

Sept. 20 Public Hearing: Albion Area Plan Update

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Date: Friday, September 16, 2022 at 11:29 p.m. PDT

Official Community Plan Amending Bylaw No. 7698-2021; 2nd reading

Mayor and Council,

At first reading on Jan. 19, 2021, Councillor Duncan asked for clarification of the diagram showing the road lay-out of 248 St., which shows parking but no bike lanes, while the map clearly shows bike lanes on the arterials, both on 112 Ave. and 248 St.. She was assured by staff that the road lay-out diagram would be corrected prior to second reading.

We asked the same in our [e-mail of Jan. 18, 2021](#), but did not receive a response.

Here is the map showing the bike lanes:

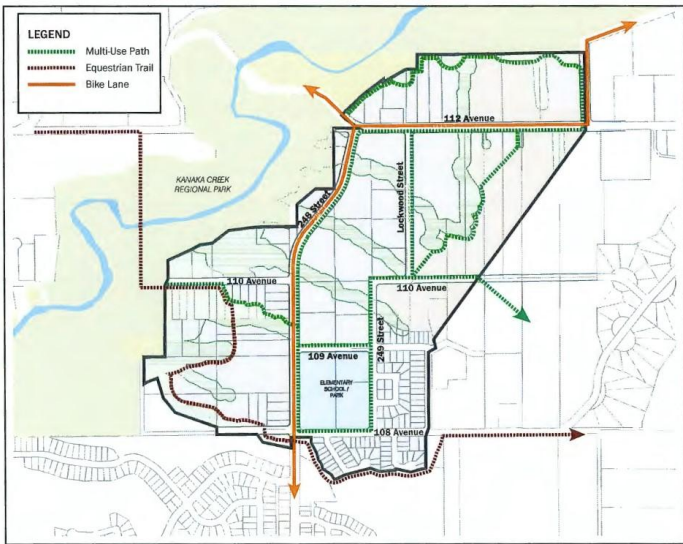
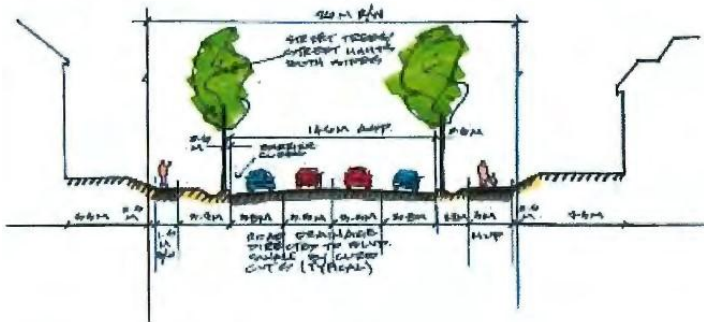


Figure 2 - Proposed Bike Lanes, Multi-Use Paths and Trails

And here is the diagram, showing parking but no bike lanes:



Typical Section, 248 Street

The diagram in question has not been corrected to date. The text in the diagram is also illegible. We request to have it corrected to include bike lanes, as well as to make the text legible, so that we can be confident that adequate space is accounted for in the road width and that bike lanes are indeed included in any future development along this arterial.

As explained in our e-mail referenced above, it's important to provide adequate width to accommodate the variability of speeds of regular bikes, e-bikes and e-scooters, as growth in micromobility including cargo bikes is expected and should in fact be encouraged and facilitated to reduce our reliance on private automobiles. Frequent opportunities for passing should be provided. The protected bike lanes built as part of the Morningstar development along Lougheed Hwy (Telosky Hill) are an example where inadequate width was provided (1.5 m). These bike lanes do not accommodate some types of cargo bikes.

Also, a buffer will have to be included between parked cars and the curb in case of parking-protected bike lanes (which would be the preferred option). If the bike lanes are to be situated between the parked cars and moving cars, buffers will be needed on both sides for safety.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee