

**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 5608 HALLEY AND 5587 CHAFFEY AVENUE  
PROPOSED PATHWAY CONCEPT  
METROTOWN TOWN CENTRE DEVELOPMENT PLAN**

**RECOMMENDATION:**

1. THAT Council endorse the draft Chaffey-Halley pathway concept for the purpose of obtaining public input, as outlined in this report.

**REPORT**

The Community Development Committee, at its meeting held on 2012 November 27, received and adopted the *attached* report seeking authorization to obtain input on a proposed public pathway connecting Chaffey and Halley Avenues within the Metrotown Town Centre.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor P. Calendino  
Member

Copied to:	City Manager Director Planning & Building Director Finance Acting Director Engineering Burnaby School District #41
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT  
COMMITTEE

**DATE:** 2012 November 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** 5608 HALLEY AVENUE AND 5587 CHAFFEY AVENUE  
PROPOSED PATHWAY CONCEPT  
METROTOWN TOWN CENTRE DEVELOPMENT PLAN

**PURPOSE:** To seek authorization to obtain public input on a proposed public pathway connecting Chaffey and Halley Avenues within the Metrotown Town Centre.

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**RECOMMENDATION:**

1. **THAT** the Committee recommend that Council endorse the draft Chaffey-Halley pathway concept for the purpose of obtaining public input, as outlined in this report.

**REPORT****1.0 BACKGROUND**

At the Public Hearing for 5655 Chaffey Avenue (Rezoning Reference #03-46), held on 2008 June 24, concerns were raised regarding the construction of a new Sardis Street extension north of the development site connecting Halley Avenue to Chaffey Avenue (see *attached* Sketch #1). In response to the concerns raised at the Public Hearing regarding the proposed road connection, Council at their regular meeting of 2008 August 25 adopted a motion that included the following recommendations:

*THAT the Metrotown Development Plan be amended to delete the proposed Sardis Street road alignment between Halley Avenue and Chaffey Avenue.*

*THAT staff be authorized to prepare the City-owned lots at 5608 Halley and 5587 Chaffey Avenues for sale by public tender based on the prevailing R5 Residential District with provision through re-subdivision for a paved and lit public pedestrian and cycle path to connect Halley Avenue and Chaffey Avenue, subject to required Council approvals.*

Since that time, the Metrotown Development Plan has been amended accordingly and the development of 5655 Chaffey Avenue has been completed in line with the plan. At its regular meeting of 2011 January 31, staff forwarded a report to Council concerning the sale of the City-owned properties at 5608 Halley and 5587 Chaffey Avenues and the advancement of the proposed public Pathway. At that time, Council requested that staff undertake a Public Open House process to solicit input from area residents on the pathway concept in advance of proceeding with the concepts to be approved by Council. This report addresses this request.

## 2.0 PATHWAY CONCEPT

To prepare for the pathway's construction, it is proposed that the city-owned properties at 5608 Halley Avenue and 5587 Chaffey Avenue be subdivided to create a dedicated right-of-way measuring 5.25m at the west, fronting Halley Avenue, and tapering to 4.0m at the east, fronting Chaffey Avenue (see *attached* Sketch #2). The right-of-way area would allow for a 3.0m asphalt pathway with a grassed shoulder ranging in width between 0.5-1.5m with pedestrian lighting (see *attached* Sketches #3 and #4). The size and configuration of the trail right-of-way is sufficient for pedestrians and cyclists, while maintaining the existing two-family development potential of the City lots. Subdivision and land sale requirements of the City properties would be addressed as part of a further report to Council. To reduce the desire for mid-block crossings, and to improve sightlines into and out of the pathway, access points at Halley Avenue and Chaffey Avenue are intended to be widened, with a landscaped delta at the curb of Halley Avenue directing pedestrians onto adjacent sidewalks. To accommodate crossings of Halley Avenue and Chaffey Avenue, marked crosswalks at Sardis Street would be subject to further review by the Engineering Department through the Traffic Safety Committee to address crossing needs as warranted. The north side of the pathway right-of-way will require the construction of a 1.5m (5ft.) visually permeable cedar fence, while the proposed south side of the pathway has already been constructed with fencing as part of the developments at 5656 Halley Avenue and 5655 Chaffey Avenue. The RCMP has reviewed the proposal from a Crime Prevention Through Environmental Design (CPTED) perspective and recommends that trees not be planted within the grassed shoulders adjacent the pathway to maximize sightlines.

## 3.0 PUBLIC CONSULTATION

To solicit public input on the proposed pathway concept, staff propose to advance the concept to a Public Open House to be held on a weekday evening early in 2013 at Chaffey Burke Elementary School, located one block east of the proposed pathway. Occupants and owners of properties shown in the *attached* Sketch #5, will be notified by letter of the proposed Open House and will be provided with a copy of this report. Staff will prepare a questionnaire for distribution at the Public Open House to solicit input on the proposed pathway and residents will also be invited to provide comments by email, mail, fax and telephone. The outcome of the Public Open House and responses to questionnaire will be forwarded to Committee in a further report.

To: *Community Development Committee*  
From: *Director Planning and Building*  
Re: *5608 Halley Avenue and 5587 Chaffey Avenue*  
*Proposed Pathway Concept*  
*Metrotown Town Centre Development Plan*  
2012 November 22 .....Page 3

#### **4.0 CONCLUSION**

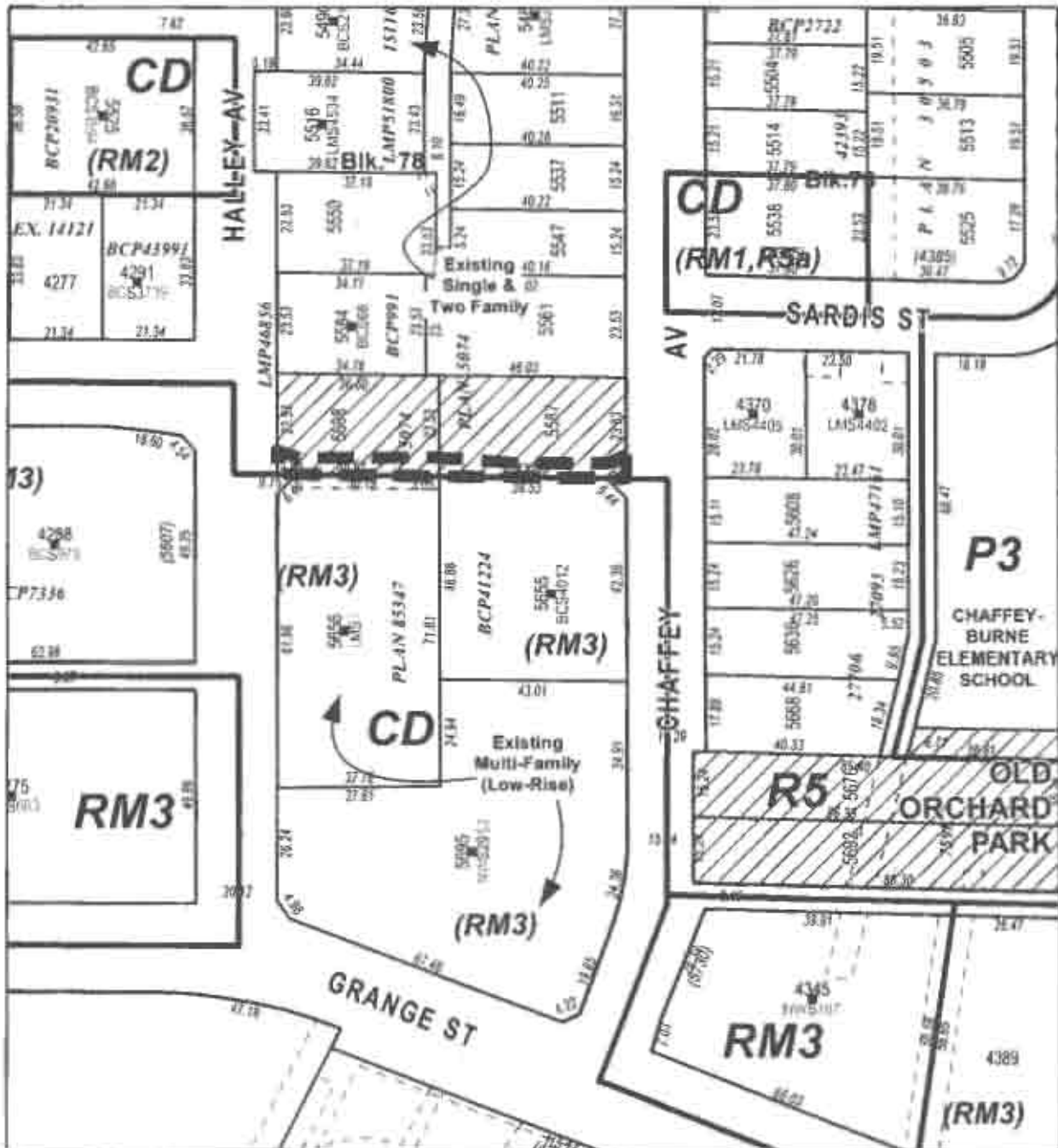
Council has requested staff prepare a conceptual pathway design to connect Chaffey and Halley Avenues through the City-owned properties at 5608 Halley Avenue and 5587 Chaffey Avenue. In advance of constructing the proposed pathway, Council has also requested staff undertake a Public Open House process to solicit input from area residents on a proposed pathway concept. Staff have now completed the pathway concept and are seeking Committee and Council concurrence to advance the concept for public input as noted in this report.



Lou Pelletier, Director  
**PLANNING AND BUILDING**

JBS/GB:spf

cc: City Manager  
Acting Director Engineering  
Director Finance  
Officer in Charge - Burnaby RCMP  
Acting City Clerk  
Burnaby School District #41  
5325 Kincaid Street, Burnaby, BC V5G 1W2



PLANNING & BUILDING DEPARTMENT





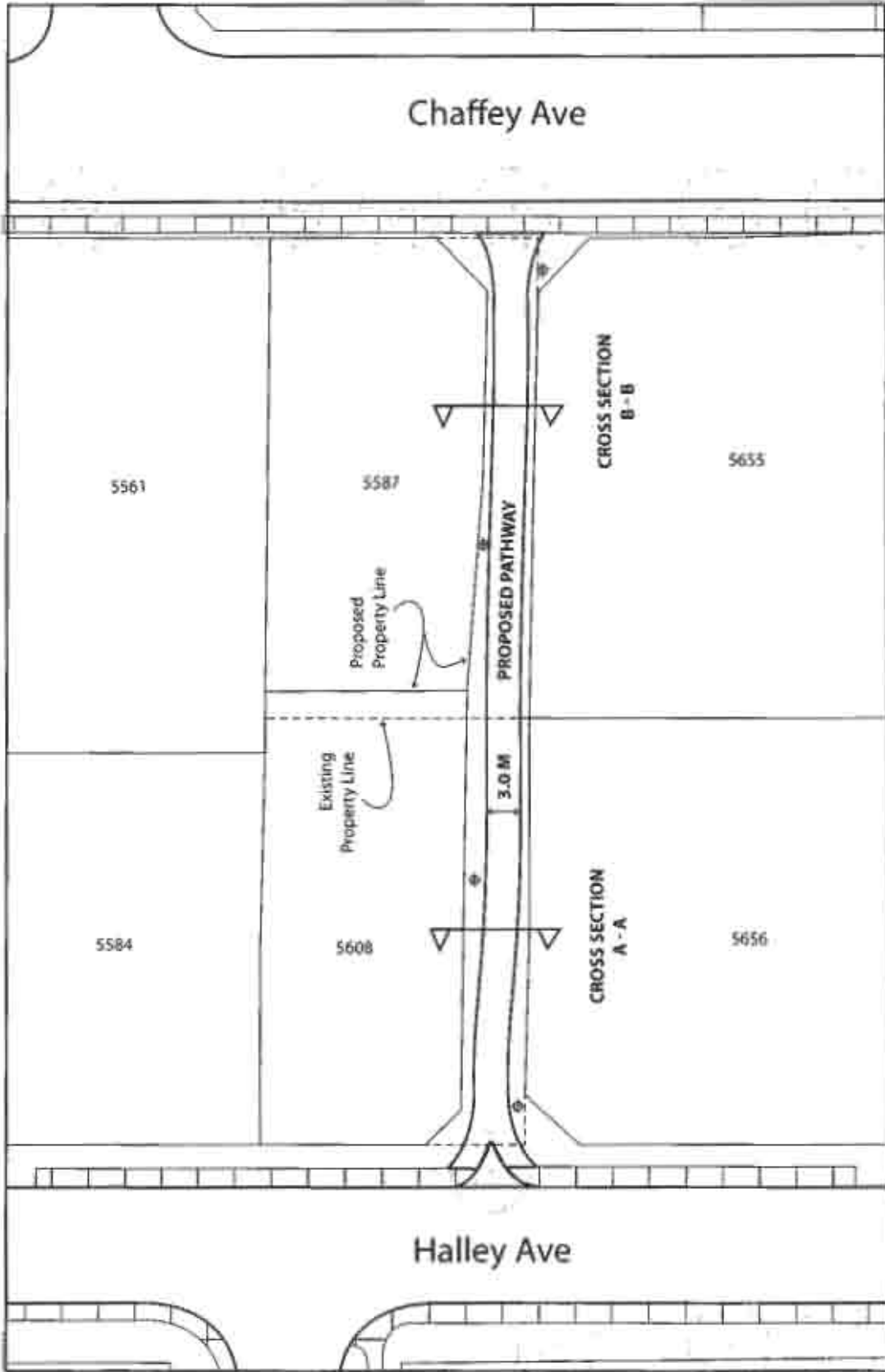
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5608 HALLEY AVE AND 5587 CHAFFEY AVE

-  Proposed Public Pathway
-  City-Owned Property

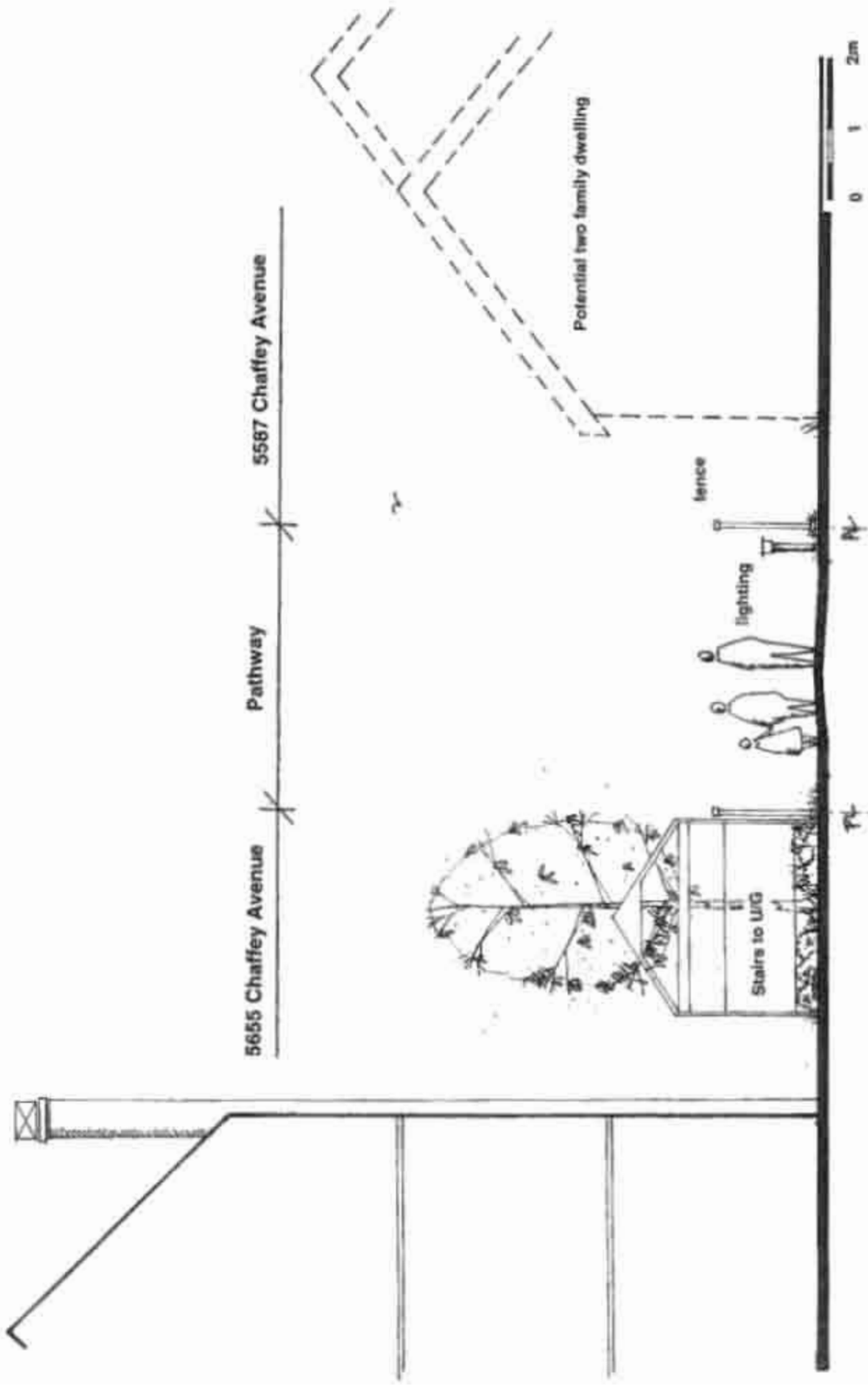


PLANNING AND BUILDING DEPT  
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**Chaffey - Halley Public Pathway  
SITE PLAN**

- ⊕ Pedestrian Light
- ▭ Existing sidewalk

**SKETCH 2**



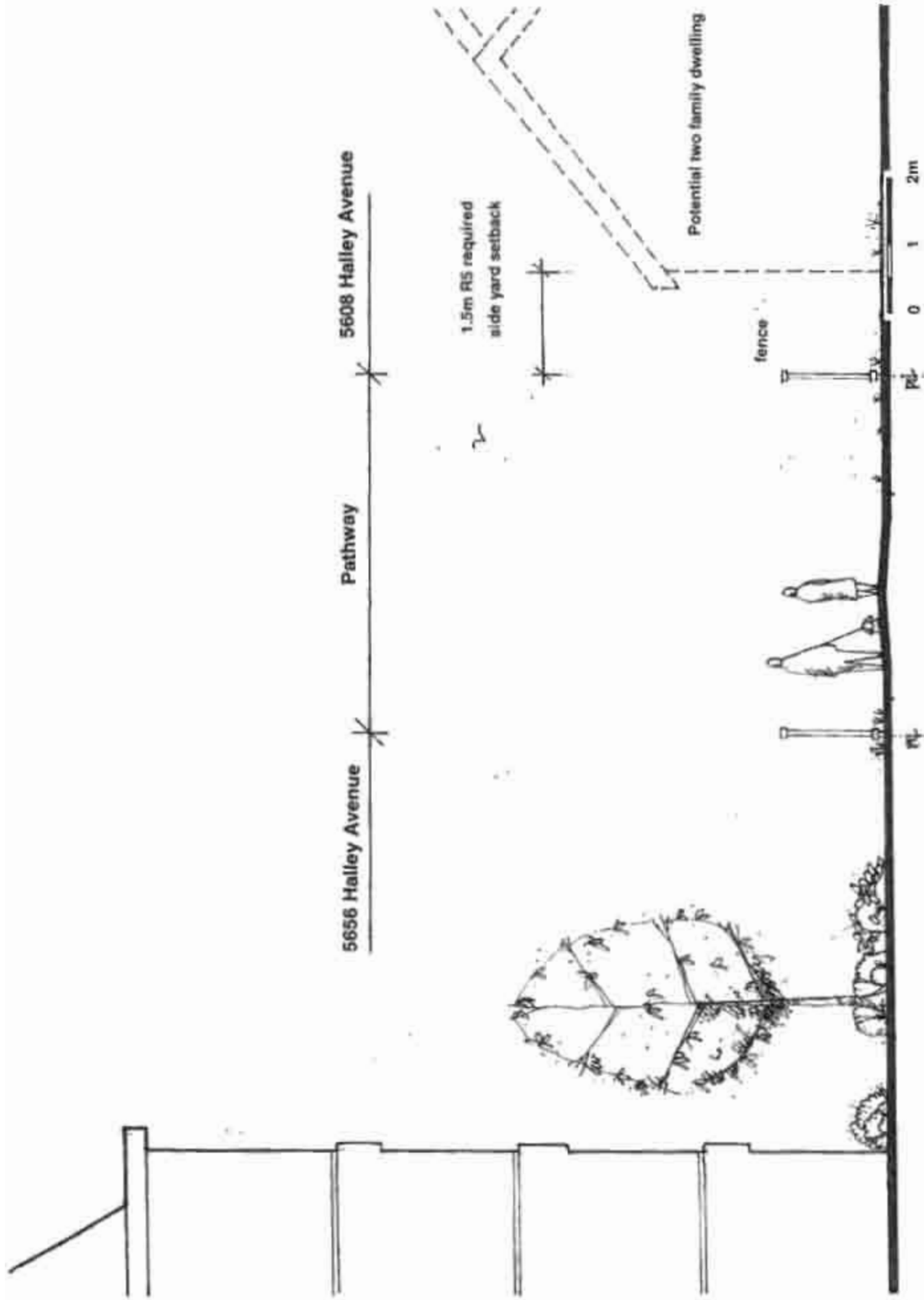
Section B - B

Chaffey - Halley Public Walkway

Sketch #3



October 2012



**Section A - A**

**Chaffey - Halley Public Walkway**

Sketch #4



October 2012





PLANNING & BUILDING DEPARTMENT



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5608 HALLEY AVE AND 5587 CHAFFEY AVE

 Proposed Circulation Boundary