



## STAFF REPORT

**Title:** Vendor Operation at Kinosoo Beach

**Meeting Date:** September 17, 2024

---

### **Executive Summary:**

Administration has prepared options to address concerns relating to the operation of vendors at Kinosoo Beach.

### **Background:**

At its special meeting of July 16, 2024, Council discussed potential revisions to the Mobile Vendor Policy No. 205-AD-18. The policy revisions were intended to address a number of concerns with vendors operating at Kinosoo Beach, in particular with respect to noise and parking.

Over the past several years, there has been increased interest from persons wanting to operate as food vendors in the City, with Kinosoo Beach being one of the most desired locations for vendors to operate. As the number of vendors operating at the beach has increased over the past several years, several concerns have been raised by nearby residents:

- Noise from portable generators on the vending units
- Vending units parking along 1<sup>st</sup> Avenue, in proximity to residences, and using street parking that is typically in high demand from beach users
- Odours from cooking

To address these concerns, Administration had proposed the following amendments to Policy No. 205-AD-18, which were presented to Council for consideration at its August 13, 2024, regular meeting:

- Added Schedule “B” to define the designated off-street vending area at Kinosoo Beach.
- Clarified that vendors operating at Kinosoo Beach must use the designated off-street vending area and that parking along any of the roads adjacent to the beach is prohibited, unless vendors are operating as part of a special event where operation on the street has been authorized by the City.
- Availability of vending spaces is on a first-come, first-served basis on any given day. The City does not assign or guarantee vending spaces, given that the number of designated vending spaces available at the beach is limited.



- Clarified that approval to operate at the beach does not include dates/times where approved special events including, but not limited to, Canada Day, Aqua Days or Feast at the Beach are being held.
- Added a clause that allows the City to amend or cancel approval to operate from public property on 24 hours' notice to the vendor. This is intended to cover occasions where a special event or City maintenance operations may require vendors to amend their operating location/times or suspend operating.
- Removed references to a "special event permit" as the duration (3 days) and fees are the same as those specified for "temporary vendor permits"

Several vendors who operate at Kinosoo Beach appeared at the August 13, 2024, meeting of Council to offer their feedback on the proposed amendments to the policy. The main concerns related to the requirement to operate in the existing vendor alley on the west side of the beach area. The concerns related to visibility of their business to both beach users and drive-by customers; and ease of access for vendors to set up and depart from the designated vending area.

Based on the feedback received, Council opted to defer making any changes to Policy No. 205-AD-18 for the remainder of the 2024 vending season and perhaps 2025 while infrastructure investments can be made. This gives vendors the opportunity to finish their season without disruption and provides Council the opportunity to further consider options to address the concerns that have been raised by both residents and vendors. Council also wished to consider options to develop an enhanced vendor area in the 2025 budget deliberations.

It is administration's observation that the issue is more visibility than it is accessibility.

The following options to provide an enhanced vending area were considered (figures illustrating each option are attached):

Option 1: Provide small individual concrete pads along the existing Vendor Alley. This would provide 4 stalls for vendors set off to the side of the existing Vendor Alley at an estimated cost of \$40,880.00.

Option 2: Larger individual concrete pads along the existing Vendor Alley. This would provide 4 vendor stalls set at an angle to the Vendor Alley for easier ingress/egress for vendors at an estimated cost of \$299,800.00.

Option 3: Straight connection from 1<sup>st</sup> Avenue to Vendor Alley. This would allow up to 4 vendor stalls oriented towards the playground where vendors could drive in from 1<sup>st</sup> Avenue and drive out onto Tamarak Street. The estimated cost of this option is \$345,200.00.



Option 4: Designated vendor parking stalls along the existing Vendor Alley. This would allow the City to assign stalls along the Vendor Alley for specific vendors. The estimated cost for signage is \$3,200.00.

Option 5: Convert 1<sup>st</sup> Avenue to one-way traffic with angle parking and designated vendor parking stalls. This option is estimated to cost \$49,000.00 for signage, line painting and creation of concrete bump-outs to control traffic.

Option 6: Create a parking lot at the corner of 1<sup>st</sup> Avenue and Tamarak Street. This option would provide 49 stalls for public parking along with 5 vendor parking stalls. Additional vendors could also utilize the existing Vendor Alley. This option is estimated to cost \$1,017,325.00 with a 30% contingency of \$305,212.50.

With Lakeshore Drive being already funded in 2025, there will not be a lot of residual funding for new infrastructure projects.

It should be noted that some of the options will take time to construct during the summer of 2025 and therefore Council will have to provide administration direction that the mobile vendors will be permitted to stay along 1<sup>st</sup> Avenue until further infrastructure improvements are implemented.

**Alternatives:**

For discussion and feedback.

**Recommended Action:**

For discussion and feedback.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer