



TOWN OF MINTO

DATE: April 13, 2016

REPORT TO: Mayor and Council

FROM: Terry Kuipers

SUBJECT: Municipal Parking Lots - Palmerston

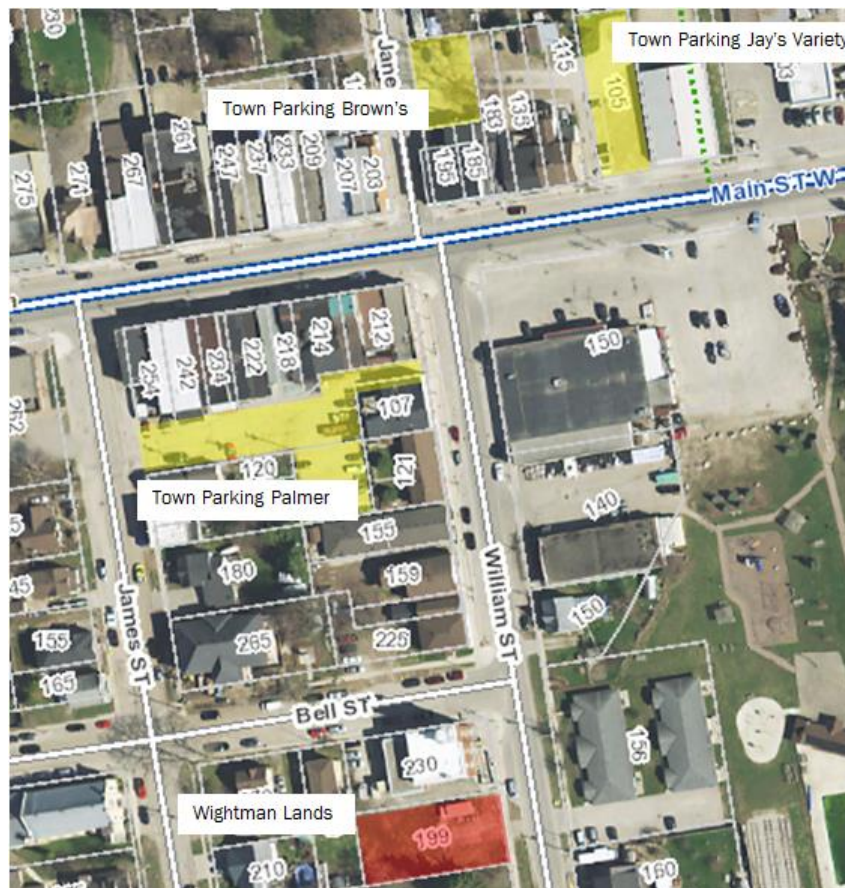
STRATEGIC PLAN:

6.8 Implement planning standards for healthy community development including such tools as physical activity plans, walkable communities, remediation of contaminated sites, active transportation and similar.

BACKGROUND:

The Town of Minto owns 4 municipal parking lots within the former Town of Palmerston. Currently, 2 of the municipal lots are being utilized as Paid Parking for the tenants of the surrounding business owners, employees and tenants. As Council is aware, several of the downtown buildings, some of which have been vacant for several years, are undergoing renovations, and are nearing completion. This is causing a need for additional parking spaces for these buildings.

The Town currently rents out 32 parking spaces, 22 of which are in the parking lot behind the former Palmer Hotel (the Palmer Parking Lot), and 10 are behind Brown's Insurance (Brown's Parking Lot). Renting out these out generates \$150.00 per year per space, which does not cover the snow removal and maintenance, but does offset some Town expenses.



COMMENTS:

Town Staff have received numerous requests for parking spaces from tenants and owners from existing occupied buildings as well as those undergoing renovations. In addition to the spaces provided in the Palmer and Brown parking lots, requests have been submitted for 11 additional parking spaces, and staff anticipates a future demand for 3 additional spaces once renovations in one of the buildings is completed.

Staff presented options to the Economic Development Committee for additional parking and the preferable location would be to lease the spaces in the parking lot between Rock's Antiques and Jay's Variety, which has been recently repaired and asphalted. Staff measured the parking lot and determined that 9 parking spaces could be provided adjacent to Rock's Antiques and 5 spaces along the rear of the parking lot. The side of the Jay's Variety building contains 3 store fronts, and staff did not to place the spaces there to avoid conflict with future businesses.



This parking lot is being used by both employees of area businesses as well as patrons of these businesses. There still will be room in the parking lot for these persons to park, as well as the Municipal Parking lot across Main Street, adjacent to Foodland.

The Committee endorsed staff's proposal, and recommends that staff notify local property/business owners of this approach to avoid any problems with the implantation of this proposal.

One option is to look at parking on the Wightman property located further south on William Street. Staff has started discussion with them on whether this might be suitable for future parking

FINANCIAL CONSIDERATIONS:

To implement the recommendations, it will cost approximately \$1000.00 for the 14 new "Permit Parking Only" signs and posts. The lining of the parking lot has been included with the budget of Public Works.

RECOMMENDATION:

THAT Council accepts the Chief Building Official 'Municipal Parking Lots – Palmerston report and directs staff to line and sign the parking lot as outlined in the above report, and assigns these spaces as paid parking spaces.

Terry Kuipers, C.B.C.O
Chief Building Official