



10.5 HAMMOND AREA PLAN



HAMMOND AREA PLAN

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1.0 INTRODUCTION

1.1 BACKGROUND

The Hammond neighbourhood is located in the southwest corner of Maple Ridge. It is bounded on the west by the City of Pitt Meadows and the Katzie First Nation, and on the south by the Fraser River; to the north are Lougheed Highway and Dewdney Trunk Road commercial areas, and to the east is mainly single-family development. The nearby highway network includes the Golden Ears Bridge, providing quick access to regional transportation routes.

Hammond has a number of unique qualities combining to make it a neighbourhood with heritage character. Some prominent features include several early 1900's single-family houses, a historic commercial area, a 5.4 hectare baseball park, and a 16 hectare golf course. Local employment opportunities exist within the Maple Meadows Business Park, Hammond Cedar Mill, and nearby commercial areas.

Residents of Hammond describe it as a friendly and family-oriented place, where many neighbours know each other and get together for social events. Hammond is also valued for its smaller size homes with ample garden space, mature trees, and open drainage canals. Many residents also enjoy walking and bicycling through the neighbourhood.

1.1.1 HISTORY

Prior to settlement, the area we know today as Hammond was one of the five original Katzie communities located in southwestern British Columbia. European settlement in this area began in the 1860s, at a time when the area was described as 'heavily timbered down to the river's edge.'

The Hammond brothers, William and John, arrived in the area from Fenstanton, England in 1862. They donated several acres of land to the CPR on the condition that the first railway station in Maple Ridge be built in Hammond. Emmeline Mohun, whose husband, Edward Mohun, drafted the town layout, donated the lower portion of the townsite. Construction of the Canadian Pacific Railway line, station and yards began in 1882. Labourers flocked to the area, including many Chinese workers. In these early years, Port Hammond Junction served as a supply depot, and the town continued to grow with businesses, such as hotels and bars, in response to the influx of workers, settlers and industry.

In August 1883 the township of Port Hammond Junction was registered at the New Westminster Court House. Two years later, the Hammond Post Office opened, and Hammond Station was completed. The first train pulled into Hammond in November 1885, over a year before the rail line to Burrard Inlet was completed. The area prospered, with many farms under cultivation, and by 1910, the opening of first lumber mill, which grew into the largest cedar mill in the world. As the community developed, schools, churches, a bank and telephone service were all established.

Today, the urban fabric of historic Upper and Lower Hammond reflects the origins of the early settlers who worked in local industry and agriculture. Small commercial buildings and modest wood-frame houses, set within a regular street grid, still exist today. Their construction reflects the ready availability of wood, and some houses display a high degree of sophistication in their use of wooden ornamentation. These early buildings, and their landscaped settings, anchor the historic character of the community.

1.1.2 KATZIE FIRST NATION

Prior to European settlement, Hammond was inhabited by the Katzie people. The Katzie traditional language is called Halkomelem, which the Katzie are currently attempting to revive. Hammond was just one of five Katzie communities that also included Pitt Lake, Sheridan Hill, Point Roberts and Point Grey.

Like many First Nations people, the Katzie migrated seasonally within their territory to locations where they could hunt, fish, and harvest. Residences were temporary structures made of poles and woven cedar mats and used most of the year. During the winter season, families shared permanent longhouse residences made of cedar.

The Katzie diet consisted mainly of fish, seal, game and shellfish. Wapato, a type of potato that grows in wet marshy areas was also an important source of starch in the Katzie diet. Marshlands still exist within the Pitt Meadows and Hammond area and the Katzie are working on a program to cultivate these starchy tuberous roots that once grew in abundance.

Most of the Hammond area is identified by the Katzie as their traditional territory. Indeed, at one time Hammond provided the marsh lands, Fraser River access, and forest for the Katzie people to source food, clothing, and shelter. A Katzie cemetery that dates back to 1898 still remains in Hammond and is in active use today.

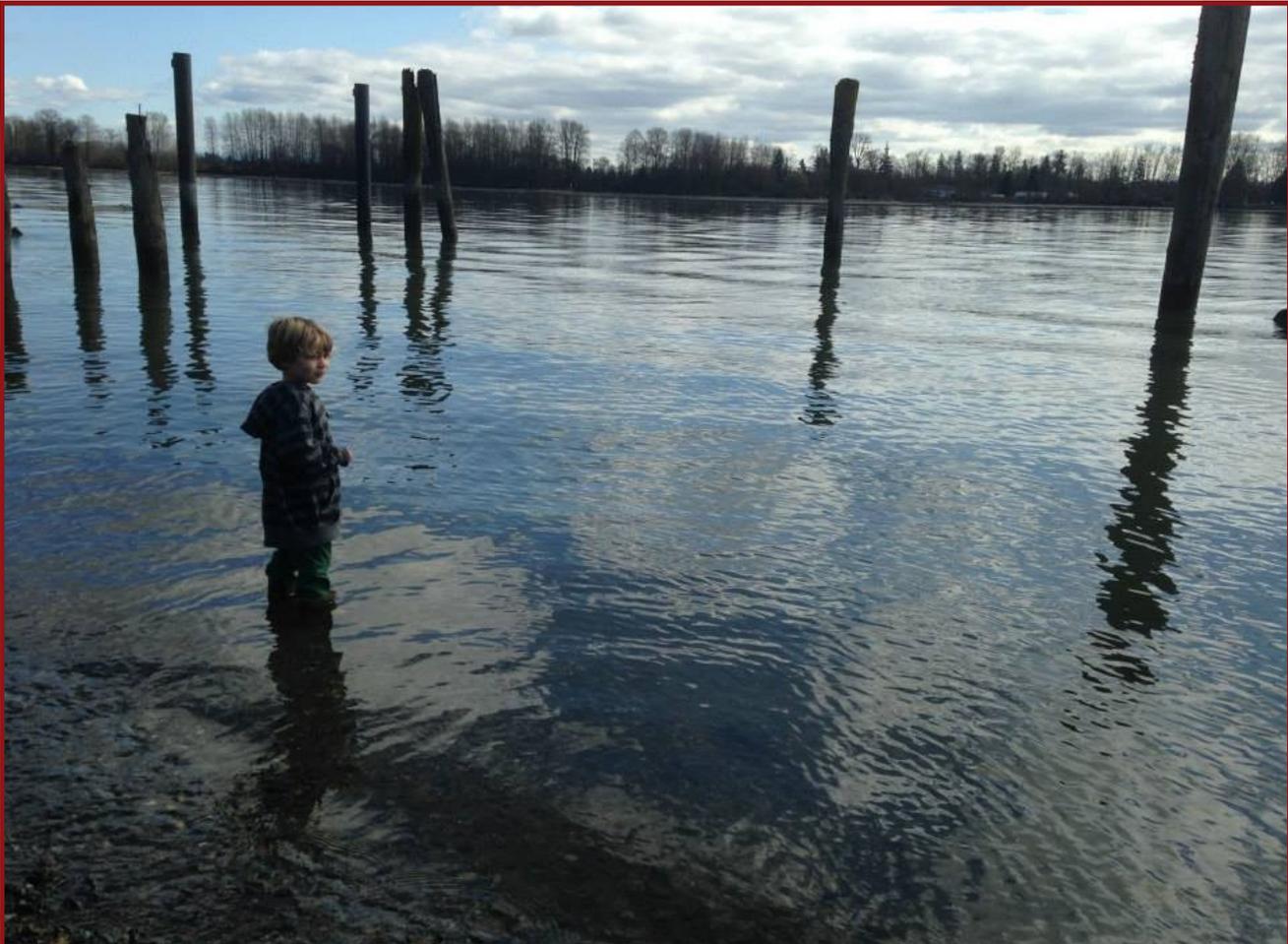
Sources:

Wapato in Katzie Traditional Territory, by Terry Spurgeon <http://www.sfu.ca/archaeology-old/museum/peb/wapato1.html> (sourced on August 19, 2016).

Katzie First Nation History, http://www.katzie.ca/katzie_history_part_1.htm (sourced on August 19, 2016).

Katzie First Nation Background, http://www.katzie.ca/background_information.htm (source on August 19, 2016).

Katzie Eco-cultural Restoration Project pamphlet: Outlines the history and use of wapato in Katzie culture and provides a description of the restoration project.



1.2 IMPETUS AND TIMING OF HAMMOND AREA PLAN PROCESS

Prior to 2006, Maple Ridge initiated amendment to the Official Community Plan to re-designate a considerable portion of the Hammond area from Commercial to Residential. The amendment was necessitated to address issues relating to the non-conforming status of many of the single family residences in the area, as well as to respond to findings stating that the area was over-supplied with Commercial designated land. Since 2006, the Hammond area has experienced development applications that are inconsistent with the Official Community Plan. At the January 2012 Public Hearing, Council heard from area residents commenting on a development application, involving an Official Community Plan and rezoning amendment, that was proposing a 36 unit apartment building in an area predominantly designated for single detached residential use. It was at this Public Hearing that the request to consider Hammond for a future area plan was made. Some of the comments recorded from speakers at the Public Hearing were as follows:

“... concern as to the impact of the proposed application on the neighbourhood and on his property...He requested that Council consider exploring a vision for the neighbourhood and not grant proposals for lots here and there.”

“...spoke in favour of the proposal however he agreed with the concept of a plan for the whole neighbourhood which would allow further development.”

“...agreed that an overall plan for the area is needed with an emphasis on the preservation of existing heritage.”

Development applications in Hammond prior to and during the Area Plan process have indicated that development pressure is beginning to increase.

1.3 AREA PLAN PROCESS

The Hammond Area Plan process commenced in March 2014. In the years prior, Hammond was experiencing redevelopment pressure and the community wanted a process to discuss appropriate development forms and density along with a plan to guide development in the future.

The Hammond Area Plan process was made up of five phases:

- Phase I: Neighbourhood Context
- Phase II: Public Consultation
- Phase III: Draft Hammond Area Plan (Concept Plan)
- Phase IV: Area Plan Endorsement
- Phase V: Plan Approval

Social media was used in a variety of ways throughout the process as a tool for engagement and communication. At the outset, #MyHammond was used as an easy recall project tagline for community engagement through Facebook, Twitter, Instagram, YouTube video and a #MyHammond webpage. Traditional outreach was also used to engage through posters, emails, letters, background briefs, etc.

The process included three public open houses, each with a corresponding questionnaire, made available at the event and online. Early in the process the public was also invited to provide input through three #MyHammondTalks online questionnaires. The outcomes of the first two questionnaires were provided through a “What We’ve Heard So Far” update bulletin and issued just before the third questionnaire was posted.

Prior to the first open house event, the community was invited to send in, through Facebook, Instagram, or email, photos of what they think makes Hammond special. Over 300 photos were received and these have been utilized in

#MyHammond open house banners, information postcards, #MyHammond webpage, and also incorporated into the Hammond Area Plan document.

Significant community input was received throughout the process and compiled to prepare a Preliminary Concept Plan, which was the focus of the third open house. Feedback from the community showed that the proposed land uses were largely supported leading to preparation of a draft Hammond Concept Plan. Council endorsed the Concept Plan in June 2016 and directed staff to use the document as a guide for development and the basis for the preparation of an Area Plan Bylaw.



1.4 ASSUMPTIONS AND TARGETS

Table 1, below, shows the current population of Hammond is estimated to be 5,782. This was calculated using Metro Vancouver’s “family size ratio” data from 2011 multiplied by the total number of units within the Hammond Area boundary. There is currently a total of 1,974 dwelling units in Hammond, as shown below with the range of housing types.

