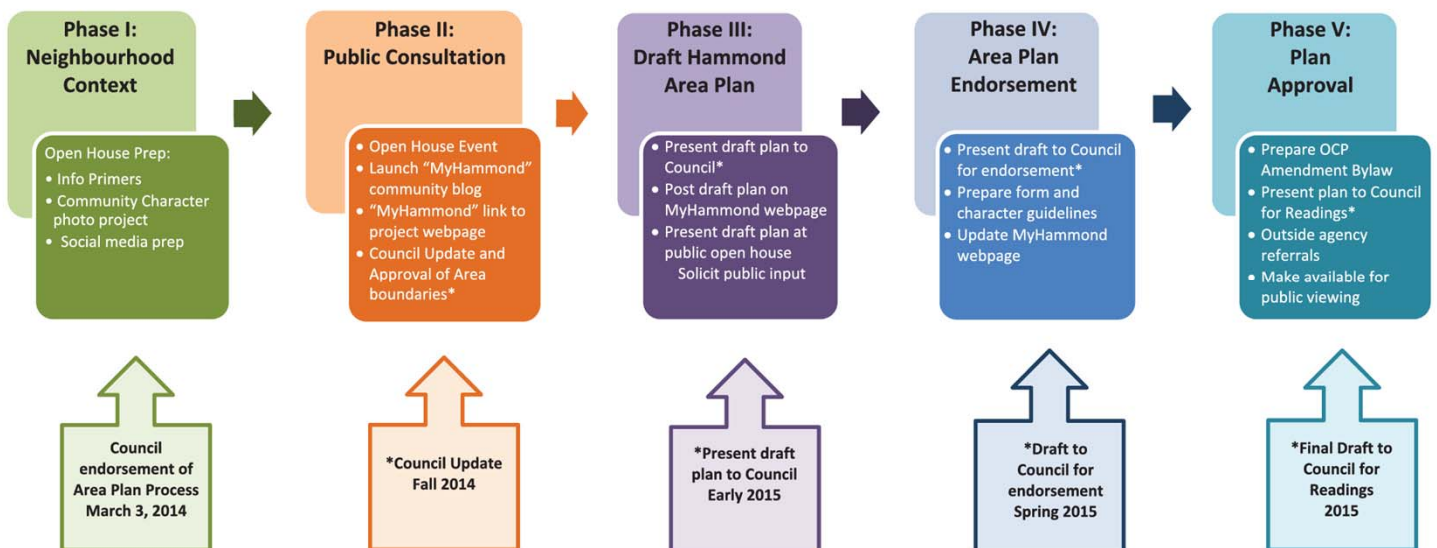


# Hammond Area Plan Process



# #MyHammond

## HAMMOND AREA PLAN PROCESS

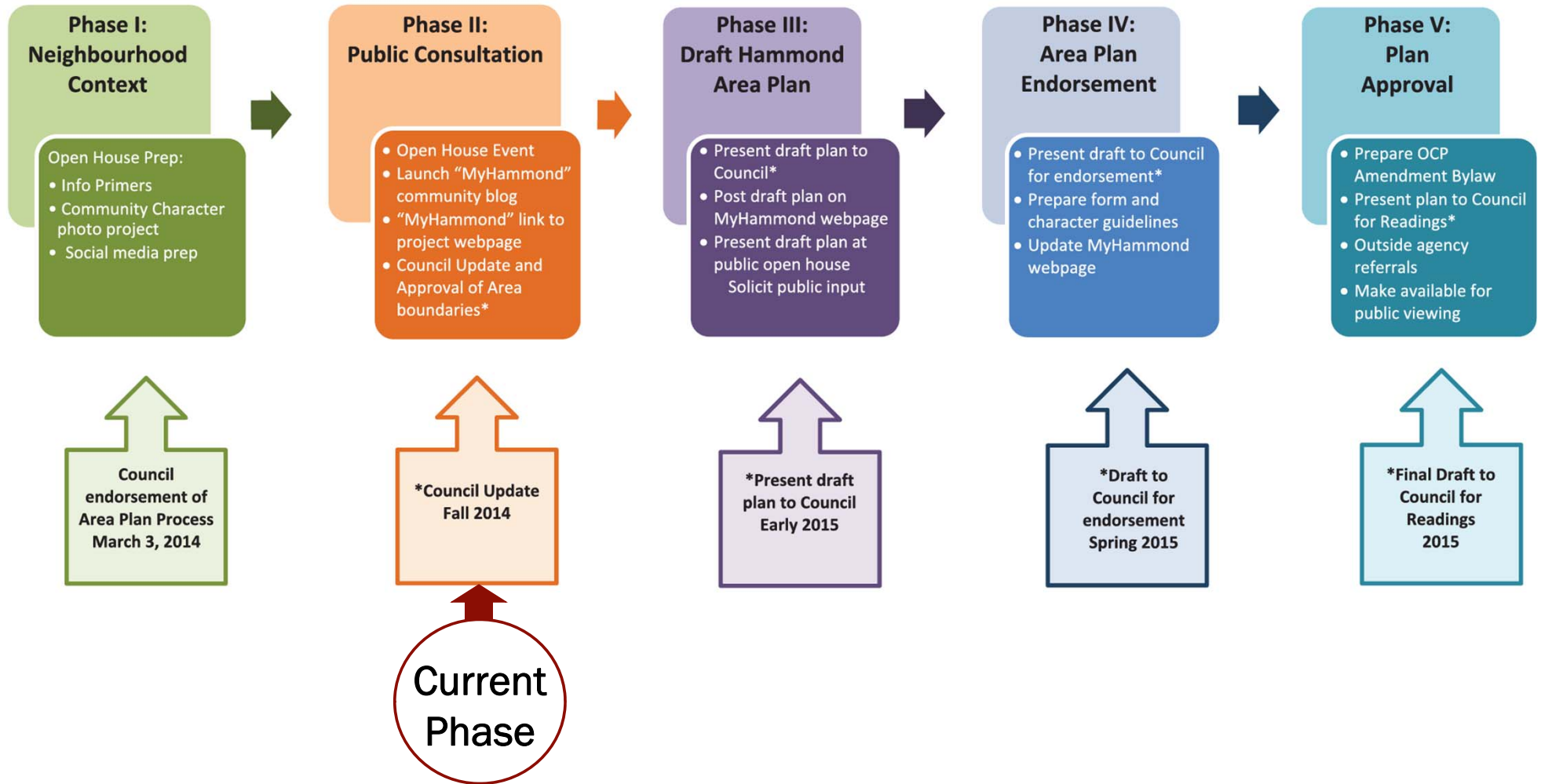


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MAPLE RIDGE  
British Columbia

# Hammond Area Plan Process



# Area Planning

## (Excerpt from Section 10.1 Maple Ridge Official Community Plan)

### Background – What is an Area Plan?

An area plan is a Council adopted Bylaw that provides a greater level of detail regarding land use, density, form, character, and phasing for a specific area, than is typically found in an Official Community Plan.

### OCP Area Planning Objectives

- To develop area plans to guide redevelopment of existing neighbourhoods and to provide direction for new development in an urban reserve area.
- To utilize a consultative approach to area planning that involves working cooperatively with Provincial and Regional agencies, School District, community groups, and residents.

### OCP Area Planning Policies

**10 - 1** The historic and new communities identified in the Communities map (Figure 1) will form the general boundaries for the preparation of future area plans. The area plans map (Figure 6) identifies existing and potential future area plans. This figure does not preclude the District from undertaking an area plan for any other portion of the District.

**10 - 2** Maple Ridge will initiate the creation of area plans as a means to guide development:

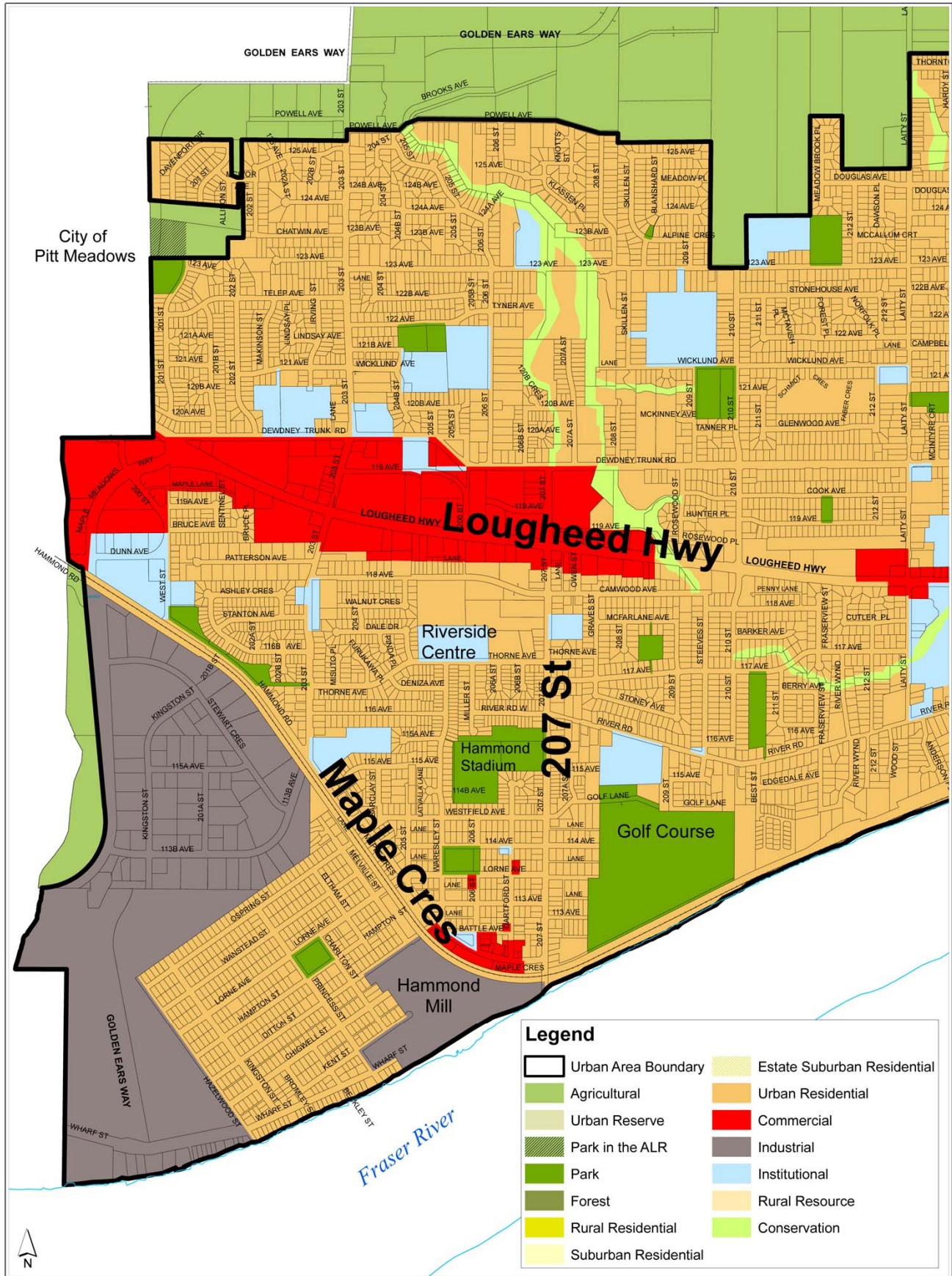
- a) Priority consideration will be given to an area in transition, neighbourhoods that present the greatest opportunities for redevelopment, or areas where Guide Plans are in existence;
- b) Area plans will be developed for the historic communities of Maple Ridge including Hammond, The Ridge, Port Haney/Haney, Albion, Yennadon, Webster's Corners, Whonnock and Ruskin;
- c) The Thornhill area is recognized as a new Community that requires an area plan prior to urban development occurring in the area. This area plan is a long-term priority for the District and will be initiated in accordance with the Thornhill Urban Reserve policies of the Official Community Plan; and
- d) Subsequent area plans will be based on a consideration of each area's suitability for accommodating residential intensification.

