SUBJECT: Parking “Lay-by” Stone Church Road (South Side) - Preliminary Report (PW06099/PED06340) - (Ward 8)

RECOMMENDATION:
That no further action be taken respecting the proposal to construct a parking lay-by at Stone Church Road (south side).

EXECUTIVE SUMMARY:
Report PW06099/PED06340 was prepared in response to a Motion from Councillor Whitehead at the July 12, 2006, Committee of the Whole requesting the construction of a lay-by parking area on the south side of Stone Church Road, east of Upper Paradise
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Road. Staff were directed to prepare a report to provide background information on the matter and this report provides a response to that directive.

BACKGROUND:
The information/recommendations contained within this report primarily affects Ward 8.

At the July 12, 2006, Committee of the Whole meeting, Councillor Whitehead submitted a Motion that Public Works staff be directed to construct a parking lay-by area to increase parking capacity in the neighbourhood, on the southerly part of Stone Church Road, east of Upper Paradise Road. The lay-by facility has been requested to address increased local parking demands generated by growth in commercial business activity in the area of Upper Paradise Road and Stone Church Road West over the past few years causing several traffic and safety related concerns in the neighbourhood.

A full investigation of the emerging parking and traffic safety issues at this location would be required to fully understand the situation and develop alternative solutions and a preferred recommendation for consideration by council. To illustrate this point, the proposed Parking lay-by area on the south side of Stone Church Road directly opposite Sweet Paradise would locate the walking distance approximately 85m from the nearest signalized crosswalk at Upper Paradise potentially increasing mid-block pedestrian crossing in an uncontrolled area; clearly the associated safety and risk implications require further investigation. As proposed the Lay-by facility would provide five additional spaces however the Hamilton Municipal Parking System staff estimate that this may not be sufficient to address current demand and suggest that further discussion and investigation is required to confirm the design requirement for the commercial parking issue.

Without a detailed design available a construction cost estimate has been identified as ranging between $50,000 and $100,000 considering a number of outstanding issues to be resolved through a detailed design including the possible relocation of the following:

- Street Lighting Standards
- Street trees (six including compensation)
- Hydro vault
- HSR transit stop
- Storm sewers and catchbasin

ANALYSIS/RATIONALE:
That no action be taken on the Motion to direct Public Works staff to construct a parking lay-by area to increase parking capacity in the neighbourhood, on the southern part of Stone Church Road, east of Upper Paradise Road given the issues and potential impacts as outlined in this report

ALTERNATIVES FOR CONSIDERATION:
As an alternative to the recommendation, Council may direct staff to prepare a comprehensive feasibility report respecting the request to construct a parking lay-by facility to provide “on street” parking capacity on the southern part of Stone Church Road, east of Upper Paradise Road for submission prior to the 2007 Budget Process addressing the following:
(a) Review of Available Solutions and Stakeholder Interests.
(b) Recommendation for a Preferred Solution.
(c) Design Details for Recommended Solution.
(d) Cost Analysis for Recommended Solution.
   (i) Construction.
   (ii) Operating Budget Impacts.
      (1) Roads Maintenance Program.
      (2) Meter Program Revenues.
(e) Capital Funding Sources.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**
No implications with respect to the recommendation contained in this report.

**POLICIES AFFECTING PROPOSAL:**
There is a long-standing municipal parking program to build and operate off-street parking facilities in business areas which cannot provide their own parking, and to allow on-street parking where traffic flow allows. Parking lay-bys have been constructed in conjunction with streetscape projects following consultation with area businesses (e.g. King Street East in the International Village). However, staff are not aware of any locations where curb lines have been altered to provide additional parking for one specific business. Thus, the construction of a parking lay-by for Sweet Paradise would be precedent setting.

**RELEVANT CONSULTATION:**
Public Works
   Operations & Maintenance Division, Traffic Engineering & Operations Staff
Planning and Economic Development
   Downtown Renewal, Hamilton Municipal Parking System

**CITY STRATEGIC COMMITMENT:**
By evaluating the “Triple Bottom Line”, (community, environment, and economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. □ Yes ☑ No
Environmental Well-Being is enhanced. □ Yes ☑ No
Economic Well-Being is enhanced. □ Yes ☑ No

Does the option you are recommending create value across all three bottom lines? □ Yes ☑ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? □ Yes ☑ No
PROPOSED PARKING LAY BY ON THE SOUTH SIDE OF STONE CHURCH ROAD WEST, EAST OF UPPER PARADISE ROAD, ACROSS FROM ‘SWEET PARADISE’

CITY OF HAMILTON PUBLIC WORKS DEPARTMENT

REFERENCE FILE NO: PW06099/PED06340