

**Subject: Parkade Feasibility on Lands Owned by the Municipality****APPROVALS:**

Emdad Haque, Director  
Kevin Scoble, Deputy Chief Administrative Officer  
Marcel Ulliac, Chief Administrative Officer

**Administrative Recommendation:**

THAT the findings of the initial downtown parkade feasibility analysis be presented to the Land Planning & Development Advisory Committee for consideration through its Council established mandate to identify and assess options for redevelopment of municipally owned lands in the downtown core, with recommendations to be included in the Committee's final report to Council on November 24, 2015.

**Summary:**

This report identifies viable sites to construct a parkade structure on lands owned by the Municipality as directed by Council. This report researched related background material and established a study area to examine municipal lands suited for a parkade, provided a rationale for selecting viable sites, provided estimated costs of constructing a parkade with a commercial space on ground level and recommends the most suitable sites.

**Background:**

On May 26, 2015, Council passed a resolution "that Administration report to Council by September 30, 2015 on the feasibility and estimated cost of constructing a parkade on lands owned by the Municipality in the vicinity of Jubilee Building, including the option of a design that incorporates commercial space at ground level."

Subsequent to introducing the motion, Council heard from members of the business community with respect to the current lack of available parking, the impact of future development and revitalization of the downtown core. On July 14, 2015, Council passed a Bylaw establishing the Land Planning & Development Advisory Committee with a mandate to identify and assess options for redevelopment of municipally owned lands in the downtown core.

***Methodology:***

Based on the initial resolution of Council, Administration proceeded with identifying a study area, gathering data and assessing viability of constructing a parkade on municipally owned sites within the study area. The following assumptions were used in conducting the study:

- The study area was selected based on an eight (8) minute walking distance of approximately 500 metres from Jubilee Centre (Attachment 1). Walking distance tolerances from parking to a primary destination are typically 60-90 metres for shoppers, 150-240 metres for employees and 460-600 metres for special event patrons.

Considering the harsh climate during wintertime in the Municipality, a radius of 500 metres was selected.

- The current shortfall of public parking stalls in the study area was determined based on a field assessment conducted by the Engineering Department (Attachment 3), which considered available parking stalls versus Land Use Bylaw requirements. Parking availability was based on; commercial, retail, office, on-street, and specifically excluded any privately owned residential parking.
- Existing temporary surface public parking sites were not taken into consideration due to the potential for development of the lands in the future. This in turn would generate additional parking demand in the downtown core due to the increased economic and social activity and traffic.
- Each site was assessed based on the construction of a 400-500 stall parkade, taking into consideration the total site area and geographic constraints.
- The viable sites were selected based on: site dimensions, accessibility, proximity to Jubilee Center, availability of land and commercial viability (Attachment 2).

### **Budget/Financial Implications:**

The average estimated construction cost of an above ground parkade is in the range of \$35,000-\$40,000 per stall. This includes all necessary design and construction items needed for safe occupancy and operational use of the parking structure and its site. Therefore, the estimated capital cost of constructing a parkade near Jubilee Center, based on 500 stalls for example, is in the range of **\$17,500,000-\$20,000,000**.

The cost to construct a commercial space on the ground level as requested by Council is in the range of \$3,225-\$3,495/sqm (\$300-\$325/sf). For example, a commercial center of 1,860 sqm (20,000 sf) would cost in the range of \$6,000,000 - \$6,500,000. Therefore, the total estimated capital cost of a parkade with a commercial space on the ground level as specified above is in the range of **\$23,500,000 - \$26,500,000**.

The life cycle cost of the parkade including construction, land and operation and maintenance is in the range of **\$39,600,000 - \$42,600,000**, considering a design life of 75 years and average interest rate of 5%. Future revenue generating opportunities may offset a portion of the life cycle cost.

### **Rationale for Recommendation:**

The study identified 10 potential sites. Of the 10 sites only two were determined to be viable for a future parkade development. Given that Council established the Land Planning & Development Advisory Committee with a mandate to identify and assess options for redevelopment of municipally owned lands in the downtown core, Administration is recommending that the information gathered along with the preliminary analysis, be presented to the Committee for consideration through its Council established mandate.

As the information provided in the feasibility study is preliminary, more in-depth studies, such as traffic impact assessment, site investigations, commercial market potential, and detailed parkade feasibility assessment, would be required once a site has been selected.

**Strategic Plan Linkages:**

Pillar 2 – Building Balanced Regional Services

Pillar 3 – Building a Vibrant Economy Together

Pillar 4 – Building an Effective Land Strategy

**Attachments:**

1. Study Area
2. Site Analysis
3. Field Parking Assessment