



September 18, 2016

To Mayor and Council Maple Ridge

cc: David Pollock, P.Eng., e-mail: dpollock@mapleridge.ca;
Michael Eng, e-mail: meng@mapleridge.ca

Re: Council meeting Sept. 20, 2016
First and Second Reading Official Community Plan Amending Bylaw No. 7281-2016
Second Reading Zone Amending Bylaw No. 7180-2015
21795, 21787 and 21773 Lougheed Highway

Dear Mayor and Council,

With regard to the above development application, our HUB Maple Ridge/Pitt Meadows Committee would like to point out that the proposed construction of a medical facility on this site offers the City an opportunity to secure the funds necessary for the eventual construction of the planned multi-use path along this stretch of Lougheed Highway, by requiring the developer to post a bond to this effect.

The contribution by the developer for the future construction of this path should include any underground and above ground improvements that will be made as part of the pedestrian and cyclist facility upgrade, similar to the path that has already been completed between 216th and Laity Streets, such as installation of stormwater sewer, street lights, new curbs, landscaping, etc.

We would like to see a design that will accommodate the construction of a multi-use path as far away as possible from the roadway. A wide boulevard planted with shrubs and other plantings of medium height between the roadway and the path will ensure the best possible experience for users of the path.

Special attention should be given to where the path crosses the access road for cars entering and exiting from and onto Lougheed Highway especially because of the bi-directional nature of the path. Studies have shown that cycling in the "wrong" direction is considerably more dangerous; eight times more according to one study. We would like to see a raised crossing, painted green, including the required signage, to ensure that drivers are aware that pedestrians and cyclists have the right of way.

A deceleration lane and a tight turn radius, as well as having the crossing a sufficient distance away from the turn so that cyclists going westbound approach crossing car traffic from the side as opposed to from behind, will further reduce the potential for conflict. The space created between the path and the roadway will also prevent exiting cars waiting on the path before merging onto Lougheed.

We assume that no left turns to this medical facility will be allowed for eastbound traffic.



The proximity of this medical facility to the town core can reduce the need for parking at the facility, as long as safe, convenient and welcoming access for pedestrians and cyclists is provided. The construction of a well designed and esthetically pleasing multi-use path between 216th and 220th Streets will improve equitable access and improve perceived and actual safety of vulnerable road users.

On the maps provided as appendices to the staff report dated September 12, 2016, it appears that there's a City road right-of-way for a potential pathway connecting the north-east corner of the planned parking lot of this facility to the cul-de-sac at Howison Ave. Construction of this pathway would further enhance pedestrian and cyclist accessibility:



Thank you for consideration of our recommendations.

Kind regards,

Ivan Chow, Co-Chair
 HUB Cycling
 Maple Ridge/Pitt Meadows Chapter