



# Hammond Area Plan

March 3, 2014



# Background



November 13, 2012 Council resolution:

*That the Albion Flats be reaffirmed as the priority for the preparation of an Area Plan; and*

*That the Hammond neighbourhood be identified as the next location for an Area Plan, based on the criteria established in Council Policy 6.30; and further*

*That staff be directed to prepare a report outlining the area planning process for Hammond following clarification from the Agricultural Land Commission on the ALR exclusion applications for the properties north of 105<sup>th</sup> Avenue.*



# Council Policy 6.30



- Council Policy 6.30 states that the District will undertake one area planning process at a time;
- Hammond Area Plan project possible at this time due to:
  - ALC decision that provided more certainty around size of Albion Flats Area Plan, which is now smaller in scope;
  - 2014 Business Plan incremental package to pursue Hammond Area Plan and continue work on Albion Flats;
  - 2014 Financial Plan includes funding to complete Hammond Area Plan.



# Area Plan for Hammond



- A number of development applications in recent years;
- A change in enrolment in Hammond Area schools;
- At January 2012 Public Hearing residents requested an Area Plan for Hammond;
- Residents are concerned that development is proceeding without a neighbourhood vision and plan in place;
- Aligns with Policy 6.30 assessment criteria for Area Planning;
- Consistent with OCP Area Planning policies.



# Local Government Act



- Area Plan Bylaw adoption will require OCP amendment;
- Process must comply with S. 879 and 881 of *Local Government Act* for early and ongoing consultation:

“...with persons, organizations and authorities it considers will be affected.”
- Upon adoption, the Hammond Area Plan will form part of Official Community Plan document in Chapter 10.



