

TO: CITY MANAGER 2004 April 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **PARKING ANALYSIS OF HASTINGS STREET & GROVE AVENUE
(APARTMENT STUDY AREA "C")**

PURPOSE: To provide Council with a response to concerns raised by the Lochdale Merchants Group regarding parking in the vicinity of Hastings Street and Grove Avenue.

RECOMMENDATIONS:

1. **THAT** staff pursue the provision of parking at the Lochdale Community Hall, as outlined in Section 4.0 of this report.
2. **THAT** a copy of this report be sent to the Leslie Durrant of the Lochdale Merchants Group at 6628 East Hastings Street, Burnaby BC, VSB 1S2.

R E P O R T

1.0 BACKGROUND

At its regular meeting of 2004 January 12, a representative of the Lochdale Merchants Group made a presentation to Council regarding a lack of parking on Grove Avenue and its affect on local businesses. The presentation was prompted by the notice of a Public Hearing for 490 and 514 Grove Avenue (Rezoning Reference #03-24), which proposes to rezone these properties from M4 Special Industrial District to Comprehensive Development District (based on the RM2 Multiple Family Residential District). The Lochdale Merchants Group was concerned that this development would further impact available parking on Grove Avenue and proposed that the City acquire the properties at 490 and 514 Grove Avenue for the purpose of constructing a surface parking lot to serve the merchants fronting on Hastings Street. This report addresses that request.

2.0 STATUS OF DEVELOPMENT PROPOSAL

This area falls within Apartment Study Area "C" (see *attached* Sketch #1). The adopted plan for the area designates 490 Grove Avenue as part of the commercial centre and 514 Grove Avenue as future medium density apartments. Apartment Study Area "C" is currently under review, and at its meeting of 1996 May 06, Council adopted the report of the Housing Committee regarding a revised draft plan for the area. Increasing opportunities for medium density, ground-oriented multiple-family residential development is one of the strategic directions of the plan review, and under the draft revised Apartment Study Area "C" Plan, both 490 and 514 Grove Avenue are proposed for medium density residential development. As such, this Department supports the rezoning of the two properties together for multiple-family residential developments using Comprehensive Development District Zoning based upon the RM2 Multiple Family District guidelines.

The original development plan submitted for Rezoning Reference #03-24 was for a 12-unit townhouse development with underground parking, including 18 resident parking spaces, three visitor parking spaces and one car wash stall. This proposal was scheduled to be presented to a Public Hearing on 2003 December 16, but was withdrawn prior to the Public Hearing. A revised concept plan for 490-514 Grove Avenue has been received by this Department proposing a six-unit stacked townhouse development with 12 in-unit parking spaces, three visitors spaces and one covered car wash stall. A report reflecting the amended plan will be submitted to Council when a suitable plan has been received by this Department for presentation to a Public Hearing. Both the initial development plan and the proposed revised development plan are required to meet the RM2 District parking requirements of 1.75 spaces per unit with provisions for bicycle parking and a car wash stall. As such, with the proposed reduction of residential units and the proportional increase of available resident and visitor parking it is not anticipated that this development will negatively impact parking in the area.

3.0 DISCUSSION

Apartment Study Area "C" currently consists of a mixture of single- and two-family dwellings, medium-density multiple-family dwellings, and single storey street fronting and auto-oriented commercial development along Hastings Street. Parking for residential and commercial developments in the area is accommodated either on-site or on adjacent streets. Examples include the Kensington Place shopping centre at 6500 Hastings Street, which has 616 dedicated parking spaces, and the commercial properties north of Hastings Street and east of Sperling Avenue which have a mixture of front entrance parking and/or allocated rear parking accessible from lanes.

The primary area of concern to the Lochdale Merchants Group are the three properties at 6630, 6668 and 6686 Hastings Street which have limited available parking. These shallow commercial properties, zoned C2 Community Commercial District, front on Hastings Street and are bounded by Grove Avenue to the west and Sperling Avenue to the east (see *attached* Sketch #2). The property at 6630 Hastings Street consists of five commercial tenants including two hairdressers, an esthetician, tea shop and a 50 seat restaurant with a total of seven dedicated parking spaces off the rear lane. The property at 6668 Hastings Street consists of five commercial tenants including a restaurant, deli, tanning salon, insurance agency and four residential units with a total of four dedicated parking spaces. The property at 6686 Hastings street consists of five commercial tenants including a corner store, café, two clothing stores and a computer retailer with nine dedicated parking spaces. These properties do not conform to current parking requirements, as the buildings were constructed prior to the establishment of off-street parking requirements as part of the current Zoning Bylaw adopted in 1965.

Parking currently available to 6630, 6668 and 6686 Hastings Street includes on-street parking, which is affected between 3:30 p.m. to 6:00 p.m. Monday to Friday when the parking lane adjacent to the subject properties becomes a High Occupancy Vehicle (HOV) lane (see *attached* Sketch #2). Street parking is also available along Grove Avenue, Sperling Avenue and on the north side of Hastings

Street when the HOV lane is in effect in the afternoon. In addition, there are two City-owned parking areas, which have been developed on an interim basis, located north of Hastings Street on the Sperling Avenue road right-of-way (18 available spaces) and on a gravel lot within the Grove Avenue road right-of-way (approximately 20 available spaces).

A parking survey was conducted by staff between 2004 January 15 and 2004 February 21 at various peak and off-peak times between Monday and Saturday. Parking demand is generally high, particularly during the evening rush hours between 3:30 p.m. and 6:00 p.m. Monday to Friday. However, some parking spaces were always available along Grove Avenue, Sperling Avenue, the north side of Hastings Street and within the two City-owned parking areas indicated above. In fact, parking in the City-owned gravel lot was always below 30% of capacity.

4.0 ADDITIONAL PARKING OPTIONS

Staff has contacted Colliers International, property managers for the Kensington Place shopping centre, to enquire whether available parking spaces could potentially be leased to the Lochdale Merchants Group. It was indicated that Kensington Place currently requires all its available customer parking and is considering an application to increase their available parking by including small car spaces to service current and anticipated future demand. This Department has also contacted the Department of Parks, Recreation and Cultural Services to enquire whether the Lochdale Community Hall parking lot could be used as a public parking lot between the hours of 3:30 p.m. to 6:00 p.m. Monday to Friday, with the exception of days in which the use of the parking lot would conflict with prior scheduled events. Both the non-profit lessee of Lochdale Hall and the Parks, Recreation and Cultural Services Department have indicated that at least 12 stalls could be available for community parking during the day, which could be used by the public between 3:30 p.m. and 6:00 p.m. to offset the loss of on-street parking as a result of the Hastings Street HOV lane.

While there exists a strong demand for parking in the area, the acquisition of property by the City for the purpose of constructing a public parking lot is not identified in the adopted plan for the area, nor does the current parking demand warrant such an option. As noted, additional public parking can be provided at the Lochdale Community Hall during the afternoon peak time when the southern HOV lane is in effect to accommodate increased parking demand. Therefore, it is recommended that staff pursue the necessary signage and arrangements with the Lochdale Community Hall to pursue 12 spaces of community parking. In addition, it is recommended that the existing signage identifying parking availability on the Sperling Avenue right-of-way be upgraded to better indicate the availability of public parking.

In the future, consideration could be given toward paving the City-owned gravel lot within the Grove Avenue unopened road right-of-way to accommodate approximately 24 spaces, subject to a more detailed analysis by staff. However, at this time the issue of wayward golf balls from the Hastings Driving Range needs to be addressed, and any potential improvements to this parking facility should not be undertaken until that time.

5.0 CONCLUSION

The Lochdale Merchants Group has raised concerns about the availability of public parking within the Hastings Street and Grove Avenue area, and has requested that the City acquire property on Grove Avenue for the purpose of constructing a public parking lot. Staff conducted a parking survey and concur that there is a strong demand for parking. However, it has been determined that parking is available off Hastings Street during peak periods, and that the acquisition of property within Apartment Study Area "C" for the construction of a public parking lot is not warranted at this time. In order to offset the reduction in on-street parking during the afternoon peak periods as a result of the Hastings Street HOV lane, it is recommended that 12 spaces be made available during designated times for community parking in the Lochdale Community Hall parking lot and that signage be installed to that affect.

