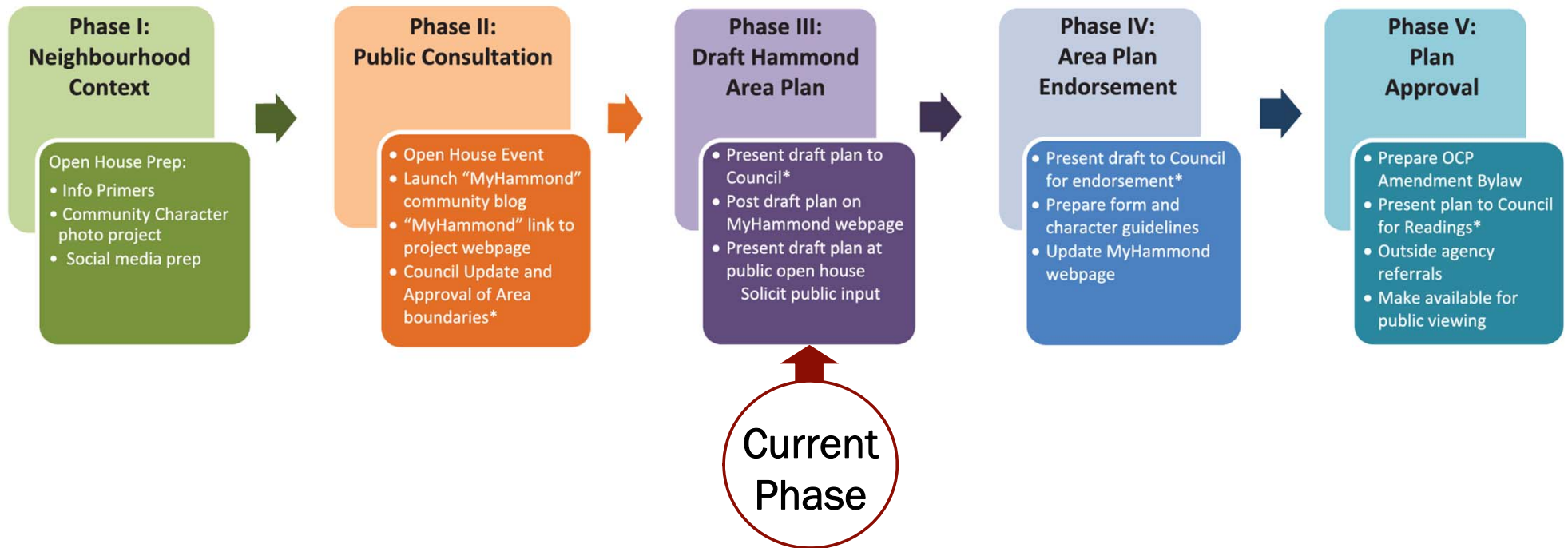
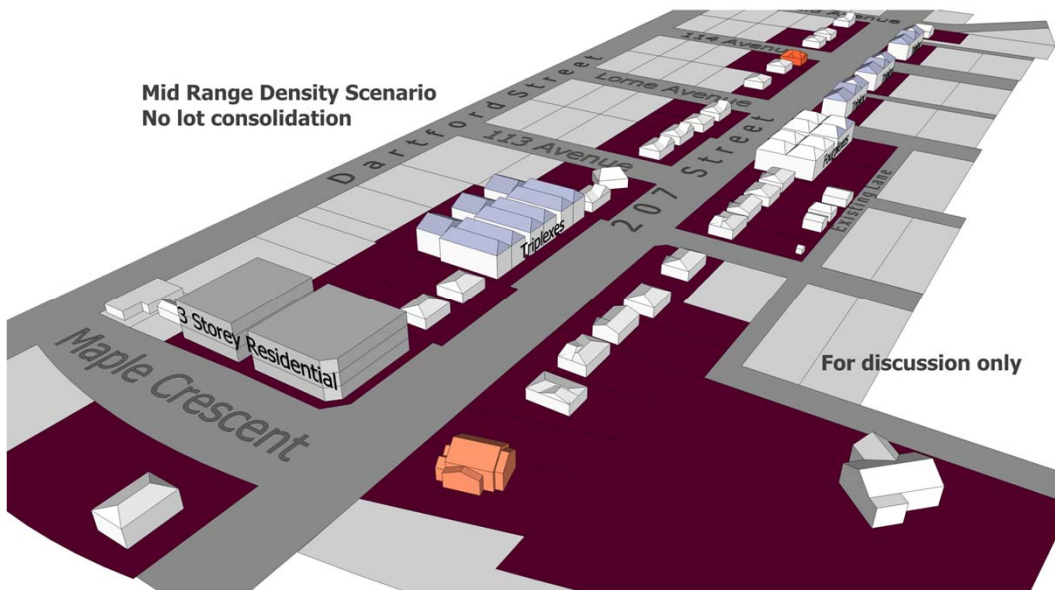


Hammond Area Plan Process



November 2014 Residential Density Scenarios

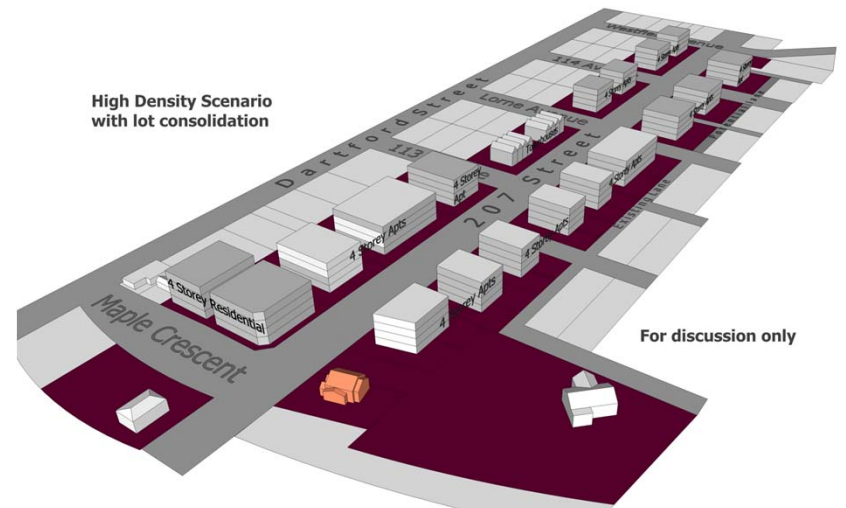
We asked you at the November 2014 open house what form of residential density you would support in the Hammond neighbourhood.



Medium Density: Duplex, triplex, fourplex, and townhouse form
Supported by over ¾ of respondents



Current Density: Supported by almost 1/3 of respondents



High Density: Townhouse and 4-6 storey apartment form
Supported by 1/3 of respondents

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Guiding Principles

1. Neighbourhood Character is Retained
2. A range of housing forms & tenures are supported
3. New development enhances and compliments existing built form and neighbourhood character
4. Historic commercial area serves community needs
5. Innovative building technologies are utilized
6. Flood risks are minimized through a variety of mitigation measures
7. Natural landscape is maintained and enhanced
8. Transportation Routes are safe and effective
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents
10. Employment opportunities are close to home

Heritage Character Area

Study completed by Donald Luxton & Associates



Heritage Characteristics Identified

The above map shows the boundaries of the heritage character area. The characteristics that contribute to the concentration of these features include:

- **Built Form:** "Small commercial buildings and modest wood frame houses reflect the working class nature of the settlement..."
- **Land Use Pattern:** "The early commercial area contains a number of modest early commercial buildings...This has always been the location of commercial activities, across from the mill site. The residential areas developed north of the commercial area and also to the west. This pattern continues to the present day."
- **Lot Pattern and Street Grid:** "The very tight street grid provides more of a village atmosphere and a more walkable environment."
- **Landscaping:** "Landscaping has matured to provide visual interest."

"The concentration of heritage and character sites is situated in Upper Hammond, where a significant number of resources exist in fairly close conjunction."

Residential Density & Amenity Contribution Assessment

Study completed by Urban Systems

The study assessed viability of density bonus for Hammond and found:

“It is clear that the optimal value of additional density in the Hammond area would be townhouse zoning; and at the present time, townhouses are the only higher density residential form for which there is strong measurable demand.”

Amenity Funding Options

Tool	Potential Advantages	Potential Drawbacks
Development Cost Charges	<ul style="list-style-type: none"> Well-established tool to collect fees associated with growth-related impact on roads, water, sewer, stormwater, and parkland acquisition and improvement projects May be used for trail projects 	<ul style="list-style-type: none"> DCCs may not be used for community amenities (with the exception of park and trail projects) DCC program must be formally established by bylaw and approved by Province Use of DCC approach for trail funding would be inconsistent with approach taken in Albion
Road Closures and Sale	<ul style="list-style-type: none"> Provides source of funds associated with the disposition of surplus road rights-of-way 	<ul style="list-style-type: none"> Involves sale of publicly owned lands Approach may require exploration of feasibility of reduced road standards
Community Amenity Contributions	<ul style="list-style-type: none"> Provide funding tool for amenity contributions at time of rezoning Can be easily be applied to a variety of development types (e.g. townhouse, apartment, mixed use) 	<ul style="list-style-type: none"> Approach relies on ‘voluntary’ contributions at time of rezoning Guidance from the Province suggests borrowing principles and practices that apply to DCC calculations to develop estimated CAC amounts (requires cost estimates for amenities and growth projections for neighbourhood)
Density Bonus Amenity Zoning	<ul style="list-style-type: none"> Familiar tool that is already in use in the Albion neighbourhood Analysis suggests financial viability for townhouse projects 	<ul style="list-style-type: none"> Requires development of land use zones with base density and maximum permissible density with bonus Analysis suggests limited ability to develop density bonus system for apartment and mixed use projects at this time (base density would need to be equivalent to single detached)

Commercial Demand & Capacity

Study completed by Rollo & Associates

Preliminary Tenant Mix - Hammond Village

	Baseline	Medium Density	Medium/High Density
Pharmacy	2,000	2,500	4,000
Restaurant	2,500	3,000	5,000
Wine & Beer Store	1,500	2,000	3,000
Personal Services	1,500	1,500	3,000
Café	1,500	2,000	3,500
Grab & Go / Bakery / Deli	1,500	2,000	3,500
General Store / Green grocer	2,500	3,000	4,000
Comparison Boutiques	2,000	3,000	6,000
Supermarket	0	0	15,000
Hardware	1000	1000	2000
Total Retail / Service Commercial Floor Space	16,000	20,000	49,000
Non-Retail Commercial floor area (@30%)*	4,800	6,000	14,700
Total Commercial Floor Area	20,800	26,000	63,700
Land Requirements (acres)			
0.25 FSR	1.9	2.4	5.8
0.35 FSR	1.4	1.7	4.2

*Space for community use, daycare, martial arts/yoga, professional office etc.

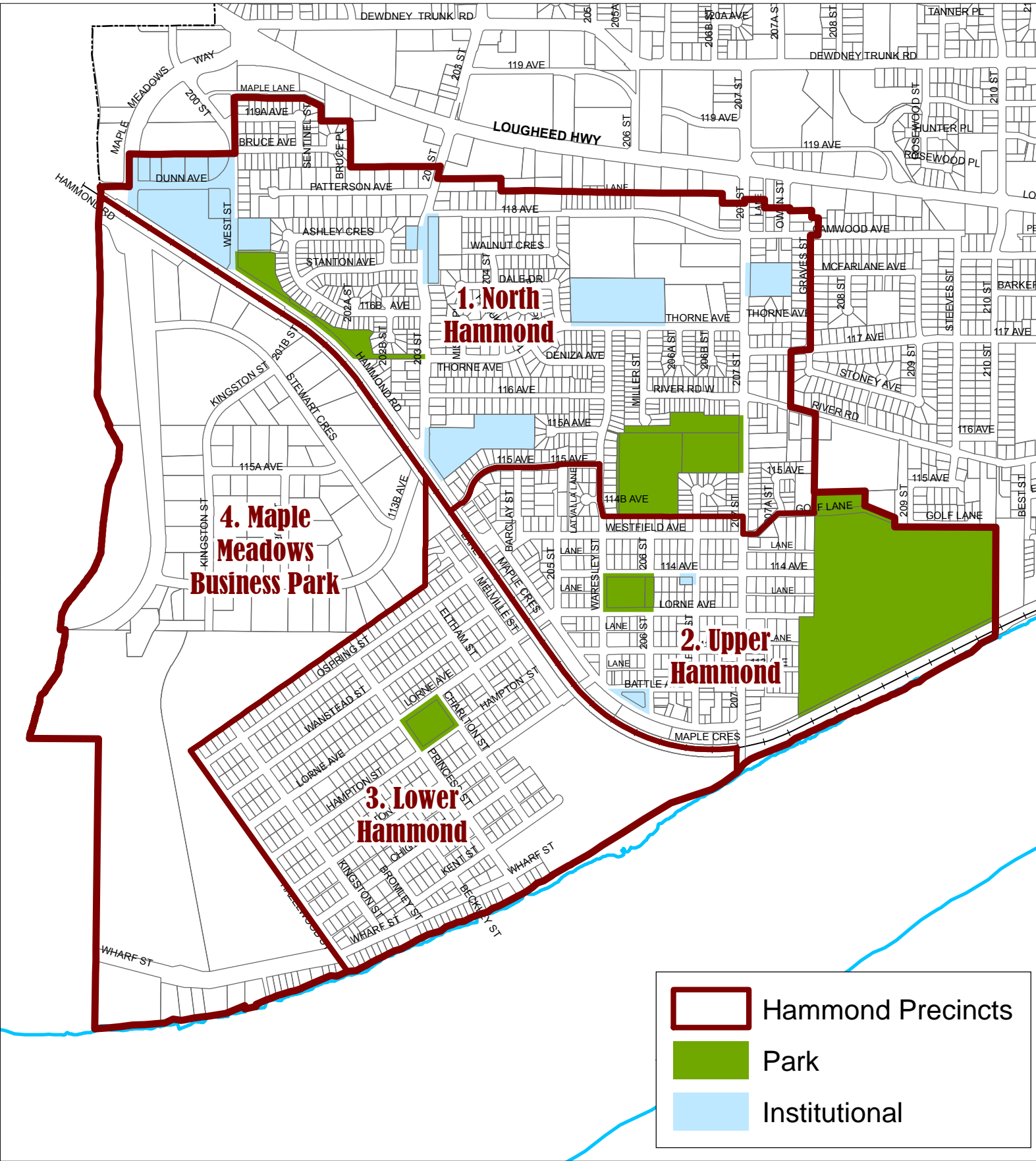
Additional Study Findings

Support currently exists for 5,000 to 7,000 sq. ft. of commercial floor area.

At this time, there are three key obstacles to expanding commercial demand:

