



# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>DATE:</b>	February 26, 2016
<b>SUBJECT/REPORT NO:</b>	Proposed Increase to Off-Street Parking Rates (PED16065(a))
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Ted Arnold (905) 546-2424 Ext. 6006 Kerry Davren (905) 546-2424 Ext. 6009
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION:

At its meeting of February 23, 2016, the General Issues Committee directed:

*“That the \$10 increase option to off-street municipal parking fees, with the exemption of Concession Street BIA; Dundas BIA, subject to further information from staff; and, the Kenilworth and Ottawa Street BIAs until further notice, be approved.”*

## INFORMATION:

### Exemptions from the Proposed \$10 Monthly Rate Increase

As discussed in Report PED16065, a \$10 increase to monthly permit rates for all municipal carparks in the City of Hamilton would result in approximately \$251,280 in additional yearly revenue which includes \$61,000 that would be paid by City Departments as part of employee paid parking.

If all carparks in Dundas, along Kenilworth Avenue and within the Ottawa and Concession Street Business Improvement Areas (BIAs) were to be excluded from the rate increase, the resulting annual revenue increase would be approximately \$232,740. The reduction amount is divided as follows:

- Concession Street BIA (includes one municipal carpark) - \$1,530
- Ottawa Street BIA (two municipal carparks) - \$2,790
- Kenilworth Street (three municipal carparks) - \$1,800
- Dundas (eight municipal carparks) - \$12,420

**Ottawa Street BIA, Concession Street BIA and Kenilworth Avenue**

The Concession Street BIA operates along Concession Street between Upper Wellington Street and East 36<sup>st</sup> Street. There is only one municipal carpark located in this area at East 21<sup>st</sup> (Municipal Carpark 35). There are 17 monthly permit spaces offered in this location. All permits have been sold with six people on the waiting list.

The Ottawa Street BIA operates along Ottawa Street between Barton Street and Main Street. There are two municipal carparks in this area between Campbell Avenue and Cannon Street (Municipal Carpark 2) and at Main Street/London Street (Municipal Carpark 19). Their permit information is as follows:

- Municipal Carpark 2 – 27 monthly permit spaces available and sold out. There is no waiting list; and,
- Municipal Carpark 19 – five monthly permit spaces available. There are no permits sold at this time but they are periodically used by the Hamilton YMCA.

There are three municipal carparks along Kenilworth Avenue at Newlands Avenue (Municipal Carpark 43), Albany Avenue (Municipal Carpark 84) and Hope Avenue (Municipal Carpark 4). Their permit information is as follows:

- Municipal Carpark 43 – 13 permits available and sold out. Two people on the waiting list;
- Municipal Carpark 84 – 20 permits available and sold out. Three people on the waiting list; and,
- Municipal Carpark 4 – Seven permits available and sold out. No waiting list.

**Parking in the Former Town of Dundas**

Information regarding the land lease arrangements, private parking competitors, parking utilization and history of parking rate increases in Dundas was requested and is as follows:

**Leased Land**

In the former Town of Dundas there are eight parking lots, of which five are partially or entirely leased from the adjacent property owner(s). The leases have expired and the Real Estate Section is currently negotiating new leases for these properties. The City also leases lots at King and Bay (Municipal Carpark 80), Barton and Birch (Municipal Carpark 42) and Cannon and Birch (Municipal Carpark 50).

**Competing Private Operators**

To staff's knowledge, there are no competing private parking lots in Dundas. With the exception of the International Village and Downtown Hamilton BIAs, and the area surrounding the General Hospital, there are no direct private parking competitors with

any other municipal carparks. It should be noted that carparks operated by Hamilton Health Sciences are not considered competitors as their parking rates are based on internal operations as opposed to parking demand or competition.

#### Historical Rate Increases

Monthly parking rates were last increased in 2014 as part of the 2014 Budget process. The rates were increased by \$5 for all municipal carparks in the City of Hamilton.

Dundas also had a \$0.15 hourly rate increase in 2014 (from \$0.60 to \$0.75). Hourly rates vary across the City from \$0.50 to \$2.50 per hour with the average rate being \$1 per hour. Historically, hourly rate increases have been based on operational demands on a case-by-case basis. The Dundas rate change was prompted by customer concerns over the coin requirement to reach \$0.60 (i.e. required dimes or nickels). After discussion with the area Councillor, it was decided that an increase to \$0.75 would alleviate the issue (i.e., the amount could be paid in quarters).

For reference, the hourly rate has been increased in 13 municipal carparks (including Dundas as noted above) over the last five years.

#### Parking Utilization

Staff does not have detailed information related to the parking utilization in Dundas, however, there are seven municipal carparks that offer monthly parking rates and five of these have waiting lists. In total, there are approximately 29 people on the waiting lists, the longest of which has been waiting since November 2014.

#### Summary

Increasing the monthly parking rates in all but the requested areas (Concession BIA, Ottawa BIA, Kenilworth Avenue, Dundas) would result in approximately \$232,740 in additional annual gross revenue including \$61,000 that would be paid by City Departments for employee parking. This is a reduction of \$18,540 from the original estimate of \$251,280 provided in Report PED16065.

TA:KD