

### **BUDGET COMMITTEE REQUEST:**

Staff provide the budget and/or operational impact to address additional parking in Downtown Oakville.

### **RECOMMENDATIONS:**

- That the information be received.

### **KEY FACTS:**

- The Town operates a commercial / paid parking program to support commercial uses
- The Downtown parking program includes managing parking of:
  - 290 spaces in a multi-storey parking garage (Church Street Parkade)
  - Over 600 spaces in 15 off-street paid parking lots
  - Over 570 metered/paid on-street parking stalls
  - A real-time parking management system with in-ground sensors, digital signs and on-line maps showing parking availability for on and off-street parking (excluding the Church Street Parkade)
- Overall utilization data collected in November 2022 by the consultant and through sensor data shows available parking supply within the overall program with higher utilization in the parking areas between Navy Street and Allan Street as opposed to the areas along Water Street which are underutilized.
- Staff is currently finalizing the scope of the Downtown Parking Supply Study Parking (DPSS), planned to complete in Q1 2026.

### **COMMENTS/OPTIONS:**

The commercial parking program in Downtown Oakville consists of over 600 spaces in 15 off-street parking lots, 570 spaces on-street and 290 in the Church Street Parkade. In 2023, a new surface lot was created at Navy Street and Water Street (Lower Fire Hall) adding 17 new parking spaces to the existing supply. Over the period of 2021 to 2022, the town installed sensors in parking lots and on-street commercial parking spaces in Downtown Oakville (excluding the Parkade). The sensor information provides real-time utilization and data regarding how long and how often individual parking spaces are used. This data is also displayed on digital signs to assist visitors to the area in finding available parking.

Parking supply in Downtown Oakville is found within six blocks along the Lakeshore Road East Corridor between Navy Street and Allan Street, with additional parking found along Water Street. Parking along the Lakeshore Road East corridor has traditionally been found to be overutilized (greater than 100%) while parking along Water Street has

been underutilized (less than 50%). The areas along Water Street would be considered peripheral parking to the main downtown parking supply.

### **Downtown Parking Utilization Data – November 2022**

<b>Location</b>	<b>Peak Parking Occupancy</b>
Off-Street Municipal Lots	70%
On-Street Parking	64%

\*data from November 2022 Parking Survey (Burnside)  
\*includes Parking Garage

Overall utilization data shows available parking supply within the overall program. Daytime parking utilization indicates that both on-street and off-street municipal parking are at maximum capacity/overutilization (over 100%) over weekdays and weekends in areas along Lakeshore Road East and Church Street corridor. Parking supply exists in paid parking areas along the Water Street corridor both on weekdays and weekends and is underutilized with peak utilization only reaching 24% over weekdays and 13% on weekends. Peak utilization has been observed mid-day Thursdays and/or Fridays and between 6-8pm weeknights between Thursday to Saturday. Details of the parking utilization results will be brought forward to Council at a later date.

### **Future Parking Supply Planning and Initiatives**

The Church Street Parkade garage rehabilitation was initiated in 2023 to address structural issues and deterioration found during routine maintenance inspections and testing in 2022, This project is expected to be completed in Q2 2025 which will include the addition of 7 new parking spaces and an updated revenue and control operating system for payment and parking management. Once the garage is reopened, it will restore the temporary reduction in parking supply and add 2 additional permits formerly used by the commercial tenants for a total of 9 new parking permits available for customer use.

The parking supply found at 193 Church Street, the site of the former Canada Post building, will be the new home to Central Library. The proposed development plan encompasses the existing parking area, currently designated as interim municipal parking lot 6A, along with the adjacent parking lot 6 property which currently offers 38 parking spaces. The project team is committed to enhancing the site by exploring the possibility of underground parking. The goal is to expand parking capacity beyond existing surface-level options. Preliminary assessments indicate that approximately 57 underground parking spaces can be accommodated with an estimated cost of \$6

million, which has been incorporated under the Downtown Cultural Hub-Library project budget within the 10-year capital forecast.

In addition to the upcoming Church Parkade reopening, and future plan for additional parking underneath the new Central Library, staff will be initiating the Downtown Parking Supply Study (DPSS) in 2025. The scope of DPSS is currently being finalized, however it will generally include:

- A review of current parking supply and demand, project future parking demands (including assessment of parking needs for Downtown Cultural Hub and other developments) and optimize future parking supply
- A review of various parking lot land holdings, identify opportunities to consolidate parking supply (parking garage), and opportunities for the town to utilize surplus lands to meet various other strategic initiatives to support Downtown Oakville.

The DPSS seeks to gain a valuable comprehensive understanding of the parking system and its capacity as well as its ability to respond to future demands. The DPSS has existing funds in the amount of \$250,000 and additional funding in the amount of \$200,000 is also available for use through the Downtown Cultural Hub project. The DPSS is planned to start in early 2025, with expected completion in Q1 2026.