

# Memo

To: Mayor and Members of Council  
From: Municipal Enforcement Services  
Date: November 4, 2022  
Subject: 300 Church Street – downtown parking garage

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## Purpose:

To provide an update on required repairs to the downtown parking garage.

## Key Facts:

- The downtown parking garage was built in 1985 and has been continuously monitored and maintained over the years
- Proactively, the town conducts routine inspections of the parking garage through an external engineering expert, and repairs and maintenance work are performed to keep the building in safe and good working condition
- Over the last 10 years more than \$1M has been invested in pre-emptive maintenance including repairs to exterior brick walls, replacement of roofs at stairwells, concrete deck sealing at all parking levels, major structural repairs at levels specifically at corbel locations, elevator refurbishment, lighting replacement
- In April 2022, the town conducted a structural assessment of the parking garage as part of the regular assessment program
- This assessment showed significant deterioration of structural components across the garage compared to the previous inspection conducted in 2020
- The town acted on the results of the April 2022 inspection by conducting further testing in August and September to determine more definitively the condition and the nature of repairs needed
- The consultant recently provided the town with rehabilitation and repair recommendations. The nature and extent of the structural repairs will require complete closure of the garage for approximately 12 months, starting in mid to late 2023. The earliest that work could start is in six months – spring 2023.
- This is an important project that will keep the garage in safe and good working condition

- Staff have put forth a budget request to the town's 2023 Budget Committee and once approved will move ahead with procuring a consultant to provide the in-depth rehabilitation plans and onboarding of a contractor to complete the repairs
- Along with detailed plans, the consultant will advise the town on the specific start and duration of the garage closure
- Parking mitigation plans are under review and will be focused on accommodating permit holders currently at the parking garage, businesses in the area and visitors to the downtown core
- As part of a longer-term commitment to ensuring adequate parking supply in the downtown core, staff have initiated a budget request to develop a Downtown Parking Supply Strategy (DPSS) in 2023. This study will build on recommendations brought forward in the Parking Management Strategy and contribute to the parking components of the Downtown Cultural Hub Study planned to initiate in 2024.
- Rehabilitation plans will include best management practices to address community concerns over parking, site maintenance, dust, noise, and traffic during the rehabilitation process

## **Background**

The downtown parking garage was built in 1985, and has been continuously monitored and maintained, resulting in maintenance work including more than \$1M invested in the last 10 years on projects to keep the building in good working condition. This work included major projects such as repairs to exterior brick walls, replacement of roofs at stairwells, concrete deck sealing at all parking levels, major structural repairs at levels specifically at corbel locations, elevator refurbishment, and lighting replacement.

In April 2022, an assessment of the parking garage was conducted by the town's external engineering consultant. During that assessment, the engineer identified significant deterioration of structural components across the garage that required further investigation. Staff acted on those results by contracting additional engineering consultants, who conducted further testing in August and September 2022, to better understand the condition of the garage and any possible repairs needed.

Recently, the consultant has provided the town with repair recommendations. The consultant has determined that the nature and extent of the structural repairs will require complete closure of the garage for approximately 12 months, starting in mid to late 2023.

## **Comments/Options**

Staff have put forth a budget request to the town's 2023 Budget Committee and once approved will move ahead with procuring a consultant to provide in-depth rehabilitation

plans and engage a contractor to complete the repairs. This work will advise the town on the specific start and duration of the garage closure.

Based on timelines for budget approval and onboarding necessary consultants, the earliest work on the parking garage could start is in six to eight months – spring/summer 2023. A structural engineer will regularly monitor the garage until the rehabilitation begins.

In the meantime, the garage is open and safe for use. Some areas within the garage may be blocked off as result of the testing, but there is ample space for continued use, including rooftop parking.

### Tenants

300 Church Street is the location of two commercial tenants. The tenants have been made aware of the current situation and staff will continue to work with them throughout this remediation process.

### User Mitigation Plans

The town is committed to minimizing the impacts of the closure. As such, staff have developed mitigation plans that will be in place in advance of the garage closure. The plan ensures that all permit holders have an option to continue their monthly parking plan with spaces offered at various locations throughout the downtown core and includes additional spaces offered at the Oakville Trafalgar Community Centre. Visitor parking is also an important consideration as the parking supply shifts during the closure of the parking garage. To optimize parking, staff will continue to review options around Downtown Oakville to provide temporary paid parking spaces for visitors to the area. Opportunities to create new parking locations to assist in offsetting the spaces lost from the closure of the parking garage will also be reviewed.

Any rehabilitation plans for the garage will include best management practices to address community concerns over site maintenance, dust, noise, and traffic during the rehabilitation process

### Downtown Parking Supply Strategy

The town continues to focus on making Downtown Oakville more attractive, by offering more opportunities for everyone to enjoy. As part of this commitment, staff have initiated a budget request to develop a Downtown Parking Supply Strategy (DPSS) in 2023 which will build on recommendations brought forward in the Parking Management Strategy. While the Parking Management Strategy focuses broadly on optimizing within the existing parking paradigm, the DPSS will focus on Downtown Oakville and how best to determine the current and future needs, including land holdings, while supporting the Downtown Cultural Hub Plan for new attractions coming to the area, such as a library, gallery and performing arts centre as well as major open space areas including a Navy Street Plaza and a new Riverfront Park.

## Conclusion

Staff are committed to communicating regularly about rehabilitation work with those impacted by the garage closure and work with them to mitigate disruption. Information about the project will be posted on the town's website later this month and regularly updated throughout the project.