
Report To: Finance and Corporate Services Committee

Date of Meeting: March 27, 2006

Submitted By: Keith Baulk
Director, Enterprise Division
Laurier Proulx
Director, Facilities Management
John McBride
Director, Transportation Planning
Hans Gross
Director, Project Administration & Economic Investment

Prepared By: Eric Saunderson
Design & Construction Project Manager, Engineering Services
Tony Konstantinidis
Supervisor of Parking Operations, Enterprise Division

Date of Report: March 21, 2006

Report No. CSD-06-041

Subject: INTERIM PARKING OPTIONS ON THE CENTRE BLOCK PROPERTY

RECOMMENDATION:

That staff be directed to develop Area #1, and #2 as interim surface parking lots as outlined in Council Report CSD-06-041.

BACKGROUND:

This report will serve to outline interim parking options for the Forsyth lands. It is anticipated the interim use would be a minimum of two (2) years or until Centre Block development commences.

REPORT:

In the past 2-3 years, we have experienced a steady rise in the demand for monthly parking in the downtown. It would appear this increase means that the efforts to revitalize the downtown are beginning to materialize through increased employment and commercial activity. It is essential that we put in place the parking infrastructure that will allow us to meet both short-term and long-term forecasted parking demands.

On a short-term basis (immediate to 6 months), we will need to relocate and/or find parking for 345 monthly customers to meet commitments and current demands. The demands can be summarized as follows:

- Loss of the majority of the Epton lot commencing in April (phase 1 construction of the University of Waterloo School of Pharmacy) affecting approximately 80 current monthly parking customers.

- A request for 60 spaces for Desire to Learn (20 in May and 3-4 spaces per month thereafter)
- A request for 30 spaces for Bramante and nearby Queen Street North businesses for May/June 2006.
- A contractual commitment for 175 spaces for Wilfrid Laurier University School of Social Work commencing September 1, 2006.

There is significant demand for monthly parking in the central and west areas of the downtown. These two areas are operating at 100 % capacity. There is only surplus capacity in the east end in Lot #18 (Madison Ave E at King St E) and the Market garage with a combined total of 182 available spaces.

Staff have been investigating the opportunity to develop additional surface parking in the central and west end of the downtown. An opportunity now exists on Centre Block, partly as a result of the decision to remove the entire former Forsyth factory. The two (2) areas on Centre Block that could be considered for the development of additional parking include the following:

Area #1: Area occupied by the former Forsyth buildings.

Area #2: Green space fronting King Street West.

A diagram is attached outlining the areas.

The following matrix indicates that through utilization of the east end spaces and further parking development of the Centre Block site, a total of 342 of the 345 parking requirement can be met on an interim basis. Although the east end available parking spaces (182) may not be desirable to west end and central customers, it is an opportunity to elevate activity in the east end of the downtown. Staff will continue to investigate additional methods and opportunities to meet the total demand both on the short term and long term.

**Matrix 1
Parking Solution**

Area	Number of new spaces	Capital cost	Annual net revenue
Area 1	134	\$285,000	\$117,000
Area 2	26	\$35,000	\$23,000
New spaces	160	\$320,000 (10% contingency included)	\$140,000
Current available spaces (lot #18/Market)	182		
Total available spaces	342		
Short term demand	(345)		

Pending Council approval, approximate timelines for the construction of interim parking per area is as follows:

Area 1 – Existing buildings/former Forsyth factory

- Tendering/Demolition/Material removal completion – May 5
- Parking lot completion – May 26, pending demolition completion, less than 2 weeks

Area 2 – Existing grass area fronting King Street West

- Parking lot completion – May 26 (at the same time as area 1).

If both areas are approved for the development of interim surface parking, it is anticipated that all works will commence concurrently with a tentative completion date of May 26.

These parking areas would be created in accordance with the Urban Design Guidelines for interim parking lots which includes landscaping, lighting, etc. A small public green space will be retained as part of the landscape design fronting King Street West.

FINANCIAL IMPLICATIONS:

In order to meet the short-term demand for monthly parking (345 spaces), capital funds in the amount of approximately \$320,000 are required for the development of interim parking on the entire Forsyth lands. This will be funded from the Economic Development Investment Fund (EDIF). Total net revenue expected per year from the operation of the additional parking spaces will be approximately \$140,000. These revenues will be returned to EDIF until the capital investment is repaid or Centre Block is redeveloped.

It is estimated that approximately \$200,000 additional funds will be required to backfill area one (1) in order to create a safe condition and to provide a level base for the parking area. This work will be completed in association with the demolition and will be funded from the Centre Block EDIF account.

Keith Baulk
Director, Enterprise Division

Hans Gross
Director, Project Administration &
Economic Investment