
Re: 2018-489-RZ; 20278 and 20292 Patterson Ave., Maple Ridge

From: Jackie Chow (jchow23708@yahoo.ca)

To: jared@tektonpm.com

Date: Monday, March 21, 2022, 03:22 p.m. PDT

Hi Jared,

I'm happy to hear that long-term bike parking is on your list of amenities to be provided! Very encouraging!

When the City conducts a review of the parking requirements later this year, we anticipate that the bike parking requirements will be increased significantly, and will include all of Maple Ridge in future, not just the Town Centre. Based on the report [Not Just Bike Racks](#) by HUB Cycling (2017), our HUB Local Committee recommend a long-term bike parking requirement for multi-family of 1.25 spaces per unit. Our transportation needs will be changing considerably in the coming years/decades, and it would be great if developers can help plan and build for this. We encourage you therefore to increase the number of long-term bike parking spaces from 28 to 110.

Where is the long-term bike parking going to be located? I don't see it in P1 or P2.

I just see one short-term bike rack in the plans (for 4 bikes?). Presently for the Town Centre, 6 spaces are required per 20 units. We encourage you to add another rack. Often these bike racks are placed in a way that not all spaces can be used. It's important to have plenty of space on both sides to manoeuver and park the bikes. Again, we refer to HUB's Not Just Bike Racks report for further suggestions to accommodate bike parking well.

I see that the sidewalk requirements still need to be confirmed by the City. We hope to see improved cycling infrastructure on 203 St., as the door zone bike lanes are not safe. According to the 2014 Transportation Plan, "on-street parking is limited or not allowed" on arterials. I assume therefore that street parking will no longer be allowed once these properties are being re-developed. We hope to see separated bike lanes, eventually!

With regard to the traffic study, I'm very surprised that they found a slight decrease in traffic volumes on Lougheed from 2008 to 2021. That's very odd.

Thanks!

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee

On Monday, March 21, 2022, 01:13:09 p.m. PDT, Jared Bissky <jared@tektonpm.com> wrote:

Hi Jackie,

Thanks for your email, we appreciate your willingness to participate in the process. All community feedback we receive will be summarized and provided to City Staff and Council, so you can be assured that they'll see your input.

Here's a link to a [materials package](#) for the project, including architectural, civil, and landscape plans, along with the geotechnical, traffic, and arborist reports. These should give you a fuller picture of what we're proposing. The architectural and landscape plans are probably the best place to start as they show where the building will sit in relation to the site, and include renderings the building.

You may be interested to know that the building includes a 28 stall long-term bike storage room.

Regards,

Jared Bissky | Bissky Architecture

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On Mar 19, 2022, at 10:23 PM, Jackie Chow <jchow23708@yahoo.ca> wrote:

Hi Jared,

I'm interested in the above development proposal. Would it be possible to send me available information on this project?

Thanks,

Jackie Chow
23708 110B Ave.
Maple Ridge