



Date: July 30, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: KITSILANO BEACH PAY PARKING LOT - HOURS OF OPERATION AND SECURITY SERVICE

RECOMMENDATION

- 1) **THAT the closing time of the Kitsilano Beach pay parking lot at Cornwall and Arbutus be extended from 1:00 a.m. until 2:00 a.m. on a permanent basis.**
- 2) **THAT ongoing arrangements with area restaurateurs regarding the bonded security service in the lot be made to the satisfaction of the General Manager.**

BACKGROUND

At its meeting on July 27, 1998, the Board approved the following resolutions:

- 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 bonded security in the lot during the extended hours.*

DISCUSSION

The restaurateurs involved have now requested that the Board consider approving the following:

- extending the lot closing time to 2 a.m., on a permanent basis.
- allowing the security patrols to be reduced from daily, to three days a week (Thursday to

Saturday), with security requirements to be reviewed again in the spring of 1999.

The extended hours went into effect on August 14, 1998, and since then Palladin Security & Investigation has been providing a uniformed security guard in the lot, from 10 p.m. to 2 a.m. daily. Four of the area's restaurants have been funding the security service (others have declined to be involved). Any vehicles remaining in the lot at 1.30 a.m. are towed.

Towing

Towing from the lot has decreased significantly since the closing time was changed, and new and improved signage was installed at the entrances to the lot. .

Prior to change in hours

	<u># of tows</u>
June	100
July	150
August 1-13	29

Since change in hours

	<u># of tows</u>
August 14-31	18
September	14
October	5

Comments from Residents

No unsolicited comments or complaints on issues relating to the later closing time have been recorded from area residents during the period it has been in effect.

In July, when the change in hours was being considered, a survey of the neighbouring residents resulted in 12 comments in favour of, and 12 opposed to, the later closing time.

Staff recently contacted a sample of the residents who had responded to that initial survey, to request their comments on the effect on them of the longer hours. All of the responses received, including those from residents who were originally opposed to the change, were that it is working well and is a significant improvement on the previous situation. Prior to the change in hours, residents were regularly being disturbed by the noise of the tow trucks and car alarms when vehicles were being removed from the lot at 11.30 p.m. With the major reduction in the number of vehicles now being towed, this annoyance has been greatly reduced.

The only concern now being expressed about the later closing time is whether there might be noise problems during the busier summer months. In addition, two of the residents commented on the glare from the light fixtures in the centre of the lot. Staff are reviewing options with City Engineering to see whether an acceptable solution can be found on the lights.

Security Service

Palladin reports no significant incidents. The guard has been walking restaurant patrons, residents and their visitors to or from vehicles, and his visible presence in the lot may be serving as a deterrent. The restaurateurs indicate that, from Sundays to Wednesdays, late night lot traffic is nominal and the highest usage of the lot appears to be by the residential community. They feel that the security service is not required on those days.

Pay Parking Revenues

Gross pay parking revenues in this lot for the months of August to October 1998 were \$40,000, compared with \$26,000 in the same three month period of 1997. A portion of this increase likely was a result of the longer hours. Other contributing factors were the good weather in the summer of 1998, and the removal of available street parking with the City's implementation of "residents only" parking south of Cornwall Street.

Future closing time and security requirements

The participating restaurateurs have requested that the arrangement now become permanent, but with a cut back to the security service and an extension of the closing time in the lot to 2 a.m., with any vehicles remaining in the lot being towed at 2.30 a.m.

Several of the restaurants are open until 2 a.m. They feel that this change would assist in the orderly dispersion of foot and vehicular traffic over an extended period, thus lessening the impact on the community. If this change to the closing time were to be made, security would operate from 11 p.m. to 3 a.m. on the nights the service was being provided.

At the Board meeting when the 1 a.m. closing time was approved, there was some discussion as to whether the time should be extended until 2 a.m. Since the 1 a.m. closing time has not created problems for the residents it is recommended that the requested change to 2 a.m. now be approved.

Given the low usage of the lot and the beach area during the midweek, night time hours in the winter months, and the lack of security problems to date, the request to provide the security service from Thursday to Saturday only is not considered unreasonable during this time. However, the security service may have to return to seven days a week in the summer months, due to the history of late night usage and noise related issues in the area at that time of year.

JUSTIFICATION

The later hours in this lot serve a parking need in the local community for both residents and

businesses. No significant incidents have been reported during the three months the extended hours have been in effect and positive comments have been received from nearby residents. Pay parking revenues are up, partly as a result of this change.

The proposed change in the closing time of the lot to 2 a.m. should now be made and only be subject to further review if problems are experienced.

Since the expense of the security service is being incurred by only a few of the beneficiaries of these later hours, the provision of this service should be limited to the nights when the need is likely to be greatest. However, this should be subject to ongoing review by staff, with a view to reinstating security seven nights a week for the periods of the year they deem appropriate.

Prepared by:
Administrative and Revenue Services Division,
Board of Parks and Recreation,
Vancouver, B.C.
AD