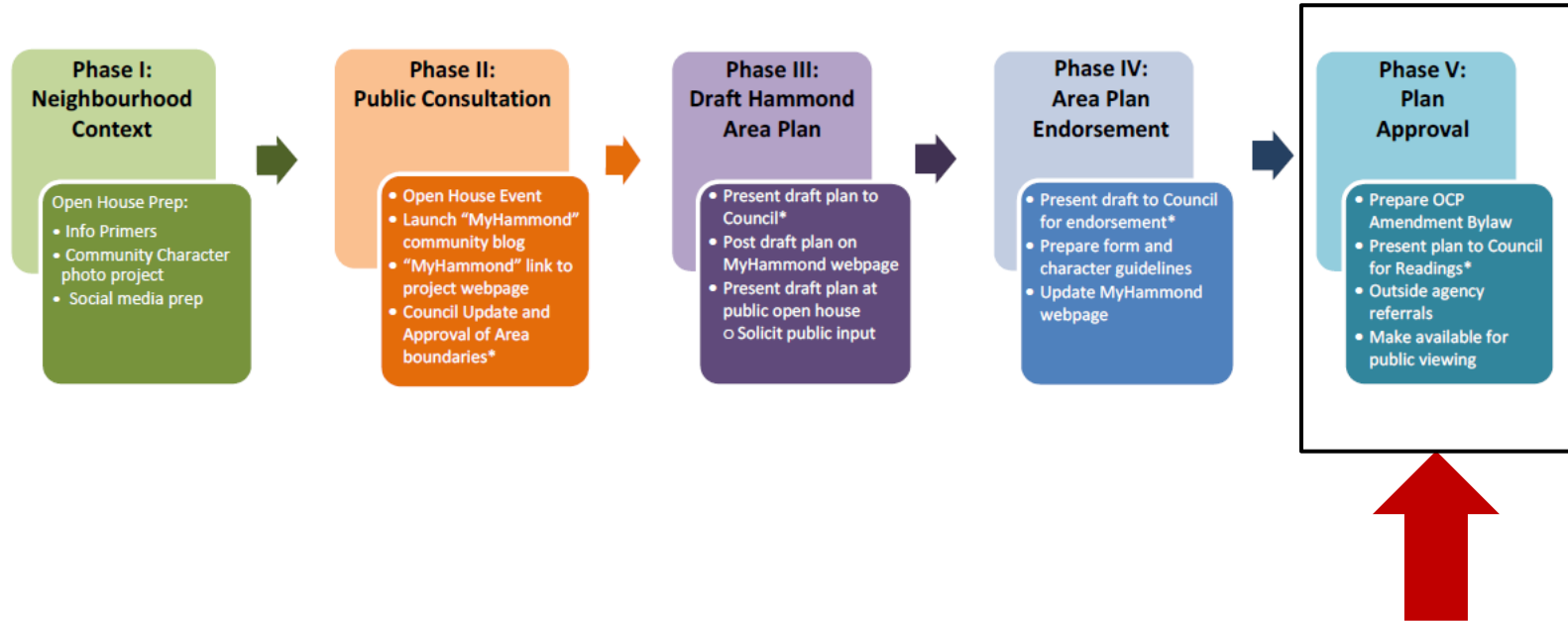


Hammond Area Plan Process



Public Consultation Components



- #MyHammond Webpage
- 3 Public Open House Events & Online Questionnaires
- #MyHammondTalks Online Questionnaires
- Community Photo Projects
- Community Video Projects
- Newspaper Advertisements
- Subscriber List Email Notifications
- Hammond Neighbours FB Page Postings

Hammond Area Plan - Intent

A long-range planning tool that will provide direction for planning and development within the neighbourhood through designated land uses and supporting policies.

Population Projection

Dwelling Units – Current #	Population – Current Est.	Dwelling Units Est. – Build Out	Population Est. – Build Out
1,974	5,782	5,700	11,000

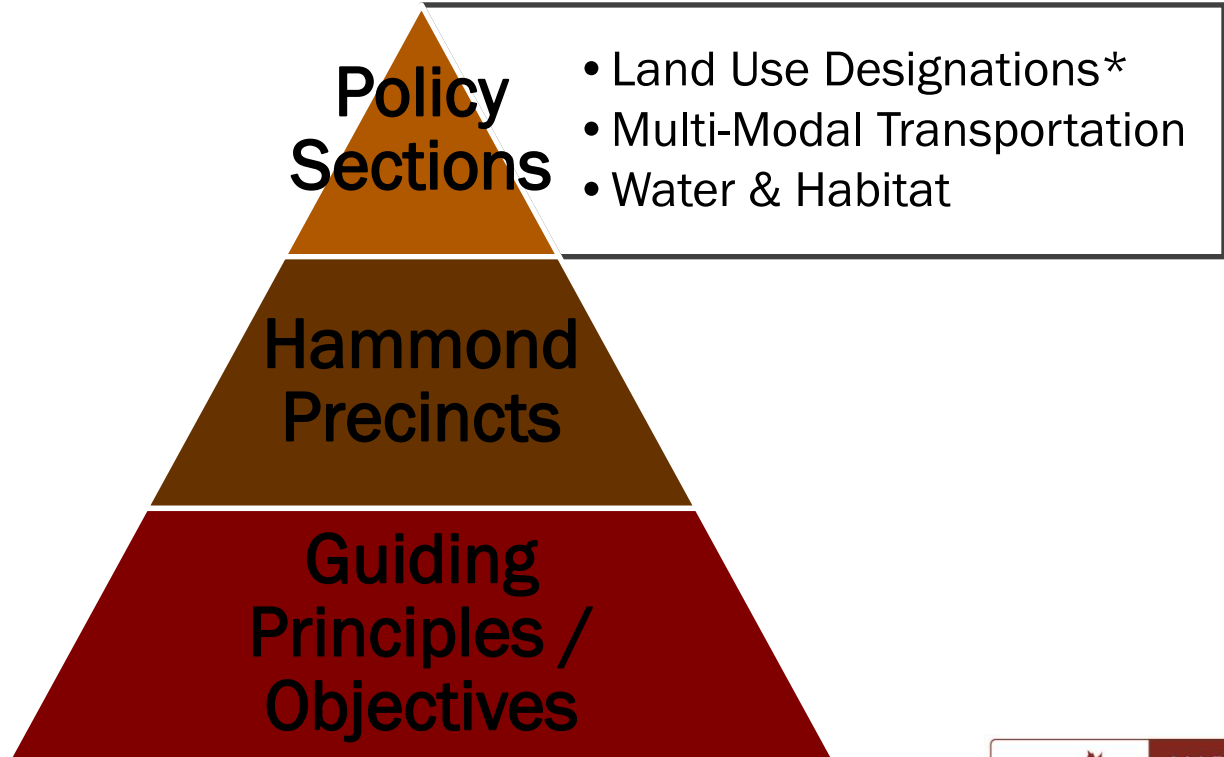
Area Plan Dwelling Unit Types Includes:

- Single-Family, Single-Family/Secondary Suite, Duplex, Triplex, Four-plex, Townhouse, and 3-4 Storey Apartment

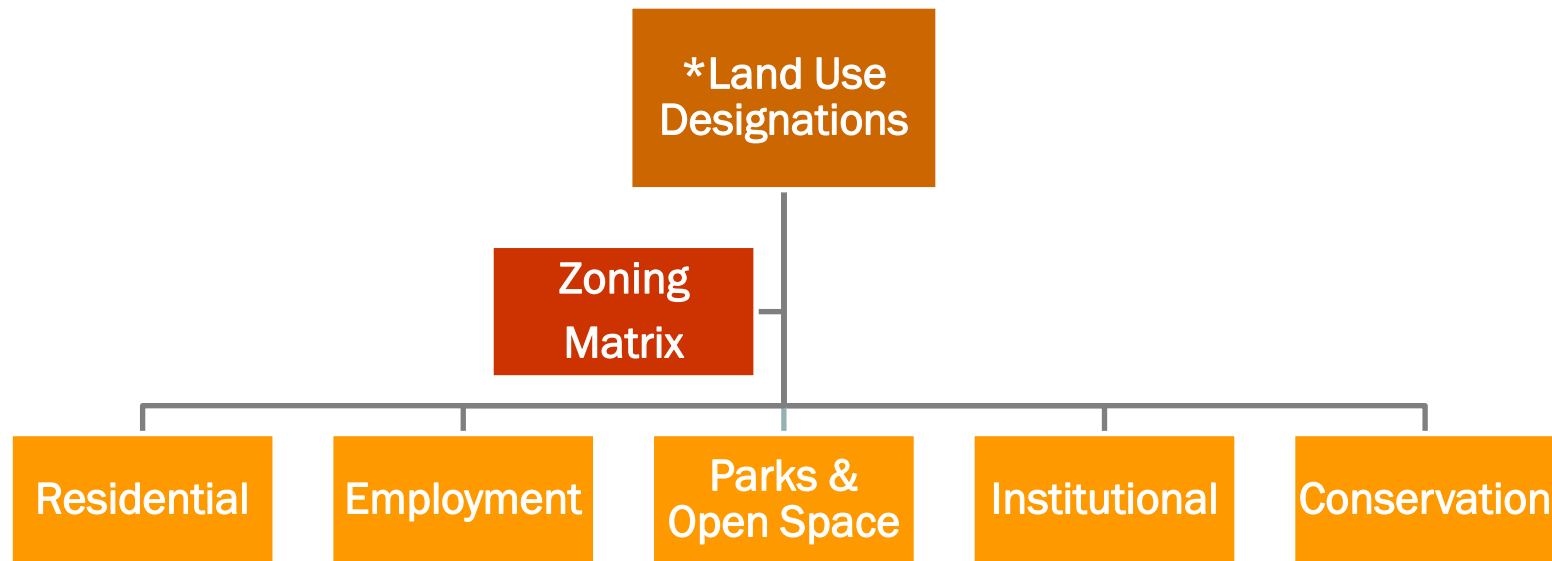
Commercial Floorspace Projection

Commercial Floor Area (Approx.) – Currently	Commercial Floor Area Est. – Build Out
7,000 sq. ft. (650 m ²)	26,000 sq. ft. (2,415 m ²)

