

Tomorrow's CoW meeting; 2019-255-RZ - 12297 222 St, 22175 & 22185 123 Ave.

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Date: Monday, June 17, 2024 at 03:39 p.m. PDT

Mayor and Council,

I was not able to obtain information on this development prior to the Development Information Meeting last Thursday, and did not have an opportunity to provide feedback in time for it to be included in the staff report attachment. I would appreciate it if Mayor and Council can consider the comments below as part of the agenda package for tomorrow's Committee of the Whole meeting.

Our HUB Cycling Local Committee is interested in bike/micromobility parking for this development of an apartment building with 52 rental market units and 54 affordable rental units, as well as a daycare and office space. The staff report doesn't mention bike/micromobility parking.

This development immediately borders the Town Centre boundary. It's a very bikeable area, mostly flat and close to destinations, so it makes a lot of sense to encourage people to bike by providing good bicycle/micromobility parking. Does the City consider that this building is for seniors and for people with disabilities, many of whom likely don't drive but may be quite able to use another form of active transportation with a variety of mobility devices including bikes and e-bikes? Some may use mobility scooters. Space for the latter does not appear to be provided, which is surprising. The daycare will likely serve families living in the immediate area who may be able to use active transportation, including bikes.

We would also like to see provisions for charging of e-bikes/e-scooters, mobility scooters etc.

As all apartments will be rental, and half of them are intended to be affordable, it's important to allow the developer to reduce the construction cost by not requiring more car parking spaces than needed, and ensure that adequate bike/micromobility parking is provided. Even with the variance that would be required under the draft new Off-street Parking and Loading Bylaw, the proposed number of car parking spaces may very well still be more than what's needed, considering who these apartments are intended for. The new requirements in the draft new bylaw really still appear based on the usual assumption that most people are going to be driving, even in such a bikeable and walkable neighbourhood. This is concerning when the City should be encouraging more people to use active modes of transportation.

On p. 92/101 in the developer's response to the Advisory Design Panel's comments, there are images depicting "short term bike parking". It's apparently enclosed so is this similar to "long-term" bike parking? P. 35/101 shows two rooms with a total of 27 short-term bike parking spaces inside the (above ground?) car parking, but this looks different from the images on p. 92/101. There are also 2 unenclosed bike racks, one for 4 and another one by the daycare entrance for 2 bikes. The access to the parking area shows slopes of 6% and 9.5% which could be challenging.

P. 40/101 shows 24 "long-term" bike parking spaces. It looks like the long-term parking is at the end of level P2 of the underground parking facility. If people with bikes have to travel down to the lowest underground parking level to park their bikes, that would be concerning. I assume they have to follow the same way as cars to enter and exit? They will need to negotiate some pretty steep slopes: 7% and 12%. Since this building is meant for seniors and people with disabilities, these kinds of slopes could be quite problematic and be a significant deterrent to people using active transportation requiring any mobility device that needs to be parked in the secure bike/micromobility parking area.

We ask the City to ensure that any bike/micromobility parking allows convenient and easy access for a variety of bikes, including trikes/recumbent bikes (used by some, including seniors and people with disabilities), and mobility scooters if they're meant to be parked in the long- and short-term bike parking areas.

HUB Cycling would be more than happy to provide Bike Friendly Building Consulting services. We encourage the developer to [contact the HUB office](#) for a free consultation.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee