District of Maple Ridge

TO:	His Worship Mayor Ernie Daykin and Members of Council	**DATE:**	July 7, 2014
		FILE NO:	2014-009-CP
FROM:	Chief Administrative Officer	**ATTN:**	Workshop

SUBJECT: **Proposed Hammond Area Plan Boundaries**

EXECUTIVE SUMMARY:

On March 11, 2014 Council endorsed the Hammond Area Plan process, outlining five phases. Phase I involved preparing and distributing information for a public open house and connecting with the Hammond neighbourhood to help generate awareness of the Area Plan Process through a Hammond Community Character Photo Project.

Phase II of the Hammond Area Plan process commenced on June 5, 2014 with a public open house at the Hammond Community Centre. Approximately 120 people attended the event. Attendees were asked to provide input in a variety of ways, one being to identify where they believed the boundaries of Hammond should be for the area planning process.

The purpose of this report is to present proposed boundaries for the Hammond Area Plan for Council's endorsement. The report on the outcomes of the public open house is scheduled to be presented to Council in September 2014. Establishing Area Plan boundaries at this time will help focus the discussions with the community through the summer and fall.

RECOMMENDATION:

That the Hammond Area Plan Boundaries identified on Appendix B, attached to the report "Proposed Hammond Area Plan Boundaries" dated July 7, 2014, be endorsed.

BACKGROUND:

Council endorsed the Hammond Area Plan process on March 11, 2014 and Phase I began immediately. A process diagram was included in the Council report outlining the five phases of the area plan (see Appendix A), which identified at least one update to Council in each phase of the process. Each phase will have a specific focus, as follows:

Phase I: Neighbourhood Context
Phase II: Public Consultation
Phase III: Draft Hammond Area Plan
Phase IV: Area Plan Endorsement
Phase V: Area Plan Approval

The intent of the Hammond Area Plan process is to work with the community to identify their needs and in what ways the area needs to evolve in order to thrive over the long-term. The final plan will contain goals, objectives, and policies aimed at achieving a vibrant Hammond community.

Phase I of the process is now complete and Phase II was launched on June 5, 2014 with the open house at the Hammond Community Centre. Approximately 120 people attended the event. The process approved by Council identified that a comprehensive report summarizing all of the outcomes of the public open house will be presented to Council in September 2014. Advancing the establishment of boundaries at this time will help to focus the ongoing community discussions through the summer and fall on the Hammond Area Plan.

1) Hammond Area Plan Boundaries

At the June 5th open house, attendees were asked to map the Area Plan boundaries. A total of 76 maps were received and posted on a wall at the open house event so attendees could view all maps completed that evening. Out of the approximately 120 people who attended, 63% took the time to complete a boundaries map.

Generally, what the maps show is that the majority of responders believe the western boundary to be Pitt Meadows, the southern boundary to be the Fraser River, the northern boundary to be Lougheed Highway and that the eastern boundary includes the Maple Ridge Golf Course. As part of the work undertaken in Phase I of the process, ten people who grew up in Hammond in the 1930's and 1940's were interviewed for a "Hammond Stories" project (see videos on #MyHammond webpage) and were shown at the public open house. The interviewees talked about their childhood days in Hammond and included stories of swimming in the Fraser River, playing in the Katzie Slough, and sliding down the hills on the golf course after a snowfall. Interestingly the locations of their stories show an alignment with the results of the community mapping project.

While the results did not show an overwhelming majority consistently identifying all four boundaries, the results of this exercise have laid the foundation for determining appropriate Area Plan boundaries for the Hammond Area Plan and generally are as follows:

a) Western Boundary:

Pitt Meadows was the most popular western border drawn in the community mapping exercise. Some boundaries excluded the Industrial Park and were drawn along Hammond Road and 113B Avenue, some others along 203rd Street, and a few others along West Street.

b) Southern Boundary:

Without exception, every map from the community mapping exercise showed the Fraser River as the southern boundary. While all the maps varied in how far north, east, and west Hammond extended, there appears to be no disagreement with the southern boundary amongst the 76 people involved with the mapping exercise.

c) Northern Boundary:

