

COUNCIL REPORT

To: Mayor & Council

Date: September 30, 2009

From: Bill Preisntanz, CAO

Re: Harbourfront – South Parking Lot - 2010 Season

Background

In May 2009 Council received a report on the use of the south parking lot on the Harbourfront for the 2009 summer season and a request from KAR to leave the large tent in place from July until October. With more than 100 vehicles using the parking lot and the large number of events occurring on the Harbourfront, Council supported the request to leave the tent in place on the south parking lot with some conditions:

That Council of the City of Kenora hereby support KAR in their request to utilize the south parking lot on the Harbourfront from July to mid-October to facilitate the erection of the large tent during that period and provide parking under the following conditions;

- 1. vehicle parking for permanent, seasonal and monthly parking continue to be provided under the large tent except during special events*
- 2. Royal Bank parking continue to be accommodated at the south parking lot*
- 3. during the weekly Farmers Market event, parking passes be issued to seasonal and monthly users for parking areas outside the south parking lot*
- 4. during the weekly Farmers Market event, permanent parking users and the Royal Bank be accommodated within the south parking each Wednesday during Farmers Market*
- 5. during major special events on the Harbourfront, accommodation for permanent, seasonal, monthly and the Royal Bank parking be provided in parking areas outside the south parking lot*
- 6. the tent will be removed from the south parking lot should the City determine it is not in the best interests to keep the tent erected during this period*

KAR 2010 Proposal

With the 2009 season almost complete and Downtown Revitalization Phase II construction confirmed for the Harbourfront in 2010, KAR forwarded a proposal to Council for the 2010 Harbourfront season requesting the large tent be re-instated at the south parking lot for the 2010 season, however, there be no parking of vehicles.

The KAR report included 7 recommendations:

- # 1 -** The large tent remain `Status Quo on the South Parking lot for 2010
- # 2 -** The small tent on the North Pavilion Promenade not be erected to facilitate any of the requested activities for this area in 2010.
- # 3 -** There be **NO** parking of vehicles under the large tent on the South Parking Lot.
- # 4 -** The Green Belt on Lakeview Drive should not be disturbed for any long periods of time during construction.
- # 5 -** The topic of Harbourfront Parking be addressed at a special meeting called by the Harbourfront Committee for all concerned individuals, event organizers and business enterprise being affected with the parking on the Harbourfront
- # 6 -** The Coordinator of Community Events in consultation with event organizers be tasked with the responsibility of presenting a plan for the facilitation of all of the

Harbourfront events at alternate locations should there be interference with events that will impede the progress of construction during phase two of Revitalization.

7 - The topic of long Range planning be discussed as to how it will affect both future parking and events based on the planned concepts of phase two revitalization, more so on the South Parking lot.

2009 Harbourfront Season In Review

Having the large tent in place for a major part of the season (July-October) and attempting to provide parking in accordance with the conditions Council authorized, there were problems created in setting up and taking down of equipment before and after every event to accommodate parking under the tent. For monthly and seasonal parking, there was parking congestion and inadequate parking stalls both inside and outside the tent. Overall, however, the major events as well as the weekly and special events were accommodated under the large tent with added convenience for event organizers and the expansion of the Farmers Market.

Special Meeting

On September 24th a public meeting coordinated by the Harbourtown Centre Committee was held to explore short term (2010) and longer parking strategies associated with the KAR proposal and the longer term parking impacts on the Harbourfront associated with Phase II construction. The participants included the Harbourtown Centre Committee, members of Council and three members from the public who utilize the south parking lot. The parking stall inventory for the south parking lot was outlined as follows:

- **134 stalls**
 - **32 permanent**
 - **3 seasonal MS Kenora**
 - **9 Royal Bank**
 - **60 monthly/seasonal**
 - **30 daily**

The challenge for participants at the meeting was to identify alternate parking spaces for the 60 seasonal users if Council were to agree with the KAR recommendations to keep the tent in place on the south parking lot for the 2010 season with no parking under the tent. It was understood that KAR would be able to accommodate the 32 permanent users plus the Royal Bank and the MS Kenora parking requirements on the south parking lot. A number of alternate parking options were identified:

- **Old Bayview Parking Lot – 22 stalls**
- **Hings Parking Lot – 25 stalls**
- **Parkade – 15 stalls available**
- **Recreation Centre – 160 stalls**

In addition, other options identified included:

- **Main Street N**
- **Shoppers Mall (lease parking spaces)**
- **CP Rail**
- **Lakewood School**
- **Private parking lots**

For 2011 and beyond, the proposed reconfiguration of the south parking lot associated with Downtown Revitalization will potentially reduce 50% of the parking stalls permanently. The consensus at the meeting was that a long term parking strategy was needed and should include such options as parkade expansion, land banking, and expansion of existing parking lots.

2010 Construction Season

Planned construction for 2010 includes the construction of Lake of the Woods Plaza on 1st Street as well as development of a special events site north of the Pavilion. While the associated drawings are being finalized, the south parking lot should not be affected directly by construction for the 2010 season. At this time the impact on the green belt along Lakeview Drive is unknown.

Summary

It comes as no surprise that there is not full consensus by the public on utilizing the south parking lot for the summer season, however, a majority of the businesses recognize the economic benefit to the community and are willing to put up with the inconvenience for 2010 at least. As for alternate parking, a number of parking options are available to seasonal and daily users.

Recommendation:

That Council of the City of Kenora hereby support KAR in their request to utilize the south parking lot on the Harbourfront from July to mid-October 2010 season to facilitate the erection of the large tent during that period under the following conditions;

1. there be no public parking under the large tent during the 2010 season
2. parking spaces continue to be available at the south parking lot for the permanent users, Royal Bank and MS Kenora for the 2010 season
3. during major special events on the Harbourfront, accommodation for permanent, Royal Bank and MS Kenora parking be provided in parking areas outside the south parking lot
4. the tent will be removed from the south parking lot should the City determine it is not in the best interests to keep the tent erected during this period; and further

That administration be directed to examine long term parking options/strategies in the downtown area of the City for 2011 and beyond and present a report to Council by December 2009.