



Meadowlands Drive Parking Assessment

Parking Services

Public Works Department

City of Ottawa

July 2024

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Background

Meadowlands Drive is a dense residential corridor running east to west, connecting Woodroffe Avenue to Prince of Wales Drive. It links wards 8, 9, and 16, serving significant city sections, including Algonquin College, Carleton University, and much of Merivale's north-south stretch. However, residents frequently express concerns about speeding, as nearly half of the vehicles exceed the posted speed limit of 40 km/hr.

The TMP Active Transportation Project List has earmarked Meadowlands Drive, particularly the section between Merivale and Prince of Wales, for future connectivity and cycling improvements. To align with the goals of local ward Councillors and the Transportation Master Plan, a low-cost, high-yield traffic safety project is proposed on Meadowlands Drive between Inverness Avenue and Fisher Avenue.

Purpose

Assess on-street parking utilization along Meadowlands Drive and off-street residential visitor and tenant parking to determine the impacts of eliminating on-street parking between Inverness Avenue and Fisher Avenue given the presence and extent of available off-street options.

Study Area

The Meadowlands Drive study area focuses on Ward 9, between Merivale Road and Fisher Avenue. Due to varied housing density, parking availability, and a potential traffic safety project proposal, the study area is divided into two sections:

- **Section 1:** Between Merivale Road and Inverness Avenue (Figure 1). This section includes three high-density apartment buildings with private off-street parking between Chestertown Drive and Tiverton Drive. Between Tiverton Drive and Inverness Avenue, the area consists of low-density residential housing with private off-street parking driveways.
- **Section 2:** Between Inverness Avenue and Fisher Avenue (Figure 2). This section mainly comprises high-density rental housing with paid private tenant and visitor off-street parking

Figure 1: Study Area – Merivale Road to Inverness Avenue (Section 1)



Figure 2: Study Area – Inverness Avenue to Fisher Avenue (Section 2)



Parking Methodology and Data Collection

On-street parking supply was determined by measuring the available parallel street space along the curb for each parking segment. Off-street parking supply was determined based on the painted boundary lines within the surface parking lots.

Data collectors followed a pre-determined route to ensure consistency, starting at designated time intervals. Data collection was performed on days that were representative of typical conditions (e.g. no events, construction).

On-street parking data was collected along Meadowlands Avenue across the study area by blockface, including vehicles parking in non-conforming spaces such as those near driveways, intersections, or hydrants.

Due to the potential elimination of on-street parking spaces between Inverness Avenue and Fisher Avenue, off-street surface parking data was collected in the affected area for residential tenant and visitor parking to determine if the private off-street parking supply can absorb additional demand. To ensure typical conditions, it was confirmed that there were no events or disruptions at either park and recreation facility during the collections.

Parking surveys were conducted on the following days and times:

- Tuesday, June 11, 2024 – 7:30 AM, 11:00 AM, 2:30 PM, 6:00 PM, 10:00 PM
- Saturday, June 15, 2024 – 7:30 AM, 11:00 AM, 2:30 PM, 6:00 PM, 10:00 PM

Parking Supply and Regulations

has Across the study area on Meadowlands Avenue there are 101 short-term non-paid on-street parking spaces. The parking regulations are unsigned, allowing three hours from Monday to Friday between 7:00 AM and 7:00 PM, and six hours on weekends and statutory holidays between 7:00 AM and 7:00 PM. The off-street parking supply includes 1,428 spaces, primarily comprising 1,265 privately operated residential tenant spaces and 82 residential visitor spaces. Parking supply by section and type is detailed in Table 1.

Residential tenant parking in section 2 of the study area costs \$90.00 per month. Residential visitor parking rates start at \$1.50 per half hour, as detailed in Table 2.

Table 1: Parking Supply

| On-Street Parking Supply | Parking Supply | |
|---|-----------------------|-------------|
| Section 1 - Chesterton Dr. and Inverness Ave. | 62 | 61% |
| Section 2 - Inverness Ave. and Fisher Ave. | 39 | 39% |
| Total | 101 | 100% |

| Off-Street Parking Supply | Parking Supply | |
|--|----------------|-------------|
| Section 2 - Inverness Ave. and Fisher Ave. | | |
| Residential Tenant | 1,265 | 89% |
| Residential Visitor | 82 | 6% |
| City Parks and Recreation | 28 | 2% |
| Commercial | 53 | 4% |
| Total | 1,428 | 100% |

Table 2: Visitor Parking Rates

| Visitor Parking Rates | |
|------------------------------|---------|
| 30 Minutes | \$ 1.50 |
| 1 Hour | \$ 3.00 |
| 90 Minutes | \$ 4.50 |
| 2 Hour | \$ 6.00 |
| Daily Max Out by 6PM | \$ 7.00 |
| 24 Hours | \$14.00 |
| 48 Hours | \$28.00 |

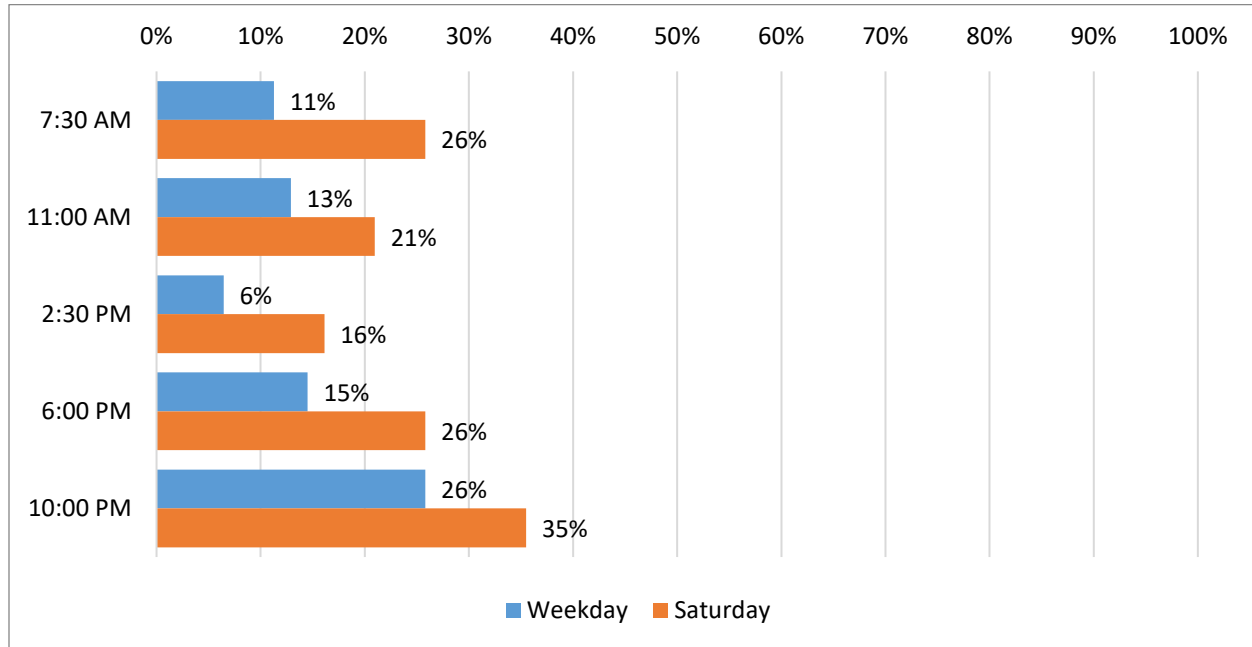
Parking Occupancy

Parking occupancy, the percentage of spaces in use at any given time, is crucial for identifying parking issues. Optimal occupancy for short-term parking ranges between 50% and 85%, striking a balance between utilization and availability. Occupancy rates exceeding 85% indicate inadequate parking, posing difficulties for visitors or patrons. Rates below 50% suggest underutilization. Peak occupancy identifies times of highest demand, highlighting critical periods for parking usage.

On-Street Parking Occupancy

Figures 3 and 4 illustrate on-street parking occupancy between Merivale Road and Inverness Avenue, and between Inverness Avenue and Fisher Avenue. For a complete list of on-street parking counts and occupancy rates for each parking segment on Meadowlands Drive, refer to Appendix A.

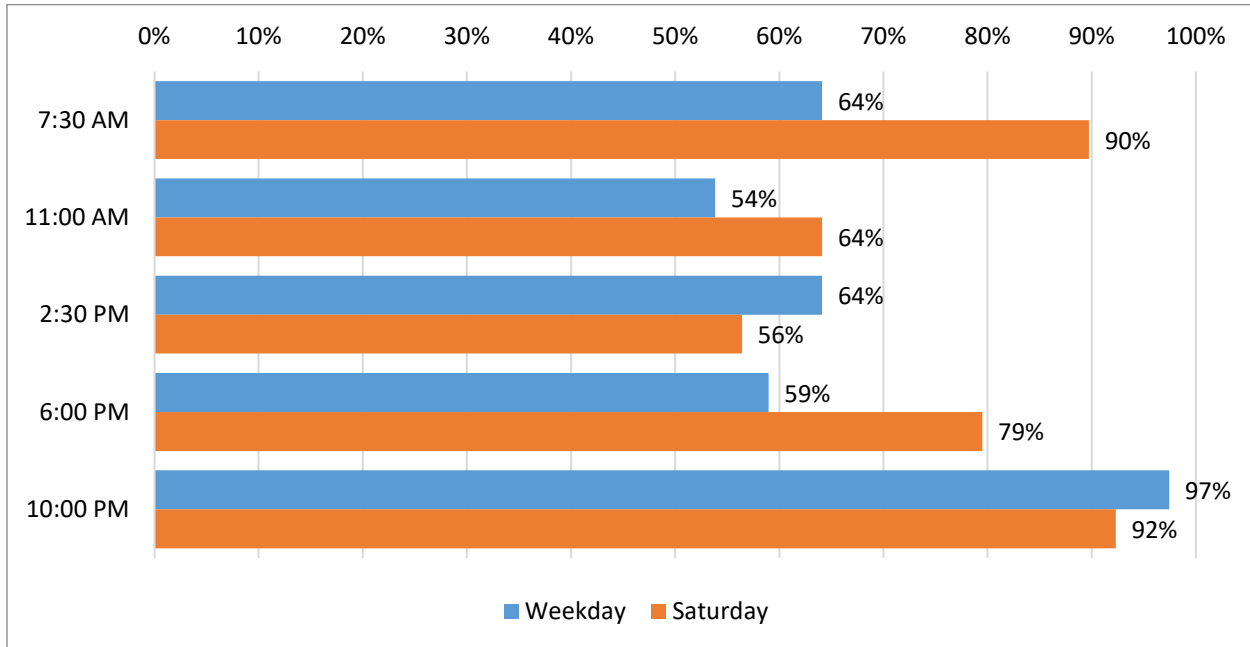
Figure 3: On-Street Parking Occupancy Between Merivale and Inverness (Section 1)



- Weekday morning occupancy at 7:30 AM is low, at 11%.
- Average weekday daytime occupancy between 11:00 AM and 6:00 PM is also low, at 34%.
- Weekday nighttime occupancy peaks at 10:00 PM but remains low, at 26%.
- Saturday morning occupancy at 7:30 AM is low, at 26%.
- Average Saturday daytime occupancy between 11:00 AM and 6:00 PM is low, at 21%.
- Saturday nighttime occupancy peaks at 10:00 PM but remains low, at 35%.

Overall, on-street parking occupancy along Meadowlands Drive between Chesterton Drive and Inverness Avenue is consistently low and underutilized on weekdays and Saturdays. This is most likely due to the area's low-density residential nature and the availability of private off-street parking.

Figure 4: On-Street Parking Occupancy Between Inverness and Fisher (Section 2)



- Weekday morning occupancy at 7:30 AM is moderate, at 64%.
- Average weekday daytime occupancy between 11:00 AM and 6:00 PM is moderate, at 59%.
- Weekday nighttime occupancy at 10:00 PM is very high, at 97%.
- Saturday morning occupancy at 7:30 AM is very high, at 90%.
- Average Saturday daytime occupancy between 11:00 AM and 6:00 PM is moderate, at 67%.
- Saturday nighttime occupancy peaks at 10:00 PM and is very high, at 92%.

