

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 15, 2023

TO: Mayor and Council

FROM: Jim Gordon, P.Eng., Director, Engineering & Municipal Operations

SUBJECT: Accessible Parking Spaces South of Marine Drive – Oxford Street to White Rock Museum & Archives

RECOMMENDATION

THAT Council receive the report dated May 15, 2023, from the Director of Engineering & Municipal Operations, titled “Accessible Parking Spaces South of Marine Drive – Oxford Street to White Rock Museum & Archives” for information and consideration and endorse the interim and permanent parking lot painting plans described in this report.

EXECUTIVE SUMMARY

At the Regular Council meeting on April 17, 2023, Council made inquiries related to the parking stalls located in the two parking lots south of Marine Drive and between Oxford Street and the White Rock Museum & Archives.

This report includes parking stall painting considerations related to those inquiries and the October 21, 2019 corporate report titled “Wheelchair Van Side-Ramp Accessible Parking Improvements” is attached as Appendix A for reference.

The considerations in this report include:

1. Potential for an additional accessible parking stall south of Marine Drive and midway between Oxford Street and the Museum.
2. Potential elimination of the conflict between parking stalls and Promenade access stairs.
3. Planned October 2023 parking lot drainage reconstruction between Oxford Street and the Museum
4. Follow up since the October 21, 2019 corporate report.

The addition of one further parking stall is possible at the midpoint of the parking lots between Oxford Street and the White Rock Museum & Archives on an interim basis until a new parking layout is painted following drainage and paving works scheduled to start in October 2023. A midpoint parking stall is also feasible long term and the conflict between parking stalls and the Promenade access stairs will be resolved with the new post October parking lot layout attached as Appendix B.

The parking stall improvements identified in the October 21, 2019 corporate report titled “Wheelchair Van Side-Ramp Accessible Parking Improvements” are completed, with the exception of the proposed additional underground van-accessible stall at White Rock Community Centre as two van-accessible stalls are located above ground.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2023-179 April 17, 2023	<p>That Council direct staff to bring forward a corporate report reviewing waterfront parking in regard to the potential to convert more regular parking stalls to accessible stalls midway between the current sites (two (2) at Marine Drive and Oxford Street and then at the Museum).</p> <p><u>Note:</u> May include changing the current number of accessible stalls to be more evenly distributed within the noted area.</p>
2019-460 October 21, 2019	<p>That Council:</p> <ol style="list-style-type: none">1. Receives for information the corporate report dated October 21, 2019 from the Directors of Engineering and Municipal Operations, Financial Services and Development Services titled “Wheelchair Van Side- Ramp Accessible Parking Improvements”,2. Directs staff to include \$35,000 in the Draft 2020 to 2024 Financial Plan for van-accessible parking space upgrades, for Council consideration; and3. Direct staff to bring forward amendments to the Zoning Bylaw to implement an approach similar to Surrey, Richmond and other municipalities with regard to both the overall number of accessible parking spaces and the ratio of van-accessible parking spaces.

INTRODUCTION/BACKGROUND

The two parking lots south of Marine Drive and between Oxford Street and the White Rock Museum & Archives are in poor condition. The City is responsible for maintenance as part of the lease with the Burlington Northern and Santa Fe Railway (BNSF). Drainage works and repaving are scheduled to start in October 2023.

Interim and permanent improvements to the parking lots are discussed below.

Interim Midpoint Accessible Stall

In the interim, before the October reconstruction, an accessible parking stall can be painted at Elm Street in the location shown on the image that follows by removing two motorcycle spaces to the west of the stall next to the parked car shown in the image.



This location is approximately midpoint between Oxford Street and the Museum. The permanent plan to be painted post October also includes an accessible parking stall in this vicinity.

Removal of motorcycle stalls in the interim plan and the permanent plan could potentially result in a small loss of revenue if motorcyclists decide not to park in other vehicle or motorcycle spaces and leave the waterfront area. Most would probably park in a regular parking space given that the parking fee is the same. Some could try to squeeze into corners and other areas on Elm Street; however, this can be monitored by Parking Staff.

Elimination of Conflict between Parking Stalls and Access Stairs

There are four locations where parking stalls hinder access to Promenade stairs. An example is shown below.



The new parking layout provides a hatched 1.3 metre path to access the Promenade stairs. Given that the stairs themselves are not wheelchair accessible, this path should be wide enough for those wishing to access the Promenade at the various stair locations.

October 2023 Parking Lot Reconstruction

Drainage of the parking lots is challenging during wet winter weather. A project to upsize storm mains and provide in ground detention is scheduled to start in October 2023 following the busy beach season. This will improve the drainage until longer term improvements can be made to the outfalls beneath the BNSF railway.

Parking lot repainting as per the plan shown in Appendix B, will follow in Spring 2024 or earlier depending on the weather. The new parking plan will result in a reorientation of stalls as

Described in the table below.

Parking Lot ID:	Lots W9 to W19	
	Existing	New Proposed
Regular/Full Size Stalls	170	167
Small Car Stalls	7	8
Accessible Stalls	5	4
Van-accessible Stalls	0	2
Motorcycle Stalls	14	7
Total No. of Stalls:	196	188

The provision of two van-accessible stalls and the cross hatched stair access will result in seven fewer motorcycle stalls and one less vehicle stall.

Follow Up to October 2019 Report

The report references various accessible parking standards including standards from the *Americans with Disabilities Act* (ADA). The City has 1280 parking stalls of which 48 are accessible stalls – at 3.8%, the accessible stall supply exceeds the ADA standard of 2%. The report identified 10 locations where van-accessible stalls could be created bringing the van-accessible supply up to 28 stalls – this ratio of van-accessible stalls to accessible stalls is greater than 50% thereby exceeding common standards of approximately 12%. The upgrades were completed in 2020.

The report also identified potential Zoning Bylaw changes that were subsequently made to section 4.14.6 of the Bylaw on March 29, 2021.

FINANCIAL IMPLICATIONS

Repainting of the parking lot south of Marine Drive and between Oxford Street and the Museum is a regular maintenance activity included in current budgets. The small incremental cost of creating an accessible stall at Elm Street can be accommodated in the budget. The repainting of the lots following October drainage reconstruction is included in the project budget of \$2.6M.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Staff will communicate details related to the drainage reconstruction project on the City website and on social media.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering and Municipal Operations is working together with Planning and Development staff on the parking lot paintings.

ALIGNMENT WITH STRATEGIC PRIORITIES

The recommendations in this report align with the Waterfront Strategic Priority. Specifically, the objective “Revitalize waterfront public spaces to be more inviting.”

OPTIONS / RISKS / ALTERNATIVES

Should Council choose not to endorse the interim and permanent parking lot painting plans described in this report, staff would continue the status quo when carrying out maintenance parking lot painting.

The status quo painting plan does not include an accessible parking space midpoint between the White Rock Museum & Archives and Oxford Street. Additionally, there are four parking stalls that conflict with Promenade stair access.

CONCLUSION

Improvements to the parking stall painting plans for the two parking lots south of Marine Drive between Oxford Street and the White Rock Museum & Archives are recommended to include an accessible stall midpoint between Oxford Street and the White Rock Museum & Archives and crosshatched 1.3 metre walkways to the Promenade access stairs. These permanent painting improvements should be scheduled to follow the drainage works scheduled to start in October 2023.

City parking facilities exceed common accessibility standards by providing approximately 3.6% of total parking stalls as accessible parking stalls and over 50% of these accessible parking stalls as van-accessible parking stalls. The Zoning Bylaw regulations with respect to accessible and van-accessible parking stalls on private property were updated March 29, 2023. Staff seek Council's approval and endorsement of the interim and permanent parking plans as described in this report.

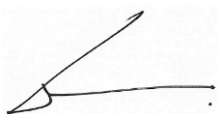
Respectfully submitted,



Jim Gordon, P.Eng.,
Director of Engineering

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Wheelchair Van Side-Ramp Accessible Parking Improvements Corporate Report
dated October 21, 2019

Appendix B: October 2023 Permanent Pavement Marking Improvements Project