

Fw: 10320&10350 Slatford Pl, 10337&10309 240 St.; 2018-289-RZ; 2nd reading

From: Jackie Chow (jchow23708@yahoo.ca)
To: mayorcouncilandcaol@mapleridge.ca
Date: Monday, May 23, 2022, 10:20 a.m. PDT

Re: Council meeting tomorrow, May 24

Dear Mayor and Council,

Our HUB Cycling Committee provided feedback to the developer on this development proposal during the Development Information Meeting period. Unfortunately our feedback was not included in the staff report.

There is much concern among local residents about the expected increase in traffic as a result of this proposed subdivision. Therefore it's important to optimize walking and cycling connections. The proposed pathway along the southern edge of this development is a great opportunity that can help make walking and cycling a more attractive option to more people, and we hope that you will consider our feedback to improve the design, as recommended in the BC Active Transportation Design Guide.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee

----- Forwarded Message -----

From: Jackie Chow <jchow23708@yahoo.ca>
To: Rajinder Warraich - Flat Architecture <rajinder@flatarchitecture.ca>
Cc: Dalvir Sanghera - Apna Group <dalvir@apnagroupinc.com>
Sent: Thursday, April 28, 2022, 10:40:59 a.m. PDT
Subject: 10320&10350 Slatford Pl, 10337&10309 240 St.; 2018-289-RZ

Re: Townhouse development with 101 units

Hi Rajinder,

We are pleased to see a pathway along the south side of the development included in the plans for this development. It looks like the entrance to the path on the east (240 St.) side will be mid block between 103 and 102 Ave. and on the west side at the cul-de-sac at the end of Slatford St. It'll be a great addition to the neighbourhood! It appears to follow the contours along the creek nicely, so it'll be a nice path to avoid the steep sections on 104 Ave. and 240 St. The grades there are challenging for people getting around on their own power.

According to your drawing, the path is planned to be 2.5 m wide. It would be great if this path could be a paved multi-use path. For design guidelines, please see the [BC Active Transportation Design Guide, Chapter E](#) - Multi-use facilities. The recommended width is 3 meters, with a minimum lateral clearance of 0.6 meters on both sides. According to the Guide, "When steep side slopes or large drops are present, the shoulder width should be increased to 1.5 metres on each side" (page E15, "All Other Contexts"). According to your drawing, trail section B-B has a significant drop immediately adjacent to the trail.

Note the guidance re "Side Slope" on page E19. If a sufficient shoulder width can't be provided, a railing or barrier should be installed, at least 0.6 m from the pathway.

This path will be a great way to help both people walking **and cycling** avoid the steeper grades. It'll also be a quieter, more pleasant shortcut, both for the people living in your development, but also people in the wider neighbourhood.

Would it be possible to include lighting along the pathway, to improve safety for users?

It would be great if the grade could be evened out a bit more, to reduce the steepness of the path on the east side, which according to your drawing is 7.6%. See "Longitudinal Grade", page E18/19.

We understand that local neighbours have submitted a petition against the development, related to their concerns about increased traffic along Slatford as a result of this planned development. We do share those concerns, and if this development goes ahead, we feel some traffic calming along Slatford may be needed.

With kind regards,

Jackie Chow

HUB Cycling
Maple Ridge/Pitt Meadows Committee