



## Report to Council

Department: Infrastructure Services  
Division: Operations  
Date: March 16, 2026  
Prepared by: Norm Nussio Manager of Operations & Drainage  
Report Number: Operations-2026-02  
Subject: Iler Avenue Parking Review  
Number of Pages: 6

### **Recommendation(s)**

**That** Operations-2026-02 entitled "Iler Avenue Parking Review" prepared by Norm Nussio, Manager of Operations and Drainage dated March 16, 2026, be received.

### **Purpose**

As per the December 1, 2025, regular council meeting (**Resolution R25-12-557**), Council directed Administration to provide a report with respect to parking on Iler Avenue in Essex in the areas adjacent to Iler Lodge Extendicare and Retirement Home.

## **Background and Discussion**

**R25-12-557**

**That** delegation by Doug Hay, Iler Lodge-Extendicare LTC and Retirement Home, be received;  
and

**That** Council direct Administration to conduct an on-site investigation of the parking surrounding Iler Lodge Extendicare LTD and Retirement Home.

**Moved By** Councillor McGuire-Blais

**Seconded By** Councillor Garon

Iler Lodge Retirement Home is located in a primarily residential area of Essex Centre. The on-street parking in the surrounding area is a mix of gravel shoulders and grassed boulevards and allow for roadside parking within the neighbourhood unless otherwise posted by signs restricting parking. The section in question along the frontage of Iler Lodge Retirement Home was changed through By-law back in 2004 to restrict parking in front of said property. The rational for this change is unknown, however, looking at it today the rational would likely be for public safety due to site line concerns with driveways and/or rutting and damage to the boulevard during the rainy months. Damage to the boulevard would require constant repairs for pedestrians traversing these areas, managing standing water (water puddling) with the potential for slips, trips, and falls which would expose the town to liability.

In addition, since the delegation from the Iler Lodge, the Town did receive correspondence from a neighbouring resident that they are concerned with allowing parking in these areas due to impaired traffic flow, damaged boulevards, standing water, and safety issues. They also note that the parking is being primarily used by the Iler Lodge employees and patrons.

As you can see in **Figure 1** below there is limited space on the west side of the Iler Lodge driveway once we consider site lines for driveways, the sitting area and green space being restricted, and the separation required for the fire hydrant. Considering these restricted parking areas there would be approximately five to six parking spaces maximum assuming cars are evenly spaced in those areas but not considering larger pick-up trucks.

**Figure 1 (West Side of Iler Lodge Driveway)**



The east side of Iler lodge entrance has some of the same restrictions being the site lines for the driveway entrance and sidewalk approach, the bench with green space and parking separation for the fire hydrant. On this side there is the potential for 3 separate parking areas allowing for a total of nine to ten spaces assuming cars are evenly spaced but also not considering larger pick-up trucks as shown in **Figure 2** below.

Figure 2 (East Side of Iler Lodge Driveway)



To implement the parking properly and with limited risk exposure to the Town, it would require a gravel shoulder to be installed. It would also require removal of existing signs and installation of new signs clearly delineating the allowable parking in the boulevard and grading for drainage to control run off from the road. If council were to proceed administration would be required to amend the parking By-law to reflect such changes. The approximate cost to implement the west side of the driveway would be \$5,000 to \$7,000 and the approximate cost to implement the east side would be \$8,500 to \$10,500.

## **Financial Impact**

This report was drafted for information only and there is no cost associated with receiving this report.

Should Council wish to proceed with installation of gravel shoulders, the approximate cost to implement the west side of the driveway would be \$5,000 to \$7,000 and the approximate cost to implement the east side would be \$8,500 to \$10,500 for a total budgetary cost of approximately \$17,500.

## **Consultations**

Kevin Girard, Director of Infrastructure Services

### **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

## Report Approval Details

Document Title:	Iler Avenue Parking Review - Operations-2026-02.docx
Attachments:	
Final Approval Date:	Mar 11, 2026

This report and all of its attachments were approved and signed as outlined below:



**Kevin Girard, Director, Infrastructure Services - Mar 10, 2026 - 9:17 AM**

**No Signature - Task assigned to Kate Giurissevich, Chief Administrative Officer was completed by workflow administrator Cory Simard, Manager, Legal, Licensing and Enforcement**

**Kate Giurissevich, Chief Administrative Officer - Mar 11, 2026 - 11:44 AM**