
TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 January 19

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4220 04
Reference: City Hall Redevelopment

SUBJECT: CITY HALL / DEER LAKE PRECINCT PARKING LOTS PROJECT

PURPOSE: To obtain Council authorization to advance design of new parking facilities within the City Hall/Deer Lake precinct.

RECOMMENDATION:

1. **THAT** Council be requested to authorize staff to initiate civil design for three parking lots and to bring down a capital reserves expenditure bylaw of \$650,000 (inclusive of 5% GST at \$30,954) to finance the expenditure.

REPORT

1.0 BACKGROUND

Over the years, parking demands in the City Hall/Deer Lake Park precinct have steadily increased. A combination of general growth, current operations and special events have resulted in additional parking requirements and demands which have collectively added considerable pressure on existing available parking lots in the City Hall/Deer Lake precinct.

In 2015, the City retained Bunt Engineering to investigate and provide recommendations on how best to address immediate parking requirements and related issues, as well as prepare a long term cost-effective parking strategy for the precinct.

A detailed parking review of existing and future parking supply and demand within the precinct resulted in a recommended parking supply expansion strategy. Key findings and recommended parking supply strategies were developed. From this work, three priority locations were identified for parking projects.

This report seeks Council authorization to advance the staged development of those identified parking projects within the precinct, and to initiate rezoning of the lands associated with parking areas #1 and #2 (shown on *Figure 1*) to permit parking as a principle use, as the design work is advanced.

2.0 PARKING STRATEGY

The *City Hall and Deer Lake Precinct Parking Study (2016)*, herein referred to as the study, analyzed existing and forecast parking demand and supply to support the development of short and long term parking and increasing parking supply.

The study identified six potential sites for the short and long term development. Of these, two surface and one structured parking lot were short listed to advance, as illustrated in *Figure 1*.

2.1 SURFACE PARKING

The study recommended the expansion of surface parking supply in the short term at two locations – Sites #1 and #2.

2.1.1 Site #1 (4276 Norland Avenue)

Located adjacent to Deer Lake Center at the corner of Canada Way/Norland Avenue, this location could provide up to 200 new parking spaces. This additional parking supply would fully meet the unserved parking demand at the Centre, as well as providing overflow relief for City Hall lots south of Canada Way and for City events, such as the Farmers Market.

To advance development of this site, staff will seek Council authorization to initiate rezoning to the CD, P2, C1, P8 District to permit parking as a principle use, concurrent with advancing the design for a surface lot. The design would determine the ultimate configuration and total number of parking stalls to be constructed. Funding authorization for construction would be the subject of a further report pending the completion of the design work.

2.1.2 Site #2 (6260 Deer Lake Avenue and 4828, 4846, 4868, 4896 Rowan Avenue)

Located south of Deer Lake Avenue and adjacent to the Cultural Facilities at Deer Lake Park (*see Figure 1*), the development of surface parking at this site could provide up to 190 new parking stalls. The additional parking supply, which could be constructed in two phases, would benefit the RCMP, City Hall staff and visitors to Deer Lake Park for significant events such as the Blues Festival.

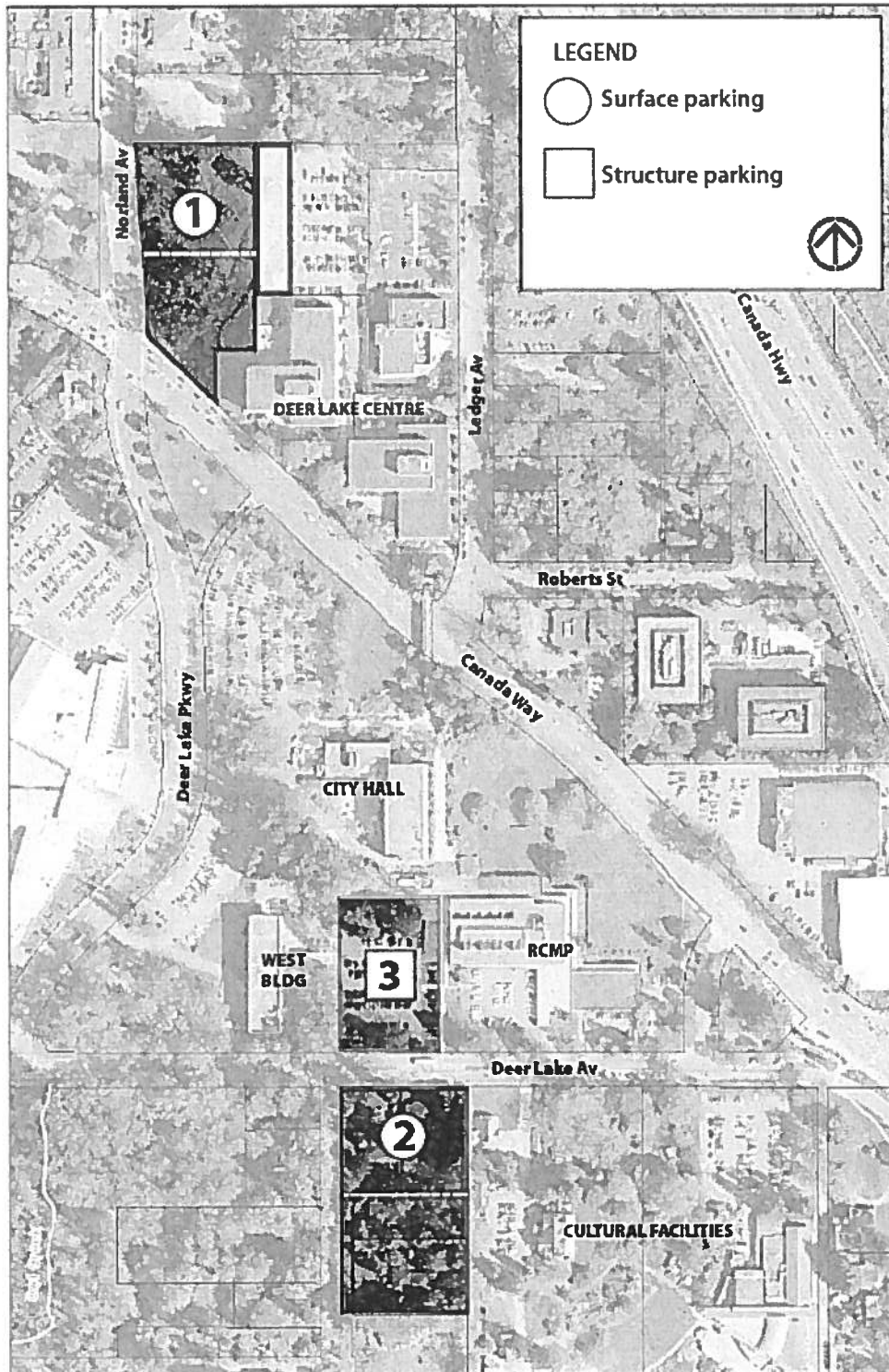
To advance development of this site, staff will seek Council authorization to initiate rezoning and consolidation to the CD, P3, P8 District to permit parking as a principle use, concurrent with advancing the design for a surface lot. As part of this work, staff would coordinate the conclusion of the interim rental of sites within this area to enable site servicing in advance of construction of the parking areas.

The construction of Sites #1 and #2, while providing for the short term staff parking demands of the precinct, supports recreational and special event parking, and provides capacity to relocate RCMP parking, as necessary, to advance any structured parking options at Site #3.

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In this regard, it is recommended that Council authorize the advancement of the civil design for surface parking lots at Sites #1 and #2.

Figure 1: Priority Parking Lot Projects



2.2 STRUCTURED PARKING

The study also investigated the feasibility of a structured parking facility within the City Hall lands (4949 Canada Way), with Site #3 identified as a potential long term priority location. This site is well suited for a multi-level parking structure, due to existing grades, and proximity to existing demand at City Hall, and the RCMP.

Advancement of the design of structured parking at Site #3 would include the results of a completed City Hall Space Needs Study. This work would inform the long term parking requirements for both City Hall and RCMP, to be incorporated into the design of the structured parking facility.

3.0 PROJECT BUDGET, FINANCING AND SCHEDULE

To advance the parking lot projects at Site #1, #2 and #3, funding in the amount of \$650,000 is sought to undertake design, as outlined in this report. A Capital Budget allocation for this expenditure has been accounted for in the 2017 – 2021 Provisional Financial Plan under the City Hall Precincts Projects component.

It is recommended that the Financial Management Committee recommend Council authorize staff to initiate the civil design for three parking lots and bring down a Capital Reserves expenditure Bylaw in the amount of \$650,000 (inclusive of 5% GST of \$30,954) to finance the required expenditures for geotechnical and environmental assessments, topographic surveys, civil design, the preparation of tender documents and contract administration for two surface parking lots, and preliminary design and estimate for the structured parking lot on Site #3.

Upon completion of the design, Council authorization for funding of the construction works would be the subject of a further report.

As detail design and rezoning advance concurrently, it is expected that the construction works for Sites #1 and #2 would advance in 2017 – 2019 with Site #1 being the first priority for completion. Work on the structured parking on Site #3 would follow completion of Site #2 to provide two interim parking areas to meet needs for existing parking displaced during the construction process on Site #3.

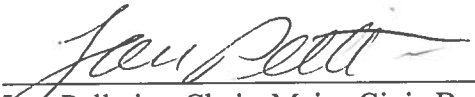
4.0 CONCLUSION AND SUMMARY

The City Hall and Deer Lake Precinct Parking study analyzed existing and forecast parking supply and demand to support the development of both short term and long term parking management strategies.

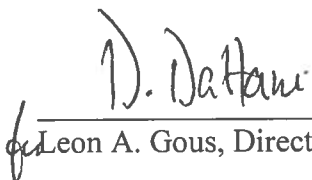
The study identified two surface and one structured parking lot to advance as priority locations.

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To advance these priority projects, this report seeks approval to initiate civil design for the three parking lots, as outlined above.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon A. Gous, Director Engineering



Dave Ellenwood, Director Parks, Recreation and
Cultural Services

LL/sla

- cc: City Manager
Deputy City Manager
Director Public Safety and Community Services
Director Finance
OIC, RCMP
Chief Building Inspector
Chief License Inspector
Assistant Director, Facilities Management
Purchasing Manager
City Solicitor