

Public hearing December 9, 2014 - Submission by Jackie Chow

Re: development proposal 2013-041-RZ, 20738 123 Avenue

Dear Mayor and Council,

This property is situated along the '123 bike route', the main east-west bike route in Maple Ridge. In fact, at 207 Street it is the **only** east-west bike route north of Lougheed. For this reason 123 Ave. needs to be safe for riders of all ages and abilities.

Presently the car lanes along this property are dangerously narrow. Even experienced riders find this section rather daunting to ride, with cars speeding by and giving cyclists very little space. I have attached a photo taken at this location, which gives an impression of the limited space available to cyclists on this road (note that this is just a small car). It's not where you'd want your kids to ride.

This property has many mature trees, and it looks like the development itself will have a considerable environmental impact on the two tributaries of McKenney Creek., both from the cutting of numerous trees as well as from the 207A extension, and construction of the 21 homes including driveways and parking. The developer is asking for several variances to realize the maximum development potential, resulting in significantly reduced setbacks from and greater environmental impact on the creek.

As there is no reasonable alternative for cyclists, it absolutely makes sense to take advantage of this opportunity to widen this section of 123 Ave. I appreciate that there is some impact to McKenney Creek to widening the road, but I would like to point out that the impact of the wider road right of way is minor compared to the impact of the development itself. More importantly, granting the variance (and maintaining the substandard road right of way) would mean significantly compromised safety for cyclists for many years to come. This development

proposal actually presents a great opportunity to improve cyclist safety on this critically important bike route without any cost to the tax payer.

I kindly request Council NOT to grant the proposed variance for this subdivision: [Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule B](#), to reduce the 123 Avenue collector road right-of-way from 20 m (66 ft) to 16 m (52.5 ft).

Kind regards,

Jackie Chow

HUB Cycling

Maple Ridge/Pitt Meadows Committee