Area Plan Content and Policy Sections



Content and Policy – Land Use



Area Plan – Key Themes

Retain
Heritage
Character



Desire
Commercial
Revitalization



Support
Residential
Density



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Area Plan – Additional Themes

Walkability /
Connectivity

Park Amenities

Recreation Trails

Traffic Safety

Bicycle
Infrastructure

Local Ecology /
Drainage

Flood Mitigation

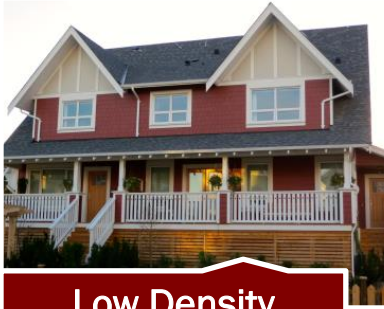
Neighbourliness

Trees &
Greenspace

Development Permit Area Guidelines

Intent is to maintain the unique neighbourhood character identified within each precinct, particularly key heritage elements outlined through the neighbourhood planning process.

Hammond DP Land Use Designations



Low Density
Multi-Family



Hammond Village
Commercial



Infill General
Employment



Medium Density
Multi-Family

DP Guidelines & Quality Design

Support new development in Area Plan by encouraging:

- Compatible Form & Character
- Energy Conservation
- Water Conservation
- Reduction of Greenhouse Gases



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DP Guidelines Design Focus



Example: Hammond Village Commercial Area Designation

- Building Siting & Massing
- Parking and Access
- Landscaping & Private Outdoor Space
- Architectural Patterns & Materials
- Lighting
- Landscaping
- Energy Efficiency

Changes to Area Plan Bylaw

Minor changes proposed to Bylaw between 1st and 2nd Readings:

	Area Plan	DP Guidelines	OCP
Improve Clarity	●	●	
Modify Policy Intent	●		
Policy Addition	●		
Zoning Matrix Update	●		
Sub-Section Addition			●



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Transition for Development Applications

Development Applications that have:

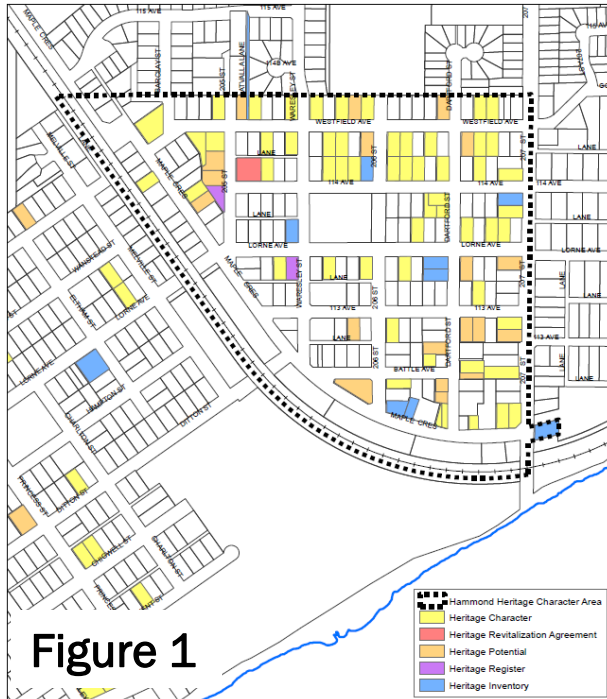
Not yet received 3rd reading :

- OCP Amendments must comply with Area Plan Bylaw
- Zoning Amendments must comply with Area Plan Bylaw

Received 3rd reading :

- OCP amendments exempt from Area Plan Bylaw
- Zoning Amendments exempt from Area Plan Bylaw

Area Plan Implementation



Identified in Historic Character Area Study, D. Luxton & Assoc.

- Policy 3-4: establish a community engagement process to explore potential regulatory tools* for conservation of the Heritage Character Area identified in Figure 1.
- Policy 3-8: work with Katzie First Nation to create a process for development applications to undertake an archaeological review, wherever warranted.
- Policy 3-34: undertake a study to explore appropriate parking standards and alternative parking options for the Hammond Village Commercial Area.

*Examples: Heritage Conservation Area Bylaw, Heritage Zone, Conservation Covenants, property tax exemptions.

Formal Referrals

Agency	Date Referral Sent	Follow-Up Dates	Comments Received
Katzie First Nation	Sept 21, 2016	Oct 17 & Nov 3/16 & Jan 9/17	Yes
City of Pitt Meadows	Sept 21, 2016	Oct 18 & Nov 1	None
School District 42	Sept 21, 2016	Nov 3, Nov 10, & Dec 1	Query
Agricultural Land Commission	Sept 21, 2016	Oct 17 & Nov 1	None



That Hammond Area Plan Bylaw No. 7279-2016 has been given second reading on November 29, 2016 and forwarded to this Public Hearing.