

#MyHammondTalks Questionnaire #3 Responses

October 8, 2014

Consider various types of possible infill development options for the Hammond neighbourhood. These may come in the form of duplex*, triplex**, or fourplex***. They may also include permitting the construction of a garden suite**** in the rear yard of a single-family house that also includes a basement suite. Also, consider three to four storey development in the form of a townhouse, apartment, or a mixed-use four storey development.

Question 1

If an increase in density were to be permitted in Hammond, would you like to see density limited to certain area(s) or would you prefer to see an increase throughout Hammond?

1. I think the area south of the mill/train tracks should be kept as single family dwellings or a sympathetic duplex. We have homes with suites, but they are quite large and if we look at Ditton Street (south side), it is very ugly. I believe an attractive town home complex on the north side of the tracks could work if there is sufficient parking available. Hammond's quaintness should grow and improve.
2. I would not mind an increase in density in a portion of Hammond as long as it is the type of building that fits in with the character of the community and not a big growth in high rises or the removal of historical locations as it would only be fair to all who live to maintain the character of the community as it has been for many years.
3. I would like to see the density restricted to certain areas only. I would hate to see the Hammond over run with apartment buildings or duplexes everywhere. It's sad to see more and more communities are getting more crammed with houses right next to each other where you can basically stick your hand out the window and shake your neighbour's hand. Extremely large homes also don't belong in this area as it takes away from the charm of the community. I would be more supportive of garden suites on someone's property as long as they don't look crammed into someone's yard. Only 1 garden suite per house and maybe only allow a certain number per street?
4. Increase. Tear down the old, bring in the new.
5. An increase throughout Hammond would be preferred. What happens to the older house when a multi-storey goes up next door or across the street.
6. I would rather not see any density in Hammond, It is a historic community. IF and I mean IF there had to be density I would rather see it limited to a certain area that would not affect the current homes in the area.
7. Having living beside a lot that was subdivided and then a duplex put in, was fine. The problems didn't really begin until they closed off the first floor suites and turned it into an illegal fourplex. Parking, noise levels, went crazy. We moved less than a year later, just to get away from it. As long as sufficient parking is provided, duplexes, triplexes, or fourplexes are fine. They would probably go over better if they were closer to areas that already have apartments in them. Just make sure the possibility of illegal suites is eliminated, so that the density, parking, noise levels are acceptable. Also that a safe living environment is

provided. There are a lot of very poorly done basement suites in the Hammond area now, that are slowly being shut down, as they are a major safety hazard for all involved. If you have a house with a basement suite, then a garden suite would make the density for that lot too high, never mind the utilities usage. Also the parking would become a nightmare for the other neighbours. We have that now with a neighbour, with a basement suite and there are four cars, a trailer and a motorhome. You can't back out of your driveway safely with the zero visibility, this creates. A single family home with a garden suite is fine, as long as the style blends into the existing neighbourhood and is not a two storey eyesore, eliminating all privacy for the existing neighbours. Three to four storey development in any form is also a possibility as long as it fits in the neighbourhood and proper parking, noise abatement issues can properly dealt with. Even the new condos, nowadays do not permit two parking spaces per suite, which makes for a lot of street parking around the neighbourhood. Densification has to happen, we have a lot of potential for that in the Hammond area, and I personally would like to see it happen.

8. I would like to see density limited to a specific area. I would not like to see density in Lower Hammond, I don't think the land itself can take it without harming surrounding properties. I also do not want to see older, historic homes torn down or crowded by density. Considering the way Hammond is now, there are not many places within Hammond that would be appropriate for density. Hammond used to have a couple duplexes, those seem to work well. I've no experience and little knowledge of triplex and fourplex structures. Garden suites haven't really been defined, so I don't want to comment on that.

9. Center of maple cres

10. Density should be increased carefully. not only in particular areas, but with much attention to how each project individually and collectively promotes community.

11. I would expect density to increase throughout Hammond but at different levels for different areas. In area of older "character" houses lowest density increase to maintain the characteristic of the area. Areas of newer houses and/or smaller lot sizes could be a higher increase in density. Areas of existing multi-family buildings could have the highest increase. All is dependent on infrastructure; for example street access to the area on the south west across the tracks.

12. I think that some area could be a lot more dense, while others could be a little more dense. For example, I think density around the commercial area is a good idea. I think other areas in Hammond should have a little more density - small townhouse complexes, duplexes, etc. I think that any increase in density should be balanced against greenspace requirements. For example, a vacant double lot might accommodate a small townhouse complex of several units, but the development should be required to leave a significant proportion of the lot unbuilt (landscaped or treed or whatever).

13. If high density is focused in one area does that have the potential to cause 'high density issues' in one area that then radiates out into the surrounding neighbourhood decreasing the livability for all. or the opposite - can the high density be used to improve the area and how would this work?? My sense is that high density done randomly is a problem waiting to happen. This is especially true if the high density does not have a heritage feel to it. An increase in density around the neighbourhood would depend on the type of high density and how many permits would be allocated and how they would be doled out. In other words 3 and 4 stories should not be plunked about. Wrong for the area. Carriage houses, duplexes etc would fit the bill if there were heritage constraints to the appearance. With the

	proper heritage feel and look, there will be an advantage to the businesses. People will want to go to the 'old' hood to shop because of the nature/appeal of the area.FYI I am not a proponent of a bunch of condos. The ones that are there and probably most new ones will remain unsightly. I have zero issue with the new 'group home' to replace the one currently existing. Hope the new building is heritage.
14.	the old town center is perfect for a mix of commercial and high density residential, i would love to see cafes shops and mixed commercial under studio/garden apartments built for first time owners and down sizers.....
15.	I would like to see the increased density limited primarily to the area surrounding the Maple Crescent commercial area, and around the tracks.
16.	I would prefer that increased density be on major thoroughfares, to handle the increased traffic. and yes, more concentrated in particular areas.Townhouses could certainly be a part of the mix.
17.	There are a number of larger open spaces (probably adjacent lots) that could be used for residential development. However, in development of these lots considerable green space among new buildings should be preserved, the green space areas should be interconnected. There should be opportunity for a "sense of community" to develop. The buildings should also be consistent in scale and architecture of historic Hammond. Of course, the original architecture cannot be duplicated, nor should it be. However, Hammond has been a working class neighbour, in the past, and this aspect Hammond should be preserved. New develop should be affordable housing for the working family.There are a number of large lots in Hammond that may be suitable for adding a "Garden Suite". However, before proceeding with this concept, the experiences of other communities with introducing "Garden Suites" should be carefully evaluated.The addition of multi-storey buildings should be limited to three storeys. The ground level could contain retail and similar businesses, the second level professional offices and the third level residential space. The space, particularly residential space should be user owned, to help add stability to the community.The mill property, if it becomes available, should be preserved as parklands. At the very least, the water front must be made available to the public. Perhaps a small marina that would allow recreational boats access to the river could be considered. The area would need to be landscaped to include picnic, playground and sports fields.Imagination is needed to find reasons for people to come to Hammond and support commercial and professional business. The area needs careful planning to make this an attractive and desirable place live, work and play.The ideas of Jane Jacobs give a good basic starting place for planning such a community. Any development should enhance and support the existing community. Open green space throughout Hammond and accessible to the public for community use should abound and interconnect the community. Garden space should be available.
18.	What's wrong with leaving it the way it's been for the last 25 years, Below Lorne to the mill was zoned for condos/townhomes.
19.	I would prefer to see it limited to certain areas. Specifically, I think the old Hammond neighborhood should be allowed to maintain it's historic character and charm and any 'in fill' options should be limited to area's that include new/newer development.
20.	duplexes/tri-plex, garden suites in the residential areas.No more than 3 - 4 story apartments but preferably not in the residential areas

21. I would like to see an increase throughout.
22. Most definitely an increase in density must be limited to certain areas. There are a number of empty lots in 'upper' Hammond just off Maple Crescent which could be developed into townhomes or even apartments. There are also a number of lots in 'lower' Hammond which were delineated in the original 1874 town plan but which remain undeveloped. Assuming traffic flow, engineering, etc. are carefully considered both of these options could be suitable. However, the goal must be to increase density without losing the character of the neighbourhood. It is not easy for homeowners to afford to preserve older, single-family homes and any tool to help them do so should be tried. Regardless, too many apartments or townhomes will ruin what is special about Hammond. I would like to see more people near the Maple Crescent commercial district to support those businesses without the heritage, single-family, walkable neighbourhood that exists there.

Question 2

Would you be comfortable adding a significant amount of additional density, possibly in the form of 4-6 storey apartments in order to help support increased commercial activities in the historic commercial area along Maple Crescent? If not, do you have suggestions on how to support existing and new/additional commercial uses?

1. We have a decent density of people which live in the existing apartments. I think the type of business is what attracts people, not just the density aspect. A nice 3 story building could work if it is well maintained and attractive. As far as businesses ... A neighbourhood coffee shop like the Kanaka Creek Coffee shop in Albion could be well received depending on the building and the offerings. Some specialized shops that people travel too because of their wares could be well received as well ... Eg. Once Upon a Sheep wool shop or a children's crafty class shop like 9 Cats on 224th.
2. I would be interested in looking at what is being presented as to the style and character of the building that are being considered but I would also like to see that if 4-6 story apartments are being considered that they be ones with retail at their base to support the so-called commercial activities you are talking about and again to not lose the historical aspect of the community.
3. No, I would like to see some density to help with the commercial area along Maple Crescent but would prefer it to be only as high as 2 or 3 stories not 4-6 as it doesn't fit the area or community. Take Osprey Village as an example for Hammond. Cute shops with some townhomes and apartments over businesses. No to high rises and duplexes.
4. I would like to see owned condos or townhouses. Not apartments. I would like to attract homeowners and not renters.
5. I am comfortable in additional density, if I am allowed to tear down my 98 year old house. Adding a retirement village is ok. Apartments for families are great. Townhouses even better.
6. Can't believe this is even a question. Absolutely NOT. I like looking at tall trees and the sky not a large building and people on their decks. What an eye sore. If they would like to support existing/ new commercial uses how about re-vamping what we have? a little paint and maybe a coffee shop it could look quite cute!

7. I personally feel that to try and revive the commercial activities in the Maple Crescent area is not a proactive step forward. I have no problem with 4-6 storey apartments though. I feel with the crossing arms and the lights and bells though, that discontinuing the train horns would increase the desire to move into the area hugely and greatly add to the livability of the whole area. I have no issue with the horns myself, but after visiting several other areas in the lower mainland that no longer have the horns, I have found the people in the area barely notice the trains are there and have no problem being good neighbours. A billboard perhaps on the side of the Haney Haws (with their permission of course), showing with pictures what the area used to be would be good, and add to area. The pictures that the Koch ins. store on 207th has inside are very informative and enjoyable to look at. Cleaning up the existing corner stores in the area would probably increase their usage and I do not think anything more is really needed, or would truthfully be financially viable. Allowing the existing businesses to shut their door to the public and then use the building for a home, is a detriment to the area and should not be allowed. There are currently seven business fronts that are being used as homes now and that is destroying any chance of commercial staying or being revived.
8. Six story? No. Four story as an absolute max, and preferably not too many of them.
9. Yes
10. I do not think commercial activity in the Historic area near the mill is realistic. so don't bother trying for that reason.
11. My preference would be not more than 4 storey multi-family buildings. Density could also be increased through smaller living units, or allowing laneway residential buildings.
12. I support adding density in the commercial area of Hammond. 4 - 6 stories is too tall, though. 3 - 4 is better. Some (or all) should have storefronts at street level.
13. see above. NO I do not think this area is one that should be filled in with these big ugly boxes. Is not fitting with a heritage neighbourhood. Stick to duplex/tri/quad and garden suites with very few 2/3 story condos that are appropriately designed.
14. the lots that sit empty near Hammond store would be perfect for a 4-6 story garden apartment and also there are several empty lots around the old bank of Montreal and the mill
15. Yes, I'd be in support of this additional density if it centres primarily around the Maple Crescent historic commercial area, and around the tracks.
16. I would limit height to 4 stories. AND require that each building be designed to foster a sense of community within the building, and with the rest of the community. It is important that connections among residents of the area be strengthened. This is what gives our lives meaning and makes for a strong and resilient community. AND building should be sustainably designed, ie green.
17. I think I have addressed much of this question in my response to the first question. I would not favour buildings over three stories. I cannot see how this would encourage commercial development and it would be a detriment to the livability of this community. Hammond is a family neighbourhood and imposing large commercial buildings amongst residential areas, or establishing "mall-areas" of commercial space would detract from the character of Historic Hammond.
18. NO I do not support any apartment over 3 storeys. I assume that the existing business mean

the Maple Crescent area in front of the mill. Haney Hawgs....never been in there. Barber/hair salon...I go to Studio 55 at Lougheed and 207th. Trophy place...no use to me Dartford Public House and Beer and Wine. Yes I support this business and have made a point of going in. It's nice to be able to walk and not worry about drinking and driving. Would the area support another eating establishment? Maybe.

19. I don't believe that it's necessary to add multi-family development to support the limited amount of commercial activity that is taking place on Maple Street. Maple Ridge offers many areas of new development that could be utilized for this purpose. I don't support new/additional commercial uses in the Hammond neighborhood.

20. No. Would definitely not want to see a 'significant' amount of density and nothing over 3 to 4 stories maximum.

21. Yes, I think mixed use apartment/business would be a great addition to the maple crest area

22. One 6-story building might fit, but I would have to see it. I would be more comfortable with a 4-story limit. The commercial strip will grow with increased population within walking distance, but it will only really succeed if it can draw people off Lougheed by car, bike, etc. into Hammond. That means there must be at least short-term parking available to serve the businesses. I would support single-family zoning and garden suites in most areas plus apartments and townhomes in certain key areas. I think duplexes, triplexes and fourplexes are usually ugly and tend to fill a lot with house, leaving little of the green space that defines Hammond. As Maple Ridge grows, the newcomers must live somewhere. In this era of environmental concerns we must build up not out so that we preserve greenspace and use resources more efficiently. Hammond already has a street grid and services. These may need upgrading, but it is much more sustainable to increase density here than it is to develop new land up into the trees. Density also means better transit service I hope!

Question 3

What types of commercial uses (i.e. business mix/services) would you like to see in Hammond?

1. I love Bonson's Landing feel and Ft Langley. A great book store and a face life on our current maple general store would be great! I cannot think of any businesses at the moment but I am sure some will come to me as the night goes on ... Antique shops are a pull as people do their rounds and may have a coffee ... A place where a field trip from a school may go ... An attraction like a mill museum and/or hands on activities.

2. It is hard to say what type of commercial uses would work in Hammond as it would be anywhere else in the Maple Ridge. Commercial /retail is a crap shoot anywhere. Big box retail for instance would not be welcome in the commercial area but maybe small retail such as a drug store, hair dresser, cafes, antique stores, coffee house, etc.

3. Little grocery store, dog parlor, book store, pharmacy, coffee shop, gift store, spa/nail salon, butcher (meridian meats), produce market (Langley market), bakery (Cobs), yoga studio etc. Would love to have the community centre to be re done to something similar to osprey. They have a beautiful community centre.

4. Grocery, restaurant

5. Lets bring in coffee shops, restaurants, offices, and smaller box stores like west vancouver

	has done. Really, anything that will bring in families to live and invest in this area.
6.	A privately owned coffee shop, maybe a antique shop, unique private owner business's would suit the area nicely not chain stores.
7.	Corner grocery stores, hairdresser, barber, neighbourhood pub, that is what we currently have and they seem to be surviving the best. For any other type of shopping, I feel the majority of people would rather go to the stores in the main commercial areas that are already provided. We do not really need more storage facilities, as there are two in the industrial park already. I feel housing is the better option and would make the neighbourhood more livable.
8.	I'd love to see an actually restaurant, something that appeals to most people. I don't know what's become of the one on Maple Cres and Dartford, but it would be nice to have an eatery that those who work at the mill would enjoy, and would also be suitable for residents of Hammond. Failing this, a coffee shop would be wonderful. There used to be a bakery on Maple Cres, I miss that. And something like an icecream shoppe would be really cool. Maybe some small office space would fit into the mix as well.
9.	Restaurants, meat and veggie store
10.	maybe a coffee shop--but there are already 2 (Waves and Starbucks, both on Lougheed)
11.	Retail would be small, local shops mainly for the local residents and based on history these are hard to be successful. Possibilities are dog daycare, dog grooming, barber/beauty parlour, child daycare, etc. These are mainly service retail. Another option could be to try to attract commercial offices that supply a service but don't rely on just local residents. This could be such things as Accountant/Bookkeeping, property management, consultants, security service, etc.
12.	In my perfect world, it would be a cute little village with an ice-cream shop, an interesting food shop or two, a bistro / coffee shop, a book shop, etc. Very cute, ridiculously impractical. This is not a yuppie neighbourhood. I'd love to see a community commercial kitchen / food hub / coop. The commercial kitchen would be available to rent for small up-and-coming local food businesses (like, ahem, mine). The food hub could accommodate consolidation and delivery of local agricultural products. The coop would be a "destination" for local food shopping. Thinking more practically, I think a cafe might be able to make it. Maybe some small service-based businesses? (dry-cleaners, tool rental, etc) If the historical character is preserved and enhanced, a junk / antique shop might work. I would hate to see chain stores (Starbucks, 7-Eleven, fast-food places).
13.	Pub is there already. Restaurant, vet, dentist, florist, municipal offices, museum, art gallery, chiropractor,
14.	cafes, local produce, a fitness studio, village center appts.
15.	Fresh produce store Coffee shop / bakery Informal dining option Any type of small scale retail (clothing, artisan, novelty, etc.) Any type of small scale service (laundry/drycleaning, small appliance repair, etc.) But does Maple Ridge have the authority to dictate specific commercial uses?
16.	I would love to see a mixed residential / commercial building across from the mill on the vacant lot.

17.	1. Retail 2. Food service 3. Professional offices 4. Professional services 5. Entertainment
18.	Residential only. Why can't it be like the west end of Vancouver. Commercial on Maple Crescent as it exists now.
19.	I don't see the Hammond neighborhood as needing any. There are sufficient existing services of all kinds close by already.
20.	Not completely sure what would do well but a small mix of shops. Should be family friendly businesses.
21.	I think the addition of locally owned retail would be great.
22.	A coffee shop. A small general store. A dance or yoga studio. A breakfast place/cafe called "Hammond Eggs". A hair salon/spa. These businesses and others like them would be great for people to walk to and increase the community contact. There has to be enough variety to make it worth the walk. To do a few different things at once. In the mix must be other types of businesses that are unique so as to draw people there. Destination businesses. Can we entice Hammond Jewellers and others that left to come back? The other market is all the people who drive Maple Crescent on their way to the WCE station at Maple Meadows. These people have little time to stop so there would have to be quick parking options to pull into, grab your Hammond Egg, and get going. The strip will thrive if neighbours, outsiders and commuters can all find something there.

General Comments |

1.	Large houses are intrusive. They can be built beautifully, but do many are just ugly. I like suites and duplexes, but they aren't really appropriate in Hammond. I think I would rather see an attractive town home or 3 story building which are run well and decent a people living in them.
2.	These types of housing may fit into some parts of Hammond but they would have to be carefully placed to fit into the community so they don't impact the residences that live in the area now and only enhance the area.
3.	Would really like to see Hammond keep its charm but also want to see some commercial development. Not interested on 4-6 story high rises however would be ok with 2-3 story over commercial buildings. Osprey is a good example of this. I am really hoping that a plan will be developed and looking forward to see everyone's comments
4.	I am excited to see Hammond cleaned up and developed. There are too many dirty yards, overgrown lots.
5.	I don't want to live in my old house if next door there is a six storey highrise. (just saying). Let's make Hammond family oriented. We need more children to walk our streets. We need families to walk their dog, or take their baby for a walk.
6.	With all the available property to be developed in the Hammond area, there is huge potential to really turn the neighbourhood around in a very proactive way, without ruining the small neighbourhood feel that it has always had. But without an official community plan in place any potential growth or change could be very detrimental to the neighbourhood as a whole.

7.	I would only like to to single dewling homes
8.	Density probably needs to happen, but it needs to be done with much attention to how each project contributes to the feeling of community. what can be done architecturally and landscaping wise to encourage connections among residents?
9.	I am opposed to housing "enclaves", where an entire complex is fenced and there is a single driveway entrance to the complex. I think new developments in Hammond should be small (in fitting with the current character of buildings) and open to the street. I would like to see numerous smaller different developments (fourplexes and such) rather than a few big cookie-cutter side-by-side developments.
10.	it is so nice to be able to walk to a shop and a pub, we have been here for 26 years raised our kids and plan on staying in our little house by the tracks for as long as we can. the fact that there was a bank, 2 parks, schools and shops (the pub and corner stores) are why we moved here from the city. the same houses and large lots....AND.....everyone owned their homes. few renters and long term residences maintain a better neighbourhood
11.	The case of Osprey Village in Pitt Meadows is a good example of how imposing commercial use on an area does not work. Both a chapel space and a pub were dictated by council to be included in the development without interested parties identified to occupy the locations for these uses. Or consider the Kanaka Industrial Park. If you build it, they will not necessarily come.Increasing density in the historic Maple Crescent commercial area will certainly support an increased interest from businesses to invest and locate in Hammond. Maple Ridge should consider developing design guidelines in keeping with Hammond's historic character in order to encourage business investment that is suitable for the area.
12.	What makes a community truly great are its amenities: the parks, the trails, bike lanes, the gathering places, its pedestrian friendly streetscapes. Some of Hammond has a unique historic character which wants to be maintained. Less than huge houses that fit into the neighbourhood eclectic style need the be mandated for any infill housing, with considerable landscaping. All buildings need to be designed and built to foster making connections, not castles with moats.
13.	I have never agreed with the stipulation that new development required commercial space at ground level. Really...what type of business is going to be successful in a residential area? Corner store? We have 2. I feel the Hammond area is well served by the businesses along Lougheed and at Meadowtown Centre. Both within walking distance.
14.	I can't stress how important I think it will be to create a Heritage Area Plan in this process. We should create a style palette for the character of new homes and renovations to existing homes so that the monster houses that have taken over so many neighbourhoods in the Lower Mainland cannot do so here. I recommend our architect, Annabel Vaughan of Public Lab design as someone who could help do this. She was telling me of the dangers of restrictions that are too vague like "must have a front porch" and result in weird structures that fulfill the letter of the plan but not the spirit. She described resulting "faux heritage" structures that are not desireable.Yes, this would restrict developers, but it would create a very desireable place to live and every property will be that much more valuable.The 1874 Hammond Town Plan described the dream of those early Hammondites which was never fully realised (many lots were never built on). As Hammond grows the original town plan should be respected with a view to a natural evolution, not stagnation.Another key piece that is missing is the upkeep of the existing older homes. The easiest way to retain the

character of the neighbourhood is leave the houses there intact. Unfortunately, this is up to the homeowners who are faced with their own personal financial limitations. As I am discussing on Hammond Forever House (www.hammondvh.ca) it is often more expensive to renovate an older home than it is to tear it down and build a new one. The Heritage Revitalization Agreement is very helpful, but it does not address the condition of the house. In particular, these houses are usually expensive to heat and cool. Energy retrofit grants are needed to help people make their homes more efficient. Since the federal Eco-energy and provincial LiveSmartBC grants have both been killed, the City of Maple Ridge should lobby the provincial and federal governments for their full return. These grants certainly stimulate the local economy and provide local jobs, but they could also save Hammond from the bulldozer.

DEFINITIONS:

- * A **Duplex** is a building which contains two principal dwelling units attached to each other, either side by side, back to front, or above and below, and the two units together have open space on all sides.
- ** A **Triplex** is a building which contains three principal dwelling units attached to each other, and the three units together have open space on all sides. Generally, each unit would have its own private yard.
- *** A **Fourplex** is a building which contains four principal dwelling units attached to each other, and the four units together have open space on all sides. Generally, each unit would have its own private yard.
- **** A **Garden Suite** is a secondary dwelling unit that is smaller than the principle residence on a property. It may be a detached accessory building on the same property or a unit within an accessory building (i.e. a garage) on the same lot. See Zoning Bylaw for regulation details.