
HALDIMAND COUNTY

Report ENG-09-2020 Empire Avalon Subdivision Phases 1-3 Winter Parking Control By-law Update



For Consideration by Council in Committee on October 27, 2020

OBJECTIVE:

To receive Council approval to amend the Winter Parking Control By-law 302/02 to facilitate parking and winter control operations in Phases 1 to 3 of the Empire Avalon subdivision in Caledonia.

RECOMMENDATIONS:

1. THAT Report ENG-09-2020 Empire Avalon Subdivision Phases 1-3 Winter Parking Control By-law Update be received;
2. AND THAT Haldimand County Winter Parking Control By-law 302/02 Schedule "A", be amended as outlined in Report ENG-09-2020;
3. AND THAT Haldimand County Winter Parking Control By-law 302/02 Schedule "C", be amended as outlined in Report ENG-09-2020.

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Reviewed by: Kristopher R. Franklin, Manager, Engineering Services Division

Respectfully submitted: Tyson Haedrich, M. Eng., P. Eng., General Manager of Engineering & Capital Works

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

EXECUTIVE SUMMARY:

Phases 1-3 of the Empire Avalon subdivision includes 6.2 kilometres of new roads and the regulatory speed, stop and parking conditions were recently enacted under by-law through Report ENG-02-2020 Avalon Phase 1, 2, 3A1 and 3A2 Regulatory Signage. The Empire development was designed, approved and constructed with more density than has typically been experienced in the County. As such on-street parking is an important part of ensuring an overall adequacy of parking is available. The Haldimand County Winter Parking Control By-law 302/02, would further restrict parking during the winter control season of November 15th to April 15th by reducing the availability of on-street parking. The intent is to allow on-street parking to remain during the winter except on the major collector roads.

Staff have reviewed the existing winter parking conditions and snow plow operations in Phases 1-3 in the Avalon subdivision and are recommending that the Winter Parking Control By-Law 302/02 be amended to exclude these phases from the by-law and maintain the posted on-street parking restrictions during the winter control season of November 15th to April 15th. The issue of effective snow plowing was considered during the approval of the subdivision and there was recognition that new work methods would be necessary. The effectiveness of the parking conditions will be monitored by staff for the 2020/2021 winter season to determine if additional amendments will be required for future winter seasons.

BACKGROUND:

Phases 1, 2, 3A1 and 3A2 of the Avalon subdivision includes 6.2 kilometres of new roads and the regulatory speed, stop and parking conditions were recently enacted under by-law (see Attachment 1). The Haldimand County Winter Parking Control By-law 302/02, further restricts parking during the winter control season of November 15th to April 15th, whereas if parking is restricted to one side of the street, there shall be no parking during the Winter Control Season.

Staff have reviewed the traffic and parking conditions in Phases 1-3 of the Avalon subdivision and discussed the impacts of the current Winter Parking Control by-law with the County's Roads Operations and Building and Municipal Enforcement divisions. Staff have identified that further parking restrictions during the winter control season would be difficult for residents given the density of homes in the subdivision and observed use of on-street parking.

During the review, staff considered the impacts to operations and residents for various scenarios including permitting alternate side parking, no overnight parking, maintaining the current winter parking control restrictions, or exempting the roads from the winter parking control by-law and maintain the current parking restrictions.

ANALYSIS:

Based on the review, staff anticipate winter maintenance operations can proceed if parking remains restricted to one side of the road as dictated in the Parking Control By-law. With this scenario, it is likely vehicles will be continuously parked on one side of the road when winter control activities are undertaken. This condition will not permit the full cleaning of the road and may require extra equipment to remove the snow piles once or twice a month. While new to the County this is a very common practice in other urban centres. The effectiveness of the parking conditions will be monitored by staff for the 2020/2021 winter season to determine if additional amendments will be required for future winter seasons.

To maintain the existing parking restriction during the winter months the Winter Parking Control By-law Schedule "C" requires the following amendment:

Winter Control Parking By-law 302/02 Schedule "C" Specific Exemptions – Caledonia to Add

STREET	SIDE	FROM	TO	PERIOD
Cromarty Avenue	West	Thompson Road	Arnold Marshall Boulevard	Anytime
Derby Drive	West	Thompson Road	Fleming Crescent	Anytime
Evergreen Lane	West	Thompson Road	Fleming Crescent	Anytime
Fleming Crescent	East/North	Thompson Road	Montrose Avenue	Anytime
Galloway Avenue	East	Thompson Road	Arnold Marshall Boulevard	Anytime
Kelso Drive	West	Thompson Road	Larry Crescent	Anytime
Larry Crescent	South/West	Arnold Marshall Boulevard	End	Anytime

STREET	SIDE	FROM	TO	PERIOD
McCargow Drive	West	Thompson Road	Fleming Crescent	Anytime
MacLachlan Avenue	South	Lillian Way	Racer Way	Anytime
Michael John Avenue	South/West	Galloway Avenue	Larry Crescent	Anytime
Montrose Avenue	West	MacLachlan Avenue	Arnold Marshall Boulevard	Anytime
Mull Avenue	West	Thompson Road	Arnold Marshall Boulevard	Anytime
Patterson Drive	West	Thompson Road	Arnold Marshall Boulevard	Anytime
Sumac Drive	West	Thompson Road	Fleming Crescent	Anytime
Thompson Road	North	Galloway Avenue	Fleming Crescent	Anytime
Arnold Marshall Boulevard	Both	McClung Road	Montrose Avenue	Anytime

The Winter Parking Control by-law also establishes Snow Routes to ensure that vehicles are not parked on certain designated roads between the hours of 2 a.m. and 8 a.m. during the November 15th to April 15th winter control season.

Thompson Road and MacLachlan Avenue are one way roads that function as collector roads through the subdivision and parking is currently permitted on the north and south sides of the linear park. Designating these roads as Snow Routes will ensure that cars are not parked on the road during the hours of 2 a.m. to 8 a.m, when over night winter control operations are expected (see attachment 2).

To establish the Snow Routes on Thompson Road and MacLachlan Avenue the Winter Parking Control By-law Schedule “A” requires the following amendment:

Winter Control Parking By-law 302/02 Schedule “A” Snow Route – Caledonia to Add

STREET	SIDE	FROM	TO
Thompson Road	North	Galloway Avenue	Fleming Crescent
MacLachlan Avenue	South	Lillian Way	Racer Way

Haldimand County will send notices to the property owners of Phases 1-3 of the subdivision informing them of the enforcement of the parking restrictions. Empire Communities have also been asked to include notices in the new owner welcome packages that informs future residents of the enforcement of on street parking restrictions.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Map of Existing Parking Conditions
2. Map of Proposed Winter Control Parking Conditions