

## 2021-320-RZ; CoW Dec. 5

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From: Jackie Chow (jchow23708@yahoo.ca)  
To: mayorandcouncil@mapleridge.ca  
Cc: drajasooriar@mapleridge.ca; mbest@mapleridge.ca  
Date: Friday, December 1, 2023 at 11:24 p.m. PST

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12209, 12219, 12231, 12241, 12251 222 Street and 22190 123 Avenue

Mayor and Council,

This proposed development of 152 units in two 6-storey buildings is located right where two designated bikes routes (122 Ave. and 222 St.) intersect. It's at an easy biking distance from many services and amenities in the Town Centre, and not far from the future Westridge Greenway, connecting to various destinations along the Lougheed Transit Corridor. It's also just down the street from Maple Ridge Secondary School. It will be a great place to live for those who wish to use a bicycle to get around town.

The applicant is proposing to provide significantly less car parking spaces than presently required (181 provided, 259 required), which is supported by a parking study and by the proposed new Off-street Parking and Loading Bylaw. The latter already recognized that required minimums in the present bylaw lead to a parking surplus.

This same proposed parking bylaw also recognizes that the presently required minimum for long-term bike parking spaces (in the Town Centre only) is way too low and proposes an increase from 0.25 to 1.25 spaces per unit, city-wide. The applicant is proposing only ~0.51 long-term bike parking spaces per unit - that is only one space per 2 families - which comes to a total of 78 spaces.

As the significant reduction in car parking spaces means big savings for the developer - no payment-in-lieu required either - it seems very reasonable to also ask the developer to increase the long-term bike parking spaces to at least the minimum required in the new bylaw. Note that our HUB Cycling Local Committee has just sent [feedback on the proposed new bylaw](#) to staff, suggesting a minimum of 1.5 spaces per unit in the Town Centre.

As to the short-term bike parking provided, we suggest to also increase the number of bike parking spaces to the number required as per the new bylaw, which is 30 (up from the proposed 6).

There is no mention in the staff report about charging facilities for e-bikes/-scooters. We ask that these also be provided.

With kind regards,

Jackie Chow  
*HUB Cycling*  
*Maple Ridge/Pitt Meadows Committee*