

ITEM 16

MANAGER'S REPORT NO. 9

COUNCIL MEETING Feb. 7/72

16. Re: Hazel Street - McKercher to Nelson

On July 26, 1971, when Council was considering the approval of the development of Hazel Street from McKercher Avenue to McMurray Avenue, Alderman Mercier asked for a brief report on the status of the other portion of Hazel Street (i.e., from McMurray to Nelson).

At a later date the Planner was also asked to review the road pattern in the Silver Area and this is shown on the plan as well.

This is for your information.

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Planning Department,  
February 3, 1972

Our file #08,649 H

RE: HAZEL STREET - MCKERCHER TO NELSON.

Referring to the request in Council for the Planning Department's justification on the development of the above captioned street, we are pleased to submit the following report.

In April 1967, the consulting architects Ehling and Brockington submitted to the Planning Department their report on the Kingsway Park Centre Urban Redevelopment Study. The prime purpose of the study was to recommend a program of redevelopment for the town-centre area bounded by Kingsway, Sussex, Grange - Dover and Nelson.

The scope of the study involved:

1. Establishing the best land use pattern and access to the Kingsway Park Centre.
2. Establishing a development pattern which would spark future growth of other town-centre facilities.
3. Locating parking facilities in close relation to the retail establishments.
4. Establishing the timing and staging of the redevelopment program.

The consultants indicated that some of the major factors in the successful redevelopment of urban areas were the aggressiveness, capability, willingness and interest of local developers and investors. The degree to which developers and investors would participate in a redevelopment program would be related to investment returns. Such opportunities for return are directly related to factors such as market conditions, price of land, access, circulation and parking and the presence of a cooperative progressive planning program.

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Hazel Street - McKercher to Nelson -2-

February 3, 1972.

Council's approval of both the town centre concept as outlined by Area "L" in the 1969 Revised Apartment Study report and Community Plan Area #4, along with subsequent developer interest in the area, has provided the catalyst for the redevelopment projects currently underway in the Kingsway Park Centre area.

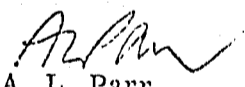
The redevelopment concept established Hazel Street and its eastward extension to Nelson Avenue as the boundary or limit of commercial development northward from Kingsway. The street thus provides physical separation between commercial and residential land use areas and provides the necessary direct service access to parking and circulation required around sites of commercial concentration.

Approximately 240 feet site depth would be available for commercial redevelopment and parking facilities between Kingsway and Hazel Street.

Although it is not proposed that the commercial uses to be located between Kingsway and Hazel be predominantly auto oriented, provision must be made for the attractiveness of the area to auto users. The vehicle trips attracted and generated by the commercial facilities would require adequate means of circulation and access to off street parking whether it be to lots in the initial stages of development or parking structures at optimum development. Provision of Hazel Street to the standard proposed should accommodate a lane in each direction to allow passage of vehicles not parking and a lane in each direction as a parking manoeuvring lane for vehicles entering off-street facilities, but not street parking.

With regard to the latter, we believe that parking on the street could be permitted while the street continuity is yet fully undeveloped. However, once the street has been fully developed to the 46 ft. standard proposed between Sussex and Nelson and development of off-street parking lots completed, street parking should be eliminated.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

WSS:ew

c.c. Municipal Engineer  
Traffic Supervisor

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