

Hamilton Neighbourhood Plan Update



Hamilton Neighbourhood Plan Update

BACKGROUND

In December 2011, City Council approved a process to update Areas 2 and 3 of the 1995 Hamilton Area Plan.

The Area Plan Update will include revised residential, retail, parks and open space, and transportation policies.

HAMILTON AREA PLAN UPDATE PROCESS

This is the first public consultation meeting to consider the future planning of the Hamilton community.



HAMILTON AREA PLAN UPDATE

Community building to improve the quality of life in a sustainable manner.

- Key Goals:**
- A distinct and strong physical identity
 - Community social cohesion
 - Access to community facilities and services
 - Safe and secure living conditions
 - Healthy natural environment



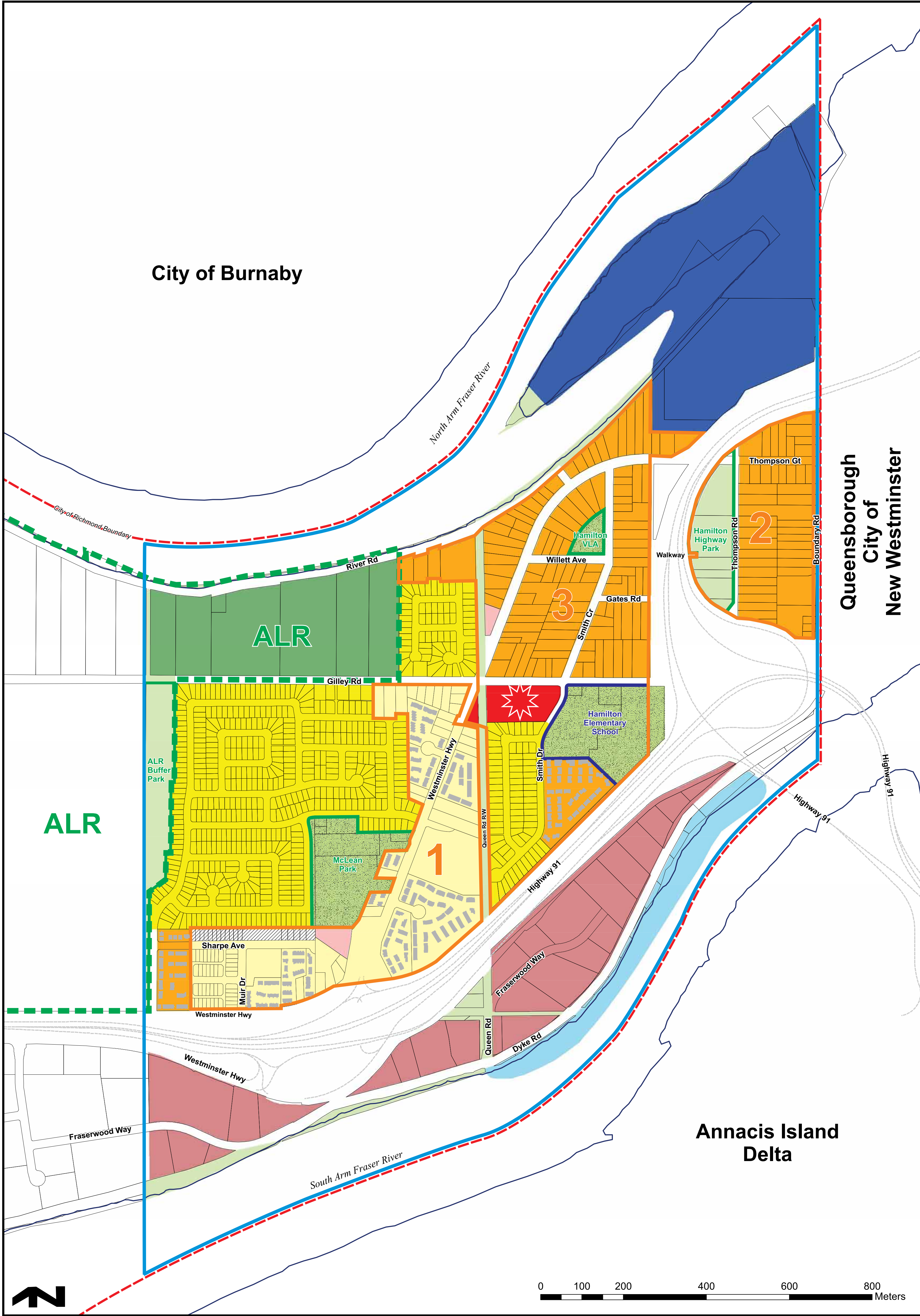
Hamilton Plan Sub-areas



Hamilton Plan Update: Sub-areas 2 and 3

Hamilton Neighbourhood Plan Update

LAND USE



Current Hamilton Land Use

Land Use Designations Guide Future Rezoning for Development

- Mixed Use Water Oriented Industrial/Residential
- Business Park
- Commercial
- Residential (Single Family Only)
- School/Park
- Residential/Mixed Multiple Family and Single Family
- Industrial
- Natural Areas/Open Space (Public and Private)
- Community Facilities
- Agriculture
- Single Family Residential and /or Duplex Residential Only
- Small and Large Lot Single Family Residential; Two Family Residential; & Institutional
- Strata Townhouses
- Agricultural Land Reserve Boundary
- City of Richmond Boundary
- Hamilton Planning Area Boundary
- Shopping Mall
- Hamilton Sub-Area Boundaries
- Sub-Area 1** - Lower Westminister Hwy
- Sub-Area 2** - Boundary/Thompson (Subject to Hamilton Area Plan Update)
- Sub-Area 3** - Westminister Hwy, North and South of Gilley Rd (Subject to Hamilton Area Plan Update, recently developed areas south of shopping Mall and Community Centre not subject of redevelopment).

Note: This map shows land use designations within the Hamilton Area Plan which forms part of the City of Richmond Official Community Plan (OCP). Specific subdivision and land use regulations are found in Zoning Bylaw 8500

Current Housing Choices

- Older Single Family Homes**
 - Large lots from ½ acre to 2 acres
 - Secondary Suites, Home Businesses, B&Bs
 - With or without sewer and without sidewalks
- Newer Single Home in Smaller Lot Subdivisions**
 - Under ¼ acre
 - Secondary Suites, Home Businesses, B&Bs
 - Fully serviced with sewer & sidewalks
- Newer Townhomes**
 - Two to three storeys
 - Fully serviced with sewer & sidewalks
 - Home Businesses where permitted

Current Shopping Opportunities

- Bridgeview Shopping Centre**
 - Strip mall with 14 units
 - No current food store
- Gas station**

1.



2.



3.



4.

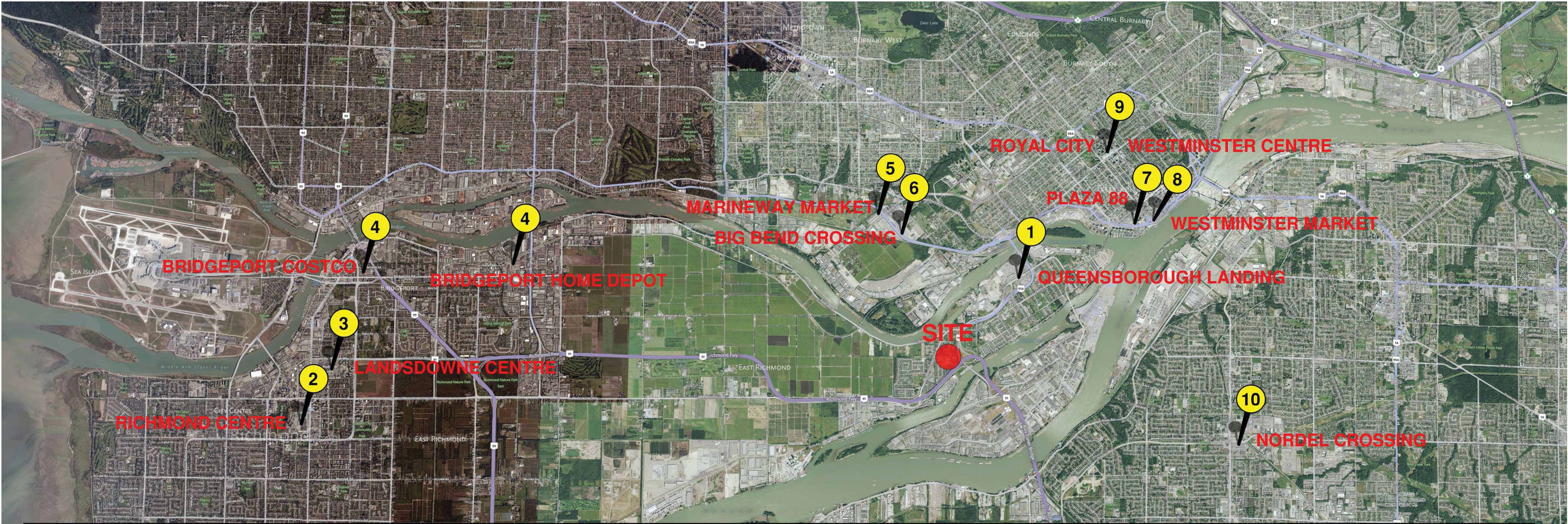


5.



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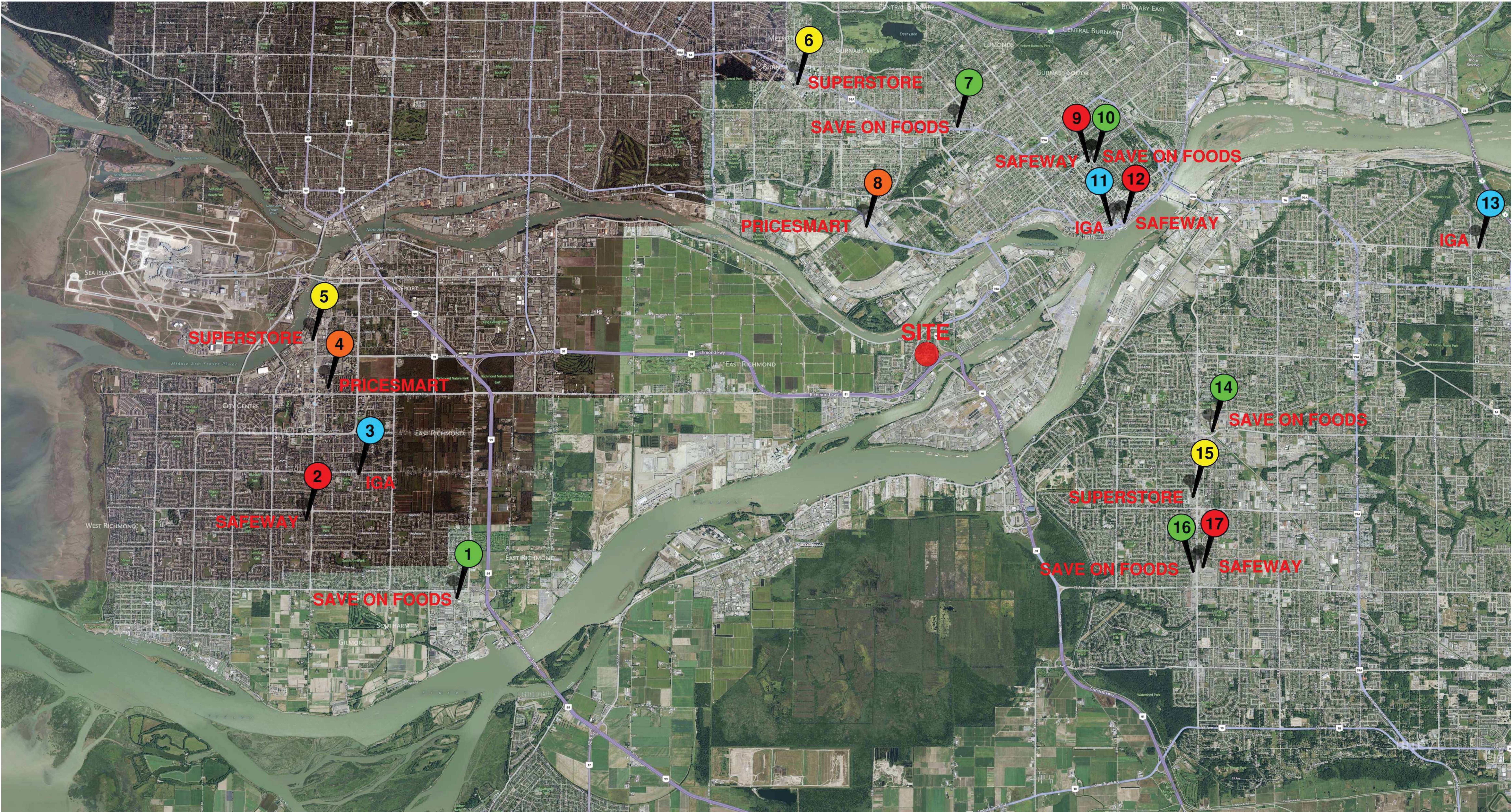
CURRENT SHOPPING OPPORTUNITIES IN CONTEXT—COMMERCIAL CENTRES



MAP KEY #	1	2	3	4	5	6	7	8	9	10
NAME:	Queensborough Landing	Richmond Centre	Lansdowne Centre	Bridgeport Road	Marine Way Market	Big Bend Crossing	Columbia Square Plaza	Plaza 88	Royal City Centre / Westminster Centre	Nordel Crossing
SIZE:	317,000 sf	800,000 sf	650,000	n/a	273,000 sf	302,000 sf	60,000 sf	221000 sf	225,000 sf	128,000 sf
ROLE:	Regional Power Centre	Regional Mall	Regional Mall	Regional Big Box	Community Convenience	Regional Power Centre	Community Convenience	Community Convenience	Community Convenience	Community Convenience
LOCATION:	800 Boyd Street, New West	6551 No. 3 Road, Richmond	5300 No. 3 Road, Richmond	Richmond	Marine Way & Byrne Rd., Burn.	5751 Marine Way, Burnaby	Columbia & 10th St., New West	Columbia & 8th St., New West	6th Ave & 6th St., New West	
DISTANCE:	2.4 km	13.5 km	13 km	10 km	7.5 km	7.5 km	8.0 km	8.0 km	10.0 km	10.5 km
DRIVING TIME:	±3 min	±15 min	±12 min	±8 min	±7 min	±7 min	±9 min	±9 min	±12 min	±13 min
MAJOR TENANTS:	Wal-Mart Supercentre, Best Buy, Home Outfitters, Petcetera, Lowes	The Bay, Sears, Sport Chek, Shoppers Drug Mart, Cinemas (nearby)	Best Buy, Home Outfitters, Winners, Home Sense, Future Shop, Toys R Us, JYSK, Home Hardware, Zellers (Target)	Ikea, Home Depot, Staples, Costco, Golf Town, Future Shop	Canadian Tire, PriceSmart, London Drugs, Work Wearhouse, VanCity, Kins Market, Cactus Club, TD Canada Trust	Winners/Home Sense, PetSmart, Michael's, Staples, Sport Chek	IGA Marketplace, BC Liquor Store, Bosley Pets, TD Canada Trust, BMO, Boston Pizza	Safeway, Shoppers Drug Mart, Landmark Cinemas, CIBC, RBC (centre is still under construction)	Safeway, Shoppers Drug Mart, Kins Market, BMO/Save-On-Foods, London Drugs, BCAA, VanCity, TD Canada Trust	Save-On-Foods, Shoppers Drug Mart, BC Liquor Store, Scotia Bank, Boston Pizza
TOTAL TENANCIES	53	240	130	n/a	40	13	25	65 (u/c)	54/19	25
COMMENTS:	Closest shopping for Hamilton residents. Full size supermarket (deli, bakery) plus pharmacy. Lots of fast food restaurants. Very limited personal services offered.	Largest and busiest mall. Full range of fashion and specialty goods and services. Drugstore but no supermarket. Very busy, difficult to park. Congestion on No. 3 Road.	Popular shopping mall. Offers wide range of goods and services. No supermarket. Includes several large format retail anchors. High traffic area but abundant parking.	Cluster of several major retail stores drawing from a wide region. Lots of stores focussed on home furniture and home furnishings	Closest shopping centre (shortest driving time) offering a full range of convenience oriented goods and personal services. Major supermarket and drugstore. Convenient access and parking.	Mini power centre offering several popular medium-sized box type retailers that draws shoppers from a wide region.	Convenience type shopping with a supermarket and a range of personal and professional services. Short driving time from Hamilton neighbourhood.	Multi-level, mixed-use development at ALRT station. Lots of convenience-oriented stores and services under construction. Supermarket and drugstore anchor tenants. Access and parking not very convenient.	This is the town centre area for New Westminster and offers a full range of convenience oriented goods and services. Two major supermarkets and two major drugstores are the key draws to the area.	Community convenience centre anchored by a major supermarket, drugstore, and liquor store. Also offers a range of personal and professional services plus popular restaurants.

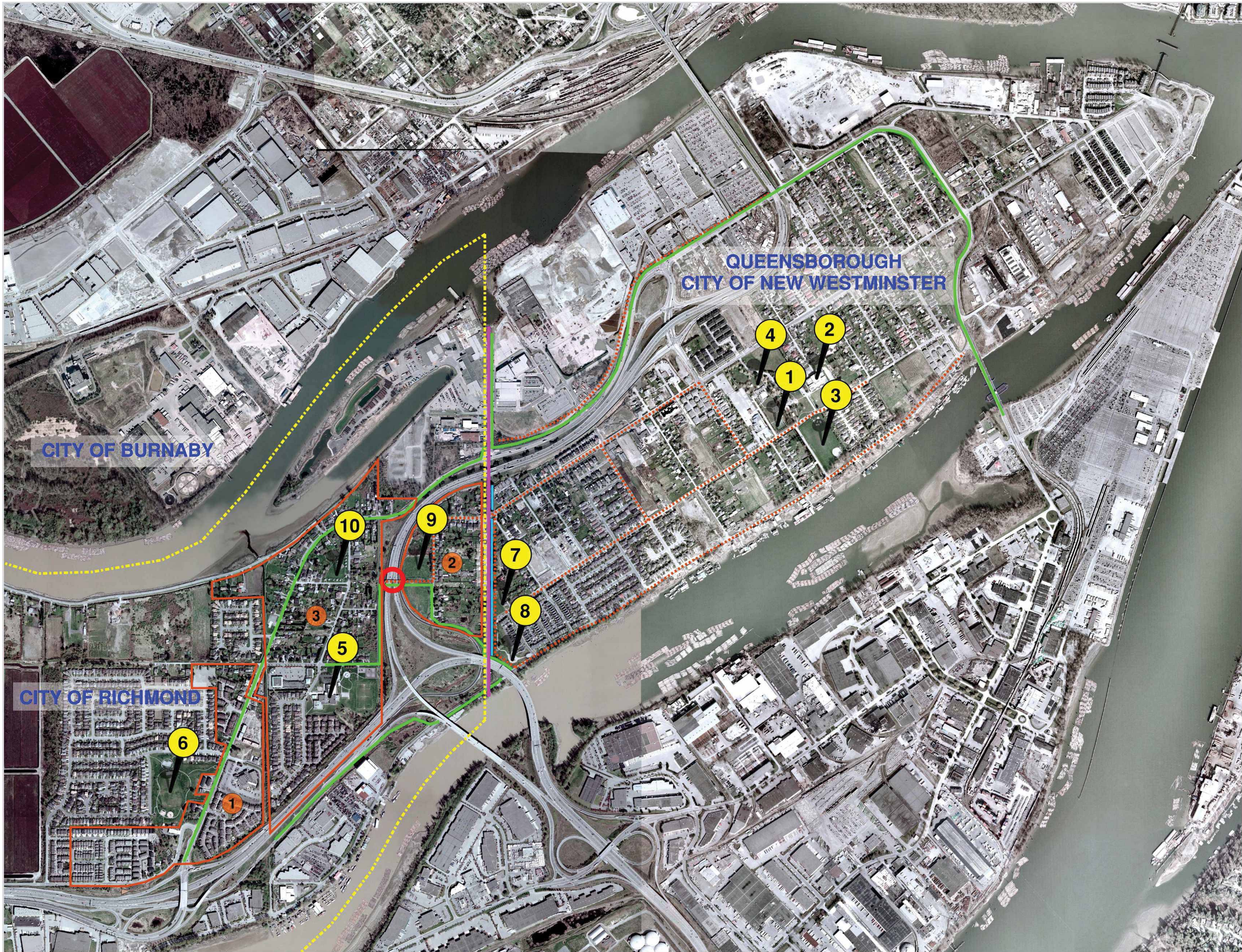
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CURRENT SHOPPING OPPORTUNITIES IN CONTEXT—GROCERY STORES



