

To: Chief Administrative Officer **Date:** August 19, 2024
From: Amrit Kang, Engineering Technologist II – Traffic and Transportation
Subject: **Mission Downtown Parking Study Final Report**

Recommendation(s)

1. That the 2024 Downtown Parking Study, as shown in Attachment A of the report dated August 19, 2024 from the Engineering Technologist II – Traffic and Transportation, be endorsed.
2. That Council direct staff to prepare spending packages for Council's consideration at the 2025 budget deliberations to complete the following actions in 2025, as outlined in the report dated August 19, 2024 from the Engineering Technologist II – Traffic and Transportation:
 - a. Action 1.1. Reconfigure the parking time limits in the downtown.
 - b. Action 1.3. Implement a resident permit parking program for Welton Towers.
 - c. Action 1.4. Review the feasibility to implement an employee parking permit program.
 - d. Action 2.3. Enhance transportation demand management requirements for new developments.
 - e. Action 6.2. Increase the capacity of bylaw enforcement.

Purpose

The objective of this report is to seek Council's endorsement of the final Downtown Parking Study (hereinafter referred to as the Study) prepared by Watt Consulting Group Ltd. (Watt), and to receive direction for staff to prepare spending packages to complete five key action items by the end of 2025 for Council's consideration at 2025 budget deliberations.

Background

At the Regular Meeting of December 5, 2022, Council directed staff to proceed with the Study. In January 2023, staff engaged Watt to complete the Study and provide recommendations to improve the existing parking conditions in the Downtown. At the Special Meeting of November 27, 2023, preliminary results of the Study were provided to Council, including:

- the background and current status of the Study;
- municipal parking management trends;
- parking conditions and experiences in the Downtown (determined through parking counts and public engagement); and,
- conclusions from the draft Study.

Following discussions, the final Study was prepared (Attachment A).

Discussion and Analysis

The final Study (Attachment A) builds off the information presented to Council at its Special Meeting of November 23, 2023. The key findings from the Study include:

- There is enough parking in downtown Mission - it's just not the right type of parking located in the right areas to serve the diverse needs of a mixed-use residential and commercial core of the city.
- There is a need to change expectations and experiences for people - everyone being able to park right outside of their destination is not realistic.
- Continued growth of downtown Mission will exacerbate these challenges without a parking management strategy in place.

The Study provides a parking management strategy with three objectives:

1. Optimize public parking to serve downtown users;
2. Create a safe, accessible, and reliable parking experience; and,
3. Build capacity to manage and operate parking.

To meet these objectives, the parking management strategy recommends 17 actions be taken over the short- (Table 1), medium- (Table 2), and long-term (Table 3) timeframes. This report summarizes each action, and more details are provided within the Study (Attachment A). The shaded rows in Table 1 show the actions recommended for completion in 2025.

Table 1: Short-Term Actions (to be completed within five years)

Action No.	Summary
1.1*	Provide a complete range of on-street parking options including more short-term parking options near the downtown core and longer-term options further from the downtown core. This would involve re-configuring parking time limits from the existing layout (Figure 1) to the proposed layout (Figure 2). <i>Proposed for implementation in 2025 as this action item is key to provide the right type of parking in the right areas to serve the diverse needs of the downtown.</i>
1.3*	Implement a resident permit parking program for Welton Towers (33214 2 nd Avenue). Welton Towers was allocated five on-street parking spaces by Council at its Regular Meeting of November 15, 2004. With new 2-hour parking restrictions recommended on 2 nd Avenue (Figure 2), revising and formalizing the program would ensure that Welton Towers residents are sufficiently accommodated <i>Proposed for implementation in 2025. This action should be implemented at the same time as Action 1.1 to help ensure the new posted parking restrictions do not significantly impact Welton Towers residents.</i>
1.4*	Review the feasibility to develop and implement an employee permit parking program. An employee permit parking program would allow employees of the downtown to pre-pay for a permit to park in designated 2-hour parking areas for longer durations (Figure 2). The purpose would be to provide longer term parking options for downtown employees along the edges of downtown while increasing the availability of higher demand on-street parking spaces closer to the core. The employee permit parking program is intended as an interim option until the downtown parking experience is improved through other action items. <i>Proposed for implementation in 2025. If the program is found to be feasible, then it should be implemented at the same time as Action 1.1. The proposed program would enable employees with valid permits to park in designated 2-hour parking areas (Figure 2) for longer durations. Without the permit system in place at the same time as Action 1.1, downtown employees would not have many longer-term parking options available on-street.</i>
2.1	Explore the provision of public off-street parking options at City-owned parking lots in the downtown (the Mission Library and Welton Common). In partnership with

Action No.	Summary
	TransLink, encourage use at the TransLink parking lot adjacent to the West Coast Express Station.
2.3*	<p>Enhance transportation demand management (TDM) requirements for new developments to encourage a reduction in drive-alone (single-occupancy) vehicle trips while encouraging alternative transportation modes (e.g. walking, cycling, transit, carpooling). This action involves amending the Zoning Bylaw to increase TDM requirements for new developments (e.g. bike parking, end of trip facilities such as washrooms and change rooms). In addition, this action supports the implementation of Mission Mobility 2050 to continue increasing transit and active transportation options in the downtown.</p> <p><i>Recommended for implementation in 2025. New regulations stipulate that residential developments in Mission's Transit Oriented Area (located within 400 metres of the West Coast Express Station) are not required to provide parking. While it is anticipated developers will still provide parking as per market conditions, it is important that enhanced TDM requirements (such as more bike parking and end of trip facilities) be implemented in the Zoning Bylaw to help offset demand.</i></p>
3.1	Develop a curbside strategy for 1 st Avenue, which would include the allocation and management of mobility uses (e.g. transit stops, active transportation, electric vehicle charging), people-oriented uses (e.g. passenger loading), goods-oriented uses (e.g. goods loading), and public realm uses (e.g. patios).
3.2	Designate shared passenger and goods loading zones. This action involves converting existing 15-minute and 30-minute designated loading zones into shared passenger and goods loading zones to support multiple uses (e.g. online order pick-up, taxi/ride-hail, goods delivery, etc). Enhanced signage would be installed to ensure the shared passenger and goods loading zones are easily identifiable.
4.2	Enhance accessible on-street parking to ensure that there are reduced barriers to downtown services for people with accessible parking permits.
5.1	Explore implementation of a safe walk program. This program would allow people parking in the downtown to call a security guard to escort them to/from their vehicle to help address safety concerns when parked further away in the dark.
6.1	Develop a Downtown Mission Parking Working Group. This involves meeting regularly between the City and other partners to discuss and address ongoing and/or emerging issues.
6.2*	<p>Increase capacity for parking enforcement. This includes enhancing downtown parking oversight by increasing bylaw enforcement capacity through an additional bylaw officer and new technology (e.g. handheld license plate readers). Current staffing levels limit downtown parking patrols to twice per week but daily monitoring is essential for equitable access and to encourage compliance with posted restrictions. Handheld license plate readers are a commonly used tool in many other jurisdictions to improve efficiency and effectiveness.</p> <p><i>Recommended for implementation in 2025. With the new parking layout to be installed as per Action 1.1 and new permit systems to be implemented as per Action 1.3 and 1.4, Mission's downtown parking system is becoming more complex. Enhanced oversight through increasing bylaw staffing levels and implementing new technology is recommended in coordination with Action 1.1, 1.3, and 1.4.</i></p>

*Actions recommended for implementation in 2025.

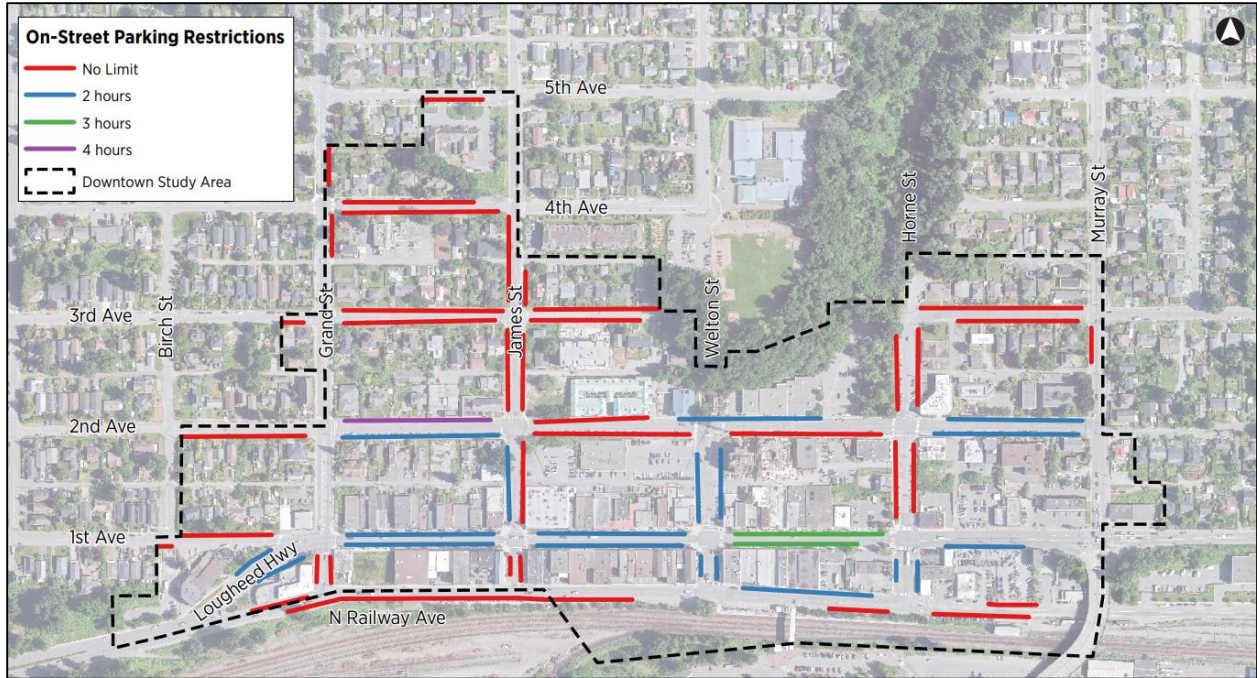


Figure 1: Existing Parking Restrictions in the Downtown

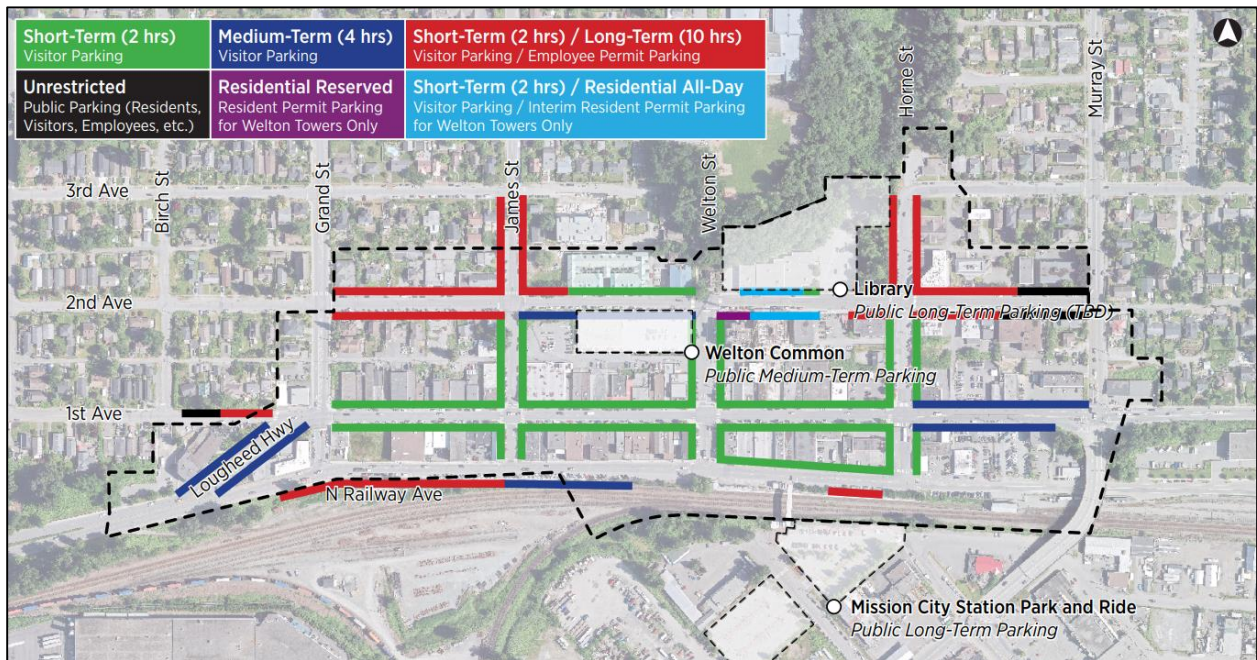


Figure 2: Recommended Parking Restrictions in the Downtown

Table 2: Medium-Term Actions (to be completed within 10 years)

Action No.	Summary
2.2	Expand privately-owned off-street public parking options by exploring partnerships with private property owners. The goal of the partnerships would be to allow the public to park on privately-owned parking lots when they would otherwise be underutilized.

3.3	Expand the public electric vehicle charging network including on-street parking locations.
4.1	Address gaps in the pedestrian network, including adding crosswalks (where warranted) and building sidewalk connections. This would provide a more attractive pedestrian environment to encourage and enable people to park further from their destination.
5.2	Install additional lighting to provide a safer environment for users parking further away from their destination.

Table 3: Long-Term Actions (to be completed in 10+ years)

Action No.	Summary
1.2	Monitor the need for, and explore the feasibility of, implementing a residential parking permit policy and program.
6.3	Explore the feasibility of implementing real-time parking sensor technology. Through an app or website, the real-time parking sensor technology would show people how many empty parking spaces are available in each on-street parking area allowing them to plan their trip in advance. The system could also provide the City with key parking metrics over time.

Successful review and implementation of all 17 actions will require time, resources, staff, and involvement with external partners. Subject to Council’s direction, staff will prepare spending packages to complete five actions (1.1, 1.3, 1.4, 2.3, and 6.2) in 2025 for Council’s consideration at the 2025 budget deliberations. Should Council endorse the Study, staff would continue addressing the remaining action items as time and resources allow within the recommended short-, medium-, and long-term timeframes.

Financial Implications

There is currently \$80,000 available in the 2024 budget to acquire new technology (now considered as part of “Action 6.2. Increase capacity for parking enforcement”) to improve parking enforcement efficiency. The \$80,000 has not been spent to date but will be allocated towards purchasing new technology as soon as possible once other key enterprise software is implemented.

Staff will bring forward spending packages to complete the five recommended action items for Council’s consideration at their 2025 budget deliberations.

As staff continue addressing the remaining action items recommended in the short-, medium-, and long-term timeframes, staff would provide budget recommendations for Council’s consideration through future annual budget deliberations.

Communication

Various stakeholders were engaged with to develop the Downtown Parking Study:

- The City Staff Working Group included staff representatives from Engineering, Planning, and Bylaws. The Working Group provided direction and oversight of the study. Five meetings were held with the City Staff Working Group on March 2, June 21, September 27, and October 19, 2023.
- The Mission Downtown Business Association (DBA) attended the June 21 and October 19, 2023 meetings with the City Staff Working Group to provide feedback on the progress of the

study, including on findings from the parking conditions analysis and to workshop the draft parking management strategy.

- Select members of the DBA's Board of Directors attended a focus group meeting on November 11, 2023, to share the parking experience of downtown employees and customers and to provide feedback on preliminary recommendations.
- Welton Towers participated in a focus group meeting on November 23, 2023, with select residents to better understand the parking experience of downtown residents who do not have access to dedicated off-street parking. Residents provided feedback on preliminary recommendations of the study that pertained to accommodating residential parking demand.
- Employees, customers, and visitors of downtown Mission were asked to share their parking experience through an in-person survey questionnaire ("intercept survey") on April 26 and 29 and August 23 and 26, 2023.

Relevant portions of the final Study were reviewed internally with Engineering, Social Development, Bylaws & Licensing, Long Range Planning, Planning, and Communications.

Communication to be completed:

- Upon Council's endorsement, the Study would be made available on the City's website and a media release would be issued.
- Various communications would take place throughout 2025 to notify the public of parking changes coming to the downtown. Attachment B shows a communication strategy outline to be implemented in 2025, should Council approve the spending packages to complete the five key action items. The communication strategy would be refined and amended as needed throughout the year, subject to project details.

Summary and Conclusion

To address the community's concerns regarding the existing downtown parking conditions, staff engaged Watt to prepare the Downtown Parking Study (the Study). Staff recommend that the final Study (Attachment A) be endorsed by Council, and that Council direct staff to prepare spending packages for Council's consideration to implement five key action items in 2025.

Report Prepared by: Amrit Kang, Engineering Technologist II – Traffic and Transportation

Reviewed by: Ellen Croy, Manager of Transportation

Reviewed by: Tracy Kyle, Director of Engineering and Public Works

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: Final Downtown Parking Study

Attachment B: Downtown Parking Communications Outline