

Development Information Meeting 9/2/23: 2021-471-RZ - 22582 to 22610 121 Ave. Maple Ridge

From: Jackie Chow (jchow23708@yahoo.ca)

To: dave@macleanhomes.ca

Date: Wednesday, February 8, 2023 at 07:44 p.m. PST

Hi Dave,

Unfortunately I won't be able to attend the Development Information Meeting on Feb. 9.

I have the following comments, on behalf of HUB Cycling, Maple Ridge/Pitt Meadows Local Committee:

We understand you're requesting a parking variance for this development proposal for a 5-story development of approximately 87 units, namely a reduction of 18 spaces (95 required, 73 provided), so that you're able to provide more affordable units for young people entering the market and seniors. The rationale given is that the location is ideal for residents to walk to nearby amenities and transit without the need to own a car.

We support the reduction in spaces provided, however we would really like to see an increase of the number of long-term bike parking spaces, as well as e-bike charging. We agree that walking and transit are great ways to get around, however transit in Maple Ridge often doesn't go where people need to or want to go. That's why adequate long-term bike parking needs to be provided so that people have a viable alternative to transit for short and medium distance trips. It also allows them to travel longer distances (especially with e-bikes) without having to get on a crowded bus, which has proven to be especially important for people during COVID.

The number of long-term bike parking spaces required according to the Maple Ridge Off-street Parking and Loading Bylaw (1 for every 4 units, just for the Town Centre) is very low compared to most other Metro Vancouver municipalities according to the [Not Just Bike Racks](#) report by HUB Cycling. The HUB Cycling Local Committee is recommending to increase the number of required spaces to 1.25 per unit. The bylaw is being reviewed by Maple Ridge staff at this time and the Local Committee is hoping to see its recommendations included in the new bylaw for all multi-family developments in Maple Ridge.

So for this development, we would like to see 1.25 long-term bike parking spaces provided for each unit, i.e. a total of approximately 109 spaces.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee