

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 28, 2022

TO: Mayor and Council

FROM: Joseph Calenda, Acting Director, Planning and Development Services

SUBJECT: West Beach Parkade – Utilization of Parking Level 4

RECOMMENDATION

THAT Council receive for information the report dated March 28, 2022, from the Acting Director of Planning and Developments Services, titled “West Beach Parkade – Utilization of Parking Level 4” and direct staff on public access to Parking level 4 to permit public parking during periods of high parking demand.

EXECUTIVE SUMMARY

This report is to provide Council with West Beach Parkade utilization data that identifies periods of time where there is increased demand for parking capacity and provide method and options for public parking access to the 4th level of the West Beach Parkade during times of high parking demand, for Council’s consideration and direction to staff.

PREVIOUS COUNCIL DIRECTION

| Motion # & Meeting Date | Motion Details |
|------------------------------------|--|
| 2021-422 October 25, 2021 | That Council direct staff to bring forward information in regard to closing the top floor of the City’s parkade with the exception of long weekends in the summer. |

INTRODUCTION/BACKGROUND

The purpose of this report is to determine when additional parking capacity is required to meet periods of high public parking demand and permitting gate access to the 4th level of the West Beach Parkade and when access to the 4th level remains closed to the public.

In January of 2020, a gate was installed at the entrance to the 4th level of the West Beach Parkade to control public access to this parking level following complaints the City received regarding lighting and noise associated disturbances with the 4th level parkade use that negatively impacted area residents. In 2020, staff closed the 4th level parkade during the pandemic to limit visitors to the waterfront, and during the shoulder and winter seasons in 2021 in consideration of the complaints from the nearby residents. The 4th level parkade was opened during the summer season when parking demand is generally higher. Recently, the City received complaints from

the Marine Drive business community inquiring why the 4th level parkade was not opened on the March 4, 5 and 6 weekend as we experienced good weather which brought more visitors to the waterfront and the need for additional parking.

Manually opening and closing the gate is cumbersome and requires multiple parking services staff to manage this task. It is also difficult to definitively predict the dates/times when additional parking capacity will be required, as several factors contribute to parking demand. Weather conditions, time of year and day of the week are the greatest determining factors. The extra parking capacity is most often required July and August weekends, statutory holidays and Fridays in July.

Appended to this report are the utilization rates from year 2021 as follows:

- Appendix A: 2021 Dates when 80% Utilization Exceeded on 3rd Level of Parkade; and
- Appendix B: 2021 Parkade Levels 3 and 4 Utilization.

To note is that the West Beach Parkade was closed for the summer in 2020 due to the pandemic. Therefore no 2020 utilization data was collected.

There is intermittent and unpredictable demand for 4th level parking from March to September and while 4th level parking can create disturbances for nearby residents, the City also needs to balance that with the needs of the community as a whole, which includes visitors to the waterfront, the businesses at the waterfront and the parking demands at all times of the year.

To address staff resources and efficiency, installation of automation and sensors to open and close the gate on an as needed bases is one consideration. Initial inquiries by staff, estimated a cost for replacement and automation of the gate to be approximately \$14,000, but this figure requires confirmation and is not included in the current financial plan budget process.

If the gate access process is manual rather than automated, it would require parking staff resources to manage and would then impact other areas of staff responsibilities.

Providing gate access to 4th level parking at the start of the tourist season from Victoria Day weekend in May to Labour Day weekend in September, with gate access at the beginning and following long weekends or events outside of this period, would provide the public with consistency. It would also provide stretches of time from September to May where it would remain closed.

It is noted that anytime the 4th floor parkade is open, the potential for light or noise disturbances to area residents may occur.

FINANCIAL IMPLICATIONS

If access to the 4th floor of the parkade were opened manually by staff during set periods of time where parking demand is high, this would increase parking revenue. If an automated system was installed and maintained, the associated costs would have to be included in the financial plan budget process.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Providing public access on an as needed basis will reduce the impact on area residents. Providing additional capacity when needed will improve the ability of drivers to find parking and reduce traffic congestion along the waterfront.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

To manually operate the gate to access the 4th level during periods of time throughout the year would require assistance from parking services staff and impact resources and their ability to perform other duties and responsibilities.

To install an automated gate system to provide access to the 4th level of the parkade, will require facilities staff assistance in securing a contractor to install automatic gate operation sensors and equipment. Staff would also need to determine if sensor alerts can be programmed to signal when capacity thresholds are reached to warrant automated gate opening to the 4th level parkade.

CLIMATE CHANGE IMPLICATIONS

Opening the 4th level parkade when extra capacity is needed will reduce traffic congestion and vehicle emissions along the waterfront. Closing public access to the 4th level during periods of underutilization has no climate change implications.

ALIGNMENT WITH STRATEGIC PRIORITIES

Managing the West Beach Parkade as needed aligns with Council's priority of engagement with area residents to provide an excellent quality of life through the efficient management of parking resources to meet the needs of residents, visitors and businesses.

OPTIONS

The following options are available for Council's consideration:

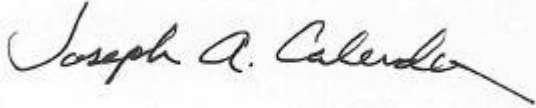
1. Schedule opening of the 4th level gate at the start of the tourist season from Victoria Day long Weekend in May to the Labour Day long weekend in September and the day before and following a long weekend throughout the year and during stretches of good weather.
2. Utilization of parking services staff to manually open and close gate access to the 4th floor.
3. Installation of automated sensors to open and close the gate on as needed basis as extra capacity is required.

These options all have the potential to increase disturbances to neighbourhood residents while being a benefit to visitors and the Marine Drive business community on days when the 4th level parkade is open.

CONCLUSION

Staff recommend a scheduled opening of the 4th level gate at the start of the tourist season from Victoria Day Weekend in May to the Labour Day weekend in September and the manual opening and closing of the gates on an “as needed” basis during long stretches of good weather or events. This will require parking enforcement staff to manually monitor the need for additional capacity.

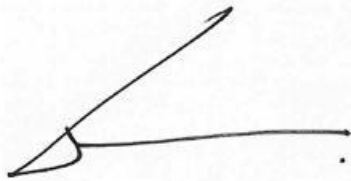
Respectfully submitted,



Joseph A. Calenda
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: 2021 Dates when 80% Utilization Exceeded on 3rd Level of Parkade
Appendix B: 2021 Parkade Levels 3 and 4 Utilization

APPENDIX A

2021 Dates when 80% Utilization Exceeded on 3rd Level of Parkade

DATES WHEN 80% UTILIZATION
EXCEEDED ON 3RD LEVEL*

Saturday January 23
Saturday March 13
Saturday April 17
Sunday April 18
Sunday May 16
Saturday May 29
Sunday June 20
**Thursday July 1
Saturday July 3
Friday July 9
Saturday July 10
Saturday July 17
Sunday July 18
Friday July 23
Saturday July 24
Sunday July 25
Friday July 30
Sunday August 1
**Monday August 2
Saturday August 14
Sunday August 15
**Monday September 6

* Indicating need for additional
capacity on 4th level

** Stat Holiday

APPENDIX B

2021 Parkade Levels 3 and 4 Utilization

Note: Only weekends and stat holidays included in off season months, while summer months include all calendar days.

