

NO: R222

COUNCIL DATE: November 19, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 15, 2018**

FROM: **General Manager, Engineering**

FILE: **5480-01**

SUBJECT: **Free Parking: City Hall Parkade and Surrey Memorial Hospital**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Approve the recommendations for 2-hour free parking at the City Hall Parkade and on-street parking surrounding Surrey Memorial Hospital; and
3. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings.

INTENT

The purpose of this report is to formalize Council's commitment to implement free parking at City Hall and Surrey Memorial Hospital, advise Mayor and Council regarding current parking management, and introduce the required bylaw amendments.

BACKGROUND

The City operates off-street pay parking facilities and on-street metered parking spaces throughout the City. Pay parking creates parking turnover which ensures parking availability, thereby improving the ability to conveniently access businesses and institutions. It also generates revenue that supports management of parking and other transportation programs in the City.

The City Hall parkade was constructed under the "Build Surrey" Program and was intended to provide parking for City Centre Library, City Hall, and 3 Civic Plaza, which includes the Civic Hotel and Kwantlen Polytechnic University (KPU). In addition to supplying parking for these facilities, the parkade was also intended to serve other institutional and business development that will occur in the City Centre.

Given its central location and the mixed-use nature of the parkade (municipal and general public use for the City Centre area), the City established the parkade as a pay-parking facility and created a 'self-funded' Parking Utility to manage the facility, as well as all other City on and off-street parking assets. This allowed the City to provide a quality parking facility in the City Centre area without the capital and operating costs being funded from City tax revenues.

The City operates on-street pay parking throughout the city. City-wide, there are approximately 947 metered on-street parking spaces, generally concentrated around City Centre, Surrey Memorial Hospital, and the City's four SkyTrain stations.

Although some cities utilize pay parking as an important revenue source, Surrey has not taken this approach and instead optimizes its parking rates based on ensuring turnover and parking space availability for high demand locations. Metered on-street parking generates approximately \$880,000 in annual revenue for the City of Surrey.

City Hall Parkade Parking Supply

The City Centre parkade has 827 parking spaces over three levels. There are 216 parking spaces on P₁, with 165 of these are available to the general public. There are 611 parking spaces located on P₂ and P₃ combined that are available for employees and the public. On P₂ and P₃, 149 spaces are reserved for fleet vehicles, carpool, EV charging, and under lease agreements with Century Group (Civic Hotel) and Kwantlen Polytechnic University (KPU). The remaining 462 parking spaces are available to employees and the general public. All employees pay for parking on either an hourly, daily or monthly basis.

Surrey Memorial Hospital On-Street Parking Supply

The City operates 103 on-street pay parking spaces in the immediate vicinity of Surrey Memorial Hospital. There are an additional 2,041 off-street parking spaces in the area adjacent to the city-owned on-street parking that are operated by Fraser Health or private companies. The on and off-street parking surrounding the hospital is illustrated in Appendix II.

Parking Management

The City employs a number of parking management techniques to reduce the demand for parking and ensure adequate parking supply and turnover. Best practices in parking management recommend setting prices so that approximately 15% of parking spaces are unoccupied during peak periods, thus ensuring an adequate supply for visitors at all times (i.e. 85% occupancy).

Parking in public and private parking facilities surrounding City Hall and the Surrey Memorial Hospital is all pay-parking. On-street parking in the immediate vicinity is either time-restricted or pay parking. A summary of all City owned or operated off-street pay parking locations in City Centre is provided in Appendix III.

As such, unregulated free parking would result in the use of the City Hall parkade and on-street hospital parking by people seeking to avoid pay parking elsewhere, such as construction workers, hospital/office workers, mall employees, park-and-ride users, condo owners/visitors, hotel guests, and others. Time restricted free parking with enforcement will ensure parking turnover and should eliminate use of the parking stalls by workers and park-and-ride users.

The Parking Utility expenditures include debt repayment for the City Hall parkade, parking management, parking enforcement, and capital, maintenance and replacement costs for all parking infrastructure. Introducing free parking at any existing pay parking locations will reduce the funding available for these expenses.

All existing on-street and off-street parking fee rates are included in the Surrey Fee-Setting Bylaw (Bylaw No. 14577) and thus any changes must be approved by Council.

DISCUSSION

The following section outlines the approach and considerations in implementing Council's commitment for free parking at the City Hall Parkade and the on-street pay parking adjacent to Surrey Memorial Hospital.

The recommended approach for each location is based on incorporating parking duration restrictions of 2 hours, which is based on the need to create turnover and ensure that parking spaces will be available for visitors, as discussed under the Parking Management Section above. Furthermore, parking records show that most vehicles at these locations currently park for less than 2 hours.

City Hall Parkade

To achieve Council's commitment for free visitor parking at City Hall and the Library while trying to ensure that parking spaces will be available, parking would be free for 2 hours for all or a portion of P1 during City Hall/Library hours of operation.

Limiting free parking to 2 hours is necessary to discourage external users, such as park-and-ride, from using the parking stalls. P2 and P3 would remain as pay parking for employees and the public. After-hours and weekend pay parking rates would remain in effect to support use by park-and-ride traffic to Vancouver events, hotel guests, restaurant traffic, and other users as a means of generating revenue to support the Parking Utility operations.

There should be sufficient turnover to accommodate the expected demand for visitor parking and the current level of parking available for City Hall employees would remain. Annual pay parking revenues would be reduced by an estimated \$490,000.

Surrey Memorial Hospital (SMH) On-Street Parking

To achieve Council's commitment for free visitor parking at the hospital while trying to maintain the ability of hospital visitors to find an on-street parking space, parking would be limited to a maximum 2 hours for all of the street parking within the Hospital Parking Zone illustrated in Appendix II. To ensure parking supply turnover and to prevent all-day occupancy by hospital staff and park-and-ride users, regular parking enforcement will be required.

Annual pay parking revenues would be reduced by an estimated \$360,000.

SUSTAINABILITY CONSIDERATIONS

The supply and management of parking assists in achieving the objectives of the City's Sustainability Charter 2.0 by supporting the following Desired Outcomes ("DO"):

- Built Environment & Neighbourhoods DO09: All aspects of planning, design and construction include climate change impacts, greenhouse gas (GHG) mitigation, adaptation, and resiliency strategies.
- Infrastructure DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

Free parking for visitors to City Hall and the Surrey Memorial Hospital can be implemented through 2-hour time limited free parking. This will discourage workers and other non-visitors from parking in these spaces, thereby maximizing the chances of visitors finding an available parking space.

Implementation of the recommended time limited free parking will reduce the annual revenue available for the Parking Utility by \$850,000.

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Approve the recommendations for 2-hour free parking at the City Hall Parkade and on-street parking surrounding Surrey Memorial Hospital; and
3. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

JB/DH/RJG/jma

Appendix I: "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2018, No. 19707"
Appendix II: Surrey Memorial Hospital Pay Parking Locations
Appendix III: City-Owned Off-Street Parking Locations – City Centre

CITY OF SURREY

BYLAW NO. 19707

A bylaw to amend the provisions of "Surrey Fee-Setting
By-law, 2001, No. 14577", as amended.

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The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Fee-Setting By-law, 2001, No. 14577", as amended, is hereby further amended as follows:
 - (a) Schedule M is deleted in its entirety and replaced with a new Schedule M, attached hereto and forming part of this bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2018, No. 19707".

PASSED FIRST READING on the _____ day of _____, 2018.

PASSED SECOND READING on the _____ day of _____, 2018.

PASSED THIRD READING on the _____ day of _____, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2018.

_____ MAYOR

_____ CLERK

Schedule M Surrey Fee-Setting Bylaw

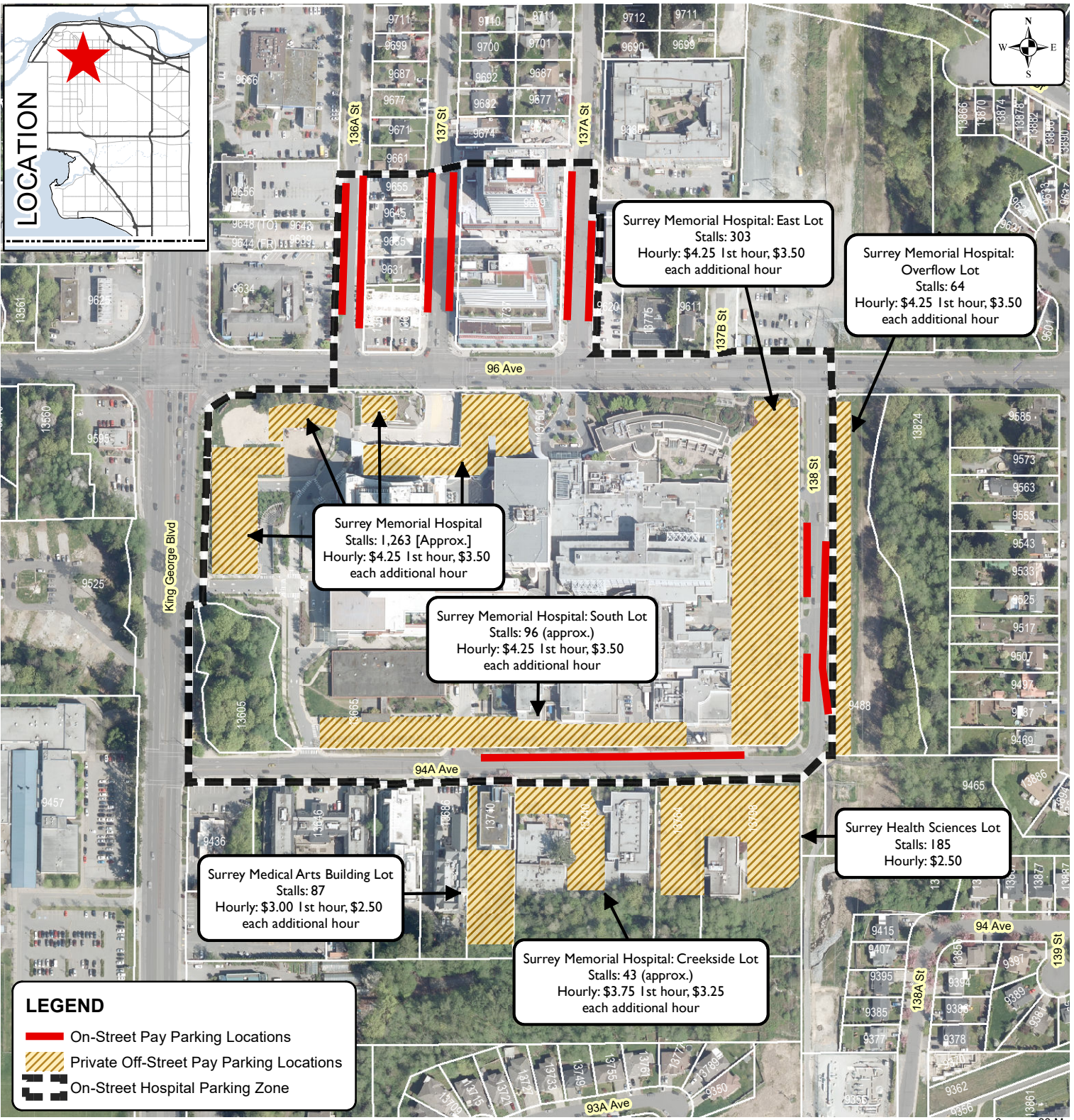
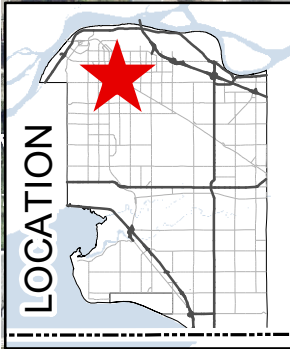
Pursuant to Section 194 of the “Community Charter” there hereby levied fees for parking services provided as follows:

Location	Address	# of Stalls or Spaces	Hours of Operation	Hourly Rate	Daily Rate	Evening Rate	Other Rate(s)
Off-Street Pay Parking Locations							
North Surrey Rec Centre	10275 City Parkway	32	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour	\$7.00 Daily Max (to Midnight)	-	-
SFU - City Centre South	10290 University Drive	57	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour	\$7.00 Daily Max (to Midnight)	-	\$100.00 Monthly Unreserved Staff: \$75.00 Monthly Unreserved
City Centre West	10262 133A Street	23	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$0.75 each Hour	\$5.00 Daily Max (to Midnight)	-	-
City Hall Parkade	13450 - 104 Avenue	830	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour Staff: \$.75 each Hour 2 Hours Free Parking on P1 During City Hall & Library business hours	\$7.00 Daily Max (12 Hours) Staff: \$5.00 Daily Max (12 Hours) \$4.00 Weekend Flat Rate	\$3.00 Evening Flat Rate (4:30pm-Midnight, Mon-Thu)	\$130.00 Monthly Reserved (M-F 6a-6p) \$240.00 Monthly Reserved (24/7) Staff: \$130.00 Monthly Reserved Staff: \$75.00 Monthly Unreserved Staff: \$75.00 Monthly Carpool Staff: \$40.00 Monthly Motorcycle
Holland Park	9987 King George Boulevard	39	6:00am to 6:00pm, Mon-Fri (incl. Stat Holidays) Free parking outside of Operating Hours	2 Hours Free Parking, \$2.00 each Additional Hour	\$5.00 Daily Max (to 6pm)	-	-
Surrey Central SkyTrain (Closed Temporarily)	10277 City Parkway	5	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour	\$7.00 Daily Max (to Midnight)	-	-
Green Timbers (Monthly Parking Only)	14150 Green Timbers Way	69	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	-	-	-	\$90.00 Monthly Unreserved
Surrey Nature Centre (Monthly Parking Only)	14225 Green Timbers Way	30	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	Staff: \$.75 each Hour	Staff: \$5.00 Daily Max (10 Hours)	-	\$90.00 Monthly Unreserved Staff: \$40.00 Monthly Unreserved
Armtec Off-Street (HLA - Armtec Employees)	5401 - 192 Street	54	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	-	-	-	\$2,744.28 Monthly HLA (Armtec)

