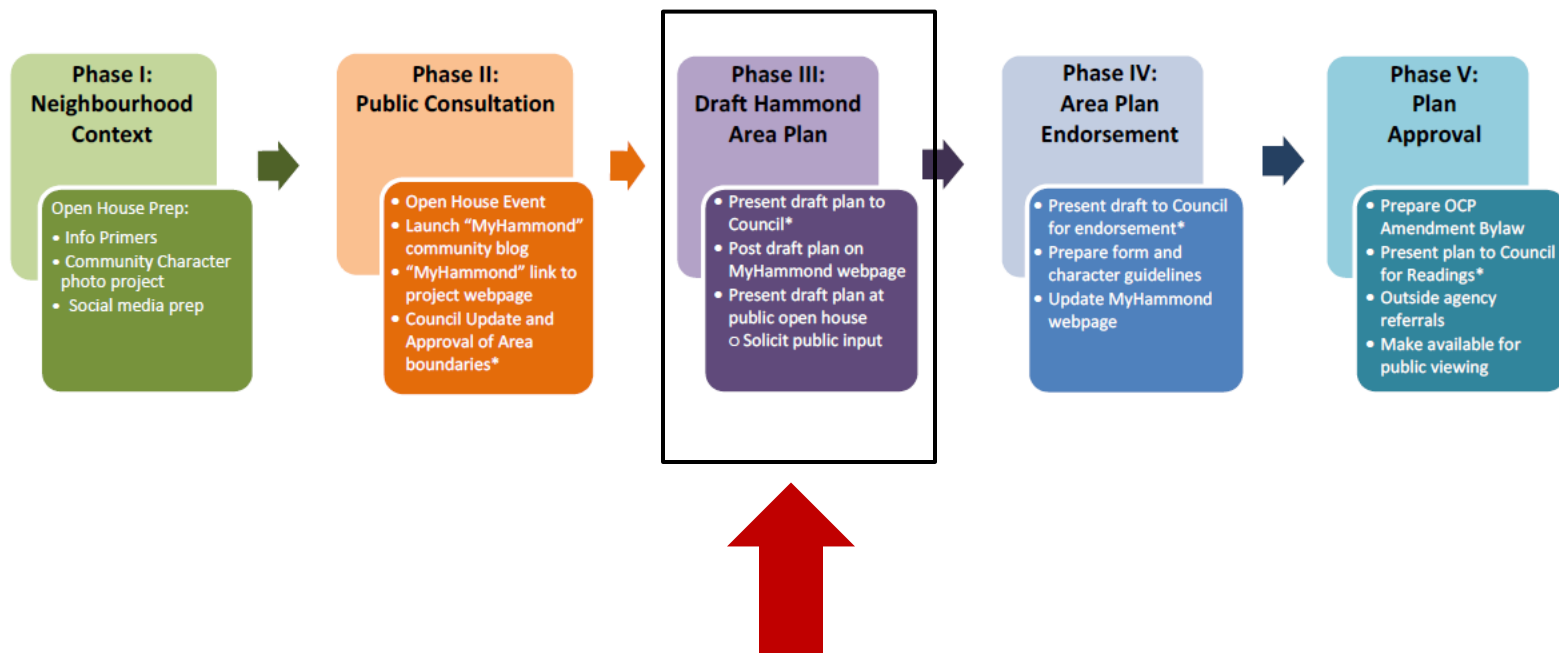


Hammond Area Plan Process



Technical Studies Completed

1. Heritage Character Area

- Historic Hammond neighbourhood area from 1883

2. Residential Density Bonus/Transfer Assessment

- Higher density feasibility and form for Hammond

3. Commercial Demand & Capacity Analysis

- Hammond's historic commercial area

Public Input – What We've Heard

Three key messages were received:

1. Retain neighbourhood's heritage character
2. Improve walkability and trails throughout Hammond
3. Enhance traffic safety



Heritage Character Area

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

Donald Luxton & Associates, Hammond Heritage Character Area report

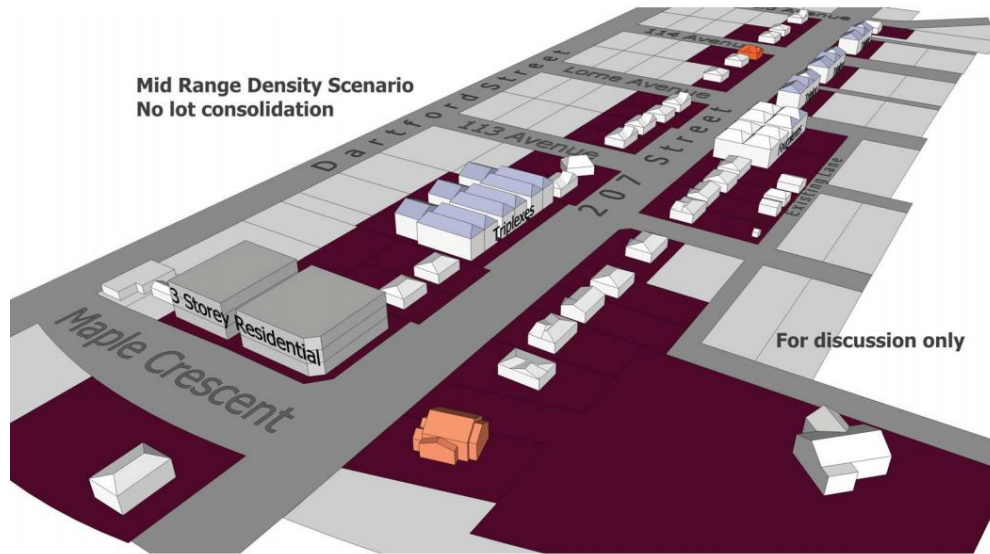


Map Showing Concentration of Heritage Sites within the 1882 Hammond Townsite Boundaries with Proposed Heritage Conservation Area

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

What About Change?



Community support for mid-range density:

- Maximum 3-storeys
- Along major corridors

Density and Market Demand

Density Bonus/Transfer study concluded:

“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.”

Urban Systems,
Residential Density Bonus/Transfer Program Assessment for Hammond Area Plan

Historic Commercial Area

Community support for
a revitalized historic
commercial area



Commercial Demand

- Support currently exists for 5,000 to 7,000 sq. ft. of commercial floor area;
- The following obstacles exist:
 - 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).

Rollo & Associates, Commercial Demand and Capacity Analysis for Hammond Area Plan

Future Commercial Demand



“Total recommended commercial floor space for the Hammond node ranges from just under 21,000 square feet to over 63,000 square feet at full build-out.”

Rollo & Associates, Commercial Demand and Capacity Analysis for Hammond Area Plan

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.

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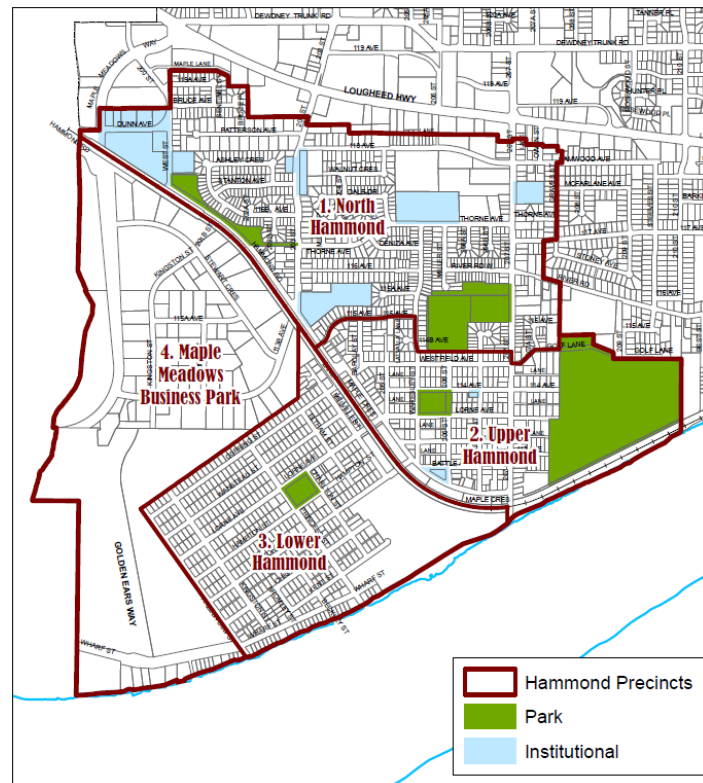
Hammond Preliminary Concept Plan Land Use

#MyHammond



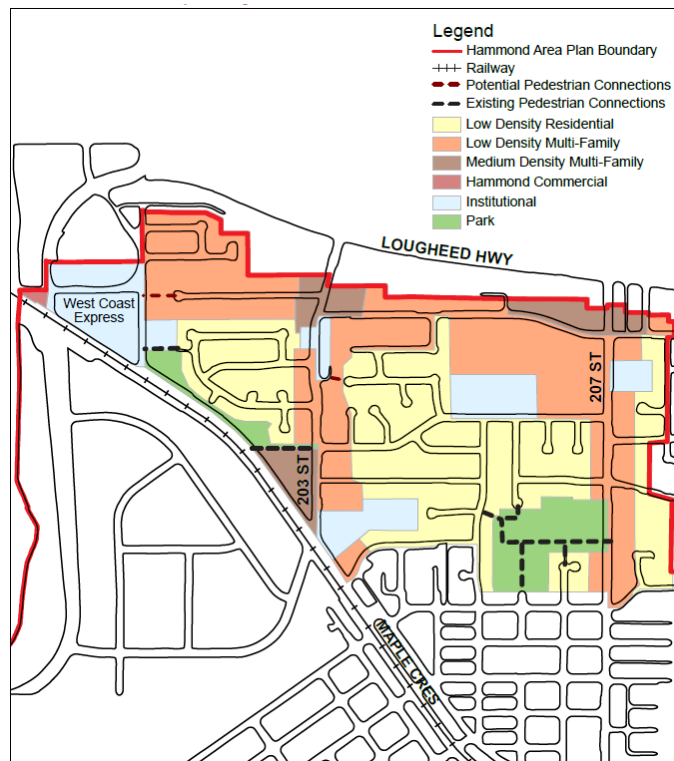
Hammond Precincts

- Neighbourhood Characteristics
 - 4 Sub-Neighbourhoods
 - Different factors influencing development
 - Specific areas of focus for each



Precinct 1 – North Hammond

- **Key Objectives:**
 - Some residential density increase
 - Improve Pedestrian Connections
 - West Coast Express



Precinct 2 – Upper Hammond

Option 1: Minimal Change



Option 2: Major Corridor

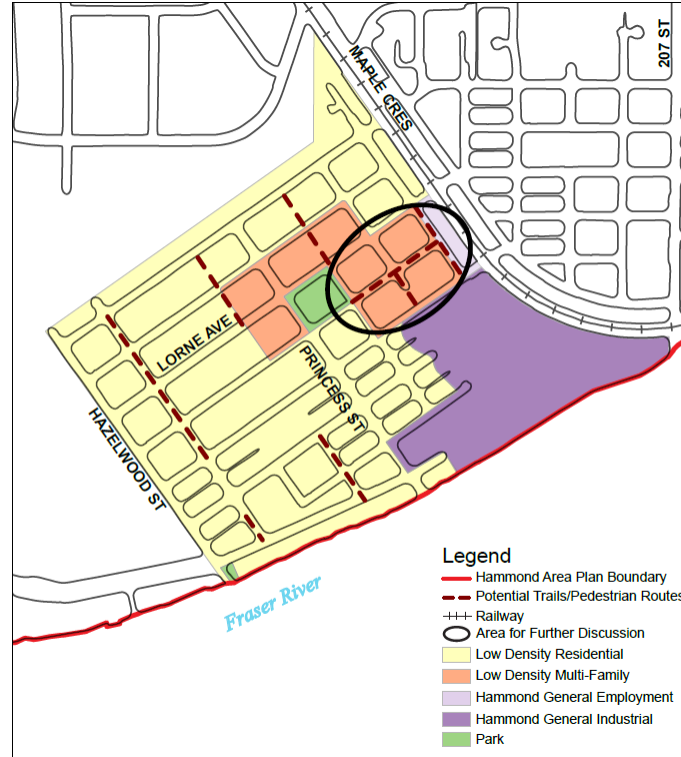


Option 3: Commercial Node



Precinct 3 – Lower Hammond

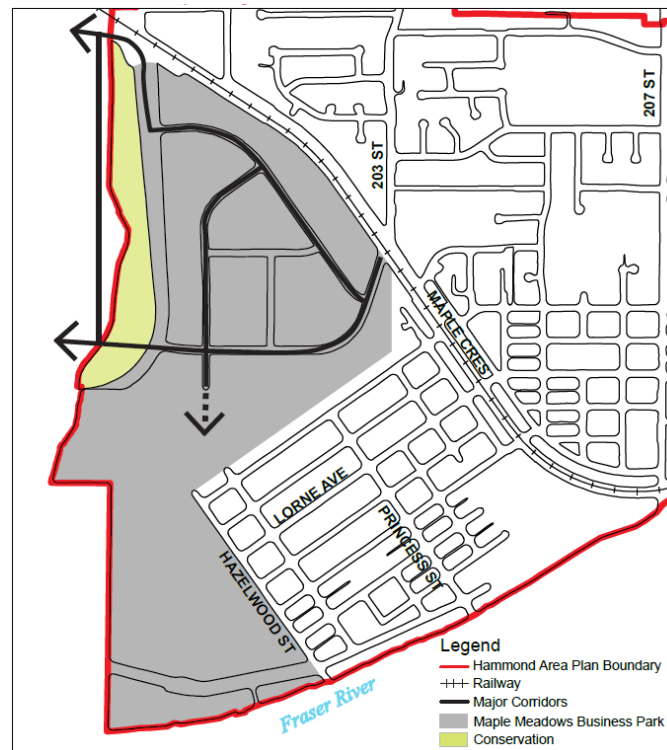
- **Key Objectives:**
 - Formalize Recreation Trails
 - Increase Residential Density
 - Increase Light Industrial



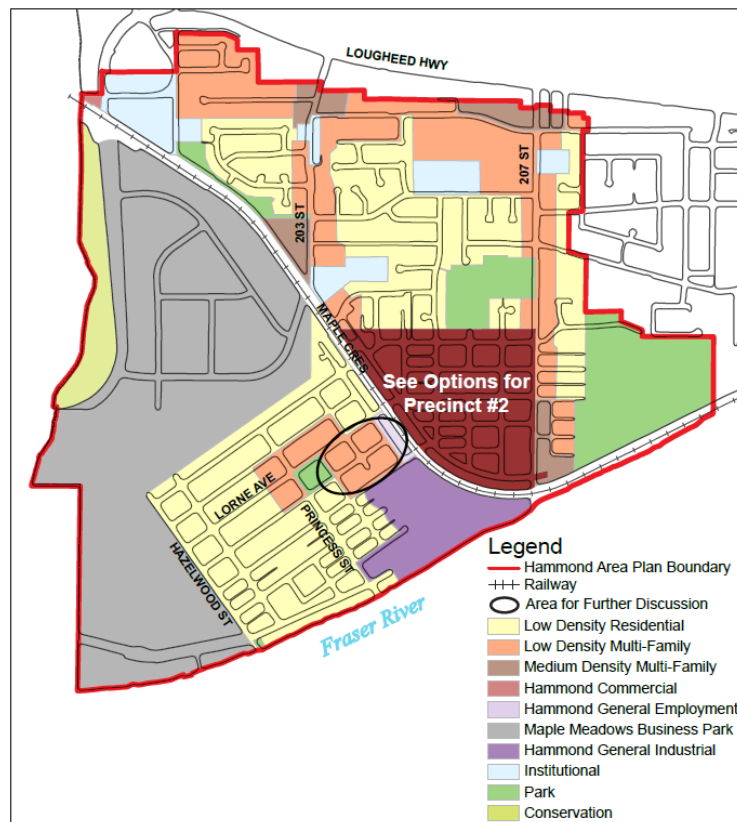
Precinct 4 – Business Park

- **Key Objectives:**

- Existing Major Corridor Routes
- Enhance connectivity where opportunities arise
- Update Katzie Slough to Conservation Designation



Preliminary Concept Plan – Land Use



#MyHammond

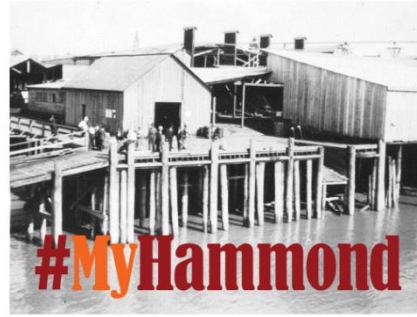


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British Columbia

Next Steps

1. Community Open House Event – March 30, 2016
2. Preparation of Consultation Summary Report
3. Council Endorsement of Concept Plan



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