



CITY OF
ST. CATHARINES

Corporate Report

Report from Economic Development and Customer Service, Economic Development and Tourism

Date of Report: July 23, 2013

Date of Meeting: August 12, 2013

Report Number: EDCS-230-2013

File: 68.46.99

Subject: Rental of Roof Top at 71 Carlisle Street (Parking Garage)

Recommendation

That Council receive for information purposes the report respecting the rental of the roof top at 71 Carlisle Street (parking garage), dated July 23, 2013. FORTHWITH

Summary

On June 10, 2013, the following motion was moved by Councillor Siscoe and approved by Council:

“That staff be directed to prepare a report exploring options for utilizing the upper level(s) of the parking garage in ways not necessarily related to parking, for example, one night only events, as suggested by the Downtown Development Revitalization Committee.”

Background

The purpose of the Downtown Development and Revitalization Committee (DDRC) is to provide input on a coordinated approach to the revitalization of Downtown St. Catharines. Through this committee, City Council is committed to fostering a vibrant downtown by pursuing key opportunities for development in the downtown core.

The goals of the DDRC are to:

- provide leadership and vision for a renewed downtown
- identify opportunities and develop community-wide partnerships
- pursue key initiatives that will act as catalysts for downtown revitalization

Report

Given that each request moving forward may vary in complexity and use, permission to operate the garage structure at 71 Carlisle Street for public assembly events will be conditional upon proponents providing the City with the required insurance documentation and executing the City's Release and Indemnity Agreement to the satisfaction of the City Solicitor prior to the commencement of any events. Furthermore, all events require being in compliance with fire and building code regulations to the

satisfaction of the Chief Building Official and Senior Fire Inspector. The execution of any agreement with the City will require full payment for any applicable rental fees, City staff time and resources prior to the event.

In addressing the above criteria, below are concerns and comments that City staff have provided on the rental of 71 Carlisle Street (roof top of the parking garage structure). Please note that these comments are general in nature given that specific events may require other regulations be met and / or may generate concerns from other organizations, such as the Niagara Regional Health department.

Engineering Comments:

- There are no public washroom facilities so proponents would have to bring in their own portable washrooms. Given the height restriction in the garage, getting port-a-pottys in the facility and up to the roof top may prove to be a difficult task.
- There is no potable water.
- Power is probably not an issue for standard uses. Larger draws for amplified music would be a problem.
- The deck at that level would require extensive cleaning before an event is held, which would be charged back. The garage is kept clean to a certain standard to support use by vehicles as that is the intended use of the facility, but for patrons at an event it would require further demands on staff and resources.
- Restricting vehicular traffic would not be a problem, but pedestrian access would be. With four stair towers and one elevator tower, controlling access to this level would be difficult as the building will remain open for public use.
- The proponents of a special roof top event would also be required to submit an emergency evacuation plan.

Fire Services Comments:

- Each request for a specific event would need to be looked at on an individual basis and Fire Services would have specific rules regulating barbecue use.
- Must provide at least two portable fire extinguishers (minimum 4A 10BC rating).
- All applicants for the use of 71 Carlisle Street must contact the Senior Fire Inspector for approval of their intended event and to be advised of the fire restrictions that may apply.
- The parking garage was not designed for assembly use.
- A fire safety plan would be required and submitted for review and approval at a minimum of seven days prior to any event.
- All staff would require training on their roles and responsibilities.
- An occupant load would need to be determined, which would be required to be approved by the Building Division, taking into account the exits as well as the floor area.
- Washrooms would be required to be factored in.
- A floor plan is required with the layout as part of the occupant load calculations.

Financial Implications

Schedule of Rates and Fees - "Special Events (outdoor open spaces, i.e. park, parking surfaces)"

- Commercial – for profit, business (daily rate, plus out-of-pocket expenses ie: extra staff equipment, parking garage reinstatement, garbage pickup, hydro cost) is \$530.00 plus \$68.90 HST for a total of \$598.90
- Non-profit, charitable organization, is \$294.00 plus \$38.22 HST for a total of \$332.22

Please note these rates may change subject to the event request and agreements signed with the City. All rates shown are daily rates.

Insurance

A certificate of insurance must be provided to the City Clerk as follows:

- **Without Alcohol:** Minimum of \$2,000,000 in liability insurance with the City of St. Catharines shown as co-insured on the policy.
- **With Alcohol:** Minimum of \$5,000,000 in liability insurance with the City of St. Catharines shown as co-insured on the policy. The user must also comply with the Municipal Alcohol Policy (*copy available upon request*).

Planning and Development Services

The current zoning for the parking garage permits a wide variety of commercial uses, including places of assembly. Special events within the parking garage would be permitted by the zoning by-law; however, as a purpose-built parking garage, the logistical challenges as outlined above will dictate whether the use of the roof top as a place of assembly are achievable.

Conclusion

Staff is of the opinion that the request from the Downtown Development and Revitalization Committee concerning the use of the roof top space at 71 Carlisle Street for the purposes of public assembly would have minimal impact on local residents, but would present many logistical and public safety concerns. The variety of concerns highlighted in the report, while challenging, can be accommodated with proper notice and coordination. Any request would need to be dealt with on a case by case basis requiring staff time to review specific requests.

Submitted and Approved by:

David Oakes
Director

Prepared by:

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