

Re: 2021-104-RZ; 22337 St. Anne Avenue

From: Jackie Chow (jchow23708@yahoo.ca)

To: mayorandcouncil@mapleridge.ca

Cc: wcooper@mapleridge.ca; cgoddard@mapleridge.ca

Date: Saturday, December 10, 2022 at 02:46 p.m. PST

Re: Council meeting Dec 13

Dear Mayor and Council,

I am providing the following comments for this development proposal for a 5-storey, 20 unit apartment building in the Town Centre.

Note, as an aside, that there appears to be an oversight in the staff report with respect to the initial adoption of the OCP. According to the staff report, the **initial** adoption of the OCP happened in February 2014. But according to the City website, "*the Official Community Plan (OCP) was **updated with minor housekeeping amendments and adopted through OCP Adoption Bylaw No. 7060-2014 (PDF) on February 11, 2014.***" I believe the initial adoption happened in 2006, i.e. not 8 years, but almost 17 years ago. The records on the City website don't go that far back, and the exact date is not available on the City website.

With respect to the required and provided parking, the staff report does not mention the provision of bicycle/micromobility parking, which would be required for this development as it's located within the Town Centre. Only 1 long-term space for every 4 units is required according to the present Off-street Parking and Loading By-law, which is a total of only 5 spaces. Our HUB Committee presently recommends 1.25 long-term micromobility parking spaces per unit, which would come to a total of 25 spaces for this development.*

The number of car parking spaces is proposed to be reduced by 11 spaces (required: 34, provided: 23). According to the staff report, "*the effect of this reduction is minimal because the site is located in the Town Centre Area, where residents can walk or **cycle** to stores, offices and recreation, and the transit along the Lougheed Corridor is within a convenient walking distance.*". However, if no or insufficient micromobility parking facilities are provided, residents of this building are unlikely to use bikes for transportation.

Council has the opportunity to ask the developer to provide additional long-term as well as short-term micromobility parking spaces as a condition of rezoning of this property. I strongly encourage you to do so.

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.