

ITEM 12  
MANAGER'S REPORT NO. 45  
COUNCIL MEETING 1982 07 26

RE: LETTER FROM MR. R. A. HOWLETT, PROPERTY MANAGER  
CONSE-C ENTERPRISES LTD., #240 - 4299 CANADA WAY, BURNABY, B.C. V5G 1H3  
PUBLIC WALKWAY FROM CENTAURUS CIRCLE TO BEAVERBROOK CRESCENT  
CHALET COURT - 9100 CENTAURUS CIRCLE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER PLANNING & BUILDING INSPECTION  
DEPARTMENT - 1982 JULY 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PUBLIC WALKWAY FROM CENTAURUS CIRCLE TO BEAVERBROOK CRESCENT  
CHALET COURT - 9100 CENTAURUS CIRCLE (R.Z. #105/80)  
(X. REF. SIMON FRASER HILLS PHASE IV -  
STRATA PLAN N.W. 313 - R.Z. #57/71A)

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. R. A. Howlett of Conse-C Enterprises Ltd., #240 - 4299 Canada Way, Burnaby, B.C., V5G 1H3.

REPORT

1.0 LETTER OF ENQUIRY

The Planning & Building Inspection Department has been requested to reply to a letter of enquiry dated 1982 July 07 from Conse-C Enterprises Ltd., property managers on behalf of the Owners Strata Plan N.W. 313, Simon Fraser Hills Phase IV., which appears on the 82 07 26 Council Agenda.

The letter requests that the Municipality consider the removal of the requirement that the public walkway through Lot 299 (9100 Centaurus Circle, R.Z. #105/80) be connected to the public walkway on Lot 300 (Strata Plan N.W. 313, R.Z. #57/71A). This request has arisen as a result of problems experienced with respect to trespassing, believed to be residents and guests of Chalet Court, in the pool and cabana area of Simon Fraser Hills Phase IV.

2.0 PUBLIC WALKWAY AND BRIDGE (SEE ATTACHED SKETCH)

Simon Fraser Hills Phase IV is a high quality condominium townhouse development with a large cabana and outdoor swimming pool. A public walkway exists in a general east-west alignment through the Simon Fraser Hills Phase IV development (Lot 300) and through the directly abutting recently constructed Chalet Court development (Lot 299). A pedestrian bridge over Beaverbrook Crescent links this area to the Stoney Creek Park/School site.

This pedestrian bridge is one of two constructed in the Simon Fraser Hills area by the original area developer. Beaverbrook Crescent is significantly lower in elevation than the Simon Fraser Hills Phase IV site at this point.

In general, the subject walkway is part of a network of public walkways which pass through a number of the other housing sites in the Simon Fraser Hills/Village area and which is integrated with the network of street sidewalks and the public park areas. The Beaverbrook Crescent pedestrian bridge is a relatively costly provision which was estimated to cost approximately \$50,000 when constructed a number of years ago.

### 3.0 TRESPASSING PROBLEMS

The Chalet Court project is developed on a small 0.94 acre site surrounded on three sides by the larger 6.69 acre Simon Fraser Hills Phase IV site. A site visit indicated that some of the fencing around the pool on the Chalet Court side was about five (5) feet high and could be easily seen over. However, the fence is on a retaining wall and the actual pool deck is much lower. The Chalet Court garden apartments also overlook the pool area on the east side of the site.

It is noted that the originally approved rezoning proposal for the Chalet Court site outlined the development of a high rise apartment tower. The site now accommodates recently constructed RM2-type garden apartments. Consequently, the public walkways appear to be more enclosed within this higher site coverage ground-oriented project.

The scale, close proximity and site layout of the two adjacent projects are such that they appear to be part of the same development.

The letter writer indicates that children requiring access to the pedestrian overpass over Beaverbrook Crescent appear to have used the two condominium driveways - Aries Place and Argo Place - and suggests that children continue to use these routes. However, there is no sidewalk which might provide a continuous public walkway linkage from Centaurus to the registered public walkway within Lot 300. Due to the location of carports, retaining walls, landscaping, etc., it would appear that providing a continuous walkway linkage for the public along Aries Place or Argo Place would be costly. The calculated desire lines for pedestrian use of the pedestrian overpass would also likely eliminate Argo Place from consideration as an alternate route. It may be that school children will continue to utilize these routes on an informal basis.

### 4.0 SUMMARY

In conclusion, the Planning & Building Inspection Department could not support the elimination of the public walkway easement from either Lot 299 or Lot 300 or the blocking of the public walkway on the property line between Lot 299 and Lot 300. This public walkway is an integral part of the overall public walkway and open space network in Simon Fraser Village. The public walkway through Lot 300 also provides access by residents of Lot 299 to the pedestrian overpass to the Stoney Creek School/Park.

Improved security fencing around the pool area may resolve much of the trespassing problems experienced. It may also be appropriate for the management and/or the residents of both projects to get together to reach a better mutual understanding of the situation and consequently to try to achieve a resolution of the trespassing situation.

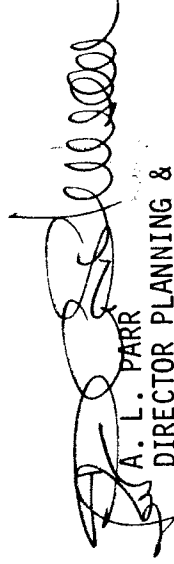
This is for the information of Council.

ALP

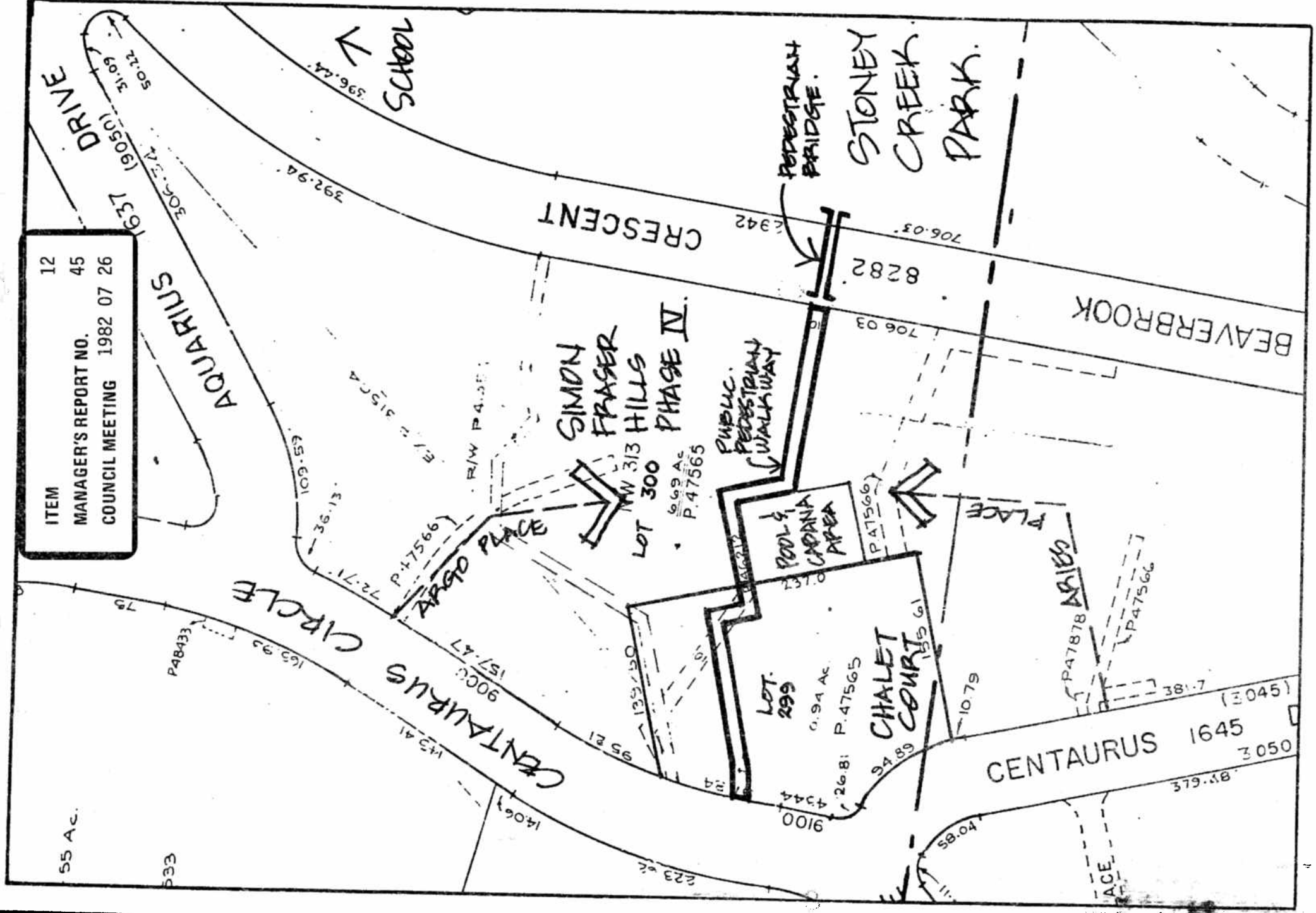
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Attachment

cc: Director Engineering

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Date

JULY/82

Scale

1" = 100'

Drawn By



Burnaby Planning Department

PUBLIC WALKWAY

THROUGH LOTS 299 & 300, PLAN 47565  
 - SIMON FRASER HILLS - PHASE IV. (RZ# 57/71A)  
 - CHALET COURT. (RZ# 105/80).

