

TO: CITY MANAGER 1997 November 19

FROM: DIRECTOR PLANNING AND BUILDING Our File:

SUBJECT: **Burnaby Transportation Plan and Brentwood Town Centre Plan: Closure of Douglas Road and Status of Bellwood Extension**

PURPOSE: To respond to Council's request to maintain right turn movements at Douglas Road south of Lougheed Highway and to provide information regarding the extension of Bellwood Avenue across Delta north of Lougheed Highway

RECOMMENDATION:

1. **THAT** Council direct staff to make provision in the Brentwood Town Centre Plan for right turn movements into Douglas south of Lougheed Highway.

REPORT

1.0 BACKGROUND

As its regular meeting of 1997 November 03, Council requested staff to undertake the following:

- (i) consider the option of allowing right turn-in and right turn-out movements at the intersection of Douglas Road south of Lougheed Highway, rather than proceeding with a full closure as identified in the Burnaby Transportation Plan and Brentwood Town Centre Plan.
- (ii) provide information on the status of the extension of Bellwood Street across Delta Avenue parallelling Lougheed Highway on the north.

This report responds to these Council requests.

2.0 DOUGLAS ROAD-SOUTH OF LOUGHEED HIGHWAY

The Brentwood Town Centre Plan Transportation Network as shown in **Figure 1**, envisions the ultimate closure of Douglas Road south of Lougheed Highway to be implemented when the planned major road network in the Brentwood Area is established. This network would include roads such as the Dawson Connector, the Douglas Road-Holdom Connector and the Westminster Extension over Highway 1.

The implementation of LRT on the Lougheed Highway by 2005 will most likely require the removal of the traffic signal at Douglas to permit east-west train operation in a raised median, thus preventing left turning movements out of Douglas. Currently, left turn movements into Douglas and right turn movements out of Douglas are prohibited. Upon review of the implications of permitting right turn movements, staff can recommend that the Brentwood Town Centre Plan be amended to remove the full closure and permit a right turn-in movement from Lougheed Highway. However, to provide the right turn-out movement from Douglas onto Lougheed Highway, the intersection would need to be reconstructed to realign Douglas to Lougheed at right angles. This reconstruction would require additional property and extensive regrading. Alternatively, suitable provision for right turn-out movements onto Lougheed Highway eastbound is afforded by Springer Avenue and Holdom Avenue now and in the future.

3.0 BELLWOOD AVENUE EXTENSION

Previous Community Plans identified the extension of Bellwood Avenue across Delta Avenue north of Lougheed via an overpass or retaining wall to provide access from the high density residential area east of Delta Avenue and north of Lougheed Highway to Brentwood Mall. Either structure would, however, necessitate the closure of Delta north of the Lougheed Highway. The elevation of the overpass would be too low to provide adequate clearance for vehicles using Delta, while a retaining wall would close the intersection completely.

The Burnaby Transportation Plan adopted by Council in 1995, however, identified the need to maintain right turn access in and out of Delta north of Lougheed. This position was affirmed by a significant number of comments received from the residents of the Delta Avenue area in response to the draft Brentwood Town Centre Plan. Residents wanted to maintain the alternative access to Brentwood Mall via Delta and Lougheed. A separate access via an extension of Bellwood across Delta could also open a convenient "rat running" route through the residential area from Broadway/Holdom to Halifax/Willingdon via Ridgelawn, Bellwood through Brentwood Mall. In view of these considerations, the Brentwood Town Centre Plan shows Bellwood closed both east and west of Delta, as shown in **Figure 1**.

4.0 CONCLUSION

The revised Burnaby Transportation Plan is currently tabled for staff to respond to two requests from Council as follows:

- (i) to consider the option of permitting right turn movements to and from Douglas south of Lougheed Highway. Staff advise that a reconfiguration to provide right turn-in movements will be accommodated in the Brentwood Town Centre Plan.
- (ii) the status of the extension of Bellwood Avenue across Delta. Staff have advised that the Bellwood extension is not included in the Brentwood Town Centre Plan in order

to maintain right turn movements at Delta north of Lougheed Highway for residents of the area to access Brentwood Mall.

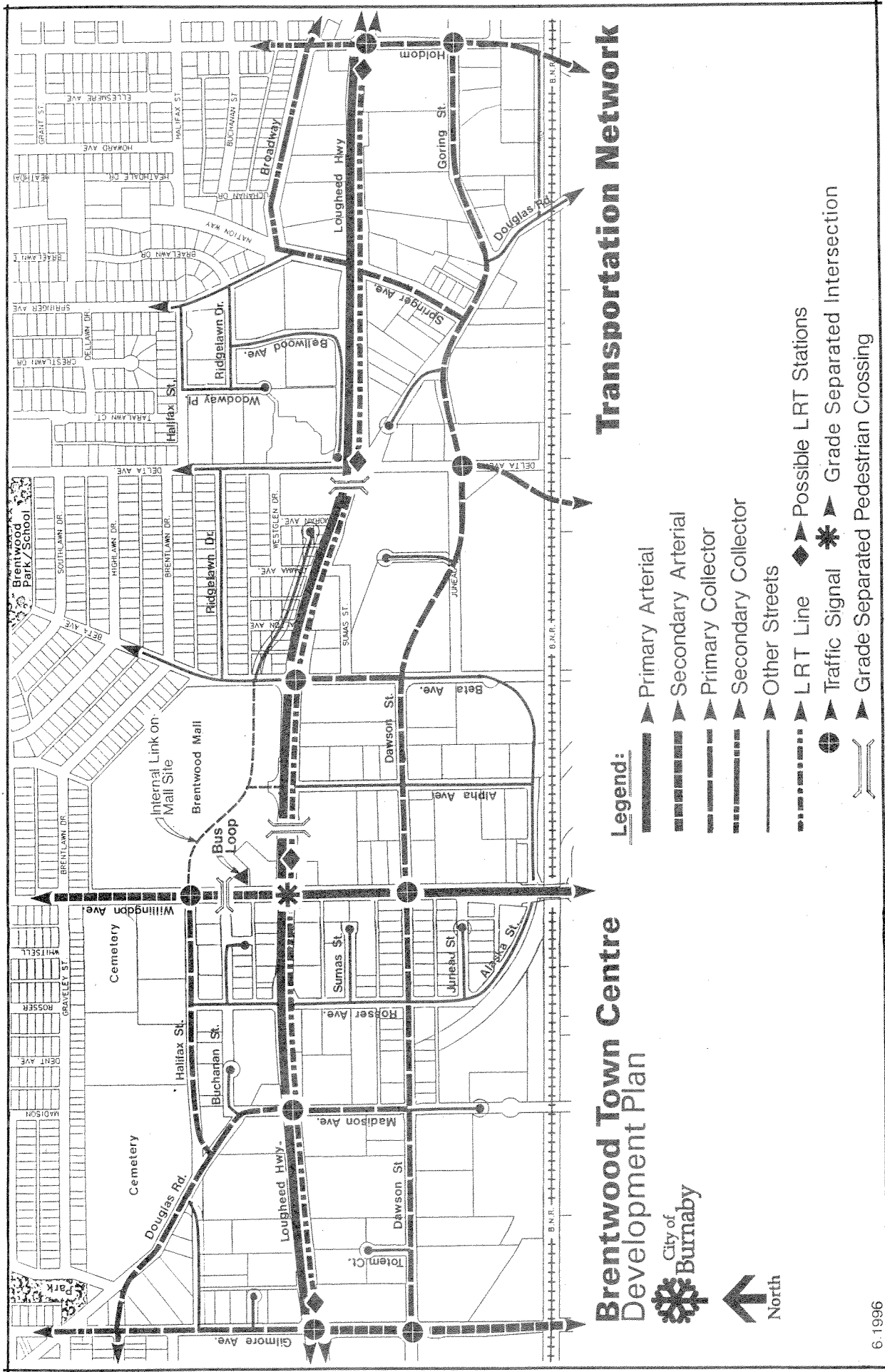
As the Burnaby Transportation Plan does not specifically refer to the closure of Douglas or the extension of Bellwood in its text or network plans, it is recommended that appropriate amendments be made to the transportation network in the Brentwood Town Centre Plan to maintain Douglas south of Lougheed Highway for right turn-in movements only.



D.G. Stenson, Director
PLANNING AND BUILDING

RG\sk
Attachment

cc: Director, Engineering



Brentwood Town Centre Development Plan



Legend:

- Primary Arterial
- Secondary Arterial
- Primary Collector
- Secondary Collector
- Other Streets
- LRT Line
- Traffic Signal
- Possible LRT Stations
- Grade Separated Intersection
- Grade Separated Pedestrian Crossing

Transportation Network