Location	Address	# of Stalls or Spaces	Hours of Operation	Hourly Rate	Daily Rate	Evening Rate	Other Rate(s)
Off-Street Pay Parking Locations							
City Hall Overflow Lot (Temporary: Former Sears Outlet/Brick)	13583 - 104 Avenue	125	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.00 each Hour	\$5.00 Daily Max (12 Hours) \$4.00 Weekend Flat Rate	\$3.00 Evening Flat Rate (6pm-6am, Mon-Fri)	\$75.00 Monthly Unreserved Staff: \$60.00 Monthly Unreserved
On-Street Pay Parking Locations		On-Street Spaces Approximate					
Gateway North On-Street	10800-10900 Blk University Drive/13400-13500 Blk Gateway Drive/10800 Blk City Parkway/13400 Blk 108 Avenue/13555 Blk King George Boulevard	174	8:00am to 6:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$1.00 each Hour	\$4.00 Daily Max (to 6pm)	-	-
Gateway South On-Street	10600-10700 Blk City Parkway/13400 Blk 107A Avenue/13300 Blk 108 Avenue/10700 Blk University Drive	77	8:00am to 6:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$0.25 each 15 Mins	\$3.00 Daily Max (to 6pm) (2 Hours Max at SW corner of 108 Avenue & University Drive)	-	\$1.00 each Hour at SW corner of 108 Avenue & University Drive
133/133A/102A On-Street Parking	10200-10300 Blk 133 Street/10200-10300 Blk 133A Street/13300 Blk 102A Street	128	8:00am to 6:00pm, Monday to Friday (incl. Stat Holidays) Free parking outside of Operating Hours	\$1.00 each Hour	\$4.00 Daily Max (to 6pm)	-	-
105/105A/134A On-Street Parking	13400 Blk 105 Avenue/13400 Blk 105A Avenue/10500 Blk 134A Street	76	8:00am to 6:00pm, Monday to Friday (incl. Stat Holidays) Free parking outside of Operating Hours	\$1.00 each Hour	\$4.00 Daily Max (to 6pm)	-	-
City Parkway On-Street Parking	10300 Blk City Parkway	15	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.25 each Hour	\$5.00 Daily Max (12 Hours)	-	-
Innovation Boulevard On-Street Parking	9661-9700 Blk 136A Street/13600 Blk 97A Avenue/9661-9700 Blk 137 Street/9688-9700 Blk 137A Street	36	6:00am to 8:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$1.25 each Hour	\$5.00 Daily Max (to 8pm)	-	-
102 Avenue On-Street Parking	13400 Blk 102 Avenue	2	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour	\$7.00 Daily Max (to Midnight)	-	-
Central Avenue On-Street Parking	Central Avenue (between City Parkway and King George Boulevard)	7	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.50 each Hour	\$7.00 Daily Max (to Midnight)	-	-
Scott Rd. SkyTrain (110 Ave.) On-Street Parking	12500-12600 Blk 110 Avenue	59	8:00am to 6:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$1.00 each Hour	\$2.00 Daily Max (to Midnight)	-	\$2,092.65 Monthly HLA (Tsawwassen Mills Shuttle)

Location	Address	# of Stalls or Spaces	Hours of Operation	Hourly Rate	Daily Rate	Evening Rate	Other Rate(s)
On-Street Pay Parking Locations		On-Street Spaces Approximate					
17 Avenue On-Street Parking	15200 Blk 17 Avenue	12	8:00am to 8:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$0.25 each 15 Mins	-	-	-
Marine Drive (8 Ave.) On-Street Parking	15600-15700 Blk 8 Avenue	53	8:00am to 11:00pm, 7 Days per Week (incl. Stat Holidays) Free parking outside of Operating Hours	\$0.25 each 15 Mins	\$6.00 Daily Max (5 Hours)	-	-
Newton Town Centre On-Street Parking	13700 Blk 72 Avenue/ 13700 Blk 72A Avenue	107	8:00am to 4:30pm, Monday to Friday (incl. Stat Holidays) Free parking outside of Operating Hours	\$0.25 each 15 Mins	\$2.00 Daily Max (8am to 4:30pm, Mon-Fri)	-	-
Guildford Centre On-Street Parking	15200-15300 Blk 105 Avenue/10400 Blk 153 Street	61	24 Hours a Day, 7 Days a Week (incl. Stat Holidays)	\$1.75 each Hour 24/7 (N. Side 105 Avenue: 8am-5pm Monday-Friday)	-	-	-

