

Technical Summary of Needs Assessment

The result of the needs assessment has indicated that there are 883 existing off-street parking spaces in the West Harbour area between Pier 4 and Pier 8. Utilization of these spaces ranges between 35-67%, depending on whether it is a typical weekday, weekend, or weekday special event.

Future parking demand at full build-out of the West Harbour area varies depending on location, but can be separated into two primary areas of need: Piers 4-7 and Pier 8. Future parking needs are broken down as follows:

- Piers 4-7 – 870 spaces (includes approximately 110 spaces for existing users)
- Pier 8 – 1,510 spaces (includes approximately 180 spaces for existing users)

In total 2,380 spaces will be required at full build out.

The need for more parking will be gradual, increasing over time, as the area develops so a strategy for providing parking to meet the demands has been developed.

Stage One (Near Term Needs) - There are a total 1,380 spaces needed in the near term:

- Piers 4-7 - 361 spaces;
- Pier 8 - 1,019 spaces

Although parking on Piers 6 and 7 will have been eliminated with development of public spaces, in the near term there will be a overall surplus in parking comprising approximately 2,230 spaces, made available with 338 existing spaces in the Leander Drive area; 894 spaces within the new development on Pier 8; and about 1,000 spaces in the existing and yet developed areas on Pier 8. Spaces in the yet to be developed area of Pier 8 will be created as interim surface parking to address growth in visitors to the area and the loss of parking on Piers 6 and 7.

Of importance with the elimination of parking on Piers 6 and 7 is the growth of the marina that will put pressure on parking needs of boaters and other users in this location. The short term solution for providing parking as growth occurs will be to use the interim surface parking that will be created on the yet to be developed part of Pier 8.

Stage Two (Mid Term Needs) - In the mid-term, a total of 2,020 spaces are required broken down as follows:

- Piers 4-7 - 510 spaces
- Pier 8 - 1,506 spaces (assumes modest TDM and shared parking strategies)

Similar to the near term time frame, there will still be an overall surplus of available parking comprising approximately 2,248 spaces, made available through 338 existing spaces in the Leander Drive area, 1,310 spaces within the new development on Pier 8, and approximately 600 interim spaces in the existing and yet developed areas on Pier 8.

Notwithstanding the overall surplus, with growth in visitors and the marina, there will be a shortfall in the Piers 4-7 area..As in the near term, there will be an inconvenience to users of the marina and visitors to Piers 4-7 on busy days where parking may only be available on Pier 8.

Stage Three (Full Build-Out Needs) - As noted previously, at full build out 2,380 spaces will be required broken down as follows:

- Piers 4-7 - 866 spaces;
- Pier 8 - 1,512 spaces (requires aggressive TDM and shared parking strategies)

At full build-out there will be an overall shortfall in parking (up to 620 spaces) as the lands on Pier 8 will be fully developed. Of importance is that in the Piers 4-7 area the demand will exceed the supply available significantly (over 500 spaces) while on Pier 8 there will only be a modest shortfall of up to 100 spaces. The provision of structured parking is required to address the shortfall.