



Downtown Parking Review Analysis of Joint BIA/Town Task Force Workshop

August 24, 2020
Committee of the Whole

Evaluation

Decision Criteria

- Cost
- Revenue
- Location
- Proximity
- Ease to Implement
- Ownership
- Timing
- Public Concern
- Safety

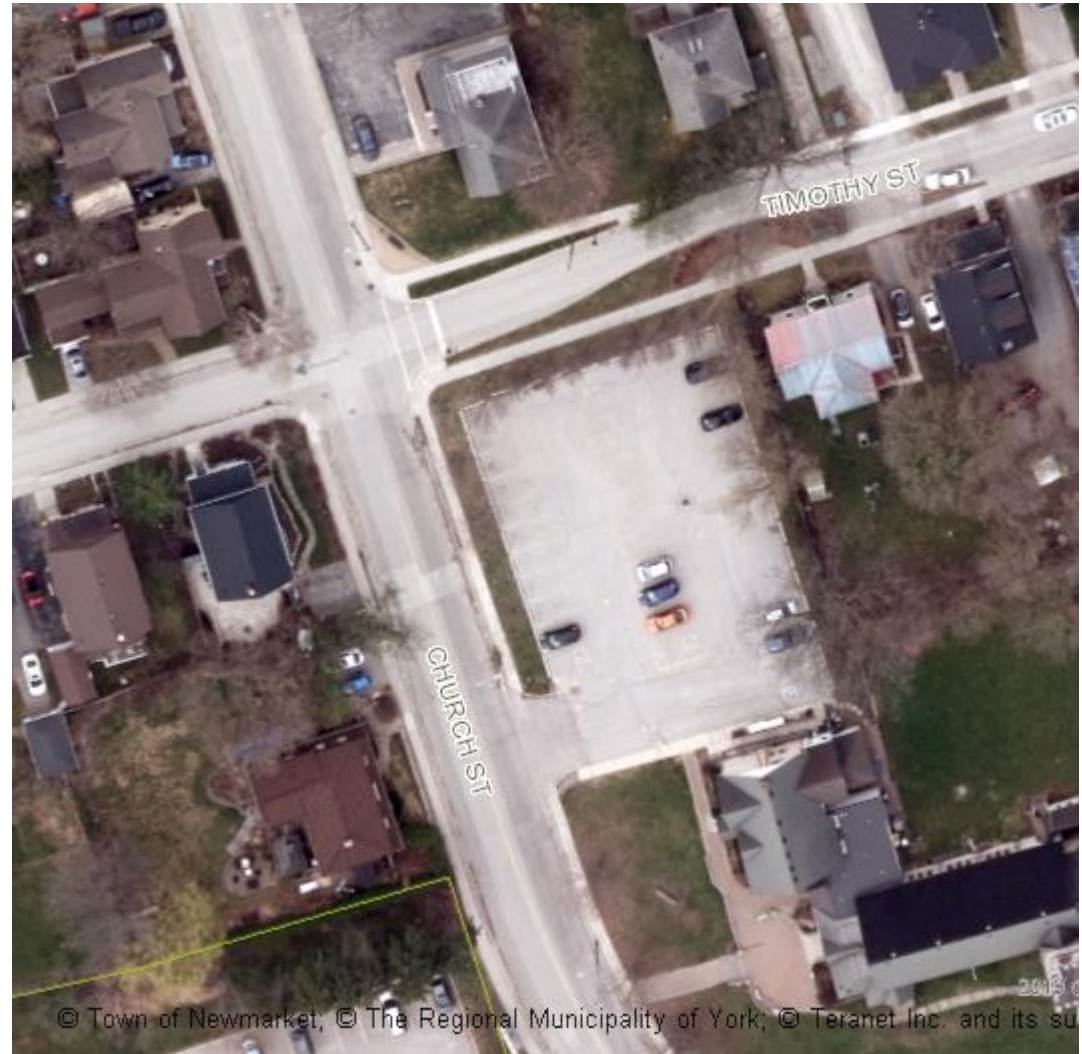
Timeline

- Short Term
 - 2020 – 2021
 - Resources likely available or can be accommodated
- Medium Term
 - Next 2 – 3 years
 - May require additional resources & planning
- Longer Term
 - Next 3 – 5 years
- Not practical

Short Term Options

1. Agreement with St. Pauls

Cost	To be determined
Location	Timothy and Church Street
Proximity	Excellent
Ease to Implement	Pending
Ownership	Private
Timing	To be determined
Public Concern	None
Safety	None



2. Additional street parking on⁵ D'Arcy and Church St.

Cost	To be determined
Location	D'Arcy Street
Proximity	Very good
Ease to Implement	Requires a bylaw change, signage, and road painting
Ownership	Public right-of-way
Timing	To be determined
Public Concern	None
Safety	None



3. Change parking designations along Main St. – identify 4 new spaces currently unmarked.

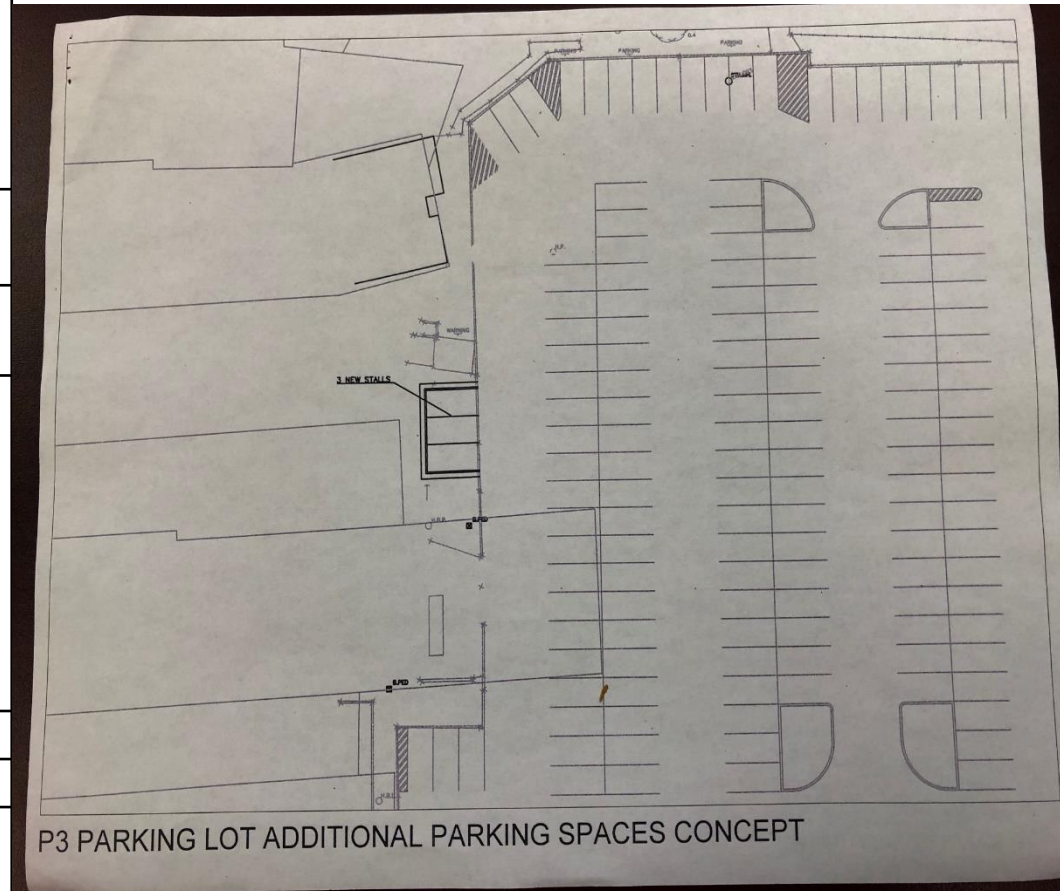
Cost	\$3,000
Location	North Main Street
Proximity	good
Ease to Implement	Requires bylaw change
Ownership	Town
Timing	quick
Public Concern	Need to confer with Accessibility Committee
Safety	none



