

**DOWNTOWN NEW WESTMINSTER
PARKING COMMISSION**

**Thursday, September 25, 2014; 11:30 am
Committee Room #2, City Hall**

MINUTES

VOTING MEMBERS PRESENT:

Norbert Ryan Ferrer	Community
Nancy Puri	Community
Richard (Dick) Spring	Community (11:46 am)
Tracey Ternoway	Douglas College
Harm Woldring	Downtown New Westminster BIA

NON-VOTING MEMBER PRESENT:

Jeff Pearson	Impark
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VOTING MEMBERS REGRETS:

Patti Goss	Chamber of Commerce
Michael Thompson	Community

STAFF:

Catalin Dobrescu	Utilities Engineer, Engineering Services
Kathy Prothero	Recording Clerk, Engineering Services

The meeting was called to order at 11:36 am.

1.0 ADDITIONS TO AGENDA

2.0 ADOPTION OF MINUTES

2.1 Adoption of Minutes of April 24, 2014

MOVED and SECONDED

THAT the Minutes of the Downtown New Westminster Parking Commission meeting held April 24, 2014 be received and adopted as circulated.

CARRIED

All Commission members voted in favor of this motion.

3.0 PRESENTATIONS

4.0 UNFINISHED BUSINESS

4.1 Confirmation of Free Parkade Parking Granted – Mr. Catalin Dobrescu

Mr. Dobrescu confirmed to members that free parking was granted to the following:

- August 16 New Westminster Pride Event;
- September 14 Anvil Centre Opening; and
- October 4 Wait for Me Daddy War Memorial Unveiling.

4.2 Demolition Strategy for the Parkade – Mr. Catalin Dobrescu

Mr. Dobrescu updated members on the status of this project. A few meetings were held most recently with the Downtown stakeholders at the Anvil Centre attended by businesses and the BIA. The vision for the Downtown area was summarized by Mr. Dobrescu. The decision to remove the western portion of the Parkade was backed up by a study; usage was less than 60%. To date we have avoided spending money on upgrades following the demolition as we upgrade and maintain the Parkade, the cost will be less.

The cost estimate for the demolition is \$3.3m. This is not just the demolition but upgrading the balance of the Parkade: new lamp standards on the street below, redo Parkade wiring, railings for remaining portion, new lights on the Parkade and some concrete repairs. Membrane work is not included in the cost but will have to be done. C Deck will be the first priority once the overpass to the Westminster Pier Park is completed. Council elected the cheapest and fastest option in terms of the construction period and that is an 8 week (estimated) complete closure of Front Street (24x7) while the demo takes place. Pedestrian access will be maintained at all times and vehicle access on both Front Street and Frontage Road will be closed. North and south roads will be the only access to those business affected by the closure.

It has been suggested that restoration work on the Parkade be done before demolition. Some businesses have suggested a closure in the summer rather than February/March timeframe so staff may take poll of the businesses. Dialogue will be kept open and staff will update the businesses as we have more information. It was noted that the closure of Frontage Road will impact the bridal shop.

Front Street is the through road for a lot of trucks in the City and we will attempt to do what we can to alleviate problems. Royal Avenue is not an option for west bound traffic due to the configuration and slope; Columbia Street has to be the option. SFPR is a viable option rather than waiting on Columbia Street and/or Royal Avenue. The City will have a good communication plan in place and will communicate with trucking companies, ECOMM, etc.

The City has drafted a Good Neighbor Policy to look at improving communications to concerned residents/businesses. We will apply this proposed policy to this construction project.

The question of 'views' came up at Downtown Residents' Association meeting last night and the Chair commented that it is buyer beware for promised viewscapes when purchasing property. The Larco proposal raised in 1986 has expired and five towers has been reduced to three for Larco's development.

5.0 NEW BUSINESS

5.1 Distribution of E-mails: Voting by Members of Free Parkade Parking – Chair

The Chair spoke to members about the circulation of requests for free parking at the Parkade that are received in between Commission meetings. The Chair asked about the voting process to see if members thought it should be handled differently. Those present agreed that things are fine 'status quo' and the Chair will work with the Recording Clerk in this regard.

5.2 Request for Free Parkade Parking / NWSS Hyacks Football – Chair

Mr. Dobrescu updated members on a request received this morning from the NWSS Hyacks Football Club for a Tailgate Auction on Saturday, October 18, 2014 from 4pm to midnight.

Moved and Seconded

THAT the request from the NWSS Hyacks Football Team Tailgate Auction Fundraiser for free parking at the Parkade be granted from 4PM to midnight on Saturday, October 18, 2014. The Hyacks Football Team will be responsible for erecting directional signage and the City will arrange to have free parking signs posted at both entrances of the Parkade.

CARRIED

All Commission members voted in favor of this motion.

6.0 REPORTS AND INFORMATION

6.1 Parkade Operator's Report – Mr. Jeff Pearson

Mr. Pearson updated members and provided revenue figures (see attached). There was some growth at the Carnarvon lot which peaked in May then dropped a bit, but it is still higher. There have been enquiries from Front Street parkers who are looking elsewhere due to construction on the Parkade. Mr. Pearson asked about discounted rates which we offer to a number of businesses. With the loss of 260 stalls will the Parking Commission still be offering the discounted rate? Bikram has the discounted rate; these are going to be prime stalls once the demolition starts. These lower rates were assigned to undesirable areas and it was suggested that with new Parkade structure, we may have to re-evaluate the location of discounted stalls and the numbers granted to organizations. We currently have 62 students occupying the "student" section. One member asked about the Fourth and Carnarvon lot. Perhaps we could move some of these monthly parkers over to the other lot. Mr. Pearson suggested that we could create a discounted area in the Carnarvon lot but we will have to assess the need later.

Pay by phone and extend by phone option will be offered by the City and will be a user-based fee (.25 to .35) but that will be following the demolition. We have 760 stalls and are losing approximately 260. Filming revenue will also go down as the area will not be as desirable once the west portion of the Parkade comes down. We believe there will be approximately 460 stalls remaining once the redesign and demolition occur. There are currently 370 total monthly parkers which are random spaces. Reserved stalls will be on A Deck; there are approximately 100 spaces for transient parkers. After the demolition, Fourth Street will have better pedestrian access and will become a prime location.

One member would like to see options provided for monthly parkers to move into the Carnarvon parking lot so that they are not taken by surprise by the demolition. The Chair suggested asking if they would be interested in moving over to Carnarvon Street. A request was made by the Chair that a strategy be drafted to offer some options by Impark. Students may not be interested in the Carnarvon lot due to the deposit required to cover an access card. Mr. Pearson asked whether the Commission will offer the \$40 rate (down from \$55) at the Carnarvon lot.

6.2 Parkade Maintenance Report – Mr. Catalin Dobrescu

Mr. Dobrescu updated members:

- Deferred maintenance until the Parkade demolition;
- No response from Army & Navy. Cannot get through to Ms. Cohen after receiving promises from the local store manager. Will attempt one more time and report back at the next meeting.

7.0 CORRESPONDENCE

8.0 NEXT MEETING

Thursday, November 20 @ 11:30 am
Committee Room #2, City Hall

9.0 ADJOURNMENT

The meeting was adjourned at 12:35 pm

HARM WOLDRING
CHAIR

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KATHY PROTHERO
RECORDING CLERK