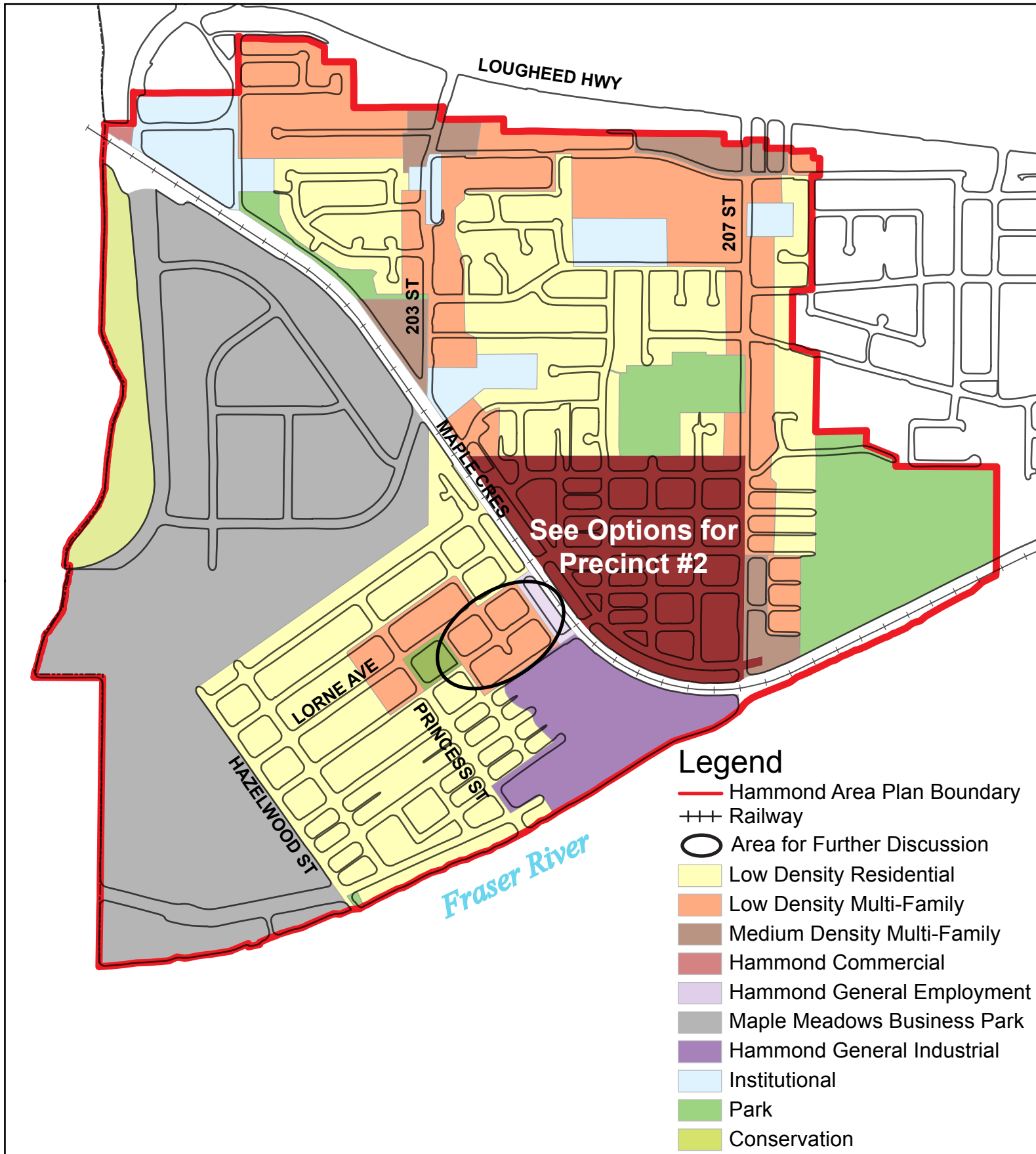
- Age and quality of building stock
- Relative isolation, both real and perceived
- Area reputation (viewed by many as an area in decay, not an up-and-coming neighbourhood).

Hammond Precincts



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Hammond Preliminary Concept Plan



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Proposed Residential Land Use

Low Density Residential

- Single-family dwellings
- Duplex
- Triplex

The intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character.

Low Density Multi-Family

- Townhouse
- Fourplex
- Courtyard

The intent is to encourage an increase in density and expand residential form. Primarily located in high activity areas along major corridor roads, where appropriate, adjacent to large community gathering space and the West Coast Express. Also serves as a transitional development form between **Low Density Residential** and **Medium Density Multi-Family**.

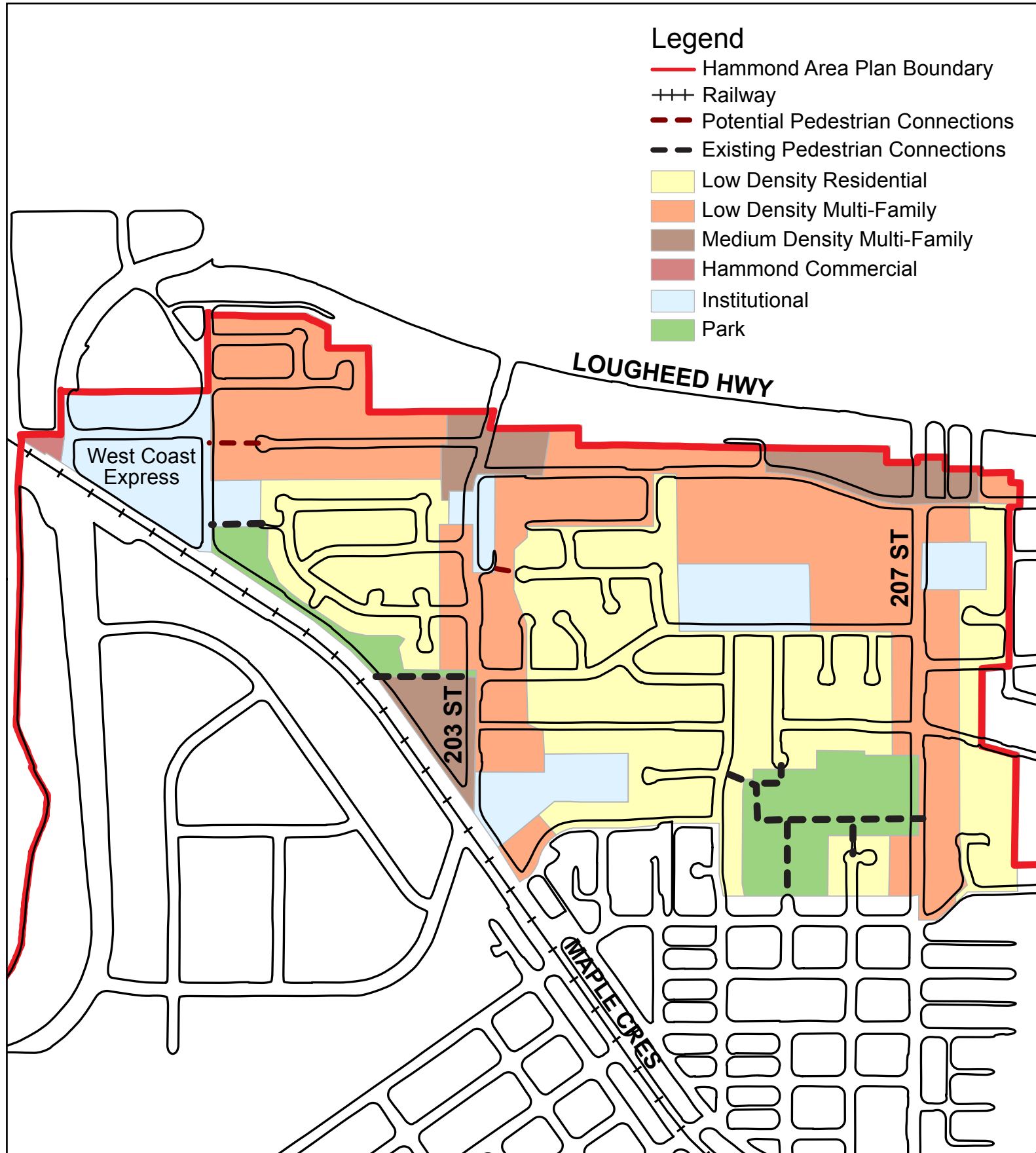
Medium Density Multi-Family

- Townhouse
- Rowhouse
- Apartment

Primarily located along major corridors with focus areas being where Hammond's highest density is most suitable and beneficial to neighbourhood vibrancy.

Precinct 1 - Pedestrian Connections

Hammond Preliminary Concept Plan



Precinct 2 - Heritage Character Area - Option 1

Hammond Preliminary Concept Plan



Precinct 2 - Heritage Character Area - Option 2

Hammond Preliminary Concept Plan



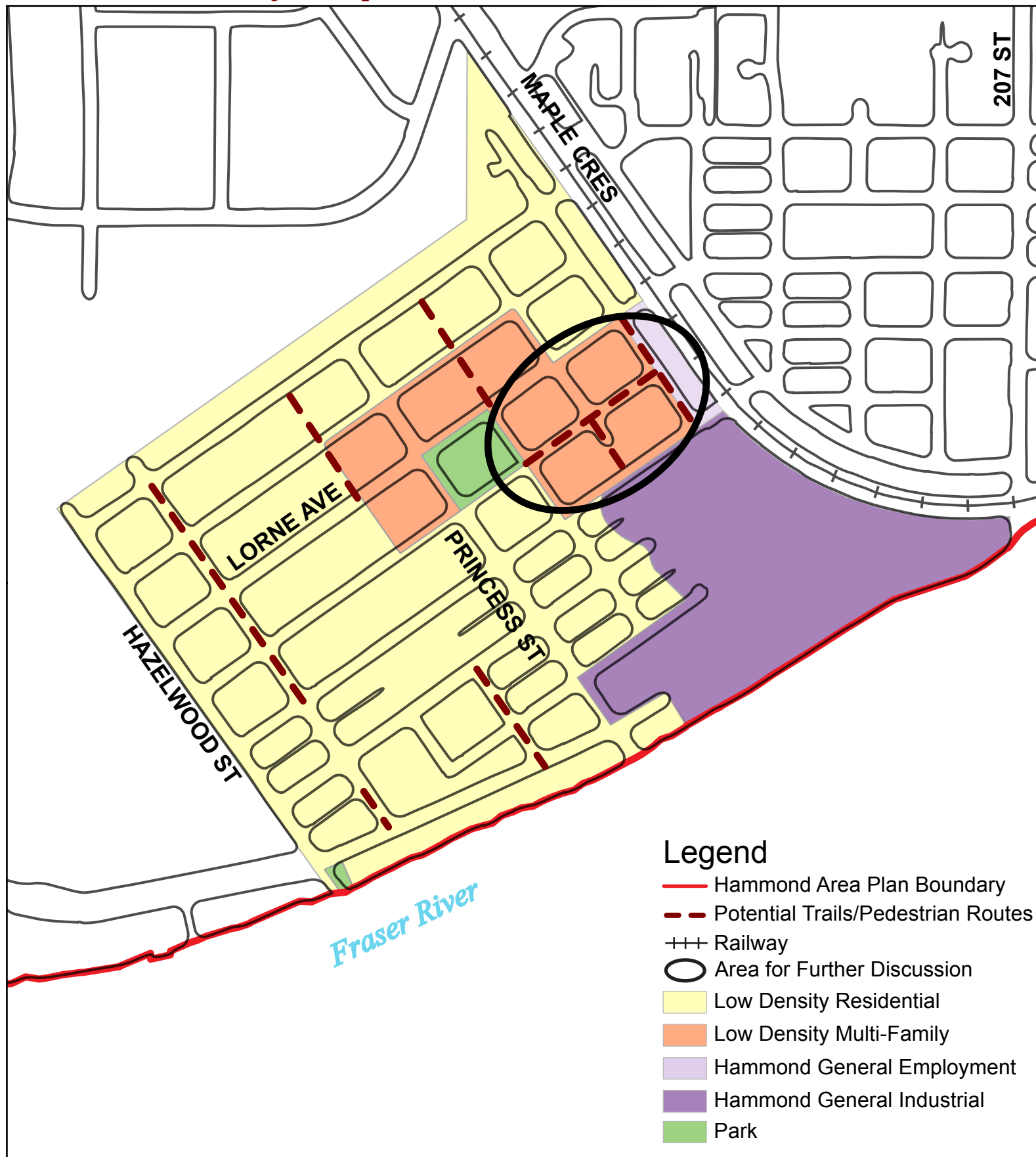
Precinct 2 - Heritage Character Area - Option 3

Hammond Preliminary Concept Plan



Precinct 3 - Potential Trails/Pedestrian Routes

Hammond Preliminary Concept Plan



Precinct 4 - Major Corridors

Hammond Preliminary Concept Plan

