

# Hammond Area Plan

## Official Community Plan Land Use Policies



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The Hammond Area Plan process is expected to result in land use designations and policies that are specific to Hammond and intended to help shape its future. Currently, however, the potential future uses of lands in Hammond are identified and described in the larger context of the Maple Ridge Official Community Plan (OCP). The main benefit of preparing an Area Plan is that land use designations and related policies can be modified to suit the community context and future need.

### What Land Use Designations are Currently in Place in Hammond?

Maple Ridge Official Community Plan (MR OCP) Schedule B, Generalized Future Land Use map identifies the future land use designations in areas of Maple Ridge that are not currently guided by an Area Plan, including Hammond.

The predominant land use shown on Schedule B in the Hammond area is **Urban Residential** (see Figure 1 below). Most of this is in the form of single-family residential, with some townhouse development located in the northeast portion and three apartment developments in the residential area near Hammond Park and the Maple Crescent commercial area.

**Industrial** land use is the second most predominant activity in Hammond. It is divided between the Maple/Meadows Industrial Park, located on the west side of Hammond and Interfor's Hammond Mill in south Hammond along the Fraser River.

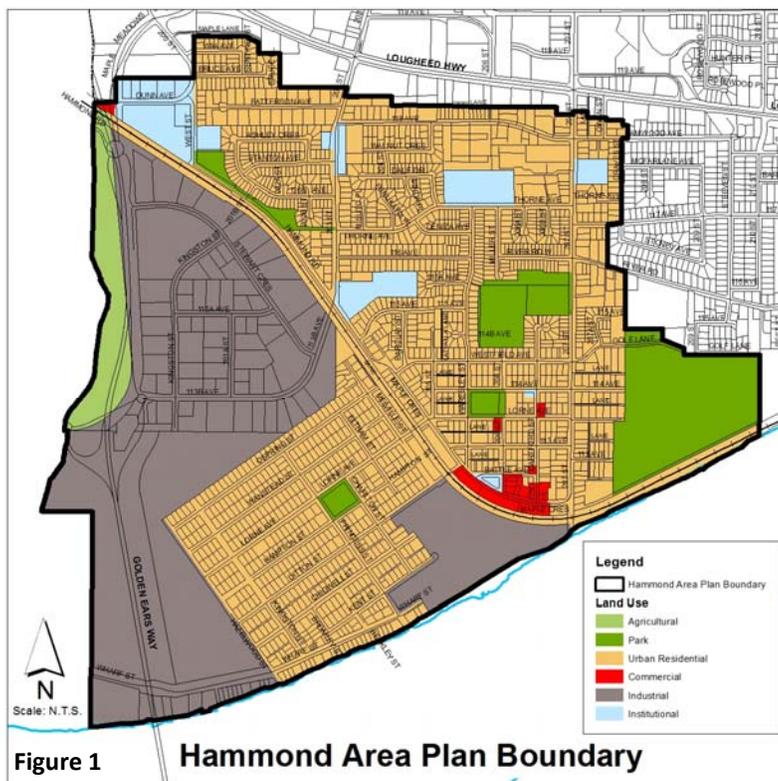


Figure 1 Hammond Area Plan Boundary

Above: Excerpt of the MR OCP Schedule B map showing current land use designations within the Hammond Area Plan Boundary. Major Corridors are also identified in the above map.

There are a number of parcels designated **Institutional**, which include schools, churches, provincial health facilities, and the West Coast Express Station.

**Commercial** land use is almost fully concentrated in the Maple Crescent/Dartford Street area, which is the original commercial centre of Hammond. This commercial area is designated as Historic Commercial with specific OCP policies that apply to commercial activities.

The **Park** land use in Hammond includes four parks and a golf course, as well as one designated park area which is a passive park made up of urban forest.

The lands designated **Agriculture** are owned by the municipality and currently used for parkland with recreation trails throughout. The Agricultural Land Commission currently shows these lands as being in the Agricultural Land Reserve. Metro Vancouver shows the lands designated for Conservation & Recreation in the Regional Growth Strategy. An exclusion application from the Agricultural Land Reserve will be considered through this Area Planning process in order to change the designation and identify the land as **Park** within the Hammond Area Plan.

## Urban Residential Designation

The OCP describes the Urban Residential Designation as follows:

*Permits a range of housing types within the Urban Area Boundary. Infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards. Within the Town Centre, medium to high density housing in combination with commercial, cultural, leisure and institutional uses are encouraged.*

*Within the Urban Residential designation, two residential categories exist, the components of which are outlined in the policies that follow:*

- *Neighbourhood Residential*
- *Major Corridor Residential*

## Urban Residential Land Use Policies in Maple Ridge Official Community Plan

The Urban Residential infill policies support change within existing neighbourhoods, potentially including higher densities, however, compatibility must be considered to ensure that redevelopment “fits” with existing neighbourhood character.

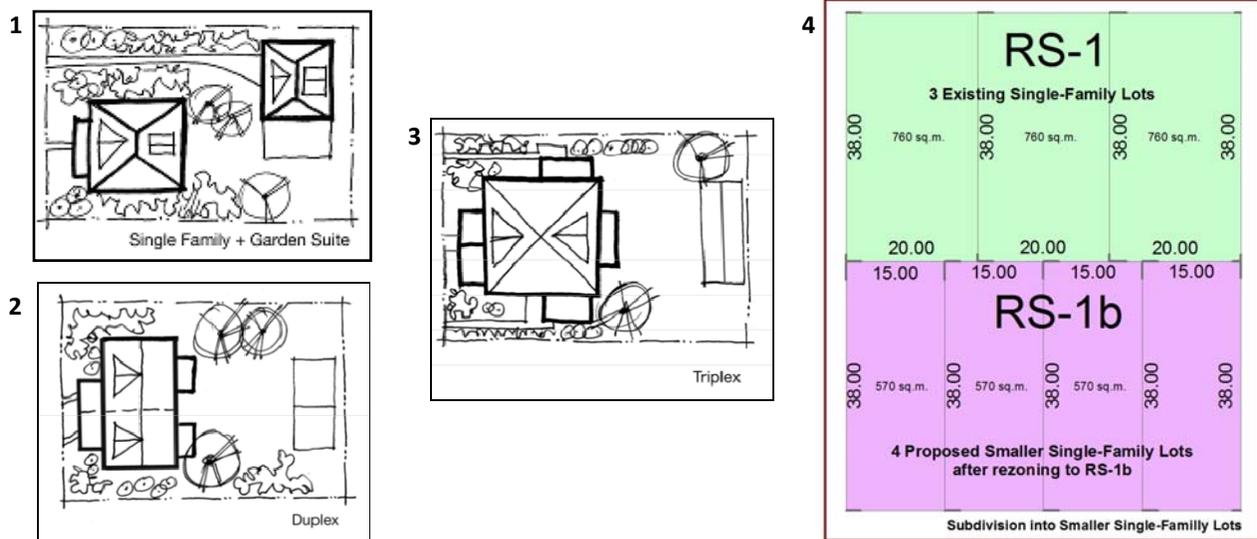
*It does not mean that the development looks the “same” as neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements.*

**From Section 3.1.4 of the OCP**

Policies 3-18 through 3-21 describe the form and general characteristics of residential development. There are two key distinctions for using these policies as a guide, which depends on whether the lands are located:

- Within a Neighbourhood Residential setting;
- On a Major Corridor, as identified on Figure 4, Proposed Major Corridor Network Plan.

**Neighbourhood Residential Infill:** The opportunity for an increase in density on lands characterised as Neighbourhood Residential largely depends on the lot size and configuration of the surrounding neighbourhood (see Policy 3-19). Support for an increase in density is possible if the lot size and configuration are at least 80% of the surrounding lot sizes and of a similar configuration to what exists in the neighbourhood today AND the proposed development form is compatible with the existing surrounding housing form. This may result in redevelopment proposal scenarios in predominantly single-family neighbourhoods that include a duplex or triplex form, wherein the lot size and configuration meets the Zoning Bylaw requirements, or a proposal to rezone to enable subdivision to slightly smaller single-family lots than what currently exists.



