

## What We've Heard So Far

The community has now had the opportunity to respond to two questionnaires and the input provided has been very beneficial to this process. Many thoughtful replies have been received and although opinions vary on how Hammond should evolve over time, one sentiment that remains fairly consistent is that Hammond is already a very special place with a small town feel of unique character, where people know their neighbours. There may be different ideas on how the community could be enhanced through an Area Plan, but the desire to retain the specialness of Hammond has emerged as a prominent message.

### Neighbourhood Character – Built Environment

Here are some direct quotes received that support the theme of a small town neighbourhood character and feel, albeit with some differing opinions on how to balance the unique historic character and vibrant community that will serve the needs of Hammond residents over time:

- ♦ *I realize and expect that density will probably increase over the coming years but hopefully some of the 'feel' of the neighbourhood can be retained.*
- ♦ *I would rather see innovative ways to increase density such as ability to have more than one suite or maybe a garden suite as well as a basement suite on one lot.*
- ♦ *A lot of homes over the past few years have been refinished or renovated back to its original look which makes this a unique community compared to other areas in Maple Ridge. It would be nice to keep it this way.*
- ♦ *The value of aesthetics is hard to quantify, but it's undeniable that attractive and well-planned communities provide pleasure to the people who live there and the people who visit. There's a reason to walk around Hammond – it's always interesting. The buildings have stories.*
- ♦ *The heritage aspect helps create the small town friendly neighbourhood that we all live here for.*
- ♦ *Hammond is a unique neighbourhood with historic possibilities...By protecting older homes and ensuring that new builds complement the historic builds, we can continue to promote this aspect of Hammond. Walkers don't just walk for exercise, we walk in places that are enjoyable.*



## Maple Crescent Commercial Area and Density

There are also differing opinions (see direct quotes below) on the existing commercial area on Maple Crescent, whether it should be revitalized and if so, what approach to take.

- ♦ *The buildings in this area do give an anchor to the Hammond area and to intermix “high density” would detract from the heritage aspect.*
- ♦ *Some form of commercial sector is desirable in the Maple Crescent area, but it may need to be targeted to fit within the community better or be more in line with the history and feel of the community.*
- ♦ *4 storey is fine as long as it fits in.*
- ♦ *It is important to have the existing commercial spaces as well as more commercial spaces to make it a whole community for the people who live here. The density as it is called needs to be designed to fit into the character of the community...the last thing we need is more four storey.*
- ♦ *I support developing the commercial designated areas. Build them high and bring the families.*
- ♦ *I don’t want to see any apartments going in but I would be open to seeing little shops or restaurants.*
- ♦ *The increase of the high density complexes and business/commercial zoning would absolutely be a benefit.*
- ♦ *I would not like an increase in commercial business along Maple Crescent. Existing building structures should be maintained and used for simple, local businesses.*

## Where we are in the #MyHammond Talks Community Discussion:

We were not anticipating such a high quality of responses that have really moved the community discussion along quite quickly. It is impressive to see an abundance of neighbourhood residents with a good understanding of planning and development challenges and potential solutions for increasing density to help revitalize the historic commercial area on Maple Crescent.

While many of you have already provided opinions and suggestions on the types of density that would be required to support a revitalization of the Maple Crescent commercial area, with conditions for protecting the heritage character of the area, we hadn’t yet actually asked the question directly and had anticipated doing so for Questionnaire #3. Although an area plan process needs to have flexibility built-in to respond to new information, circumstances, or opportunities, we have decided to stick with the intended evolution of the questions to ensure that all responders have ample space and time to weigh-in on this key topic area of the Hammond Area Plan process. As such, some of you may feel you have already answered the questions being asked in round #3 and if so, please feel free to let your previous answers stand, or elaborate on your previous answers, or even change your mind and provide a new response.

## Continuing the Neighbourhood Character and Density Discussion:

Many of those responding have stated a desire to enhance the Maple Crescent commercial area and clearly recognize that it will take a higher population of people living in the neighbourhood to expand and support it. However, this comes with a desired condition that new development be required to “fit in” with the existing neighbourhood character. This desire has been noted and will be discussed more fully within the next phase of the process.

The next set of questions are based on the community discussion of neighbourhood character, density, and revitalizing the historic commercial area (eg. small local shops that may include a coffee shop, pub/restaurant, grocery/produce store, butcher shop, doctor/dentist, florist, pet grooming, barber/hair salon, daycare, etc.) over the long-term. They are also based on the recent development pressure in the Hammond Area that involved proposals to redevelop and construct a four storey apartment building. These applications were a key factor in Council’s decision to undertake an area plan for Hammond at this time.

For more information on the #MyHammond Area Plan process, please contact Lisa Zosiak at 604.467.7383, or email at [lzosiak@mapleridge.ca](mailto:lzosiak@mapleridge.ca), or visit [www.mapleridge.ca](http://www.mapleridge.ca) and visit the #MyHammond webpage.

# #MyHammond