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From: Jackie Chow (jchow23708@yahoo.ca)  
To: mayorandcouncil@mapleridge.ca  
Cc: wcooper@mapleridge.ca; cgoddard@mapleridge.ca  
Date: Saturday, December 10, 2022 at 02:46 p.m. PST

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Re: Council meeting Dec 13

Dear Mayor and Council,

I have the following comments with regard to the above development application for a 6-storey apartment building with 49 residential units.

Great to see this densification along the Lougheed Transit Corridor, which helps get people out of their cars. It's important to provide good opportunities not just to travel with transit, but also active transportation, to give people options. Often active transportation makes a lot more sense for shorter trips than transit (at least up to 5 km, with e-bikes).

The future rear lane will provide easy cycling access to the bike routes on both 216 St. and Donovan Ave (via Hall St.). The bike route along Donovan is part of the future West Ridge Greenway, a continuous greenway off the main corridors to connect downtown Maple Ridge all the way to 203 St.

Would be great if something can be done to encourage re-development of properties on either or both sides of this development between 216 St. and Hall St to establish rear access.

**No bike parking is required** for this development according to the present [Off-Street Parking and Loading Bylaw](#), which only requires bike parking for new multi-family in the Town Centre (even in the Town Centre only 1 space per 4 units is required, which is less than what's required in all other municipalities with bicycle parking requirements). If people are provided with generous amounts of car parking (presently 1.7 spaces per unit for this development, regardless of the size of each unit), but no bike parking, it'll be much more likely that they'll choose to drive. Not many people will want to store their bikes inside their apartments, which may not even be allowed. They shouldn't have to.

**Council can request the developer to provide bike parking as a condition of rezoning.** Our HUB Committee presently recommends 1,25 bike parking spaces per unit, which is more in line with the requirements in other Metro Vancouver municipalities.\*

With kind regards,

Jackie Chow  
HUB Cycling  
Maple Ridge/Pitt Meadows Committee

\* HUB Cycling did a bicycle parking study a few years ago, "[Not Just Bike Racks](#)" (2017). See page 19 and beyond for the findings in Metro Vancouver municipalities other than Vancouver proper.