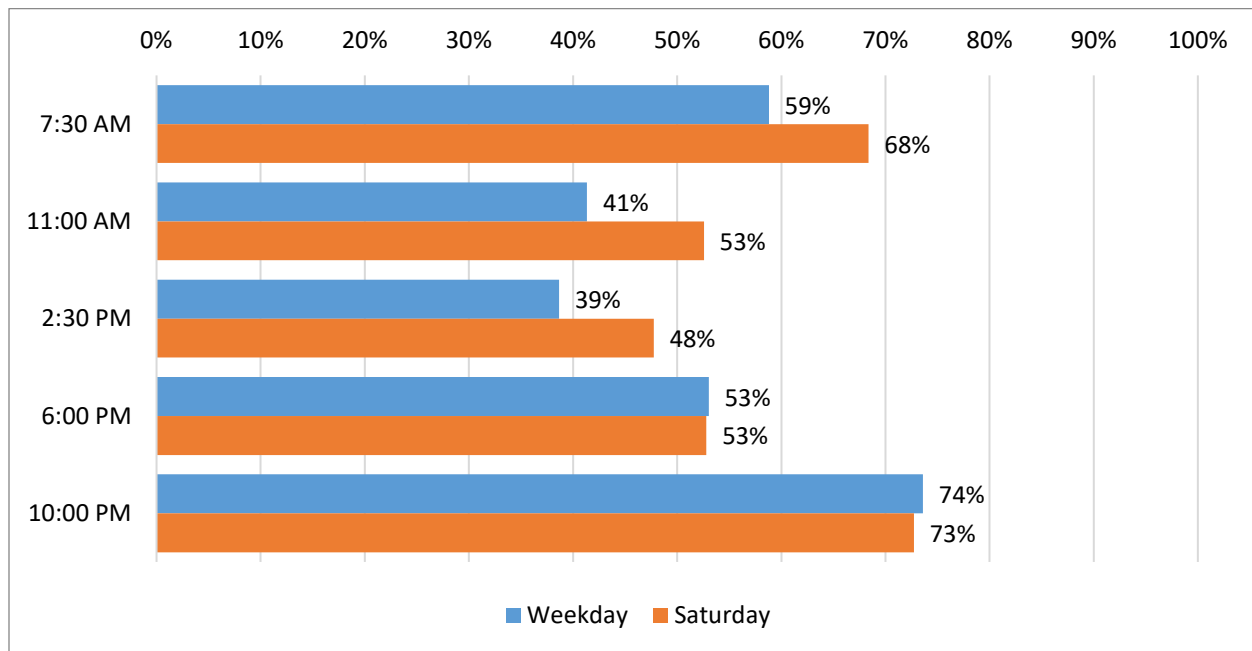
Overall, on-street parking occupancy along Meadowlands Drive between Inverness Avenue and Fisher Avenue is moderate during the day, with optimal rates observed between 11:00 AM and 6:00 PM. However, it reaches full capacity and is overutilized at 10:00 PM when most residents have returned home after their daily activities. Given the timing of the heaviest use of the on-street parking combined with there being no businesses and limited amenities in the area, the demand for on-street parking can be concluded to be driven primarily by residents / visitors.

Off-Street Parking Occupancy

Figures 5 and Figure 6 illustrate the average residential tenant and visitor off-street parking occupancy between Inverness Avenue and Fisher Avenue.

Refer to appendix B for a complete list of off-street parking counts and occupancy rates for each off-street residential tenant and visitor parking lot.

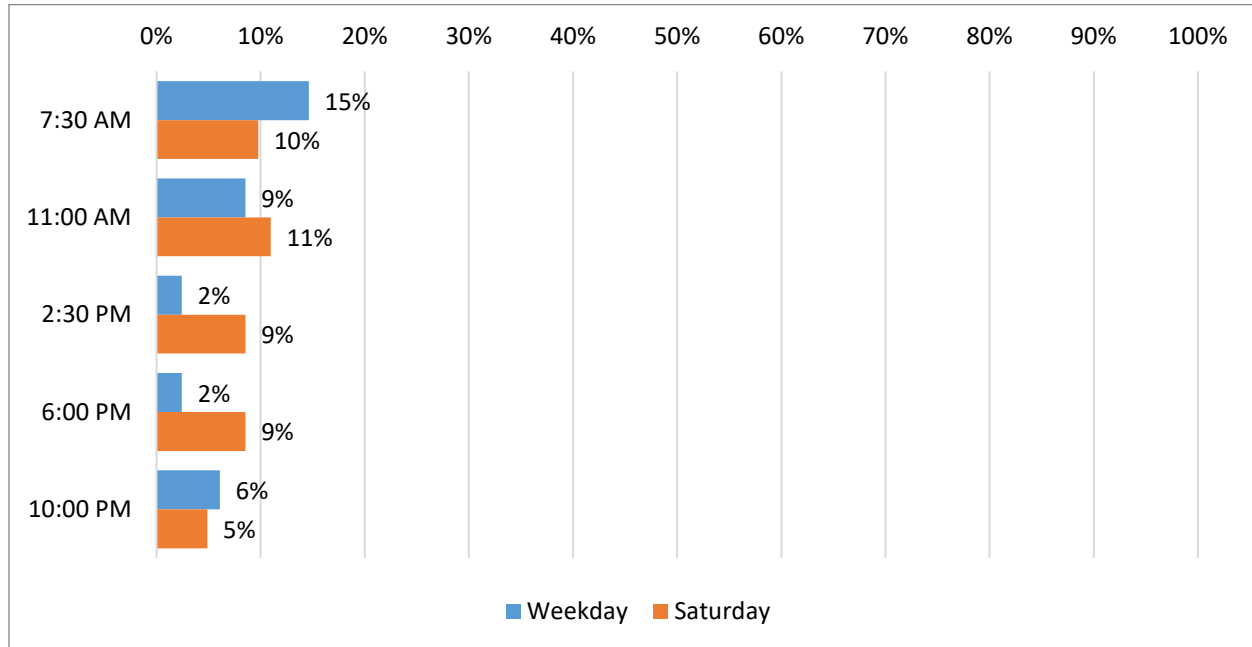
Figure 5: Residential Tenant Off-Street Parking Occupancy



- Weekday morning occupancy at 7:30 AM is moderate, at 59%.
- Average weekday daytime occupancy between 11:00 AM and 6:00 PM is low, at 44%.
- Weekday nighttime occupancy peaks at 10:00 PM but remains moderate, at 74%.
- Saturday morning occupancy at 7:30 AM is moderate, at 68%.
- Average Saturday daytime occupancy between 11:00 AM and 6:00 PM is moderate, at 51%.
- Saturday nighttime occupancy peaks at 10:00 PM but remains moderate, at 73%.
- At the weekday and Saturday peaks, there are approximately 329 parking spaces available for use overall.

Overall, off-street residential tenant parking occupancy between Inverness Avenue and Fisher Avenue is moderate to low during the day, likely because many residents are away from home. However, occupancy peaks at 73% and 74% on weekdays and Saturdays at 10:00 PM, when most people have finished their work or daily activities and returned home. This nighttime trend aligns with on-street occupancy patterns, reflecting typical residential area activity and synchronized demand based on daily routines.

Figure 6: Residential Visitor Off-Street Parking Occupancy (Section 2)



- Weekday visitor occupancy remains very low, peaking at 15% in the morning at 7:30 AM.
- Saturday visitor occupancy also remains very low, peaking at 11% in the morning at 11:00 AM.
- At the weekday and Saturday peaks, there are approximately 70 parking spaces available for use overall.

Overall, off-street residential visitor parking remains consistently low on both weekdays and Saturdays. This indicates that the paid visitor parking spaces are underutilized, likely because their guests opt for free on-street parking instead. Although these spaces are paid, the low occupancy suggests there is capacity to accommodate additional visitor parking demands if required.