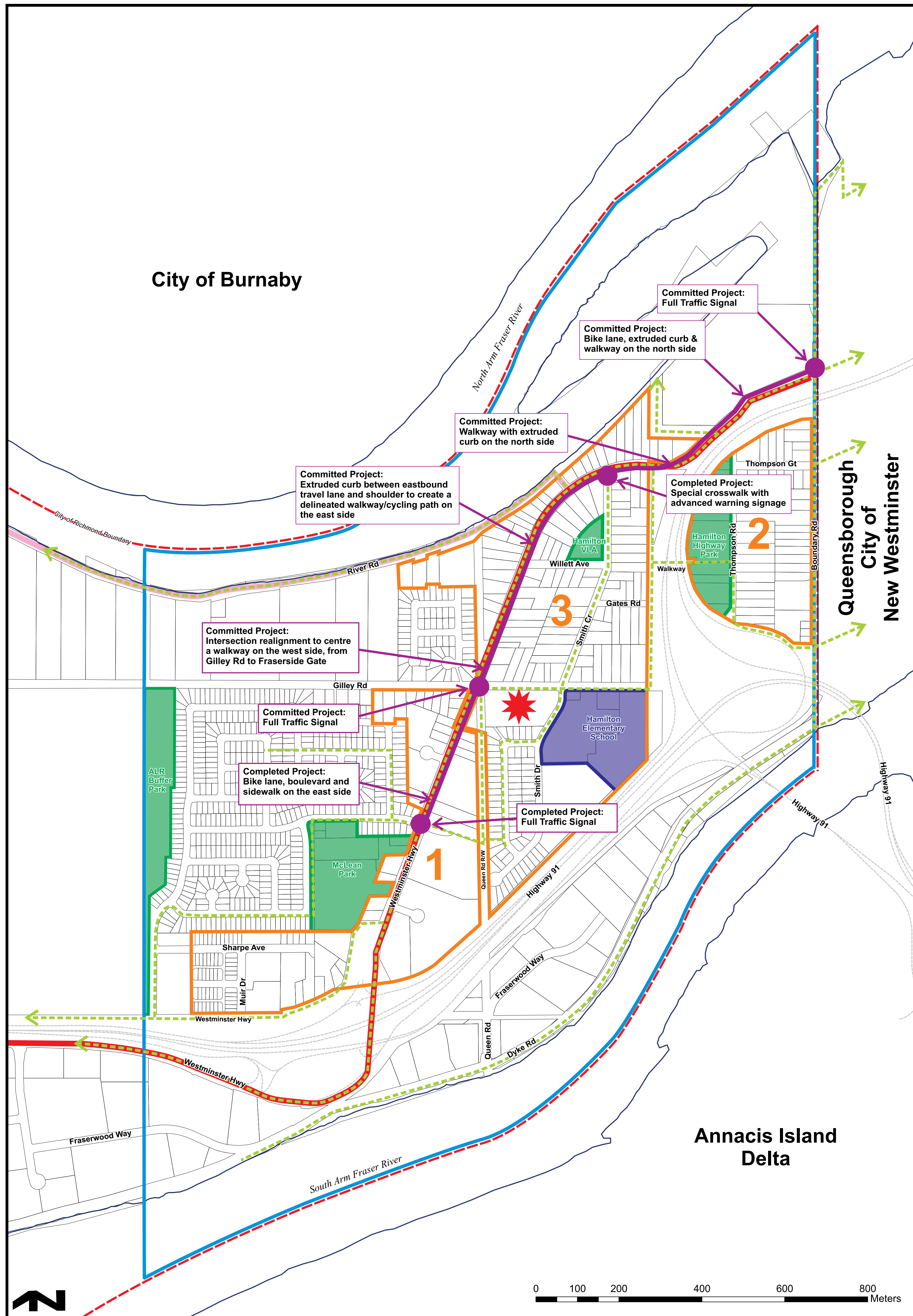
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CYCLING AND WALKING ROUTES IN CONTEXT



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PARKS, RECREATION AND COMMUNITY SERVICES



