



**City of Kingston
Report to Council
Report Number 24-007**

To: Mayor and Members of Council
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Curtis Smith, Director, Licensing and Enforcement
Date of Meeting: December 5, 2023
Subject: Kingston Health Sciences Centre Staff Parking

Council Strategic Plan Alignment:

Theme: Council requests

Goal: See above

Executive Summary:

On December 20, 2022, Council passed a motion to waive fees for 300 on-street parking permits in the vicinity of Kingston General Hospital (KGH) and Hotel Dieu Hospital (HDH), for a period of two months to help support Kingston Health Sciences Centre (KHSC) frontline health care workers.

Staff were also asked to consider longer term parking options to ease the concerns of hospital employees in relation to parking such as, but not limited to, more park-and-rides and more long-term parking, and report back by Q3 of 2023.

The purpose of this report is to respond to Council's direction and provide a summary of potential long-term parking options.

Recommendation:

That Council authorize the sale of on-street commuter parking permits within Zones 5, 6, and 7 of On-Street Parking Permit Area B, which represent the closest on-street locations to the Kingston General Hospital campus for which all-day (up to a 12-hour shift) parking would be legally permitted; and

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That Council authorize City staff to establish a pilot program for an on-street carpooling permit, whereby 20 parking spaces on King Street West between Maitland and West Streets will be reserved on weekdays for carpoolers only.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Community Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Permits Provided to KHSC Staff**

On December 20, 2022, Council passed a motion to waive fees for up to 300 on-street temporary parking permits for two months, on neighbourhood streets in proximity to Kingston General Hospital and Hotel Dieu Hospital sites; and that these permits be provided by Kingston Health Sciences Centre to their critical frontline healthcare workers. Emphasis was made to capture those at the lower end of the pay scale, those who work long hours and those that cannot take breaks because they have patients to care for.

In addition to the free unrestricted on-street parking provided during the initial COVID-19 outbreak in March of 2020, Council had approved a motion to waive on-street parking permit fees in April 2021 for two months and again in January 2022 for two months, for which over 700 and 300 permits were distributed respectively.

For the distribution of parking permits in 2022, KHSC opted to hold a random draw for frontline staff that were interested in obtaining a permit. It was felt this approach provided for a fair-minded selection of the frontline workers, as there were complaints from staff and the unions about some groups being left out of the previous process.

For the permit distribution in 2023, KHSC was provided with 300 temporary permits which had designated areas assigned to each. 100 permits were released in [Area A](#), 170 in [Area B](#) and 30 in [Area C](#). KHSC leadership opted to conduct a staff lottery and advised they would be targeting frontline staff as outlined in the Council motion. The permits were planned for distribution beginning on February 1, 2023, to allow time to plan, communicate and arrange the logistics of permit pick-up. The permits were valid for the months of February and March 2023.

Based on the results provided by KHSC, of the 300 permits available, 231 were used by hospital staff, 219 permit offers were declined and 54 permits that were initially accepted were never picked up. Approximately 70% of the permits were distributed to frontline healthcare, primarily nurses, with the remaining balance distributed to other frontline workers and a few administrative personnel. Management staff was not included in the draw.

The feedback received from those that declined the permits was that the parking locations offered were too far to walk, especially given the time of year, with snowbanks allegedly rendering some spaces inaccessible, and that the permits would have been better received in warmer months.

Long-term Parking Options

The December 20, 2022, motion also asked staff to consider longer term parking options to ease the concerns of hospital employees in relation to parking, such as but not limited to, more park-and-rides and more long-term parking.

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Consideration has been given to providing long-term parking solutions over the years including investigating the construction or expansion of parking garages around the hospitals, creating long-stay on-street parking, and providing park-and-ride options.

KHSC provides care to patients from across the Southeastern region of Ontario and beyond and serves an estimated 500,000 patients. Many patients drive, or are driven, for significant distances to get to their appointments at KHSC. At peak times, parking remains a challenge due to space availability, both on-site and on the street, particularly at the KGH site. For this reason, staff recommend that the current supply of on-street parking spaces and spaces in the lots adjacent to KGH remain metered with time limits to ensure adequate turnover and availability is maintained.

The focus of this report is KGH and Cancer Centre parking availability, as there is adequate parking available around the Hotel Dieu Hospital. In only exceedingly rare circumstances, particularly during the tourist season, will the Chown and Hanson parking garages be at capacity at the same time. There is also long-stay on-street parking available for commuter permit holders within a few blocks of HDH.

The actions taken over the last year and proposed changes recommended can accommodate in excess of 100 commuters.

Park-and-ride options

Kingston Transit provides multiple express and local routes with direct service to the KHSC sites. These routes operate at the highest frequency levels in the city and connect across the entire urban area, often without requiring a transfer.

Staff from Kingston Transit regularly communicate with and visit KGH at least once per month to assist in trip planning, issuing passes, and to understand service needs.

Currently, KHSC (KGH, HDH, Cancer Centre) employees can purchase an unlimited use monthly transit pass for \$55.25. This price has not increased since January 2020. As of November 2023, 807 KHSC employees have a transit pass through the transit pass program.

This service level is specifically designed to help offset the demand for staff parking around the hospitals with routes that connect to the following Kingston Transit, park-and-ride locations:

Centre 70 Park and Ride

Route 501/502

6 a.m. – midnight, 7 days/week

A bus every 30 minutes or less at all times, 7 days/week

A bus every 10 -15 minutes during morning and afternoon peak commute periods, 5 days/week

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Travel Time to/from KGH/Cancer Centre: 10 – 13 minutes

Travel Time/to from HDH: 15 – 17 minutes

Kingston Gospel Temple Park and Ride

Route 501/502 or Route 4

6 a.m. – midnight, 7 days/week

A bus every 30 minutes or less at all times, 7 days/week

A bus every 10 -15 minutes during morning and afternoon peak commute periods, 5 days/week

Travel Time to/from KGH/Cancer Centre: 20 - 22 minutes

Travel Time/to from HDH: 15 – 17 minutes

Montreal St. Park and Ride

Route 801/802

6 a.m. – 11:30 p.m.

A bus every 40 minutes or less at all times, 7 days/week

A bus every 20 minutes during morning and afternoon peak commute periods, 5 days/week

Travel Time to/from KGH/Cancer Centre: 15 - 20 minutes

Travel Time/to from HDH: 12 - 15 minutes

Innovation Dr. Park and Ride

Route 601/602

6 a.m. – 11:30 p.m.

A bus every 30 minutes or less at all times, 7 days/week

A bus every 15 minutes during morning and afternoon peak commute periods, 5 days/week

Travel Time to/from KGH/Cancer Centre: 22 - 27 minutes

Travel Time/to from HDH: 17 - 22 minutes

Staff have investigated additional locations for a park-and-ride; one of interest is located on Sir John A. Macdonald Boulevard, near King Street West. Staff have met with the owner of the

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parking lot, Corrections Canada, to enquire about utilizing the property for parking and are currently awaiting a response. If a positive response is received, an analysis of its feasibility will be conducted.

Additional permits made available

As of November 2022, additional on-street parking permits were made available to KHSC staff. On-street commuter permits in [Area A](#) were gradually offered to people on waiting lists on a first-come first-serve basis. This parking area has been primarily maintained for residential permit use, with few being offered to commuters. Currently there are 300 spaces available in Area A and of those, 67 spaces are now offered for commuter use. Staff continue to monitor demand for residential parking permits in Area A to ensure priority access to parking for residents is maintained, while also maximizing commuter permit availability.

In early 2023, staff began offering on-street commuter permits in [Areas B1,2,3 and 4](#). These locations are within walking distance of the hospitals but are closer to Queen's University Campus in most permit locations. In previous years, on-street commuter permits were only sold to commuters working within the mapped area so as not to compete with Queen's University's parking supply. Queen's is currently at capacity in their lots except for the St. Mary's of the Lake Parking Lot where approximately 100 permits remain available.

Since November 2022, KHSC staff have purchased 46 permits in Area A and 3 in Area B. Of those, 33 permits have been maintained, all within Area A. Distance is believed to be the contributing factor for not renewing in Area B. Currently, we have approximately 40 permits available in Areas A, B3 and B4. It is not anticipated that we will sell many permits to KHSC staff in the Area B zones where permits are currently available.

Conversion of transient parking

The metered parking supply on Court Street across from the Frontenac County Court House was converted from a 3-hour time limit to all-day parking to provide an additional long-stay option for transient parkers attending KGH.

Additionally, converting the parking alignment on Court Street from parallel to angle parking will create 25 additional spaces. This work is anticipated to be completed in 2024.

Opening Additional Parking in Area B

Approval of the request to make available commuter permits in Zones B5, 6 and 7 will provide a supply of 77 additional spaces that are not currently being used by residential permit holders. To date, these zones have been reserved for residential permit holders only. The original decision to only offer residential parking permits in these zones was approved by Council in 2014 through staff report [EITP Report Number 14-012](#).

The initiative to increase the supply of "long-term parking" options available to hospital employees within a reasonable walking distance from Kingston General Hospital includes

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authorizing the sale of on-street commuter parking permits within Zones 5, 6, and 7 of Area B, which represent the closest on-street locations to the hospital campus for which all-day (up to 12-hour shift) parking would be legally permitted.

Uptake was low for the 2023 temporary free on-street parking permits offered in Zones 3 and 4 to frontline hospital workers primarily due to the walking distance involved. Walking distance from the centre of KGH campus to:

Zone 5 – 1 km to 1.2 kilometre, a 13–17-minute walk [36 spaces]

Zone 6 – 800 m – 1.1 kilometre, a 10-to-14-minute walk [26 spaces]

Zone 7 – 500 to 650 metre, a 6-to-9-minute walk [25 spaces on King Street West]

Some parking spaces in Zone 5 are located a comparable distance from KGH as spaces in Zones 3 and 4 but will be made available as an option, as the location may prove more convenient for some. Staff will monitor residential parking demand in these areas to ensure the demand is met while maximizing availability to commuters, the same approach as has been used in Area A. The permit fee to be charged will be the same rate in effect for Area B3 (2024 - \$123 per month).

City staff are proposing, as a pilot program, the designation of 20 of the 25 time-restricted spaces on King Street East between Maitland and West Streets as an on-street permit program for carpool parking only, during the day on weekdays. The intent of the program is to incentivize KGH employees to share rides by offering a reserved on-street parking area near the hospital. If successful, the sharing of 20 parking spaces could service 40+ commuters. These permits will be managed similarly to other permits and the fee is also proposed to be the same as other Area B permits (2024 fee will be \$123 per month). Staff will monitor the demand for these permits and adjust the spaces available accordingly between the range of 15 and 25.

Parking Garage Enquiries

In 2004, the City of Kingston commissioned a consultant to advise on potential parking garage options designed to address parking demand generated by KGH. The consultant found that of three prospective sites identified within the vicinity of the hospital, the most feasible option was to construct an underground parking garage on the site of the Cricket Field with an estimated cost of \$30,000 per space (in 2004 dollars). The consultant acknowledged that a parking garage at the Cricket Field would likely be considered too far for patients and perhaps visitors to park and walk to the hospital, so the facility would be primarily intended to accommodate employee parking demand.

In a recent conversation with the same consultant, it was suggested that without a more thorough review, we should estimate about \$50K per space above ground and about \$100K per space below ground. There are several variables that must be contended with around the hospital, including the limestone and water table. In 2010, a staff report to the EITP Committee

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outlining a multi-year work plan for Parking Operations indicated that the parking garage project was no longer a priority for KGH and was deferred to long-term strategy for future consideration.

Currently, *“KHSC management remains interested in exploring any possible solutions to grow parking demands for patients, visitors, and staff at their healthcare facilities. Ongoing collaborative dialogue between key community partners on this front, such as the City of Kingston and Queen’s University, is very much welcomed by KHSC”*. As the Province does not provide funding to hospitals for the construction of parking facilities, the construction of a garage in the KHSC area would be a longer-term project that would require potential partnerships to be formed amongst all of the major institutional partners in the area.

Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations

Consideration will be given to additional accessible spaces only if requested. There is no requirement to have one set up.

Existing Policy/By-Law:

By-law Number 2010-128, *“A By-law to Regulate Parking”*

Financial Considerations:

Costs associated with the conversion of the Court Street parking bay will be covered through budgeted capital funds.

Contacts:

Curtis Smith, Director Licensing and Enforcement, 613-546-4291 extension 1109

Other City of Kingston Staff Consulted:

Laird Leggo, Manager, Licensing, Parking Operations, Growth and Development Services

Greg McLean, Policy Program Coordinator-Transportation & Transit, Infrastructure, Transportation and Emergency Services

Ian Semple, Director - Transportation & Transit, Infrastructure, Transportation and Emergency Services

Exhibits:

None