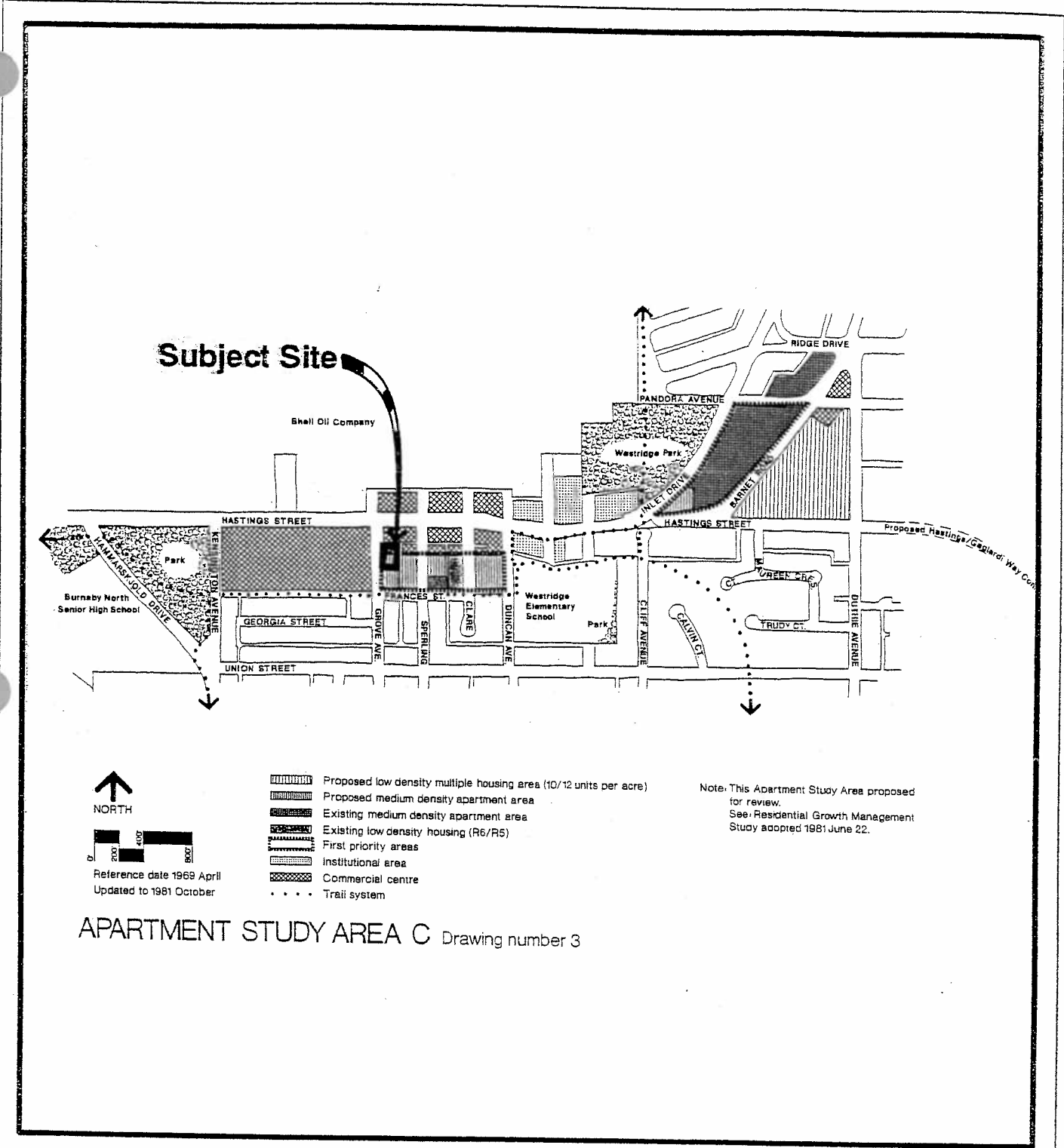


J.S. Belhouse
Director Planning and Building

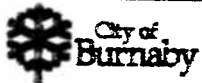
JBS/KSF:gk
Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
Deputy City Manager

P:\Johannes Schumann\Current Projects 2004\Lochdale Parking Council Report (v2).wpd



APARTMENT STUDY AREA C Drawing number 3



Planning and Building Department

Scale: N.T.S.