From the community mapping exercise, the northern boundaries ranged from:

- the centreline of the Lougheed Highway;

- Thorne Avenue;
- Dewdney Trunk Road;
- 116th Avenue/River Road West;
- Golden Ears Way; and
- 132nd Avenue.

d) Eastern Boundary:

The eastern boundary lines showed quite a range and no consistent boundary was apparent. However, the golf course does appear to be considered part of Hammond by 53 out of the 67 community members who participated in the mapping exercise (note this includes those maps showing only the western portion of the golf course as being part of Hammond). The eastern boundary lines drawn by the community generally ranged as follows (listed from west to east):

- 207th Street;
- Western edge of Maple Ridge Golf Course;
- 210th Street;
- Fraserview Street;
- Laity Street; and
- 216th Street.

MAPPING ANALYSIS AND PROPOSED HAMMOND AREA PLAN BOUNDARIES:

The proposed boundaries for Council consideration are attached as Appendix B with boundary lines located as follows:

a) Western boundary: Pitt Meadows border
b) Southern boundary: Fraser River
c) Eastern boundary: East and north sides of golf course, east side of 20886 River Road to connect with River Road (heading west) and 207th Street (heading north)
d) Northern boundary: North edge of urban residential and institutional land use designations

1) Analysis of Community Mapping Exercise

The above proposed boundaries were established with the community's perspective of Hammond, but also with an analysis of what residential areas will be most impacted by the area plan process.

The selection of the western boundary of Pitt Meadows and the southern boundary of the Fraser River were fairly clear from the community mapping exercise. The eastern boundary was not as clear, except for inclusion of the golf course and as such, the analysis for residents that will be most affected by the Area Plan was used to establish the boundary line. Also used in the evaluation was a map showing where those attending the public open house live (see Appendix C), which was developed using the information from the open house sign-in sheet. Generally the map shows the majority of attendees live in the general residential area that is being proposed for the Hammond Area Plan boundaries and are likely people who "self-identify" as living in Hammond and as such chose to attend the recent open house.

The northern boundary was also not as clear cut as the western and southern boundaries. The centre line along Lougheed Highway was the most popular choice. Council is aware of other municipal planning projects currently underway that relate to the Lougheed Highway commercial corridor. The June 9, 2014 report to Council Workshop discussed work being done on future land uses along the Lougheed Highway and outlined three current projects: 1) The Commercial Industrial Strategy; 2) Transportation Plan; and 3) Rapid Bus (B-Line) Plan; that are each anticipated to have future land-use implications for this area. Recognizing and acknowledging that the commercial lands are being addressed through other planning processes, this report recommends establishing the northern boundary line along the urban residential and institutional designated lands located south (adjacent) to the commercial corridor.

The proposed Hammond Area Plan boundaries are reflective of the community mapping exercise and defensible through all of the input received to date and subsequent analysis. Additionally, the proposed boundaries are similar in scale to the other existing area plans and as such, appropriate for creating a comprehensive area plan.

NEXT STEPS:

As stated earlier, the proposed Hammond Area Plan boundaries discussion is being advanced, in order that boundary lines can be communicated to residents and the focus of the ongoing community discussion can be clarified. Online community input on the Hammond Area Plan will continue through the #MyHammond webpage until the end of September.

It is anticipated that the public consultation update, reporting out on the Hammond Area Plan open house, will be presented to Council in September 2014. This report will also include details on the "next steps" planned to conclude Phase II and start Phase III of the Area Plan process.

ALTERNATIVES:

An alternate resolution is as follows:

> That different/other Hammond Area Plan boundaries be determined by Council.

CONCLUSION:

A key aspect of the Hammond Area Plan process has been to engage the community at the outset and continue to keep them engaged throughout. Various initiatives were undertaken in Phase I towards this goal and in Phase II there will be more opportunity for engagement and input. With this, it is important to build upon the foundational layers with more in-depth community discussion. Identifying boundaries at this time will help to solidify where the Area Plan will focus and determine how to best meet the needs of the residents who will be impacted.

Determining the boundaries of the area plan early in the process provides the focus needed to move forward with the next phases.

"Original signed by Lisa Zosiak"

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Prepared by: Lisa Zosiak, MRM, MCIP, RPP
Planner

"Original signed by Christine Carter"

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Approved by: Christine Carter M.PL., MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

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Approved by: Frank Quinn, MBA. P.Eng
GM: Public Works & Development Services

"Original signed by Jim Rule"

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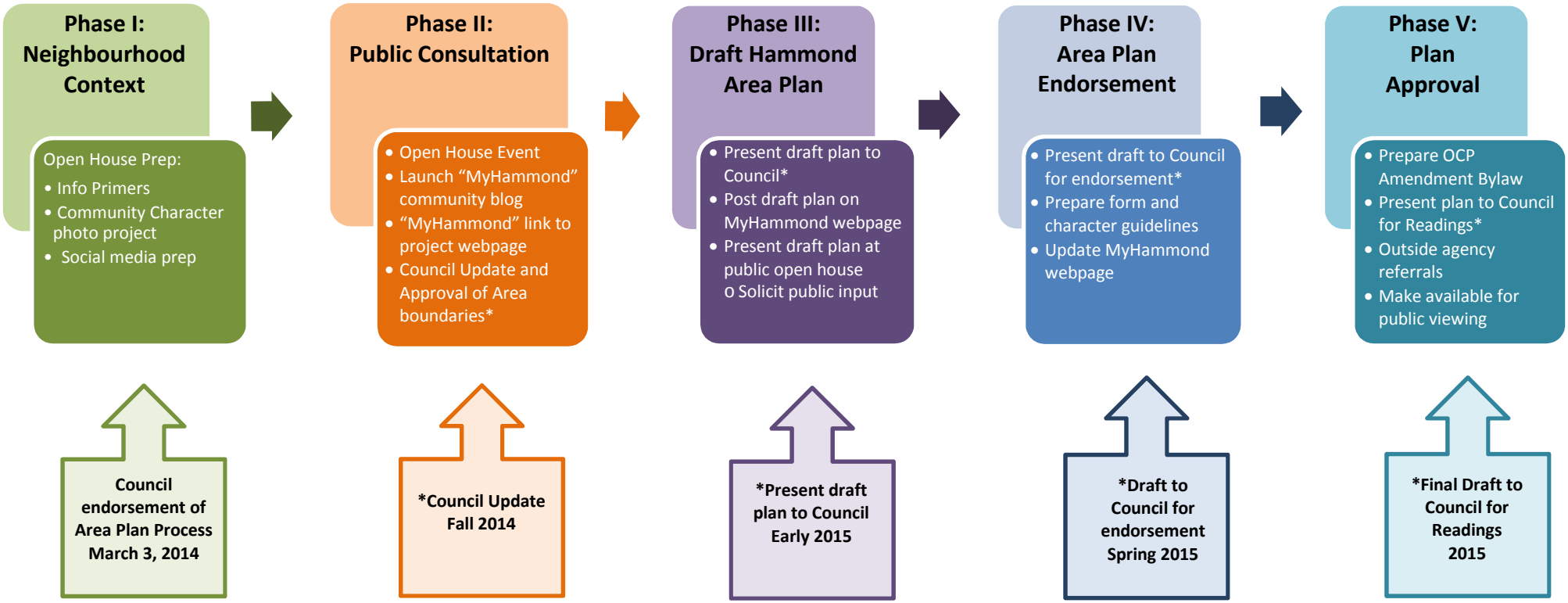
Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:

