



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Request to Add Parking on 56 Avenue West of 199 Street**

File #: 5210.00

Doc #:

From: Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment

Date: May 1, 2019

RECOMMENDATION:

1. THAT the report from the Director of Engineering, Parks & Environment regarding a request for additional parking on 56 Avenue west of 199 Street be received for information; and
2. THAT staff informs Ms. Georgia Damianos that no parking will be added for the reasons noted in the report of the Director of Engineering, Parks & Environment dated May 1, 2019.

PURPOSE:

The purpose of the report is to report back to Council regarding a business owners request for additional parking on 56 Avenue west of 199 Street.

POLICY:

N/A

COMMENTS/ANALYSIS:

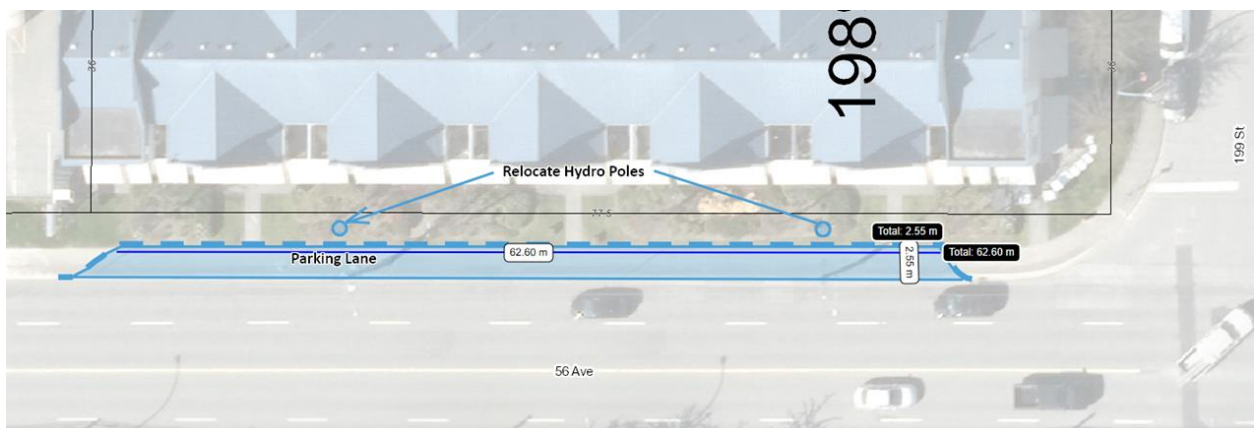
Council received a delegation from Ms Georgia Damianos on April 8, 2019 and asked staff to report back with respect to her request for added parking on 56 Avenue west of 199 Street. She noted that there is very limited parking at the rear of 19897 56 Avenue, no rear building access for her business and many of the parking stalls are taken up by residents in the upper building floors.

The existing development was approved in 1999 when the subject property was rezoned (to CD7 Comprehensive Development) for a two-storey live-work building providing for a mixture of light industrial and commercial uses on the ground level and apartment dwellings above. The building was configured with parking located at the rear accessed from 198 Street and a rear lane. The site plan reflects the City's interest in restricting access to 56 Avenue to protect its arterial road function. In addition, the development was designed to provide an attractive street front, i.e. wider boulevard and landscaping, along 56 Avenue in order to soften the transition from the residential neighbourhood on the south side of the street to the Production Way industrial district on the north side. This layout is consistent with the City's design guidelines for this area as set out in Section 17.8.4 of the Official Community Plan (see attachment). The guidelines aim to minimize the impact of development in the industrial area on the residential properties across 56 Avenue.

Based on the developer's vision at the time, the CD7 zone has a reduced on-site parking requirement for low intensity light industrial and commercial uses intended to serve the local area.

56 Avenue, designated as an arterial road in the OCP, provides a key east-west link to and from the 196 Street overpass and is a designated cycling route. As the city grows and rail traffic increases the 196 Street overpass will become the more preferred route causing 56 Avenue to see significant traffic growth in the future. It is suggested that the city not allow an additional parking lane in this area in order to keep the traffic moving efficiently and allowing space for future protected bike lanes.

The estimated cost to add a parking lane (see sketch below) to accommodate about 10 parking spaces is \$170,000 fronting on 19897 56 Avenue. This includes \$20,000 for the relocation of two hydro poles; however, there is some uncertainty if BC Hydro will allow this or if there would be additional cost for guy wires due to shifting the alignment for a short distance. The lane would.



BUDGET IMPLICATIONS:

None

ALTERNATIVES:

1. Request that this project be brought forward for consideration in the 2020 capital program.
2. Subject to the property owner agreement the work could be undertaken as a Local Area Service where the City pays 60% of the cost and the property owner 40%. This option would require the City to budget 100% of the cost up front in order to provide the option for the owner to place their portion of the cost on their taxes.

Respectfully Submitted,



Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment

Concurrence:



Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services & Economic Development

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer