

**TO:** CITY MANAGER

1999 January 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** STAFF PARKING AT 7451 SUSSEX AVENUE, ST. MICHAEL'S CENTRE  
 REZONING REFERENCE #105/88  
 (X. REF. REZONING #58/96 - FAIR HAVEN)

**PURPOSE:** To respond to Council's request for a report on the correspondence received from nursing staff at St. Michael's Centre regarding a shortage of parking for staff at the facility.

**RECOMMENDATIONS:**

1. **THAT** St. Michael's Centre be requested to pursue an improved parking management program which would allow for increased efficiency of parking stall use by all staff members as outlined in this report.
2. **THAT** a copy of this report be sent to Carl J. Pradas, Chairperson Hospital Employee's Union c/o St. Michael's Centre and Gerald Herkel, Executive Director St. Michael's Centre, 7451 Sussex Avenue, Burnaby, B.C., V5J 5C2 and to Joanne Lernowic, Director Environmental Services, Burnaby Fair Haven, 7557 Sussex Avenue, Burnaby, B.C., V5J 3V6.

**REPORT**

**1. BACKGROUND**

At the regular meeting held 1999 January 11 Council requested a report be prepared based on correspondence received from representatives of nursing staff from the St. Michael's Centre, a senior's extended care home located at 7451 Sussex Avenue, related to complaints about availability of staff parking.

The St. Michael's Centre site was rezoned under Rezoning Reference # 105/88 which received Final Adoption on 1990 June 11. Under the terms of the Comprehensive Development zoning for St. Michael's the facility was required to provide 50 parking stalls. 26 of these stalls were to be provided on the St. Michael's site and 24 were to be provided on the adjacent Fair Haven Rest Home site. This arrangement was agreed to by Fair Haven through a letter of commitment dated 1989 October 30.

Up until recently, the additional 24 parking stalls for St. Michael's on the Fair Haven site were provided in the form of free surface parking. As of last year, construction of an expansion to the Fair Haven facility (Rezoning Reference # 58/96) eliminated the surface parking for the use of St. Michael's employees. As a result of the expansion at Fair Haven an agreement was reached between the two facilities whereby Fair Haven would provide 15 parking stalls dedicated for use by St. Michael's employees during the construction period of their expansion. As part of this agreement St. Michael's agreed to begin paying Fair Haven \$2.57 per stall per day for the use of these parking stalls. It appears that these 15 stalls are not being fully utilized on a 24 hour basis, as they are assigned to only one employee per stall.

Upon completion of the Fair Haven expansion (projected for 1999 March) Fair Haven will provide St. Michael's with 24 parking stalls in the new underground parkade being constructed as part of the expansion. These stalls will be made available for St. Michael's use 24 hours a day, 7 days a week, and Fair Haven will charge a yearly flat rate fee to St. Michael's for use of these stalls. As part of the most recent Fair Haven rezoning (Rezoning Reference #58/96) easements were registered in the Land Title Office guaranteeing St. Michael's access to the 24 stalls in the underground parkade and use of these stalls.

## 2. DISCUSSION

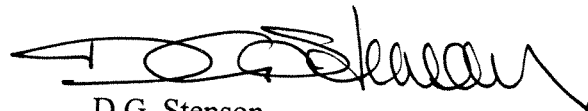
The correspondence received from St. Michael's staff outlines a shortage of parking at their facility for part-time and casual staff. Through discussions with St. Michael's Centre administration, staff have learned St. Michael's is sharing the cost with employees for the 15 underground parkade stalls being provided during the Fair Haven construction period and has limited these stalls to full time employees only. Due to the loss of the free surface parking at Fair Haven, the increased demand for street parking in the area from construction workers, and the inability for part-time and casual staff at St. Michael's Centre to use the 15 underground stalls at Fair Haven, part-time and casual staff have also been parking on local residential streets. This has lead to some residents in the area reporting violations of the maximum three hour parking regulation for residential streets to City parking enforcement officers. Additionally, as a result of the increased demand for street parking in the area, residents of the 4400 and 4500 blocks of Irmin Street have signed a petition requesting resident only parking as a result of St. Michael's employees parking on their street (this is being addressed in a future report from the Director Engineering to the Traffic and Transportation Safety Committee).

In considering this situation, it would, therefore, be recommended that St. Michael's Centre allow the use of the 15 interim and 24 permanent stalls to their fullest extent by all employees on a 24 hour basis so that these stalls do not remain unused due to being assigned to a specific employee.

City Manager  
Staff Parking - St. Michael's Centre  
1999 January 13 ..... Page 3

Given that construction of the new Fair Haven facility is nearly complete and occupancy of the building is expected to occur in 1999 March, demand for street parking in the area of St. Michael's and Fair Haven is expected to drop due to the absence of construction workers. However, more efficient use and better management of the interim 15 spaces is warranted and should be fully utilized on its 24 hour availability basis by employees of St. Michael's. Therefore, it would be appropriate to request that St. Michael's pursue an operational arrangement to assure that all 15 spaces are utilized whenever possible by employees and thereby reduce reliance on other options such as on-street parking. As well St. Michael's would be requested to keep a similar availability policy in place for the permanent 24 stalls in the new Fair Haven facility when they become available.

Staff are prepared to assist in facilitating such a parking management arrangement for St. Michael's and Fair Haven to promote full utilization of parking stalls which are assigned for the use of St. Michael's employees.



D.G. Stenson  
Director Planning and Building

PSF:gk

cc: Director Engineering