Medium Term Options

4. Convert green spaces in ⁸ Commons North Parking Lot (Formerly P3) behind Main Street

Cost	Cutting islands \$8-10,000 for potentially 7 spaces To add other 3 in green area, would require a retaining wall ~ \$20,000
Location	In Commons North Parking Lot (Formerly P3) ; within Downtown area
Proximity	Excellent
Ease to Implement	Bins in the Commons North Parking Lot (Formerly P3) lot have already been removed, adding 4 spaces in total. (Noted in the short term summary.) Remove green spaces would not comply with Site Plan.
Ownership	Town
Timing	Short term
Public Concern	none
Safety	none



5. Change 3-8 spaces on Cedar

Cost	\$25,000
Location	Within Downtown area
Proximity	Excellent
Ease to Implement	Depends on hydro going underground – uncertain timeline.
Ownership	Town
Timing	Pending planned Hydro work
Public Concern	Store owners may have issue with losing the loading area. There are shops who only have access via Cedar St.
Safety	none



6. Expand Lions Park / Gorman¹⁰ Pool Parking

Cost	Option 1: 9 new spaces adjacent to basketball court. \$23,400 Option 2: 30 new spaces . Would require relocating basketball court. Might require an additional swale to be built. \$90,000
Location	West side of Church Street at D'Arcy Street
Proximity	Far
Ease to Implement	To be determined
Ownership	Town
Timing	To be determined
Public Concern	Relocate or removal of basketball court will be a concern. Option 2 - The practice of prioritizing parking over parkland (including an active recreation use) is generally not recommended by Planning staff and will be a public concern. Could be mitigated by a clear commitment of relocating (rather than removing) the basketball courts.
Safety	



Expand Lions Park / Gorman¹¹ Pool Parking



7. Shared agreements with¹² churches, day-cares, private lots

Cost	Signage and depends on negotiations.
Location	Daycares and churches, such as Magic Kingdom and Christian Baptist Church are within Downtown area
Proximity	Excellent
Ease to Implement	To be determined
Ownership	private
Timing	To be determined
Public Concern	none
Safety	none



8. 449 Eagle St.

Cost	\$35,000
Location	Close to downtown area
Proximity	Far
Ease to Implement	5 existing spaces. Maybe + 7 spaces if we reorient the parking stalls. Require to go through Heritage Committee, Council approval and permit from LSRCA
Ownership	Town
Timing	Medium term
Public Concern	none
Safety	none

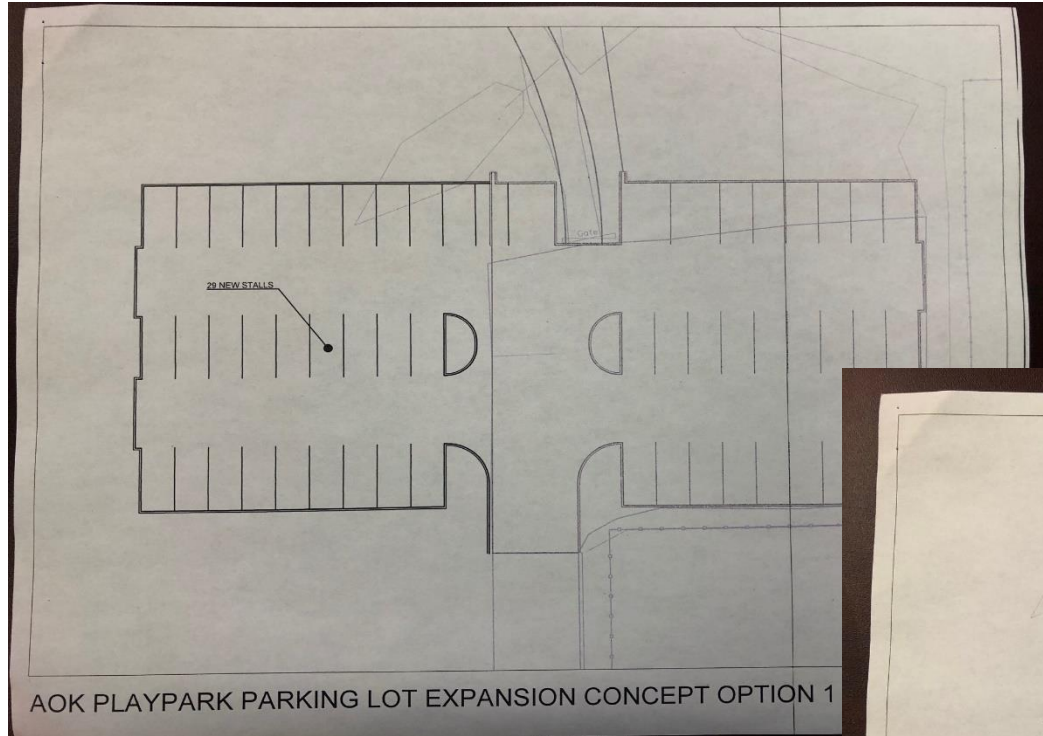


9. Convert AOK greenspace

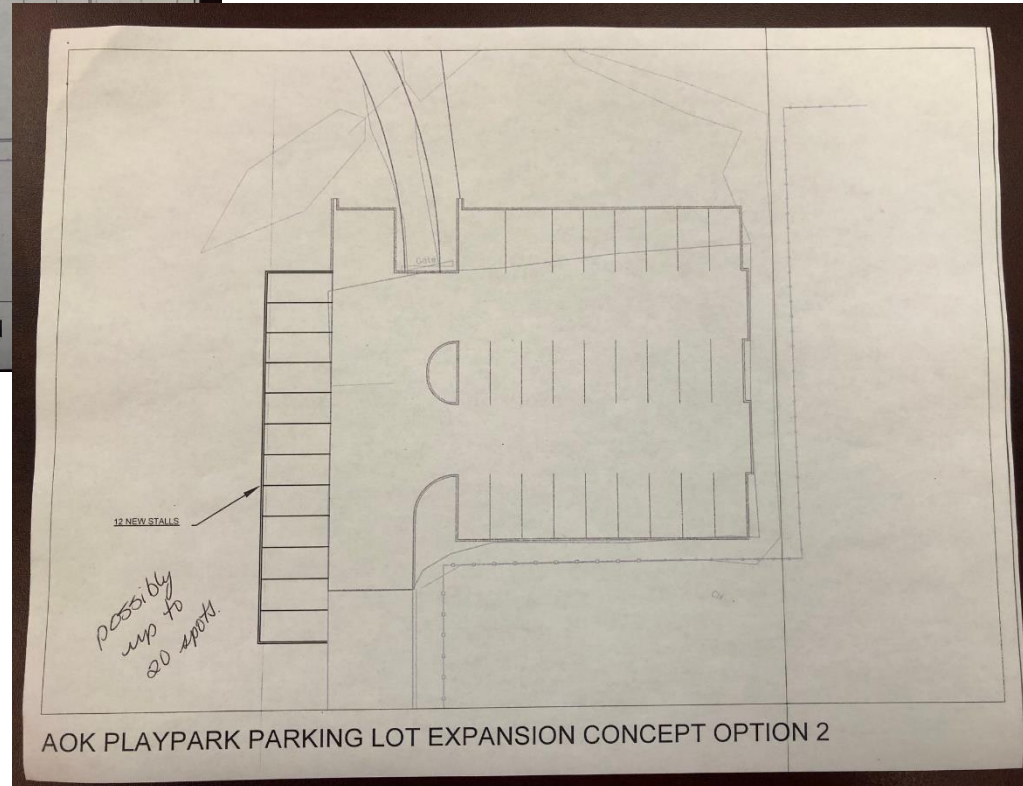
Cost	Option 1 – 29 new spaces \$75,000 Option 2 – 12 new spaces \$32,250
Location	Close to downtown however east of train tracks
Proximity	About 200 or less metres to Doug Duncan and Timothy
Ease to Implement	LSRCA approval required. Soil testing required. Requires consideration that the Region has an easement over a portion of this property for a construction compound for a further period of 4 years to facilitate construction, inspect, maintain and repair its infrastructure under the York Durham Sewage System Forcemain Twinning Project.
Ownership	Town
Timing	n/a
Public Concern	Significant loss of passive green space with option 1. The practice of prioritizing parking over parkland (including an active recreation use) is generally not recommended by Planning staff and will be a public concern. Could be mitigated by pursuing Option 2 including parallel parking, thereby developing a minimized portion of this greenspace.
Safety	Better to mirror parking than widen driveway to create parallel parking, otherwise a very safe alternative. The existing lot is not lit and may need to be lit as a viable option to park during nighttime events.



