

Re: 21783 Lougheed Highway - No. 2021-061-RZ

From: Jackie Chow (jchow23708@yahoo.ca)

To: csalisbury@westurban.ca

Cc: neighbours@westurban.ca; rtardif@mapleridge.ca

Date: Thursday, April 14, 2022, 12:22 p.m. PDT

Hi Cameron,

Thanks for the info.

I have to admit I'm finding the artist renderings a little confusing. I see people cycling in the roadway, side by side, on Lougheed Highway. And I see trees in the middle of what should be a multi-use pathway, for people cycling and walking. I also noticed that the setback is going to be 7.5 m, so I'm assuming that there will be enough space for both the multi-use pathway as well as trees in front of your building along Lougheed Highway?

I could not find any information about the planned multi-use path. I just saw "Off site refer to Civil Eng." Does that mean I will need to ask the City? Are you (the developer) going to pay for construction, even if this doesn't happen in the near future?

I would really like to see high quality sound proofing of this building. The traffic and the resulting noise along Lougheed Highway is horrendous. People living in these apartments need to be able to sleep at night and hopefully they can enjoy a reasonably quiet living environment during the day. At least inside their apartments.

I understand there's a right-of-way connecting to Howison Ave. In order to ensure that future residents have a convenient pedestrian/cyclist connection to the future West Ridge Greenway at Donovan (the Greenway will run between Lougheed and Dewdney from the Town Centre to 203rd St.), and also to provide such a connection for local residents in the neighbourhood wanting to access the commercial establishments in your building, we would like to see such a pathway included in this proposal:



We would like the pathway to be easily accessible to all bikes, including cargo bikes, recumbent bikes and bikes with trailers, as well as mobility scooters.

I'm happy to see that bike parking is included, even though it's not required according to Maple Ridge's present Off-Street Parking Bylaw. Maple Ridge will be reviewing the parking bylaw this year, and I expect the bike parking requirements to be brought more in line with what's required in other municipalities in Metro Vancouver. See HUB Cycling's report on long-term bike parking in Metro Vancouver, [Not Just Bike Racks](#). Our HUB Cycling Maple Ridge/Pitt Meadows Committee will most likely be recommending 1.25 long-term bike parking spaces per unit. We kindly encourage you to increase the number of long-term bike parking spaces to reflect this. As you know, we need to plan for the future, which will have to include much improved facilities to encourage more active transportation.

If you need assistance to help optimize your bike parking facilities, HUB Cycling can [help](#).

With kind regards,

Jackie Chow

HUB Cycling
Maple Ridge/Pitt Meadows Committee

On Thursday, April 14, 2022, 10:14:16 a.m. PDT, Cameron Salisbury <csalisbury@westurban.ca> wrote:

Good morning Jackie,

Thank you for the phone call. Please find details on the proposed rezoning and development at 21783 Lougheed Highway attached in the links below. This application went to the City's Advisory Design Panel on March 23, 2022 (dates in the attached presentation are incorrect).

Please let me know if you have any questions and I look forward to your feedback.

Thank you.

I'm using Adobe Acrobat.

You can view "ADP presentation 21783.pdf" at: <https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:4d76603c-25df-400d-9bff-f131bf2fe7ea>

You can view "21783 Lougheed - REVISED Rezone_DP - MAR 01 2022.pdf" at: <https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:6b877268-1f53-4274-9510-323ac216802d>

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