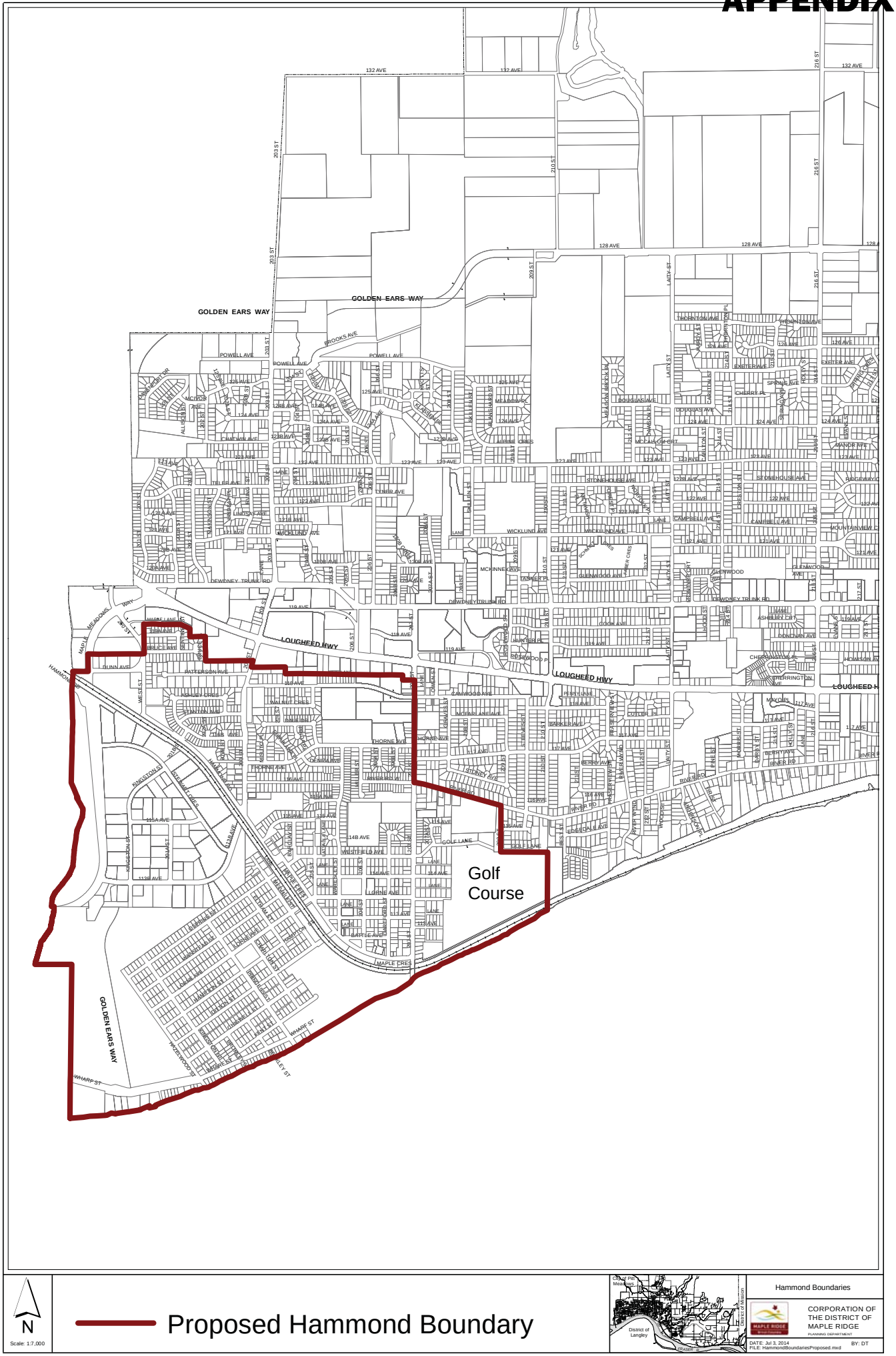
Appendix A: Diagram of Hammond Area Plan Process
Appendix B: Proposed Area Plan Boundaries Map
Appendix C: Map of Hammond Area Plan Open House (#MyHammond Attendees) General Location of Property Ownership

