

## **Completion of Jensen Avenue Extension From Corfield Street to McVickers Street**

### **BACKGROUND AND CONTEXT**

Completion of the Jensen Avenue extension from Corfield Street to McVickers Street, originally deferred to 2012 was moved forward to 2010 by the City of Parksville Council as part of the recent 2009 budget deliberations.

For the Council of the City of Parksville, completion of the Jensen Avenue extension is one of the first steps to reconfiguration and development of a revitalized downtown core. Completion of the Jensen Avenue extension from Corfield Street to McVickers Street will provide the option for the City to consider the possibility of narrowing Highway 19A to create a more pedestrian friendly emphasis between Highway 19A and access to the Community Park. Bringing the feel of the Community Park closer to the downtown core and providing an enhanced definition of the downtown core are important elements to better connect the community to the waterfront.

The original concept for Jensen Avenue was developed in 1981 and the Corfield Street to McVickers Street portion was first noted in the 1990 Transportation Plan Update Study and was considered to be a priority in the 1994 Comprehensive Traffic Study and the 2002 Transportation Plan Update.

The City of Parksville owns the properties at 204 Corfield Street, 203 Bagshaw Street, 212 Bagshaw Street and 205 McVickers Street, necessary for the completion of the extension of Jensen Avenue. In anticipation of this project, the land was purchased by the City between 1996 and 2002.

In 1999, the City of Parksville allowed community gardens on the lot at 205 McVickers Street. The gardens were allowed with the full understanding that the location was temporary until such time as work on the extension of Jensen Avenue commenced.

The City of Parksville is committed to encouraging residents to grow food locally. To this end, the City will facilitate a new location for the community gardens program in time for the 2010 growing season. As well, in May 2009, the City of Parksville changed the zoning to permit urban food gardens, allowing residents to rent portions of their property for vegetable gardens. This, along with the availability of additional community garden space will help move the City of Parksville toward food self-sufficiency.

## REFERENCES IN BACKGROUND REPORTS

### 1994 Comprehensive Traffic Study - December 1994

This report contains a number of specific references to the Jensen Avenue extension.

- 6.3.d. The McMillan and Jensen Avenue ring road through to McVickers at Highway 19.  
This important route forms the western and southern boundary to the downtown core.

Network priorities for downtown area were identified as:

Jensen Avenue Ring Road, Corfield to McVickers, Highway 19

- Development pressures - General downtown
- Overall network requirements - further enhances downtown circulation
- Overall priorities - high - including new McVickers/Highway 19 intersection

### Downtown Circulation - Ring Road

The ring road on the McMillan/Jensen route is confirmed as a 4-lane major collector road. Signal requirements have already been described at McMillan/Highway 19 (existing) and at Alberni highway and at McVickers/Highway 19. The most effective future use of the new route, and maximum relief to the downtown section of Highway 19, would be ensured by convenient local access from the route to downtown parking and by minimizing interruptions to flow along the route caused by introducing additional signals.

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The report by Boulevard Transportation Group dated August 12, 2002, recommended "That the Ring Road continue to be developed and an action plan be devised for its completion."

### Section 3.4.1 Ring Road

The ring road is a partial by-pass of Highway 19A in the downtown core. Ultimately the route would extend from Highway 19A at McMillan Street to Highway 19A at McVickers Street along McMillan Street, Jensen Avenue and McVickers Street. The eastern route currently terminates at Corfield Street.

With the significant traffic growth expected on Alberni Highway this route becomes critical to manage traffic in and around the downtown core. To further its significance, if any changes occur to traffic on Highway 19A in the core the ring road will be extremely important. For the most part the ring road is in place (the exception of the section between Corfield Street and McVickers). The ability of changing travel behaviour to compliment the ring road system should be completed with signs, signal timing changes and lane changes.

### 7.2 Other Improvements to Road Network

This section states that Jensen between Corfield Street and McVickers is an additional road link not needed for capacity but for the benefit of the community, by improving circulation and to encourage redevelopment and that the timing of this connection should be in conjunction with redevelopment.

8.0 Capital Improvement Plan includes a table with recommend improvements that shows Jensen Avenue extension to McVickers Street as a new link and suggested timing of ten years.

**Parksville Downtown Revitalization**

As well, the report dated November 2006, Downtown Revitalization Strategies for the City of Parksville (Other Traffic Access and Circulation), outlines consideration of incremental traffic enhancements that may also support the objective of making the 19A corridor more people friendly and supportive of downtown business:

Allow enhanced east-west road connections within downtown (e.g. Memorial-Middleton connection, extension of Middleton via existing lanes east of McCarter [upgrade to roads through redevelopment], extension of Jensen east of Corfield). This improved circulation will reduce the need for local traffic to use Highway 19A for circulation.

**For more information:**

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