

**TRAFFIC SAFETY COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BRENTWOOD TOWN CENTRE PEDESTRIAN ACCESS**

**RECOMMENDATIONS:**

1. THAT Council authorize staff to pursue the installation of permanent sidewalks on the west side of Beta Avenue north of Lougheed with Brentwood Mall as part of a Local Area Service Program.
2. THAT Council endorse the installation of a no stopping corner clearance zone on the south side of Brentlawn Drive at Beta Avenue.
3. THAT Council endorse the installation of pedestrian crossing pavement markings and signs at the northerly driveway entrance to Brentwood Mall on Beta Avenue.
4. THAT a copy of this report be sent to Suzanne Allard Strutt, CEO, BC Recreation & Parks Association, 101-4664 Lougheed Hwy, Burnaby, BC, V5C 5T5; Brian Wong, General Manager, Brentwood Town Centre Mall, 260-4567 Lougheed Hwy, Burnaby, BC, V5C 3Z6; and S.J. Thomson, 4731 Southlawn Dr., Burnaby, BC, V5C 3S7.

**REPORT**

The Traffic Safety Committee, at its meeting held on 2008 June 10, received and adopted the *attached* report responding to a requests for improved pedestrian access to Brentwood Town Centre Mall from Beta Avenue.

Respectfully submitted,

Councillor N. Volkow  
Chair

Councillor S. Dhaliwal  
Vice Chair

Councillor G. Evans  
Member

Copied to:	City Manager Director Engineering Director Planning & Building
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**TO:** CHAIR AND MEMBERS  
TRAFFIC SAFETY COMMITTEE **DATE:** 2008 June 4

**FROM:** DIRECTOR ENGINEERING **FILE:** 37500 14  
*Reference:*

**SUBJECT:** BRENTWOOD TOWN CENTRE PEDESTRIAN ACCESS

**PURPOSE:** To respond to a requests for improved pedestrian access to Brentwood Town Centre Mall from Beta Ave.

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**RECOMMENDATION:**

1. **THAT** the Committee request that staff pursue the installation of permanent sidewalks on the west side of Beta Ave north of Lougheed with Brentwood Mall as part of a Local Area Service Program.
2. **THAT** the Committee endorse the installation of a no stopping corner clearance zone on the south side of Brentlawn Dr at Beta Ave.
3. **THAT** the Committee endorse the installation of pedestrian crossing pavement markings and signs at the northerly driveway entrance to Brentwood Mall on Beta Ave.
4. **THAT** A copy of this report be sent to, Suzanne Allard Strutt, CEO, BC Recreation & Parks Association, 101-4664 Lougheed Hwy, Burnaby, BC V5C 5T5, and Brian Wong, General Manager, Brentwood Town Centre Mall, 260-4567 Lougheed Hwy, Burnaby BC, V5C 3Z6 and S.J. Thomson, 4731 Southlawn Dr, Burnaby, BC V5C 3S7.

**REPORT****BACKGROUND**

Two separate pieces of correspondence concerning pedestrian access to Brentwood Town Centre Mall along Beta Ave were referred to staff for report from the Traffic Safety Committee. The first is from Suzanne Allard Strutt requesting improved pedestrian access from the south side of Lougheed Highway to Brentwood Town Centre Mall. She noted the limited crossing locations of Lougheed and the lack of sidewalks on Beta Ave north of Lougheed. The second is from S.J. Thomson who also noted the lack of sidewalks along Beta, in addition to requests for marked pedestrian crossings along Beta at Brentlawn Dr and at the northerly driveway to the Mall, and improved internal pedestrian facilities through the Mall parking lots.

To: Traffic Safety Committee  
From: Director Engineering  
Re: Brentwood Town Centre Pedestrian Access  
2008 June 04 ..... Page 2

## DISCUSSION

### **Sidewalks along Beta Ave.**

There is a grass boulevard with a worn path on the west side of Beta Ave between Lougheed and the northerly driveway to Brentwood Mall. A sidewalk along this section is desirable and would normally be pursued through a Local Area Service Program (LASP) or as part of the redevelopment of the adjacent property. Given that Brentwood Mall has no plans for redevelopment at this time, the City will be discussing with Brentwood Mall their potential support for the installation of concrete sidewalks as part of a LASP. Consideration was given to establishing an interim asphalt sidewalk at an estimated City cost of \$15,000, but this is not recommended because of the potential opportunity to provide permanent sidewalks and the depletion of our current annual budget of \$10,000 for interim sidewalks for the rest of the year. This can be reconsidered if necessary should the proposed LASP with Brentwood Mall prove to be unsuccessful.

Currently, pedestrians from the south side of Lougheed are able to access Brentwood Mall by crossing at Beta and walking west along the existing sidewalk on the north side of Lougheed to the Mall's driveway entrance off of Lougheed. Pedestrians from the north can also access the Mall's northern entrance off of Beta without having to traverse the grass boulevard on the west side of Beta.

All pedestrian routing improvements within the Brentwood Mall parking lots are the responsibility of the Mall. Staff have contacted the Mall to discuss the request for improved pedestrian linkages, and while they have no immediate redevelopment plans, it was indicated that any future improvements would recognize the increased surrounding residential developments and incorporate connections for pedestrians.

### **Marked Pedestrian Crossing Across Brentlawn Dr at Beta Ave.**

One of the suggestions made in the correspondence was to mark a pedestrian crosswalk on Brentlawn Dr at Beta Ave to improve safety, citing heavy traffic at certain times of the day and many children and seniors in the area.

Our review suggests a marked crosswalk would not provide any additional safety benefit as recent traffic counts show frequent crossing opportunities during the peak hours. As every intersection constitutes a legal pedestrian crossing, installing unnecessary crosswalks can be problematic in that it may instill a false sense of security in pedestrians, and lead to disrespect by some motorists as they become habituated to seeing an unoccupied crossing. The combination of these traits may create a more hazardous condition, therefore a marked crosswalk is not recommended at this location. However, our review did identify an opportunity to enhance sightlines for pedestrians at the southwest corner of the intersection by installing a stopping prohibition for approximately 6 metres on the south side of Brentlawn, just west of Beta (see Diagram "A"). The property owner of 4668 Brentlawn Dr will be advised of the proposed parking prohibition. In general, attempts are made to limit the amount of street parking we remove in front of residential properties; however, the pedestrian safety enhancement justifies it in this case.

To: Traffic Safety Committee  
From: Director Engineering  
Re: Brentwood Town Centre Pedestrian Access  
2008 June 04 ..... Page 3

**Marked Pedestrian Crossing across North Mall entrance on Beta Ave.**


The northerly Mall driveway access merges with the residential laneway just before it intersects with Beta where it is stop sign controlled (see Diagram "B"). The sidewalk on the west side of Beta ends on the north side of the lane and the pedestrian routing southwards is unclear. To define the safest pedestrian routing and "normalize" a more complex than usual intersection, installation of a twin parallel line crosswalk at the stop sign and a zebra style crosswalk on the southbound leg is recommended. An interim asphalt walk will also be constructed to link the zebra crosswalk to the existing walkway located within Brentwood Mall.

**CONCLUSIONS**

It is recommended that the Committee request staff to pursue the installation of permanent sidewalks on the west side of Beta north of Lougheed with Brentwood Mall as part of a LASP. In the meantime, pedestrians from the south are encouraged to access the Mall from Lougheed using the sidewalk along the north side of Lougheed.

The Committee is also requested to endorse the installation of a no stopping corner clearance zone on the south side of Brentlawn west of Beta, and pedestrian crossing pavement markings at the northerly driveway entrance to the Mall on Beta.

It is recommended that a copy of this report be forwarded to Suzanne Allard Strutt, S.J. Thomson, and Brentwood Town Centre Mall to advise them of the recommendations.



