


Hamilton

INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	December 18, 2019
SUBJECT/REPORT NO:	Piers 6-8 Interim Parking (PW17076(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
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SUBMITTED BY:	Gord McGuire Director, Engineering Services Public Works Department
SIGNATURE:	

COUNCIL DIRECTION

N/A

INFORMATION

The purpose of this report is to advise Council how vehicle parking on Piers 6 - 8, to be displaced as a result of the Piers 5-7 Public Realm project and development of Pier 8, is being accommodated through construction and in the longer term.

The West Harbour Waterfront Recreation Master Plan (WHWRMP), approved in April 2010, contains a set of public realm improvements to the West Harbour's recreational waterfront intended to enhance public spaces and opportunities for the public to access the water's edge. Implementation of the plan for Piers 5-7 (boardwalk and commercial village) results in the elimination of approximately 115 off-street parking on Piers 6 and 7 used by the Hamilton-Oshawa Port Authority's (HOPA) Harbour West Marina and its customers.

To address both the loss of parking and need for additional parking expected through planned increases in recreational uses, development of Pier 8 and visitors to the area, both the WHWRMP (2010) and the West Harbour Parking Strategy (2017) recommended a parking garage. This parking garage forms an integral component of the West Harbour Redevelopment Strategy and capital budget and is necessary if the

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City intends to realize its redevelopment goals. The parking garage with a capacity for 500-600 vehicles is currently planned for the 2024+ timeframe. Its final location has not been determined and is subject to additional study.

In the interim, to address the changes in parking needs including the elimination of parking at Harbour West Marina, the West Harbour Parking Strategy identified opportunities to provide temporary parking on Pier 8 for both existing uses (i.e. Harbour West patrons) and the expected increase in parking demand as redevelopment of the waterfront proceeds.

Interim Temporary Surface Parking on Pier 8

The development of Pier 8 will be phased over time so there is an opportunity to utilize undeveloped land parcels for surface parking in the interim. This will defer the need to implement the planned parking garage to 2024+.

It is estimated that up to approximately 1,000 surface parking spaces can be accommodated on Pier 8 within the undeveloped land parcels in the short term. As development proceeds and land parcels become unavailable, the number of spaces available will diminish; however, it is projected that in the 2024+ timeframe up to approximately 600 surface spaces could still be available on Pier 8. The pace of development and the change in parking needs will ultimately drive when the parking garage will need to be built.

Short Term Needs – Piers 6 and 7

Although 115 parking spaces on Piers 6 and 7 will be eliminated with development of the Piers 5-7 project, documented utilization of this parking area peaks at approximately 50% during peak times in the summer (i.e. up to 60 spaces needed).

The supply for up to 60 spaces during peak periods to accommodate Harbour West patrons include 338 existing spaces in the adjacent Leander Drive area (Pier 4 and 5) and up to 1,000 temporary spaces that will be created on the undeveloped land parcels on Pier 8. In the short term, the creation of temporary spaces on Pier 8 could lead to an overall increase in parking supply for the area.

In addition to Pier 8, staff is investigating opportunities for on-street parking along Guise Street to provide additional supply. Adding on-street parking would be beneficial to the area during peak times in the summer; e.g. sailing regattas and special events at Pier 4 Park and may reduce pressure on adjacent streets to the south.

Exhibit 1, included in Appendix “A” to Report PW17076(a) illustrates the interim parking supply for Piers 6 through 8 in the short term.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PW17076(a) Exhibit A - Interim Parking Supply for Piers 6 - 8