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March 2, 2016

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT
ENGINEERING SERVICES 2016-17**

TO: Committee of the Whole

SUBJECT: Hospital Area Parking Review
File No.: T.08 T.30 21

ORIGIN: Director, Engineering Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report – ES 2016-17 dated March 2, 2016 entitled “Hospital Area Parking Review” be received and the following recommendations be adopted:

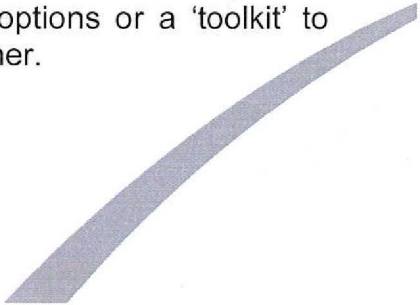
- 1. THAT the Strategic Action Plan contained in Appendix A of this report be implemented to address parking issues in the Southlake Regional Health Centre area.**
- 2. AND THAT a copy of this report and the Council Extract and the WSP report be forwarded to representatives of Southlake Regional Health Centre for their review and coordination with Town staff.**

BACKGROUND

At its regular meeting of September 8, 2014, Town Council adopted the direction “THAT staff review parking issues and explore the possibility of permit parking on streets surrounding the hospital corridor”. (Item #24)

The parking issues around the hospital area stem back a number of years in a number of locations. In the past, Town Council and staff have had to respond to parking issues on Lundy's Lane, Queen's Crescent, Grace Street, Queen's Lane, Pleasantview Avenue, Hollingsworth Arena, and a number of other areas. After dealing with a number of these parking issues, Town staff were concerned that the problem was being 'pushed around' and a consistent and comprehensive approach may be needed.

To examine the parking issue, the Town retained the consulting services of WSP Canada Inc. (WSP) to study the request for permit parking potential and best practices of other municipalities with hospitals. The expected outcome would be parking management options or a 'toolkit' to address current and future issues in a consistent and comprehensive manner.



COMMENTS

It should be clarified that the purpose of the study was to manage parking on municipal roads only; the study does not include parking management on the hospital property.

The study scope was specifically to review the existing parking practices, and to determine areas of improvement for both the existing and future hospital area. WSP undertook field observations and data collection within the study area to obtain a true sense and scope of the parking issues, in particular 'hot spot' locations. As well, WSP undertook an extensive review of best practices in dealing with hospital parking issues from other municipalities including hospitals in York Region and around the GTHA. Also, WSP undertook one-on-one interviews with staff, Council members and some community members to get an understanding of the parking issues firsthand.

Based on the review and research, the study found:

1. There is no evidence of large scale on-street parking problems on the roadways surrounding the hospital with parking enforcement being generally adequate, but the key problem areas could be better targeted during the peak periods and peak days.
2. The public parking supply within the study area is sufficient to meet the current demand.
3. The public parking facilities (private parking lots) within the study area are significantly more affordable than on the hospital site itself and are within acceptable walking distances to the hospital.
4. On-street parking signs have varying end times, are missing in some areas, and are inconsistent in others, which can lead to some confusion.
5. The best practice review and current field observations indicate that the measures employed by the Town to restrict illegal on-street parking have been effective.

The study looked at a number of potential solutions such as increasing enforcement, residential parking permits, pay and display machines, and designated pick-up and drop-off areas. Based on the potential solutions and study results, a Strategic Action Plan was developed to address the parking issues on a short-term 'now' basis, and a longer-term 'on-going' basis. Attached as Appendix A is the proposed Strategic Action Plan

It is recommended that Town staff be guided by the Strategic Action Plan contained in Appendix A to mitigate parking problems on streets around the hospital.

PUBLIC CONSULTATION

WSP consulted Town staff, Town Council members and community members in the development of their report. Town Planning and parking Enforcement staff were consulted during the study process.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

- Well-planned and connected...strategically planning for the future to improve information access and enhance travel to, from and within Newmarket.

HUMAN RESOURCE CONSIDERATIONS

No impact on current staffing levels.

IMPACT ON BUDGET

Operating Budget (Current and Future)

There is no anticipated impact to the Operating Budget other than potentially streamlining the process when investigating complaints thereby saving staff time.

Capital Budget


No impact.

CONTACT

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APPENDIX A

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STRATEGIC ACTION PLAN

The following identifies the measures that should be adopted/implemented by the Town of Newmarket to continue to minimize and reduce the instances of on-street illegal parking in the short and long-term.

9.1 SHORT-TERM

- A. The Town and Hospital partner to inform patients of the 15 minutes grace period for parking available in hospital parking lots. The following actions can be taken:
 - Improve signage at driveways/roadways on Lundy's Lane and within Lot 4 (Medical Arts Building) property to advise of the grace period
 - Consider additional signs that indicate pick-up and drop-offs are allowed within parking lots
 - Post similar notice within elevators and each office to advise guest of the 15 min grace period
- B. The Hospital, the Town and York Region Transit participate in a marketing campaign to advise staff, visitors and patients of the recent improvements to transit services to access the hospital.

9.2 LONG-TERM

- C. The Town review all future development applications (within the Hospital Zone) where high level of visitors and pick-up/drop-off is anticipated to have adequate and easy access to short-term parking ON-SITE
- D. Implement an annual program to monitor on-street parking within the Hospital Zone to identify any change in parking trends, identify illegal parking hot spots to be targeted for enforcements.
- E. Conduct annual monitoring of signs within the Hospital Zone to ensure visibility and effectiveness.
- F. Increase the level of parking enforcement within the Hospital Zone and make it a priority area with multiple visits daily to the identified hot spots.
- G. The Hospital, Town and York Region Transit to continue the Transit Incentive Program for the hospital, where staff and patients requiring frequent visits can buy transit tickets/passes at discounted rates through the York Region Discount Transit Program.
- H. Conduct a review of all on-street parking restriction signs to consolidate into a few consistent signs to achieve parking objectives.
- I. The Town and the Hospital should work together to develop a Parking Master Plan that considers the future expansion and growth of the Hospital, the loss of existing staff parking lots and the loss of privately owned public parking lots to redevelopment.