



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Parking and By-law Services Division**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	November 17, 2015
<b>SUBJECT/REPORT NO:</b>	Update on Request for Information - Downtown Parking Structure (PED15183) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Marty Hazell (905) 546-2424 Ext. 4588 Kerry Davren (905) 546-2424 Ext. 6009
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That staff be authorized to enter into negotiations with the following three proponents regarding a potential joint agreement to secure additional public parking in the Downtown:
- A. Desantis Developments
  - Vrancor
  - Collins Corporation / MHC
- (b) That staff be directed to report back to the Planning Committee with the results of the negotiations referenced in recommendation (a) of Report PED15183.

**EXECUTIVE SUMMARY**

Staff is seeking approval to enter into negotiations with developers in order to secure additional public parking in the Downtown. Through a Council approved Request for Information (RFI) process, staff identified three potential developments that may have public benefit. In order to properly assess the financial, economic development, and planning impacts, detailed negotiations with the developers are required. These negotiations would not constitute the execution of an agreement but would be used to form recommendations for a possible joint venture development.

***Alternatives for Consideration – N/A***

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

## **HISTORICAL BACKGROUND**

A 2013 “*Downtown Hamilton Parking Garage Study and Parking Garage Assessment*” conducted by the MMM Group identified two “*high demand parking areas*” (King / Bay Streets and John / King William Streets) that will become critical within ten years.

As an initial step to ensuring that adequate parking is available for the Downtown in the future, Council, in approving Planning Committee Report 13-014 on September 25, 2013, directed:

*“That staff be authorized to issue a Request for Information (RFI) to gauge the level of private sector interest in the development of a parking structure in one of the two Downtown “high demand parking areas” (King and Bay Streets and King William and John Streets)”.*

As reported in an Information Update on September 23, 2014, the RFI closed on July 9, 2014 and staff intended to initiate preliminary discussions with the proponents of two possible viable options.

Since the RFI closed, other proponents have approached the City with possible development opportunities.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

## **RELEVANT CONSULTATION**

The Real Estate Section has been involved in the process and consulted on this Report.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Through the evaluation process for *Request for Information C3-05-14 Development of Parking Structure for City of Hamilton Downtown Core*, staff reviewed nine proposals

related to parking structures in the Downtown. The following five formal submissions were received in response to the RFI:

1. Desantis Developments
2. Armtec
3. Effort Trust
4. Ellis Don
5. Newtown Parking Structures

Submissions from Armtec, Ellis Don and Newtown Parking Structures were not considered further as they were merely advertising their expertise in construction or design / build projects – they did not own or lease land in the area, nor did they offer funds to contribute to a public parking project.

The following four developers approached the City after the RFI closed:

1. Vrancor
2. Collins Corporation / MHC
3. Molinaro Group
4. Civicplan

Of the remaining six submissions, proposals from A. Desantis Developments, Vrancor and Collins Corporation / MHC were deemed to have merit as their proposed developments could be constructed in the short term (under ten years), provide additional public parking in one of the two “high” demand parking areas (King / Bay Streets or John / King William Streets), and have the potential to improve the economic development of the area. The other submissions were either too long term, could not provide adequate public parking or had no financial plan.

Preliminary discussions indicate that public parking might be secured as part of a joint agreement between the City and the developer(s), but would require more detailed negotiation. Council commitment to the proposed direction is required to engage the proponents in negotiations which would be used to establish the terms and conditions under which some form of joint venture could secure the City’s requirements and result in a viable development for the proponent. These negotiations would not constitute the execution of an agreement but would be used to form any recommendations for a joint venture.

Staff will report back to Planning Committee with the results of any negotiations and subsequent recommendations.

## **ALTERNATIVES FOR CONSIDERATION**

N/A

**ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN**

**Strategic Priority #1**

A Prosperous & Healthy Community

*WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.*

**Strategic Objective**

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.3 Promote economic opportunities with a focus on Hamilton's downtown core, all downtown areas and waterfronts.

**APPENDICES AND SCHEDULES ATTACHED**

N/A

KD/dt