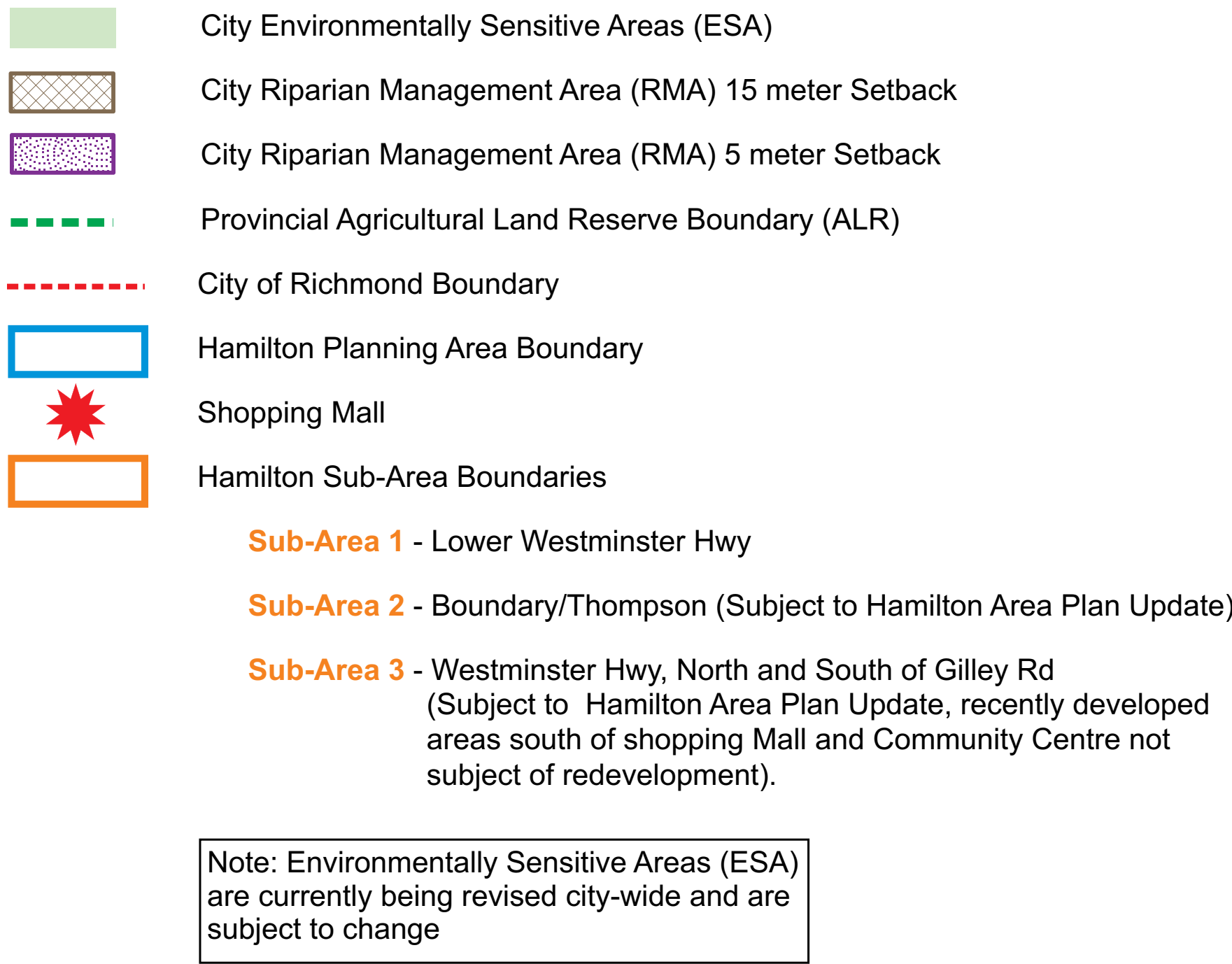
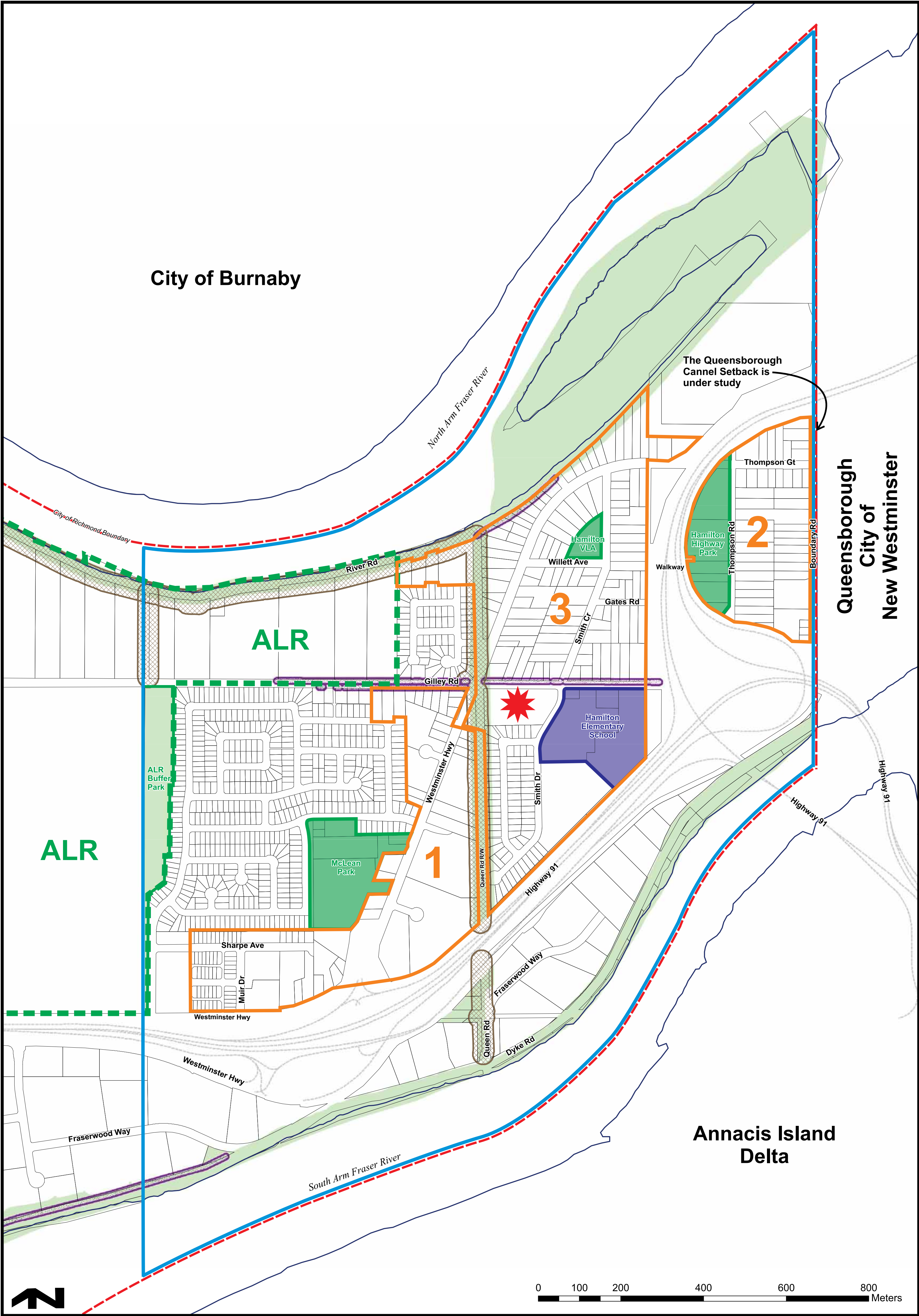
-  Trails and Bike Paths
 -  Transportation Improvements (Completed or Committed)
 -  Arterial Road-Westminster Hwy
 -  Arterial Road-River Rd
 -  City of Richmond Boundary
 -  Hamilton Planning Area Boundary
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Note: Westminster Highway is also a Regional Major Road Network under joint jurisdiction with Translink



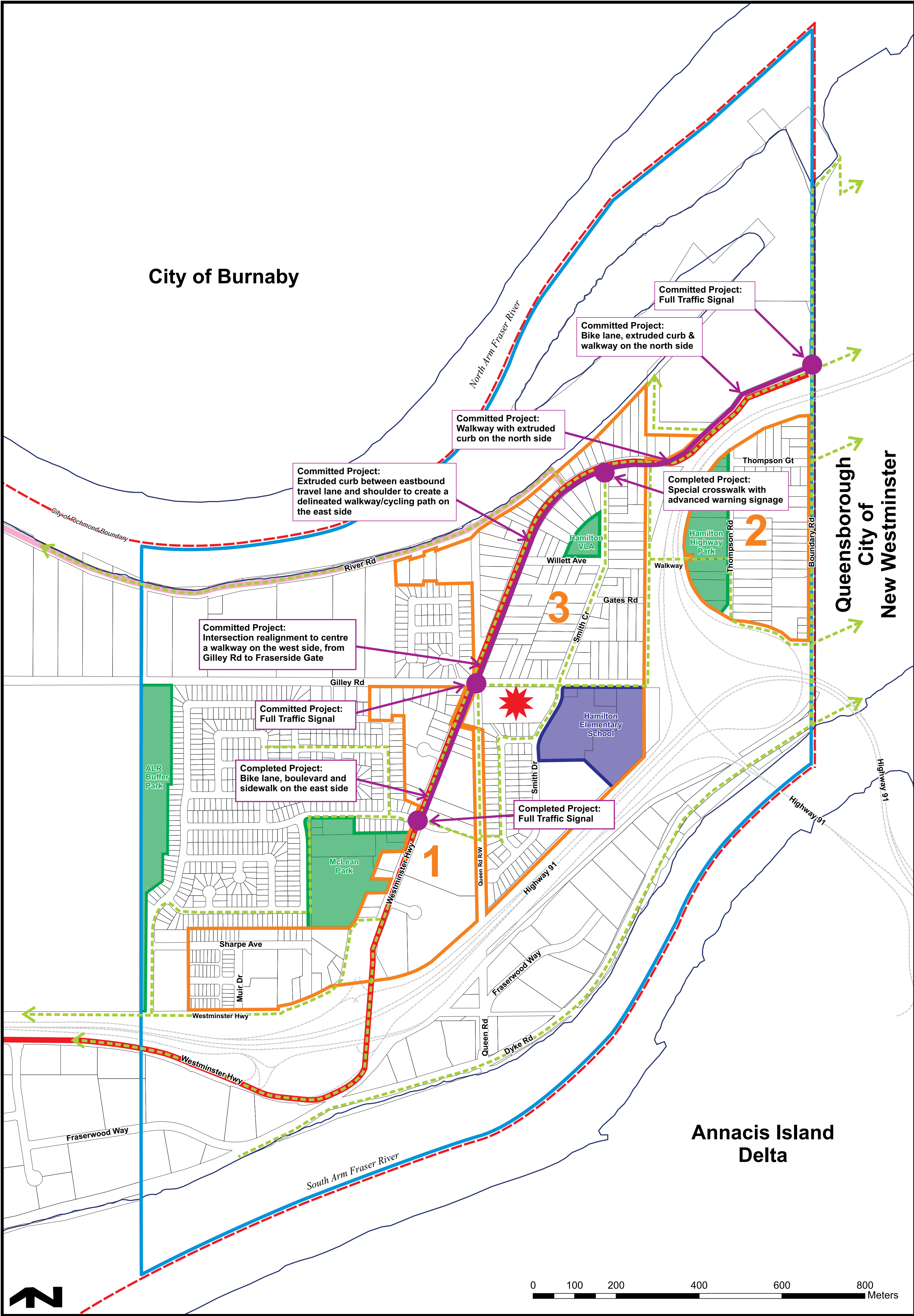
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ENVIRONMENTALLY SENSITIVE AND RIPARIAN AREAS

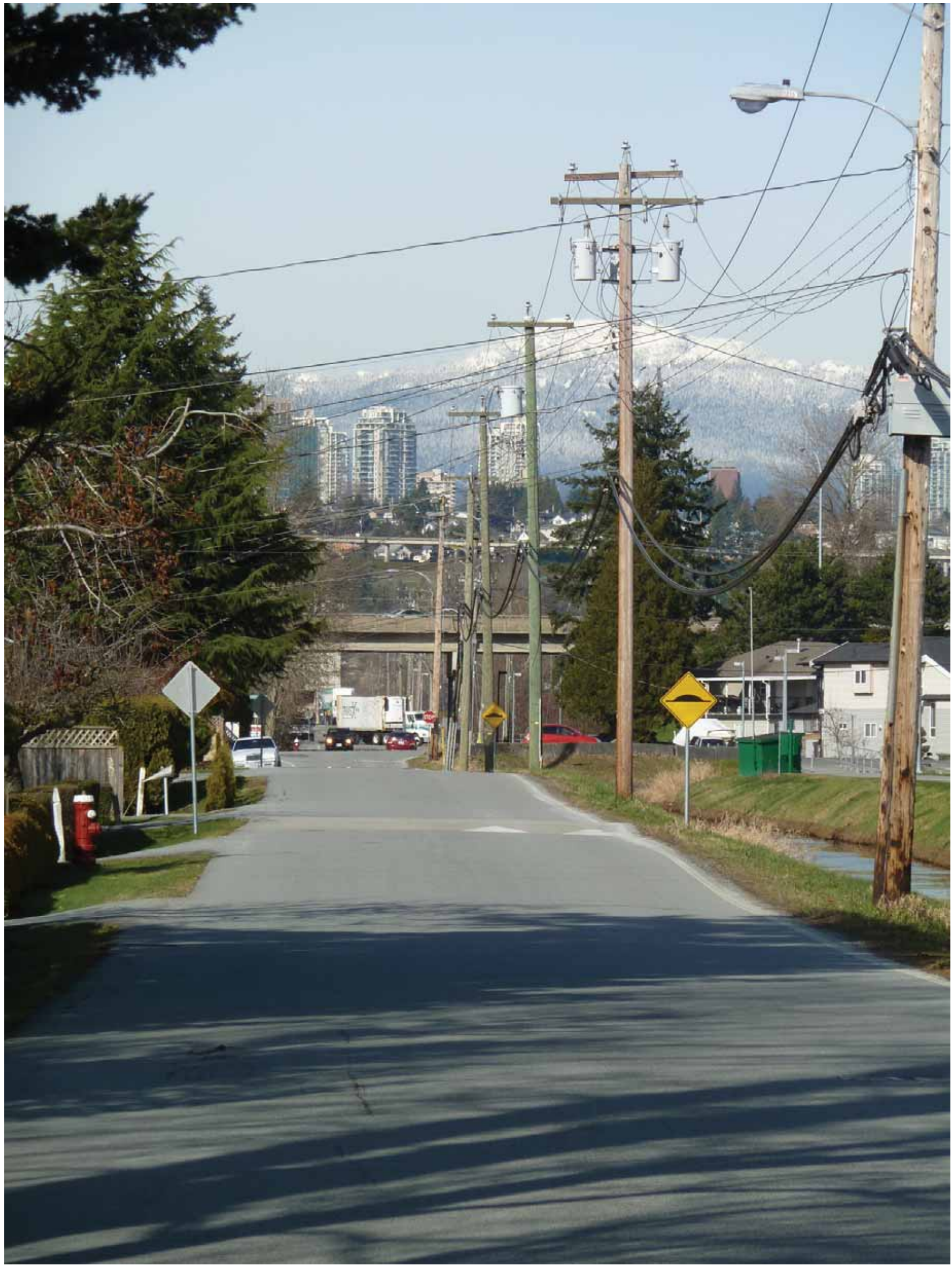


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TRANSPORTATION

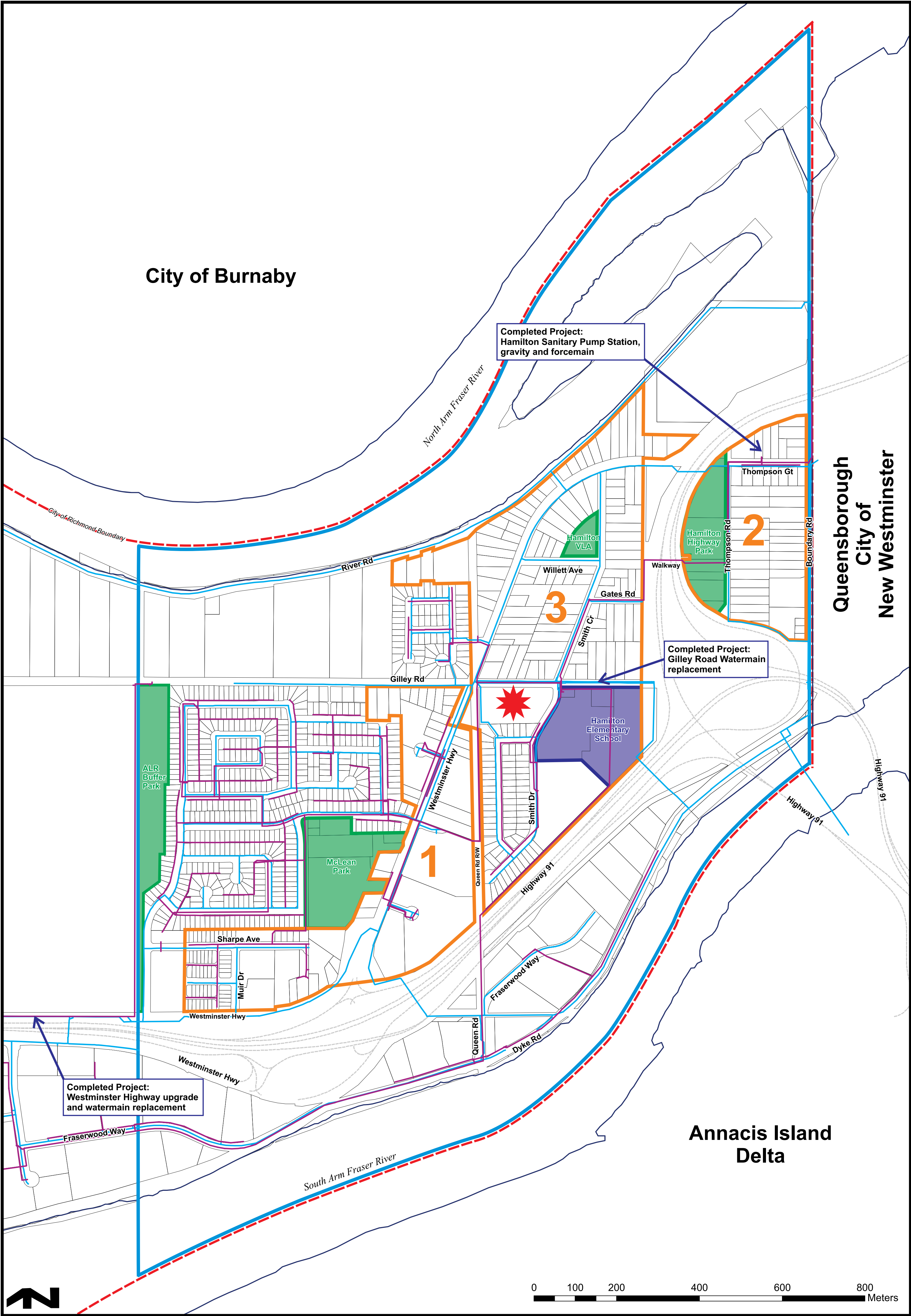


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WATER AND SANITARY SERVICES



- Water Lines
 - Sanitary Lines
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Note: Existing water and sanitary services locations are approximate and will need to be reviewed as part of a capacity analysis to determine upgrades required to be undertaken to allow development.

Servicing Needs

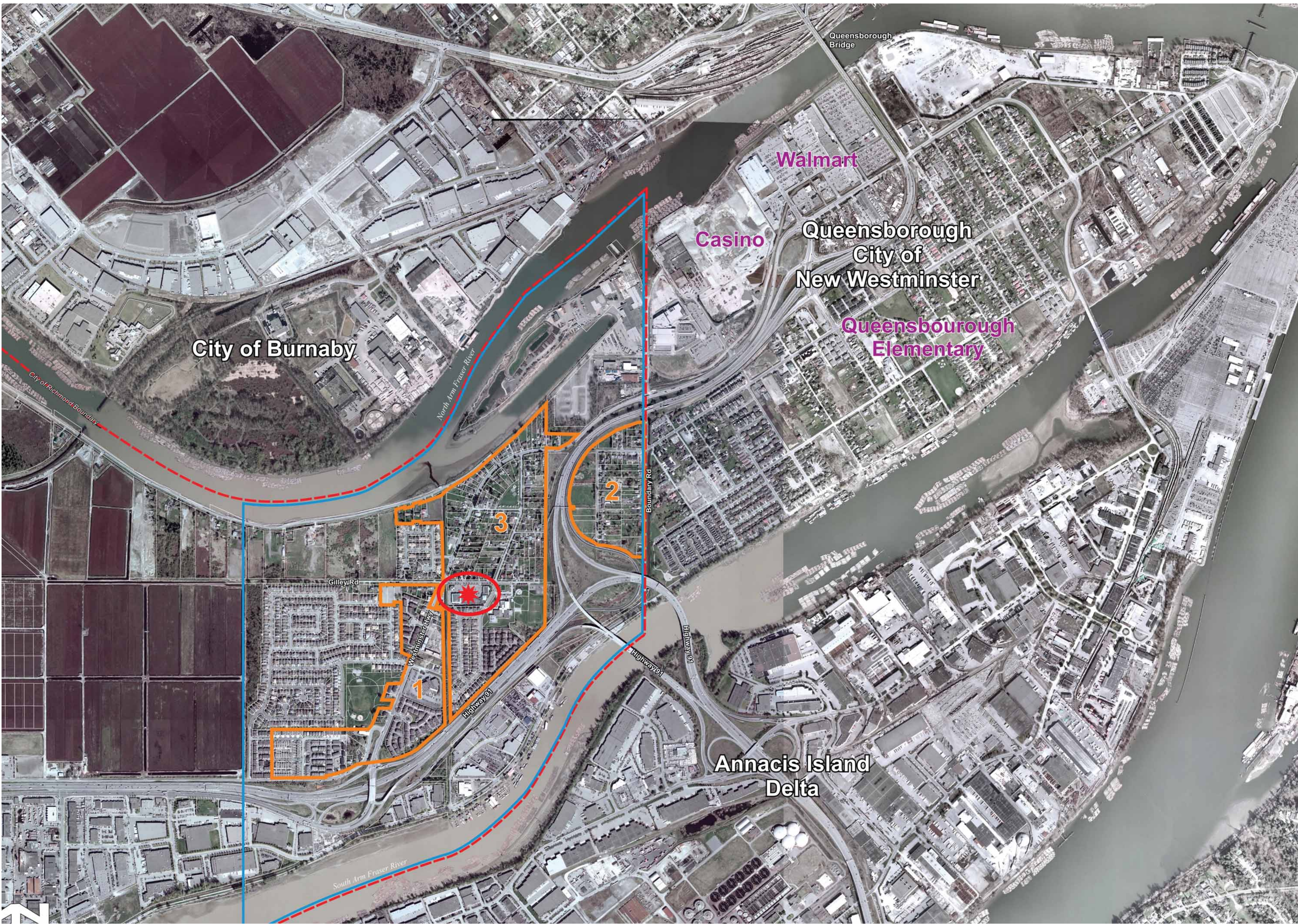
Existing Sanitary and Water Services will need to be upgraded for development to occur based on capacity needed for new developments.

Some areas currently do not have sanitary sewers.



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FUTURE LAND USE—LOCAL SHOPPING OPTIONS



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FUTURE LAND USE

Retail and Neighbourhood Service: High Street Example

High Street Concept

- Retail storefronts
- Residential above
- On-street parking
- Pedestrian orientation
- Village atmosphere

The High Street: A Pedestrian Experience

- Retail store fronts
- Pedestrian amenity
- Weather protection
- Outdoor seating opportunities
- Creating a social heart to the community
- Focal point to a walkable community



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FUTURE LAND USE

Ground Oriented Housing Options & Examples

- Ground oriented townhouses
- 3 storey buildings
- Family oriented housing
- Strong sense of entry
- Open space as amenity



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FUTURE LAND USE

Pedestrian Retail Experience: Options and Examples

- Residential over commercial
- Strong street relationship
- Dominant pedestrian realm
- Creating a sense of place



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FUTURE LAND USE

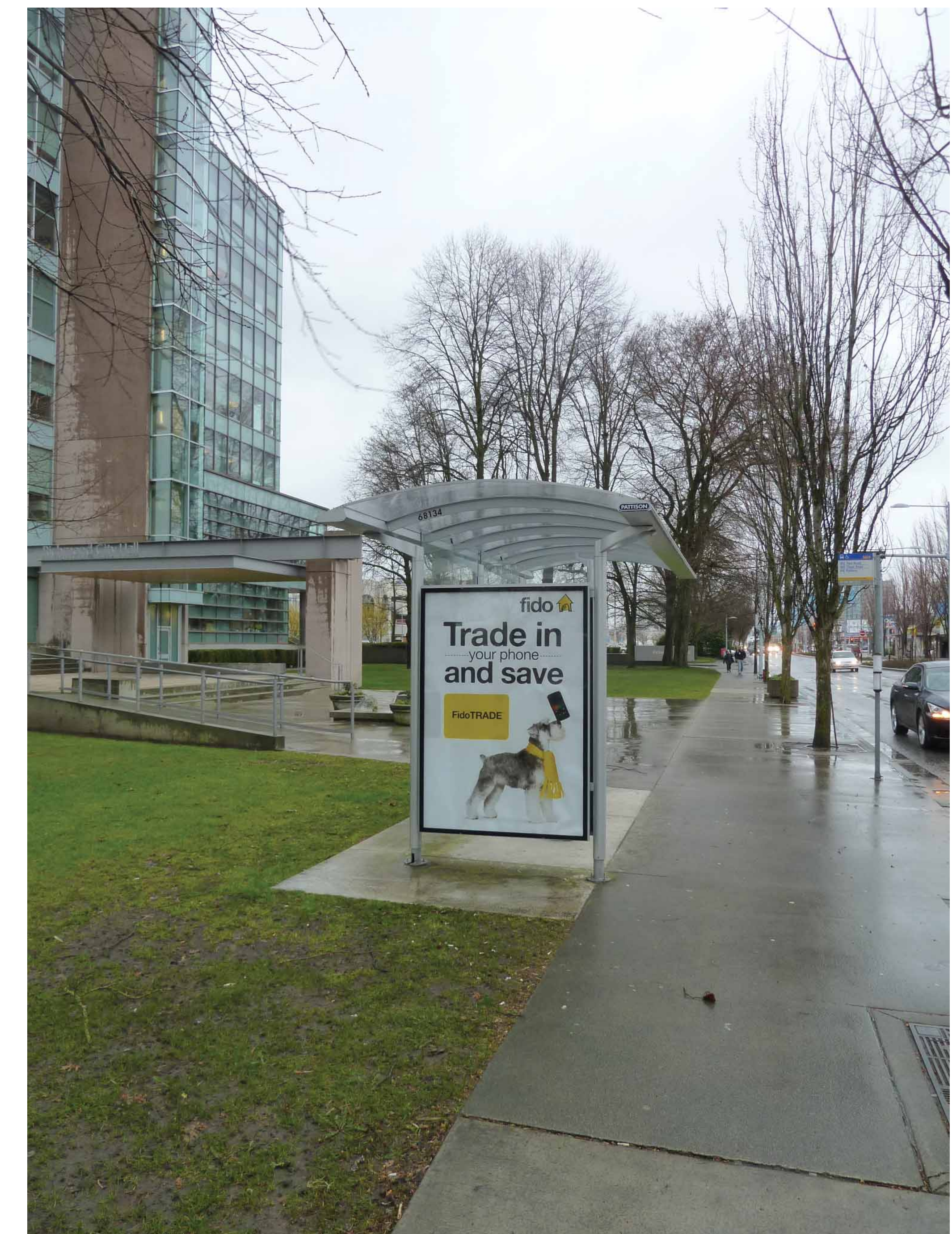
What is the character of your neighbourhood today?

- Creating a sense of place for YOUR future ...
- High Street
- Gathering spaces – “to get to know your neighbours”
- Community learning
- Health and safety
- And ...

Relationship of density and affordable community amenities

Possibilities

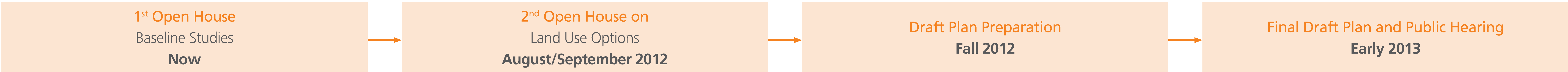
- Library
- Community policing office
- Medical / dental health office



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THE PATH AHEAD



MORE CONSULTATION WITH YOU

To fill out a survey and find out more ongoing information, visit these websites:

- www.richmond.ca
- www.orisconsulting.ca
- www.placespeak.com