Convert AOK greenspace



AOK PLAYPARK PARKING LOT EXPANSION CONCEPT OPTION 1



AOK PLAYPARK PARKING LOT EXPANSION CONCEPT OPTION 2

10. Overflow parking currently¹⁶ used by York Regional Police

Cost	To be determined
Location	In downtown
Proximity	Excellent
Ease to Implement	Already in place
Ownership	
Timing	Pending move to new headquarters
Public Concern	n/a
Safety	No concerns



Longer Term Options

Longer Term

- Property Acquisitions
- Tennis Area
- Parking Structure – (permanent, modular or temporary)
- Expand/use parking at Newmarket Lawn Bowling site
- Build at Fairy Lake 1,2,3,4 lots (P1)
- Parking Strategy
- Modify Bylaws
- Remove/modify Loading Zones
- Special Events
- Wayfinding
 - Digital

Not Practical Options

Not Practical

- Change parallel to angled (Main Street)
- Build behind Cachet
- On street parking west side of Main
- Residential street parking (streets close to Main) Everything but D'Arcy St.

Option #	Location	Spaces	Timeline	Ownership
1	St Paul's Church	30	Short term	Private
2	D'Arcy and Church Streets	22	Short term	Public right-of-way
3	Main Street South (South of Davis Drive Area) between Millard Avenue and Ontario Street	7	Short term	Town
4	Commons North Parking Lot	2	Medium term	Town
5	Commons West (Cedar St)	3-8	Medium term	Town
6a	Lions Park/Gorman Pool	9	Medium term	Town
6b	Lions Park/Gorman Pool	30	Medium term	Town
7	Christian Baptist Church or Magic Kingdom Learning Centre	30	Medium term	Private
8	Hollingshead Property	7	Medium term	Town
9a	All Our Kids greenspace	29	Medium term	Town
9b	All Our Kids greenspace	12	Medium term	Town
10	Overflow parking currently used by York Regional Police	10-15	Medium term	York Region
11	Change By-laws		Long Term	Town
12	Main St & Timothy St Loading Zone	1	Long Term	Public right-of-way
13	Property Acquisition	100-120	Long Term	Private
14	Tennis Area (170 Doug Duncan Dr)		Long Term	Town
15	Parking Structure (Commons North Parking Lot)	1000	Long Term	Town
16	Newmarket Lawn Bowling Site		Long Term	York Region District School Board
17	Fairy Lake 1, 2, 3, 4 Parking Lots		Long Term	LSRCA



FEASIBLE DOWNTOWN PARKING OPTIONS TOWN OF NEWMARKET

Short term option
 # Medium term option
 # Long Term option
 □ Property Line
 — Railway



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