Council Direction:

On September 8, 2009, the Economic Development and Planning Committee approved the following motion by Councillor Brian McHattie:

“Potential municipal parking lot, Locke Street South Commercial area

That staff be directed to explore the feasibility of creating one or more municipal carparks in the Locke Street South commercial area, and to assess, through a Request for Information (RFI), the level of interest of adjacent property owners to lease/sell/partner with the City in this endeavour.”

City Council endorsed the motion in approving Economic Development and Planning Committee Report 09-017 on September 16, 2009.

Information:

On November 6, 2009 a Request for Information (RFI) was sent to property owners along Locke Street South to ascertain “the level of interest of adjacent property owners to lease/sell/partner with the City” to create a municipal parking lot in the commercial area. Nineteen (19) proponents responded to the RFI two of which, in staff’s opinion, presented viable proposals for the City to explore. The first proposal was for the rear of
the properties located at 208 Locke, 210-214 Locke, and 216-218 Locke Street South. Staff reviewed the potential for developing a municipal carpark and met with the property owner. However, due to specific needs of the owner and access requirements for the restaurant on the property it became apparent that this proposal would not provide a viable parking option for the City, and in staff’s opinion, should not be pursued any further.

The second proposal is to expand and improve an unpaved parking lot parking behind 158/162 Locke Street South currently used by tenants, staff of neighbouring businesses and shoppers. In staff’s opinion this lot could be a viable location for a municipal car park.

Further to the above proposal, there is a potential to include another adjacent parcel of property which is the subject of a current condominium development application for property existing behind Locke Street South bounded by Hunter to the north, Poulette Street to the west and Melbourne Avenue to the south. This property has some frontage on Poulette Street. A small parcel of this property is being offered to the City in order to be developed as a municipal car park. This parcel of land is directly behind the following properties: 168, 170, 172, 174 and 176 Locke Street South and is adjacent to 162 Locke Street South. Staff and the proponents are exploring the possibility of joining these two parcels together to create one municipal car park. A map has been attached as Appendix “A” highlighting the aforementioned properties.

Based on the location of these two properties, staff will be pursuing the second and third options in order to develop a municipal parking lot. To date staff have met with the owners of both properties in order to discuss potential options and to explore a potential plan. Staff has and will continue to meet with other City representatives from Planning, Traffic Operations, Legal Services, Zoning, Risk Management, Public Works, and Real Estate in order to address the issues and prepare a recommendation report in order to finalize negotiations and to create a municipal car park on Locke Street South.

JX/dt
Attach.