



April 14, 2017

To: Addie Anderson <aanderson@mstarhomes.com>, Morningstar Homes  
cc: Cormac Nolan <cnolan@coregroupconsultants.com>, CoreGroup Consultants  
Michael Eng, Maple Ridge Engineering Department  
Kiersten Duncan, Maple Ridge Council liaison, Active Transportation Advisory Committee

Re: **Development Information Meeting April 12, 2017**  
**2015-297-RZ, 11305 233 Street, 11383 & 11438 232 Street,**  
**11428, 23020, 23025, 23054, 23060, 23075, 23089 & 23095 Lougheed Highway**

Ms. Anderson,

Thank you and your colleagues for the informative development information meeting last Wednesday for this large development project of about 400 homes on both sides of Lougheed Highway between 116th Ave and Kanaka Way/Haney Bypass.

As our HUB Cycling committee is always looking for opportunities to add off-road cycling and pedestrian connections, we're happy to see the added pedestrian/cycling pathway connecting the new townhome development west of Lougheed Highway to the existing neighbourhoods to the north. It's great also to see the planned connection of the trails network west of Lougheed Highway to the future overpass over the Haney Bypass to the Kanaka Creek Riverfront Park, and the trails between Lougheed Highway and 232nd Street, which will also provide a safe and pleasant off-road route to students walking and biking to school.

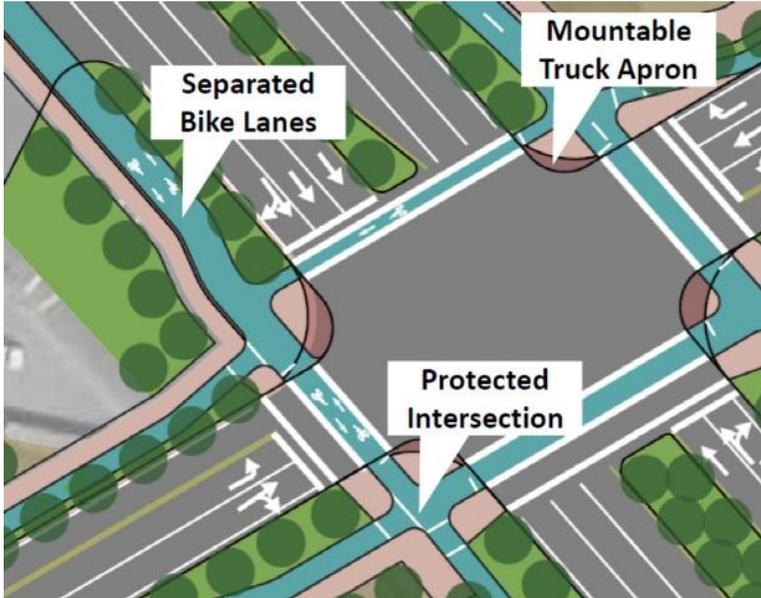
With regard to the trails network, as a cycling advocacy group we're particularly looking forward to seeing a well-compacted surface that's suitable and comfortable for all bikes (including thin-tired road bikes), and gentle slopes which don't require the average person on a bike to dismount going up- or downhill.

We're pleased that 6" raised curb-protected 1.8 m wide bike lanes are part of the road design along the length of the development on both sides of Lougheed Highway.

Cycling and pedestrian facilities presently are absent on 232nd Street along the section bordering this development. Cycling and walking there can be dangerous as this hilly winding arterial road with only gravel shoulders sees its share of speeding traffic. Therefore we would like to see a sidewalk on the west side (connecting to the sidewalk along the existing development to the south), and raised curb-protected bike lanes constructed along both sides of the road, to improve safety for pedestrians and cyclists.

Sidewalks and protected bike lanes should also be added to the new collector road connecting 232nd Street and Lougheed Highway.

As to the intersections, we would like them to be fully protected, which will significantly improve safety for cyclists from turning traffic. See illustration below:



Crossbikes (elephant feet) should be added beside the crosswalks, and pedestrian/cyclist push buttons should be easily accessible for both cyclists (without having to dismount) and pedestrians.

Signs will need to be posted to indicate that it's legal for cyclists to cross without dismounting:



Kind regards,

Ivan Chow, Co-Chair

HUB Cycling

Maple Ridge/Pitt Meadows Chapter

JC/IC/JL/EO