Table 1. Existing Household profile for Hammond neighbourhood

| Housing Type | Actual Number of Dwelling Units by Type | Current Estimated Population (2015) |
|-------------------------------|---|-------------------------------------|
| Single-Family | 1,365 | 3,986 |
| Single-Family/Secondary Suite | 196 | 572 |
| Duplex | 17 | 50 |
| Triplex | 2 | 6 |
| Fourplex | 2 | 6 |
| Townhouse | 342 | 1,026 |
| Apartment | 50 | 136 |
| TOTAL | 1,974 | 5,782 |

It is anticipated that through the Hammond Area Plan new development will occur over several years and result in a build-out population estimated at approximately 11,000 people residing in a total of 5,700 units. It is also estimated that this population will be able to support approximately 26,000 sq. ft. (2,415 m²) of retail and non-retail commercial floorspace in Hammond’s historic commercial area. Currently, Hammond businesses occupy approximately 7,000 sq. ft. (650 m²) of commercial floor area.

1.5 THE ROLE OF THE AREA PLAN

The Hammond Area Plan reflects the community’s values and is intended to be the preeminent document for long range planning and development within the Hammond Area boundaries. The Hammond Area Plan will form part of the overarching Official Community Plan Bylaw within Chapter 10, Area Plans. Foundational to the Area Plan are the Guiding Principles with supporting Objectives. These were derived from the Area Plan process to help set goals for the neighbourhood’s long-term evolution. Area Plan policies were developed out of the Guiding Principles and Objectives and expand on how the goals and will be applied and acted upon.

1.5.1 HAMMOND DEVELOPMENT PERMIT AREA GUIDELINES

The Hammond Area Plan is supported by Development Permit Area Guidelines intended to help maintain the unique character of the Hammond neighbourhood. Specifically, the Guidelines outline design criteria for new development and are also incorporated into the Official Community Plan. The content of the Guidelines is derived from the same inputs that contributed to creation of the Area Plan, through the Area Plan process, as well as best practices in sustainable design and development. The Hammond Development Permit Area Guidelines will be used in conjunction with the Hammond Area Plan for the following land use designations (shown on attached Schedule 1, Hammond Area Plan Land Use Designations):

- Low Density Multi-Family
- Medium Density Multi-Family
- Infill General Employment
- Hammond Village Commercial



1.6 GUIDING PRINCIPLES

Pursuant to Section 1.5, The Role of the Area Plan, the Hammond Area Plan process produced 10 Guiding Principles to inform policy development for the Hammond Area Plan.

1.6.1 GUIDING PRINCIPLES AND SUPPORTING OBJECTIVES

To ensure clear linkages between the Guiding Principles and Area Plan policies, supporting Objectives have been developed and are included below.

1. NEIGHBOURHOOD CHARACTER IS RETAINED

Objectives:

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond’s history in ways that identify special places, people, features, or events

2. A RANGE OF HOUSING FORMS AND TENURES PROMOTES DEMOGRAPHIC DIVERSITY

Objectives:

- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables “aging in place” for residents
- Encourage a greater supply and variety of rental housing forms

3. NEW DEVELOPMENT ENHANCES AND COMPLIMENTS EXISTING BUILT FORM AND NEIGHBOURHOOD CHARACTER

Objectives:

- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster “eyes on streets”
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Encourage industrial development that is designed to mitigate impacts on adjacent uses

4. HISTORIC COMMERCIAL AREA SERVES COMMUNITY NEEDS

Objectives:

- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents’ daily needs
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area
- Allow for short-term commercial ventures, such as pop-up shops, to help revitalize village commercial area and enhance other employment areas

5. SUSTAINABLE BUILDING TECHNOLOGIES ARE UTILIZED

Objectives:

- Retain, reuse and adapt existing buildings, particularly those with heritage value or character
- Incorporate energy efficiencies into building design to help reduce greenhouse gas emissions
- Design new buildings to be adaptable to future uses
- Encourage building design, technologies and materials that promote energy and water conservation as well as the reduction of greenhouse gases (GHG)
- Continue to promote waste reduction and responsible disposal of all waste materials

6. FLOOD RISKS ARE MINIMIZED THROUGH REGULATORY STANDARDS AND DESIGN BEST PRACTICES

Objectives:

- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development (*see Zoning Bylaw*)
- Continue to utilize a three-tier stormwater management approach
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Continue to make flood mitigation and emergency program information available to the public
- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation

7. NATURAL LANDSCAPE IS MAINTAINED AND ENHANCED

Objectives:

- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities

8. MULTI-MODAL TRANSPORTATION ROUTES PROVIDE OPTIONS TO AUTOMOBILE

Objectives:

- Ensure increased neighbourhood walkability as development occurs
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic management measures as new development occurs
- Promote community gathering spaces and points of interest along pedestrian and bicycle routes

9. OPEN SPACES AND RECREATIONAL OPPORTUNITIES CONTRIBUTE TO THE ENJOYMENT AND WELL-BEING OF RESIDENTS

Objectives:

- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities
- Provide public access to Fraser River



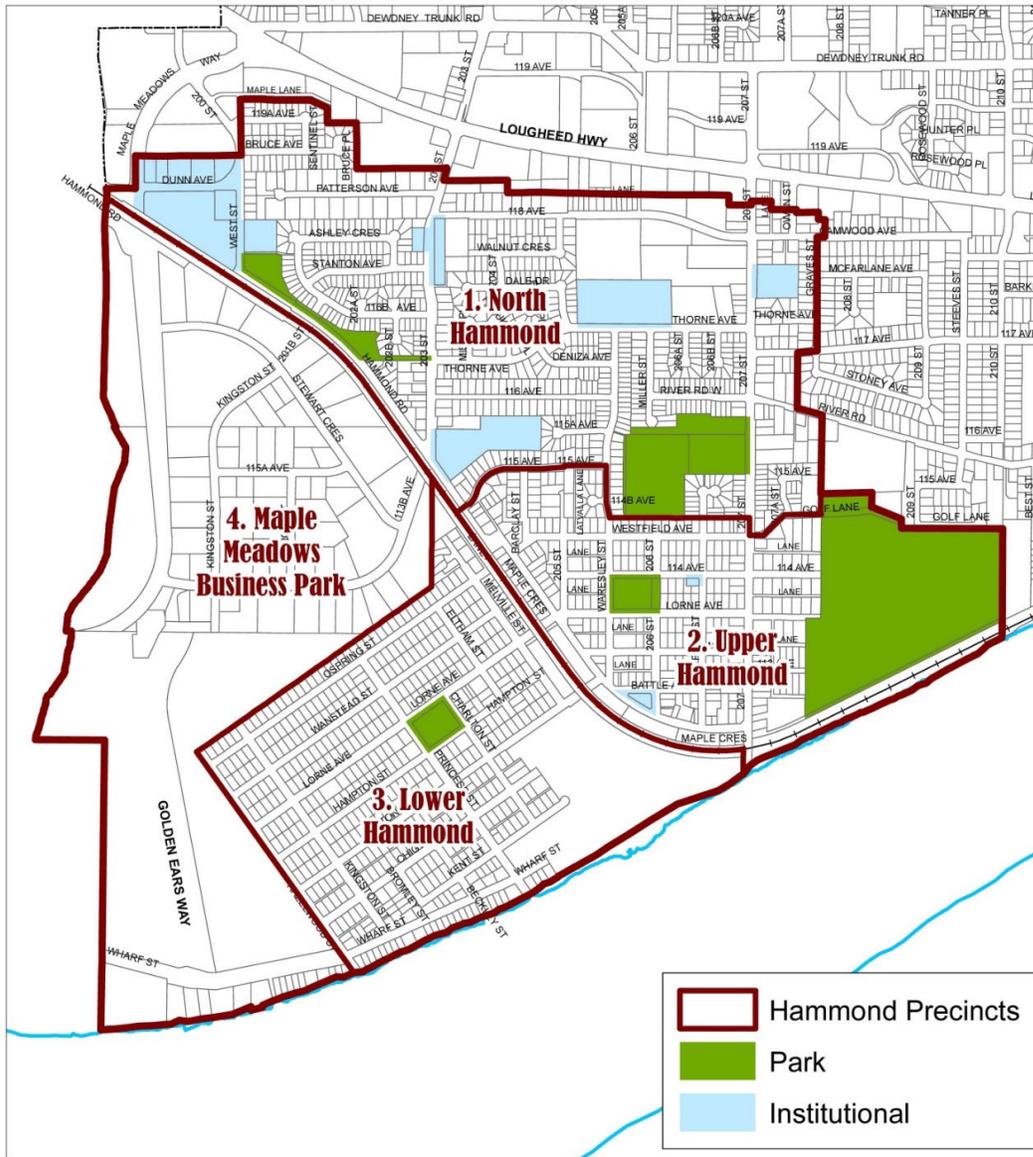
2.0 NEIGHBOURHOOD CHARACTERISTICS

The Hammond neighbourhood has grown significantly since it was registered as a Township in 1883 and character differences are reflected in the time period in which various parts of the neighbourhood were built. Differences in character are evident in land use, street grid pattern, built form, and design of public space. A primary goal of the Hammond Area Plan is to retain these neighbourhood characteristics that contribute to the vitality and livability of the area. To achieve this goal, precincts are identified where clear differences in neighbourhood character exist. The intent is to retain and enhance the desirable features within each of these areas over time.

Using input received through the public consultation process, four precincts have been identified:

- Precinct 1: North Hammond
- Precinct 2: Upper Hammond
- Precinct 3: Lower Hammond
- Precinct 4: Maple Meadows Business Park

Hammond Precincts

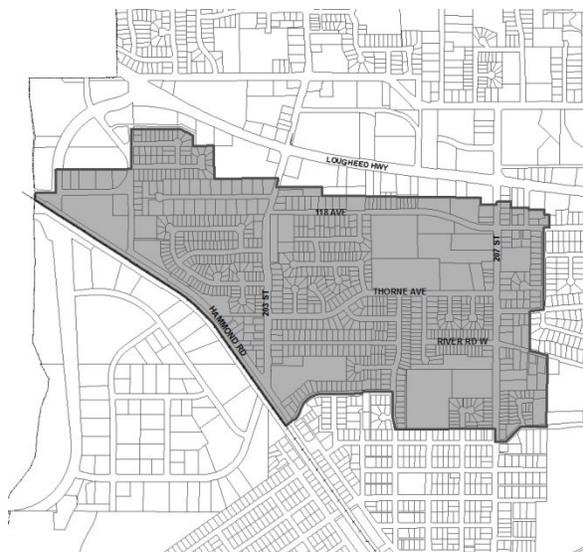




2.1 PRECINCT 1: NORTH HAMMOND

North Hammond is predominantly a single-family low-density residential area. One large pocket of townhouse development is located at 207th Street, 118th Avenue, and Thorne Avenue. The North Hammond area was developed in the 1980's, long after the residential areas to the south were established. Characteristics such as curved roads, cul-de-sacs, and sidewalks confirm North Hammond's more contemporary era. Compared to earlier eras, many North Hammond houses are large with smaller yards and gardens and garages prominently facing the street. These building features indicate a mid to late 20th century style.

Although North Hammond development is more recent than the areas to the south, it is well established and many of the trees and shrubs planted during development contribute character to the urban landscape.