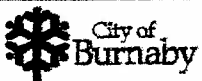
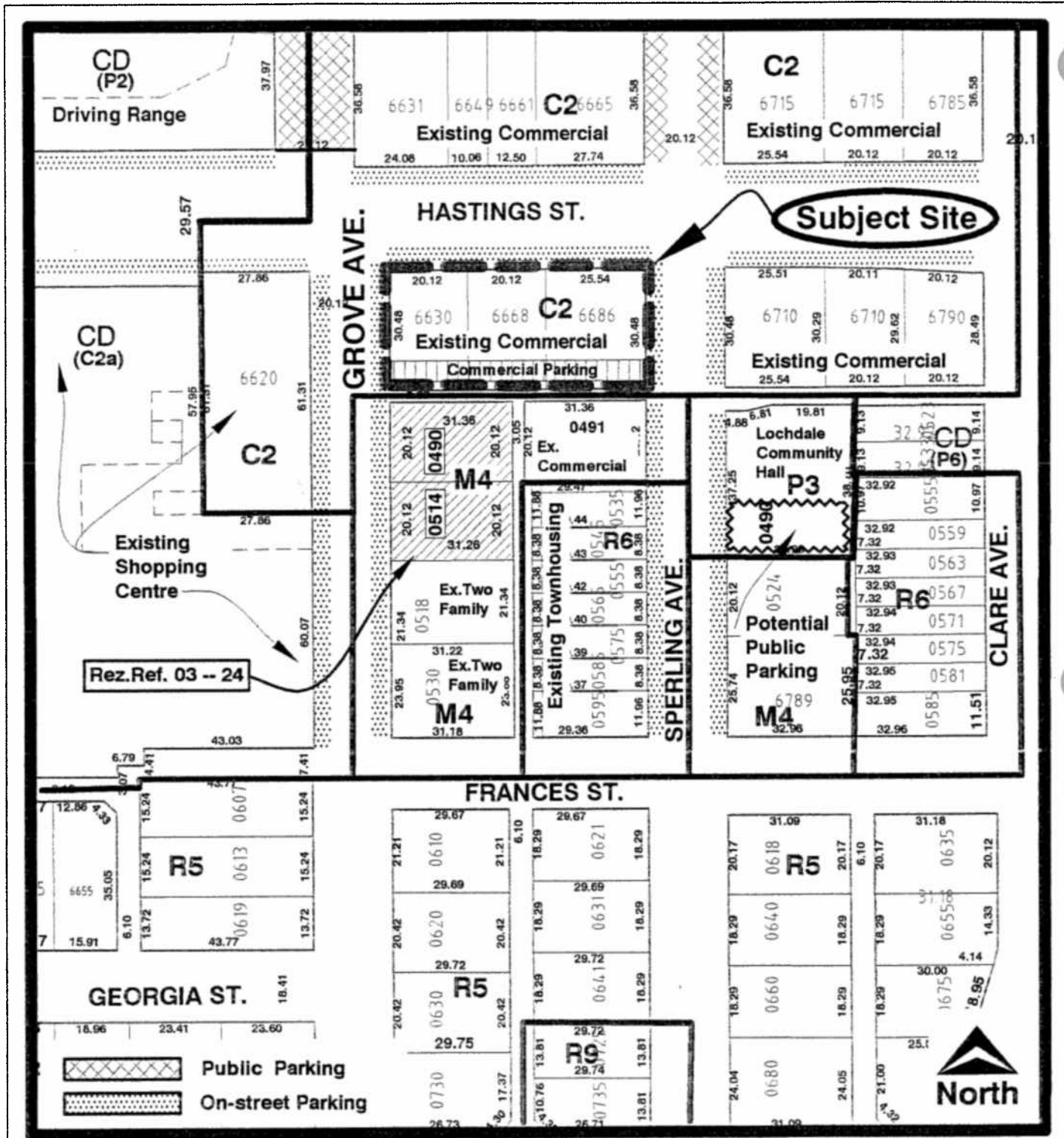
Drawn By: J.P.C.

Date: May 2003

Parking Analysis

Hastings Street & Grove Avenue

Sketch # 1



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: April 2004

Parking Analysis

Hastings Street & Grove Avenue

Sketch # 2