

CITY OF FORT SASKATCHEWAN

# Low-Density Residential Parking Analysis

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Image: Fort Saskatchewan Record

## PURPOSE

The purpose of this report was to conduct an assessment of parking conditions in Fort Saskatchewan's developing low-density residential neighbourhoods to identify whether a lack of on-street vehicle parking is an issue, and if so, provide recommendations and strategies to address the problem in existing and future residential developments.

The project study area included the neighbourhoods of Westpark and Southfort.

We used a mixed methods approach to develop a holistic understanding of the perceived parking issue. These methods included:

- Literature, policy, and best practice review.
- Housing, demographic, and vehicle preference data analysis.
- Technical analysis including a utilization rate study of the available on- and off-street parking areas.

The major conclusion of this study is that overall there is adequate on-street parking supply in Westpark and Southfort.





Image: Cherise Roberts

The conclusions drawn from this analysis were used to develop both short and long-term recommendations for minimizing parking issues in Fort Saskatchewan. These recommendations were:

## Parking Management

- Implementing parking permit programs in neighbourhoods where parking is constrained.
- Establishing an educational campaign, coupled with improved signage, to promote preferred parking behaviours.
- Evaluating parking utilization rates and consistently enforcing parking violations on an ongoing basis.
- Conducting a transportation network analysis to understand travel behaviour and the potential to reduce car reliance in Fort Saskatchewan.

## Future Development

- Implementing an average lot width or limiting narrow lots with front access in subdivision plans.
- Establishing minimum driveway access clearance and location standards.
- Creating incentives in the Land Use Bylaw for incorporating rear lanes into residential developments.
- Researching how front-attached single car garages and the resulting tandem parking configuration impacts the demand for on-street parking