



REPORT TO COUNCIL

**TO:** Richmond City Council  
**FROM:** Councillor Malcolm Brodie, Chair  
Planning Committee  
**DATE:** April 19<sup>th</sup>, 2001  
**FILE:** 6455-01  
**RE:** PARKING ISSUES IN THE STEVESTON TOWN CENTRE

The Planning Committee, at its meeting held on Wednesday, April 18<sup>th</sup>, 2001, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

- (1) ***That the question of initiating a process to file notices on the title of properties in the Steveston Town Centre which encroach into lanes, be referred to the Manager, Building Approvals for further review.***
- (2) ***That the Community Bylaws Department enforce the removal of any material stored in a lane to ensure public safety and fire access within the Steveston town centre.***
- (3) ***That the Transportation and Community Bylaws Departments take steps to form a citizens' advisory committee to examine parking issues in the Steveston Town Centre area, which would make and submit recommendations to the Planning Committee, with a progress report being made to the Committee in one month's time.***
- (4) ***That the Steveston Station situation be referred to the Law Department to examine (i) the security gate issue specifically, and (ii) the issue of accessibility in general.***

Councillor Malcolm Brodie, Chair  
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

- (1) That the Law Department initiate the process of filing a notice on the title of properties in the Steveston town centre that have building encroachments into a lane.
- (2) That the Community Bylaws Department enforce the removal of any material stored in a lane and any angle parking in a lane to ensure public safety and fire access within the Steveston town centre.

STAFF REPORTORIGIN

At the November 7, 2000 Planning Committee Meeting, the following items were referred to staff to follow-up with regard to parking issues in Steveston:

- a) ***That the Steveston Station be contacted with regard to this past year's closure of the gate to the retail parking area. It was requested that the gate be opened as a means of providing customer onsite parking.***
- b) ***That the Steveston Harbour Authority and Federal Ministry be contacted regarding use of the Chatham Street and Gulf of Georgia parking lots.***
- c) ***That staff explore opportunities for lease/purchase of additional land for parking.***
- d) ***That staff contact property owners that have fenced/blocked rear lanes.***
- e) ***That staff identify businesses utilizing City property for their exclusive use.***

At the request of Councillor Brodie, Planning Committee members were given a memorandum dated December 7, 2000 advising who, how and when these items were to be dealt with.

The purpose of this staff report is to update the Committee on the findings of staff with regard to these referral items.

FINDINGS OF FACT

- a) The Manager, Zoning has spoken to the strata council and individual owners at the Steveston Station. He was advised that the gate to the parking areas have been closed because of vandalism and security concerns. Apparently, the RCMP had suggested this as one way to deal with these concerns.

This matter is being discussed further with the Steveston Station, RCMP and the City Solicitor, and a verbal report of the outcome will be presented to the Planning Committee.

It should be noted that the Zoning and Development Bylaw requires 39 parking spaces for the retail space and 15 parking spaces for the ten residential units at Steveston Station (for a total of 54 off-street parking spaces on the site). The Development Permit (DP 95-033) that was approved for this development provided for a total of 58 parking spaces – 15 on the ground floor and 41 on the second floor. The Permit did not include a security gate, however there is nothing in the Zoning and Development Bylaw that specifically ensures that the public has the right to free and clear access to a parking area.

- b) Transportation Department staff have arranged with the Steveston Harbour Authority that free public parking be permitted on their property on Chatham Street and the appropriate signage has been erected.

Transportation Department staff have also spoken to the Harbour Authority and Parks Canada with regard to the Gulf of Georgia site. It is open to the public for parking year-round, even when the site is closed for the season. The only restriction is on overnight parking - to keep truckers and recreational vehicles out of the lot. Therefore, the public can use the lot to visit the Gulf of Georgia and the Steveston town centre as well. At present, options to improve the lot for more efficient parking use are being explored by Parks Canada and their staff have taken under advisement the City's request for additional signage to direct traffic to this public parking lot.

- c) The Manager, Lands and Property advises that there are a few under-utilized or unimproved sites, or partial sites within the Steveston town centre and some improved sites which are at or near the end of their economic life that could be suitable for redevelopment (and possibly sale) in the near future. However, there is no evidence that the sites are for sale and, at this time, no discussions have been held with the owners or tenants. Furthermore, since there is only \$61,579.78 in the Steveston Parking Reserve Fund, there are limited funds to lease or purchase additional land for public parking at this time.
- d) There are no fenced or blocked rear lanes in the Steveston town centre (recognizing that lanes only run in a north-south direction) that require any bylaw enforcement action.
- e) Based on Public Works Division surveys and Transportation Department staff input, the following four businesses are known to be utilizing City property (i.e. north-south lanes) for their purposes:
- Rod's Building Supplies (the building and some lumber storage);
  - Super Grocer (building);
  - Cannery Café (trees and fence); and
  - Dave's Fish and Chips (angle parking).

