

Guiding Principles and the Hammond Area Plan

The next #MyHammond Area Plan **Community Open House & Workshop** will be held on **Wednesday, November 26, 2014** at **Hammond Elementary School**, from 4:30 to 8:30 pm. Land use and density will be included as key discussion topics, along with establishing a set of Guiding Principles for the Area Plan.

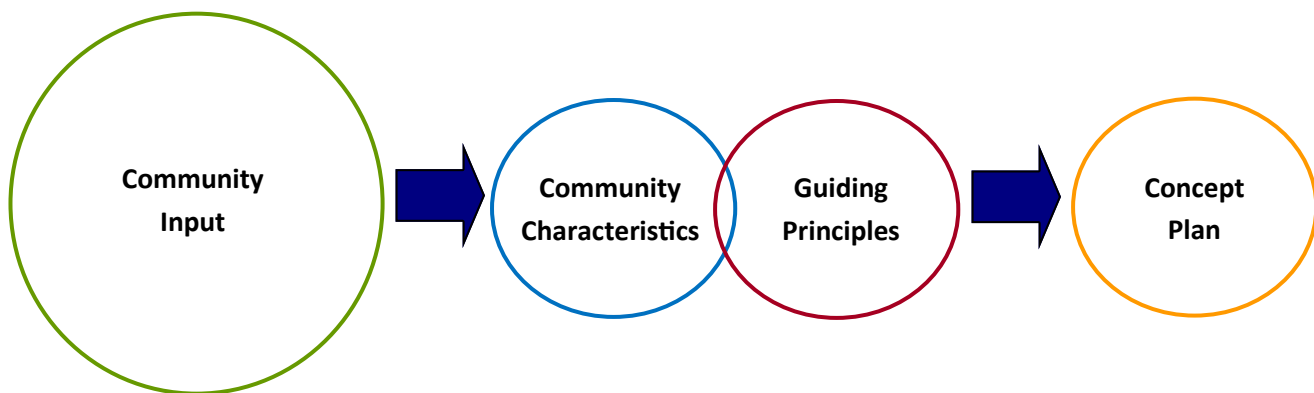
The information below explains the purpose and importance of Guiding Principles in articulating the community's values and the role they play in laying the foundation for the Area Plan.

What are Guiding Principles?

Guiding Principles are agreed upon community values that capture planning priorities for a neighbourhood and:

- Are derived from the collective input of citizens articulating how they would like to see the neighbourhood evolve;
- Are statements that can be used to evaluate future actions or activities and whether they align with community values;
- Used to form policies intended to guide the actions and activities that are permitted or required in future land use ventures.

How Do Guiding Principles Fit Within an Area Plan Framework?



Above Diagram: Using community input, received through public open houses, questionnaires, community forums, etc., the community's needs and desires for their neighbourhood are identified as "Community Characteristics". The Guiding Principles build on the Community Characteristics as action-oriented statements. More input from the community is needed at this stage to ensure Guiding Principles accurately capture the essence of the Community Characteristics and that no information is missing. Together, the Community Characteristics and Guiding Principles lay the foundation for creating a Concept Plan for the neighbourhood. It is from the Concept Plan that policies are developed as the regulatory content for the Area Plan document.



What are Some Examples?

Below are some examples of Guiding Principles from two existing Maple Ridge Area Plans—Silver Valley and the Town Centre:

Town Centre Area Plan:

- Each Neighbourhood is Complete;
- Options to our Cars Exist;
- Work in Harmony with Natural Systems;
- Buildings and Infrastructure are Greener and Smarter;
- Housing Serves Many Needs;
- Jobs are Close to Home;
- The Centre is Attractive, Distinctive and Vibrant;
- Everyone Has a Voice.

Silver Valley Area Plan:

- Ensure the structure, form and character of the plan contribute to it being a healthy community;
- Ensure the plan is conducive to aging in place;
- Plan for pedestrians as a means of reducing car dependant trips in the community;
- Plan for a pedestrian oriented village centre that is mixed-use and accommodates piecemeal, incremental growth;
- Promote patterns and forms of development that allow for retention of existing mature trees and vegetation;
- Adopt road and street types and standards that limit speed, fit to topography and minimize impervious areas;
- Ensure that equestrian, bike and pedestrian routes are designated along roads and streets;
- Plan for local commercial needs recognizing that the village centre will be small, compact and informal in nature.

How will Guiding Principles be Developed for the Hammond Area Plan?

Community input was received from the public open house in June and through a series of #MyHammondTalks questionnaires that were posted starting in early July. This input will be compiled to create a “Community Character Word Cloud” from which Guiding Principles will be drafted.

Draft Guiding Principles will be posted on the #MyHammond webpage prior to the #MyHammond Community Open House & Workshop and also presented at the event. Public input will be encouraged. A response deadline will be set for at least two weeks after the event. Input received will be incorporated into the draft Guiding Principles and a final draft will be presented to the community in early 2015.



For more information on the #MyHammond Area Plan process, please contact Lisa Zosiak at 604.467.7383 or email at lzosiak@mapleridge.ca or visit www.mapleridge.ca and visit the #MyHammond webpage.