

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Parking and By-law Services Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 2
COMMITTEE DATE: August 14, 2012	
SUBJECT/REPORT NO: Downtown Parking Study Update (PED12153) (Ward 2)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Marty Hazell (905) 546-2424 Ext. 4588 Kerry Davren (905) 546-2424 Ext. 6009
SIGNATURE:	

RECOMMENDATION

That staff be authorized and directed to negotiate a single source contract, in a form satisfactory to the City Solicitor, with MMM Group Limited to undertake an update to the 2005 Downtown Parking Study, not to exceed \$100,000.00 funded from the Parking Reserve Account No. 108021.

EXECUTIVE SUMMARY

In October 2005, the MMM Group Limited completed the “*City Wide and Downtown Parking and Loading Study*” which recommended, in part, parking strategies for the Downtown and provided recommendations concerning the municipal role in providing parking Downtown, as well as potential parking structure locations and priorities. This Report recommends using the MMM Group Limited (single sourcing) to update that Report.

Alternatives for Consideration – See Page 3

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial/Staffing: Funding for this study is estimated to be no more than \$100,000.00 (including any requirement for supplemental/additional studies), and sufficient funds are available in the Parking Reserve Account No. 108021.

Legal: N/A

HISTORICAL BACKGROUND (Chronology of events)

In 2001, Council approved two plans for the Downtown Core; *“Putting People First: The New Land Use Plan for Downtown Hamilton”* and *“Putting People First: Downtown Transportation Master Plan”*. These plans provide strategic direction to support new development and reduce vehicular traffic in the Downtown Core.

In October 2005, the MMM Group Limited completed the *“City Wide and Downtown Parking and Loading Study”* which, recommended in part, parking strategies for the Downtown, and provided recommendations concerning the municipal role in providing parking, as well as potential Downtown parking structure locations and priorities.

POLICY IMPLICATIONS

Procurement Policy – Policy # 11 – Non-competitive Procurements, Item 1 (c) Single Source.

RELEVANT CONSULTATION

Corporate Services - Procurement, Finance and Administration.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

The vitality of the Downtown Core is dependent in part, on the availability of convenient and reasonably priced parking for visitors and customers. A 2005 study by the MMM Group Limited concluded that while approximately 60 percent of the Downtown parking spaces are used by employees, *“Generally speaking, Downtown Hamilton has sufficient parking to address existing needs, although there are deficiencies in some blocks and surplus parking available in other blocks”*.

While the long-term objective is to reduce dependency on the automobile and to promote alternative modes of transportation, the City is under increasing pressure for parking Downtown because:

- residential/commercial tenants with insufficient on-site parking and Downtown employees are asking to purchase monthly parking permits from the City (waiting lists in Downtown municipal lots currently estimated at 600 persons);
- future development of Carpark #1 (John & Rebecca) as a park will eliminate 169 parking spaces from the municipal parking supply Downtown;
- the Hamilton Police Service has expressed interest in acquiring the property at 140 King William (Carpark #5 which accommodates 127 public parking spaces) for the proposed Police Investigative Services Division Headquarters; and,
- changing parking demographics and demands associated with such projects as the consolidation of Public Health offices, Lister Re-development, McMaster Health Centre and the potential expansion of the Art Gallery.

In view of the above, staff intend to update the 2005 study conducted by the MMM Group Limited in order to facilitate better decision-making about parking availability and development proposals in the Downtown.

It is staff's opinion that single sourcing to MMM would provide for the most expeditious, cost effective and consistent update of parking conditions and priorities in the Downtown because MMM has been involved in the following parking studies and Downtown development proposal assessments since 2005:

- City-Wide and Downtown Parking and Loading Study, October 2005;
- City of Hamilton Parking Study, June 2008;
- Business Case Assessment - Proposed Below Grade Municipal Parking Garage-Bay Street and King Street West, December 2008; and,
- Parking Feasibility Study - King William and Mary, June 2010.

In February 2012, City Council approved (Report FCS12023) \$1.5 million for design work associated with the proposed Police Investigative Services Division Headquarters. As noted above, the Police are interested in possibly acquiring the property at 140 King William (Carpark #5) for this development. However, it would be prudent to delay any decision concerning the "release" of this property until such time as a re-evaluation of the public parking supply in the Downtown core can be undertaken.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

A formal Request for Proposals could be issued to allow other consulting firms with parking experience to bid on the project. However, this is not recommended because it would be less expedient and likely more costly as MMM is merely updating much of their previous work concerning parking in Downtown Hamilton.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability,
3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development,
6. Environmental Stewardship, 7. Healthy Community

Growing Our Economy - Information gained will be used to assist decision-making with respect to Downtown parking operations and new development proposals.

APPENDICES / SCHEDULES

N/A

TA/MH/dt