

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2018-061

Date: July 17, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: 10

Title: Downtown Parking Space Update

Author and Title: Chris Marshall, Director

Recommendation(s):

That Report PLAN2018-061, Downtown Parking Space Update, be received;

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The owner of 171-183 Kent Street proposes to demolish the existing three storey hotel/restaurant building at 171 Kent Street West, known as The Grand hotel, and the existing two storey mixed commercial and residential building at 171-183 Kent Street West, and to construct a new three (3) storey commercial building. As part of the application process, the applicants requested that Council permit them to pay cash in lieu for the required parking spaces that could not be provided on site.

At the May 22, 2018 Regular meeting of Council the request to pay cash in lieu for the parking spaces that could not be provided on site was approved and a follow up motion was adopted:

CR2018-337

Moved By Councillor Elmslie

Seconded By Councillor Strangway

That staff be directed to meet with the Lindsay Downtown Business Improvement Area and bring a report back to Council regarding the financial information on the cost of parking in downtown Lindsay at the last meeting in June 2018.

Carried

This report addresses that direction.

Rationale:

Further to the Council resolution/direction, staff met with the Lindsay BIA parking sub-committee on June 12, 2018. The staff that attended the meeting included the CAO (Ron Taylor), Manager, Corporate Assets (Adam Found), Manager, MLEO (Aaron Sloan) and Planning Officer, Large Developments (Ian Walker).

The CAO provided an overview of the past downtown parking utilization study, the City's existing Transportation Master Plan (and parking demand targets), and the long term capital plan (inclusive of allocation for some tax support investment in parking expansion).

The Manager, Corporate Assets provided an overview of the parking strategy and explained that the City's Transportation Master Plan (TMP) recognizes the general need to expand municipal parking capacity in the downtown areas of Lindsay, Fenelon Falls, and Bobcaygeon. This is based on the population and employment forecasts in the Growth Management Strategy. These are in turn based on the Provincial Growth Plan, which forecasts the City of Kawartha Lakes

will reach a permanent population of 100,000 by 2031 and 107,000 by 2041. The Places to Grow Act requires the City to plan for this growth.

Section 6 of the Transportation Master Plan (TMP) recommends the City further study municipal parking needs through a parking strategy designed to examine parking issues in downtown areas more closely, substantiate specific needs and develop proposed solutions. The TMP recommended that this parking strategy be undertaken in 2023 as it was forecasted that downtown Lindsay's parking capacity would reach 80% occupancy by this time. However, due to recent growth in the area and increased parking demand since the removal of paid parking, Council adopted a staff recommendation at the April 24, 2018 Council meeting to budget \$100,000 to start the Parking Strategy in 2018.

The Manager of Corporate Assets went on to explain to the BIA Parking Sub-Committee members that:

It is recommended that a parking strategy study be undertaken to assess the operation of the existing parking infrastructure in downtown Lindsay and other urban areas in the City, the costs of providing this parking, the parking requirements for new development and redevelopment sites in these areas, parking enforcement, and the potential to provide additional parking to meet future demands. This study should be undertaken with input from the business community and include more detailed utilization surveys of the existing parking. The goal of this study will be to find a long-term solution that meets parking needs, is supportive of overall City objectives of encouraging travel by modes other than the private automobile, is financially viable and sustainable for the community. (City of Kawartha Lakes Transportation Master Plan)

At the June BIA Sub-Committee meeting, staff committed to providing an update on the Parking Strategy at the August BIA Parking Sub-committee meeting and reiterated that until the Parking Strategy was completed, providing detailed costing of expanding parking was premature.

Although it is difficult to provide costing of parking spaces in downtown Lindsay without a more thorough study, the Manager of Corporate Assets did provide some ballpark figures for constructing various kinds of parking including:

- Surface parking spaces would cost about \$10,000 per stall;
- Above ground parking stalls in a parking structure would cost about \$37,500 per stall
- Underground Parking spaces would cost about \$50,000 to \$60,000 per stall depending on depth, ground conditions and other factors.

Financial/Operation Impacts:

The Parking Strategy has been budgeted for \$100,000. The cost of providing parking in downtown Lindsay, Bobcaygeon and Fenelon Falls will be identified in the Parking Strategy.

Relationship of Recommendations to the 2016-2019 Strategic

The recommendations of this report align with the following goals of the Corporate Strategic Plan:

- Goal 1 – A Vibrant and Growing Economy: An effective Downtown Parking Strategy helps support municipal infrastructure that is essential for a prosperous and growing economy, especially in the major downtown areas of the City.
- Goal 2 – An Exceptional Quality of Life: An effective Downtown Parking Strategy helps support municipal infrastructure that is essential for the quality of life of residents, especially in the major downtown areas of the City.

Consultations:

CAO
Manager of Planning
Chief Building Official
Manager of Municipal Law Enforcement
Manager of Economic Development
City Treasurer
Manager of Corporate Assets
Planning Officer, Large Developments
Director of Engineering and Corporate Assets
Lindsay Downtown BIA Parking Sub-Committee

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Ron Taylor, CAO

Department File: