



Council Member Motion
For the Committee of the Whole Meeting of July 19, 2018

To: Committee of the Whole **Date:** July 16, 2018
From: Councillor Young and Mayor Helps
Subject: Parking at Crystal Pool

BACKGROUND

While pool parking is needed, the current proposal for surface parking north of the new pool has some disadvantages. The most important is the loss of park space. In addition, a large surface parking lot beside an arterial, with the entrance oriented to the parking lot, sends a clear message that one is "expected" to arrive at the pool by private vehicle. The proposed entrance is the farthest possible from the Vancouver bikeway.

We might be able to achieve good economies by having common usage of parking for the pool and Royal Athletic park, and avoid having to alienate a large section of Central Park. The nearest point of the Royal Athletic park 200 space parking lot is about 90 or 95 metres from the South East corner of Central Park, and one option would be to flip the Pool design 180 degrees to orient the Pool entrance to the south east corner of the Park, closest to the current Royal Athletic parking. Vancouver Street has a wide right of way here and an attractive sidewalk could be developed. Another possible option in the future would be to purchase easements on back to back properties to allow direct passage from the NW corner of the Royal Athletic through to Pembroke. This block is gradually densifying as older houses are redeveloped and this might be practical at some time in the future.

For comparison, the farthest point of the current proposed parking lot is about 90 metres from the proposed entrance at the NW corner of the new site. From the farthest point of the Royal Athletic parking lot to the entrance of the Park is about 250 metres, while from the farthest point of the Arena to the Arena ticket booth is also in excess of 250 metres. Typical walking distances at Mayfair or Hillside from "bad" parking spaces would also be in excess of 200 metres, while even out at single-lot big box stores distances can be well over 100 metres (all these guesstimated from Google maps). While obviously it is better to have the parking closer to the pool, and to avoid street crossings, the City has a considerable investment in the current Royal Athletic parking lot. Vicmap shows it as occupying something like 16 separate lots, or a space that on the adjoining block accommodates a dozen dwellings.

Some parking directly adjacent to the Pool will be needed for handicapped parking, child pick up, and for the convenience of users at low-use times. The current pool has something like 40 spaces in the main lot and another half dozen in the overflow lot around the corner, plus about 5 staff spaces. To be realistic a row of angle parking along the lines of what exists now providing 25 or 30 spaces should probably be planned for. The current time limit is 2 hours, which is the same as the

street parking to which overflow parkers are directed. I would assume we would want to have "first 2 hours free" in the Royal Athletic lot for pool users. I wonder if we could also arrange that in the Arena lot? It might be cheaper than the cost of replacing the park space used for parking under the proposal.

The other advantage to using the Royal Athletic site is that it makes more practical the option of a dual use parking lot with housing above. The larger site allows more flexibility in design, and the report from the solicitor's office makes clear that a public assent process is required to alienate land from the Park for uses other than parking associated with the Pool. Either site would presumably require rezoning.

The major disadvantage of changing the orientation of the pool is that while it makes the entrance closer to the bike route it makes it farther from the bus stop.

To determine whether this solution is practical I think staff should be asked to look at a number of issues:

- the schedules of the Pool and Royal Athletic park - if peak usage occurs at different times, then using common parking will be more useful. Does parking at Royal Athletic lend itself better to daytime use when the consultants say not all the parking is needed?
- if we can indeed achieve a double use of a site with living space above parking, is this more likely to be achievable on the 200 space Royal Athletic lot than the 100 space proposed pool lot? Which site lends itself better to multi-family use from the land use/ zoning point of view?
- how much parking can be retained directly adjacent to the pool entrance for handicapped and other use?
- is there a way of directing overflow to parking at either Royal athletic park or the Arena? That is, people drive into an entrance on Pembroke, search for a space and if one is not available exit on Pembroke, turn right on Vancouver and go down to the Royal Athletic lot.
- How much would it cost the /city to replace the park space used in Central Park for parking under the proposed scheme with a similar amount of park space elsewhere in the neighbourhood?
- What are the comparative costs of moving the Nash court etc. versus moving the baseball field?

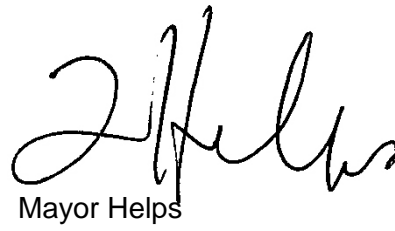
MOTION:

That staff be requested to examine alternatives for providing parking for pool users.

Respectfully submitted,



Councillor Young



Mayor Helps