A key focus for this area is retaining existing connectivity to other areas of the neighbourhood for pedestrian and cycling activity and creating new opportunities wherever possible. This may be accomplished by retaining existing and creating new sidewalks as well as existing and new multi-use trails that help shorten travel routes within the neighbourhood (see Figure 2, Connectivity).

2.1.1 PRECINCT 1 - KEY CHARACTERISTICS

STREET AND BLOCK PATTERN

North Hammond streets are wide, compared with Precincts 2 and 3, with cul-de-sacs incorporated into the network and sidewalks included along every street for pedestrians. However, developing cul-de-sacs, instead of grid pattern blocks, often increases the travel distances to nearby neighbourhood destinations. Street trees are not present in this Precinct as they were not part of the required road standard during the era of North Hammond's development.

Typical Lot Size and Layout

North Hammond is primarily residential, with single family lots. Lot sizes range from 370m² to over 600m² with some irregular shapes and sizes. Homes are larger and typically cover 35-40% of the lot area.





Greenspace and Landscaping

North Hammond homes are generally larger and cover more lot area than those in Precincts 2 and 3. Many of the homes feature front lawns and manicured landscaping. Although trees and shrubs are not as mature as some in the other residential Precincts, they have become well established and contribute to the character of the area.

Housing and Heritage Sites

Houses in this area are characterized as standard single family homes with wide front garages and driveways. The Katzie First Nation cemetery is a heritage site identified in this area.



2.2 PRECINCT 2: UPPER HAMMOND

When the Hammond Township plan was registered in 1883, Upper Hammond began to expand rapidly. The opening of Hammond's railway station in 1885 resulted in more homes, commercial businesses, and industry. As the commercial hub grew into a bustling centre of activity, the Port Hammond Lumber Company began its operation on the riverfront in 1908.

Much of the unique character that grew out of Hammond's early days remains evident within Precinct 2 and retaining this character is a goal of this Area Plan.



2.2.1 HERITAGE CHARACTER AREA

A heritage character study was undertaken by Donald Luxton & Associates and the findings were summed up as follows:

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

Hammond Heritage Character Area

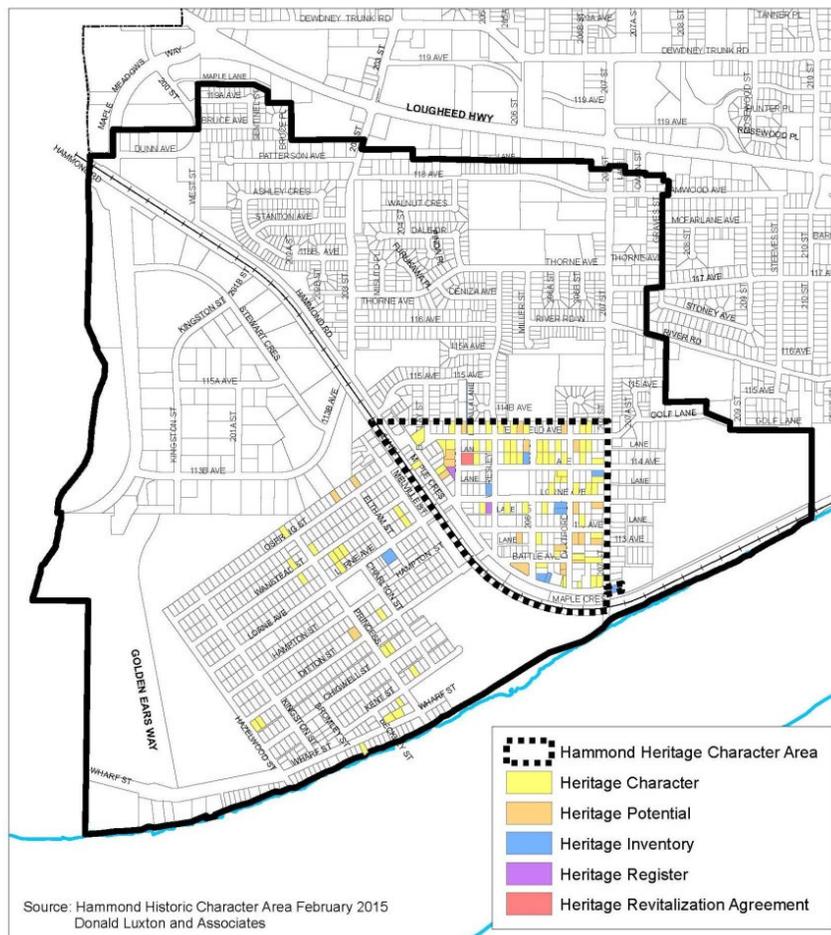


Figure 1: Hammond Heritage Character Area

The above map, prepared by Donald Luxton & Associates, shows the boundaries of the heritage character area identified through the study. The characteristics that contribute to the concentration of these heritage character sites 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”.

HAMMOND HERITAGE CHARACTER AREA – DEFINITIONS OF FIGURE 1 HERITAGE CLASSIFICATIONS

The following resources have been identified and mapped on Figure 1 in order to determine the concentration of heritage resources and heritage character sites within the 1882 Hammond boundaries.

HERITAGE REVITALIZATION AGREEMENT

A legally protected heritage site. Statements of Significance have been prepared for both buildings on the site.

HERITAGE REGISTER

Recognized for their heritage value, and officially listed on the Maple Ridge Community Heritage Register. Statements of Significance have been prepared for these two sites.

HERITAGE INVENTORY

Identified in “The Heritage Resources of Maple Ridge, 1998” as having heritage value but not yet officially recognized. Statements of Significance have not been prepared for these sites.

HERITAGE POTENTIAL

There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.

HERITAGE CHARACTER

These sites contribute to the heritage character of the neighbourhood. They are generally modest in scale, pre-1940s wood frame structures that reflect the working-class nature of the area. Some of the sites have been significantly altered, but may have potential for sensitive renovation. These sites have been identified at this time through a visual survey only, and are noted as supporting overall neighbourhood character.



2.2.1 PRECINCT 2 – KEY CHARACTERISTICS

STREET AND BLOCK PATTERN

Lots divided into a tight grid system, with very few lanes, characterize Precinct 2. The tight street grid provides a village atmosphere and a more walkable environment. Typically, there are 10 lots to a block, providing a very generous street allowance. There are also a number of irregular and triangular lots caused by the curving sweep of the railway that provide variety and interesting neighbourhood pockets within the area.

TYPICAL LOT SIZE AND LAYOUT

Upper Hammond is primarily comprised of residential, single family lots with a few larger, multi-family buildings. Lot sizes generally range from 610m² to over 890m² with many homes typically small and modest in size, particularly in the Heritage Character Area (HCA). Lots within the Village Commercial Area vary in size from slightly smaller and slightly larger than the nearby residential lots. The curve of the railway line has also created some irregular shaped residential and commercial lots. Residential lots outside of the HCA tend to be larger, although some are smaller and narrower.

GREENSPACE AND LANDSCAPING

The mature and varied greenspace and landscaping of Upper Hammond is an important character element. Many lots located in the HCA are large in size and homes are small. This allows for more light and open space on each site, contributing to a 'green' feel within this part of the neighbourhood.

HOUSING AND HERITAGE SITES

The historical architectural style of the Hammond neighbourhood remains primarily concentrated within the Heritage Character Area of Precinct 2. Houses in this area are small and modest and are characterized as a simplified version of the well-known Craftsman style. Several sites in this Precinct are listed in the Heritage Resources of Maple Ridge.

OTHER HISTORIC ACTIVITIES & COMMUNITY-LED AMENITIES

Throughout Upper Hammond, there is a legacy of human activity that is commemorated with a sign, plaque, or public art.



2.3 PRECINCT 3: LOWER HAMMOND

The development of Lower Hammond occurred over several decades in predominantly a single-family form. In the late 19th and early 20th centuries, when Upper Hammond was growing rapidly, this area was growing at a slower pace around the cedar mill which started operation in 1908 and continues today. There are a number of older homes scattered throughout Lower Hammond, described in the Heritage Character Study (Donald Luxton & Associates), as being “pre-1940’s wood frame structures that reflect the working-class nature of the area”, but lacking in concentration of similar structures found in Upper Hammond. Most development in Lower Hammond represents eras from the mid to late 20th and early 21st centuries. The study also identified Lower Hammond’s grid-pattern road network and lot configuration, which is similar to that found in Upper Hammond, adding to the heritage character of the area. The different eras of development throughout have created an eclectic and interesting mix of housing form. Also noteworthy in the study is the following observation:



Upper and Lower Hammond are also at a different orientation, with Upper Hammond oriented north-south and Lower Hammond angled relative to True North. This gives each area a more distinct identity and provides visual containment.

Lower Hammond is located in the Fraser River floodplain and this will continue to impact the form and design of new development into the future. This area has been described by some as having a rural character not typically found in single-family suburban areas. Features that contribute to this character, not already discussed above, are:

- Numerous vegetated open drainage channels with adjacent informal trails that connect various blocks
- Roads with a narrower paved width compared to other suburban residential areas (such as Precinct 1)
- Few sidewalks



Two areas of focus for Lower Hammond are:

- 1) Maintaining the rural character;
- 2) Enhancing connectivity within Precinct 3 and identifying opportunities to link with other Hammond Localities and beyond.



2.3.1 PRECINCT 3 – KEY CHARACTERISTICS

STREET AND BLOCK PATTERN

Lower Hammond has a very regular, repetitive, grid street pattern in large blocks. Many of these blocks are broken up with unopened road right-of-ways and vacant lots that contain informal trails along drainage canals. Some laneways currently exist in Precinct 3, south of Ditton Street.

TYPICAL LOT SIZE AND LAYOUT

Lower Hammond is made up of mostly single family lots that range in size from approximately 560m² to over 890m². The Hammond Cedar Mill is also located in Precinct 3 and covers close to 25% of the area. Housing in this Precinct has been constructed over several decades resulting in an eclectic style, size, and lot layout. The older homes, constructed prior to the 1980's, tend to be more modest with a smaller footprint and more open space is the result. Homes constructed during and after the 1980's tend to have a larger footprint and smaller front and rear yards.

GREENSPACE AND LANDSCAPING

Undeveloped and open rights of way with vegetated drainage canals help provide a sense of rural openness from the street. Pedestrians have established informal pathways along the drainage canals.

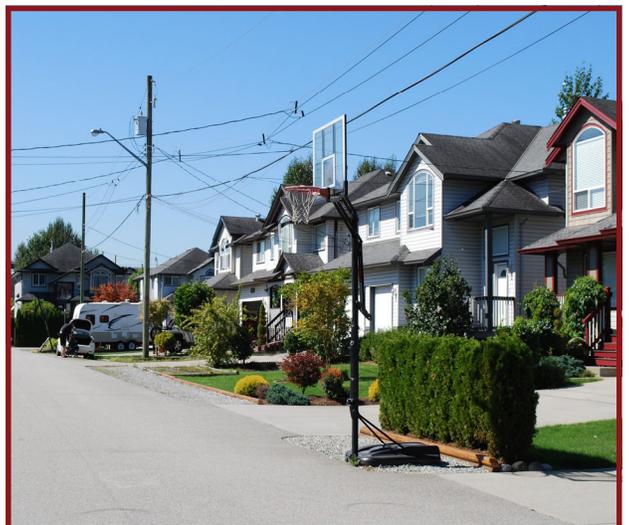
Several sites have older small homes with generous setbacks that contribute to the greenspace and open feel. Although Lower Hammond was established at the same time as Upper Hammond, it does not have the same abundance of mature trees. This is likely due to its lower elevation and drainage issues. Wharf Street serves both as a road and dyke for the floodplain area. Single-family homes are located on both sides of Wharf Street and while the homes on the Fraser River side have spectacular views, they do not benefit from the flood protection the dyke provides.

HOUSING AND HERITAGE SITES

Similar to houses in the Heritage Character Area of Upper Hammond, the vernacular heritage architectural style is also evident in Lower Hammond. The Heritage Character Area Map (see Figure 1) shows several sites with heritage character or potential and one listed on the “Heritage Resources of Maple Ridge”.

OTHER HISTORIC ACTIVITIES & COMMUNITY-LED AMENITIES

Much history is evident and recorded within Lower Hammond and as such there are signs, plaques, and park names to help commemorate Hammond's history.

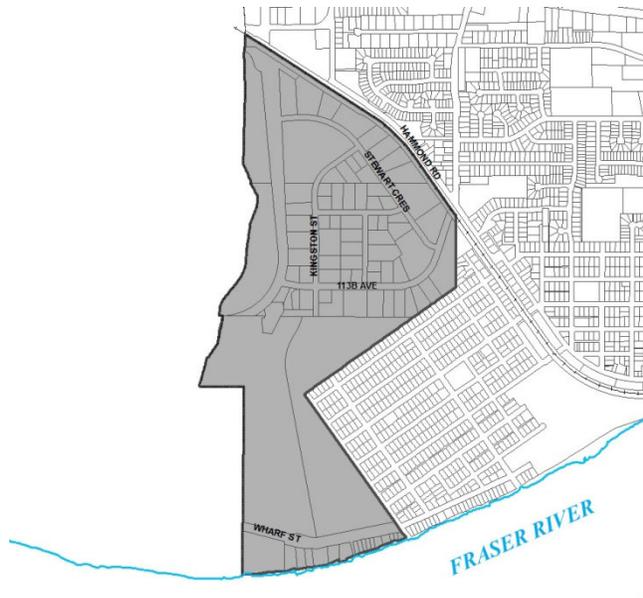


2.4 PRECINCT 4: MAPLE MEADOWS BUSINESS PARK

Although land use is a primary factor that sets Precinct 4 apart, the area does have other characteristics important to its future. Most of the northern portion of Maple Meadows Business Park was constructed in the early 1990's and the southern portion is currently undeveloped. Because the business park has grown slowly over the years, the pattern of older to newer light industrial building design is clearly evident. Part of the Katzie Slough is located at the western edge of the Precinct and provides natural drainage for the area. All of Precinct 4 is located in the Fraser River floodplain.

A key feature of Maple Meadows Business Park is its auto-oriented connectivity with the regional highway network. The Business Park is located close to Lougheed Highway and adjacent to Golden Ears Way and Golden Ears Bridge. When the undeveloped lands to the south of 113B Avenue eventually develop, an alternative access to the area will be required. This will be particularly beneficial for emergency access.

Enhancing local and regional connectivity is an important requirement for the Precinct 4 road network, which includes improvements to roads and routes, as well as increasing pedestrian and cycling connections to other areas within the neighbourhood. Considerations regarding development in the floodplain will also continue to be a focus for Precinct 4, including best practices for stormwater management.



2.4.1 MAPLE MEADOWS BUSINESS PARK – KEY CHARACTERISTICS

STREET AND BLOCK PATTERN

The street network is purposed with a focus on automobile access to business and to the regional road network via the Golden Ears Bridge, Golden Ears Way, and Lougheed Highway. All roadways have sidewalks on at least one side, but no pedestrian and bicycle connections exist within blocks to help shorten travel routes. As the Business Park continues to develop (particularly to the south) and redevelop, opportunities will be identified for creating linkages, where appropriate, for pedestrian and bicycle activity. It is intended that an alternative access for Lower Hammond will be provided through Precinct 4, as both existing access points for Lower Hammond are at railway crossings.

TYPICAL LOT SIZE AND LAYOUT

Lot sizes vary throughout the Business Park and layout varies depending on the needs of individual businesses located within the area.

GREENSPACE AND LANDSCAPING

Greenspace and landscaping is minimal, typically occupying a narrow edge around lots. Asphalt paving predominates. There are no heritage sites identified within Precinct 4.





3.0 HAMMOND LAND USE DESIGNATIONS

Population growth is anticipated to drive change within Hammond over the next several years. The Hammond Area Plan encourages a range of housing types and tenures to accommodate community needs and enable aging in place for residents. Currently there are approximately 1,974 residential units within the neighbourhood with a population of 5,700 residents. It is anticipated that at build-out, the number of residential units will be approximately 5,700 with an estimated population of 11,000 residents. While growth and change are supported by the community, retaining the existing heritage character of the neighbourhood is strongly desired.

Providing a greater range of housing forms and accommodating an increase in density within some areas of Hammond will support revitalization of the historic commercial area at Maple Crescent and 207th Street and provide local shops and services within walking and cycling distance of nearby homes (see Schedule 1, Hammond Area Land Use Designations). Increasing residential densities will also help support the ridership of the West Coast Express and the Frequent Transit Network of bus routes just north of Hammond with stops located along Lougheed Highway and Dewdney Trunk Road.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
2. A range of housing forms and tenures promotes demographic diversity
3. New development enhances and complements existing built form and neighbourhood character
4. Historic commercial area serves community needs
5. Sustainable building technologies are utilized
6. Flood Risks are minimized through regulatory standards and design best practices
7. Natural landscape is maintained and enhanced



OBJECTIVES

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables "aging in place" for residents
- Encourage a greater supply and variety of rental housing forms
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- New development incorporates useable and attractive greenspace
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area
- Retain, reuse and adapt existing buildings, particularly those with heritage value or character
- Incorporate energy efficiencies into building design to help reduce greenhouse gas emissions
- Design new buildings to be adaptable to future uses
- Encourage building design, technologies and materials that promote energy and water conservation as well as the reduction of greenhouse gases (GHG)
- Continue to promote waste reduction and responsible disposal of all waste materials
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond



POLICIES

- 3-1 Community Amenity Contributions, or other levies and charges, collected through new development, within the Hammond Area Plan boundaries, may be utilized within the Hammond neighbourhood and be applied in accordance with the policies or regulations that enable the type of contribution, levy, or charge made.
- 3-2 The adaptive reuse of heritage sites and buildings is encouraged. Rehabilitation of a heritage site may involve the use of heritage conservation legislation identified in the *Local Government Act* and *Community Charter*. This policy applies to sites and buildings determined by Maple Ridge to have heritage value and/or heritage character, including listings on the “Heritage Resources of Maple Ridge” and specific properties identified within the Heritage Character Area shown in Figure 1.
- 3-3 For heritage projects requiring a Statement of Significance or a Heritage Conservation Plan, Maple Ridge may consider the “Standards and Guidelines for the Conservation of Historic Places in Canada” published by Parks Canada. This tool helps users to understand the historic place and secondly determine the best approach in its conservation.
- 3-4 Maple Ridge will establish a community engagement process to explore potential legislation and regulatory tools for conservation of the Heritage Character Area identified in Figure 1. Examples of some potential tools include a Heritage Conservation Area Bylaw, property tax exemption for protection of a heritage property, heritage conservation covenants, and/or a specific Heritage Character Area zone that permits uses, densities, setback, etc. that are specific to this historic enclave of Hammond.
- 3-5 Hammond is an established neighbourhood, with a predominantly single-family use. As density increases over time, design compatibility with the existing character is encouraged to maintain livability, streetscape aesthetics, and Hammond’s sense of place. Elements of the existing built form should be incorporated into site and building design for all forms of development. For example:
- Space for ample light penetration should be provided between buildings;
 - Building heights should not appear imposing to smaller existing buildings;
 - Existing mature trees and shrubs should be retained, wherever possible; and
 - Landscaping should include new plants and trees that will attract bees, butterflies, and songbirds;
 - Establish garden areas that provide energy conservation benefits, such as shade in the summer and light penetration in the winter (i.e. using deciduous trees).
- 3-6 Providing a range of housing forms and tenures is encouraged throughout the Hammond neighbourhood. These include single-family and multi-family forms, with tenures ranging from home ownership, rental (including purpose-built rental), affordable, and subsidized housing.
- 3-7 To ensure a range of housing needs are accommodated within Hammond, Maple Ridge will work with government and housing agencies to encourage and support development that provides:
- For those with special housing needs due to income, age, or disability;
 - Special needs housing incorporated within the Hammond neighbourhood located close to public transit, shopping and services, and parks and recreation; and
 - Flexible living units to accommodate people with physical disabilities.
- 3-8 The Hammond area is part of the Katzie First Nation’s traditional territory and many artifacts may still remain from Katzie activities over the past hundreds of years. Maple Ridge will work with Katzie First Nation to create a process for ensuring that applications for new development undertake an archaeological review, wherever warranted, in accordance with the *Heritage Conservation Act*.

- 3-9 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infill development should meet the following conditions:
- That any residual lots or remaining land parcels are left in a configuration and lot area suitable for a future development proposal, or may be consolidated with other abutting residual lots or land parcel, and complies with the applicable Land-Use Designations and Policies of Section 3.0.
 - The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designation and Policies of Section 3.0.
 - Residual abutting lots or land parcels are not left in a condition unsuitable for the maintenance of the existing land use;
 - The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.
- 3-10 Shadow studies may be required for proposed buildings greater than three (3) storeys in height and where a building façade is more than double the width of adjacent buildings. Site and building design should mitigate for potential shadow casts and blocking of daylight on nearby properties.
- 3-11 Maple Ridge encourages noise abatement and vibration mitigation measures for all new building construction within 50 metres of the railway corridor. The level and impact of noise and vibration on a development site should be assessed by a qualified acoustic and vibration consultant through the preparation of a noise and vibration impact study, undertaken early in the process. The study should assess the impact of all noise and vibrational sources affecting the development site and provide recommendations for noise abatement and vibration mitigation for the site.
- NOTE: Heritage buildings listed in the Heritage Resources of Maple Ridge may be exempt from this policy.
- 3-12 Applying principles of Crime Prevention Through Environmental Design (CPTED) are encouraged, particularly to the internal spaces and finishing of all garage structures.
- 3-13 To minimize impervious surfaces, incorporate on-site landscaping infiltration strategies and rainwater retention to comply with the Subdivision and Development Servicing Bylaw.
- 3-14 Energy efficient design and Best Management Practices are encouraged in all developments in Hammond. Maple Ridge supports the green technologies embedded in the Hammond Development Permit Area Guidelines and encourages these within all development.
- 3-15 Achieving a LEED (Leadership in Energy & Environmental Design), Built Green, Passive House or similar certification program is encouraged, as they contribute to energy savings and greenhouse gas reductions through enhanced envelope performance and decreased reliance on mechanical systems for heating, cooling, and ventilation.



3.1 RESIDENTIAL

Hammond is an established neighbourhood and it is important that new development is compatible with existing character. Retaining neighbourhood character is a key aim for the Hammond Area Plan, while allowing for increased residential densities that support a more vibrant community. Additionally, introducing new forms of residential development is intended to attract new residents and enable current residents to “age in place”.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
2. A range of housing forms and tenures promotes demographic diversity
3. New development enhances and compliments existing built form and neighbourhood character
7. Natural landscape is maintained and enhanced

OBJECTIVES

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond’s history in ways that identify special places, people, features, or events
- Allow diverse housing options in form and density to broaden the range of housing cost
- Plan for development that enables “aging in place” for residents
- Encourage a greater supply and variety of rental housing forms
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster “eyes on streets”
- Orient development to include a friendly face towards laneways wherever possible
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace

3.1.1 SINGLE-FAMILY & COMPACT RESIDENTIAL

INTENT:

Single-family dwellings, duplex, and triplex are the forms of development permitted in the **Single-Family & Compact Residential** designation (See attached Schedule 1). The intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character. Secondary suites and garden suites are also encouraged uses outside of the floodplain area.

POLICIES

- 3-16 Single-family, duplex and triplex housing forms may be permitted in the Single-Family & Compact Residential designation.
- 3-17 Detached garden suites and secondary suites are permitted, subject to consistency with existing Maple Ridge bylaws and regulations.
- 3-18 Adaptive re-use of existing buildings is encouraged.

- 3-19 The following characteristics should be incorporated into all forms of new development within the Single-Family & Compact Residential designation:
- a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;
 - b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
 - c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height; and
 - d) Parking for residents is provided in a concealed structure.

3.1.2 LOW DENSITY MULTI-FAMILY

Intent:

Encouraging an increase in density and expanding residential form is the intent of the **Low Density Multi-Family** designation (see attached Schedule 1), which permits townhouse, fourplex and courtyard development forms. Lands in this designation are primarily located in high activity areas along major corridor roads and adjacent to large community gathering spaces and the West Coast Express. It also serves as a transitional development form and density between **Single-Family & Compact Residential** and the **Medium Density Multi-Family** designations (see attached Schedule 1). Consideration of Hammond's existing neighbourhood character, including historic building elements and attractive garden spaces, is an important aspect of this designation.

POLICIES

- 3-20 Townhouse, fourplex, and courtyard housing forms are permitted in Low Density Multi-Family designation, with ground level entry to each unit.
- 3-21 Maximum building height permitted is three (3) storeys.
- 3-22 The following characteristics should be incorporated into all forms of development within the Low Density Multi-Family designation:
- a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;
 - b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
 - c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;
 - d) Parking for residents is provided in a concealed structure.

3.1.3 MEDIUM DENSITY MULTI-FAMILY

Intent:

The Medium Density Multi-Family designation allows for the highest residential densities within Hammond. Providing for a level of density aimed at establishing a vibrant Hammond neighbourhood is the intent of the **Medium Density Multi-Family** designation (see attached Schedule 1), which permits residential forms of townhouse, rowhouse and apartment. Similar to the **Low Density Multi-Family** designation (see attached Scheduled 1), this future land use is primarily located along major corridors with focus areas being where Hammond’s highest density is most suitable and beneficial to neighbourhood vibrancy.

POLICIES

- 3-23 Townhouse, rowhouse, and apartment housing forms are permitted within the Medium Density Multi-Family designation.
- 3-24 Maximum building heights for townhouse and rowhouse development forms is three (3) storeys.
- 3-25 Maximum building height for apartment form is four (4) storeys.
- 3-26 Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:
 - a) Orienting living and activity spaces toward streets and laneways, so that opportunities for “eyes on the street” are created wherever possible;
 - b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
 - c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height;
 - d) Parking for residents is provided in a concealed or underground structure.



3.2 EMPLOYMENT

There are four land use designations for employment within Hammond: **Hammond Village Commercial, Maple Meadows Business Park, Infill General Employment** and **Hammond General Industrial** (see attached Schedule 1). The intent is to provide a range of employment options for local residents and the region, support the local economy, and provide nearby shops and services that will help meet the community's daily needs.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
3. New development enhances and compliments existing built form and neighbourhood character
4. Historic commercial area serves local community needs
7. Natural landscape is maintained and enhanced
10. Employment opportunities are available close to home

OBJECTIVES

- Promote retention of heritage character elements
- Retain historic street grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, or features
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Encourage industrial development that is designed to mitigate impacts on adjacent uses
- Plan for a pedestrian-oriented commercial hub of shops and services that meet residents' daily needs
- Encourage a greater density of mixed-use development that contributes to viability of the village commercial area and enhance other employment areas
- Allow for short-term commercial ventures, such as pop-up shops, to help revitalize village commercial area and enhance other employment areas
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Continue to support operation of the Hammond Cedar Mill and recognize its historical presence in the community
- Provide for a range of shops and services in the historic commercial area that contribute to Hammond's small business community
- Continue to support and encourage business development in the Maple/Meadows Business Park and the Infill General Employment designation

3.2.1 HAMMOND VILLAGE COMMERCIAL

Intent:

Hammond Village Commercial (see attached Schedule 1) designated lands are mainly concentrated in Hammond’s historic commercial node at Maple Crescent and Dartford Street. Creating a hub of vibrant commercial activity is encouraged through mixed-use development forms that include ground level retail shops and services with apartments or offices above. Additional ways to attract people and enliven the area are seasonal or temporary “pop-up” businesses and the incorporation of public spaces into new development.

POLICIES

- 3-27 Principal buildings within the Hammond Commercial designation will range from a minimum of three (3) to a maximum of four (4) storeys.
- 3-28 Conservation and/or adaptive re-use of buildings listed on “The Heritage Resources of Maple Ridge” is encouraged.
- 3-29 Ground floor commercial is required within the Hammond Commercial designation with office and/or residential use above grade.
- 3-30 Orient living and activity spaces toward streets and public spaces, so that opportunities for “eyes on the street” are created wherever possible.



- 3-31 Creating public outdoor meeting spaces is encouraged in the Hammond Village Commercial designation and may take the form of a public square, plaza, courtyard, or passageways between buildings.
- 3-32 Attractive landscaping and seating design is important in public spaces to invite people to rest, reflect, or meet and visit with others.
- 3-33 Incorporating public art into new development and public spaces is encouraged.
- 3-34 Maple Ridge will undertake a study to explore appropriate parking standards and alternative parking options, such as a nearby parking lot, for the Hammond Village Commercial area.
- 3-35 All parking is encouraged in an underground structure. Where challenging site conditions exist, options include landscaped visitor parking at grade, concealed above-grade structure for all parking, or concealed above-grade structure for residents' parking and landscaped visitor parking at grade.
- 3-36 Temporary, seasonal, or pop-up businesses will be encouraged, particularly where there is a vacancy within an existing store-front.
- 3-37 Interpretive signage, plaques or other medium that provides historic information of a place, people, and/or event should be incorporated into development wherever possible.

3.2.2 MAPLE MEADOWS BUSINESS PARK

INTENT:

Maple Meadows Business Park (see attached Schedule 1) designated lands encompass most of Precinct 4. This area has been an employment generator since its inception in the early 1990's and accommodates many large, medium and small businesses. It is well located close to Lougheed Highway and Golden Ears Bridge, both routes being part of the regional highway network. The Business Park has experienced significant growth over the years and it is anticipated it will continue to expand and evolve into the future.

POLICY

- 3-38 Lands within the Maple Meadows Business Park designation will be subject to existing policies to regulate Business Parks in the *Maple Ridge Official Community Plan*.



3.2.3 INFILL GENERAL EMPLOYMENT

INTENT:

The **Infill General Employment** (see attached Schedule 1) designation is applied primarily to underutilized lands adjacent to residential areas and the railway tracks in Precincts 2 (Upper Hammond) and 3 (Lower Hammond). These lands are narrow and limited in potential. The intent of **Infill General Employment** is to create opportunities for businesses that do not generate much vehicular traffic and have minimal need for public parking. Additionally, this designation is limited to businesses that produce minimal noise, odor, or fumes and blend well into the nearby residential areas either through attractive building design or landscape screening. Some examples may include public storage facility, medical testing laboratory, manufacturing operation, multi-media and/or art studio.

POLICIES

- 3-39 Businesses in the Infill General Employment designation will be light industrial or business park uses that do not generate significant traffic, noise, fumes, or odors.
- 3-40 Lands within the Infill General Employment designation are located in close proximity to residential areas and compatibility with adjacent use is important. Incorporating the following elements into site and building design within the Infill General Employment designation is encouraged:
- a) Block sizing is reflective of surrounding uses;
 - b) Building forms are appropriately located on site and scaled in consideration of adjacent developments;
 - c) Principal buildings within the Infill General Employment designation are Permitted to a maximum height of 3 storeys;
 - d) Attractive landscaping, including fencing/screening, should be provided along the perimeter of the site;
 - e) Outdoor storage and refuse/recycling areas should be well-screened with attractive landscaping and fencing, particularly those visible to roadways and/or adjacent residential areas.
- 3-41 Integrate infill industrial developments with surrounding residential and non-residential activities through the use of appropriate transition of uses.

3.2.4 HAMMOND GENERAL INDUSTRIAL

INTENT:

The Hammond Cedar Mill is located in Lower Hammond (Precinct 3) and the site makes up the **Hammond General Industrial** (see attached Schedule 1) designation. The Mill has been providing local jobs since 1908 and is anticipated to continue for the foreseeable future. The operation is as much a part of Hammond's historic character as the railway and street grid pattern.

POLICY

- 3-42 Lands within the **Hammond General Industrial** designation will be subject to existing policies to regulate Industrial lands in the *Maple Ridge Official Community Plan*.



3.3 PARKS & OPEN SPACE

INTENT:

When the original Hammond township plan, registered in 1883, was created, lands were dedicated for two parks. One is Hammond Park, which is located in Upper Hammond (Precinct 2) and the other is Tolmie Park, located in Lower Hammond (Precinct 3). Baseball was played in both parks, with Hammond Park being the location for the Hammond Cedar Baseball team – a team of amateur players recruited by the cedar mill manager starting in 1924. League baseball was moved to the Hammond Stadium when it opened in 1957.

Hammond is also home to the Maple Ridge Golf Course, which officially opened in 1925.

Several parks have been established in Hammond since the township's inception, and today they include the following:

- Hammond Stadium, Pool, and Community Centre
- Hammond Park
- Maple Ridge Golf Course
- Tolmie Park
- Emmeline Mohun Park



The **Parks & Open Space** designation (see attached Schedule 1) continues to include lands dedicated to a range of recreational activities located within all three of Hammond’s residential Precincts that contribute to outdoor leisure activity, neighbourly interactions, and locally organized events. Additionally, **Parks & Open Space** lands are important areas for urban ecology and natural habitat for wildlife.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
7. Natural landscape is maintained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

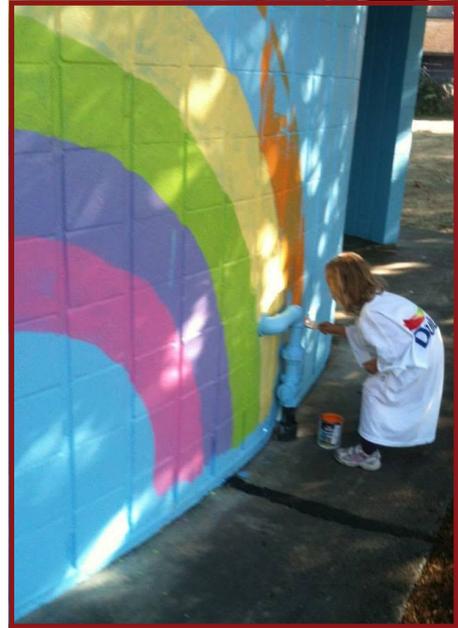
OBJECTIVES

- Promote retention of heritage character elements
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond’s history in ways that identify special places, people, features, or events
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities
- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities
- Provide public access to Fraser River

POLICIES

- 3-43 All lands designated as Park within Hammond are subject to a master plan administered by the Parks & Leisure Service Department.
- 3-44 Maple Ridge will ensure that uses within Park spaces should serve the needs of all ages and demographics, particularly seniors and youth.
- 3-45 Maple Ridge will continue to work with the Parks & Leisure Services Commission on the delivery of recreation programs that create age-appropriate opportunities that meet the needs of all genders, abilities, and income levels within the community.
- 3-46 In an effort to ensure that Parks within Hammond are accessible to everyone, including those with physical disabilities, Maple Ridge will continue to work with the Municipal Advisory Committee on Accessibility Issues to ensure accessibility needs are considered and addressed.
- 3-47 To enhance connectivity throughout Hammond and create links with Parks and other points of interest, new pathways and trails within Park spaces will be selected in consideration of the larger pedestrian and bicycling network.
- 3-48 Where sufficient neighbourhood demand is confirmed, Maple Ridge will consider identifying suitable space for a community garden in Hammond.
- 3-49 Emmeline Mohun Park currently provides public views and access to the Fraser River. Where new opportunities arise, Maple Ridge will consider establishing additional park space along the river to provide increased public access.

