
MANAGEMENT REPORT

Date: June 28, 2023
To: Infrastructure, Transportation and Safety Sub-committee
From: Chris Bantock, Deputy Clerk
Report #: ITS23-020
Attachments: None

Title: Long Term Overnight Permit Parking Request

Objective: To receive direction from Council regarding a request for long term overnight permit parking in the downtown core.

Background: The City Clerk's Office is in receipt of a request to allow overnight permit parking in the Erie Lot. As a secondary option, the requestor has asked for consideration to extend the Cooper Lot permit beyond the 72-hour maximum that is currently permitted. For both options, the requestor is seeking to have a maximum parking time of two to three weeks for potential permit holders. These extended permit parking options are being sought by the requestor due to prospective tenants that they foresee being interested in renting apartment units near the Erie Street parking lot.

Staff have prepared this report for Council's consideration as the City's Traffic and Parking By-law 159-2008 cannot accommodate the request under current permitting conditions.

Analysis: Under the City's Traffic and Parking By-law the following permit options are currently available to members of the public:

Location	Type of Permit	Permit Cost	Number of Permits Available	Specifications
York Lot	Monthly	\$113.75 per month	10	Downtown residents only Overnight parking permitted

Location	Type of Permit	Permit Cost	Number of Permits Available	Specifications
Cooper Lot (upper portion)	Semi-annual	Free	30	Downtown residents only 72-hour maximum
Erie Lot	Monthly	\$113.75 / month	24	No overnight parking

With the requestor seeking overnight parking, staff first advised of the York Lot and Cooper lot permit options. The requestor in response advised that the York Lot is too far from their apartment units on Wellington Street and that the 72-hour maximum parking time in the Cooper lot is not long enough since prospective tenants may not be available to move their vehicle that frequently.

With the Erie lot being the preferred location due to proximity, the requestor would first like this considered to allow for permit holders to park overnight for a maximum of two to three weeks at a time. In looking back at the history of permit parking in this lot, staff were unable to locate any information to suggest that overnight parking has ever been approved here. With the exception of the Cooper, Downie, and York Lots, the City's Traffic and Parking By-law does not permit overnight parking between 2 and 6 a.m. In considering the addition of overnight parking in the Erie Lot, staff would have concerns with the ability to complete scheduled maintenance such as lot sweeping and line painting, emergency maintenance, and being able to effectively remove snow and ice during winter months.

The second option for the requestor is to seek an extension to the maximum parking time for permits in the Cooper Lot. Council previously approved this permit in 2021 to provide for increased parking flexibility to downtown residents. Since incorporation, staff have received positive feedback on the availability of the permit but have not seen a significant uptake in use. As of the writing of this report, seven of the thirty available permits are accounted for.

Options:

For Council's consideration, staff do not recommend permitting overnight parking in the Erie Lot for the reasons identified above. As a result, Council may wish to consider the following:

1. That the request be filed; or
2. That the Cooper Lot permit specifications be amended.

Based on feedback since incorporation, staff feel that 72-hour free permit parking is sufficient for downtown residents. However, adjustments could be made to this permit program at Council's discretion. Such adjustments could include extending the maximum permitted hours and/or adding a fee for longer permitted parking.

Financial Considerations:

If a decision of Council were to add fees for extended maximum parking in the Cooper Lot, a minor increase in parking revenue would be realized. All currently available parking permits across downtown parking lots are \$113.75 (including HST). Based on current permit holders in the Cooper Lot and prospective permit holders if the maximum parking time were extended, additional revenue could be expected around \$1,706.25.

Depending on the impact to maintenance activities should maximum permit parking be extended, the Parking division may be required to increase the interfunctional transfer amount made to Infrastructure and Development Services. This would reduce the amount of parking revenue that could be transferred to the parking reserve for capital projects.

Enforcement and Risk:

From an enforcement perspective, the longer the permit is extended the more difficult it is to enforce. Parking Enforcement Officers currently time vehicles in the Cooper Lot, for 24 hours if non-permit holders and 72 hours if permit holders. Extending this further would make it more difficult to track and ensure that the set maximum was being adhered to. Further, during summer months when the City experiences more tourist activity, the Cooper parking lot is very often at full capacity under current parking conditions. Creating longer maximum parking times in this lot would further restrict every day parking availability.

From a maintenance perspective, the same concerns arise in the Cooper Lot as were outlined earlier in this report for the Erie Lot. While the Cooper Lot provides a larger space to maneuver in, having vehicle owners be potentially unavailable for up to three weeks at a time would make it difficult to complete maintenance or construction activities, whether scheduled or emergency, because they may not be available to move the vehicle even if contacted.

From a risk perspective, the build up of snow and ice around long-term parked vehicles presents a hazard to both drivers and individuals walking by. Public Works staff in the past have attempted to salt and sand by hand in between vehicles in the Cooper Lot but this is both time consuming and less effective. In speaking with Public Works staff regarding this request, they would not be supportive of extending maximum parking times beyond 72 hours due to the noted maintenance and risk concerns. The City's insurer has also advised that reduced maintenance effectiveness during winter months would also likely lead to increased liability issues for the City.

Should adjustments be made to the Cooper Lot permit in light of the above, the City's Traffic and Parking By-law does provide both Stratford Police and Parking Enforcement Officers the authority to tow parked vehicles that are interfering with snow removal, winter maintenance activities, and construction or maintenance being undertaken in a municipal parking lot.

Of the options identified in this report, it is the recommendation of staff that the request be filed.

Financial Implications:

There are no impacts to current or future year operating costs based on the staff recommendation provided.

Insurance considerations:

The City's insurer has advised that any impact to the maintenance activities normally undertaken in parking lots could result in additional incidents, specifically with respect to slips and falls in winter months.

Alignment with Strategic Priorities:

Not applicable: This report has been prepared for consideration following receipt of a request from a resident.

Alignment with One Planet Principles:

Not applicable: This report has been prepared for consideration following receipt of a request from a resident.

Staff Recommendation: THAT the request for long term overnight permit parking in the Erie and Cooper parking lots be filed.

Prepared by:

Chris Bantock, Deputy Clerk

Recommended by:

Karmen Krueger, CPA, CA, Director of Corporate Services

Kim McElroy, Director of Social Services/Acting CAO