

September 13, 2021

To: Mayor and Council <mayorcouncilandcaol@mapleridge.ca>

Re: 2019-341-RZ, 12162, 12170, and 12178 Fletcher Street;
Public Hearing September 21

Dear Mayor and Council,

According to the staff report dated July 6, 2021 (attached to the agenda for [Public Hearing](#)) for this development proposal for 15 townhouses, a multi-use path is planned for Fletcher Street.

Our HUB Local Committee is of the opinion that a multi-use facility is unnecessary on this local residential street within the Town Centre. Fletcher Street only runs one block from Dewdney Trunk Road to 123 Ave. Only local traffic is to be expected and a pedestrian sidewalk and traffic calming to allow for comfortable on-street cycling would make more sense.

According to the BC Active Transportation Design Guide, a multi-use path would be considered appropriate if motor vehicle volumes are greater than 4,000 vehicles per day. Presently there are less than 50 homes along this street. Once these 15 townhouses are built, each home would have to generate about 60 car trips every single day to justify a multi-use path. Local traffic along Fletcher should remain light even with more densification and will most certainly stay below the threshold where a multi-use path would be warranted. Therefore we do not support the use of public funding for a multi-use path in this location.

To the west is 227 Street, an arterial, where protected bike lanes were proposed at an open house in 2017. Our HUB Committee supported that proposal in our [letter](#) dated August 21, 2017. According to the Engineering Department reception of that proposal by the general public was for the large part favourable, but this project appears to have been shelved by Mayor and Council for the time being. To the east of Fletcher is 228 Street, a collector road. Both 227 Street and 228 Street will carry all the through motor vehicle traffic. We sincerely hope that the proposal for protected bike lanes on 227 Street is brought forward for reconsideration, which is supported by the recent Strategic Transportation Plan survey of residents that showed that most people prefer protected bike lanes, and by the BC Active Transportation Design Guide which shows that the quantity and speed of motor vehicles here warrants protection for people cycling. The City would receive the best return on investment by building protected cycling facilities on 227 Street, not Fletcher Street.

Maple Ridge Council decided in 2019 that people cycling were no longer allowed on any sidewalks. Anecdotal evidence suggested that there were numerous complaints of people riding on the sidewalk and endangering other users, especially in the Town Centre and including on extra wide sidewalks. Consequently, in an increasingly urbanized downtown it would then make sense to avoid building multi-use facilities - with the look and feel of extra wide sidewalks - as much as possible. People on bikes require protection along busier roads, and will cycle on-road when on local streets, traffic calmed if necessary. There is no doubt that pedestrians would prefer pedestrian-only facilities. The increasing use of fast-moving e-bikes and e-scooters means even more potential for conflict between users if walking and cycling are combined.

With the information we have, we do not feel that a multi-use facility is appropriate for Fletcher Street based on purely the technical reasonings as presented above.

With kind regards,

Ivan Chow
Co-chair
HUB Cycling
Maple Ridge/Pitt Meadows Committee

JC/SG/IC/EoM/NC

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 23 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 close to 3,000 members and more than 45,000 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.