Above sketches: Four examples of potential infill development using Neighbourhood Residential Infill policies: 1) Addition of a garden suite to an existing single-family lot (min. 557m<sup>2</sup> lot size); 2) Duplex development possible on minimum lot size of 750m<sup>2</sup>; 3) Triplex development possible on minimum lot size of 891m<sup>2</sup>; 4) Three single-family RS-1 lots (min. 668m<sup>2</sup>) rezoned to RS-1b (min. 557m<sup>2</sup>), enabling subdivision to four smaller single-family lots. Note all above examples depend on meeting minimum lot size requirements and additional criteria detailed in OCP policies 3-18 and 3-19.

**Major Corridor Residential Infill:** Housing forms listed under Major Corridor Residential infill range from single-family form through duplex, triplex, fourplex, townhouse, apartment, and small lot intensive development. Although the policies allow for a potential increase in density along Major Corridors that is significant compared to existing surrounding lower density form, such as single-family, compatibility with existing development remains a key criteria consideration (see Policy 3-20). For example, the policies could support a proposal for a four-storey apartment building adjacent to an established single-family neighbourhood if:

- a) the building design is no more than 2-3 storeys where it abuts existing single-family use not located on a Major Corridor;
- b) a less dense form of development is incorporated with the 4-storey building, such as townhouses, as a medium density buffer between the lower density single-family and the high density 4-storey form; or
- c) a buffer, such as a courtyard, park, or natural area, will provide spatial separation between a high density development and existing single-family use.



*Sketch/Rendering at left: An example (outside of Hammond Area boundaries) of Major Corridor Development, which was recently completed on Dewdney Trunk and 203rd Street (both Major Corridor roads). This site is adjacent to other single-family lots also fronting onto Major Corridor (and therefore subject to Major Corridor Residential Infill policies) and is also adjacent to an Institutional use (St. Luke's Catholic Church).*

## Historic Commercial Land Use Policies in Maple Ridge Official Community Plan

Hammond's Historic Commercial Node is one of a number in Maple Ridge, such as Webster's Corners, Whonnock and Albion. These were identified based on historic commercial land use and the OCP contains specific policies, in Section 6.3.8, that support "limited commercial development" and "limited infill or expansion" of an existing commercial area. Historic Commercial Nodes located within the Urban Area Boundary are intended to support "a range of residential and commercial uses" if they are "compatible in use and form with the surrounding area".

Based on the existing Historic Commercial land use policies, the commercial designated lands at Maple Crescent and 207 Street could be considered for commercial use only or a mix of commercial and residential use.



*Photo at left: View of Hammond Historic Commercial Node (looking south) at the corner of Dartford Street and Maple Crescent.*

## Industrial Land Use Policies in Maple Ridge Official Community Plan

The Industrial designated lands in Hammond are located in the Maple/Meadows Business Park and Interfor's Hammond Mill. It is anticipated that development will continue to fill out the vacant Industrial lands within the Business Park and the Hammond Mill intends to continue its operation well into the foreseeable future.

Section 6.4.2 of the OCP contains policies specific to Business Parks and development in Maple/Meadows has been in alignment with existing OCP policies.

Hammond Mill, described as General Industrial in Section 6.4.1 of the OCP, has been a part of the community since the early days of Hammond's history. Little change to the size or configuration of the land use designation is anticipated until such time as the Mill may in the future decide to cease operation. If and when such a time horizon becomes known, a land use review may be planned for the area.



Above Photo: A building located in the Maple/Meadows Business Park.  
Photo at left: Hammond Mill.



## Park Land Use in Maple Ridge Official Community Plan

The Maple Ridge and Pitt Meadows Parks, Recreation, and Culture Master Plan outlines the delivery of services for Parks, Open Space, Facilities, etc. The OCP contains policies supporting community wellness through the provision and use of community facilities, greenspace, and recreation, and that recognize the importance of arts and culture in the community. These policies are located in Section 4.1.2, Community Wellness, Community & Cultural Services, specifically policies 4-2, 4-5, and 4-7 through 4-13.



Above Photo: Emmeline Mohun Park is Hammond's newest park and was officially opened on May 3, 2014. The park is located on Wharf Street and provides picnic facilities with views of the Fraser River.



Above Photo: Hammond Park is one of two parks that were created when the Port Hammond Township plan was registered in 1883 (the other is Tolmie Park). In the early years, Hammond Park had a baseball diamond. Today the park has a playground and basketball and tennis courts. Mature ornamental trees stand tall amongst meandering paved pathways, providing shade during warm summer months and an enjoyable walking experience all year round.