

Hammond Area Plan

Precincts



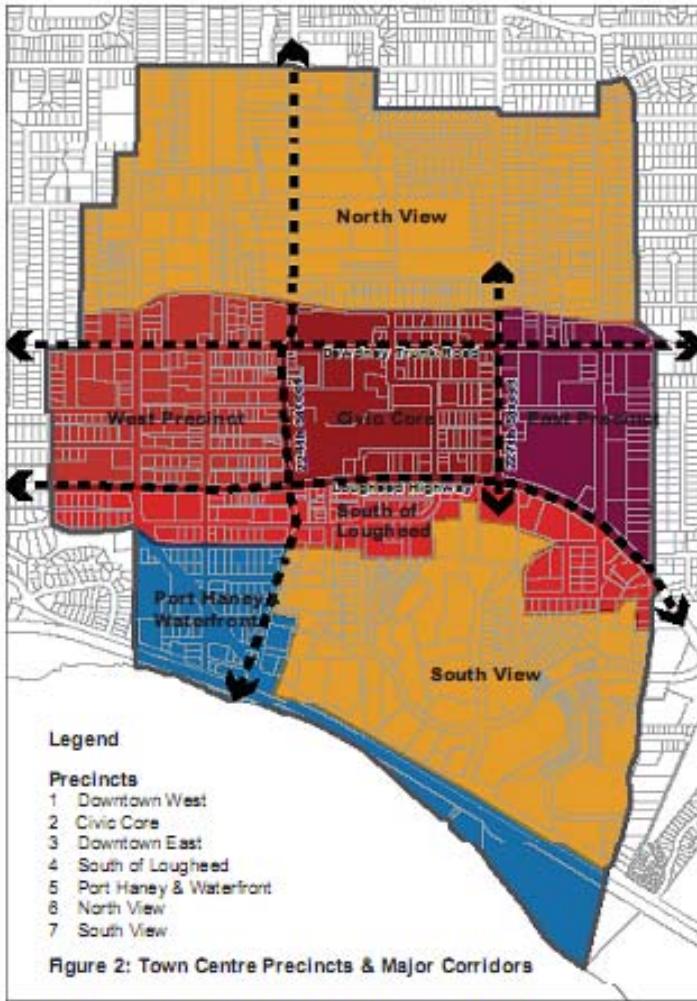
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As a neighbourhood, Hammond has grown significantly since it was first registered as a Township in 1883 and each phase of new development reflects the time period in which it was built. Hammond's character continues to reflect all eras of the neighbourhood's history through the street grid and lot patterns, built form, public spaces and land use. For example, the street grid pattern and housing style around Hammond Park embodies a distinctly different character than the street grid pattern and housing style north of Hammond Stadium. This is understandable as there is a 100 year gap between the subdivision layout and development of these two areas. Differences in development character and land use can be seen in other areas of Hammond, such as the light industrial park use and the predominantly residential land use to the east and the south of it.

Defining areas within a neighbourhood that are distinguishable from each other is common practice in area planning to help understand the character nuances within a neighbourhood. These areas are often called precincts and they help to inform policy development for the Area Plan, as well as form and character guidelines. Specific precinct features may include the era of development, characteristics of the built form including road patterns, historic and/or current land use, a prevailing theme (such as heritage) or natural features.

Precincts in Other Neighbourhoods

Neighbourhood precinct areas are identified in both the Town Centre and Silver Valley Area Plans of Maple Ridge.



The precincts of the Town Centre Area Plan, shown at left, serve as a useful example for area planning. In this example, the complex and varied land uses and supporting densities within the Town Centre resulted in seven precincts being identified and included in the Development Permit Area Guidelines (which is a companion document for the Town Centre Area Plan) that establish the form and character of new development in the neighbourhood. The Town Centre area precincts are: 1) Downtown West; 2) Civic Core; 3) Downtown East; 4) South of Lougheed; 5) Port Haney & Waterfront; 6) North View; and 7) South View. These precincts were developed based on land use, the character of the existing built form, future designated land uses, character of the built form and viewscapes of natural features.

Map at Left: Precincts for the Town Centre Area, identified in the Town Centre Development Permit Area Guidelines.

Defining Precinct Areas

As discussed on the previous page, the Hammond neighbourhood is made up of areas that are demonstratively distinct from each other. Public input into the boundaries of neighbourhood precincts is important to ensure each precinct reflects the insight and values of the community. Four potential Hammond precincts are presented in the map below. What sets these areas apart is the era of development, road and lot patterns, train tracks, and predominant land use.

The boundaries of the four potential Hammond precincts below are in draft form and will be refined into a final draft after receiving community input at the November 26, 2014 Hammond Area Plan Open House.

