

Mayor Val Van Den Broek
Langley City Hall
20399 Douglas Crescent
Langley, BC, V3A 4B3

January 15, 2019

Grade Crescent Sidewalk: A Liability Waiting to Happen

Dear Mayor Van Den Broek and fellow Councilors:

I am writing this letter to inform you of the “sidewalk” conditions along Grade Crescent from 201 to 203 Streets.

The **asphalt pathway** (“**sidewalk**”) situation along the north side of Grade Crescent from 201 to 203 Street **is dangerous**. The city of Langley would probably classify this pathway as a “sidewalk” with no curbs.

There is a 45 foot section in which the pathway is at an average grade of -6 degrees. It should be 0 degrees. In other sections, the pathway dips unevenly (photograph 1).

The pathway shows signs of major cracking / upheaval / unevenness (photograph 2).

This cracked / uneven pathway poses a risk to people of all ages using mobility aids. A resident on Grade Crescent is wheelchair bound and cannot access the great sidewalks on 203 St because of the pathway conditions on Grade Crescent. This is also irritating to people who use infant strollers. It also prevents those with disability aids from accessing the bus stops. Grade Crescent is a travel corridor.

This pathway is not conducive for bicycles, especially for children and students. I have seen young people use their skateboards on the street because of the pathway conditions. **There is NO bicycle lane.**

Pathway is risky for walking / running in any winter condition.

Hedges on city property infringes upon the pathway and needs constant maintenance (photograph 3). I have had to go to city hall each year from 2016 to get them to trim the hedges (which they have done).

This paved pathway ranges in width from 36 to 43 inches. Compare this to the new sidewalk on 203 Street which is 70 inches in width. The general standard is 48 inches. This **narrow pathway** places a **burden on navigation**, especially for **people with any disability**.

This section of pathway provides access to the newly renovated (2018) Sendall Garden access. This **pathway** is **used by** numerous **students** attending **H A Stafford** middle school and **provides access** to a **trail** from Grade Crescent to **Simonds Elementary School**. **This trail is also in need of an urgent upgrade.**

With no real sidewalks, residents are forced to put garbage dangerously close to the road.

There are NO sidewalks on the south side of Grade Crescent from 201A to 203 Streets. **This is a section of open ditches.**

The city standard of waiting for developers to develop properties and thus put in sidewalks is not applicable to this area as many of the homes are fairly recent. Note that the upgrade on 203 Street was done with NO such property development. **Waiting is NOT an option.**

This pathway / sidewalk situation has been rampant for years. If there is a pathway / sidewalk related casualty or accident, the city would be liable for a lawsuit.

It is time to be proactive on safety and replace this pathway with a sidewalk similar to that on 203 Street.

I look forward to your reply.

Yours truly,

"B W Downing"

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cc city councilors
Rick Bomhof, director of engineering, parks & environment



Photograph 1: note barrier on pathway and negative slope.



Photograph 2: note narrow uneven and broken pathway.



Photograph 3: note narrow and winding pathway, constant trimming of hedges on city property.