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 15-Nov-2018, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:3,500

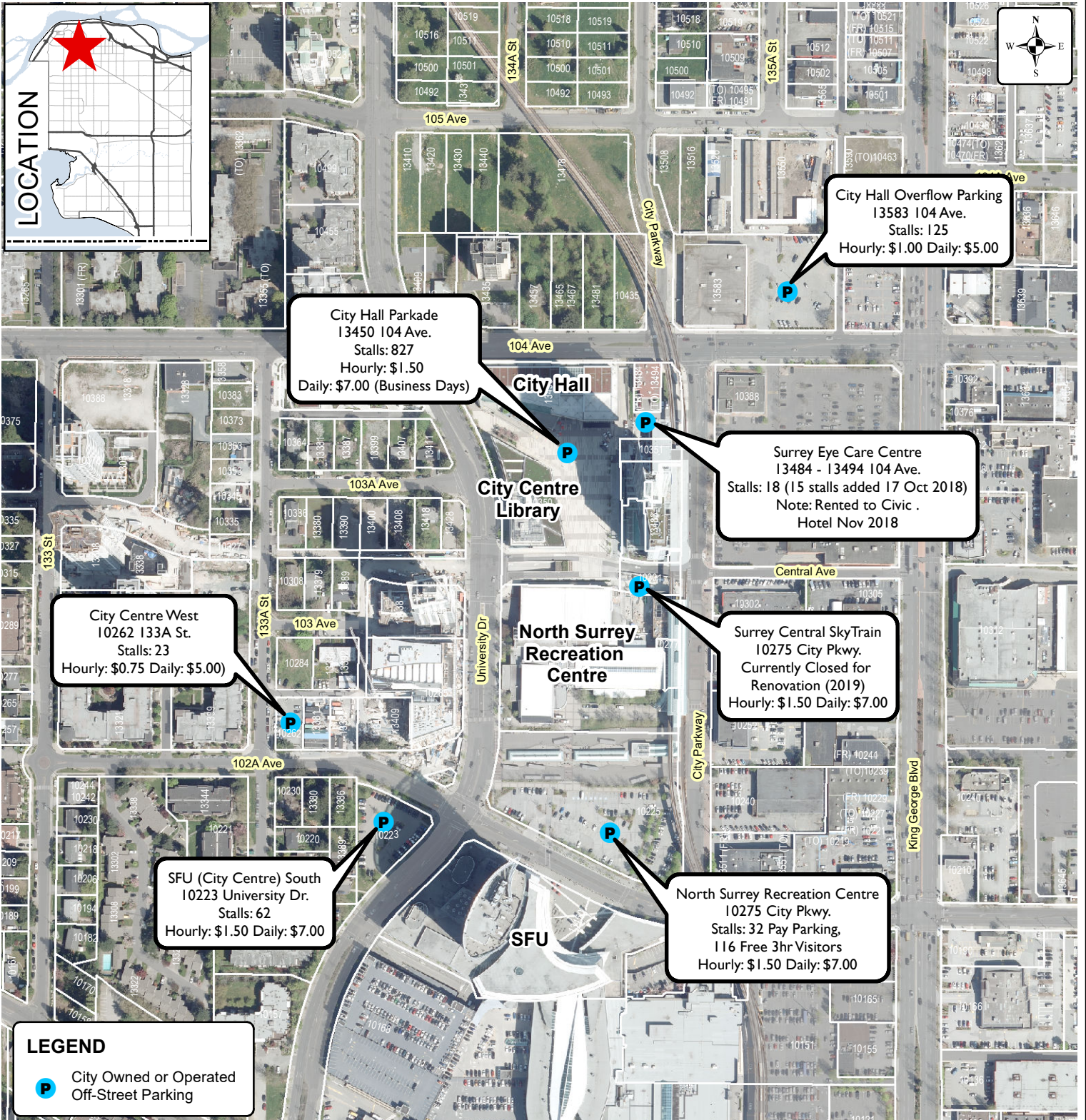


**Surrey Memorial Hospital
Pay Parking Locations**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

AERIAL PHOTOGRAPH OF SITE



City Owned or Operated Off-Street Parking Locations

ENGINEERING DEPARTMENT

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