

December 2, 2024

To: Mayor and Council <clerks@mapleridge.ca>
CC: Mark Halpin, Transportation Manager <mhalpin@mapleridge.ca>
James Stiver, Director of Building, Development and Planning <jstiver@mapleridge.ca>

Re: **Public Hearing Dec. 3, 2024; 2019-405-RZ for 10294 240 Street**

Dear Mayor and Council,

The pace of residential housing construction in our community needs to keep up with both rapid growth and an aging population. To effectively address the housing crisis, we must not only quantify the number of housing units needed to meet current demand, but also plan for anticipated needs five years and 20 years into the future. This planning should explicitly integrate active transportation infrastructure to ensure sustainable, accessible, and connected communities.

Integrating active transportation options like bike lanes, pedestrian pathways, and transit-friendly designs into housing developments will help meet housing and mobility demands while fostering healthier, more inclusive communities. Keeping healthy communities in mind, we have some concerns regarding this 15-unit townhouse development at 10294 240 Street.

An existing multi-use pathway crosses 103 Ave. at this location, used by people cycling in both directions. The slope of the development site where it fronts 240th Street is steep and presently has a retaining wall, which significantly reduces visibility, making it difficult for drivers exiting 103 Ave. onto 240 St. to see people on bikes coming from their left, and for people cycling northbound to see motor vehicles coming out of 103 Ave. Drivers also may not look out for southbound people on bikes on this bi-directional multi-use path.

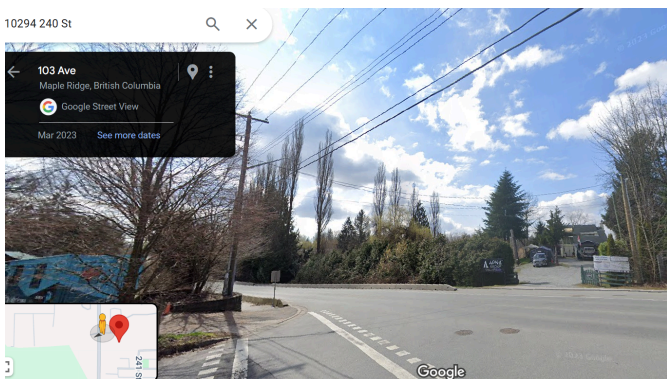
Looking north on 240 from the multi-use path, with 103 Ave. to the right:



Looking north on 240 St.:



View from 103 Ave.:



We recommend a [continuous \(raised\) multi-use pathway](#) across 103 Ave. to clearly indicate to drivers that they are required to yield to people walking, cycling and using micro-mobility devices like wheelchairs. It also helps ensure people driving vehicles slow down when turning across the multi-use path and helps reduce the conflict. Green paint will also help raise awareness for people driving vehicles to protect vulnerable road users better, like people cycling.

With best regards,

Jenny Wright

Co-Chair

on behalf of the HUB Cycling Maple Ridge/Pitt Meadows Committee

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 25 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that #UnGapTheMap to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling has over 3,000 members and more than 50,000 direct supporters. HUB Cycling has 10 volunteer committees across Metro Vancouver that encourage cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.