



Date: July 30, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: KITSILANO BEACH PARKING LOT - EXTENSION OF HOURS OF OPERATION

RECOMMENDATION

- A) THAT the operating hours in the Kitsilano Beach pay parking lot, at Cornwall and Arbutus, be extended until 1:00 a.m.**
- B) THAT this change be made on a trial basis, until November, 1998, and staff evaluate the trial period and report back to the Board as to whether it should become permanent.**
- C) THAT this extension be subject to an arrangement, acceptable to the General Manager, for area restaurateurs to provide and fund security in the lot during the extended hours.**

BACKGROUND

At its meeting on June 22, 1998, the Board directed staff to consult with local residents regarding the closing time of the Kitsilano Beach pay parking lot at Cornwall and Arbutus. (Appendix A0)

DISCUSSION

Results of public consultation

A flyer explaining the proposed changes was delivered to the residences on the blocks of Cornwall and Arbutus directly opposite the lot, and the block of Laburnum (location of the Billy Bishop Legion) directly behind that Arbutus Street block. It was also sent to the Kitsilano Point Resident's Association and the restaurants in the area. In total, approximately 250 flyers were distributed. (Appendix B)

Comments received totalled 12 in favour and 12 opposed. (Appendix C)

While there is support for the proposal from both residents and businesses, concerns have been

expressed by some of the residents about increased noise levels, additional traffic and security issues later at night.

Security in the parking lot

U-Park, the Board's pay parking contractor, has proposed operating a valet parking service for some of the area restaurants and is currently discussing this possibility with them. Independent Parking Co. has also expressed an interest in providing a valet service.

Several of the restaurateurs have advised staff that they are interested in having valet parking and that they would consider funding a security guard service in the lot from 11.00P.M. to 1.00A.M.. However, no firm commitment has yet been received from them.

SUMMARY

An extension of the hours of parking in this lot until 1:00 a.m. would benefit residents, visitors and businesses by providing accessible, available parking for visitors to the area while generating increased revenues to the Park Board.

Any changes would be made on a trial basis initially. The 1:00 a.m. closing time would be reconsidered if significant noise or security problems are experienced.

If security and valet parking services are to be implemented, the presence of staff in and around the lot could resolve problem situations and enhance general security in the area.

Prepared by:
Administrative & Revenue Services Division
Board of Parks & Recreation
City of Vancouver
AD

Appendix C

Analysis of Responses to Kitsilano Beach Parking Lot Proposal

of flyers distributed 250 (approx.)

of letters, e-mails and phone calls received 24

In Favour 12

Opposed 12 (6 were a form letter)

Of these 23 responses, in the cases where the respondents gave their addresses, comments from residents living directly adjacent to either the parking lot, or the Yew St. restaurants, were:

In Favour 6

Opposed 9 (6 were a form letter)

Nature of Responses

Many comments provided several reasons for supporting or not supporting the proposal, so the numbers in the following will not equal the total number of responses.

The following summarises the responses:

In Favour

1) Benefit to Residents 9

- will alleviate competition with residents for street parking
- 11:00 p.m. closing is out of step with people's social activities, causes great inconvenience for residents and their guests
- should decrease number of vehicles towed from the lot and the consequent noise from car alarms

2) Benefit to Businesses 6

- will provide parking for restaurant patrons who currently have problems trying to park on the street
- parking restrictions have been a factor in the decline of businesses in the area
- will provide parking for staff working late evenings at local businesses

3) Benefit to Park Board 2

- will increase Board's revenues

Opposed

1) Additional noise and traffic, and security issues 12

- noise from tow trucks and alarms currently at 11.30 p.m. will now be at 1 a.m.
- frequent noise, car alarms, fights, partying in lot
- valet parking leads to crowds of noisy patrons waiting outside the restaurants late at night
- valet parking will create more traffic
- will attract undesirable elements to area, all night restaurants provide a base for their activities
- leaving lights on later will encourage more partying in the lot
- there is enough traffic and noise from Cornwall as is

2) Usage issues 9

- local residents do not use this lot, guests visiting them overnight should use cabs or buses
- Yew St. is primarily residential, extension of hours only serves interests of restaurants
- problems experienced by restaurants are a zoning issue and should be dealt with as such
- 11 p.m. parking lot closing should encourage restaurants to close at a reasonable hour

Other comments / suggestions

- 1) should have midnight closing Mon - Thurs and 2 a.m. closing weekends
- 2) should have midnight closing, 1 a.m. is too late
- 3) reserve some spaces on west side of lot for valet parking for restaurants
- 4) reserve some overnight stalls for residents permit holders unable to find parking on street
- 5) need to have additional signage in lot to indicate pay parking and towaway policy
- 6) if there are problems in summer months due to noise, have longer hours in winter months only
- 7) important to try this change on an experimental basis initially
- 8) should have 24 hour parking in the lot
- 9) don't tow vehicles from the lot at closing - just fine them
- 10) use extra revenues to Board for soundproofing and air conditioning for Arbutus residents
- 11) important if it goes ahead to have a security patrol