

LATE DISTRIBUTION FOR COUNCIL - November 05, 2009

Supports Item No. 2
CS&B Committee Agenda
November 5, 2009



ADMINISTRATIVE REPORT

Report Date: 31 October, 2009
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RTS No.: 08158
VanRIMS No.: 08-2000-20
Meeting Date: November 5, 2009

TO: Standing Committee on City Services and Budgets
FROM: Director of Facilities Design and Management
SUBJECT: Pay Parking in Vanier Park

RECOMMENDATION

THAT Council authorize the Director of Facility Design and Management to implement pay parking in the Vanier Park Parking Lot shown in the plan in Appendix "A" of this report, with an approximate net annual revenue increase of \$86,500 to the Operating budget; and

THAT EasyPark operate the lot on behalf of the City.

GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning and Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Council approval is required to implement pay parking on City property.

PURPOSE

This report requests Council's approval for the City to implement pay parking in the parking lot adjacent to the Vancouver Museum (the "Museum") and the HR MacMillan Planetarium (the "Space Centre") in Vanier Park as shown in Appendix "A" (the "Parking Lot") under the terms and conditions outlined in this report.

BACKGROUND

The Museum and the Space Centre facility in Vanier Park is a City-owned building. The complex and the adjacent Vancouver Archives facility and Vanier Park are served by a parking lot (shown in

Appendix A) that is currently free to users. This is the last free parking in the Kits Point area.

Current operating and maintenance expenditures by the City on the Parking Lot are approximately \$35,000 annually and can be summarized as follows:

- maintenance (including parking lot lighting) \$400
- snow and ice removal \$25,000
- parking lot cleaning and security \$9,100
- landscaping \$500 (planters only)

The implementation of pay parking in the Parking Lot has been discussed for many years. The City has consulted with various other user groups of Vanier Park and its parking facilities including the Vancouver Academy of Music, Vancouver Archives, Bard on the Beach, Vancouver Maritime Museum, Kit's Point Residents Association, and Vancouver Children's Festival on several occasions - Summer 2003, April/May 2004, February 2006 and March 2009.

The Museum and Space Centre occupy the Vanier Park complex served by the Parking Lot at nominal rent, have property tax exemption, receive operating grants, and capital support from the City. As well, the City provides approximately \$1.3 million in services such as security, utilities, janitorial services, grounds and building maintenance.

DISCUSSION

It is recommended that the City implement pay parking at the Parking Lot and that EasyPark be contracted as the operator on behalf of the City.

EasyPark is preparing a business plan for the Parking Lot that will be according to the terms and conditions of the EasyPark Management Agreement and subject to approval of this Council report. However, under the arrangement with Easy Park, the City will continue to be responsible for:

- routine maintenance,
- snow removal and ice control,
- parking lot cleaning,
- landscape maintenance, and
- capital repairs or restoration.

EasyPark will be responsible for:

- revenue collection,
- enforcement, and
- security

The operating and maintenance costs incurred by the City, and an EasyPark administration fee (charged at a rate of 10% of gross revenues), would all be deducted from the gross revenues.

The EasyPark administrative fee will be contributed to the Parking Site Reserve.

Parking rates will be set and adjusted from time to time by the General Manager, Business Planning and Services in consultation with EasyPark and the City Engineer.

With the implementation of pay parking, the Parking Lot would be open 24 hours a day, 7 days a week. However, no overnight camping and no long-term use would be permitted. In addition, there would be regular patrolling of the Parking Lot which would enhance security of the area, including the overnight periods, which should minimize any negative impact on the surrounding neighbourhood. The implementation of pay parking on the lot would also:

- Encourage the use of alternate transportation methods; and
- Help offset the operating cost for this facility

It is recommended that Council approve the implementation of pay parking under the following terms and conditions:

- Pay parking to commence December 1st, 2009
- EasyPark to install temporary signage indicating that pay parking will be introduced a minimum of 2 weeks in advance of implementation;
- The Museum and Space Centre notify their members, school groups, regular users of the institutions and Kits Point Residents Association a minimum of 2 weeks in advance of implementation;
- The City notify other Vanier Park cultural institutions and major user groups a minimum of 2 weeks in advance of implementation; and
- COV staff and contractors providing services to the City and/or the institutions will be exempted from pay parking.

The Museum and Space Centre have expressed a desire to receive a portion of the net revenue in order to offset their operating costs. The City Manager has signalled to these societies the intention to review their operating issues in collaboration with Cultural Services and the Chief Financial Officer (CFO). In light of this, the net revenue generated from pay parking will be credited to the City's Operating Budget for the Museum/Planetarium cost centre.

FINANCIAL IMPLICATIONS

Implementing pay parking in the Parking Lot is expected to generate gross revenues of approximately \$135,000 annually. The revenue will be offset by management fees from EasyPark and operating costs for the parking lot of approximately \$35,000 annually. This will result in \$86,500 in net revenues:

	\$
Gross annual parking revenues	135,000
Less: 10% EasyPark administrative fee (contributed to Parking Site Reserve)	(13,500)
Less: Operating and maintenance costs	(35,000)
Net annual revenue increase to Operating Budget	\$86,500

FINANCIAL RISK MANAGEMENT

The financial risk is negligible when averaged on an annual basis as revenues will vary considerably between seasons. Initial revenue projections were based on conservative estimates. The City operating expenses and EasyPark administration fees will be deducted from the gross revenues.

ENVIRONMENTAL IMPLICATIONS

The introduction of pay parking will encourage more people to car pool and use other forms of transportation to visit their institutions. Either option would assist the City in reaching its target for reducing greenhouse gas emissions.

SOCIAL IMPLICATIONS

In the short term, some patrons may not be supportive of the introduction of pay parking. The neighbours may also initially experience a slight increase in traffic circulation with the introduction of pay parking as people try to find free parking elsewhere. However, given that much of the neighbourhood is permit-only parking or pay parking at other lots by Kits Beach, this is likely to drop off soon after the introduction of pay parking, especially if permit-only parking is enforced.

The long-term benefits will likely outweigh the short-term concerns as people become accustomed to pay parking. Patrons will be encouraged to use more sustainable means of transportation, and the revenues will contribute to reducing City expenditures. Also with the introduction of pay parking 24/7, there will be more regular patrols of the area both day and night which is likely to increase security and safety in the neighbourhood.

IMPLEMENTATION PLAN

If approved, pay parking would be implemented immediately and it is anticipated that EasyPark can install pay parking within two to three weeks of Council approval.

CONCLUSION

Introducing pay parking in the Parking Lot has been discussed for many years. It is one of the only free parking lots in the City and the benefits of pay parking outlined in this report demonstrate that the introduction of pay parking is not only inevitable but beneficial beyond the short term.

It is recommended that Council approve the implementation of pay parking in the Vanier Park Parking Lot and that EasyPark be contracted to operate the lot on behalf of the City. The City would continue to be responsible for the operating costs and would receive the net revenues. This proposed implementation of pay parking will reduce costs to the City and earn additional revenues for the City.

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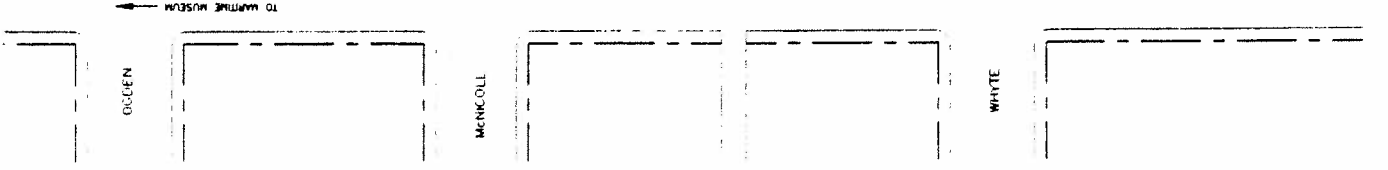
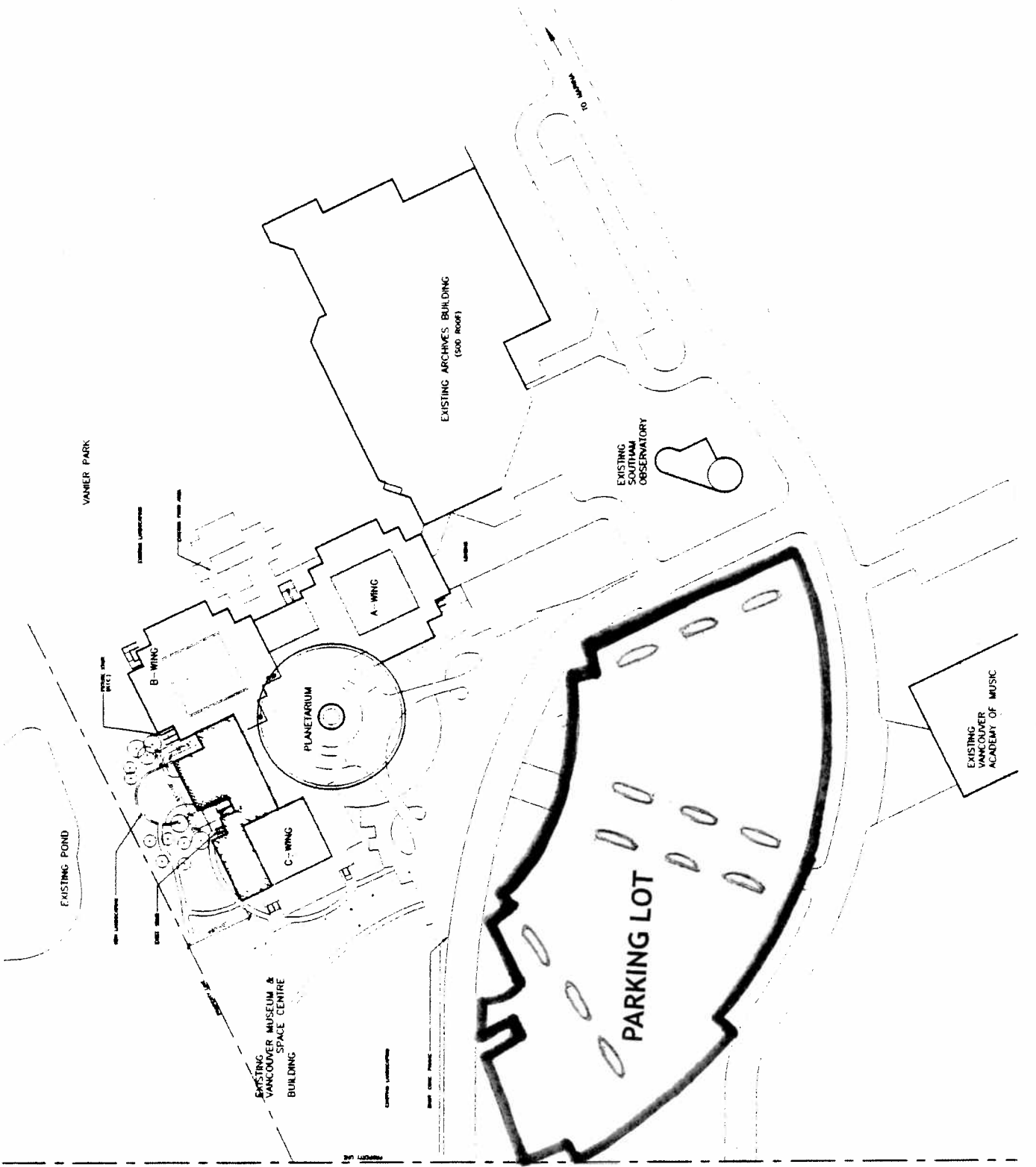
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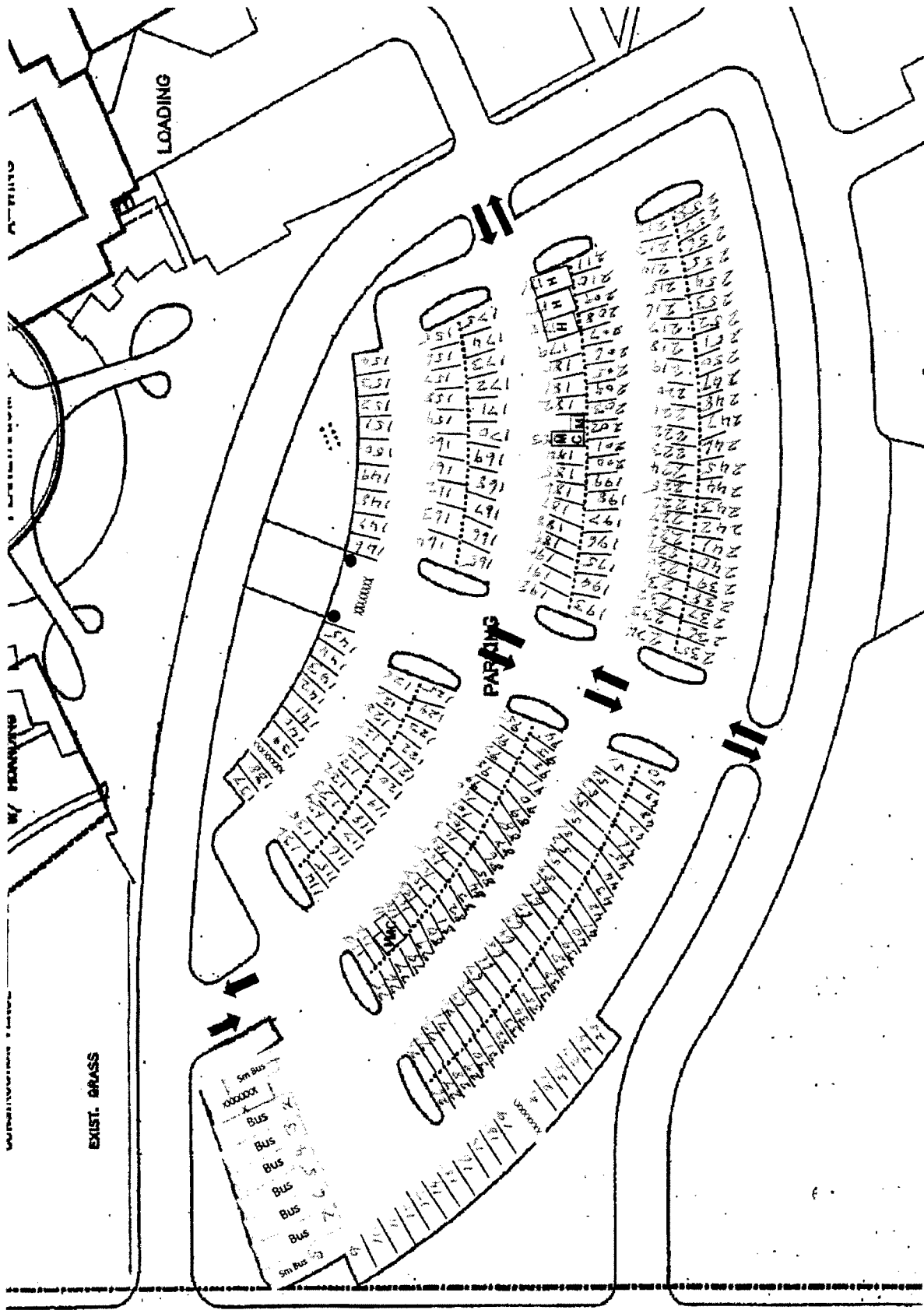
NO.	DATE	REVISIONS
1	10/1/01	ISSUED FOR PERMIT
2	10/1/01	ISSUED FOR PERMIT
3	11/28/01	ISSUED FOR PERMIT
4	11/28/01	ISSUED FOR PERMIT
5	11/28/01	ISSUED FOR PERMIT



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ARCHITECTS: SEARS & RUSE ARCHITECTS LTD
DATE: 11/28/01





EXIST. GRASS
LOADING
W/ PARKING
Chestnut
Bus Stalls - 6 Large / 2 Small
H/C Stalls - 3
Motorcycle - 2
Transient - 245 (17 of these stalls will be allocated to Staff Parking)