



CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
Corporate Assets & Strategic Planning Division

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	October 31, 2016
SUBJECT/REPORT NO:	Parking Concerns at Stone Church Road West and Upper Paradise Road (PW06099(b)) (Ward 8) (Outstanding Business List Item)
WARD(S) AFFECTED:	Ward 8
PREPARED BY:	Ron Gallo Senior Project Manager, Signals and Systems 905-546-2424 Extension 6160 Martin White, C.E.T. Manager, Traffic Operations & Engineering 905-546-2424 Extension 4345
SUBMITTED BY:	Geoff Lupton Director, Energy, Fleet & Traffic Public Works Department
SIGNATURE:	

RECOMMENDATION

- (a) That existing roadway markings on Upper Paradise Road and Stone Church Road West be modified to add on-street parking as follows:
 - (i) North Side of Stone Church Road West, east of Upper Paradise, to implement approximately 9 parking spaces
 - (ii) East side of Upper Paradise Road, north of Stone Church Road West, to implement approximately 3 parking spaces
 - (iii) East side of Upper Paradise Road, south of Stone Church Road West, to implement approximately 6 parking spaces;
- (b) That the proposed on-street parking be implemented as paid metered parking;
- (c) That the estimated cost to implement recommendation a) and b) above, of \$45,500 be funded through Ward 8 Area Rating Reserve Account, as per Public Works Committee resolution of February 1, 2016, item 10.3;
- (d) That item "Parking Concerns at Upper Paradise and Stone Church Road" be removed from the Outstanding Business List.

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EXECUTIVE SUMMARY

On February 10, 2016 Council approved the following Public Works Committee meeting motion;

“Parking Concerns at Upper Paradise Road and Stone Church Road West (Added Item 10.3)

WHEREAS, concerns respecting the need for parking at Upper Paradise Road and Stone Church Road West, as outlined in Report PED06340 (b), continue to escalate; and,

WHEREAS, retail development at the intersection of Upper Paradise Road and Stone Church Road West continues to increase;

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to report to the Public Works Committee with an assessment of the feasibility, and costing, of adding parking (on road routes) in the Upper Paradise Road and Stone Church Road West area; and,
- (b) That should any work result from the assessment respecting Parking Concerns at Upper Paradise Road and Stone Church Road West that it be funded through the Ward 8 Area Rating Reserve Account.”

A review of the general area has determined that there are three areas in need of on-street parking. The following road sections have been investigated:

- Stone Church Road, east of Upper Paradise
- Upper Paradise Road, north of Stone Church
- Upper Paradise Road, south of Stone Church

Staff have reviewed the feasibility and costing of the addition of on-street parking to the locations listed above. Staff assessed a number of potential solutions including sharing of parking facilities among adjacent property owners, construction of parking bays, removal of bike lanes, and reconfiguration of existing pavement marking layout.

Based on the results of these assessments, staff’s recommendation is to make revisions to the existing lane configuration by changing the pavement markings to accommodate on-street parking. This option requires that all existing lane lines in the proposed parking zones be removed, and re-instated to reflect the re-designed configuration including Metered Parking spaces. The impact is that lane widths will be reduced in order to facilitate additional space to fit on-street parking while maintaining through lanes, bike lanes and turning lanes (See Appendix A to Report PW06099b for existing conditions). The resulting reduction in lane widths does meet minimum standards and therefore, is feasible. Appendix B to Report PW06099b illustrates the proposed parking on the roadway. The net result is an increase of 18 on-street parking spaces as follows:

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- North Side of Stone Church Road West, east of Upper Paradise, to include approximately 9 parking spaces.
- East side of Upper Paradise Road, north of Stone Church Road to include approximately 3 parking spaces.
- East side of Upper Paradise Road, south of Stone Church Road to include approximately 6 parking spaces.

Staff further recommends that paid parking meters be installed in order to ensure adequate turnover. The estimated cost, to implement these measures is \$45,500 and would be funded through Ward 8 Area Rating Reserve Account.

Subject to approval of the recommendations in this report, Parking and By-law Services Division will prepare and submit the corresponding by-law amendment under delegated authority.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Further to February 1, 2016 motion at the Public Works Committee meeting, it was resolved that “That should any work result from the assessment respecting Parking Concerns at Upper Paradise Road and Stone Church Road West that it be funded through the Ward 8 Area Rating Reserve Account.” The estimated cost for the recommended option is \$45,500.

Staffing: There are no staffing impacts.

Legal: None

HISTORICAL BACKGROUND

In 2006, staff were directed by the (former) Committee of the Whole to undertake a review of parking in the vicinity of Stone Church and Upper Paradise and to consider constructing a parking ‘lay-by’ bay on the south side of Stone Church Road West to address increased parking demands generated by commercial activity in this area.

Staff reported back in August 2006 (Report PW06099/PED06340) in which Committee directed staff to prepare a comprehensive feasibility report respecting the request to construct a parking bay on the south side of Stone Church Road West, east of Upper Paradise Road.

In February 2008 staff reported back (Report PW06099(a)/PED06340(a)) with a comprehensive report that identified parking demand exceeded supply. No further action was taken at that time.

Subsequent changes in the surrounding neighbourhood prompted further Council direction for a parking review near the intersection of Upper Paradise Road and Stone Church Road West. Neighbourhood changes included the opening of new commercial developments and redevelopment of existing businesses. Staff conducted several

parking surveys throughout the last year and can provide the following information and observations:

- Parking demand exceeds supply for two specific area businesses for most of the time these businesses are open.
- Business access on Stone Church Road West is often blocked by vehicles queuing to get on the site. Customers and delivery drivers often park in the bike lanes or centre turn lane on Stone Church Road.
- In the last five years, there have been five collisions in the vicinity of the driveway.

In order to access Businesses off Upper Paradise Road, drivers often queue and/or park in the driveway or on the boulevard, as manoeuvring on site is difficult when the lot is full. Staff received requests to enforce this location and records indicate that 17 parking tickets have been issued over a three-year period to vehicles found parked in the area. Further, northbound traffic on Upper Paradise Road is regularly blocked by a small passenger bus (similar to those used by DARTS) dropping off and picking up users of this facility. As the duration of each appointment is difficult to predict, the bus has been observed parking in the bike lane on Upper Paradise Road for as long as ten minutes while waiting for their passengers.

One area business has realigned their driveway to improve traffic flow on site and the owners of the Stone Church Road West business employ a security guard during the week to ensure parking for their customers. While they will allow customers from surrounding businesses to park on site, drivers are encouraged to park away from the building to ensure continued operations of their business. As witnessed by staff, this has the potential to create safety issues as transport trucks delivering supplies cannot properly manoeuvre on site and are forced to block the driveway on Upper Paradise Road.

Staff has observed drivers using other area businesses parking lots to access other neighbouring commercial sites. During peak times, these businesses operate at approximately 75-80% parking capacity.

Parking activity in the vicinity of Stone Church Road West and Upper Paradise Road continues to be a concern. The commercial parking demand in this area has increased since the 2008 review and continues to exceed the supply. The problem is being managed somewhat by commercial operators allowing and tolerating shared parking. However, should any business owner decide to exercise their right to reserve their off-street parking for their customers only and to request parking enforcement, or should a business change into one with higher parking demands, the problem would be exacerbated to the point where the parking supply would become inadequate.

At the February 1, 2016 Public Works Committee meeting, the following Motion was approved;

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“Parking Concerns at Upper Paradise Road and Stone Church Road West (Added Item 10.3)

WHEREAS, concerns respecting the need for parking at Upper Paradise Road and Stone Church Road West, as outlined in Report PED06340(b), continue to escalate; and

WHEREAS, retail development at the intersection of Upper Paradise Road and Stone Church Road West continues to increase;

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to report to the Public Works Committee with an assessment of the feasibility, and costing, of adding parking (on road routes) in the Upper Paradise Road and Stone Church Road West area; and
- (b) That should any work result from the assessment respecting Parking Concerns at Upper Paradise Road and Stone Church Road West that it be funded through the Ward 8 Area Rating Reserve Account.”

Recent findings, and staff assessment, has resulted in a recommendation to accommodate a limited number of on-street parking spaces on Upper Paradise Road and Stone Church Road West. Some on-street parking can be adapted by revising the existing pavement marking design (See Appendix A to Report PW06099b). On-street parking can be accommodated in three sections of the intersection i.e. north leg, south leg and the east leg. It is estimated that 18 parking spaces can be created by removing existing pavement markings and replacing them with a modified design (see Appendix B to Report PW06099b). The parking would be controlled by paid parking meters. The total cost of the project is expected to be in the range of \$45,500.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A by-law amendment will be required in order to implement on-street parking, controlled by paid parking meters.

RELEVANT CONSULTATION

A number of internal stakeholders were consulted during the assessment of this project. These included staff from Parking and By Law Services, Engineering Services, Traffic Operations and Engineering, Hamilton Street Railway of the Transit division and the Ward Councillor.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Currently, on-street parking is not permitted on Stone Church Road West or Upper Paradise Road, in the area of the intersection. This lack of on-street parking was first identified as a problem in 2005. Staff reviewed the section of Stone Church Road West., east of Upper Paradise Road for parking options in 2006 and 2008, following direction from Committee of the Whole. A current review of the general area has determined that

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there are three areas in need of on-street parking. The following road sections have been investigated:

- Stone Church Road, east of Upper Paradise Road
- Upper Paradise Road, north of Stone Church Road
- Upper Paradise Road, south of Stone Church Road

Observations in each of these road sections indicated that illegal on-street parking takes place on a regular basis due to lack of sufficient parking spaces in the adjacent parking lots (See Appendix A to Report PW06099b). Recent findings, and staff assessment, has resulted in this recommendation to accommodate a limited number of on-street parking spaces on Upper Paradise Road and Stone Church Road West. Some on-street parking can be adapted by revising the existing pavement marking design. On-street parking can be accommodated in three sections of the intersection i.e. north leg, south leg and the east leg. It is estimated that 18 parking spaces can be created by removing existing pavement markings and replacing them with a modified design (see Appendix B to Report PW06099b). The parking would be controlled by paid parking meters. The total cost of the project is expected to be in the range of \$45,500.

ALTERNATIVES FOR CONSIDERATION

One alternative would be to establish agreement between adjacent property owners to share parking facilities. This option was pursued; however, property owners could not reach agreement.

A second consideration was to construct parking lay-bys and maintain existing roadway lane configurations. This option was not considered feasible due to high costs and the minimal number of parking spaces it would have created.

Status Quo is also an option, however, with increasing demand for additional parking, the problem will only continue to exacerbate without a viable solution.

Removal of bike lanes, in order to accommodate on-street parking, was assessed, however, it would have resulted in breaking up the most continuous bicycle lane corridor in the City and disrupt the City's approved Cycling Master Plan.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

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APPENDICES AND SCHEDULES ATTACHED

Appendix A – Existing On-Street Parking Zones

Appendix B – Proposed On-Street Parking Zones