

**PARKING OPERATION
AT
EAST MARKHAM COMMUNITY
CENTRE & LIBRARY**

General Committee

May 14, 2012

Parking Operation at East Markham Community Centre & Library

Background

- On June 16, 2008, Council endorsed Building Design Option 3 as outlined in the “East Markham Community Centre & Library Concept Presentation” and also endorsed the construction of an above-ground parking garage.
- The above-ground parking garage is a three floor structure which accommodates **300** vehicles.
- The new facility will be open in late 2012.

Memorandum of Understanding

The Town and Markham Stouffville Hospital ("MSH") entered into a Memorandum of Understanding on August 29, 2007 (the "MOU") setting out principles of cooperation between the parties with respect to the development and operation the MSH hospital expansion and the Community Centre. The parties agreed to work together to develop strategies on the following matters:

- *Parking strategy for the Community Centre, as discussed in this presentation;*
- *The relocation of MSH's existing medical library within the Community Centre;*
- *Joint programs between MSH and the Town; and*
- *Shared contracting of services.*

ISSUE: Provision of free parking to community centre and library users only

Principles for Parking Structure Usage:

- Community Centre and Library Users do not pay to park.
- Hospital users will be discouraged from using the parking structure because of impact to CC&L users.
- In order to discourage use by hospital users if they park in the garage then they will pay the same rate that the hospital charges.
- The parking system must be:
 - Simple – not complicated for users or to administer
 - Not cost prohibited to set up and maintain
 - Consider site as part of campus, recognizing the hospital as a partner.

Parking Operation at East Markham Community Centre & Library/Markham Stouffville Hospital

Current Situation:

- The revenue that Markham Stouffville Hospital generates on an annual basis is used to support the hospital and its equipment.
- Rates currently charged are: \$3.75 per ½ hour with a maximum charge of \$18.00
- The hospital currently employs Precise ParkLink to provide and operate their entire parking system.
- Markham recreation/library/culture facilities currently do not charge for parking at any sites.

Parking Operation at East Markham Community Centre & Library

Discussion

- Due to the proximity of the Markham Stouffville Hospital to the EMCC&L, Precise ParkLink could offer the EMCC&L a cost effective, robust solution creating efficiencies through the utilization of common infrastructure and resources between the two sites.
- Precise ParkLink has proposed a solution which includes the installation of a Pay-on-Foot system (space available and has been identified in parking garage) paired with Access Control.
- There are a variety of ways that this system can be configured in order to suit the needs of the East Markham Community Centre & Library to accommodate patrons of the facilities.
- Both Recreation and Library staff prepared a “User Type” matrix to identify average length of stay.
- Precise is proposing use of the Proximity Card system and Varioflex Validation, based on the “User Type”.



User Type Matrix

Activity	Group Type / Condition	Recommended Solution	Length of Stay
Fitness	Member	Members issued a Proximity Card.	Allotted 3 hours per day
	Group Fitness members and / or non members registered CLASS	Participants issued a Proximity Card.	Allotted 2 hours per stay
Programs	Registered Programs	Participants issued a Proximity Card.	Allotted 2 hours per program session.
	Drop-In	Varioflex pay-on-Foot system and validation units.	Allotted 2 hours per stay

User Type Matrix

Activity	Group type / Condition	Recommended Solution	Length of Stay
Aquatics	Registered Instructional Programs	Participants issued a Proximity Card.	Allotted 2 hours per program session.
	Drop In Recreational Swims	Varioflex pay-on-foot system and validation units.	Allotted 3 hours per stay.
Facilities	Rentals	Varioflex pay-on-foot system and validation unites.	Allotted 2 hours per rental.
	Drop In	Varioflex pay-on-foot system and validation units.	Allotted 3 hours per stay.
Library	Registered Programs	Participants issued a Proximity Card.	Allotted 2 hours per stay.

Options for Consideration for Parking at East Markham Community Centre & Library

Option 1	Town proceeds with installation and management of its own system: • Purchase and operate its own system – responsible for both Capital and Operating costs. • Procurement issues arise sole sourcing with Parklink and competitive tenders may be required. • Set rules and validate user parking.
Option 2	Partner with MSH to provide and operate a combined parking system for MSH and EMCC&L: • Town could avoid/reduce costs above. • Economies of scale and convenience would be achieved by sole-sourcing with Parklink. • Town would continue to set rules and validate parking.

Parking System Proposed Costs

Precise Parklink has provided a comprehensive proposal:

Capital Cost

- FF+E cost is \$201,062

Annual Operating Cost

- Monthly maintenance fees would be \$1,969 (\$23,628 per year)
- Annual attendant / response costs would be approximately \$112,000. **option 1 only
- Limited revenue opportunities.
- Precise Parklink has noted that there are several financing options available, including lease to own.

Parking Operation at East Markham Community Centre & Library

Operating Impact:

- Four validation machines to be located in the EMCC&L – one at the main desk in the community centre and one at the main desk of the Library.
- Depending on the model an operating budget will need to be identified for the EMCC&L for 2012.

Recommendation

- Staff be authorized by Council to meet with Markham Stouffville Hospital staff to discuss Option 2 (Provide and operate a combined parking system for MSH and EMCC&L) which will include discussion regarding:
 - Utilization of the common infrastructure between the two sites
 - Operating arrangements
 - Cost sharing
 - Revenue dedication
 - Parking rate

Agreements with Markham Stouffville Hospital

Staff have been negotiating with MSH on the above issues. It is anticipated that the following agreements will be entered into by MSH and the Town prior to the opening of the Community Centre:

- **Parking Agreement** – To govern the agreed to parking strategy;
- **Library Partnership Agreement** – This will be a tri-party agreement between the Town, Markham Public Library and MSH, to deal with the integration and operation of MSH's medical library within the new Markham Public Library in the Community Centre;
- **Lease Agreement** – To set out the terms of the Town's leasing out of a portion of the Markham Public Library space to MSH for the medical library;
- **Cooperative Programs Agreement** – To govern the process for establishing joint programs within the Community Centre and potential partnering on the contracting out of services to achieve cost savings; and
- **Construction Agreement** – To govern the construction and design of the medical library space and the physical bridge linking the MSH hospital expansion and to allocate responsibility for costs.

Staff will report back on the business terms agreed to by the parties in September.



Questions?