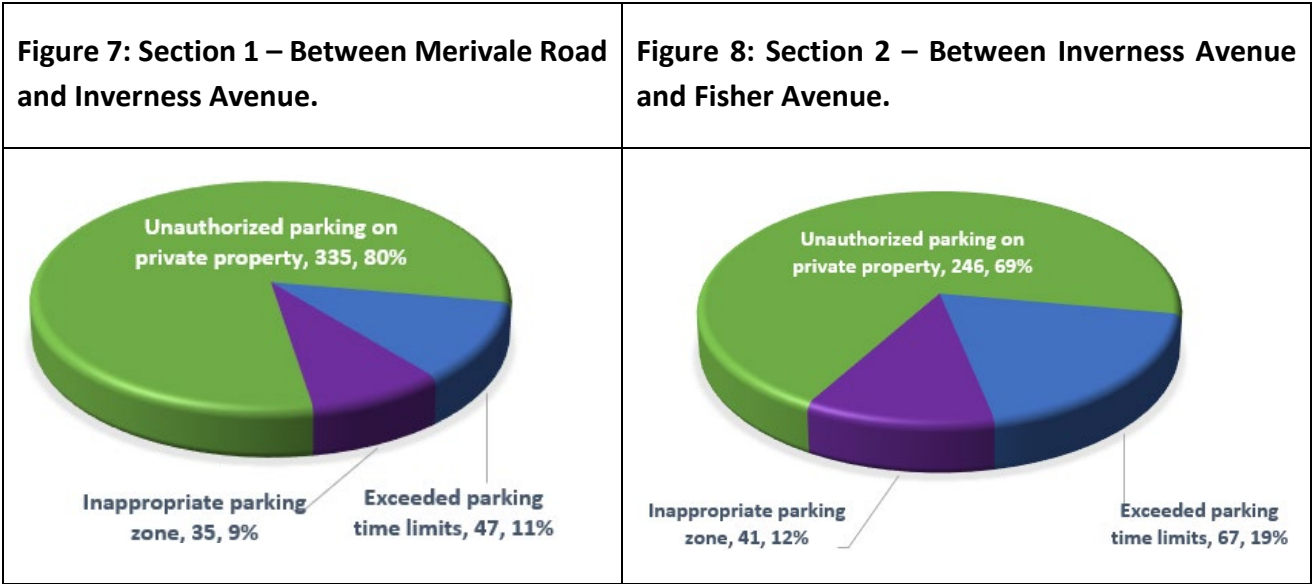
By–Law Enforcement Data

Conducting parking enforcement ensures compliance with parking rules. By-law Services provided parking violation data for the study area in 2023, categorized into three groups for convenience.

The groups, as illustrated in the figures, include the following types of parking tickets:

- Exceeded parking time limits
- Inappropriate parking zone
 - Within 1.5 m of laneway, 9 m of an intersection, or 3 m of a hydrant
 - No stopping, parking, loading, bus, or snow clearing zone
 - Space reserved for physically disabled
- Unauthorized parking on private property

A total of 771 parking violations were issued throughout the study area: 417 in Section 1 (between Merivale Road and Inverness Avenue, depicted in Figure 7) and 354 in Section 2 (between Inverness Avenue and Fisher Avenue, depicted in Figure 8).



The majority of parking violations within the study area are for unauthorized parking on private property under the Deputization Program, primarily involving vehicles in off-street residential lots. While specific details of these violations are unknown, they likely include failure to pay for parking in visitor or tenant spaces, highlighting a pervasive issue with private property parking violations across the entire study area.

Additionally, Section 2 exhibits a higher incidence of on-street violations for exceeding parking time limits (19%) compared to Section 1 (11%). This disparity is mainly attributed to the higher

on-street parking occupancy rates observed in this part of the study area. In Section 2, 62% of City-issued parking violations were for exceeding posted parking time limits, 38% were for parking in inappropriate zones, and vehicles receiving two or more violations accounted for 15% of the total. These violations were issued during daytime hours to area residents and visitors.

Conclusions – Meadowlands Drive Between Inverness Avenue and Fisher Avenue

Municipal on-street parking in this area is highly attractive because it is free, unlike privately operated paid resident/visitor parking. Consequently, on-street parking reaches near full occupancy, peaking at 97% by 10:00 PM on weekdays and 92% on Saturdays. The primary users of on-street parking are likely residents avoiding monthly parking fees and visitors seeking to avoid paying for off-street parking.

There are 39 on-street parking spaces and 82 privately operated paid off-street visitor parking spaces. Off-street visitor parking peaks at 15%, leaving approximately 70 vacant spaces available overall to absorb additional short-term or overnight parking demands if on-street parking is eliminated. Similarly, off-street tenant parking peaks at 74%, providing about 329 available spaces for additional long-term monthly parking overall. However, eliminating on-street parking could potentially shift some parking demand further into the residential neighborhood, where parking remains available (and free) instead of the paid off-street parking spaces. Despite the excess off-street capacity to absorb additional parking, consideration is necessary to manage the potential spillover effect into neighboring residential area.

Appendix A – On-Street Parking Count and Occupancy by Parking Segment

| Street | Side | To | From | Parking Supply | Weekday - Tuesday June 11, 2024 | | | | | | | | | |
|-------------|------|------------|-----------|----------------|---------------------------------|-----|----------|-----|---------|-----|---------|------|----------|------|
| | | | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| Meadowlands | S | Chesterton | Tiverton | 26 | 4 | 15% | 5 | 19% | 3 | 12% | 6 | 23% | 12 | 46% |
| Meadowlands | S | Tiverton | Beliveau | 30 | 3 | 10% | 3 | 10% | 1 | 3% | 2 | 7% | 4 | 13% |
| Meadowlands | S | Beliveau | Inverness | 6 | 0 | 0% | 0 | 0% | 0 | 0% | 1 | 17% | 0 | 0% |
| Meadowlands | S | Inverness | Hogan | 7 | 0 | 0% | 0 | 0% | 3 | 43% | 1 | 14% | 6 | 86% |
| Meadowlands | S | Hogan | Ness | 25 | 20 | 80% | 16 | 64% | 16 | 64% | 15 | 60% | 25 | 100% |
| Meadowlands | S | Ness | Fisher | 7 | 5 | 71% | 5 | 71% | 6 | 86% | 7 | 100% | 7 | 100% |

| Street | Side | To | From | Parking Supply | Saturday - June 15, 2024 | | | | | | | | | |
|-------------|------|------------|-----------|----------------|--------------------------|------|----------|-----|---------|------|---------|-----|----------|------|
| | | | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| Meadowlands | S | Chesterton | Tiverton | 26 | 14 | 54% | 10 | 38% | 8 | 31% | 10 | 38% | 13 | 50% |
| Meadowlands | S | Tiverton | Beliveau | 30 | 2 | 7% | 3 | 10% | 2 | 7% | 6 | 20% | 8 | 27% |
| Meadowlands | S | Beliveau | Inverness | 6 | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 1 | 17% |
| Meadowlands | S | Inverness | Hogan | 7 | 3 | 43% | 1 | 14% | 0 | 0% | 1 | 14% | 6 | 86% |
| Meadowlands | S | Hogan | Ness | 25 | 25 | 100% | 21 | 84% | 15 | 60% | 24 | 96% | 23 | 92% |
| Meadowlands | S | Ness | Fisher | 7 | 7 | 100% | 3 | 43% | 7 | 100% | 6 | 86% | 7 | 100% |

Appendix B – Off-Street Parking by Surface Lot

| Address | Type of Parking | Total Supply | Weekday - Tuesday June 11, 2024 | | | | | | | | | |
|------------------|-----------------|--------------|---------------------------------|-----|----------|-----|---------|-----|---------|-----|----------|------|
| | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| 1123 Meadowlands | Tenant | 174 | 100 | 57% | 68 | 39% | 58 | 33% | 86 | 49% | 131 | 75% |
| 1139 Meadowlands | Tenant | 16 | 10 | 63% | 6 | 38% | 7 | 44% | 5 | 31% | 14 | 88% |
| 1149 Meadowlands | Tenant | 74 | 53 | 72% | 41 | 55% | 34 | 46% | 40 | 54% | 57 | 77% |
| 1171 Meadowlands | Tenant | 153 | 106 | 69% | 66 | 43% | 61 | 40% | 97 | 63% | 135 | 88% |
| 1195 Meadowlands | Tenant | 22 | 10 | 45% | 9 | 41% | 9 | 41% | 14 | 64% | 15 | 68% |
| 77 Inverness | Tenant | 10 | 4 | 40% | 3 | 30% | 0 | 0% | 3 | 30% | 10 | 100% |
| 22 Hogan | Tenant | 50 | 33 | 66% | 25 | 50% | 26 | 52% | 33 | 66% | 42 | 84% |
| 1214 Meadowlands | Tenant | 36 | 21 | 58% | 19 | 53% | 14 | 39% | 17 | 47% | 31 | 86% |
| 1218 Meadowlands | Tenant | 152 | 78 | 51% | 61 | 40% | 57 | 38% | 66 | 43% | 84 | 55% |
| 1192 Meadowlands | Tenant | 134 | 80 | 60% | 54 | 40% | 52 | 39% | 77 | 57% | 94 | 70% |
| 1186 Meadowlands | Tenant | 62 | 33 | 53% | 22 | 35% | 24 | 39% | 27 | 44% | 40 | 65% |
| 1160 Meadowlands | Tenant | 106 | 78 | 74% | 46 | 43% | 48 | 45% | 68 | 64% | 93 | 88% |
| 3 Hogan | Tenant | 28 | 19 | 68% | 14 | 50% | 12 | 43% | 18 | 64% | 26 | 93% |
| 1150 Meadowlands | Tenant | 124 | 61 | 49% | 46 | 37% | 41 | 33% | 62 | 50% | 81 | 65% |
| 1130 Meadowlands | Tenant | 124 | 58 | 47% | 43 | 35% | 46 | 37% | 58 | 47% | 78 | 63% |