The enforcement of the use of City lanes by existing businesses requires careful analysis. In two known instances (Rod's Building Supplies and Super Grocer), the building actually encroaches into City property. This would probably be difficult to rectify and if enforcement was required (i.e. for safety concerns), any other similar instances in Richmond would also have to be followed up. Alternatively, it is recommended that the City initiate the process of filing a notice on the title of these properties under the Municipal Act to advise future owners of the problem.

Public safety and improved fire access would result with the removal of angle parking from the east side of Dave's Fish and Chips and the relocation of the lumber stored in the lane east of Rod's Building Supply back onto their property. Staff do not recommend that the trees and fence on the lane beside the Cannery Café be removed because these are a valuable asset to the Steveston town centre.

## ANALYSIS OF OTHER OPTIONS

There are a number of other options to deal with the parking situation in the Steveston town centre.

### 1. Enforcement

There are two-hour parking restrictions on the majority of the streets in the Steveston town centre. These time restrictions could be more rigorously enforced by the Community Bylaws Department in order to ensure a regular turn over of vehicular parking spaces. However, the Department has indicated that it does not have the staff resources to consistently enforce these time regulations and would need to look at service delivery options. Further discussion with the business community before implementing enforcement is suggested.

Transportation Department staff noted that the enforcement of parking regulations on the City lanes could result in the reduction of parking spaces. It is estimated that currently there are approximately 50 parking spaces being utilized by vehicles in the north-south lanes in the Steveston town centre. If this parking was formalized (i.e. properly marked and dimensioned), it is estimated that approximately 25 parking spaces would be available for the public to use.

### 2. Metered/Pay Parking

Another option would be to install metered/pay parking in the Steveston town centre. This could be done on the public streets, City owned lots and possibly at the Chatham Street and Gulf of Georgia public parking lots. This option would also require enforcement and would probably be resisted by the existing businesses and the public. The cooperation of the Steveston Harbour Authority and Parks Canada would be required to institute pay parking on their public parking lots. The Community Bylaws Department could pursue this option if directed by Planning Committee and/or Council.

### 3. Parking on BC Packers

As part of the adoption of the rezoning application (RZ 98-153805) on the former BC Packers site, the City will be obtaining a 0.362 ha lot for "community mixed-use" purposes on Moncton Street. Until this site is developed, the City could utilize it as a public parking lot. Development Applications Department staff could also approach BCPL (1999) Ltd. about formalizing the public use of some of their other parking areas along Moncton Street. The redevelopment of the former BC Packers site will further affect the parking supply and demand in the area.

### 4. Business Partnerships

There is also a possibility that public parking spaces could be provided by utilizing existing private lots which have parking spaces that likely are not used on Sundays or public holidays (e.g. Royal Bank; Richmond Savings Credit Union; medical laboratories). There may be partnership opportunities with the owners/lessees of these sites to make their spaces available to help relieve the parking pressures of visitors on these particular days, with the provision of clear signage (including acknowledgement of the business as a

partner) and some compensation in the form of upkeep for the lots. The Manager, Lands and Property would be responsible to follow up this option if selected.

5. Public Consultation

The Transportation and Community Bylaws Departments could also consult with the public to solicit their impression of the parking issues and solutions in the Steveston town centre. For example, perhaps the businesses could be encouraged to utilize the Chatham Street public parking lot for staff parking. Similarly, residents of Steveston could be polled as to whether or not they perceive there to be a parking problem. Each of the options (and potentially others) could be discussed.

6. Parking Study

In 1988, Delcan Engineers/Planners identified that there was a shortage of 36 parking spaces in the "Steveston Parking and Traffic Management Study". This report is over 12 years old and a number of new developments (e.g. Steveston Landing and Steveston Station) have occurred since this time. Furthermore, the redevelopment of the former BC Packers site will affect the future supply and demand for parking in the area. The Transportation Department could solicit a new parking study to determine the specific need for additional public parking in the Steveston town centre and to identify parking supply strategy options to address any parking shortfall. It is estimated that such a study could be completed for \$15,000.00 to \$25,000.00.

FINANCIAL IMPACT

There is only \$61,579.78 in the Steveston Parking Reserve Fund to lease or purchase additional land for public parking in the Steveston town centre or to compensate existing businesses for the use of their parking lots on Sundays or public holidays.

The cost of enforcing the known encroachments onto the City's lanes is primarily staff time and potential legal fees. Additional resources would be required for the Community Bylaws Department to consistently enforce parking restrictions in the Steveston town centre.

The cost of providing public parking on the former BC Packers site has yet to be determined. Consulting the public about the issues and options would primarily be staff time and advertising.

A new parking study for the Steveston town centre is estimated to be \$15,000.00 to \$25,000.00.