L. S. Chu, P. Eng  
Director Engineering,

:mds/dl

Enclosure

Copied to: City Manager  
Director Planning & Building



Diagram "A"

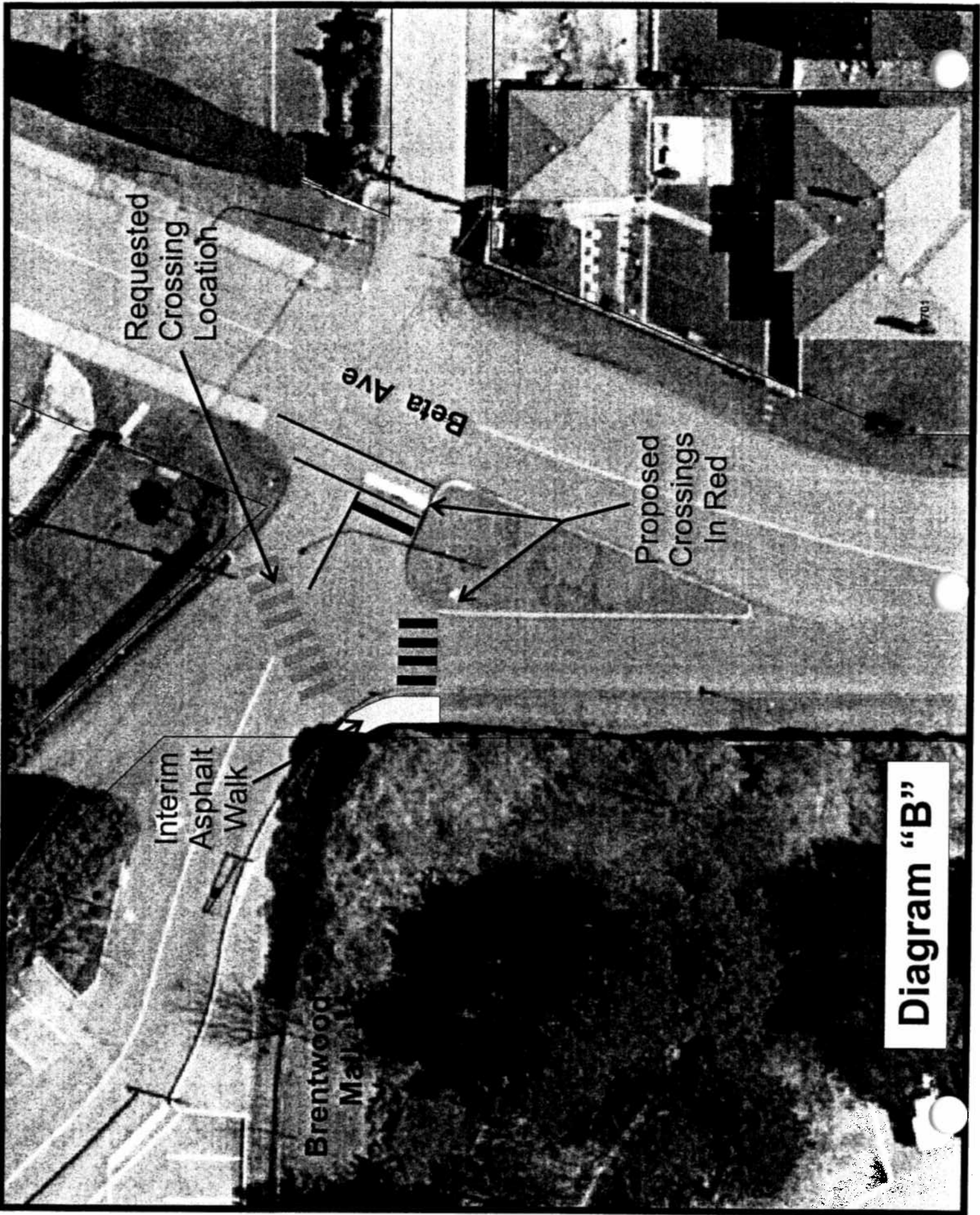


Diagram "B"