

An analysis of the Elgin Street parking issues involves both a short term and long term view. In the short term, there is not a parking problem rather there is a people problem. Generally, there is sufficient parking at all times however, the area south of Gilmour where there is the most demand for parking causes problems. During certain hours particularly, evening hours when restaurants are patronized. If people were willing to walk 2 or 3 blocks and in some cases pay the price of a parking spot or pay a parking meter there would not be a parking problem. However, people by their nature do not appear willing to do so. The only alternative is to have stricter parking violation fines, that is, higher tickets, towing in some areas and regular policing at the difficult hours. I have not participated in the parking study to date because it was my view that the City of Ottawa should determine independently of myself that there is not a current demand for parking. In essence, I wanted the City to be aware of the fact that any parking provided today represents an oversupply anticipating future demands and therefore it is not an economic and viable proposition in itself. The long term situation is, however, quite different and in analyzing the long term situation one must look at both current and no doubt future development and bear in mind the key words which are "growth, ambiance and destination location". One must ask oneself what the demands will be if all of the restaurants along Elgin Street are developed in the same way that Peppers has. In a sense there are sleeping giants such as the following restaurants, one must ask oneself what will happen if all of the grocery stores along

Elgin Street are developed in the same way in which Boushey's has been developed. No doubt, this development will occur over the next 10 to 15 years because the better operators will take advantage of those locations with the most opportunity. Similarly, all of the existing businesses such as Baskin Robbins, the Country Yogurt store which is now opening, the clothing locations, hairdressers and the like will experience an expansion of their business. In addition, there will be greater density in residential development and it would appear that with more many of the current residential occupants in Centretown pay for higher priced units, higher rents and more expensive cars and have automobiles. In the past, many Centretown occupants lived in apartments with low rents and so in order that they could afford them. However, with increased costs and more affluent are living in the more affluent have automobiles. In the past only 15 - 20% of the dozen or so apartment units in the area will become available because current legislation prohibits the building of apartment hotels unless they are built from scratch which is the case with Elgin recently experienced. Further, hotels such as the Leinster Hotel which is being refurbished and there is essentially no parking for the hotel. A similar experience will arise in relation to other hotels when they become refurbished. In addition, the Court House and the instance have been underbuilt in terms of parking requirements.

will no doubt convert ~~offices~~ to offices, parking areas and storage areas. Generally, there will be increased traffic at the Court House and Police Station over the next several years unless there is drop in population and the crime rate which is unlikely. Further, there are a number of areas not yet developed along Elgin Street which will no doubt be developed and this will involve the ground store of my property at 301 Elgin Street, the gas station across the street, the redevelopment of certain locations such as Maximes and the Jewellers strip across the street. All in all there will be very substantial parking demands in future which must be planned for. I have a plan which will provide the parking involved which I am in the process of presenting to the City of Ottawa and it involves use of a substantial part of Jack Purcell Park. Generally, I represent a company operating under the name "Auto Parks Unlimited" and it involves putting a parking garage between the National Bank and the Bank of Montreal, Farouz, Mike's Milk, Mags & Fags, L'Avant Garde, Ali Lang, Brown's, Al's Station, Maxwells, Eddy's Diner, Marcos, Boushey's, Ideal, Jagers, Mason Drugs, Los Toucans, Peppers, Vanilla, the Bank of Scotia, Primas, Le Metro, Fat Alberts, MacTavish & Robinson, Elgin Hairdresser at the corner of Elgin and Gladstone, the Police Station, museum and park or parks in view of more of leisure and refurbishing the former Art Museum, generally all of the foregoing are inevitable and will certainly happen. The properties in Centretown are upgraded because they are a good investment and the

upgrading is being reflected in higher rents and with higher rents one is attracting the more affluent with automobiles, success and ambiance begets greater success, more ambiance and more people. The natural evolution of the street must be planned for. It is a continuous throughway or a hub relative to the Canal, Parliament Hill, the Market area, and family oriented Apartment Hotels. There is also the redevelopment of the British High Commission building to be concerned with and the new Regional Government Centre. All of these redevelopments will involve a spill-over. I do not feel that the Arts Centre will cause additional parking requirements beyond what is currently available in its basement. More and more people are working out of their automobile and home rather than their office. ~~There is still no substitute for face to face contact however and with the advent of cellular phones and fax for automobiles one will find more and more downtown meeting sand more and more demands on downtown parking.~~ The firms in Barrister House and the Elgar at 200 Elgin as well as Place Bell will become more and more successful and as a result there will be more and more traffic in relation to clients going to their offices. The offices all represent destination locations. The Elgin Theatre property will no doubt be redeveloped and it has no parking and involves significant parking credits. The Diamond Restaurant is not being run effectively but will be being running effectively in future as well Henry Feller, Morrison's Beauty Salon, the Party Palace at Elgin and Somerset will no doubt enjoy growth. Similarly, the White Cross Pharmacy recently expanded, the Oriental Palace went into the basement, Sketchley's has

upgraded and the Ritz Restaurant will continue to expand. Hair Dynamics is up for lease, the second floor walk-up space at Elgin and MacLaren which is now used as a Suntan Studio and a Beauty Salon will no doubt involve a use with higher traffic demands. *Brands street* Office infilling and redevelopment such as Dumbrell's project at 167 Gilmour and the Court Yard will continue. The 2 church properties along Elgin Street will no doubt be redeveloped and with more leisure time the parks, Minto Park, Gladstone Park and Jack Purcell will become more popular. There will be increased traffic at all of the Banks. Mayflower's business will continue to expand. Goldstein's will up-graded, Cantor's will continue to expand and the Mayflower will continue to expand. the block involved Parker Clean, Jack Winter Optician, Elgin Jewellers, Tony's Smoke Shop and Elgin Home Hardware will no doubt be redeveloped.