



**CITY OF RICHMOND**

**REPORT TO COMMITTEE**

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**RE:** Review of Parking Issues in Steveston

**DATE:** October 26, 2000  
**FILE:**

**STAFF RECOMMENDATION**

That the report dated October 26, 2000, from the Manager Development Applications regarding Parking Issues in Steveston, be received for information.

*Joe Erceg*  
Joe Erceg  
Manager, Development Applications

Att. 3

**FOR ORIGINATING DIVISION USE ONLY**  
**CONCURRENCE OF GENERAL MANAGER**  
*[Signature]*

## STAFF REPORT

### ORIGIN

In partial response to issues raised by Planning Committee at their meeting of October 3, 2000 regarding parking in the Steveston commercial core, this report provides an overview of parking requirements of private development in the Steveston core area and the status of the Steveston Parking Reserve Fund.

A second technical report from the Manager, Transportation, responding to issues raised by Committee at several meetings between May 18, 1999, and October 3, 2000, has been prepared for presentation to the Public Works and Transportation Committee on November 8, 2000. This report covers issues such as improved signage, parking on public property, signalization, improvements to on-street parking spaces, etc.

### RELATED POLICIES AND STUDIES

#### **City Policy on the Provision of Off-Street Parking in Steveston**

Section 408 of the City's Zoning Development Bylaw No. 5300 makes the following provision for off-street parking within Steveston's commercial core:

*.02 Any person who applies for a building permit to construct a building or structure for a use for which this bylaw requires off-street parking spaces to be provided may, at his option, instead of providing such required off-street parking spaces on the property which is the subject of the permit, pay to the City of Richmond the sum of \$10,500.00 for each parking space required but not provided.*

*.03 Any person who changes a use so that additional off-street parking spaces to those already provided are required may, at his option, instead of providing such additional parking spaces on the property on which the use will take place, pay to the City of Richmond the sum of \$10,500.00 for each additional parking space required but not provided.*

*.04 All monies received pursuant to the requirements of this Section shall be placed in a reserve fund established under Section 496 of the Local Government Act for the provision of new and existing off-street parking spaces, and the City shall use such funds only for that purpose.*

*.05 The requirements contained in this Section shall not be applied to any land, building or structure existing at the date of the adoption of this bylaw so long as the land, building or structure continues to be put to a use which does not require more off-street parking spaces than were required for the use existing at the time this bylaw was adopted.*

The cost per stall was increased to \$10,500.00 from \$7,500.00 in 1989.

**FINDINGS OF FACT**

**Development Applications Review:**

- Staff have reviewed more than thirty Development Permit and Rezoning applications dated between 1987 and October 4, 2000. These applications represent the majority of applications in the Steveston commercial core area for this period and that are relevant to this study. A small handful of applications from the late 1980's are no longer on file and could not be assessed. **Attachments 1 and 2** show the extent of the Steveston commercial core area as established by the Zoning Development Bylaw No. 5300.
- Over the study period, formal arrangements for **off-site parking** were made for **two** developments. These development sites and the properties originally used for off site parking are listed below and shown graphically in **Attachment 1**.

**Off-site Parking Arrangements**

<b>Development</b>	<b>Development Site</b>	<b>Year</b>	<b>Off-Site Parking</b>
<b>Steveston Landing (Shady Island Ent)</b>	3820 Bayview St.	Originally late 1980's Confirmed in April 1999 (RZ 98-138064)	Required 75 stalls 37 stalls on-site 38 stalls provided off-site at 3711 Bayview St.
<b>Charthouse Restaurant Pelican Pete's Dockside Cafe</b>	3866 Bayview St.	1987-1992	Required 60 stalls 34 stalls paid in lieu 26 stalls provided off-site at 3940/3960/3980 Bayview St.
<b>JC Lu Ltd (Super Grocer)</b>	12051 No. 1 Road	1958 original, 1988 addition and renovations, 1990 renovations.	Provides approximately 12 additional parking stalls on their second property at 12020 First Ave. 25 stalls provided on site as required by permit.

One additional properties appear to have "grandfathered" off-site parking arrangements. This development includes the properties shown in the following table.

<b>Development</b>	<b>Principal Location</b>	<b>Arrangement</b>
<b>Corona Holdings Ltd.</b>	3740 Chatham Street	Land Use Contract provides six parking spaces on Second Avenue (currently under review)

**Steveston Parking Reserve Fund Summary:**

- Revenue  
*Payments in Lieu:*  
Over the life of the Steveston Parking Reserve Fund six different developments in the Steveston core area have made **payments in lieu** of off street parking. These development locations are shown in the table below and graphically located in **Attachment 2**. Only one development (12235 No. 1 Rd) is currently contributing to the Steveston Parking Reserve

Fund. Note that payments by Stephan Leung and Seacoast Produce are for the same location.

