

October 9, 2018

Jackie Chow
HUB Cycling - Maple Ridge/Pitt Meadows Chapter
c/o 312 Main Street (2nd Floor)
Vancouver BC V6A 2T2

Dear Ms. Chow:

RE: Development Application at Lougheed Highway and 232 Street (2015-297-RZ)
Our File No: 11-5245-20-2015-297

This letter is in response to correspondence from HUB Cycling (HUB) dated September 10, 2018 that references design standards in part but speaks largely to the proposed development project located between the Lougheed Highway and 232 Street.

Cycling design standards continue to evolve and various guiding documents have been developed. The City of Maple Ridge uses the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads but also references other guidelines such as NACTO. Multi-use paths that provide two-way, off-street shared facilities in urban corridors are included in the TAC Guidelines and recent installations in the City include 128 Avenue, 117 Avenue as well as that currently under construction on 232 Street from 132 Avenue north to Silver Valley Road that is on a significant grade. Such facilities support the "interested but concerned group" that represent some 60% of bicycle users.

The City is striving to develop a multi-modal transportation system for all users. The provision of facilities does not always occur in a continuous manner, especially with development-related projects but the goal is to develop facilities that will be contiguous, either as a loop or to a desired destination.

With respect to the Polygon / Morningstar development between 232 Street and Lougheed Highway the letter from HUB states several times that the Developer made promises regarding the provision of cycling facilities throughout this development, resulting in HUB submitting a letter of support for the development that was subsequently withdrawn. Individuals or advocacy groups such as HUB certainly have the right to meet with Developers or other parties but those are discussions that the City is not privy to nor do they impart a responsibility onto the City. For your information, the Developer's first design drawing submission did not include any bicycle-related infrastructure; they were notified by staff that the application drawings needed to be revised to incorporate bicycle facilities.

The letter from HUB provides considerable commentary on the development project and the bicycling facilities provided. These issues were addressed in a letter to HUB from the Manager of Infrastructure Development, a copy of which is attached.

One specific item not addressed in that letter is the traffic circle on the connector road from 232 Street to Lougheed Highway. The geometric alignment of the traffic circle requires that the road crossing – for both pedestrians and cyclists – be moved to the north. As with other locations such as Abernethy Way the road crossing will have signage installed to permit cyclists to remain on their bicycles as they cross the roadway.

The City understands and appreciates the role of advocacy groups such as HUB and will continue to work with all advocacy groups in the future.

Yours truly,



David Pollock, PEng.
Municipal Engineer

Att.



Michael Canning

From: Michael Canning
Sent: Thursday, August 23, 2018 2:21 PM
To: 'Jackie Chow'; Rachel Ollenberger
Cc: David Pollock; Purvez Irani; Craig Speirs; Adrian Kopystynski
Subject: RE: 232nd Street / 2015-088-DP Polygon/Morningstar development

Hi Jackie,

The Engineering Department has reviewed the letter received from HUB dated August 21, 2018. This letter requested that the City explore an additional road dedication on the west side of 232 Street to make space available for the construction of a 3.0m width Multi Use Path on the east side of the roadway in addition to a separated sidewalk and off street bike path on the west side of the roadway. The planning department has determined that this additional road dedication is not a viable option.

As the ROW width will not be expanded, the design for 232 street will be as follows:

- 3.0m Multi Use Path on the west side of 232 extending from a new crosswalk at the intersection of 232 Street and Cottonwood Drive on the south, and to just past the limit of the development site on the north
- 1.5m sidewalk on the east side of 232 street

It is important to note that in the City's Strategic Transportation Plan this section of 232 is not identified as a part of the Long-Term Bicycle Network. The Engineering Department does feel that the proposed developments may lead to a future reconsideration of this roadway when the Strategic Transportation Plan is updated and have requested that this Multi Use Path be constructed along the development frontage in anticipation. As you know development funded works are often constructed without the benefit of full connectivity at the outset and that full connectivity is achieved over the long run. The City has requested that the developer construct the Multi Use Path south of their site up to the intersection of 232 Street and Cottonwood. A new crosswalk is proposed for this intersection which will provide some connectivity on the south end. On the north end the City will be looking to complete the link by extending the Multi Use Path to 116 Ave and potentially further as a separate project. In the interim, connectivity to the north will be achieved through the use of the proposed connector roadway between 232 Street and Lougheed Highway which will provide connection with crosswalks and bike lanes on Lougheed Highway.

Regards,

Mike Canning, PEng
Manager of Infrastructure Development
Engineering Department



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