
HALDIMAND COUNTY

Report CDP-12-2019 Community Partnership Program – Cheapside Community Hall Additional Parking

For Consideration by Council in Committee on December 10, 2019



OBJECTIVE:

To provide Council with details of a project coming forward for consideration in the 2020 Tax Supported Capital Budget and Forecast, for the installation of additional on street parking at the request of the Cheapside Community Hall.

RECOMMENDATIONS:

1. THAT Report CDP-12-2019 Community Partnership Program – Cheapside Community Hall Additional Parking be received;
2. AND THAT the request from the Cheapside Community Hall Board of Directors to install additional on street parking across from the Hall be received;
3. AND THAT if supported by Council, the installation of the additional on street parking, as presented in report CDP-12-2019, will be included as a new initiative, for consideration in the 2020 Tax Supported Capital Budget and Forecast.

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Respectfully Submitted by: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Cheapside Community Hall (Attachment 1) is one of 17 Community Halls with which Haldimand County—as owner of the property—has an operating agreement to provide the facility as a community recreation centre.

The Hall has been an integral part of the hamlet's community life for more than 100 years, and continues to be with between 60 and 80 rentals annually. Since 2013, the Hall has undergone many interior and exterior enhancements, supporting the ongoing and active use of the facility.

One of the challenges for the Hall—which can accommodate about 100-120 persons depending upon the activity—has been adequate parking, as the facility does not have a dedicated parking lot. In the past, the facility had access to a neighbouring church parking lot for its events; however, in 2018 the church was sold to a private individual, and this option no longer exists.

The Cheapside Community Hall Board of Directors approached the County with concerns that the lack of available parking was beginning to impact rentals. The group requested the opportunity to work with staff to determine what options might be available to enhance parking dedicated to the Hall, possibly through the Community Partnership Program.

Staff reviewed the area surrounding the Hall and determined an opportunity exists to install up to 12 on street parking spaces across from the facility at an estimated cost of \$90,000, recommending that this work be undertaken through the Tax Supported Capital Budget.

BACKGROUND:

Although the request from the Cheapside Community Hall Board of Directors to investigate parking options came through the Community Partnership Program, staff felt the initiative related more to a capital need based on inadequate parking dedicated to the Hall and the associated impacts, particularly in the context of already-significant capital investments in the facility to support continued capacity.

In the past six years the facility has undergone significant enhancements thanks to both the diligence of the volunteers as well as County investments through the Tax Supported Capital Budget and the Community Vibrancy Fund. Improvements to the facility include:

- Replacement of the roof, windows, cistern and furnace;
- Upgrades related to fire and building code compliance;
- Enhancements to the exterior including new siding, an accessible front door with actuator, five paved parking spaces in front of the Hall—including one wheelchair accessible spot—and an exterior sign; and
- Repainting of the interior of the entire facility and installation of new ceiling tiles.

ANALYSIS:

The Cheapside Community Hall has been part of the community for more than 100 years, and has been managed and operated by a volunteer Board of Directors throughout most of that time.

One of the challenges for this small, rural Hall—which can accommodate about 100 people at a time—has been adequate parking as the Hall has no dedicated parking lot. Prior to 2019, the Community Hall had an arrangement with a neighbouring church to use its parking lot for activities at the Hall. With the sale of the church and its conversion to a private residence, this access changed, resulting in the current parking challenges for users of the Hall.

At this time, renters park along the side of the road, which limits access for other vehicles, including larger farm equipment. More significantly, renters—once parked—may have to walk quite a distance along the roadway to get to the Hall, which can be challenging in terms of safe access. Given that the majority of rentals at the Hall are from September to June, weather can also be a factor in ensuring safety.

The Hall has identified that these parking limitations have resulted in some renters booking elsewhere, in spite of the fact they would like to continue renting the facility.

Staff reviewed the area and have identified that 12 additional parking stalls could be created across the street from the Hall, as on street installations, at a cost of approximately \$90,000. The new parking spaces would be constructed away from the travelled portion of the road, enhancing safety and improving sight lines. Details of the proposal include:

- Modify the existing cross-section to provide for the additional 12 on street parking spaces. The existing roadway and curb will stay in place; 12 parallel parking spaces will be constructed within the right of way;
- The work will be accomplished by filling in the existing ditch with granular base and constructing curb and asphalt to delineate the parking area; and
- Existing overland flows will be accommodated with a shallow storm sewer.

The Hall Board has confirmed these additional parking spaces would be of significant help in ensuring rentals remain steady.

Staff also reviewed the possibility of enhanced lighting for the area, to increase safety; however, preliminary design and costing is in the order of approximately \$100,000, with the possibility of higher costs once detailed designs are created given service coordination challenges in the area.

Given that the Hall has a sentinel light on its property which would provide some illumination for the parking spaces across the street—and in light of the cost—the Board of Directors indicated it would prefer to have consideration of the parking stalls for 2020, with a potential future review of any lighting, if necessary.

FINANCIAL/LEGAL IMPLICATIONS:

Staff have determined that the budget for the installation of the additional on street parking will be approximately \$90,000. Staff will be including the proposed project for consideration as part of the overall deliberations for the 2020 Tax-Supported Capital Budget and Forecast.

STAKEHOLDER IMPACTS:

This request was assessed by staff in the following Divisions: Engineering Services, Facilities Capital & Asset Management, Facilities, Parks, Cemeteries & Forestry Operations, Finance and Planning & Development.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

ATTACHMENTS:

1. Cheapside Community Hall – Location Map.