



Subject: *Lloyd E. Matheson Centre - Parking Lot Concepts*
To: Council
Date Prepared: April 29, 2026
Related Motions: In Camera Direction to Staff
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Approved by: Kim Ramsay, CAO

Summary

With increased services onsite at the Lloyd E. Matheson Centre (LEMC), there are increased parking pressures. Staff have sourced two parking lot concepts for Council consideration based on Council interest in understanding the potential costs.

Financial Impact Statement

Based on the two concept plans, costs to install an additional overflow parking lot including lights and security cameras is \$385,000 with potential increased snow clearing costs.

Recommendation

For Council to approve the construction of an overflow parking lot between the Lloyd E. Matheson Centre and Highway 214.

Recommended Motion

Move that Council approves the addition of Capital Project 26-XXX LEMC Overflow Parking Lot Project to construct an additional parking lot between the Lloyd E. Matheson Centre complex and Highway 214 with the total budget of \$385,000.00 plus HST funded from GTR Contingency Reserve.

Background

With increased services now being offered at the LEMC, parking lot pressures are becoming increasingly common. With that, cars can often be found parked in no parking and loading zones when not circling the parking lot for an available stall.

Staff identified potential locations for additional parking areas based on interest from Council in understanding the potential construction costs. Staff have outsourced concept plans from an engineering firm identifying the number of parking stalls that could be added, along with estimated construction costs.

Discussion

Previous direction from Council was for staff to further explore two potential options; one on a parcel near the East Hants Aquatic Centre (EHAC) and the other adjacent to the Provincial parking lot along Hwy 214.

Option 1: Adjacent to EHAC

The proposed parking lot in this area (see image below) would provide 35 parking stalls with an entrance off of Industrial Way and a walkway connecting the parking lot through the existing parcel to Commerce Court.

The estimated construction cost for the parking lot including light poles and cameras is \$385,000.

Annual snow clearing costs are expected to be 10% higher.

In discussion with I&O, staff expressed concerns about this location in regard to the East Hants Aquatic Center Stormwater Upgrades and the potential additional flows into the system during peak water events.

There could also be issues with visitors using the rear service driveway at the EHAC to access the facility which would impact work vehicles and deliveries. If a separate walkway is required in the future this could add significant costs to the project and additional wetland alteration permits.



Option 1: Parking Concept Plan Adjacent to EHAC

Option 2: Adjacent to Existing Parking Lot

The proposed parking lot in this area would provide 35 parking stalls with the entrance connected to the existing parking lot.

The estimated construction cost for the parking lot including lights and cameras is \$385,000.

Annual snow clearing costs are expected to be 10% higher.



Option 2: Parking Concept Plan Adjacent to Existing Lot

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan speaks of sustainable infrastructure and facilities and supports informed and sustainable decision-making.

FINANCIAL CONSIDERATIONS

Estimated cost of the parking lot including lights and cameras is \$385,000.

Alternatives

To not approve the proposed capital expenditure for an additional parking area and provide alternate direction to staff.

Attachments