

Former Robert Bateman High School –parking options EICS-12-23

To: CPRM Committee
September 12, 2023

At EICS March 2 2023 Confirmed March 21
SD-08-23

- Direct the Executive Director of Environment, Infrastructure & Community Services, to work with the Director of Transportation, and the Executive Director of Community Planning Regulation and Mobility to report back to council by **Q4 2023 with costs and timelines** related to alternatives to accommodate additional parking for the Project inclusive of Phases 1 and 2 that minimizes impact to the existing greenspace, including but not limited to:
 1. Amending the city-wide zoning bylaw related to parking or granting council Public Authority to amend the requirements where circumstances warrant.

First Problem is the Timing Proposed.

- “ This means that a final determination of parking requirements for Phase 1 is required this fall to allow for the design and construction of the required parking to take place during the 2024 construction season. “
- This from the people that said the whole project could be done in 17 months in EICS-20-21. They have no credibility.
- Why does the construction have to take place in 2024?
- The parking isn't needed until May 1, 2025 and it could be argued that the additional parking isn't needed until September when Brock starts having students.

Recommendation 1

- This has zero effect on parking so why is it in this report?
- Isn't this part of the engagement on the green space ?

Direct the Manager of Realty Services to explore with the Halton Catholic District School Board the option of utilizing land behind the Ascension Elementary School in order to include park amenities for the public and school for outdoor activities; and

Recommendation 2

- Wasn't the cost supposed to be in this report?

Direct the Manager of Realty Services to enter into discussions with the Pineland Baptist Church and Good Neighbour Ministries, for the option of leasing parking spaces to support the phase 1 occupancy requirements for the former Bateman site; and

Recommendation 3.

- How does this differ from what was being proposed back in March?

Direct the Executive Director of Environment, Infrastructure and Community Services to apply to the Committee of Adjustment for a variance to reduce on-site parking requirements at the former Bateman site based on a site specific parking justification analysis giving consideration of alternate modes of transportation and peak demand timing of the various uses on site; and

Recommendation 4.

- So we have possible parking spaces at two churches, why is it left to CoA to decide if this works?
- SD-08-23 said to look at changing zoning bylaws to make it work.

Direct the Executive Director of Environment, Infrastructure and Community Services to apply to the Committee of Adjustment for a reduction of the on-site parking required at the former Bateman site based on leasing parking spaces at Pineland Baptist Church and/or Good Neighbour Ministries (subject to a lease agreement being agreed to) in order to support parking requirements and obtaining occupancy for phase 1 operation of the former Bateman site; and

Recommendation 5

- So it is the CoA that is to decide?
- Why not change the Zoning Bylaw?

Based on the outcome of the submissions to the Committee of Adjustment for on-site parking reductions, authorize the Executive Director of Environment, Infrastructure and Community Services to design and construct any additional surface parking at the rear of the site to accommodate phase 1 occupancy requirements; and

Recommendation 6.

- This has nothing to do with parking and should properly be part of the engagement for phase 2.

Direct the Director of Engineering Services to undertake a conceptual design exercise of the open space at the former Bateman site, including the Frontenac Park land and the land behind Ascension School (subject to HCDSB approval) to provide enhanced pedestrian connections, looped pedestrian trail and park amenities such as a junior sports field that would meet the needs of the students at Ascension Elementary school and the public; and

Recommendation 7

- This is too late to do any good.

Direct the Director of Transportation Services to assess the parking utilization of the former Bateman site after the opening of phase 1 and report back to council on the outcomes for phase 1 and parking requirements to support phase 2.

So how many Parking Spaces?

- In the body of the report it says 85 space.
- Yet the options considered by the staff working team reporting to a steering team considered 48.

Option	Overview	# of Spaces to Potentially Add	Recommendation
Apply for a variance to the Committee of Adjustment (CofA) to reduce on-site parking requirements	<p>Would need to be supported by a parking justification report that would consider alternate modes of transportation and peak demand analysis, amongst other considerations.</p> <p>With the proposed uses of the facility having different parking demand peaks, this lends itself to shared parking management – utilizing a common pool of parking for the overall site as opposed to designating parking for specific purposes.</p>	48 (subject to CofA approval)	Pursue

- How can anyone take this seriously when staff mistakes like this get into the report?

Why let the CoA decide? Change the Regs.

- How long would this take?
- What would be the cost?

Revise parking rates in the Zoning By-law	Following an extensive study, in 2019 Council approved revised parking rates which reflected current transportation and land use realities. (Report PB-65-19 file# 520-07/19 from September 19, 2019)	0	Do not pursue further
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- Basically this is item 1 of the Staff SD-08-23. Yet the staff says don't pursue it.

Change the Regs.

- How long would this take?
- How much would it cost?

