

Date: February 6, 1997

**SUBJECT: PAY PARKING RATES AT THE ROUNDHOUSE COMMUNITY CENTRE**

**RECOMMENDATION:**

**THAT the Board approve the following pay parking rates for the parking lot at the Roundhouse Community Centre, effective March 1, 1997:**

**\$1 per hour (6am-6pm)**

**\$5 per day maximum (6am-6pm)**

**\$2 evenings (6pm-closing)**

**\$60 monthly (Monday-Friday only, 6am-6pm)**

**BACKGROUND**

Once the Board has taken possession of the Roundhouse Community Centre, it will assume responsibility for the operation of the pay parking lot under the building. The current expected possession date is the end of February, 1997. The Board's parking operations contract with U-Park Enterprises Ltd. provides that U-Park will take over the management of the Roundhouse parking lot at that time.

92 stalls, on one level of the parking lot, are allocated to the Roundhouse pay parking operation. The 19 other parking stalls on the same level, and all the spots on the other levels of the lot are used by the adjacent condominium building for its residents and their visitors, and by the building's retail operations. The lot is currently open from 6am to 11pm, but it is contemplated that it will be kept open later than 11pm on occasions, to accommodate special events in the Roundhouse.

**DISCUSSION**

With the exception of the weekend and holiday rate, the proposed parking rates are identical to those being charged by Vancouver Parking Corporation, the current operator of this lot.

The current weekend and holiday rate is a flat rate of \$2.00, for all day parking. Once the community centre is open it should be well patronised during these times and it is felt that there will be no further need to offer patrons any special discounted rates.

The current monthly rate is \$60.00 per month, for unrestricted parking. To ensure that adequate parking space is available on weekends and during evenings to accommodate participants, audiences and other users of the community centre, it is recommended that the monthly parking should be restricted to daytime (6am-6pm), Monday to Friday only.

It is anticipated that most of the monthly parkers will be office or other workers in the Yaletown area, so these restricted hours should still accommodate most of their requirements. Monthly parking is available at the nearby lot at 1180 Mainland at \$70.00 and is presently full.

An agreed upon amount of spaces will be available to monthly parking patrons and this number will be monitored to ensure sufficient parking is available to Roundhouse users. The monthly parking rate will be sold on a month to month basis which will enable staff to reduce the amount of allocated spaces if demand increases for daily parking from users.

Current occupancy of this lot is low. U-Park estimates that it averages less than 30%. Reasons for this include poor visibility of the lot from the street, its location on the opposite side of Pacific Boulevard from Yaletown, the fact that the Roundhouse is not yet open to the public, and lack of public knowledge of its existence. The condominium owners are reluctant to allow any significant signage or advertising on the front of the building to promote parking in the lot.

The daily rate at the closest commercial lot, the Pacific Plaza parking lot at 1180 Mainland, is \$7.00, compared to the proposed (and the current) daily rate at the Roundhouse of \$5.00. The Pacific Plaza lot is closer to Yaletown businesses, has higher visibility from the street, and currently has higher occupancy than the Roundhouse lot.

The City of Vancouver has plans to install more meters on Pacific Boulevard near the Roundhouse within the next few months, but a significant amount of free on-street parking will remain in its vicinity for at least the next year.

For these reasons, a daily rate should be offered that is cheaper than the closest competition, at least initially, until the lot is better known and its usage increases.

The fine to be charged for a vehicle parking violation is set out in the parking operator contract between the Board and U-Park, and is the same as the fine levied in the other Board lots operated by U-Park. The fine is \$20, rising to \$50 if unpaid after 7 days. The Board does not share in these revenues.

U-Park has obtained a quote from a contractor for cleaning and maintenance of the parking lot, for a basic charge of \$495 per month. It covers work such as garbage removal, replacing lights, cleaning the stairs, signs and interior glazing, and a monthly power sweep of the parkade. There would be an additional charge for services such as pressure washing the parkade. This contractor provides similar cleaning and maintenance services at U-Park's other underground parking lots.

This cost will be passed on to the Board, and will be deducted from monthly revenues. Projected net annual revenues from this parking lot, after deducting this charge, are estimated at \$55,000 for 1997.(March 1 - December 31) .

## **JUSTIFICATION**

The proposed pay parking rates are appropriate in relation to existing rates in the lot, its current and anticipated usage and its location in the area.

Future rates will be addressed in the annual fees and charges report that goes to the Board at the end of every year.

Prepared by:  
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