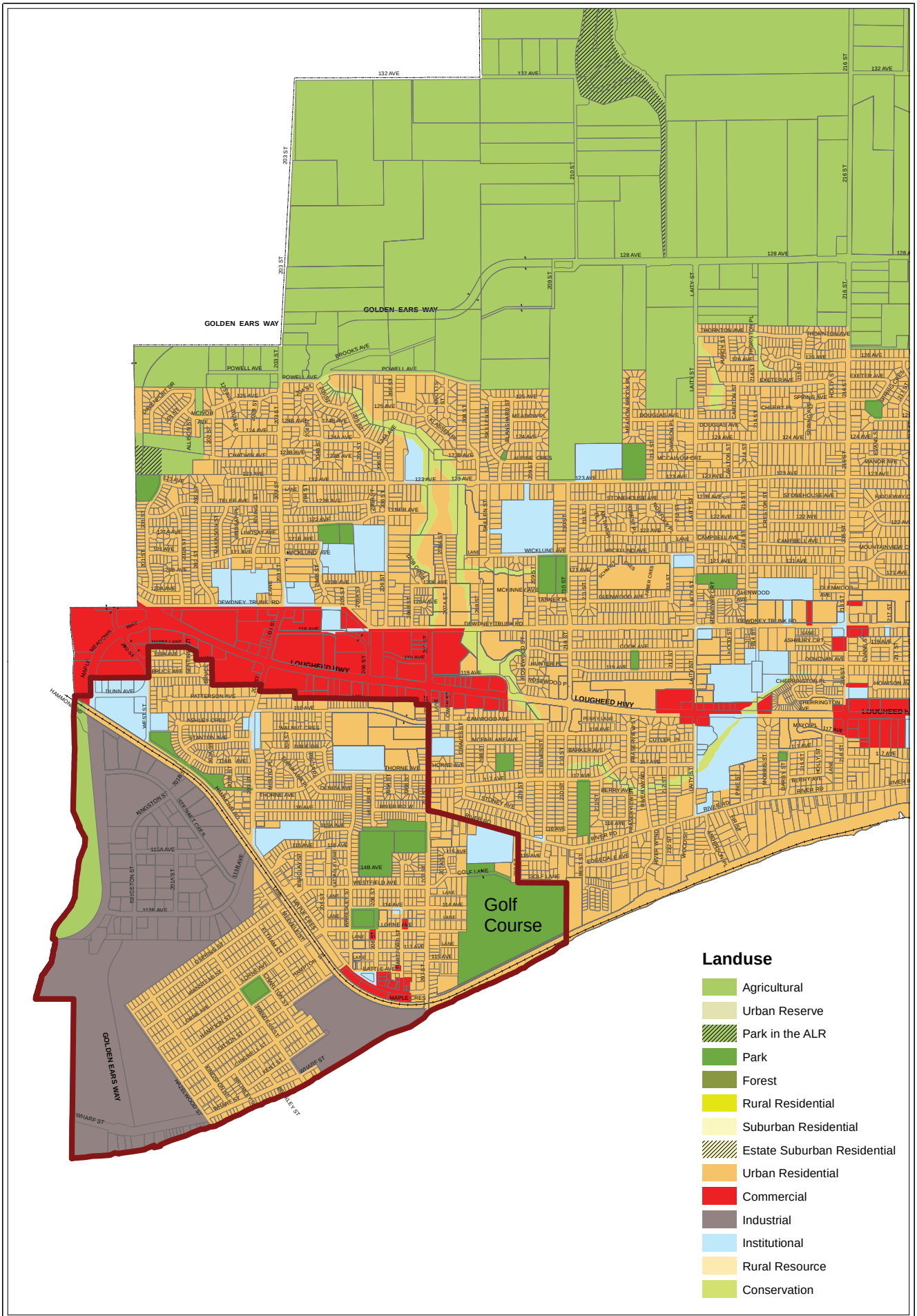
APPENDIX A

HAMMOND AREA PLAN PROCESS



APPENDIX B


Golf Course
GOLDEN EARS WAY
LOUGHEED HWY
DEWDNEY TRUNK RD
MCKINNEY AVE
WICKLUND AVE
MAPLE CRES
WHARF ST
N
Scale: 1:7,000
Proposed Hammond Boundary
Hammond Boundaries
CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT
DATE: Jul 3, 2014
FILE: HammondBoundariesProposed.mxd
BY: DT



