

**Town of Lake Cowichan**  
**UPTOWN**  
**PARKING PROGRAM**  
**Summer of 2026**



# Up Town Parking Program

## Year-one Parking Program.

I recommend we use a soft start approach and see how things work out with the pay parking in year one and then we can make adjustment in year two if council feels it is necessary.

Please review the information provided below and open for discussion.

- Point Ideal Road and the Gravel parking lot at the ball fields to be paid parking for up to 8 hours per day. **\$10.00 per day.**
- Saywell Park parking lot 2 hour Parking. **\$2.00 per hour.**
- Kaatza Place 15 minute drop off zone, signs to be installed.
- Kaatza Place No parking, signs to be installed. **Tow away zone.**
- Saywell Park area will be a tow away zone if required.
- South Shore Road store front parking 2-hour parking, **no charge.**
- Lakeview Ave. 2-hour Parking, **no charge.**
- Wellington Road 2- hour parking, **no charge.**
- Coronation Street 2- hour parking, **no charge.**
- Wellington parking lot store front parking 1 hour, **no charge.**
- Lakeview Ave. empty Town lot, long term parking with permit only. ( Local business use) **Fee to be determined. Recommendation ( \$10.00 per week)**

We will install signs in all these locations, so it is clear to everyone what the parking restrictions are in the different locations.

Robbins Parking recommends for smaller communities we install 2T parking ticket machines to start with, as they are easier to use, not everyone has apps set up and this will allow people to get accustomed to pay parking in Lake Cowichan.

We can later add App based payment system to area where we feel appropriate.

### **Up-Town Parking Program**

**Please review the information below regarding Uptown Parking for 2026**

#### **Projected Revenue scenario 1**

**June 15 through September 15 (92 days)**

**If we have 92 paid parking days.**

46 slow days at 100 cars a day 4600 cars x \$10.00 /day = \$ 46,000.00

46 busy days at 300 cars a day 13800 cars x \$10.00 /day= \$138,000.00

**Total projected revenue: \$ 184,000.00**

Worst case scenario 92 slow days at 100 cars a day = 9200 cars x \$10.00 per day = \$92,000.00

#### **Projected Revenue scenario 2**

**If we have 76 paid parking days.**

38 slow days at 100 cars per day = 3800 cars x \$10.00/day = \$38,000.00

38 busy days at 300 cars per day = 11400 cars x \$10.00/day = \$114,000.00

**Total projected revenue: \$152,000.00**

Worst case scenario 76 slow days at 100 cars a day =7600 cars x \$10.00 per day = \$76,000.00

**Robbins Parking** can now go through a process to collect fees with ICBC.

If a ticket is not paid, Robbins can obtain owners information from ICBC and send them tickets. If tickets are not paid Robbins will take it to collections.

## **Fines**

### **Suggested by Robbins which other municipalities use**

- A ticket is \$40.00 if paid within 3 days and \$80.00 after that.

## **Parking fees**

- All day parking rates: \$10.00 for up to 8-hour parking.
- Hourly Parking rate: \$ 2.00 per hour.

## **Cost to purchase parking equipment.**

The total cost to purchase the equipment \$ 32,265.50.

Includes the following:

- T2 Luke meter w/live comprised credit card & coin x 2
- Solar conversion kit x 2
- T2 EMS IRIS setup & operating software
- T2 EMS/IRIS key- credit card collection device
- Roll of T2 thermal paper
- Programming, delivery, installation and training.

## **Associated operational fees:**

- Estimated at \$150.00 per month misc. fees for parking meters.
- Enforcement cost estimated at \$14,000.00 per year.

## **Other associated costs:**

- Purchase signs year one: \$1,000.00
- Install signs: yearly: \$1,000.00
- Marking parking spaces: \$1,500.00

# Revenues vs Costs

## Year One

### Scenario 1

Projected revenue:	\$184,000.00	
Projected cost:	\$50,365.00	
<b>Total Revenue:</b>	<b>\$133,635.00</b>	<b>equivalent to 4.5 % tax increase</b>

#### Worst case scenario 1

Projected revenue:	\$92,000.00	
Projected cost:	\$50,365.00	
<b>Total revenue:</b>	<b>\$ 41,635.00</b>	<b>equivalent to 1.4 % tax increase</b>

### Scenario 2

Projected revenue:	\$152,000.00	
Projected cost:	\$50,365.00	
<b>Total Revenue:</b>	<b>\$101,635.00</b>	<b>equivalent to 3.5 % tax increase</b>

#### Worst case scenario 2

Projected revenue:	\$75,000.00	
Projected cost:	\$50,365.00	
<b>Total revenue:</b>	<b>\$24,635.00</b>	<b>equivalent to 0.85 % tax increase</b>

# Revenues vs Costs

## Year Two

### Scenario 1

Projected revenue: \$184,000.00

Projected cost: \$18,000.00

**Total Revenue: \$166,000.00** equivalent to 5.7 % tax increase

#### Worst case scenario 1

Projected revenue: \$92,000.00

Projected cost: \$18,000.00

**Total revenue: \$ 74,000.00** equivalent to 2.55 % tax increase

### Scenario 2

Projected revenue: \$152,000.00

Projected cost: \$18,000.00

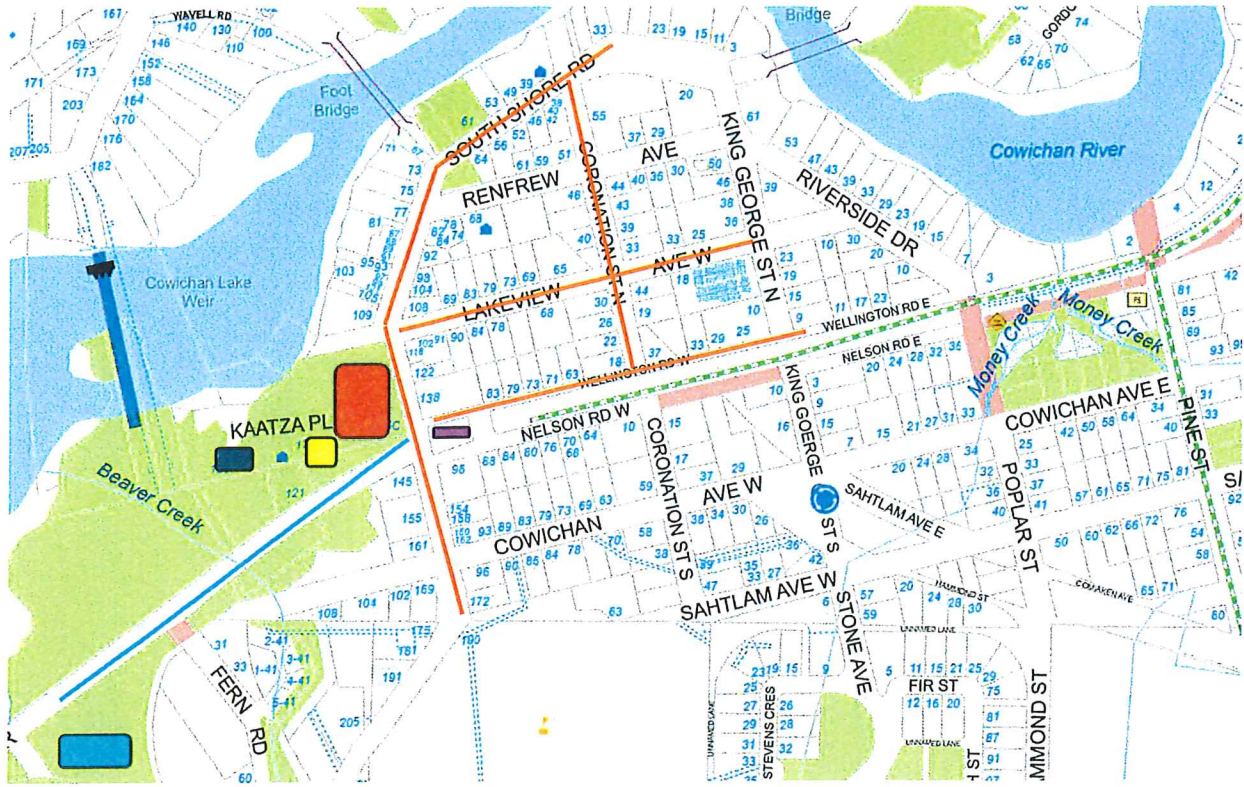
**Total Revenue: \$134,000.00** equivalent to 4.6% tax increase

#### Worst case scenario 2

Projected revenue: \$75,000.00

Projected cost: \$18,000.00

**Total revenue: \$ 57,000.00** equivalent to 1.9 % tax increase



- 8 Hours pay parking
- 2 Hours pay parking
- 15 Minute Parking
- 1 Hour Parking
- No Parking

- 8 Hours pay parking
- 2 Hours parking

