



**Community Planning and Development Department**

Monday, June 20, 2022

**Subject:** Final Parking Strategy Report

**Recommendation:**

**BE IT RESOLVED THAT Council receive Report #2022-0138 – Final Parking Strategy Report, for information;**

**AND THAT Council receive the final Parking Strategy Report from R.V. Anderson Associates Limited; and**

**AND THAT Staff be directed to include the implementation of the recommendations contained in the Parking Strategy Report to improve the supply of public parking in downtown, Fonthill, Fenwick, Ridgeville and at the MCC in future capital budget planning processes;**

**AND THAT Staff be directed to include in the new Comprehensive Zoning By-law the recommendations contained in the Parking Strategy Report with regards to parking requirements for various land uses.**

**Background:**

In the October 2020 the Town retained R. V. Anderson Associated Limited to undertake a parking study. The purpose of the parking study was to determine the parking needs in downtown Fonthill, Fenwick and Ridgeville and the Meridian Community Centre and to assess if adequate parking exists in these areas. In addition, the parking study was to compare the Town parking requirements for various land use types with other municipalities to determine if the Town's parking requirements in the Zoning By-law are appropriate and to consider measures that may be available to mitigate any parking deficiencies.

A draft of the Parking Strategy report was presented to Council on April 4, 2022. The consultants have now finalized the report taken into consideration the input received from Council on April 4, 2022.

## Analysis:

The changes made to the final Parking Strategy report from draft presented to Council on April 4, 2022 include the following:

1. The Executive Summary has been completed
2. Section 5.0 Future Parking Demand & Reserve Capacity – this section was revised to provide clarification and context with regards to the population growth projections, proposed future boundary expansion areas, and low and high growth projections for future parking demand.
3. Section 6.2 Residential Off-Street Parking Requirements – the paragraph regarding Secondary Suite in this section was revised to note that Pelham does have a parking requirement of 1 parking space/secondary unit requirement and that this should be maintained in the Zoning By-law.
4. Section 7.1.4 Future Parking Demand & Reserve Capacity – the paragraph regarding the Meridian Community Centre was revised to include a discussion regarding accessible parking spaces and noted that consideration of a potential parking structure would require a further feasibility study to evaluate impacts and constructability.
5. Section 7.1.5 Parking Standards Review – the paragraph regarding the need for 1 parking space/secondary unit was removed as the Town has this standard currently.

As part of the study, the consultants also reviewed the Town's parking requirements for various types of residential and commercial land uses. The recommendations contained in the Parking Strategy with regards to minimum parking requirements for vehicles and bicycles will be included in the proposed new comprehensive Zoning By-law.

The Parking Strategy report recommends a number of strategies aimed at improving the parking supply and increasing efficiency of the existing supply. The following tables summarize the recommendations of the study.

Recommended Action	Strategy	Timeline	Financial
<b><i>Fenwick</i></b>			
Improve Municipal Lot parking signs with bigger, more eye-catching signs and reinforce that the parking is free in these areas.	Increase efficiency	0-3 years	<\$10k

Recommended Action	Strategy	Timeline	Financial
Initiate investigations into the urbanization of a portion of Maple Street to formalize the provision of on-street parking spaces (currently gravel/grass shoulders).	Increase efficiency	>5 years	>\$100k
Undertake a sightline assessment at the intersection of Maple Street and Canboro Road to confirm adequate sightlines are achievable based on industry guidelines.	Improve road user safety	0-3 years	<\$10k
<b><i>Ridgeville</i></b>			
Initiate investigations into the provision of designated public parking on the municipally owned water station lands at the southeast corner of Canboro Road at Effingham Street.	Increase parking supply	0-5 years	>\$100k
Initiate investigations into the provision of additional on-street parking on Canboro Road west of Effingham Street, requiring additional urbanization of Canboro Road.	Increase parking supply	0-5 years	>\$100k
Provide enhanced pedestrian crosswalks at all four approaches of the intersection of Canboro Road at Effingham Street, using either enhanced pavement markings or decorative pavers, with required AODA sidewalk letdowns and tactile plates.	Improve road user safety	0-5 years	\$10k-\$100k
<b><i>Fonthill</i></b>			
Improve Municipal Lot parking signs with bigger, more eye-catching signs and reinforce that the parking is free in these areas.	Increase efficiency	0-3 years	<\$10k

Recommended Action	Strategy	Timeline	Financial
Encourage the use of non-auto transportation modes for travel to the Downtown.	Reduce parking demand	0-3 years	\$10k-\$100k
Introduce pavement markings to delineate on-street parking spaces on Church Hill.	Increase efficiency	0-3 years	<\$10k
Undertake a sightline assessment at the intersection of Maple Street and Canboro Road to confirm adequate sightlines are achievable based on industry guidelines.	Improve road user safety	0-3 years	<\$10k
<b><i>Meridian Community Centre</i></b>			
Initiate investigations into the provision of additional parking on the municipally owned lands between the MCC and Rice Road.	Increase parking supply	0-5 years	>\$500k
Increase the designated snow storage capacity of the site to avoid using parking spaces.	Increase efficiency	0-3 years	<\$10k
Maintain appropriate number of accessible parking spaces with parking lot expansion.	Increase efficiency	0-5 years	N/A
<b><i>General (All Areas)</i></b>			
Continue to monitor parking utilization in the Downtown. Undertake post covid Parking surveys.	Increase efficiency	0-3 years	<\$10k
Review schedule/frequency of parking enforcement for the Fenwick and Ridgeville Communities	Increase efficiency	0-3 years	N/A

Recommended Action	Strategy	Timeline	Financial
Consider use of Cash-in-Lieu policy for Parking supply in East Fonthill Mixed use zone	Increase efficiency and fund additional parking needs	0-5 years	>\$50k
Introduce minimum bicycle parking requirements.	Reduce parking demand	0-5 years	<\$10k
Introduce reductions in parking requirements to apartments / condominiums offering car share parking spaces.	Reduce parking demand	0-5 years	<\$10k
Where carpool programs exist allow preferential parking for carpool vehicles.	Reduce parking demand	0-5 years	<\$10k

### **Financial Considerations:**

The Parking Strategy Study was completed on budget. Implementation and phasing of the capital recommendations of Parking Strategy Study will be considered as part of future capital budget approvals over the next number of years. It is anticipated that the recommendations will be phased in over a period of time and will require Council approval as part of the budget approval process.

### **Alternatives Reviewed:**

Council reviewed the draft Parking Strategy Study in April 2022 and the consultants have finalized the Report in consideration of Council's input.

### **Strategic Plan Relationship: Build Strong Communities and Cultural Assets**

Meeting the parking needs of the community is important to building strong communities and establishing appropriate parking requirements for business and other uses help to support the success of businesses and other uses as well as contributing to building strong communities and community and cultural assets.

**Consultation:**

In addition to the presentation to Council in April 2022, the consultants consulted with Town Planning, Recreation, Culture and Wellness and Public Works staff during the preparation of the report. Consultation also occurred with the MCC User Group Committee and there was public engagement through on-line surveys with the public and businesses.

**Other Pertinent Reports/Attachments:**

Staff Report #2022-0081

Final Parking Strategy Report, by R. V. Anderson Associates Limited, dated May 30, 2022.

**Prepared and Recommended by:**

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**Prepared and Submitted by:**

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