Agenda - Executive Policy Committee - April 16, 2003

REPORTS

Item No. 5 Off Street Public Parking and Employee Parking Rates
File ST-8 (Vol. 11)

ADMINISTRATIVE RECOMMENDATION:

That the following rates, as outlined in the report, be approved for implementation effective June 1, 2003 for the monthly rates and June 2, 2003 for the casual parking charges.

Re: Off Street Public Parking and Employee Parking Rates

For submission to: Executive Policy Committee

Original report signed by: Director of Planning, Property and Development

Report date: April 9, 2003

In camera item: No

Recommendation: That the following rates be approved for implementation effective June 1, 2003 for the monthly rates and June 2, 2003 for the casual parking charges.

REPORT SUMMARY

KEY ISSUES:

- Rate changes were last implemented for the parking fees at the City of Winnipeg's off street parking facilities in June and September of 2000.
- Rates for surface parking for employees were last modified in April of 1997.

IMPLICATIONS

General implications

	None
	For the organization overall and/or for other departments
X	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment:
- Inflationary, or increase to market rates, of off street public parking rates

Policy implications

X	No (*There are no policy implications if the report is asking for a one-time decision.)*
	Yes *(There are policy implications if the recommendation(s) is/are asking for a decision that will be used to guide decisions over time.)*

Comment:
-

Financial implications

X	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

☐ No financial implications

Comment:

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REPORT

RECOMMENDATION: That the following rates be approved for implementation effective June 1, 2003 for the monthly rates and June 2, 2003 for the casual parking charges.

REASON FOR THE REPORT: Concurrence and recommendation to City Council by the Standing Policy Committee on Public Works is required under City of Winnipeg By-Law (No. 7100-97) The City Organization By-Law.

HISTORY: Changes to parking rates were last implemented in 2000. Both the Off Street Parking Facilities and Downtown Parking Policy reports of 2002, commissioned by the Alternative Services Committee, concluded that rates at the civically operated public facilities should match those of the marketplace.

DISCUSSION: The projected parking revenues contained within the 2003 Current Estimates and Business Plan of the Planning, Property and Development are predicated on the approval of the recommended rates, following, in the report. For the Parking Structures they reflect administration's most recent market analysis of parking rates overall throughout the downtown while acknowledging the uniqueness of the level of service of each facility within their neighbourhood. Off-street parking revenues declined in 2002 over the previous year's experience, part is thought due to unseasonably warmer temperatures experienced in early and late 2002. Summarized, the 2003-budgeted revenue target for off-street parking was increased 4% over the 2002 budget levels. Adoption of the rates recommended herein is in part required to achieve those 2003 budget objectives.

WINNIPEG SQUARE

	1998	1999	2000	2001	PROPOSED
Gross Revenues	$1,576,973	$1,668,950	$1,694,208	$1,764,758	
% Monthly	61	68	69.4	78.1	
Rates:					
First half hour	$0.80	$0.80	$0.80	$0.80	$1.00
Second half hour	$0.80	$0.80	$0.80	$0.80	$1.00
Additional hours	$1.50	$1.50	$1.50	$1.50	
Daily maximum	$7.50	$7.50	$9.00	$9.00	$9.00
Evenings	$3.50	$3.50	$3.50	$3.50	$3.50
Lost Ticket	$12.00	$12.00	$15.00	$15.00	$15.00
Monthly	$118.00	$118.00	$135.00	$135.00	$145.00
Reserved Monthly					$185.00

G.S.T. Inclusive

The rates proposed are near those of similar facilities serving and directly connected by the weather-protected walkway to the office towers near Portage and Main. The previous increase in rates, in 2000, did not significantly impact the number of monthly patrons as replacement customers were found from our waiting lists for those that cancelled. The proposed increase for these is therefore limited to an inflationary increase. The creation of a monthly reserved rate acknowledges the limited demand for such service and is consistent with that charged within the industry. Casual rates are also proposed for increase to that of nearby facilities.

