

---

**REPORT TO:** Development & Technical Services Committee

**DATE OF MEETING:** May 10, 2010

**SUBMITTED BY:** John McBride, Director Transportation Planning  
Kim Kugler, Director Enterprises

**PREPARED BY:** John McBride (741-2374)

**WARD(S) INVOLVED:** West Ward 6

**DATE OF REPORT:** May 3, 2010

**REPORT NO.:** DTS-10-092

**SUBJECT:** KCI Parking Lot Expansion

---

**RECOMMENDATIONS:**

**“That the City enter into a Management Agreement with the Waterloo Region District School Board with respect to the redevelopment and operation of Lot 12 Green St as a public surface parking lot at Kitchener Collegiate Institute; and further,**

**That the user fees be established at an hourly rate of \$2.35, a daily maximum of \$9.00 and a monthly rate of \$81.99 plus tax, and that Bylaw 88-169 be amended accordingly; and further,**

**That a request from the Community Services Department for funding in the amount of \$161,000 in 2012 be referred to the Capital Budget review; and further,**

**That the Mayor and Clerk be authorized to sign such agreement subject to the satisfaction of the City Solicitor.”**

**BACKGROUND:**

In 2001, the City entered into discussions with the Waterloo Region District School Board (WRDSB) for the operation of Lot 12 Green St, which is the surface lot between KCI and Don McLaren Arena. At that time, the school required the 128 spaces in this lot for school purposes during the day and it was only available for City use evenings, weekends and during the summer months. There was also direction from Council that Arena patrons were to be given 2 hours of free parking to be consistent with other arenas. These restrictions limited our ability to operate an effective and profitable parking lot.

## **REPORT:**

The reasons for developing Lot 12 Green St were to help control illegal parking predominately generated by the Hospital, provide for KCI related parking during school times, accommodate Don McLaren Arena parking and generate net revenues for both the WRDSB and the City. The Green Street lot achieved modest success in the control of unwarranted parking, but was frustrated when the Board required portables on the lot for its boiler replacement and renovations at the school, and by the City's initiative to provide arena patrons with free parking vouchers.

In 2005, when work was being completed at the school, a consulting engineer was asked to develop concepts relating to an improved parking layout that would enhance student safety and make more efficient use of the campus.

This was prompted by two significant issues. The first is the failure of a retaining wall in the Green St lot that is posing a safety and liability risk. It needs to be either repaired or removed. The second significant change is that with the elimination of Grade 13, fewer students are driving and requiring parking spaces. This creates an opportunity to offer a significant number of public parking spaces 7 days a week, while at the same time addressing a safety issue.

The redevelopment of this site would be based on a partnership between the WRDSB, Kitchener Parking and the Community Services Department.

The KCI campus is defined by two distinct parking areas as outlined on the attached site plan. It is proposed that the portion off of Green St be redesigned to accommodate an 82 space surface lot that will offer both hourly and monthly spaces. The regrading of most of the Green Street parking area to match the street will result in a slight change in elevation at the rear entrance of the church and abutting lane, which will permit disabled and emergency access to that facility.

This portion of the parking lot would be for public use and a fee would be charged for both hourly and monthly parkers. There would be no school or arena use unless the patrons paid for their parking.

The rates are proposed to be the same as the Rotary Centre Lot with hourly rates of \$2.35, a daily maximum of \$9.00 and monthly rates of \$81.99 plus tax. Net revenues are estimated to be approximately \$75,000 annually. This will be a similar operation as the Rotary Centre site across King St which has been very successful and profitable for the WRDSB and City.

The development costs for this portion of the lot are estimated to be \$358,000. No funds have been allocated in the Capital Budget for the development of this lot. For the Green St portion of the lot, it is proposed that the City Parking and WRDSB equally split the development costs. The WRDSB would finance the initial construction and the City's portion of \$179,000 would be paid back from the net revenue of the operation of the parking lot. Once the initial capital costs are paid, the net revenue would then be split equally on an annual basis.

Based on these assumptions, we would expect the initial capital construction costs of the Green St portion of the lot to be paid off in approximately 5 years.

The second distinct parking area is that portion off of Glasgow S. This area will accommodate

137 spaces for school usage during the day and allow the Don McLaren patrons free use of this area at nights and weekends. The development costs of this area are estimated to be \$322,000 which would be split equally between the City (Community Services) and the WRDSB at \$161,000 each. The intent is that Community Services will include this amount in their Capital Budget submission.

It is recognized that the Glasgow St portion of the parking lot will not be developed until 2012

**FINANCIAL IMPLICATIONS:**

The initial capital expenditure for the development of the Green St portion of the lot will be shared equally between the City Parking and Board and will be recouped from net revenues. The current estimate of net revenue for this facility is approximately \$75,000 per year (82 spaces). Under the proposed arrangement, the Board will front-end the improvements, and will receive 100 percent of the annual revenues until the City's share has been covered. At that point, the parties will resume a 50:50 split of net revenue.

This first phase of the reconstruction which is the Green St portion of the site is estimated at \$358,000.

The Glasgow St portion of the lot will not proceed until 2012, is expected to cost \$322,000 and be split equally between the City (Community Services) and the Board.

The execution of an agreement will be conditional on the WRDSB agreeing to fund the initial costs of constructing phase one of this project.

**COMMUNICATIONS:**

All improvements to Board property that involve a partnership with the area municipality are subject to the approval of the Minister of Education. The approved documents will be forwarded to the Minister for this purpose.

All documents have been developed in consultation with the Board's legal counsel.

<b>ACKNOWLEDGED BY:</b> Jeff Willmer, Interim General Manager Development and Technical Services
---

Attachments

Site Plan