

From: Jackie Chow (jchow23708@yahoo.ca)  
To: mayorandcouncil@mapleridge.ca  
Cc: wcooper@mapleridge.ca; cgoddard@mapleridge.ca  
Date: Saturday, December 10, 2022 at 02:45 p.m. PST

Re: Council meeting Dec, 13

Dear Mayor and Council,

We are excited to see this project move forward. This mixed use development of 576 residential units and commercial space provides density and much needed housing close to shopping, services and transit, and it is right along the future Westridge Greenway, which helps connect people to the Town Centre off of the main corridors using active transportation.

We would like to provide the following feedback.

According to the staff report, the car parking required for this development is 1.2 spaces per unit. No bicycle/micromobility parking is required since it's outside the Town Centre. From the information provided at the Development Information Meeting back in 2018 we know that some bike parking is provided, but no numbers were given by the developer.

As the location of these apartments will make cycling around town an increasingly feasible option for many of its residents as the missing Westridge Greenway connections are established and the cycling facilities along Lougheed Hwy as well as the north-south connections along 203 St and 207 St, are improved, we encourage Council to request the developer to provide adequate numbers of both long-term and short-term micro-mobility parking for its residents and visitors as a condition of rezoning. Our HUB Cycling Committee presently recommends 1.25 long-term spaces per unit, which is in line with what other municipalities within Metro Vancouver are asking for.\*

According to Policy 5-11 of the [Lougheed Transit Corridor Area Plan](#) ("The Plan" - which has not been adopted yet), "Maple Ridge will encourage the installation of micro-mobility parking in prominent well-lit locations along the Off-Lougheed Greenway as well as secure micro-mobility storage in new developments."

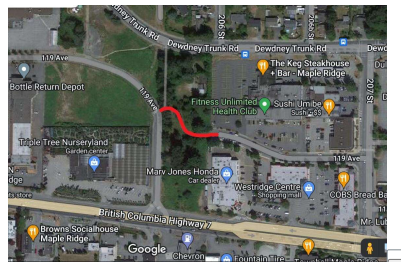
The Plan identified the routing of the future Westridge Greenway to be on 119 Ave. through this development. According to staff, it will take roughly 30 years to complete this east-west Greenway. Residents who will be moving into the Lougheed Transit Corridor area should not have to wait this long for a connected active transportation route for All Ages and Abilities, off the main corridors, from 203 St, to downtown Maple Ridge.

This diagram below shows that the Greenway will run right through the development site (in red) along 119 Ave.



Policy 5-14 of the Plan states: "Road improvements through new development and capital projects will identify and create safe spaces for active modes of transportation, such as walking and cycling."

Immediately to the east of this development, an existing (but not maintained) mud path shows approximately where the future road connection to the segment of 119 Ave. west of 207 St, will be:



This development provides a great opportunity for Mayor and Council to advance the construction of a paved, separated and segregated pathway to provide a connection for active transportation.

Providing a pleasant, convenient connection for active transportation only encourages people to bike or walk rather than drive short distances, which supports many of the policies in the Lougheed Transit Corridor Plan (see below\*\*).

Both segments of 119 Ave. provide good access for motor vehicles already, while presently accessibility for cycling and rolling for All Ages and Abilities is non-existent. The western segment of 119 Ave. can be accessed by motor vehicle off of 203 St. and Lougheed Highway, while the eastern segment can be accessed from 207 St.

There is no mention in the staff report about putting the road through at this time. We propose an improved connecting pathway, paved and lit, to be built at the time of construction of this development. Providing access for active transportation while diverting car traffic to the main corridors is a very effective form of Transportation Demand Management. The pathway may very well prove quite popular with local residents and other active transportation users. The surrounding greenspace will need to be made more welcoming and safe and could be turned into a gathering space/pocket park. Landscaping and lighting will help provide a pleasant, inviting environment for local residents and other active transportation users passing through. This could be paid for with the Community Amenity Contributions that are paid by the developer.

The following policy from The Plan is applicable here:  
4-32 Maple Ridge will evaluate opportunities for additional park spaces through re-development review. Opportunities may include an urban plaza and public gathering space near 203 Street between Dewdney Trunk Road and Lougheed Highway. Urban plaza space may include gathering space, seating options, water features, public art and play features to be reviewed through the development process.

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.

\*\* Further applicable policies related to active transportation in the Lougheed Transit Corridor Area Plan:

5-5 Maple Ridge will create the Off-Lougheed Greenway to enhance neighbourhood livability with a connected, lower traffic volume route for pedestrians and cyclists.

5-6 Maple Ridge will prioritize non-vehicular forms of transportation on the Off-Lougheed Greenway.

5-7 Micro-mobility facilities are separated from vehicular travel lanes on the Off-Lougheed Greenway.

5-9 Maple Ridge will implement traffic calming where possible to create safe pedestrian and micromobility facilities.

5-12 Maple Ridge will encourage wayfinding signage at key locations for cyclists and pedestrians along bicycle routes and at bus stops.

5-13 Maple Ridge will use the 'All Ages and Abilities' design approach and Crime Prevention Through Environmental Design (CPTED) principles to create comfortable environment for all Off-Lougheed Greenway users throughout all times of the day and evening.

5-14 Road improvements through new development and capital projects will identify and create safe spaces for active modes of transportation, such as walking and cycling.

5-20 Maple Ridge will encourage enhanced mobility choice with high quality infrastructure for active travel modes to provide options for residents that include enhanced connections east and west for ease of movement through this area.

5-23 Maple Ridge will explore transportation demand management strategies to promote transit use and active forms of transportation.

5-24 Maple Ridge will identify locations for street pay parking, to promote turn over and prioritize nonvehicular transportation.

5-28 Maple Ridge will consider the needs of emerging micro-mobilities.

5-29 Maple Ridge will support small blocks to create improved pedestrian connectivity through new roads, parks and green space, and public or private pathways.

5-30 Maple Ridge will encourage multiple routes to destinations to provide a variety of options to pedestrians and cyclists.

5-31 Establish a grid network of roads and pathways between Dewdney Trunk Road and Lougheed Highway.