- 3-50 To encourage urban wildlife, including songbirds, bees, butterflies and other insects, appropriate native shrub and plant material will be used in Park areas, wherever feasible.
- 3-51 Maple Ridge will work with the community to identify opportunities to enhance Hammond Park spaces through inclusion of new recreation activities, public art, heritage feature(s), interpretive plaques and/or wayfinding signage.



3.4 INSTITUTIONAL

INTENT:

Hammond has a broad range of **Institutional** (see attached Schedule 1) uses that are both public and private in nature. **Institutional** uses include services such as education, government, fire protection, public transit, health and welfare, and cultural/spiritual institutions.

GUIDING PRINCIPLES

1. Neighbourhood character is retained
3. New development enhances and compliments existing built form and neighbourhood character
7. Natural landscape is retained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

OBJECTIVES

- Promote retention of heritage character elements
- Retain historic grid pattern, including laneways
- Encourage retention of mature trees and established garden spaces
- Celebrate Hammond's history in ways that identify special places, people, features, or events
- Encourage a range of development forms that fit with surrounding character
- New development is designed to foster "eyes on streets"
- Orient development to include a friendly face towards laneways wherever possible
- Create attractive and inviting public spaces by utilizing plant materials and seating areas
- Encourage development on vacant lots
- Ensure new development incorporates useable and attractive greenspace
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs
- Work with community to identify and support local food production opportunities

POLICIES

- 3-52 Maximum building height for new Institutional development is three (3) storeys.
- 3-53 Building and site design for new development should be compatible with the existing character of the area and adjacent buildings. Design should include:
- a) Orienting active spaces toward streets and laneways, so that opportunities for "eyes on the street" are created wherever possible;
 - b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
 - c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) storeys in height.

3.5 CONSERVATION

INTENT:

Most of the land within the **Conservation** designation (see Schedule 1) is adjacent to the Golden Ears Bridge and part of the Katzie Slough. The Slough was once an area rich in biodiversity, but today mainly provides natural drainage for the surrounding developed area, including Lower Hammond (Precinct 3). Increasing biodiversity not only contributes to effective rainwater management, but also productive habitat for a range of small mammals, insects and freshwater invertebrates. This natural area that is abundant with small wildlife provides a regular food source for birds of prey making the Katzie Slough an important raptor habitat area. In addition to biodiversity, the Slough's drainage capability also provides an essential benefit to nearby property owners and as such it is important to retain and enhance the ecology of these lands wherever possible.

It is important to note that the **Conservation** designated land in the Katzie Slough is in the Agricultural Land Reserve and any changes intended for this area may require approval from the Agricultural Land Commission.

GUIDING PRINCIPLES

6. Flood risks are minimized through regulatory standards and design best practices
7. Natural landscape is retained and enhanced
9. Open spaces and recreational opportunities contribute to the enjoyment and well-being of residents

OBJECTIVES

- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities
- Plan for new recreation trails, where opportunities exist
- Identify opportunities for trail connections to align with pedestrian and bicycle network
- Identify opportunities to enhance public spaces through improved or new park space, public art, interpretive signs, and wayfinding signs



POLICIES

- 3-54 Maple Ridge will continue to protect natural features designated Conservation, while ensuring public safety, including land resources, water resources, and air quality under current requirements within the *Maple Ridge Official Community Plan* and related policies and bylaws, and also in accordance with Provincial and Federal regulations.
- 3-55 Maple Ridge will support efforts to enhance biodiversity within the Katzie Slough to support native insect, fish, and wildlife species, while continuing to maintain this wetland area as a natural drainage system for the surrounding floodplain area.
- 3-56 Maple Ridge will encourage education and awareness of the environmental and flood protection benefits of natural drainage systems, through programs, projects, publications, or other forms of communication and public engagement.
- 3-57 Recreation trails will be retained, expanded and enhanced, wherever possible, to permit sensitive public access to natural areas for recreation and education.





4.0 MULTI-MODAL TRANSPORTATION & CONNECTIVITY

INTENT:

The original 1883 Port Hammond Junction Township plan laid out numerous short blocks, some containing laneways, enabling numerous connections for local residents to travel from one area of the neighbourhood to another. As Hammond grew over the years, the grid pattern for new areas was not laid out in the same manner and resulted in longer blocks, numerous cul-de-sacs, and fewer connectivity options for local residents.

Today, connectivity in Hammond is provided through various modes, such as Major Corridor routes to manage large volumes of traffic within and through the neighbourhood, defined bicycle routes, sidewalks, and formal and informal recreation routes. Walking and cycling are popular activities in Hammond and the community has expressed a desire for road and route improvements to make these activities safer and more desirable. A West Coast Express Station, part of the TransLink network, is located in the northwest corner of Hammond and provides regional connectivity via railway. TransLink also provides one regular bus route through Hammond, along with two limited bus service routes.

Although the railway provides regional access, it has also been identified as an obstacle to connectivity within Hammond, particularly Lower Hammond, with longer and more frequent trains impacting four railway crossings. This limits access into and out of the Lower Hammond area. Figure 2 Connectivity map shows existing and proposed routes intended to support multi-modal transportation, including a new multi-modal access connecting Lower Hammond with Maple Meadows Business Park.

GUIDING PRINCIPLES

8. Multi-modal transportation routes provide options to automobile

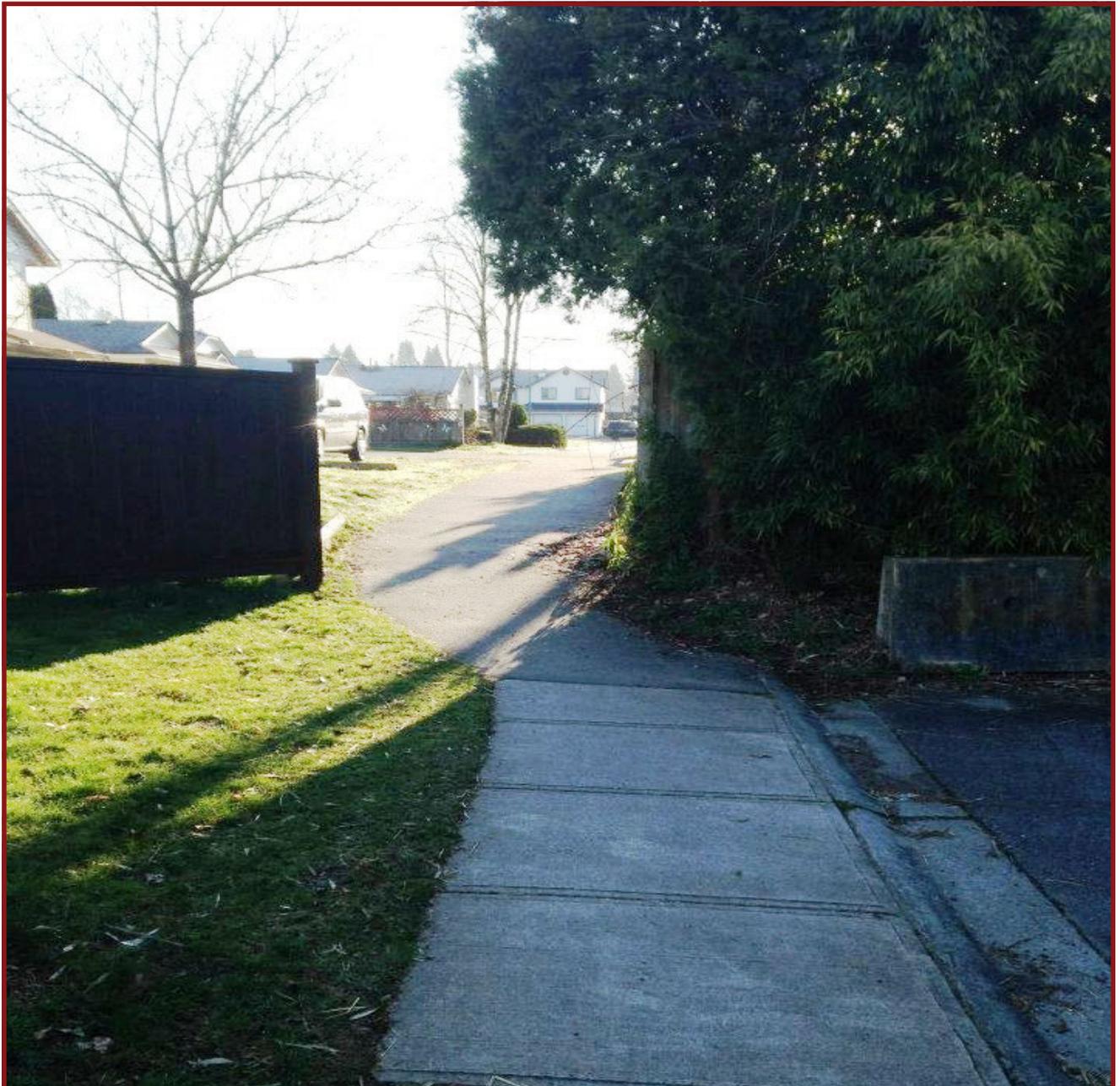
OBJECTIVES

- Ensure increased neighbourhood walkability as development occurs
- Promote identified bicycle routes throughout the neighbourhood
- Incorporate traffic management measures as new development occurs
- Promote community gathering spaces and points of interest along pedestrian and bicycle routes

POLICIES

- 4-1 Universal accessibility is encouraged in transportation planning and design. Wherever possible, the needs of wheelchairs, the visually impaired, strollers, scooters, and other mobility devices used by pedestrians with disabilities, as well as by families, teenagers, and seniors will be accommodated in the design of sidewalks, public plazas, and other public spaces throughout Hammond.
- 4-2 Maple Ridge will continue to monitor traffic flows through Hammond to effectively manage traffic volumes and/or improve safety as higher density development is introduced to the community.
- 4-3 Where new developments are proposed, pedestrian and cycling connections should be improved or created, wherever possible, linking into the local and broader community. New routes may be identified that reduce long blocks and travel time to destinations, such as the West Coast Express, bus routes, nearby shopping and services, local parks and Hammond Elementary School.
- 4-4 Access in and out of Lower Hammond (Precinct 3) is currently impeded with railway crossings at both entry/exit points. Creating an additional multi-modal connection between Lower Hammond (Precinct 3) and Maple Meadows Business Park (Precinct 4) will be created through new development to provide uninterrupted access.

- 4-5 Greenway Trails are located in naturalized areas, including those along drainage canals. It is intended that Greenway Trails connect with other pedestrian and cycling routes to expand connectivity throughout Hammond.
- 4-6 Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.
- 4-7 Access to both underground and surface parking areas is encouraged off a laneway wherever possible.
- 4-8 Maple Ridge will continue to consult and work in cooperation with Regional and Provincial agencies to improve public transit and particularly to:
 - a) Increase existing transit service to a level that is consistent with a compact and multi-modal community; and
 - b) Provide safe and convenient access to transit facilities.





5.0 WATER & HABITAT

INTENT:

Approximately half of the Hammond area is located in the Fraser River floodplain and flooding has long been a concern for residents, particularly during peak storm events and freshet season. Climate change is also bringing greater frequency and intensity of storm events. Existing flood mitigation measures in Hammond include the Wharf Street dyke, vegetated drainage canals, and the Princess Street Pump Station.

Water & Habitat

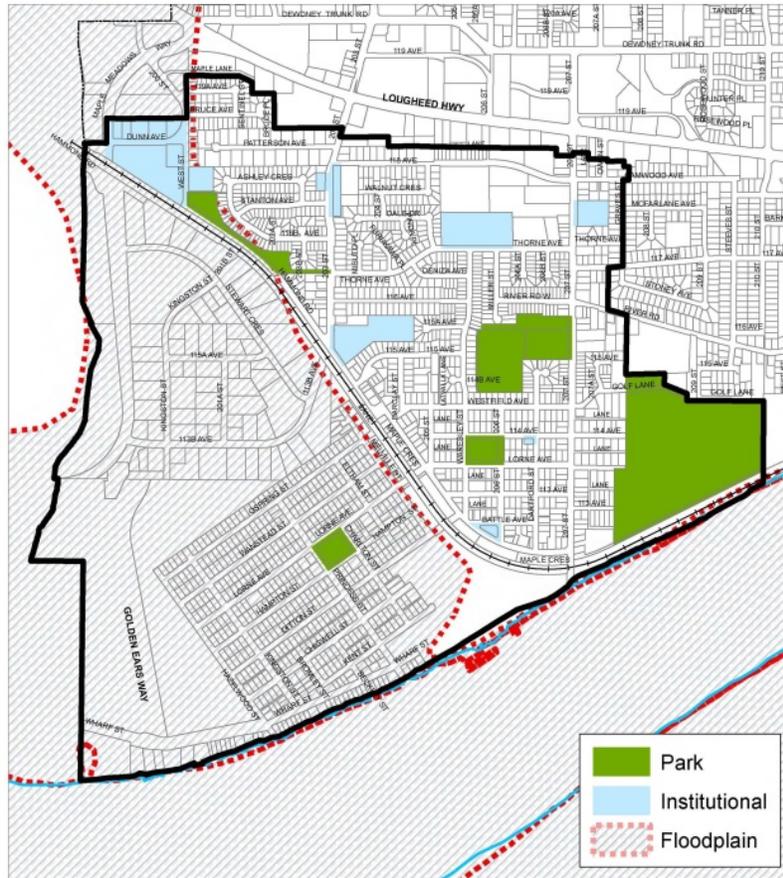


Figure 3: Water & Habitat

Effectively managing rainwater runoff is important in the protection of property and the natural environment. The greater the percentage of impervious surfaces within a drainage area, the greater impact urbanization will have on both water quantity and quality. Two key components of rainwater management are: 1) capitalizing on opportunities to reduce impervious surfaces; and 2) enhancing natural areas to help slow and infiltrate rainwater. Selecting appropriate landscape design options including a mix of plant materials that promote biofiltration and exfiltration in natural drainage areas. Healthy natural environments help improve water quality, slow volume during peak events, and reduce pressure on nearby floodplain pump stations. The pump stations are designed for large scale water conveyance from flood prone areas.

There are a number of opportunities for improving greenway corridors and increasing biodiversity within existing drainage canals in Lower Hammond located in road right-of-ways and on vacant municipally owned lots.

GUIDING PRINCIPLES

6. Flood risks are minimized through regulatory standards and design best practices
7. Natural landscape is retained and enhanced

OBJECTIVES

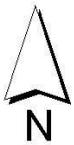
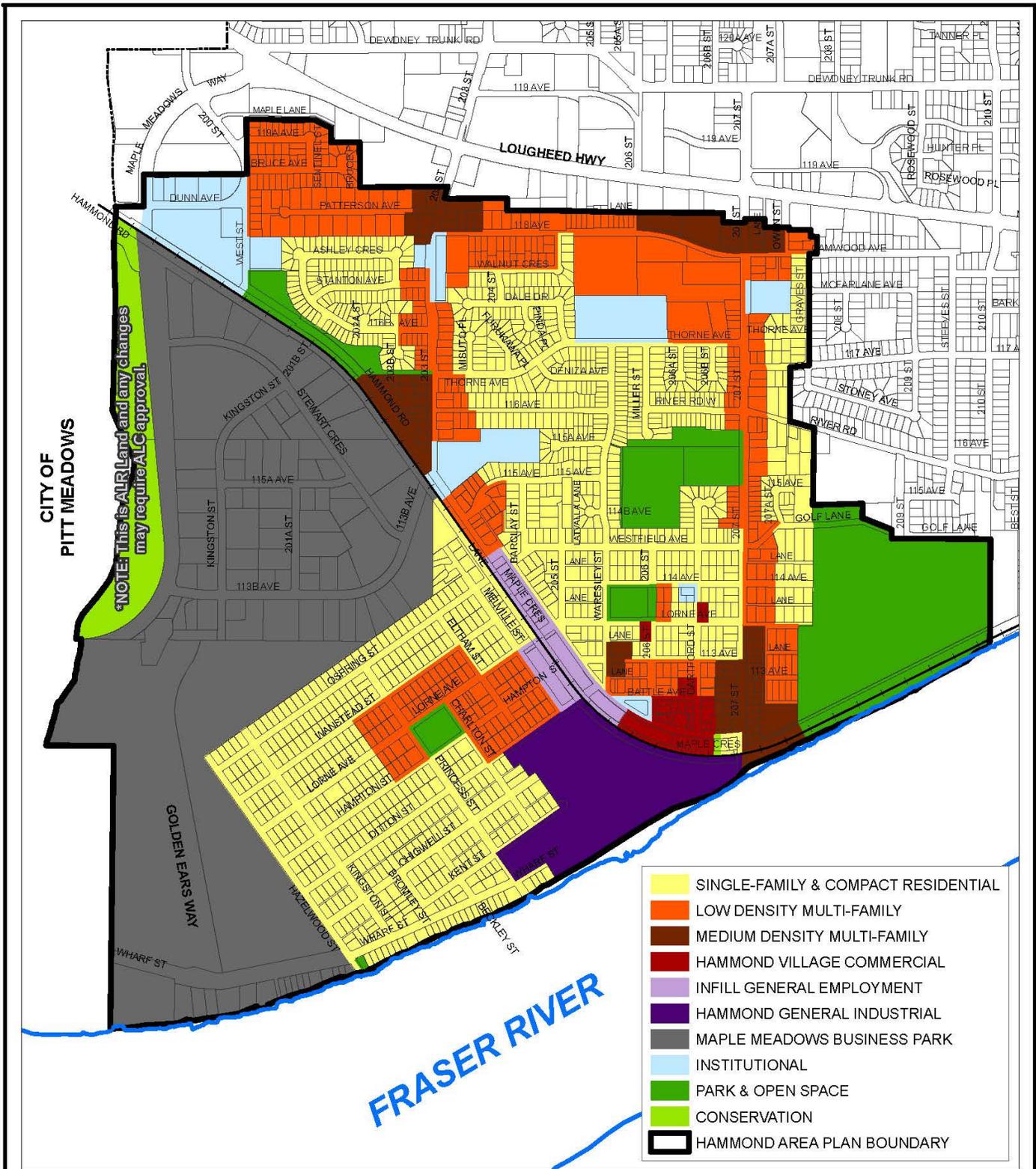
- Continue to manage Wharf Street dyke as a defence against flood events
- Apply floodplain construction standards for new development (*see Zoning Bylaw*)
- Continue to utilize a three-tier stormwater management approach
- Ensure landscape design incorporates current best management practices and proactive strategies to manage stormwater runoff
- Continue to make flood mitigation and emergency program information available to the public
- Continue to recognize and protect natural drainage areas for the important role they play in flood mitigation
- Promote retention and expansion of the tree canopy on public and private lands
- Improve the quality and function of greenspace in Hammond
- Maintain and enhance drainage canals for greater biodiversity
- Encourage and support local stewardship activities



POLICIES

- 5-1 Maple Ridge will maintain both open channel and conduit drainage systems in Lower Hammond with a goal of improving water quality and biodiversity in the area.
- 5-2 Maple Ridge will continue to investigate the viability of drainage canals in Lower Hammond.
- 5-3 Any enhancement work on the vegetated areas of the drainage canals should involve increasing biodiversity to improve habitat for native insects, birds, and small mammals. Plant materials that help to improve water quality will also be considered to help ensure fewer chemicals and contaminants are flushed into nearby waterways, including the Fraser River.
- 5-4 Maple Ridge will encourage opportunities for public outreach to educate and raise awareness of the benefits of drainage canals in stormwater management, including flood mitigation, and enhancement of local ecology.
- 5-5 Maple Ridge will continue to maintain Wharf Street, which runs along the Fraser River, as a dyke to help protect Hammond's floodplain area.
- 5-6 Maple Ridge will require new development to build to flood construction standards established in the Zoning Bylaw to help maximize safety in a flood event. This includes building to required flood construction levels and prohibiting the construction of living spaces within the "freeboard" area.
- 5-7 Maple Ridge will continue to maintain its emergency response system, including an Emergency Operations Centre and Emergency Support Services, that are activated in the event of a serious incident such as flood, fire or earthquake.
- 5-8 Maple Ridge will complete an Integrated Stormwater Management Plan for the Hammond neighbourhood that will recommend and prioritize projects, programs and policies intended to:
- Protect and where possible enhance existing aquatic and riparian habitat;
 - Facilitate development and re-development of land in a manner that protects ecosystem integrity;
 - Develop cost effective capital, operations and maintenance solutions to identified issues;
 - Protect life and property; and
 - Ensure safe conveyance of stormwater .





N.T.S.