CIVIC CENTRE					
	1998	**1999**	**2000**	**2001**	**PROPOSED**
Gross Revenues	$421,709	$381,989	$422,341	$437,012	
% Monthly	71.9	69.7	69.9	72.2	
Rates:					
First half hour	$0.60	$0.60	$0.60	$0.60	$0.65
Second half hour	$0.60	$0.60	$0.60	$0.60	$0.65
Additional half hour	$0.60	$0.60	$0.60	$0.60	$0.65
Daytime maximum	$6.00	$6.00			
Daily maximum			$7.00	$7.00	$7.50
Evenings	$2.25	$2.25	$2.50	$2.50	$2.50
Lost Ticket	$10.00	$10.00	$10.00	$10.00	$12.00
Motorcycles	$3.00	$3.00	$3.00	$3.00	$3.00
Monthly	$73.00	$73.00	$75.00	$75.00	$80.00
Reserved Monthly					$150.00
Limited Use Monthly	$45.00	$45.00	$45.00	$45.00	$48.00
G.S.T. Inclusive					

Inflationary increases are proposed for the most commonly used service categories for the Civic Centre facility. Nearby parking structures have higher rates but are heated underground facilities. The setting of the reserved monthly rate is based on anticipated revenue by stall. Facility use in off peak hours by students of the Red River College evening programs in the fall of 2003 are considered in this forecast. In 2002 year end projections, revenues are anticipated to be 9% higher than 2001. The largest cause of these increases is due to a rise in casual use during daytime hours.

CENTENNIAL LIBRARY					
	1998	**1999**	**2000**	**2001**	**PROPOSED**
Gross Revenues	$498,729	$638,737	$627,827	$684,407	
% Monthly	74	77	77.6	81.5	
Rates:					
First half hour	$0.50	$0.50	$0.50	$0.50	$0.80
Second half hour	$0.50	$0.50	$0.50	$0.50	$0.80
Additional hours	$0.50	$0.50	$0.50	$0.50	$0.80
Daily maximum	$6.75	$6.75	$7.50	$7.50	$7.50
Evenings	$3.25	$3.25	$3.25	$3.25	$3.25
Lost Ticket	$11.00	$11.00	$12.00	$12.00	$12.00
Monthly	$100.00	$100.00	$105.00	$105.00	$110.00
Reserved Monthly					$150.00
G.S.T. Inclusive					

Rate increases proposed for the Centennial Library Car Park would bring them into line with those of other parking facilities in the area. The increase in monthly rate is nearly inflationary while the, to be introduced, reserved monthly rate represents the usual additional fee above that of the normal monthly rate, for which parking is provided on a scramble basis. This represents the additional casual revenue that would be realised by stall beyond the normal monthly rate. Casual rates at this facility have long been held at or near those of the on street meters. This proposal shifts the philosophy in the setting of the rate to that of a marketplace driven one, which recognizes the additional convenience and service offered by a facility beyond that of a space at a meter.

SURFACE LOTS					
	1998	**1999**	**2000**	**2001**	**PROPOSED**
Gross Revenues	$522,775	$453,985	$451,560	$454,424	
Rates:					
Downtown - Serviced	$52.90	$52.90	$52.90	$52.90	$55.00
- Unserviced	$49.35	$49.35	$49.35	$49.35	$51.00
Intermediate - Serviced	$22.35	$22.35	$22.35	$22.35	$23.00
- Unserviced	$19.40	$19.40	$19.40	$19.40	$20.00
Outer	$16.50	$16.50	$16.50	$16.50	-
G.S.T. Inclusive					

Surface lot rates for employees, while reviewed in the intervening years, remain unchanged since April of 1997. At that time they were increased by 2% from those put in place in April of the previous year.

The 3267 stalls, in 107 lots, under the administration of Planning, Property and Development are divided as follows.

Downtown	364 serviced and 47 unserviced
Intermediate or Suburban	2,084 serviced and 577 unserviced
Outer	165 serviced and 30 unserviced

The proposed rate increases range between 2.6% and 3.9%, with the stalls in the outer zone reclassified and added to the intermediate category. The outer zone was applied to parking at facilities more than a half mile from regular transit service. Historically, this rate has also been applied to all employees' parking whose regular shift started or ended when regular transit service was discontinued, regardless of location.

The rate of $16.50 does not provide enough revenue to offset administration and maintenance costs of employee parking, which are approximately $20.00 per stall per month. Given that some 10 to 20% of stalls are not rented, at any given time, the minimum revenue required to offset expenses are those proposed for the intermediate zone.

It is intended that shift employees, as defined above, will pay the applicable intermediate rate for parking. It is the opinion that should any discount be made applicable for the various work groups with whom the City has collective agreements with, that these be negotiated through the collective bargaining process. It is this department's intent to apply consistent and equitable parking rates for those employees who are required to or chose to bring their vehicle to work.

Not all employee parking is serviced by the administration of Planning, Property and Development. Winnipeg Transit follows the lead taken by this department and applies the approved rates to their staff while Water and Waste and Fire Paramedic Services manage their own employee parking at facilities for which they have sole responsibility. To remain consistent with senior administration's intent of equitable treatment of all staff, both the discounted rate for shift employees and any inequity that might exist in these department's arrangements with staff need be addressed.

Financial Impact Statement — Date: January 28, 2003

Project Name: Off-Street Parking Rates — **First Year of Program** 2003

	2003	2004	2005	2006	2007
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	150,000	150,000	150,000	150,000	150,000
Net Cost/(Benefit)	$ (150,000)	$ (150,000)	$ (150,000)	$ (150,000)	$ (150,000)
Less: Existing Budget Amounts	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Increased rates are expected to produce increased revenues approxiamting $150,000 annually. The 2003 Current Estimates as submitted, contain an allowance for these increases. The timing of implementing these rates will have bearing on the Department's ability to meet its budgeted revenue objectives.

Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

N/A

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Support Services
Prepared by: Douglas Thiessen and Russ Phillips
PPD File #:

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OFF-STREET PARKING STRUCTURES **JULY 2002**

	FIRST 1/2 HOUR	SECOND 1/2 HOUR	ADD'L HOUR	EARLY BIRD DISCOUNT	DAILY MAXIMUM	EVENING	MOTOR-CYCLE ASSIGNED AREAS	HEATED SCRAMBLE	HEATED RESERVED 11 HOURS	HEATED RESERVED 24 HOURS	COVERED WITH PLUG SCRAMBLE	COVERED WITH PLUG RESERVED
LOMBARD GARAGE	1.00	1.00	1.70		8.50	4.00				185.00	125.00	
Lombard					12.50							
TD-BENTALL	*1.00				7.00	3.00		158.36		192.60	128.40	144.45
Portage-Albert												
WINNIPEG SQUARE (proposed)	*1.00				9.00	3.50		145.00		185.00		
PORTAGE PLACE	*0.85				5.00	2.00		112.35	133.75	149.80		
Carlton-Edmonton-Vaughan-Portage												
CENTENNIAL LIBRARY (proposed)	*0.80				7.50	3.25		110.00		140.00		
CONVENTION CENTRE	0.80	0.90	1.50		7.00	4.00		107.00				
Carlton-St. Mary's					8.50							
LAKEVIEW SQUARE	0.80	0.80	1.40		6.00	3.00		128.40		176.55		
Carlton-St. Mary's												
SMITH STREET PARKADE	0.90	0.90	1.30	4.75	5.50	3.00					96.30	139.10
Portage-Smith												
GARRY PARKADE	1.00				6.00	2.00					96.30	111.40
Graham-Portage												122.40
RADISSON	*0.85			4.75	5.00	3.00					96.30	112.35
Smith-Graham-Portage												130.71
RORIE PARKADE	0.85	0.85	1.25		6.50	3.00					123.05	133.75
McDermot												149.90
MB SPORTS FED. BLDG.	*0.60			5.25	7.00	2.00		90.95				
Main-York												
ROYAL WPG. BALLET	*0.75				6.00	2.00					107.00	
Graham-Edmonton												
MEDICAL ARTS	*0.75		1.50		6.00	1.50					90.95	
Kennedy-St. Mary's-Graham												
PLACE LOUIS RIEL	*0.85				6.00	4.00					Guests	
Smith-St. Mary's-York											Only	
CIVIC CENTRE CARPARK (proposed)	*0.65				7.50	2.50	3.00				80.00	123.00
MANDARIN BUILDING								96.30				
King-Rupert												
WPG. CHINATOWN DEV.			1.00		4.00			87.74				
170 Rupert												

*Rate remains constant. All rates inclusive of G.S.T.