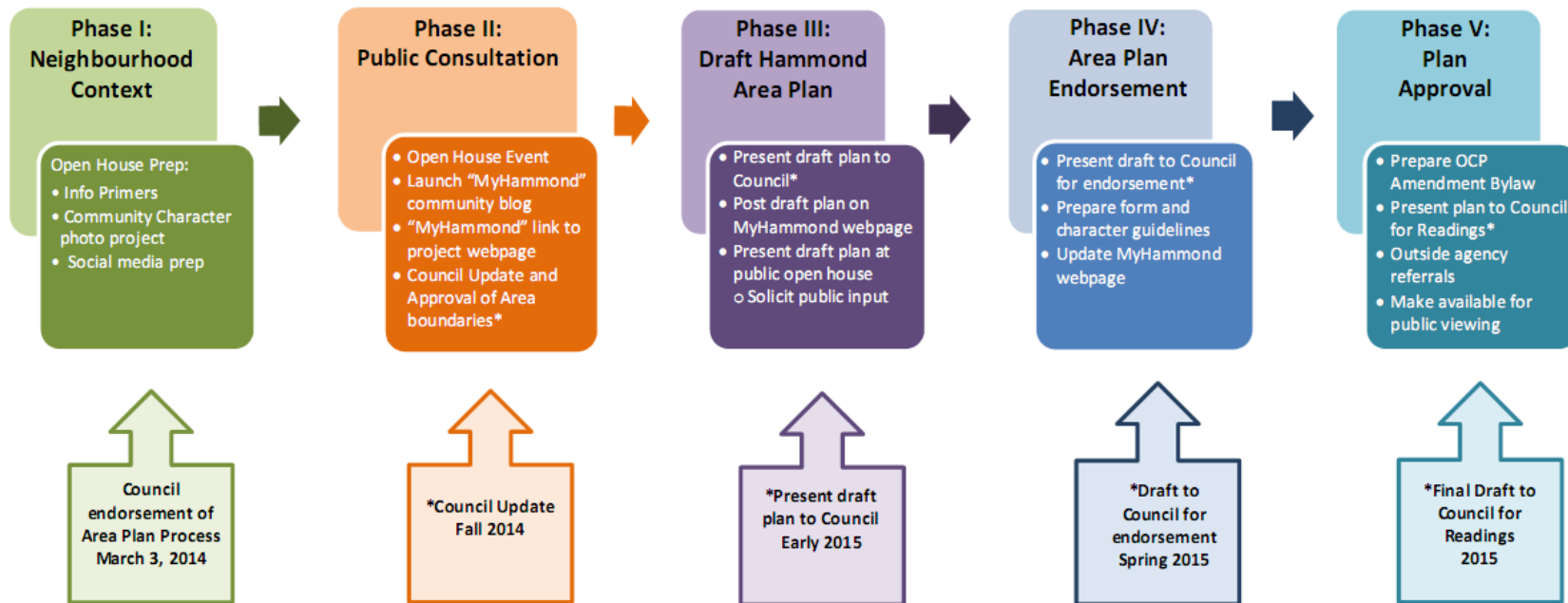
# Community Engagement



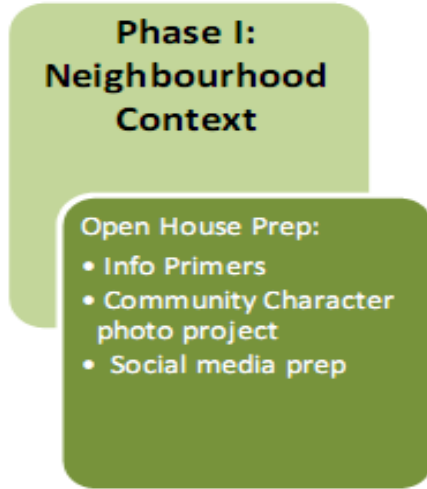
- Social Media will be a key method of engagement to achieve effective and efficient communication;
- Ongoing community dialogue will be encouraged;
- Hammond Neighbours community association using social media with 300 members on Facebook page;
- Traditional forms of consultation will also be used in form of public open houses, newspaper ads, etc.
- Use of letters, fax, telephone, email also encouraged.

**[MyHammond@mapleridge.ca](mailto:MyHammond@mapleridge.ca)**

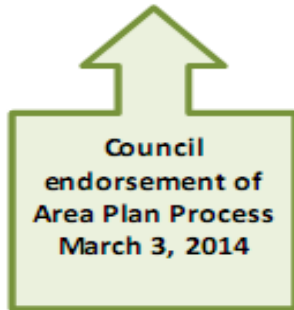
# Hammond Area Plan Process



# Phase I: Context



- Prepare info primer topics, such as Heritage, Connectivity, Parks/Environment, Stormwater Mgmt.;
- Area Plan process will include various Departments;
- “Community Character” photo project – photos to be submitted through social media;
- #MyHammond launched in this phase Preparation of questionnaire for community input on neighbourhood boundaries.





# Community Character Photo Project



**Well-Preserved**



**Family-Oriented**



**Pride**

**#MyHammond**

# Phase II: Consultation



## Phase II: Public Consultation

- Open House Event
- Launch "MyHammond" community blog
- "MyHammond" link to project webpage
- Council Update and Approval of Area boundaries\*

- Present info compiled in Phase I at open house event;
- Post info on MyHammond project webpage;
- Launch community led blog discussions on topics introduced at open house;
- Update Council on outcomes and request approval of Area Plan boundaries in Fall 2014.

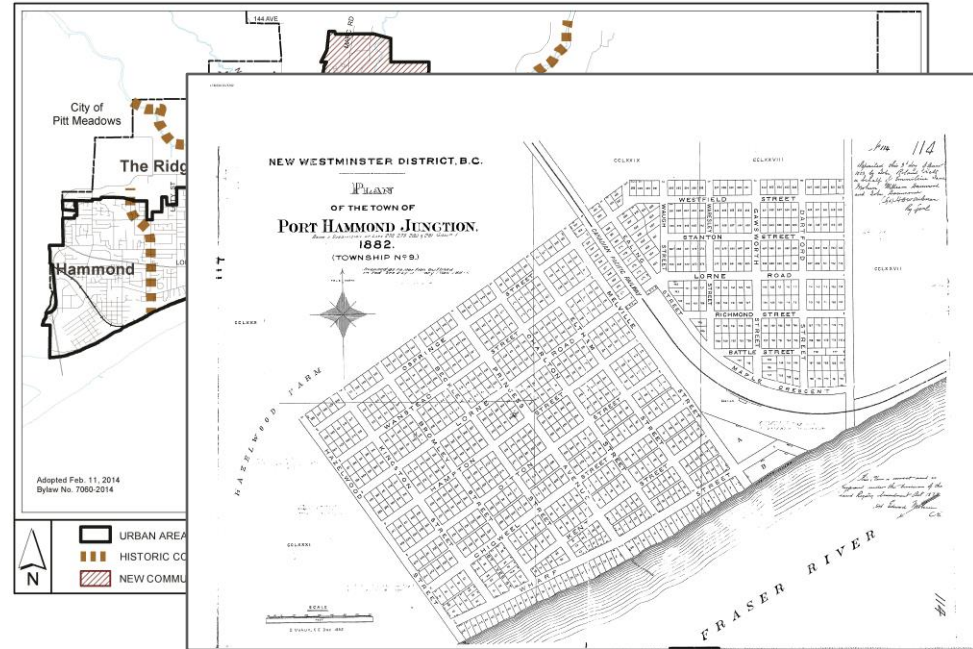
\*Council Update  
Fall 2014



# Hammond Area Boundaries



- Various sources of reference for Hammond Area:
  - OCP Communities Map;
  - School District 42 Catchment;
  - Census Boundaries;
  - Historic Port Hammond Townsite;
  - Multiple Listing Service real estate site;
  - Community's collective mental map.





# Phase III: Draft Area Plan



## Phase III: Draft Hammond Area Plan

- Present draft plan to Council\*
- Post draft plan on MyHammond webpage
- Present draft plan at public open house
  - Solicit public input

- Draft plan will build on outcomes of community engagement;
- Present Draft Area Plan to Council in early 2015;
- Post to MyHammond project webpage;
- Present Draft Area Plan at public open house and solicit input.

\*Present draft  
plan to Council  
Early 2015

# Phase IV: Plan Endorsement



## Phase IV: Area Plan Endorsement

- Present draft to Council for endorsement\*
- Prepare form and character guidelines
- Update MyHammond webpage

- Present report to Council for endorsement of Draft Hammond Area Plan in Spring 2015;
- Request Council direction to prepare OCP Bylaw amendment for Area Plan adoption;
- Prepare form and character guidelines;
- Update MyHammond project webpage and make copy available at Planning front counter for viewing.

\*Draft to  
Council for  
endorsement  
Spring 2015

# Phase V: Plan Approval



## Phase V: Plan Approval

- Prepare OCP Amendment Bylaw
- Present plan to Council for Readings\*
- Outside agency referrals
- Make available for public viewing

\*Final Draft to  
Council for  
Readings  
2015

- Present report to Council for consideration of Area Plan Bylaw adoption process;
- After First Reading referral of Area Plan to appropriate outside agencies, including:
  - Katzie First Nation
  - City of Pitt Meadows
  - School District 42
  - Federal & Provincial agencies, as appropriate;
- Update MyHammond webpage and make copy available at Planning front counter for viewing.

# Recommendations



It is recommended:

1. Whereas Council has considered the requirements of Section 879 of the *Local Government Act* that it provide, in respect of an amendment to an Official Community Plan, one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected and has specifically considered the matters referred to in Section 879(2) of the *Act*,
2. And whereas Council considers that the opportunities to consult, proposed to be provided by the District in respect of an amendment to an Official Community Plan, constitute appropriate consultation for the purposes of Section 879 of the *Act*,





# Recommendations



3. And whereas, in respect of Section 879 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
- a. The Board of the Regional District in which the area covered by the plan is located in the case of a Municipal Official Community Plan;
  - b. The Board of any Regional District that is adjacent to the area covered by the plan;
  - c. The Council of any municipality that is adjacent to the area covered by the plan;
  - d. First Nations;
  - e. School District Boards, greater boards and improvement district boards, and
  - f. The Provincial and Federal governments and their agencies;



# Recommendations



4. And that the only additional consultation to be required in respect of this matter beyond the consultation program outlined in this report titled, “Hammond Area Plan Scoping Report”, dated March 3, 2014, and the early posting of the proposed Maple ridge Official Community Plan Amending bylaw on the District’s website, together with an invitation to the public to comment, is referral to the Katzie First Nation, City of Pitt Meadows, and School District 42;
5. And that the “Consultation and Communication” section of the report titled “Hammond Area Plan Scoping Report”, dated March 3, 2014 be endorsed.

