

## Meridian Community Centre Parking

Monday, November 05, 2018

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### Executive Summary:

The purpose of this report is to provide some options for Council to consider with regards to the provision of additional parking for the Meridian Community Centre.

### Location:

The Meridian Community Centre is located at 100 Meridian Way being the north side of Meridian Way and east side of Wellspring Way.



### Background:

Council requested a report be prepared with regards to opportunities to increase parking for the Meridian Community Centre. No formal parking assessment has been done with regards the parking demand and usage for the community centre since it opened. Anecdotally, concern has been expressed about the shortage of parking during peak time (Saturday and Sunday afternoons)

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The site plan for the community centre that was approved by Council in September, 2016 provides for 265 parking spaces for passenger vehicles, along with 2 bus parking stalls to service the 13,296m<sup>2</sup> (143,120 ft<sup>2</sup>) building with 1100 seats between the two arenas. The site plan meets the minimum parking requirements of the Town Zoning By-law of 1 space/50m<sup>2</sup> of floor area.



For comparison purposes, staff looked at some other similar community facilities that were recently developed elsewhere in Niagara to compare the number of parking spaces these other facilities provide.

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Facility	Amenities	Floor Area	Number of Parking Spaces	Number of Spaces/m <sup>2</sup> floor area
Vale Centre, Port Colborne	Double arena, aquatic centre, fitness centre, 6 bocce courts, 3 ball diamonds, 6 soccer pitches	13,470m <sup>2</sup>	584	1 space/23m <sup>2</sup>
Gale Centre, Niagara Falls	4 pad arena, 2170 seats	18,947m <sup>2</sup>	942	1 space/20m <sup>2</sup>
Seymour Hannah Complex, St. Catharines	4 pad arena, skate park, football field, 1200 seats	13,192m <sup>2</sup>	689	1 space/19m <sup>2</sup>
Meridian Community Centre, Pelham	Twin pad arena, double gymnasium, 1100 seating capacity walking track, multi-purpose meeting meeting rooms	13,296m <sup>2</sup>	265	1 space/50m <sup>2</sup>

Each facility is unique with different amenities that generate different demands on parking. However for comparison purposes the range of parking provided at these other venues is informative. It is also noted that some of these facilities have access to transit which may reduce the demand for parking for these facilities.

### Analysis:

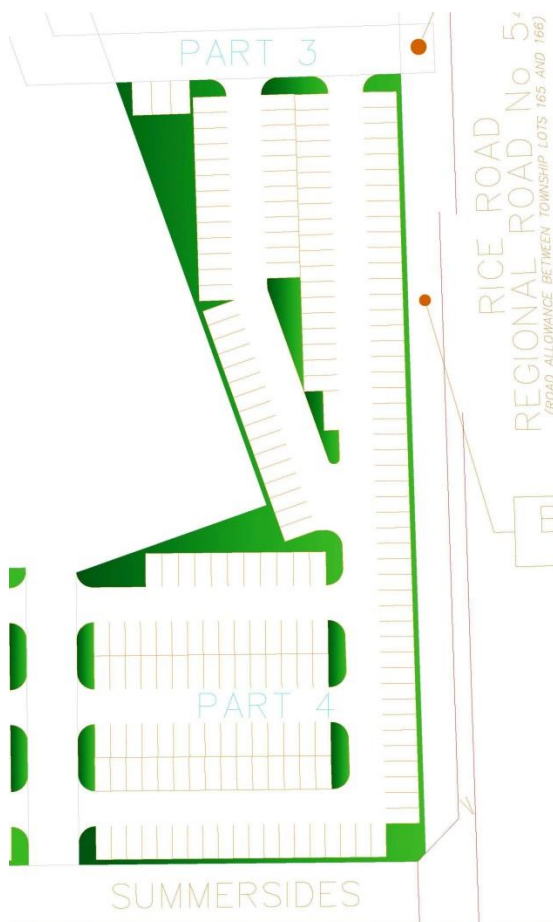
The community centre is located on Part 1 of 59R-1605 which consists of 2.396ha (5.9 acres) which is primarily occupied by building and parking area. Within the current site plan area, there is no land available to accommodate additional parking for the community centre.



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*Conceptual Parking Plan of Part 4, 59R-1605:*



The above sketch is conceptual only, and is not the final design for a parking layout.

Construction cost estimates that the Town received from Upper Canada Consultants to construct 200 parking spaces on Part 4, 59R-1605 is estimated at \$853,000 or \$4,265/space. This value does not include the land costs, but does include storm sewer, asphalt, curbing, lighting, landscaping, etc. The current value of the land is estimated at \$966,000. Also to take into consideration is the loss in revenue from the sale of the land and tax assessment that could be realized if the lands were developed.



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To compare this with a structured parking facility, the Carlisle Street parking garage in the City of St. Catharines which contains 600 parking spaces, opened in February, 2012 at a cost \$27.9 million or \$46,500/space. This value also did not include land costs as the City owned the land.

Alternatively, Council may wish to retain only a portion of Part 4, 1605 for parking. For example, the northern portion of Part 4, 59R-1605 contains 93 parking spaces whereas the southern portion has 107 parking spaces. However, the southern portion with the 107 parking spaces would be a better site to sell for development purposes than the northern portion given its configuration.

Shared parking during peak usage with others land uses could also be considered. For example, the Town has entered into a purchase and sale agreement with Part 2, 59R-1605 and in that agreement there is the provision for the consideration of shared parking. A preliminary site plan from the proponent for the proposed development illustrates 102 parking spaces could be accommodated on that site. However, the timing of when these spaces may be available is unknown and to date no site plan application has been filed with the Town and there is no formal agreement in place regarding when the shared parking may occur. Other opportunities for shared parking may be with Wellspring Niagara or the MarketPlace Plaza development, which would also require agreement with these parties. Also, what would need to be agreed to are the parameters around shared parking, i.e. shared parking year round, evenings only, certain days only, or only for special events such as during tournaments. Discussions would have to take place with each owner and agreements reached with each individually as to what suits them best. The logistics of directing people to multiple sites for shared parking under different scenarios could be cumbersome.

In addition there is on-street parking available on local roads.

It is acknowledged that the community centre has been open only for a few months and programming by existing and new user groups has not been through a full cycle. However, the new community centre has proven to be attractive and the demand for bookings of the various venues for various activities and sizes of groups has been strong and is anticipated to increase which could result in additional demand for parking. Options for the new Council to consider are:

1. Retain Part 4, 59R-1605 to be developed for approximately 200 additional parking spaces.
2. Retain the northern portion of Part 4, 59R-1605 to be developed for approximately 93 additional parking spaces.

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3. Maintain the status quo with regards to Part 4, 59R-1605 and sell it for development purposes.
4. Negotiate shared use parking agreements with other nearby venues.

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Recommendation:

**BE IT RESOLVED THAT** Council receive this Meridian Community Centre Parking Report for information.