



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** January 6, 2020
From: Cecilia Achiam **File:** 12-8060-01/2019-Vol
 General Manager, Community Safety 01
Re: **Parking fees for 8620 and 8660 Beckwith Road**

Staff Recommendation

1. That the installation of a parking meter at Bridgeport North, as outlined in the staff report "Parking fees for 8620 and 8660 Beckwith Road", dated January 6, 2020, from the General Manager, Community Safety, be approved;
2. That the applicable off-street parking meter rate of \$2.75 per hour as outlined in the Consolidated Fees Bylaw No. 8636, be approved; and
3. That the Consolidated 5-Year Financial Plan (2020-2024) be amended accordingly.

Cecilia Achiam
 General Manager, Community Safety
 (604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Finance	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>
Real Estate	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ
APPROVED BY CAO 	

Staff Report

Origin

This report responds to a referral by Council made on April 23, 2019:

That staff review the parking rates in the Consolidated Fees Bylaw No. 8636 as they relate to the proposed parking lot at 8660 Beckwith Road also known as "Bridgeport North" and report back through Committee.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.1 Maintain a strong and robust financial position.

Analysis

In a report to the Planning Committee dated April 10, 2019, it was proposed that a temporary commercial use permit, to allow for non-accessory parking for both 8620¹ and 8660 Beckwith Road, be considered for a period of three years and that a monthly parking permit-based system be established at \$42.00 per month as currently reflected in the Consolidated Fees Bylaw No. 8636 (Consolidated Fees Bylaw). A temporary commercial use permit for 8660 Beckwith Road was granted due to the cessation of unauthorized parking on private property located at the Canada Line station at Charles Road.

The monthly parking permit option was recommended by staff as there was no financial impact on the budget associated with operating the permit system on the lot. The drawback to the monthly permit system is once an individual purchases the monthly permit then they would be entitled to renew the parking permit each month, which could result in zero turnover for available parking.

Translink operates a park and ride at the Bridgeport Canada Line station, which currently charges a rate of \$2.50 for a 24 hour period, though the rate is currently under review. The lot is managed by Impark who patrol the lot seven days a week 24 hours a day. Staff have been requested through referral, to investigate the option of installing a parking meter within Bridgeport North, which could be set to offer a parking rate of \$2.50 for a 24 hour period. This parking rate would mirror Translink's current rate at the Bridgeport station park and ride.

¹ 8620 Beckwith Road property is currently being operated by the renter of the lot and is not available at this time for use.

Two payment options are offered for parking at the City's off-street pay parking lots listed in Schedule C of the Parking Off-street Bylaw No. 7403. The options are as follows and the related fees are outlined in the Consolidated Fees Bylaw:

- A monthly off-street parking permit at a cost of \$42.00 per month; or
- A parking meter fee of \$2.75 per hour.

Bridgeport North phase one² will have capacity for 32 vehicles, which will require that the lot have delineated stalls to safely accommodate parked vehicles. Staff are recommending that recreational and commercial vehicles be restricted from using the lot due to encroachment of stalls and the inability to manoeuvre within the lot.

For metered parking to be implemented at Bridgeport North, a parking meter would need to be purchased and an amendment to the Consolidated Fees Bylaw would be required if the proposed rate of \$2.50 per day is implemented as this rate is currently not offered in the Consolidated Fees Bylaw.

Bridgeport North is located within an area where there is available on-street parking not restricted by a two or three hour limit and is currently being utilized mainly by transit users. Charging a rate of \$2.50 per day runs the risk of having a decrease in turnover and availability within the lot for individuals looking to park their vehicles for a short-term period. While a flat daily rate could offer businesses within the immediate area an opportunity to store their vehicles at Bridgeport North or offer vacationers an inexpensive location to park their vehicles at a far less rate than what is currently offered at YVR. Therefore, staff recommend charging an hourly rate of \$2.75 to ensure parking turnover and accessibility for short-term parking. This rate is currently reflected in the Consolidated Fees Bylaw and does not require a bylaw amendment.

It should be noted that staff are currently upgrading the pay parking program to accommodate the onset of the Mobile Licence Plate Recognition program which is expected to begin operation in early 2020. These operational upgrades will speak to variable pricing based on location and time of day.

As outlined in the staff report titled "Application by the City of Richmond for an Official Community Plan Amendment that would Permit a Temporary Commercial Use Permit at 8620 and 8660 Beckwith Road", dated April 10, 2019 and approved by Council on April 23, 2019, the Operational Budget Impact (OBI) cost for site maintenance is estimated at \$5,500 per annum and will be covered on an ongoing basis from the gross revenue generated by the parking lot fees, which will be shared equally between Community Bylaws and Real Estate Services.

Financial Impact

The meter purchase cost of \$9,000 plus the monthly operational cost for the meter of \$124.00 will be paid from the Real Estate Services' operating budget. Revenue generated from the meter will be returned to Real Estate Services' account until such time as the costs have been

² Phase 2 consists of 12 stalls (8620 Bridgeport Road).

recovered. The estimated time frame for the projected cost recovery is three months which is based on expected usage and existing available parking within the Bridgeport area. If approved by Council, the Consolidated 5 Year Financial Plan (2020-2024) will be amended accordingly.

Conclusion

It is recommended that a meter be installed at Bridgeport North with a programmed hourly rate of \$2.75 as set out in the Consolidated Fees Bylaw.



Susan Lloyd
Program Manager, Administration, Parking Enforcement
and Animal Control
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