



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 9, 2016
SUBJECT/REPORT NO:	York Boulevard Parkade – Financial Overview (PED16172)
WARD(S) AFFECTED:	Ward 2
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SIGNATURE:	

Council Direction:

At the April 19, 2016 Planning Committee meeting, Councillor Chad Collins requested financial information associated with the York Boulevard Parkade including a summary of the historical obligations with the (former) Eaton's Department store and the City Center, as well as the Operating and Capital expenditures over the past 10 years.

Information:

HISTORY:

The York Boulevard Parkade (formerly known as the Eaton's Parking Garage) was constructed in 1987.

A "One Hour Free" Parking Program was implemented in August 1997 as a one-year Downtown initiative. This Program was implemented in exchange for an agreement from the T. Eaton Company to continue to operate an Eaton's Department store, in the Eaton's Centre in Downtown Hamilton, for a minimum period of ten years.

When Eaton's Department store closed in 1999, the "One Hour Free" Parking Program was extended by Council. The Program extension concluded on October 12, 2005, when Council approved eliminating the "One Hour Free" Parking Program in order to fund free parking on Saturdays, at all on-street parking meters within the Downtown Hamilton Community Improvement Plan (CIP) area.

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Also, in an agreement dated November 9, 1988, between "The Regional Municipality of Hamilton-Wentworth" (later called "The Corporation of the City of Hamilton") and "The Cadillac Fairview Corporation Limited and Eaton Properties Limited" (later called "the Ground Lessor"), permission was granted to use the air space for the pedestrian bridge connection over York Boulevard.

As part of the agreement, the City acknowledges that the intention of the garage is for public parking to "encourage and foster" development and that the availability and access to the parking is "a fundamental component of the Shopping Mall". It also notes that if fewer than 800 public spaces are available in this location, the City would help to arrange for additional parking to serve the shopping mall. The agreement was further amended, in August 2015, to note that the City would provide 100 parking permits for the mall when / if they secure a new tenant that requires parking as part of their lease. If the City itself ceases to be a tenant, 200 additional permits would be made available for tenants of the mall property.

OPERATING EXPENDITURES:

Table 1.0 below shows the annual revenues and expenditures associated with the York Boulevard Parkade for the ten year period from 2006 to 2015.

Table 1.0 York Boulevard Parkade - Operating Costs - 2006 - 2015

Year	Revenues	Expenses	Net Operating Cost
2015	\$833,938	\$817,543	\$16,395
2014	\$811,193	\$771,883	\$39,310
2013	\$725,461	\$750,008	(-\$24,547)
2012	\$703,874	\$723,568	(-\$19,694)
2011	\$769,615	\$682,658	\$86,957
2010	\$749,376	\$683,492	\$65,884
2009	\$840,744	\$677,242	\$163,502
2008	\$820,987	\$751,633	\$69,354
2007	\$620,280	\$621,409	(-\$1,129)
2006	\$551,201	\$642,547	(-\$91,346)
10 year Total	\$7,426,670	\$7,121,983	\$304,686

As shown above, this parking facility averages an annual net operating surplus of \$30,468. It should be noted that expenses exceeded revenues in 2012-2013, due to the structural rehabilitation project which displaced many parkers. In 2009 net revenues were approximately \$164,000, while City Hall was being renovated, and there was an increase in monthly and daily parkers at the York Boulevard Parkade for most of that year.

CAPITAL EXPENDITURES

Attached hereto as Appendix “A” to Report PED16172 is a detailed listing of the Capital work undertaken at the York Boulevard Parkade from 2006 to 2015. By the end of 2016, it is expected that \$2,514,750 in Capital work will have been completed since 2006, which includes such projects as new payment equipment, structural rehabilitation and waterproofing, elevator upgrades (due to legislative requirements) and security equipment upgrades. All “parking” Capital projects are funded from the Parking Capital Reserve Account #108021.

APPENDICES AND SCHEDULED ATTACHED

Appendix “A” – Parking and By-law Capital Summary as of June 2016

MH:lm