minimize light pollution and ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down lights or up lights with cut-off shields.</p> <p>3.8.6 Gooseneck lights and sconces applied to fascia underneath weather protection elements are the preferred types of storefront lighting.</p> <p>3.8.7 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.</p> <p>3.8.8 Use of LED lighting for storefronts and seasonal lighting on street trees is encouraged.</p> <p>3.8.9 Avoid the use of exterior fluorescent light sources.</p> <p>3.8.10 Incorporate architectural glare free lighting into the canopy soffit that has either a low-level light source or one not directly visible to pedestrians.</p>	
<p>3.9 Utilities, Recycling and Garbage</p> <p>3.9.1 Screen all storage, loading and utility areas or incorporate landscaping or decorative fencing.</p> <p>3.9.2 Provide areas for recycling collection, composting and waste disposal that are appropriately sized, screened from view using an enclosure that reflects the materials and architecture of the main building on site, are easily accessible and have capacity for future expansion.</p> <p>3.9.3 Shelter rooftop utilities and infrastructure from view.</p>	

<p style="text-align: center;">4.0 Infill General Employment</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.</p>
<p>4.1 Signage</p> <p>4.1.2 Provide signage that is complimentary to building architecture and materials and that clearly identifies uses and shops.</p> <p>4.1.3 Signage shall be directed at pedestrians.</p> <p>4.1.4 Provide visible signage identifying the building address at all entrances.</p> <p>4.1.5 Limit the total number of signs to a maximum of three (for example, entrance sign, awning sign and sandwich board) to reduce visual clutter and make individual signs easier to read.</p> <p>4.1.6 Representational and iconic signage (for example, signs that reference Hammond’s History) are encouraged to supplement conventional text-based signs. This will help establish the special character of Hammond’s small commercial core.</p> <p>4.1.7 A single external sign band may be applied to each façade at the first storey, and should not exceed 1.0m in height along any length.</p> <p>4.1.8 A minimum clearance of 2.3m should be maintained for signs projecting over the sidewalk or other public space.</p> <p>4.1.9 The following are preferred and acceptable types of signage in the Hammond Village commercial designation (see image examples on the following page):</p> <ul style="list-style-type: none"> • Projecting two dimensional or blade signs suspended from canopies and awning (fitting within a 92cmx153cm (36”x60”) horizontal rectangle); • Externally lit signs; • Small vertical banners and signs; and • Temporary sandwich board signs located on the sidewalk, and out of the direct flow of pedestrian traffic. <p>4.1.10 Any free standing signs should incorporate architectural features and materials used by the main building on the site.</p>	

<p style="text-align: center;">4.0 Infill General Employment (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.</p>
<p>4.2 Lighting</p> <p>4.2.2 Illuminate building facades and features by providing architectural lighting on the face of buildings.</p> <p>4.2.3 Provide pedestrian scaled lighting with high quality design above sidewalks for night time visibility.</p> <p>4.2.4 Illuminate paths and entry areas sufficiently to ensure pedestrian comfort and safety.</p> <p>4.2.5 Soft white LED lighting is preferred in public areas.</p> <p>4.2.6 Minimize light pollution and ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down lights or up lights with cut-off shields.</p> <p>4.2.7 Gooseneck lights and sconces applied to fascia underneath weather protection elements are the preferred types of storefront lighting.</p> <p>4.2.8 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.</p> <p>4.2.9 Use of LED lighting for storefronts and seasonal lighting on street trees is encouraged.</p> <p>4.2.10 Avoid the use of exterior fluorescent light sources.</p> <p>4.2.11 Incorporate architectural glare free lighting into the canopy soffit that has either a low-level light source or one not directly visible to pedestrians.</p>	
<p>4.3 Utilities, Recycling and Garbage</p> <p>4.3.2 Screen all storage, loading and utility areas or incorporate landscaping or decorative fencing.</p> <p>4.3.3 Provide areas for recycling collection, composting and waste disposal that are appropriately sized, screened from view using an enclosure that reflects the materials and architecture of the main building on site, are easily accessible and have capacity for future expansion.</p> <p>4.3.4 Shelter rooftop utilities and infrastructure from view.</p>	