**10 - 3** Area Plans will be developed utilizing a consultative approach that involves working cooperatively with Provincial and Regional agencies, School District, community groups, and residents and will include, but not be limited to the following:

- a) policies relating to the types and form of development, land use patterns, and phasing;
- b) physical inventory of the site including an assessment of environmentally sensitive areas, ecosystems and the impact of development;
- c) an assessment of existing and future infrastructure, and a fiscal impact analysis study;
- d) a transportation study that addresses road connections, transit and alternate modes of travel, and connections to the Regional Town Centre;
- e) an assessment of parks and open space; and
- f) the provision of community amenities.



# OCP Land Use Map



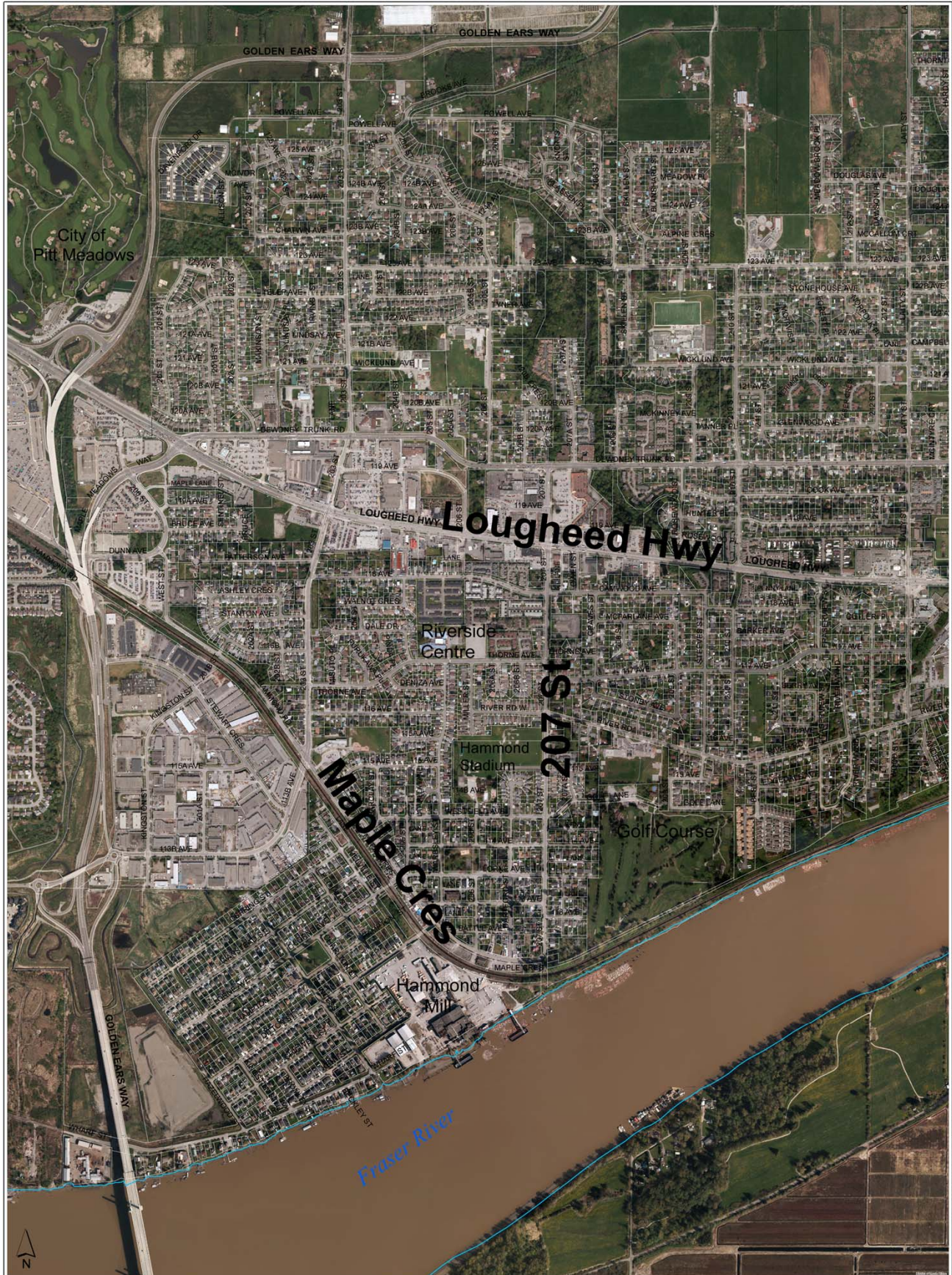
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# Aerial View



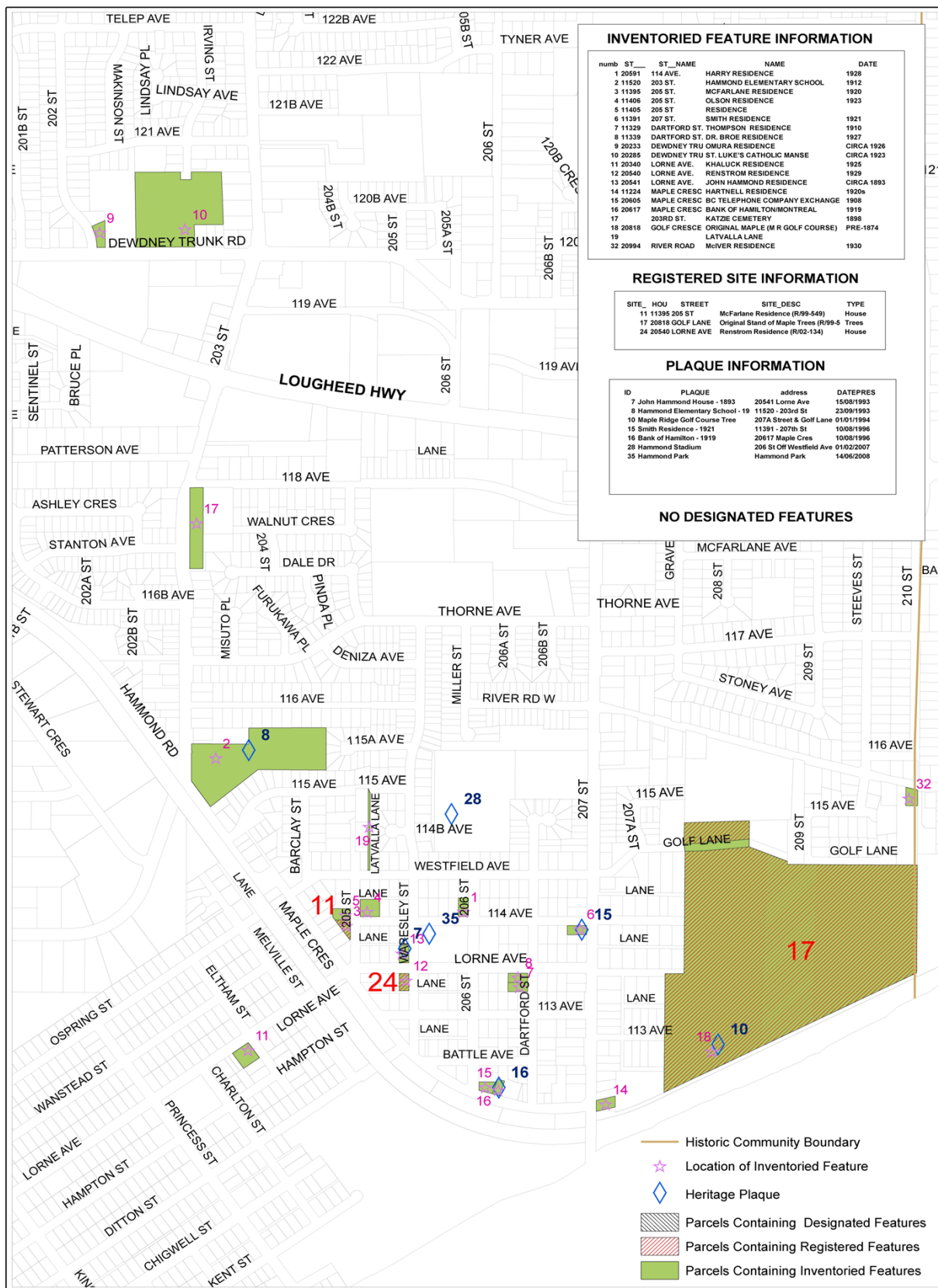
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# Heritage Features Map





# What is Special About Hammond?

**In one to two words**

(Please use one post-it note for each special quality you identify)

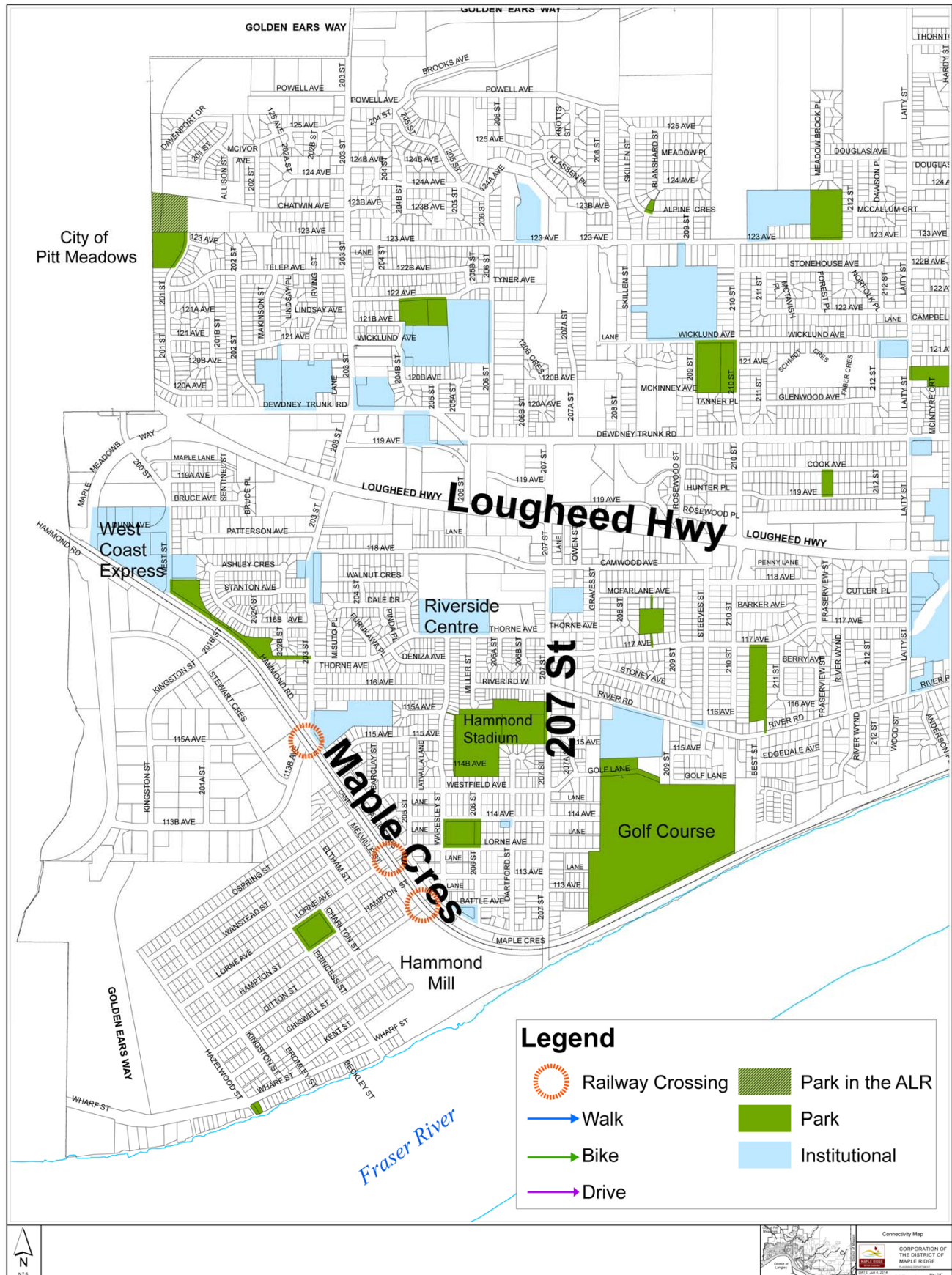
# What are Your Ideas?

## With the Hammond Neighbourhood

(Please use large post-it-notes to write out each idea)



# Neighbourhood Connectivity



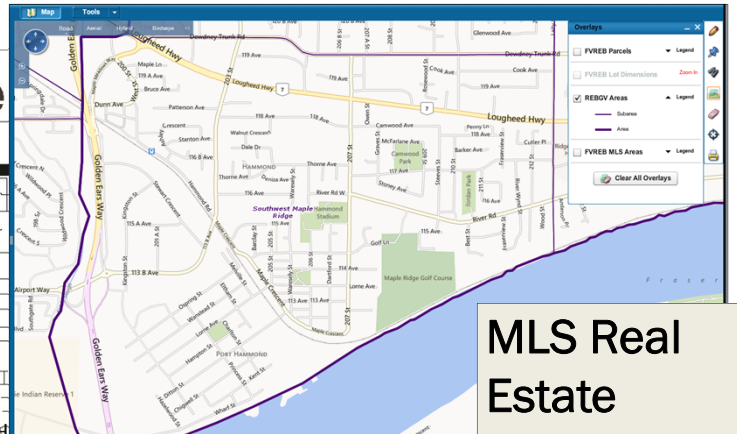
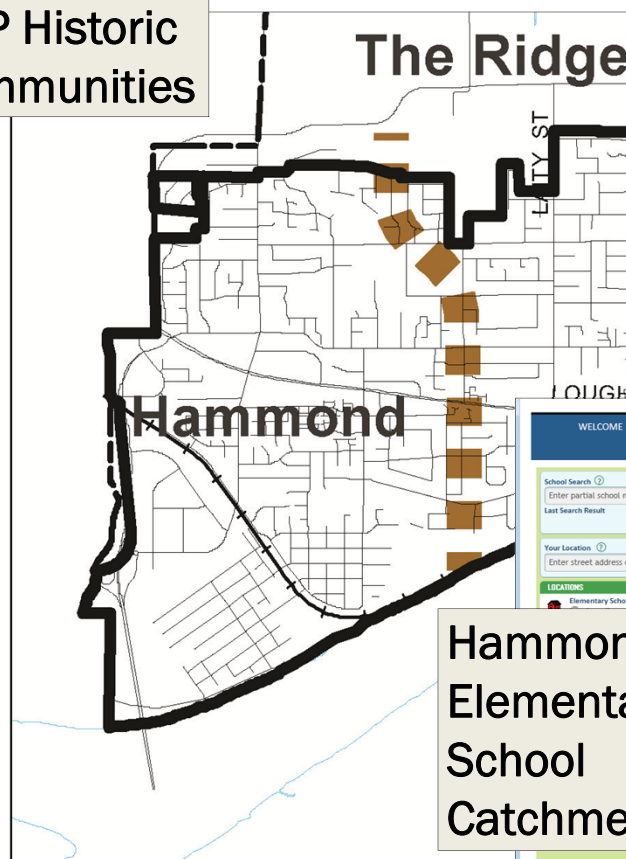
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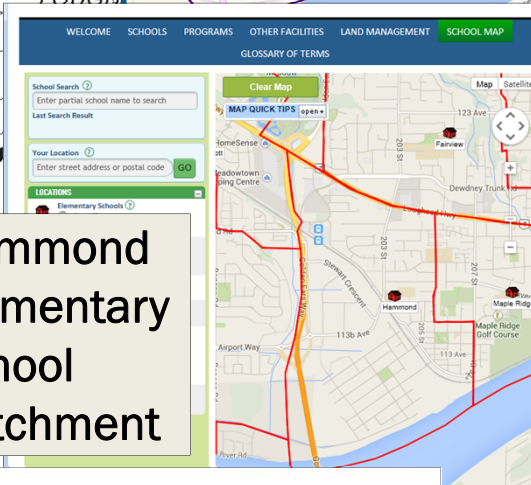
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# Various Sources for Boundaries

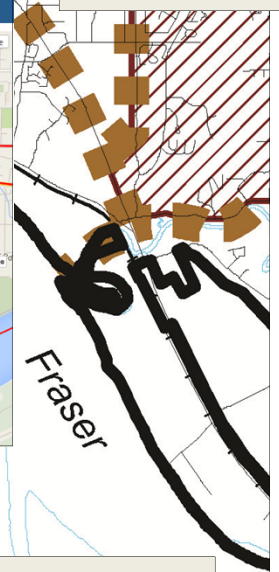
OCP Historic Communities



MLS Real Estate Boundaries



Hammond Elementary School Catchment

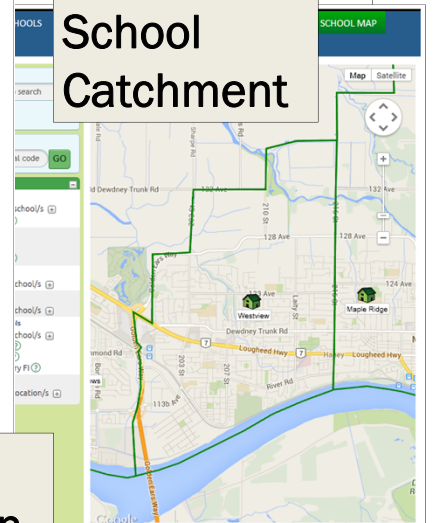


Fraser



1882 Port Hammond Junction

Westview High School Catchment



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# Front Yard Food Garden Contest

## & More Peas Please

### Grow a front yard garden contest

Municipal garden contest underway

by Phil Melnychuk  
staff reporter

Your front yard doesn't have to be just for decoration, a place to impress your neighbours with your landscaping skill

yard garden in Burnaby and grows tomatoes, beans and has a few apple trees. She'll also try kale and may plant a few blueberry bushes, not only for the berries but because the shrubs, look nice.

This year, the contest coincides with another effort to get more people growing.



Start growing a front yard garden. p5

# THE NEWS

Gardening  
Landscape you  
want garden



NOMINATION DEADLINE:  
JUNE 27, 2014

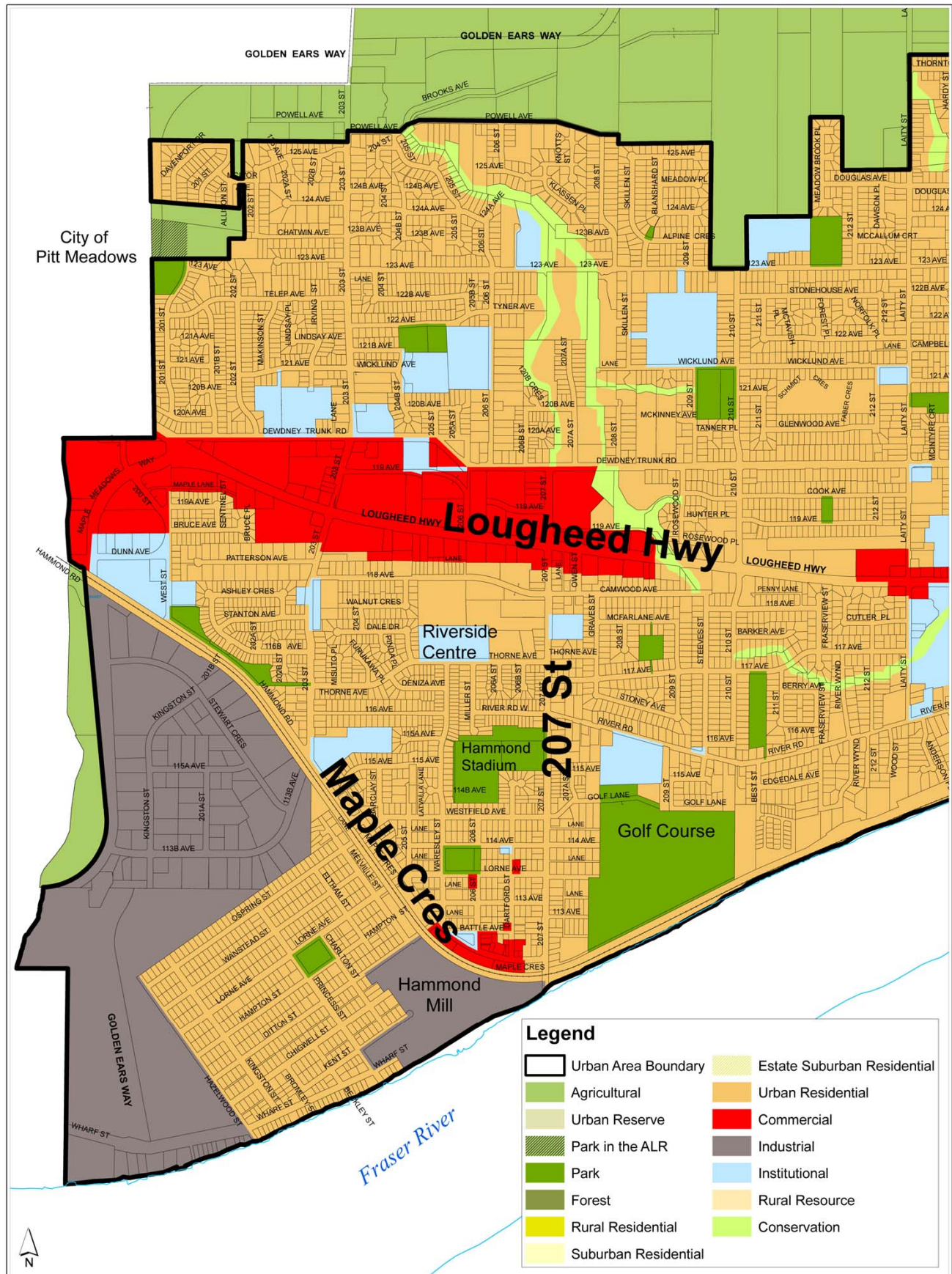
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# OCP Land Use Map



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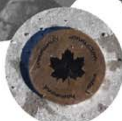
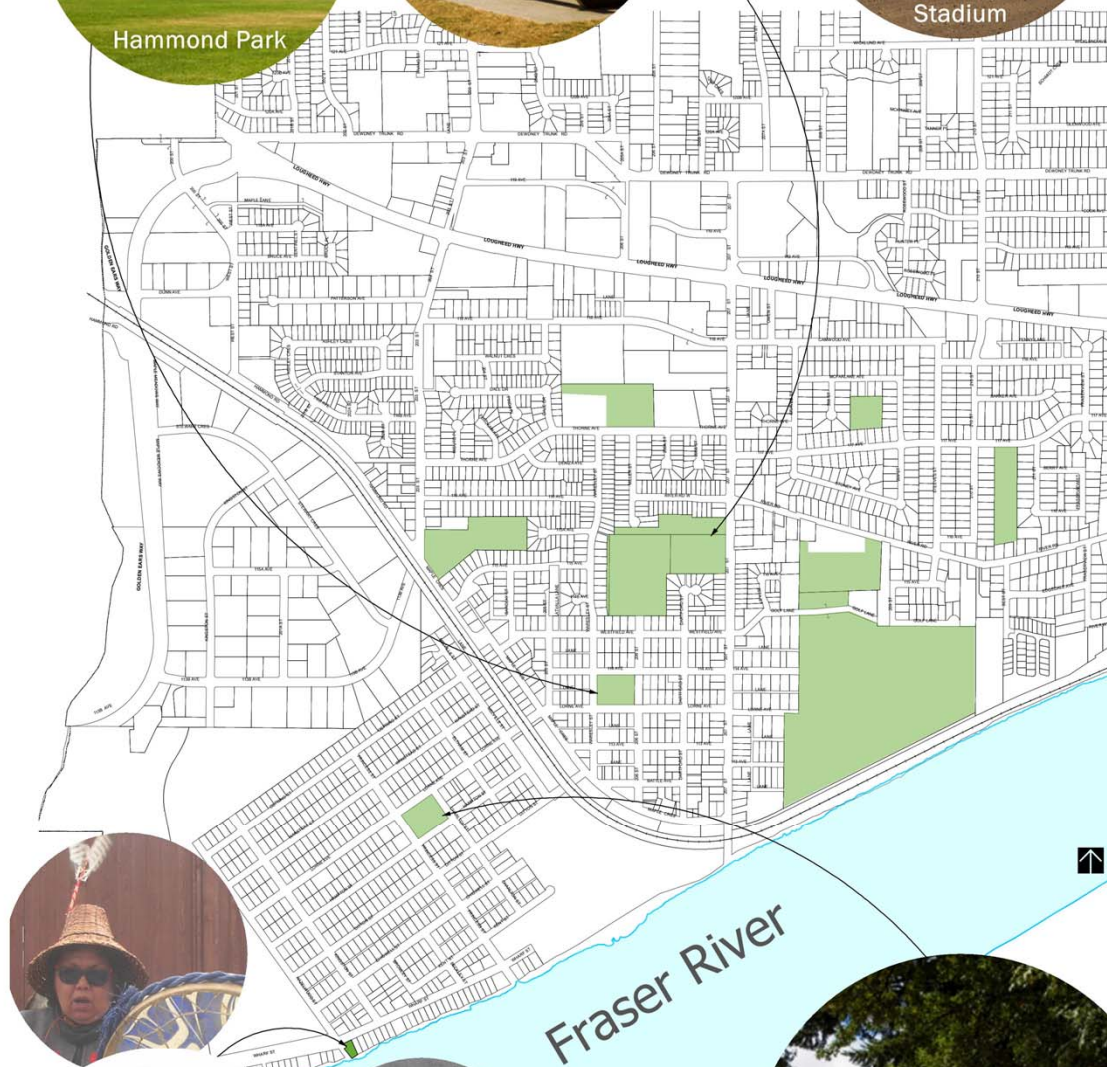


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# Hammond Area Parks

## Parks & Leisure Services



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# Hammond Area Parks

## Parks & Leisure Services



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# Hammond Area Transportation

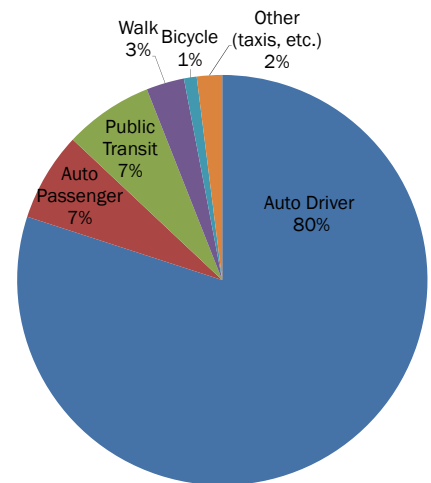
## Road Network

- The Hammond road network consist of local, collector, and arterial roads that connect directly to Lougheed hwy. and Golden Ears Bridge providing direct access in and out of the District.

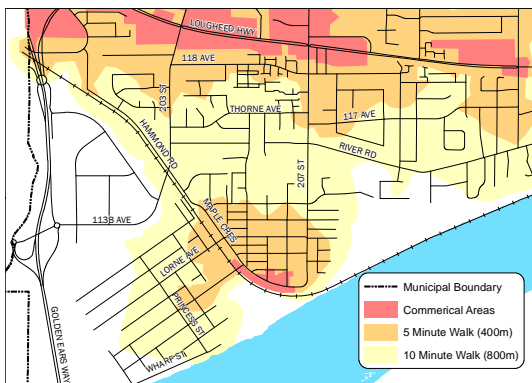


## Walking

- Over 85% of trips within the District are made by car.
- The District is developing strategies to enhance pedestrian safety, accessibility, and visibility on streets and at crossings.



- The need to improve neighbourhood connectivity through additional walking facilities is recognized, although the type of facility may vary.



- The map identifies zones that are convenient walking distances from commercial areas.



# Hammond Area Transportation

## Cycling

- The District recognizes that attracting more people to cycle will require bicycle facilities that are both safe and comfortable.
- The figure shows different bicycle facilities based on user comfort.



## Traffic Calming

- The District applies various measures to address safety issues due to increased traffic volume and speed.
- A revised Traffic Calming Policy has been developed by the District and is currently being tested at three trial sites.

## Safer City

- The *Safer City* and *Safer School Travel (SST) Programs* are initiatives designed to increase public safety when using the District's road network.

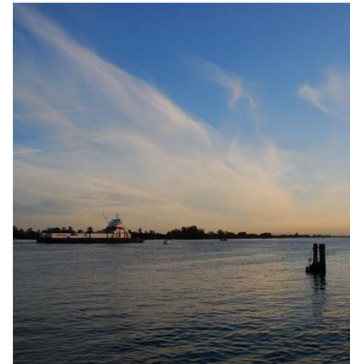


- The goal of the *SST Program* is to work with each school's Parent Advisory Committee to create a safer environment for children to commute to school.

# Hammond Area Drainage

## Rainwater Runoff Water Quality

- Rainwater runoff is generated from surfaces such as pavements, yards, and driveways.
- It is then conveyed to receiving bodies like the Fraser River and Pacific Ocean.



- Traditional storm sewer systems can have adverse affects on receiving water bodies as rainwater arrives much faster and in greater volume than under natural conditions.
- Issues include channel erosion, flooding, loss of aquatic habitat, and reduced water quality.
- In addition, runoff may become contaminated through contact with a variety of substances:

Petroleum



Fertilizer



Waste



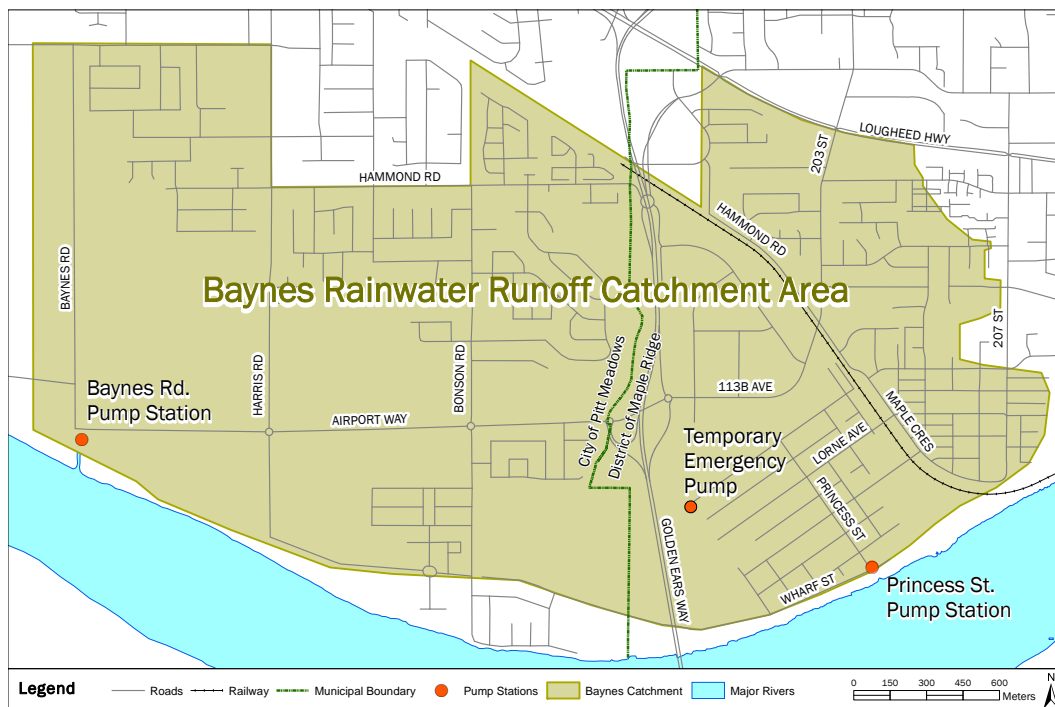
- Vegetated ditches in Hammond benefit receiving waters by reducing peak flows, infiltrating rainwater, and trapping sediments and other pollutants.



# Hammond Area Drainage

## Baynes Rainwater Runoff Catchment

- Rainwater runoff flows from Hammond into Pitt Meadows via storm sewers, culverts, and vegetated ditches.
- Eventually it reaches the Baynes Road Pump Station where it is discharged directly into the Fraser River.
- Due in part to the hydraulics of the downstream open channels, Lower Hammond flooding is a concern during significant rain events.
- The District is currently considering a replacement pump in Lower Hammond to help alleviate concerns regarding significant rain events.



# Lorne Avenue Sidewalk Installation

## Maple Crescent to Princess Street

The District is advancing the design and construction of a concrete sidewalk along the north side of Lorne Avenue. An Open House was held on May 26, 2014 to receive feedback on the proposal.

### Project Objectives

- Improve safety for all road users, including pedestrians, cyclists and transit users
- Provide pedestrian connectivity to parks and schools
- Provide safe walking facilities
- Maintain existing landscaping where possible
- Improve road drainage
- Improve transit accessibility

### Project Highlights

The project will include the following:

- 1.50m wide sidewalk (raised concrete sidewalk with curb)
- Lane widening for shared use
- Improved road drainage
- Utilize existing street lighting

### Next Steps

- Finalize the design drawings (July)
- Tender and construct the improvements (September– October)





# Lorne Avenue Sidewalk Installation

## Concept Plan

