

Re: Onni development at Harris Road South; Need for safe cycling facilities

From: Jackie Chow (jchow23708@yahoo.ca)
To: smaki@pittmeadows.ca
Cc: council.inc.mayor&cao@pittmeadows.ca
Date: Wednesday, November 30, 2022 at 02:12 p.m. PST

Hi Samantha,

Thanks for your response to our letter to Mayor and Council about the Onni development.

There is no doubt that the cycling infrastructure that's being provided by Onni improves segments of the network in their development. It helps the City of Pitt Meadows complete a significant amount of high quality walking and cycling infrastructure at no expense to taxpayers.

We understand that, after several years of negotiations have led to a final agreement, the City can not now require the developer to do more than what was agreed to. But we find it very encouraging that Onni is open for discussions to connect the planned segments to be accessible to more users.

We absolutely appreciate your concerns with regard to the conflict zones along Harris Road. We do believe that there are viable solutions to make it work, like raised and painted crossings. Raised crossings should not be an issue for Onni, as there are also speed bumps throughout the parking lots within the site. As long as there is no other safe, connected route for people of all ages and abilities, which can be used at all times of the day and night, we will continue to support protected bike lanes on Harris Road, with well designed access points to ensure safety of vulnerable road users.

Example raised crossing:

We agree that the off-road paths provided by Onni on the east side of Phase 3 and 4 will provide a much more pleasant route than Harris Road. But a chain is only as strong as its weakest link. That weakest link is of course the Parkside Trail, which is not AAA and is closed from dusk to dawn. We just need that 200 m level connection immediately north of the parking lot, between the path from Harris Road to the Parkside Trail and the still to be constructed path on the east side of the development. A ditch along Harris Road needed to be culverted for this development. The same can be done with the ditch on the north side so that a multi-use path can be constructed over top.

Lighting all along the path on the north side is necessary for it to be considered an AAA designated bike route. We understand that as per the agreement with Onni, the path just south of Fieldstone Walk between Harris Road and the Parkside Trail was to be lit, but now the City no longer requires it. Low level lighting can be installed so that homeowners are not impacted. It's likely that the lighting that's going to illuminate the parking lot will be a bigger problem.

Example low level lighting:

At the Council meeting of November 8, you commented that "there is time", implying that there is no immediate need for safe, connected routes around the Onni development. But if construction proceeds as planned, there will be NO safe, reasonably direct, connected AAA cycling route, possibly for 2, 5 or even 10 years or longer into the future. Now is the time to make it happen. Residents are seeking safe active ways to get around now, and there is a window of opportunity with current construction to see if Onni will pay and build this, instead of the City being stuck with the bill later.

It would be helpful to ask the Active Transportation Review consultant to expedite the Harris/Parkside Trail component of the review, so that the data can be used now instead of 3+ months into the future when the construction window may be closed.

You indicated it wasn't clear what the cycling priority routes are in Pitt Meadows. I have attached a summary of our HUB Cycling Committee's gap list for Pitt Meadows (for roads under municipal jurisdiction only), which shows that the entire Harris Road corridor south of Lougheed has a high total score. This high score indicates the importance of addressing these gaps based on the utility within the cycling network, safety aspects, and the feasibility of making the necessary improvements to make the corridor suitable for All Ages and Abilities. As you can see, the utility score is very high, which is not surprising. Harris Road is Pitt Meadows' 'main street', connecting people to employment areas, shopping, transit and more.

We are hopeful that the City and Onni will succeed in working out a solution, so that parents wanting to instill healthy living habits in their kids won't have to wait for a safe, connected AAA route around the Onni development until their kids no longer attend school in Pitt Meadows, and everyone else can also safely get around the community by bike, on foot or with other mobility aids.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee

On Wednesday, November 9, 2022 at 05:10:24 p.m. PST, Samantha Maki <smaki@pittmeadows.ca> wrote:

Hello Jackie,

Thanks for HUB Cycling's letter regarding the Onni development on Harris/Airport Way and suggested improvements. Following up on our response on October 4th, this topic was discussed at last night's Council meeting and a delegation presentation was provided. We are excited about the plans currently committed to by Onni, specifically in relation to active transportation. There has been much discussion and engagement regarding the improvements over the last four years and the City cannot require the developer to add additional scope; however, we will inquire on possible funding opportunities with the developer. Staff are currently struggling to support protected bike lanes in this location given the conflict zones at the three busy access points and the other/better AAA opportunities provided with the multi-use paths on the east side of the developments. As previously mentioned, the City is currently undertaking a Active Transportation Network Review, which includes the assessment of gaps and possible recommendations such as Parkside Trail. This is expected to be presented to Council and the public for feedback in late Q1 of 2023 and will provide a good overall picture of recommendations, connections, priorities, costs and more.

More information can be viewed in the [minutes](#) (posted in the coming week) and [video](#) from yesterday's public meeting.

Thanks again for your valued feedback.

Samantha Maki, P.Eng. | Director of Engineering & Operations
City of Pitt Meadows
Phone: 604.465.2413
[pittmeadows.ca](#) | [Facebook](#) | [Twitter](#) | [HaveYourSay](#) | [Council Meetings](#)

From: Jackie Chow <jchow23708@yahoo.ca>
Sent: Friday, November 04, 2022 2:50 PM
To: Council <Council@pittmeadows.ca>
Cc: Samantha Maki <smaki@pittmeadows.ca>
Subject: Onni development at Harris Road South; Need for safe cycling facilities

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Dear Mayor and Council,

Our feedback on cycling facilities around the Onni development at Harris Road/Airport Way is attached.

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee

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 2022 Pitt Meadows Cycling Gap List - External - Simplified Score.pdf
71.8kB