

Subject: Request for a Temporary Parking Agreement for 140 Summersides Blvd

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0147 Request for a Temporary Parking Agreement for 140 Summersides Blvd, for information;

AND THAT Council authorizes and directs staff to enter into a licence agreement with Mountainview Homes to provide a temporary parking lot for employee use, which agreement shall be in a form satisfactory to the Town Solicitor and substantially the same as the draft attached hereto.

Background:

In the fall of 2023, Town of Pelham staff were approached by Mountainview Homes about the possibility of agreeing with the Town of Pelham to use a portion of the property known as Part 3 and 4, R59-16105, located at the corner of Rice Road and Summersides Blvd, for employee parking during the construction of the final apartment/condo complex located at 140 Summersides Blvd.

The Town-owned property is 1.72 acres and has been the subject of previous reports regarding the eventual use of the lands for either additional parking for the Meridian Community Centre or the divesting of the property for future development. (See Report #2024-0130 MCC Land Options and Public Consultation Results, attached).

At the May 29th regular meeting of Council, the following resolution was passed:

BE IT RESOLVED THAT Council receive Report #2024-0130 MCC Lands Options and Public Consultation Results, for information;

AND THAT Council direct Staff to proceed with Option 3, being retain some of the land and sell some of the land, and report back on an Implementation Strategy for that Option.

Staff are planning to write a follow-up report in accordance with the above resolution which will identify options for Council to consider concerning maintaining a portion of the land for parking and selling a portion of the land for future development. In the interim, staff are seeking Council direction on the request from Mountainview Homes to use a portion of the land for temporary employee parking.

Analysis:

Mountainview Homes intends to begin construction on the third and final apartment/condo building at 140 Summersides Blvd later this summer or early fall. It is anticipated that the construction of the third apartment complex will take approximately 22 months to complete so the temporary parking area will be required until May/June of 2026.

The proposal is to build a temporary parking lot consisting of 620 m² of area to accommodate approximately 21 parking spaces. (See Appendix B for the proposed parking plan). The temporary parking lot will be constructed and graded using granular materials.

The entrance to the temporary parking area will be located off Hope Lane opposite the Summersides Mews driveway. It is anticipated that there will be no conflicting vehicle movements with the construction of the temporary parking lot.

Mountainview Homes will be required to delineate the temporary parking lot and will be required to install appropriate signage to the satisfaction of the Town.

The Town will retain the right to terminate the agreement for any reason upon giving the licensee thirty (30) days' written notice. This would include a potential sale of the area. When the agreement ends, Mountainview Homes will be required to remove all installations from the Town's property. In addition, Mountainview Homes will be required restore the site to existing or better conditions unless different arrangements are made at the time of termination. These provisions are intended to provide flexibility in the event that a portion of the lands used by Mountainview Homes are sold before the anticipated end date of May or June 2026.

Financial Considerations:

There will be a licensing agreement in place for the use of the temporary parking lot on the Town-owned lands. Mountainview Homes will pay a license fee of one hundred dollars (\$100.00) per month for the licence and will be required to have liability insurance for its use of the lands. Mountainview Homes will be responsible for all costs associated with restoring the site at the end of the agreement term.

Alternatives Reviewed:

The alternative is for Council not to approve staff entering into an agreement with Mountainview Homes. There will be no immediate impacts to the Town for choosing this alternative; however, it may result in unwanted congestion and parking violations on Town owned roads and properties during construction of the building at 140 Summersides Blvd.

Strategic Plan Relationship: Community Development and Growth

By allowing the Mountainview Group to utilize a portion of the Town's property to park private vehicles for their employees it will allow for a safer work environment and help expedite the construction of the third building at 140 Summersides Blvd. In addition, by agreeing with Mountainview Homes to create a temporary employee parking lot it will reduce and mitigate negative impacts concerning illegal parking on Town-owned roads and properties.

Consultation:

Consultation was undertaken with the Town Solicitor in the preparation of this report.

Other Pertinent Reports/Attachments:

Appendix A – Proposed Parking Area Licence Agreement between the Town of Pelham and Mountainview Homes.

Appendix B – Temporary Parking Lot Plan and Layout

Report #2024-0130 MCC Land Options and Public Consultation Results

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