<p style="text-align: center;">4.0 Infill General Employment (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.</p>
<p>4.4 Siting</p> <p>4.4.2 All new development should address the street with a clear and visible entrance.</p> <p>4.4.3 Where possible, new development should have a reduced or zero front yard set-back.</p> <p>4.4.4 Ensure direct pedestrian connections to the nearest public right of way and to adjacent lots.</p> <p>4.4.5 Pedestrian access to the site should be well marked and accessible. Connect front doors and public streets with paved sidewalks.</p>	
<p>4.5 Massing</p> <p>4.5.2 Avoid blank walls. Where walls without windows are necessary, decorative architectural details and materials, landscape screening, or artwork is encouraged.</p> <p>4.5.3 Large developments should be articulated, include varying height and rooflines or use decorative materials to break up the mass and scale of the building.</p> <p>4.5.4 Incorporate outdoor patios, plazas or amenity areas with comfortable seating and gathering areas.</p>	
<p>4.6 Parking, Access, Loading and Utility Areas</p> <p>4.6.2 Locate parking areas at the side and rear of buildings.</p> <p>4.6.3 Where parking is visible from a fronting or flanking street, the layout should be enhanced with trees, plants and/or decorative fencing.</p> <p>4.6.4 Screen all storage, loading and utility areas or incorporate landscaping or decorative fencing.</p> <p>4.6.5 Provide areas for recycling collection, composting and waste disposal that are appropriately sized, screened from view using an enclosure that reflects the materials and architecture of the main building on site, are easily accessible and have capacity for future expansion.</p> <p>4.6.6 Where possible, include a dedicated parking space to car share vehicles and an electric vehicle charging station.</p> <p>4.6.7 Provide pedestrian amenities and bicycle parking on site in a convenient and covered location.</p>	

<p style="text-align: center;">4.0 Infill General Employment (Con't)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.</p>
<p>4.7 Landscaping</p> <p>4.7.2 Maintain mature tree stands and vegetation on site and replace trees that were removed during site development with trees suited to the climate and soil conditions (Maple Ridge Tree Protection and Management Bylaw).</p> <p>4.7.3 New development shall ensure direct and accessible pedestrian connections to public rights-of-way and/or local trail networks and cycling pathways within new or existing green corridors to encourage alternative modes of transportation.</p> <p>4.7.4 All new development should include high quality landscaping at entrances, along pedestrian pathways.</p> <p>4.7.5 Apply climate change resilient, 'xeriscape' or low water use landscaping techniques to minimize and/or eventually eliminate the need for irrigation.</p> <p>4.7.6 Plant shade trees and vegetation in paved open spaces, in particular to break up larger parking areas, line internal roads, sidewalks and driveway access.</p> <p>4.7.7 Fencing of the lot perimeter is not permitted except where safety or storage of materials are of concern. In this case, landscape screening with fencing and only in this designated area within the lot is encouraged to provide a more attractive visual appearance.</p>	
<p>4.8 Architectural Patterns and Materials</p> <p>4.8.2 New development should incorporate architectural materials and features that reflect Hammond's history and/or where a more contemporary style is desired, add to the unique character of the area and exhibit a design response to the location and context. Some examples of contextual components to draw on include:</p> <ul style="list-style-type: none"> • the railway; • the Fraser River; or • the cedar mill/forest industry. <p>4.8.3 In order to blend into the adjacent residential area, new development shall minimize the number of entrances. A common entrance should be used where there are multiple units in one building. Entrances shall be clearly marked and addressed.</p>	

4.0 Infill General Employment (Con't)	Describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.
<p>4.9 Signage</p> <p>4.9.2 All freestanding signs should be located in a landscaped area and/or incorporated in the design of the building. They should be no higher than the first storey of the primary building on the site they identify. A freestanding sign should incorporate architectural features and materials used by the main building on the site.</p> <p>4.9.3 All other signage providing directional information or identifying the purpose of buildings should be no more than 1 m (3 ft.) wide near or over doors and windows intended for public access.</p>	
<p>4.10 Lighting</p> <p>4.10.2 All walkways, driveways, entrances and pedestrian pathways should be adequately lit with energy efficient lighting.</p> <p>4.10.3 Minimize light pollution and ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down lights or up lights with cut-off shields.</p>	
<p>4.11 Transition of Use and Vacant Lot Improvement</p> <p>4.11.1 Keep vacant lots clean, clear and grassed. Where fencing is required on a vacant lot, use transparent and decorative fences that maintain sight lines between the sidewalk and main building entrance. Steel, aluminum, wood or vinyl are acceptable materials. Chain link fencing is strongly discouraged except at the rear lot line or to separate.</p>	

Project Information

To be completed by the professional on record for this project:

File Number _____

Date prepared: _____

Consultant _____

Print Name

Signature