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Scale: 1:7,000

Proposed Hammond Boundary

Hammond Boundaries

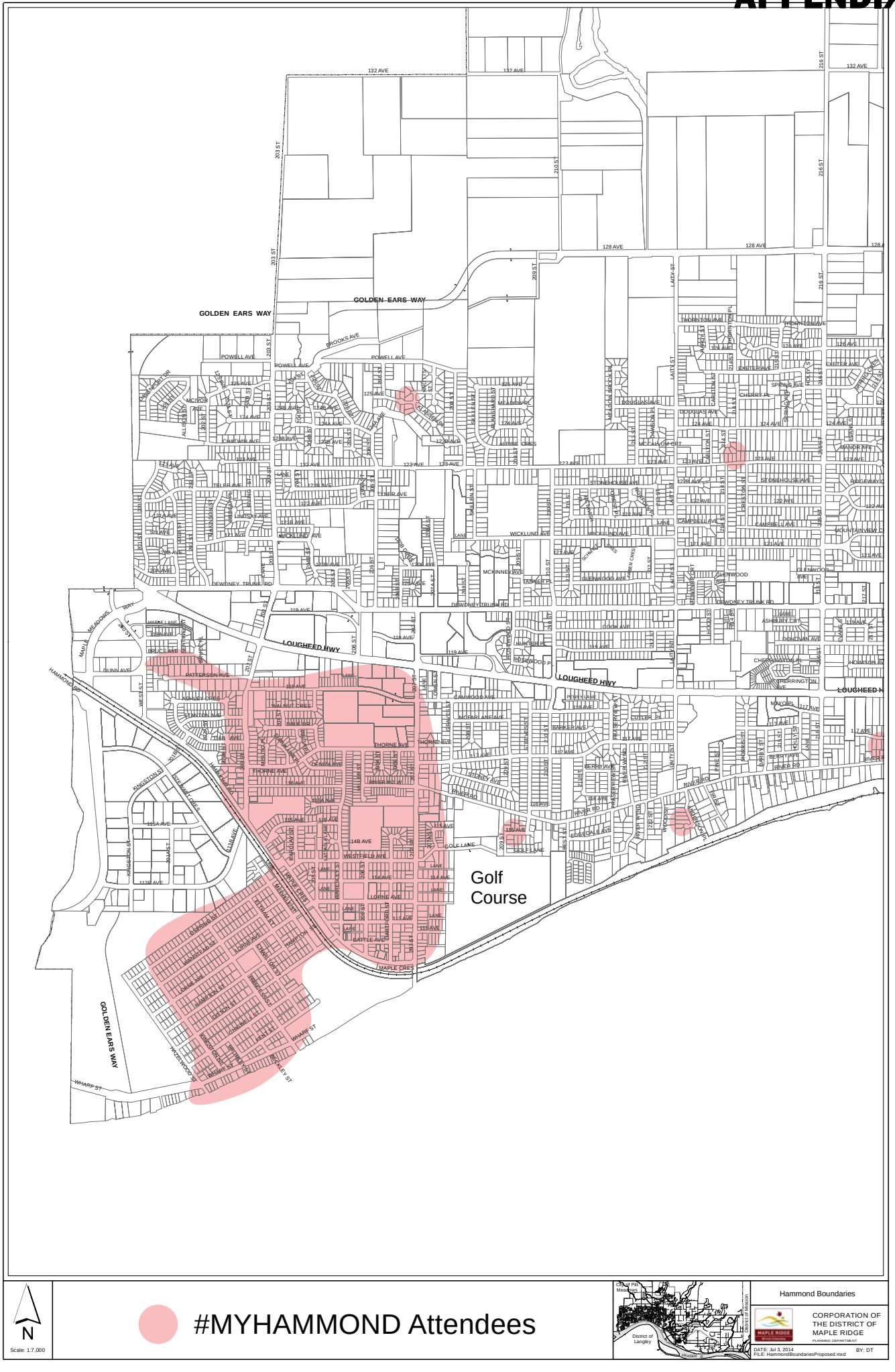
CORPORATION OF THE DISTRICT OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Jul 3, 2014 BY: DT

FILE: HammondBoundariesProposed.mxd

APPENDIX C


#MYHAMMOND Attendees
Golf Course
GOLDEN EARS WAY
LOUGHEED HWY
DEWDNEY TRUNK RD
MAPLE CRES
WHARF ST
Hammond Boundaries
CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT
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Scale: 1:7,000
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