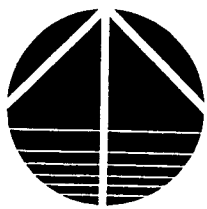
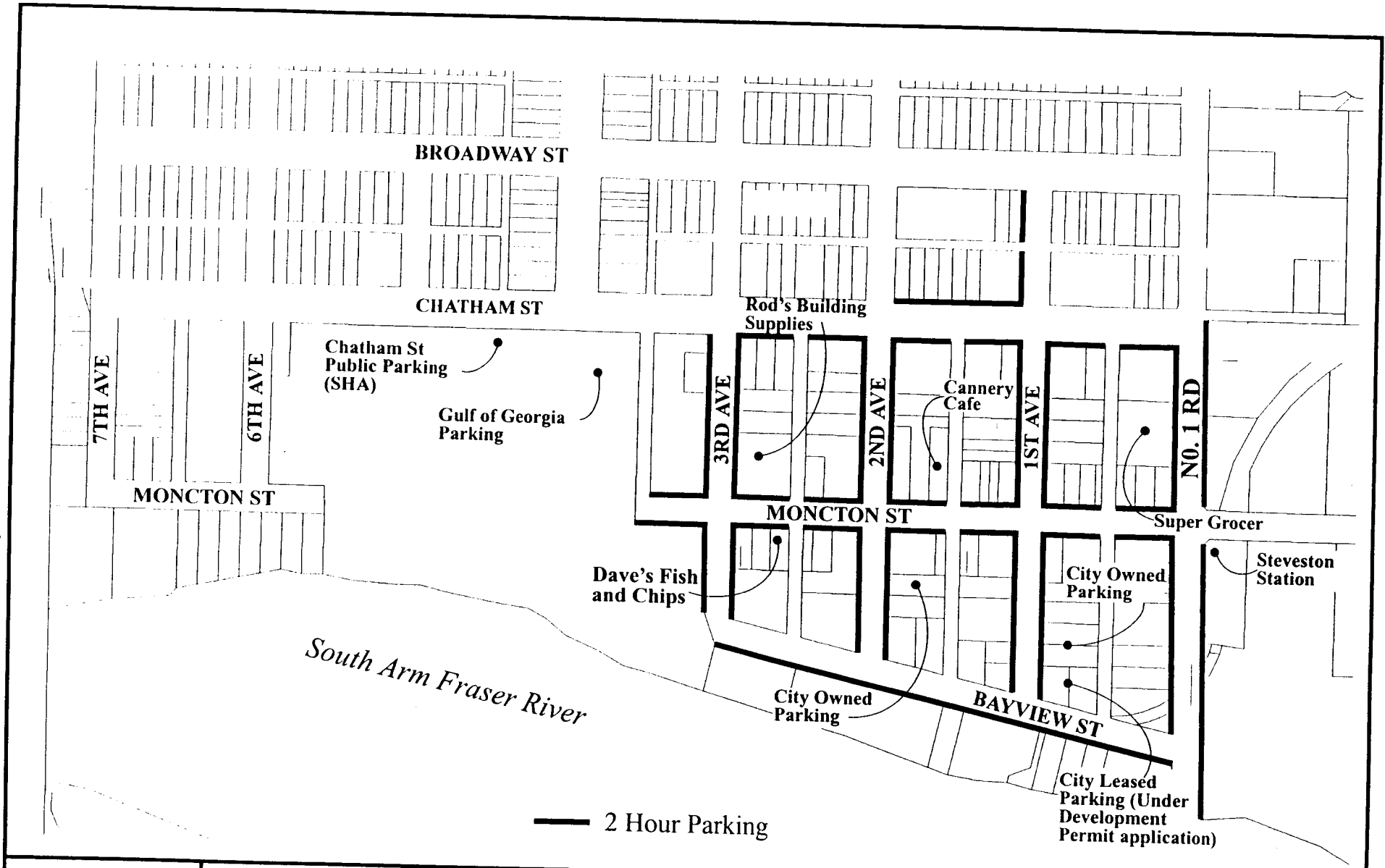
CONCLUSION

On November 7, 2000, the Planning Committee asked that staff report back on a number of items relating to parking issues in Steveston. Staff identified who, how and when these items would be dealt with in a memorandum to the Committee members dated December 7, 2000. This report updates the Committee on the findings of staff with regard to these referral items. It recommends that the Law Department be directed to initiate the process of filing a notice on the title of properties in the Steveston town centre that have building encroachments into a lane. It also recommends that the Community Bylaws Department enforce the removal of any material stored in a lane and any angle parking in a lane to ensure public safety and fire access within the town centre. Furthermore, the report suggests a number of different options with regard to the parking situation in the Steveston town centre and requests the direction of the Planning Committee and Council as to which option(s) to pursue.



Holger Burke, MCIP  
Development Coordinator

HB:blg



# Parking Issues in Steveston Town Centre

Original Date: 03/08/01

Revision Date: 04/04/01

Note: Dimensions are in METRES