Payments In Lieu Received

DATE	DEVELOPER	LOCATION	AMOUNT
May 5, 1988	Olde Tyme Developments	12011 - 3 <sup>rd</sup> Ave.	\$52,500
Sept 16, 1988	Angus McClellan	3886 Bayview St.	\$255,000
Aug 30, 1989	Trycar Investments	12031 1 <sup>st</sup> Ave.	\$63,000
Oct 11, 1989	Heritage Court Holdings	12240 2 <sup>nd</sup> Ave.	\$210,000
Apr 25, 1991	S274 Holdings Ltd	3791 Bayview St.	\$147,000
Feb 95 - present	Stefan Leung	12235 No. 1 Rd.	\$31,500
May 97 - present	Seacoast Produce	12235 No. 1 Rd.	\$31,500
<b>Total Contributions Received</b>			<b>\$790,500</b>

*Account Interest:*

Over the life of the fund, interest in the amount of \$214,225.52 has accumulated in the account.

Total Revenues to the fund to October 4, 2000 were \$1,004,725.52.

- Expenditures

*Lots Purchased:*

Records provided by the Finance and Corporate Services staff indicate that three lots have been acquired for parking purposes using funds from the Steveston Parking Reserve Fund. These lots are listed below and locationally mapped in **Attachment 2**.

DATE	LOCATION	AMOUNT
Nov 13, 1990	12220 First Ave	\$355,156
Nov 13, 1990	12240 First Ave	Included with 12240 First Ave
Oct 12, 1991	12200 Second Ave	\$326,400
<b>Total Purchased</b>		<b>\$681,556</b>

Based upon visual inspection, these three lots collectively accommodate approximately 54 vehicles. The closed end of the laneway adjacent to the lots on First Avenue is currently accommodating an additional 3 vehicles, however, this is technically contrary to City Bylaws.

*Leased Lots:*

Monies from the Steveston Off Street Parking Reserve Fund have also been used to lease lots from the Steveston Harbour Authority for additional parking in the Steveston core. The leased lots are listed in the table below and locationally mapped in **Attachment 2**. Lease payments made cover the period 1993 to 2000.

DATE	LOCATION	AMOUNT
May 28, 1993	12280 First Ave. and 3791 Bayview Street	\$22,630
Jun 1, 1999	Same as above	\$16,700
<b>Total Lease</b>		<b>\$39,330</b>

Based upon visual inspection, these two lots currently accommodate approximately 45 vehicles. The leases for these two lots are arranged on an annual basis and can be terminated on thirty days notice (pers. comm. Manager, Lands and Property).

*Additional Expenditures:*

- Approximately \$157,013 (net) was drawn from the Reserve Fund for paving and improvements to the three City owned lots, a portion of Bayview Avenue and related 12200 Second Ave. construction activity.
- A refund on four lots, plus accumulated interest, was issued to correct an overpayment of four stalls by Heritage Court Holdings. Total repayment amounted to \$65,246.56.

Total expenditures from the Off Street Parking Reserve Fund to October 4, 2000, amount to \$943,145.74.

*Steveston Parking Reserve Fund Account Balance:*

The current balance of the Reserve Fund is \$61,579.78 financial statements on the Steveston Parking Reserve Fund are provided in Attachment 3.

ANALYSIS

All new developments in Steveston are typically required to either provide parking on their property or provide payment in lieu.

Contributions and accumulated interest in the Steveston Parking Reserve Fund have been used to acquire three lots providing parking for approximately 54 vehicles. Two additional lots, leased from the Steveston Harbour Authority provide space for approximately 45 more vehicles for a combined total of approximately 99 vehicle stalls.

In conducting a walk-about tour of Steveston for this report, it was noted that the Steveston Station development at 12420 No. 1 Road has a lock down fence controlling access to their commercial parking area which does not appear to allow non-employee parking. Although the development has provided the parking required for their development, access has apparently been restricted.

Staff are aware that a development permit application (DP 00-180949) has been made to the City for a development involving 3940/3960/3980/3971 Bayview and 12280 1<sup>st</sup> Ave. This development, if approved will result in the displacement of 45 stalls from lands currently leased by the City and at least another 26 stalls currently leased by the businesses at 3866 Bayview St. (Charhouse Restaurant) for their off-site parking needs.

*City Solicitor's Review of Parking Arrangements For the Shady Island Restaurant and the Charhouse Restaurant:*

The development that includes the Shady Island Restaurant and the Charhouse Restaurant was developed as the result of a proposal call by the Federal Government. The City had a limited ability to control this development and although the developer went through the Development Permit process, it was through a spirit of cooperation rather than by necessity.

In fact, there was a law suit around this development and in the course of the Judgement the Court of Appeal made the following observation:

"1. The land owner was not subject to the jurisdiction of Council and this whole process was the result of an attempt at cooperation between the Crown in right of Canada and the municipality."

In view of these comments, the City's parking requirements could not be enforced, and as a result the parking arrangements made at the time of the development were probably as good as could be negotiated at the time, and in light of the Court of Appeal's comments it is unlikely that any action can be taken if the parking spaces made as part of those arrangements are no longer available.

#### FINANCIAL IMPACT

Without additional revenues, the current Steveston Parking Reserve Fund balance will limit the options available to respond to the possible future loss of three lots currently used for parking in the vicinity of Bayview St. and First Avenue. The availability of alternative lease lots suitable for parking in the Steveston core area has not been determined.

#### CONCLUSION

This report has reviewed the various parking arrangements for private developments in the Steveston Core area. An overview of the Steveston Off-site Parking Reserve Fund has also been provided. It was noted that additional information on public parking areas in Steveston will be provided in a technical report from the Manager, Transportation through the Public Works and Transportation Committee on November 8, 2000.



David Brownlee  
Planner 2

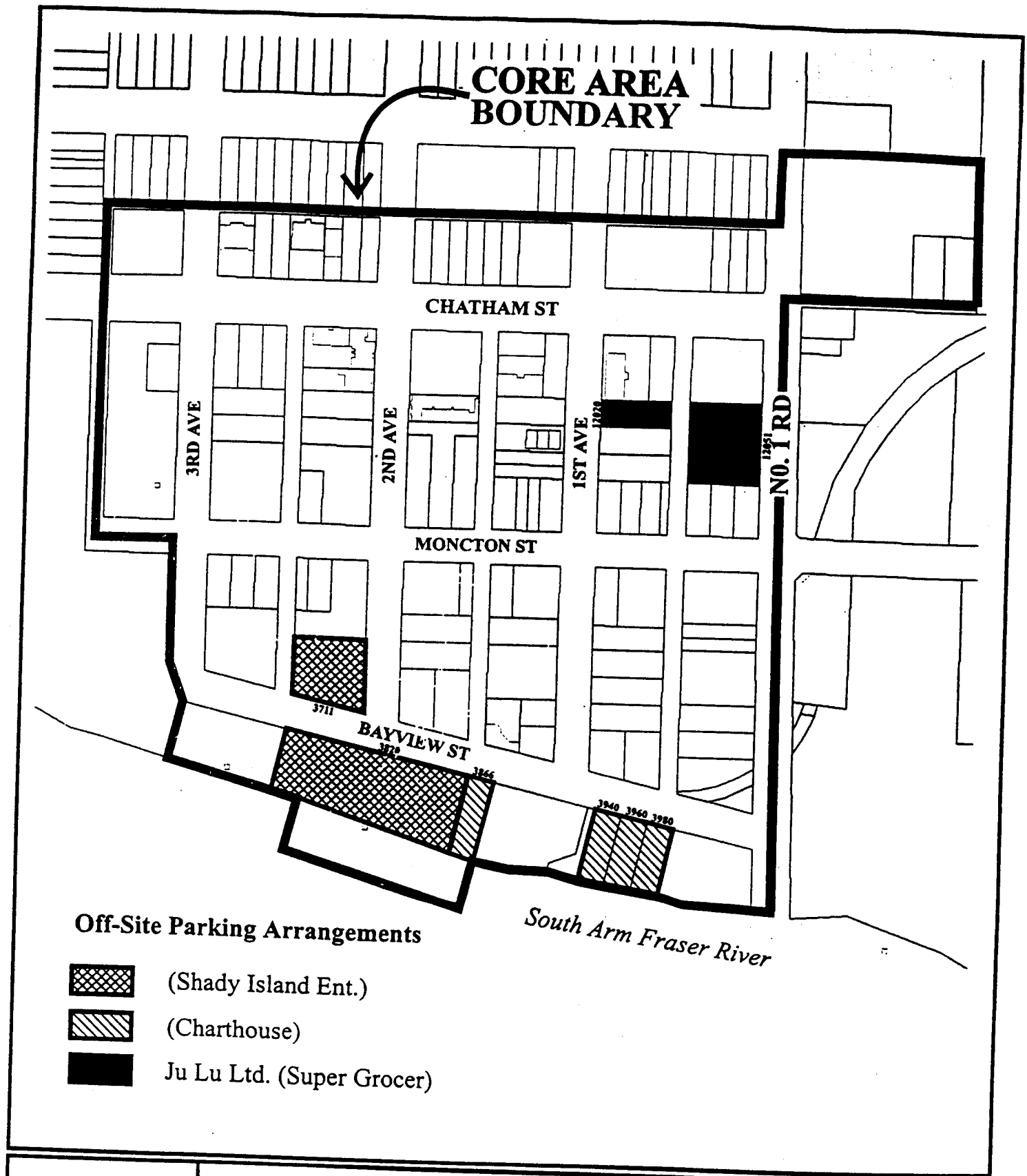


Alan Clark  
Manager, Zoning

DCB:cas

**LISTING OF ATTACHMENTS**

- ATTACHMENT 1      Off-site Parking Arrangements in the Steveston Core
- ATTACHMENT 2      City Owned /Leased Lots and Contributors To The Parking Reserve Fund
- ATTACHMENT 3      Financial Statements - Steveston Parking Reserve Fund



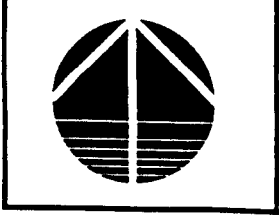
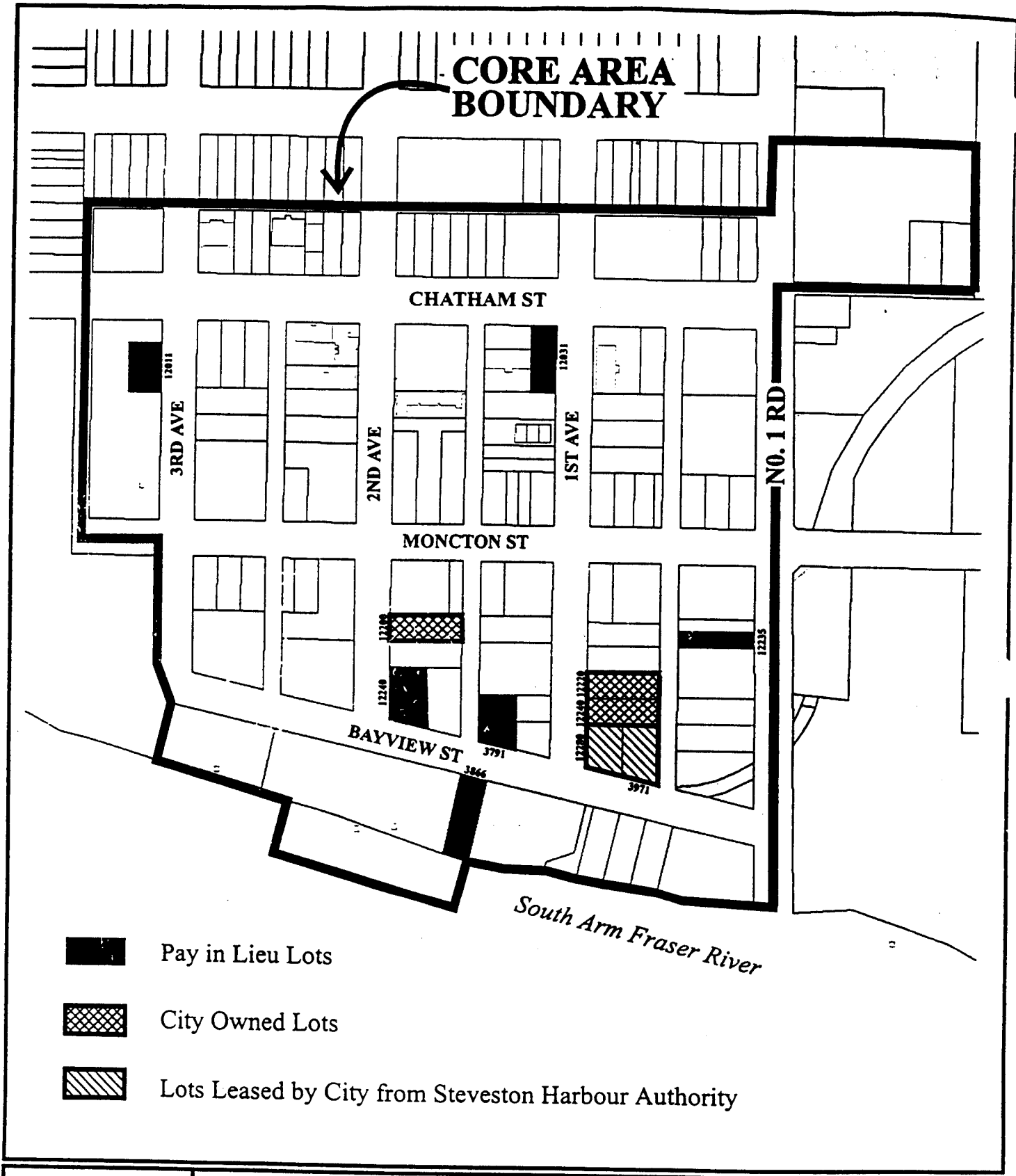
Attachment 1  
 Off-Site Parking Arrangements  
 in the Steveston Core

Original Date: 10/18/00

Revision Date:

Note: Dimensions are in METRES





Attachment 2  
 City Owned/Leased Lots and  
 Contributors to the Parking Reserve Fund

Original Date: 10/18/00  
 Revision Date:  
 Note: Dimensions are in METRES

**Attachment 3**  
**Financial Statements**  
**Steveston Parking Reserve Fund**

**CITY OF RICHMOND  
OFF STREET PARKING RESERVE  
BALANCE AT OCTOBER 4, 2000**

<b>Off Street Parking Reserve Contributions</b>	(\$790,500.00)
<b>Add: Off Street Parking Reserve Interest</b>	<u>(\$214,225.52)</u>
<b>Total Off Street Parking Deposits</b>	<b>(\$1,004,725.52)</b>
<b>Less: Off Street Parking Reserve Usage</b>	<u>\$943,145.74</u>
<b>TOTAL OFF STREET PARKING RESERVE</b>	<u><u>(\$61,579.78)</u></u>

**CITY OF RICHMOND**  
**OFF STREET PARKING RESERVE USAGE**  
**FOR THE YEARS 1988 - 2000**

WANG AC# 66640-90  
 PS AC# 7519

DATE	REF	DESCRIPTION	TOTAL	BALANCE
1-Jan-90		Beginning Balance		\$0.00
13-Nov-90	J01417	Trans Re Bylaw 5606		
		Purchased 12240 First Ave Land	\$355,156.00	
		Paving & Steveston parking provision	\$59,954.00	
		Ending Balance December 31, 1990		<u>\$415,110.00</u>
12-Oct-91	J02002	Fund Bylaw 5785		
		Purchased 12200 Second Ave	\$326,400.00	
		Paving & Improvments	\$73,600.00	
		Ending Balance December 31, 1991		<u>\$815,110.00</u>
31-Dec-92		No transactions		\$0.00
		Ending Balance December 31, 1992		<u>\$815,110.00</u>
28-May-93	J01167	Fund Bylaw 6041		
		Paving & improvements on Bayview Ave &		
		Licensing Agreement with Steveston Harbour	\$28,000.00	
		Authority (3971 & 12280 First Ave)	\$22,630.00	
	J02397	Close Project & Bylaw 5785	(\$70,487.91)	
		Ending Balance December 31, 1993		<u>\$795,252.09</u>
31-Dec-94		No transactions		\$0.00
		Ending Balance December 31, 1994		<u>\$795,252.09</u>
31-Dec-95	J04172	Close Steveston Parking Funding Acct	\$72,000.00	
		(related to 12200 Second Ave)		
		Ending Balance December 31, 1995		<u>\$867,252.09</u>
31-Dec-96		No transactions	\$0.00	
		Ending Balance December 31, 1996		<u>\$867,252.09</u>
31-Dec-97		No transactions	\$0.00	
		Ending Balance December 31, 1997		<u>\$867,252.09</u>
11-Sep-98		No transactions	\$0.00	
		Ending Balance December 31, 1998		<u>\$867,252.09</u>
1-Jun-99	J00541	Fnd Steveston BL#7023'99	\$16,700.00	
14-Jun-99	AP22419	Heritage Court Holdings Refund (4 stalls)	\$42,000.00	
		Ending Balance December 31, 1999		<u>\$925,952.09</u>
9-Feb-00	AP34867	Heritage Court Holdings Interest Reimbursemn	\$23,246.56	
4-Oct-00	J47488	Close 45962-12200 2nd proj	(\$6,052.91)	
		Balance as at October 4, 2000		<u>\$943,145.74</u>

**CITY OF RICHMOND  
OFF STREET PARKING RESERVE CONTRIBUTIONS  
FOR THE YEARS 1988 - 2000**

WANG ACCT#66640  
PS ACCT#7511

DATE	REF	DESCRIPTION	TOTAL	BALANCE
<b>STEVESTON PARKING RESERVE ACCT #14292-31</b>				
		Beginning Balance January 1, 1988		\$0.00
5-May-88	C02996	Olde Tyme Developments	(\$52,500.00)	
16-Sep-88	C08887	Angus McClellan	(\$255,000.00)	
		Ending Balance December 31, 1988		<u>(\$307,500.00)</u>
		Beginning Balance January 1, 1989		(\$307,500.00)
30-Aug-89	C01368	Trycar Investments	(\$63,000.00)	
11-Oct-89	C03197	Heritage Court Holdings	(\$210,000.00)	
11-Dec-89	J02445	Transfer Funds to Acct 66640	\$580,500.00	
		Ending Balance December 31, 1989		<u>\$0.00</u>
<b>OFF STREET PARKING RESERVE ACCT #66640-01</b>				
		Beginning Balance December 31, 1989		\$0.00
31-Dec-89	J02445	Transfer Funds from Acct 14292-31	(\$580,500.00)	
31-Dec-89	J02501	Interest Allocation	(\$44,944.00)	
		Ending Balance December 31, 1989		<u>(\$625,444.00)</u>
		Beginning Balance January 1, 1990		(\$625,444.00)
28-Dec-90	J01947	Final Interest Allocation	(\$1,934.00)	
		Ending Balance December 31, 1990		<u>(\$627,378.00)</u>
		Beginning Balance January 1, 1991		(\$627,378.00)
25-Apr-91	C04057	S274 Holdings Ltd	(\$147,000.00)	
31-May-91	J00970	Correct Interest Allocation	\$46,878.00	
		Ending Balance December 31, 1991		<u>(\$727,500.00)</u>
		Beginning Balance January 1, 1992		(\$727,500.00)
		No transactions		
		Ending Balance December 31, 1992		<u>(\$727,500.00)</u>
		Beginning Balance January 1, 1993		(\$727,500.00)
		No transactions		
		Ending Balance December 31, 1993		<u>(\$727,500.00)</u>
		Beginning Balance January 1, 1994		(\$727,500.00)
		No transactions		
		Ending Balance December 31, 1994		<u>(\$727,500.00)</u>
		Beginning Balance January 1, 1995		(\$727,500.00)
2-Feb-95	C06396	Stefan Leung	(\$10,500.00)	
		Ending Balance December 31, 1995		<u>(\$738,000.00)</u>
		Beginning Balance January 1, 1996		(\$738,000.00)
4-Mar-96	J01378	Stefan Leung	(\$10,500.00)	
		Ending Balance December 31, 1996		<u>(\$748,500.00)</u>
		Beginning Balance January 1, 1997		(\$748,500.00)
2-May-97	C81570	Seacoast Produce Mar	(\$10,500.00)	
		Ending Balance December 31, 1997		<u>(\$759,000.00)</u>
		Beginning Balance January 1, 1998		(\$759,000.00)
24-Mar-98	C89331	Stefan Leung	(\$8,000.00)	
14-Apr-98	C92087	Stefan Leung	(\$2,500.00)	
		Ending Balance December 31, 1998		<u>(\$769,500.00)</u>
		Beginning Balance January 1, 1999		(\$769,500.00)
1-Mar-99	C26488	Seacoast Produce	(\$10,500.00)	
		Balance as at December 31, 1999		<u>(\$780,000.00)</u>
		Beginning Balance January 1, 2000		(\$780,000.00)
10-May-00	CRS36874	Seacoast Produce	(\$2,000.00)	
12-Jun-00	CRS37404	Seacoast Produce	(\$2,000.00)	
10-Jul-00	CRS38383	Seacoast Produce	(\$2,000.00)	
10-Aug-00	CRS39101	Seacoast Produce	(\$2,000.00)	
11-Sep-00	CRS39825	Seacoast Produce	(\$2,500.00)	
		Balance as at October 4, 2000		<u>(\$790,500.00)</u>