| Address | Type of Parking | Total Supply | Saturday - June 15, 2024 | | | | | | | | | |
|------------------|-----------------|--------------|--------------------------|-----|----------|-----|---------|-----|---------|-----|----------|------|
| | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| 1123 Meadowlands | Tenant | 174 | 116 | 67% | 92 | 53% | 93 | 53% | 96 | 55% | 122 | 70% |
| 1139 Meadowlands | Tenant | 16 | 12 | 75% | 9 | 56% | 8 | 50% | 8 | 50% | 14 | 88% |
| 1149 Meadowlands | Tenant | 74 | 62 | 84% | 47 | 64% | 40 | 54% | 41 | 55% | 64 | 86% |
| 1171 Meadowlands | Tenant | 153 | 120 | 78% | 89 | 58% | 85 | 56% | 97 | 63% | 134 | 88% |
| 1195 Meadowlands | Tenant | 22 | 12 | 55% | 8 | 36% | 9 | 41% | 12 | 55% | 16 | 73% |
| 77 Inverness | Tenant | 10 | 6 | 60% | 4 | 40% | 2 | 20% | 4 | 40% | 10 | 100% |
| 22 Hogan | Tenant | 50 | 37 | 74% | 34 | 68% | 23 | 46% | 34 | 68% | 38 | 76% |
| 1214 Meadowlands | Tenant | 36 | 27 | 75% | 19 | 53% | 15 | 42% | 24 | 67% | 30 | 83% |
| 1218 Meadowlands | Tenant | 152 | 90 | 59% | 64 | 42% | 59 | 39% | 59 | 39% | 85 | 56% |
| 1192 Meadowlands | Tenant | 134 | 83 | 62% | 78 | 58% | 63 | 47% | 67 | 50% | 92 | 69% |
| 1186 Meadowlands | Tenant | 62 | 42 | 68% | 30 | 48% | 30 | 48% | 32 | 52% | 46 | 74% |
| 1160 Meadowlands | Tenant | 106 | 87 | 82% | 59 | 56% | 58 | 55% | 64 | 60% | 92 | 87% |
| 3 Hogan | Tenant | 28 | 23 | 82% | 17 | 61% | 14 | 50% | 17 | 61% | 26 | 93% |
| 1150 Meadowlands | Tenant | 124 | 80 | 65% | 57 | 46% | 56 | 45% | 53 | 43% | 75 | 60% |
| 1130 Meadowlands | Tenant | 124 | 68 | 55% | 58 | 47% | 49 | 40% | 60 | 48% | 76 | 61% |

| Address | Type of Parking | Total Supply | Weekday - Tuesday June 11, 2024 | | | | | | | | | |
|------------------|-----------------|--------------|---------------------------------|-----|----------|-----|---------|-----|---------|-----|----------|-----|
| | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| 1123 Meadowlands | Visitor | 16 | 4 | 25% | 2 | 13% | 0 | 0% | 0 | 0% | 4 | 25% |
| 1171 Meadowlands | Visitor | 9 | 1 | 11% | 0 | 0% | 1 | 11% | 0 | 0% | 0 | 0% |
| 77 Inverness | Visitor | 10 | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% |
| 1218 Meadowlands | Visitor | 18 | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% |
| 1192 Meadowlands | Visitor | 18 | 3 | 17% | 2 | 11% | 0 | 0% | 0 | 0% | 1 | 6% |
| 1150 Meadowlands | Visitor | 5 | 2 | 40% | 1 | 20% | 1 | 20% | 1 | 20% | 0 | 0% |
| 1130 Meadowlands | Visitor | 6 | 2 | 33% | 2 | 33% | 0 | 0% | 1 | 17% | 0 | 0% |

| Address | Type of Parking | Total Supply | Saturday - June 15, 2024 | | | | | | | | | |
|------------------|-----------------|--------------|--------------------------|-----|----------|-----|---------|-----|---------|-----|----------|-----|
| | | | 7:30 AM | | 11:00 AM | | 2:30 PM | | 6:00 PM | | 10:00 PM | |
| 1123 Meadowlands | Visitor | 16 | 0 | 0% | 1 | 6% | 1 | 6% | 1 | 6% | 1 | 6% |
| 1171 Meadowlands | Visitor | 9 | 2 | 22% | 2 | 22% | 1 | 11% | 2 | 22% | 0 | 0% |
| 77 Inverness | Visitor | 10 | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% |
| 1218 Meadowlands | Visitor | 18 | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 1 | 6% |
| 1192 Meadowlands | Visitor | 18 | 1 | 6% | 3 | 17% | 1 | 6% | 1 | 6% | 2 | 11% |
| 1150 Meadowlands | Visitor | 5 | 2 | 40% | 1 | 20% | 1 | 20% | 2 | 40% | 0 | 0% |
| 1130 Meadowlands | Visitor | 6 | 3 | 50% | 2 | 33% | 3 | 50% | 1 | 17% | 0 | 0% |