

**CITY OF HAMILTON**

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

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 10
<b>COMMITTEE DATE:</b> June 7, 2011	
<b>SUBJECT/REPORT NO:</b> Old Stoney Creek Fire Hall (13 Lake Avenue South) (PED11103) (Ward 10)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Kerry Davren 905-546-2424 Ext. 6009 Marty Hazell 905-546-2424 Ext. 4588
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the City property located at 13 Lake Avenue South in Stoney Creek not be acquired by the Hamilton Municipal Parking System for public parking purposes.

**EXECUTIVE SUMMARY**

City Council, at its meeting of January 11/12 2010, directed staff to “*look for opportunities to increase parking through the addition of lots/properties to be procured through funds from parking revenue in Stoney Creek and Ancaster.*”

The property located at 13 Lake Avenue South in Stoney Creek, currently owned by the City of Hamilton, is scheduled to be declared surplus by the City’s Real Estate Section. As per the Council direction, staff investigated the feasibility of acquiring the property for use as additional public parking, and recommend that the land not be acquired for this purpose as there is no business case to do so.

*Alternatives for Consideration – N/A*

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

**Financial:** The costs for purchasing the property and constructing the additional 25 parking spaces (including any environmental costs) are estimated to be in the order of \$511,908.00. Additional annual operating costs of approximately \$2,000.00 would be required for items such as snow clearing, cleaning, grass cutting etc. With low revenue generation and high construction cost (approximately \$20,476.32 per space to construct), staff cannot justify recommending the acquisition of 13 Lake Avenue South for parking purposes.

**Staffing/Legal:** N/A

**HISTORICAL BACKGROUND** (Chronology of events)

City Council, at its meeting of January 11/12 2010, approved the following direction:

*“That staff be directed to look for opportunities to increase parking through the addition of lots/properties to be procured through funds from parking revenue in Stoney Creek and Ancaster.”*

**POLICY IMPLICATIONS**

N/A

**RELEVANT CONSULTATION**

The Economic Development and Real Estate Division, Portfolio Management Committee and Public Works (Transportation, Energy and Facilities) Department, were consulted in the preparation of this Report.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

The property located at 13 Lake Avenue South in Stoney Creek, also referred to as the “Old Stoney Creek Fire Hall”, is set to be vacant as of June 2011. Corporate Facilities has worked collaboratively with the City’s Recreation Division and the Ward Councillor to make suitable arrangements to relocate the current tenants of the building to the Alliance Church at 605 Highway 8, Stoney Creek, which was purchased by the City in 2010.

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Once the Old Fire Hall building is vacated, the property will be declared surplus as per By-Law No. 04-299 “*Procedural By-law for the Sale of Land*” and the Real Estate Section will be asking for municipal declarations of interest for the property. The land will be sold at fair market value, as determined by an independent professional appraiser. In keeping with the Council direction, staff proactively reviewed the site to determine if it is a suitable location for additional parking.

Analysis shows that approximately 25 additional parking spaces could be constructed on the “Old Stoney Creek Fire Hall” property. The location and parking demand in the area of the property is suitable for additional parking given the following:

- The property is currently located adjacent to the existing 145 space Municipal Carpark #3;
- Demand for parking in Carpark #3 is high, given its proximity to surrounding medical buildings, Royal Canadian Legion Branch No. 622, and the Downtown commercial area of Stoney Creek; and,
- Parking space ‘turn over’ in the lot is low given that parking is currently free with a two hour time limit - making it difficult to find a space during peak hours.

Unfortunately, in staff’s opinion, there is currently no business case to justify acquiring the property to construct additional parking spaces because:

- Council directed that paid parking only apply to on-street parking and not to off-street lots. This means that there will be no way to directly recover any costs associated with constructing additional parking on the “Old Stoney Creek Fire Hall” land; and,
- To date, the on-street parking meters in Stoney Creek, are underperforming financially because of Community non-acceptance of paid parking, and because more motorists are now parking in the Municipal Carpark where there is no charge, rather than paying to park on the street. Staff would anticipate the resistance subsiding over time such that the gap between budgeted and actual revenues would close somewhat. However, based on the six months of paid parking in 2010, annual revenues are only at about 30% (\$35,000) of the \$128,000 annual target.

**ALTERNATIVES FOR CONSIDERATION**

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

N/A

**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

***Financial Sustainability***

- ♦ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative and cost effective manner

**APPENDICES / SCHEDULES**

N/A

MH/KD:dt