Eliminate compliance with parking from the public authority section of the Zoning By-law	<p>The Public Authority Section of the Zoning By-law allows the city to exempt all zoning regulations with the exception of parking and loading requirements for Public Authorities</p> <p>In the interest of transparency and equality, the city has always made best efforts to hold itself to the same development standards as the private sector.</p>	TBD	Do not pursue further
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- Again this was Item 1 of the staff direction.

What is the Purpose of this Report?

- Who makes the decision?

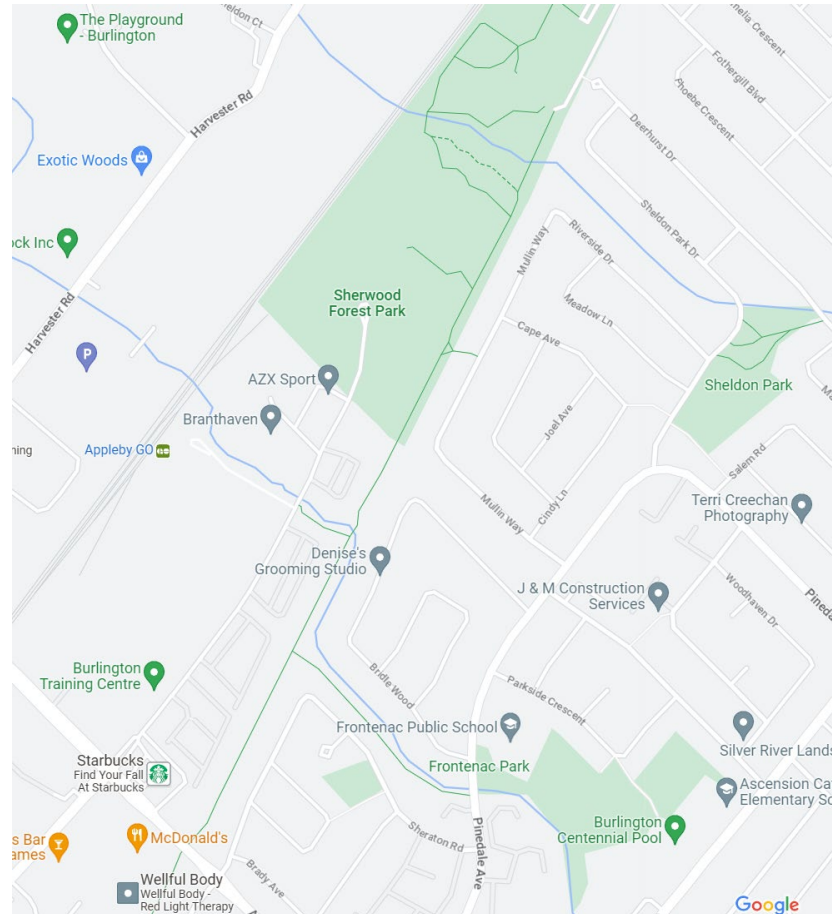
Utilize a portion of open space behind Former Bateman site for surface parking and re-develop remaining space as a park, including land behind Ascension school (subject to board	<p>Would remove track/field and require a park re-design with remaining land base.</p> <p>HDSB approval would be required to incorporate their land into an overall park re-design (not guaranteed).</p> <p>Reduces city green space for a parking lot – not preferred by Council and community.</p> <p>Would ensure ability to get occupancy and provide sufficient parking for all phases as needed.</p>	Up to maximum required	Explore further
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- This report says that CoA makes the decision.

Why a Walking Track?

- Staff recognize the community interest in having a walking trail to be active outdoors, improve physical and emotional well-being and provide opportunities for community connections. There is a new indoor walking opportunity coming on line in the local area as part of the under construction Skyway Community Centre. Continuing to have an outdoor walking opportunity at this site would be considered a desirable opportunity for the community to be active and connected.

How Much is a Walking Track Needed?



Financial Matters

- Who checked this?

Should additional parking be required and secured through a lease with the two local churches, the 2024 operating budget will need to include the lease costs, which have not yet been determined.

- No need to lease parking space till 2025.

Climate Implications





- This was not thought through.
 - The Brock campus is a commuter campus.
 - It is not a 15 minute campus.
 - Students are going to drive and park.
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- Cycling on New Street?
 - How did that work out?

Engagement Matters

- When is the public going to be engaged on parking?
- The “Fulsome” Communication and Engagement plan doesn’t say.
- The indoor sessions specifically don’t engage on Asbestos and Parking contrary to what is stated in this report.

Today's session

Goal: To gather community members in Burlington to share ideas for the indoor recreation and community use of the Community Centre

In scope	Out of scope		
<ul style="list-style-type: none">• Indoor recreational services ideas• Indoor community services ideas	 PURCHASE OF THE PROPERTY	 ASBESTOS REMOVAL	 OUTDOOR SPACE
		 PARKING	

Conclusion.

- Send this report back for more work.
- At the very least staff should have costing for more than just Structured Parking.
- I would expect to see some diagrams showing the parking alternatives,
- How many spaces where for each option.
- I would also expect conceptual drawings for the various structured alternatives.