

MINUTES OF THE ECONOMIC DEVELOPMENT STANDING COMMITTEE MEETING
HELD IN THE BOARD ROOM, CITY HALL,
ON MONDAY, 2005-FEB-07, COMMENCING AT 9:45 A.M.

PRESENT: Councillor T. K. Krall, Chair

Members: Councillor M. D. Brennan
Councillor C. S. Manhas
Mayor G. R. Korpan, Ex-Officio

Others: Councillor R. A. Cantelon
Councillor L. D. McNabb
Councillor W. J. Holdom

Staff:	A. C. Kenning	P. Wipper
	B. E. Clemens	K. L. Burley
	A. Tucker (9:51 a.m.)	K. King

1. ADOPTION OF MINUTES:

- (a) Minutes of the 2005-JAN-10 Meeting of the Economic Development Standing Committee held in the Board Room, City Hall at 9:55 a.m.

It was moved and seconded that the Minutes be adopted as circulated. The motion carried unanimously.

2. REPORTS OF ADVISORY BODIES:

- (a) Renewal of the Off-Street Parking Operations Management, Parking Enforcement Services and Administrative Management Services Agreement

Robbins Parking Service Limited currently holds the City's Parking Enforcement and Management Contract. On 2005-JUL-02, the current agreement with Robbins will expire; however, Section 2.2 of the Contract states that the City has the option of extending the Contract for an additional two years commencing 2005-JUL-02.

Robbins Parking Service Limited has held the City's Parking Enforcement and Management Contract since 1998-JAN-01. The Contract was last put out to tender in 2002. At that time, the City received proposals from five different companies. The evaluation process clearly indicated that Robbins was the best choice. Council awarded the contract to Robbins under the condition that Commissionaires be hired to conduct downtown parking patrols.

Staff was of the opinion that Robbins has done an effective job managing the City's parking operations. Operational maintenance issues are handled quickly and efficiently and requests for statistical information are responded to promptly. Robbins provides the City with excellent advice related to maintenance and security of the City's parking facilities and provides suggestions in terms of improving public relations and customer service. It is worth noting that prior to Robbins' involvement, it was common for the City be in court several times per month related to disputed tickets. This practice was very expensive; however, since Robbins Parking Service was contracted by the City, the number of tickets disputed in court dropped significantly and for the past 2 ½ years, not one Robbins Parking violation has been disputed in court.

Robbins successfully manages a number of parking operations throughout Vancouver Island. Staff have confidence in Robbins knowledge and experience and recommend that their Contract be renewed for an additional 2 years under the same financial terms; however, Staff is recommending that the Committee consider one change to the Contract relating to the requirement to hire Commissionaires for downtown on-street patrols.

The requirement to hire Commissionaires was implemented by Council in an effort to help improve the public's perception of parking enforcement in the downtown core. Initially, it appeared that the public welcomed the Commissionaires as a positive change; however, as the years pass, City Staff find that they are receiving similar complaints about the Commissionaires and the tickets they issue as was the case with the previous Robbins' patrollers. It would appear that the difficult job of downtown parking enforcement will always be subject to public criticism. More important however, is the challenge that Robbins Parking faces to ensure that there are sufficient Commissionaires available to work.

A memorandum dated 2004-NOV-24, from Mr. Chris Curley, Operations Manager, Robbins Parking Service Limited, described the difficulty Robbins is faced with to maintain a full complement of Commissionaires. The Commissionaires have not been able to provide Robbins with the "personnel needed to provide a consistent and effective parking enforcement service for the downtown". Staff understand that there are times when only two Commissionaires are available for on-street patrols and three are required. In addition to difficulties with staffing levels, there has been a high turnover rate of Commissionaires, which has meant that Robbins has been continually in the process of retraining. Finally, there are not enough Commissionaires willing to work as parking patrollers, which makes it difficult for Robbins to find candidates that are well suited for the job. Usually the Commissionaires only provide one replacement candidate for Robbins to choose from. If the requirement to hire Commissionaires is removed, Robbins would have the ability to hire from the entire employment market.

For these reasons, Staff recommended that the requirement to hire Commissionaires be removed from the Contract.

Recommendations: That the Economic Development Standing Committee recommend that:

1. the City's Parking Enforcement and Management Contract with Robbins Parking Service Limited be renewed for an additional two years commencing 2005-JUL-02; and,
2. the terms of the Contract be amended to exclude the requirements under which Section 6.2 requires that Commissionaires be hired to provide on-street parking enforcement.

Mr. Chris Curley, Robbins Parking Service Ltd. and Mr. Heiko Behn, Commissionaires, were in attendance at the meeting to respond to questions from the Committee Members. Both Mr. Curley and Mr. Behn indicated that they concur with the recommendations contained in the report.

It was moved and seconded that the recommendation 1. be adopted. The motion carried unanimously.

It was moved and seconded that the terms of the Contract be amended to exclude the requirements under which Section 6.2 requires that only Commissionaires be hired to provide on-street parking enforcement be adopted. The motion carried unanimously.

3. CITY MANAGER'S REPORT:

(1) Future Study Area #1

The Nanaimo Downtown Plan Reference Document identifies Future Study Area #1 as located north of Comox Avenue, west of Terminal Avenue and south of the Millstone River. The Downtown Plan says that this is an area in transition. A further study is needed before the land-use, form and accessibility potential of this site are determined.

It was the opinion of the Downtown Nanaimo Partnership that the passage of the referendum in November 2004 has accelerated the need to conduct a study on Future Study Area #1. The proposal by Triarc to construct up to 310 residential units on the Foundry site will have a direct impact on Future Study Area #1.

At the Downtown Nanaimo Partnership meeting of 2005-Jan-11, the following motions were made:

“MOVED by D. Backhouse, SECONDED by E. Harakas that as the residential development proposed for the Maffeo-Sutton/Foundry site lies within Future Study Area #1 identified in the Downtown Plan, the DNP requests that the City implement a zoning and development review process for this site which considers development precedents and their impacts upon the remainder of the study area. CARRIED.

MOVED by D. Backhouse, SECONDED by J. Whiteaker that a meeting be held to define Terms of Reference for a design development exercise regarding redevelopment of the Howard Johnson property. CARRIED.

In order to maximize views from inland sites including Future Study Area #1, the proposed form of development for the residential development is highrise towers. This has the advantage of maximizing the amount of park space to be added to Maffeo Sutton Park while minimizing the footprint for the Triarc development.

Future Study Area #1 is separated from the Foundry site by Terminal Avenue. Development of Future Study Area #1 will be constrained by the presence of two documented archaeological sites on the property. Any design study for Future Study Area #1 must first take into consideration the archaeological significance of the site and may require further in-depth archaeological investigation.

It was Staff's opinion that it is not feasible to complete a design study for Future Area #1 prior to the transfer of the Triarc site at the beginning of August 2005. Staff were of the opinion that that the proposed form of development on the Triarc site of point towers maximizes the potential for inland sites to enjoy views out towards Newcastle Island and Protection Island.

In conclusion, it was recommended that Future Study Area #1 is of a lower priority than expressed by the motions of the Downtown Nanaimo Partnership and that work on it should not proceed at this time.

Recommendation: That the Economic Development Standing Committee recommend that Council not proceed with a zoning and development review of Future Study Area #1 at this time and to direct staff to bring it forward at a future date.

It was moved and seconded that Council refer this issue back to the Downtown Nanaimo Partnership and the Housing and Design Sub-Committee for further review. The motion carried unanimously.

4. CORRESPONDENCE:

- (a) Mr. Jerry Pink, President, Nanaimo Film Society, requesting a grant in the amount of \$2,500. for the purposes of attending the Locations Tradeshow in California in April 2005.

It was moved and seconded that Council approve the grant request by the Nanaimo Film Society, in the amount of \$2,500. for the purposes of attending the Locations Tradeshow in California in April 2005. The motion carried.

5. ADJOURNMENT:

It was moved and seconded at 10:16 a.m. that the meeting terminate. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

DEPUTY MANAGER,
CORPORATE ADMINISTRATION