SUBJECT: Proposal to Issue a Request for Information (RFI) - Joint Venture Agreement for the Development of a Parking Structure in the Downtown Hamilton Community Improvement Project Area (DHCIPA) (PED05105) (Wards 1, 2 & 3)

RECOMMENDATION:

a) That Report PED05105 respecting the proposal to issue a Request for Information (RFI) – Joint Venture Agreement for the Development of a Parking Structure in the Downtown Hamilton Community Improvement Project Area (DHCIPA) be received for information.

b) That staff of the Hamilton Municipal Parking System (HMPS) be authorized to issue a Request for Information (RFI) to gauge the level of interest from the private sector to participate with the HMPS in the development of a parking structure.

c) That staff report the results of the Request for Information (RFI) at a future meeting of the Planning and Economic Development Committee.

EXECUTIVE SUMMARY:

The Downtown Renewal Division of the Planning and Economic Development Department is seeking, by way of a Request for Information (RFI), the level of interest of property owners in the Downtown Hamilton Community Improvement Project Area (DHCIPA) in partnering with the City in a joint venture for the development of a minimum 100 space parking structure (please see the map attached hereto as Appendix A to Report PED05105).
With the recent and planned developments in the DHCIPA, it is important that the City of Hamilton ensure that sufficient parking is available.

The results of this request will not constitute any award of a City contract and is merely a request for information that may result in the generation of a Request for Proposal.

**BACKGROUND:**

With such developments as the recent announcement by the City of Hamilton of Hess Village as an Entertainment District, the completed renovations to the Art Gallery of Hamilton and the construction of the Federal Building and Staybridge All Suites Hotel, it is imperative that the City of Hamilton meet its parking obligation for the Downtown. A critical step to continuing the revitalization of the Downtown is to ensure that the adequate parking is provided.

As supported by the approaches outlined in the Downtown Transportation Master Plan, the provision of parking for future development by way of parking structures, instead of surface lots, is being investigated. Any surface lots that are deemed to be redundant can provide the City with an excellent opportunity for redevelopment possibilities. The Downtown Transportation Master Plan is a companion piece to the Downtown Secondary Plan within the City’s Official Plan, which guides overall development and growth in Downtown Hamilton over a twenty-year time horizon.

Additionally, the Downtown Transportation Master Plan recommends parking policies designed to influence mode choice (auto vs. bicycle, transit, and walking) and encourage short-term high turnover parking for business / retail trips and discourage all-day commuter parking. The key guiding principle behind both plans is “Putting People First”.

The concept of a parking structure partnership is supported in the City Wide and Downtown Parking and Loading Study completed by Marshall Macklin Monaghan on behalf of the City. The study encourages the Hamilton Municipal Parking System (HMPS) to evaluate the opportunity to develop a form of alliance to minimize costs and maximize revenues for both the City and the partner.

**ANALYSIS OF ALTERNATIVES:**

The City could do nothing and rely on private parking operators to ensure that adequate parking is provided to address the needs of the existing and future developments within the Downtown Hamilton Community Improvement Project Area (DHCIPA); however, due to the costs associated with both the construction and operation of parking structures as well as the abundance of affordable surface parking lots in the Downtown area, it is unlikely that the private sector will address these needs without Municipal involvement.
ANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial Implications

There are no financial implications directly associated with the initial request for information.

Staffing Implications

No staffing implications apply.

Legal Implications

No legal implications apply insofar as the information request is concerned.

LICIES AFFECTING PROPOSAL:

N/A.

NSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

Representatives of Purchasing, Real Estate, Downtown Renewal and the Hamilton Municipal Parking System (HMPS) were all involved in the preparation of this report.

Y STRATEGIC COMMITMENT:

The movement towards reducing surface parking lots and replacing them with strategically placed parking garages conforms to the approaches outlined in the Downtown Transportation Master Plan. Additionally, the City Wide and Downtown Parking and Loading Study encourage the investigation of opportunities to develop a form of alliance to build and manage a parking structure.

This initiative aligns with the City’s Strategic Plan (goal #1 “A City of Growth and Opportunity”), as it recommends investigating the pursuit of strategic infrastructure necessary to attract and maintain business.