

3.

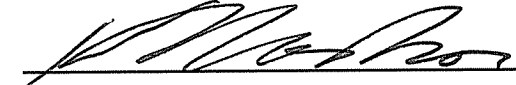


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
January 18, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Ken Reashor, P.Eng., Traffic Authority

DATE: January 14, 2005

SUBJECT: Case 00702: Municipal Planning Strategy and Land-Use By-Law
Amendment, 6193 Young Street

INFORMATION REPORT

ORIGIN

Halifax Regional Council meeting of November 16, 2004: *"Regional Council request that in light of the accidents occurring at this location, the Traffic Authority provide a report regarding the possibility of having no left turns from the gas bar to access Young Street,"* Item 9.5.

BACKGROUND

A Petro-Canada gas station has been proposed to be located at the intersection of Young Street, Windsor Street, and Bayers Road.

DISCUSSION

During development of the proposal, representatives of the applicant met with HRM Traffic and Transportation Services staff to discuss the number and location of driveways for the subject site. The original concept of the applicant was for four driveways. HRM Traffic and Transportation staff required this be reduced to only two driveways, one on Windsor Street and one on Young Street.

As part of investigations by HRM staff and by the traffic engineer for the applicant, a check was made of potential visibility of traffic travelling westbound on Young Street in the curb lane to a driver waiting to turn left out from the proposed site driveway. The existing building on the adjacent lot at 6191 Young Street is located just behind the sidewalk and reduces visibility from what is common in this area of Halifax. It is this limited visibility that gives concern for the relative safety of the proposed driveway.

Calculations show a minimum visibility of 62 metres is required. Measurements show that at least 75 metres of visibility will be available. Therefore, the driveway is expected to operate acceptably.

The request from Regional Council mentions a history of collisions at this location. The Bayers/Young/Windsor intersection was reconstructed over the summer of 2004. The traffic signals were turned on September 4, 2004. There have been no reported collisions since June 2004; therefore, there does not appear to be a history or pattern of collisions related to the location or the reconstructed intersection.

There is another consideration regarding the concept of prohibiting left turns out from the proposed gas station directly to Young Street: If that movement were prohibited, drivers who still wished to leave the Petro-Canada site to go east on Young would need to turn left out from the other driveway onto Windsor, then immediately turn left from Windsor to Young eastbound. This would cause additional traffic to be diverted to the signalized intersection which would add unnecessary traffic to the southbound left turn movement.

Given the factors discussed above, HRM Traffic and Transportation Services does not anticipate any unusual potential traffic safety hazard from development of the gas station as proposed and does not recommend restricting left turns from the gas bar.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

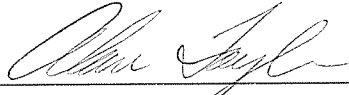
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

There are no recommended alternatives.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:



Alan Taylor, P.Eng., Transportation Planner, 490-6680