HAMMOND AREA PLAN LAND USE DESIGNATIONS "SCHEDULE 1"



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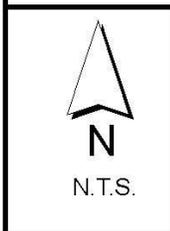
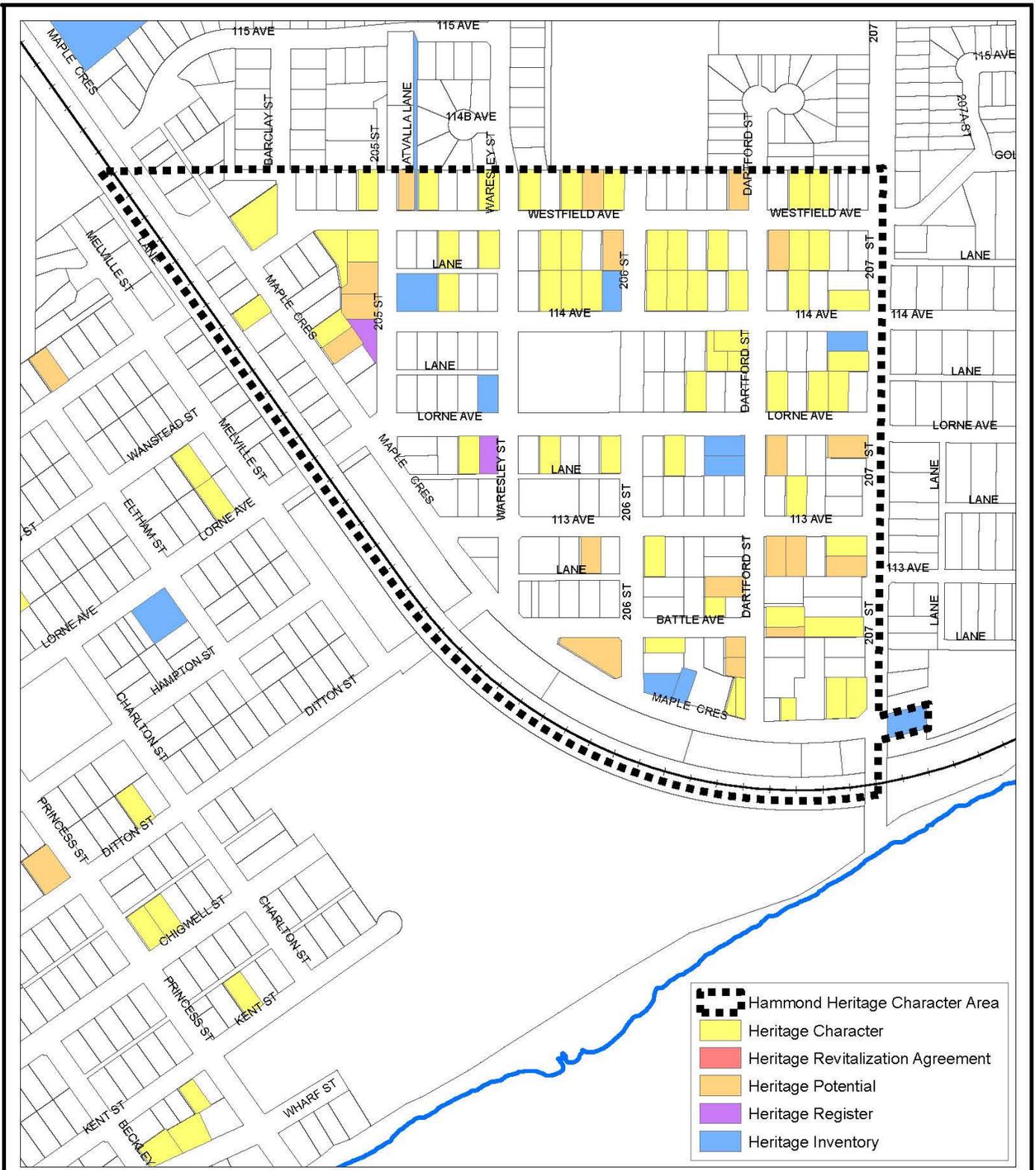
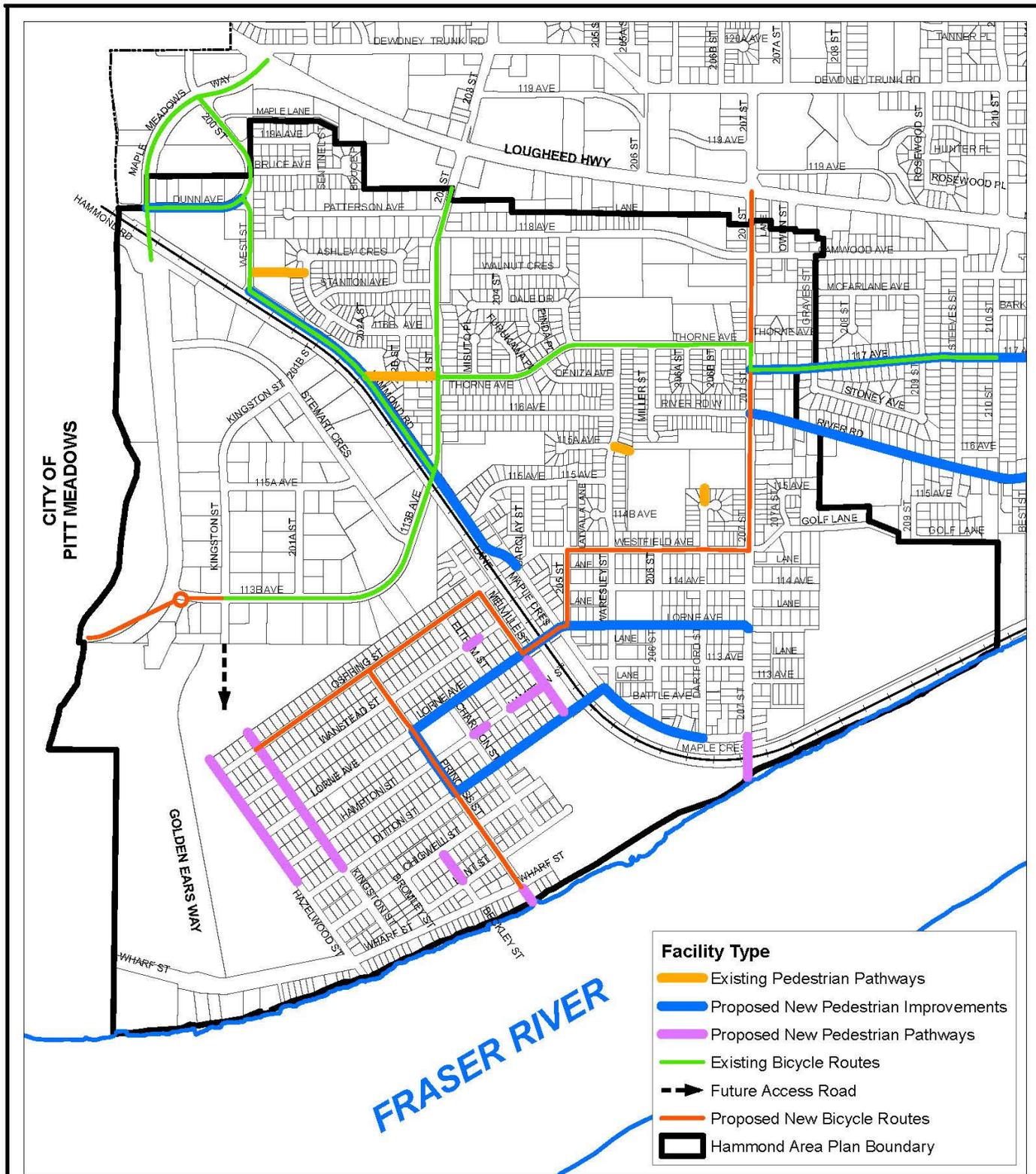


FIGURE 1 HAMMOND HERITAGE CHARACTER AREA



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FIGURE 2 CONNECTIVITY

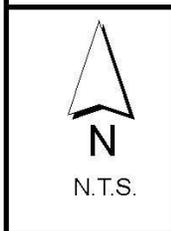
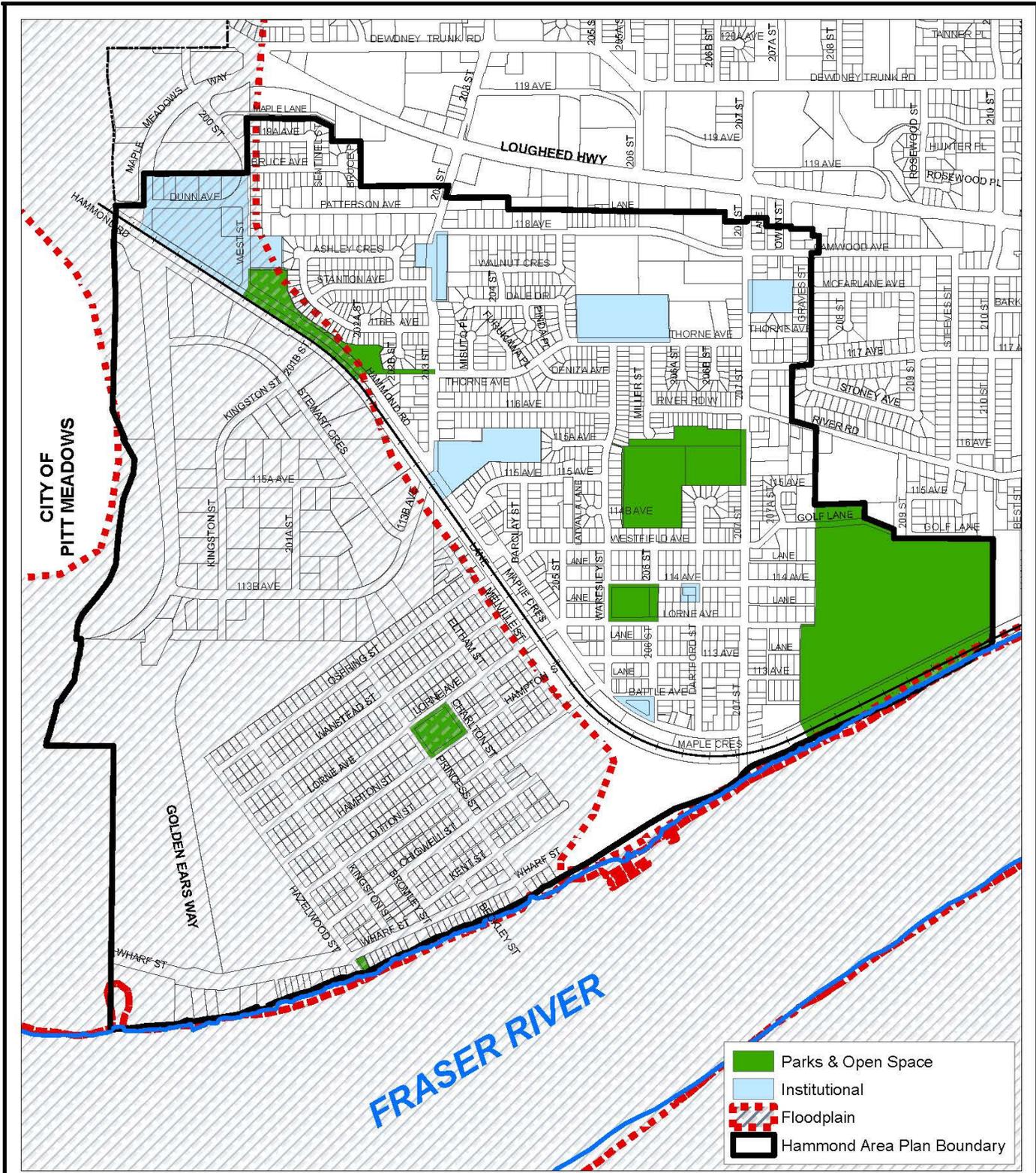


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**FIGURE 3
HAMMOND AREA
FLOODPLAIN**



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