

From: Stefanny Fernando <stefanny@stevestonharbour.com>
Sent: Monday, July 20, 2026 2:59 PM
To: MayorandCouncillors
Cc: Jaime Gusto
Subject: Steveston Harbour Authority Concerns Regarding Pattison Development
Attachments: Concerns of SHA regarding Pattison Development - July 20, 2026.pdf

Importance: High

Follow Up Flag: Follow up
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Dear Mayor and Council,

In advance of the upcoming Planning Committee meeting tomorrow, please find attached a letter from Steveston Harbour Authority outlining our concerns regarding the proposed Pattison Development project at No. 2 Road.

We respectfully request that these concerns be taken into consideration during the discussion and decision-making process. Thank you for your time and attention to this matter.

Kind regards,

Stefanny Fernando
Executive Assistant
Steveston Harbour Authority
12740 Trites Road
Richmond
V7E 3R8



July 20, 2026

STEVESTON HARBOUR AUTHORITY

12740 Trites Road, Richmond, B.C. V7E 3R8 604-272-5539 Fax 604-271-6142

Dear Mayor and Council,

Re: **PLANNING COMMITTEE MEETING – JULY 21, 2026**
PATTISON DEVELOPMENT – TRANSPORTATION CONCERNS

In advance of the City of Richmond's Planning Committee meeting on July 21, 2026, Steveston Harbour Authority (SHA) wishes to clarify its position, as we do not believe our concerns were fully addressed in the report prepared for the Committee by City staff.

SHA is not opposed to the proposed Pattison development. We recognize that redevelopment of the area can provide long-term benefits to the community. **Our concern is that the proposed transportation infrastructure does not adequately address the increased traffic and public activity that the development will generate adjacent to Canada's largest commercial fishing harbour.**

Primary Concern – Dyke Road North and South

Our primary concern is that the entrance to this development for all residents and grocery store and retail users will be on Dyke Road North. Dyke Road was never designed to function as the primary access route for a development of this scale; the road narrows significantly near the pond area as noted in Figure 1.0 below, and does not safely accommodate two-way vehicle traffic, pedestrians and cyclists. The roadway already serves commercial fishing operations, heavy trucks, forklifts, equipment movement, fish offloading, employees, pedestrians and cyclists.

Concentrating development traffic onto this roadway will inevitably increase conflicts between industrial operations and the public. Although traffic is not expected to be routed through Dyke Road south, our concerns are similar as more traffic is expected in the area that is very narrow, includes a sharp bend at East Pond with an active unloading area for our commercial fishers.

We note that roadway widening and improvements are proposed for Dyke Road West, however despite the significant increase in activity, no roadway widening is proposed as part of the development Dyke Road North and South.



Figure 1.0 – Dyke Road North and Dyke Road South

Transportation Impact Assessment

We reviewed the Transportation Impact Assessment (TIA) prepared for the development. While it concludes that nearby intersections will continue to operate within acceptable levels of service, SHA's concerns extend beyond intersection capacity.

The TIA is based on traffic counts collected during a two one-hour periods (between 8:00 am to 9:00 am and 4:45 pm to 5:45 pm) on a single weekday in October 2025. While this satisfies standard transportation engineering methodology, it does not reflect Steveston's busiest periods, when commercial fishing activity, recreational boating, tourism, pedestrian activity and cycling are at their highest.

Equally important, the TIA does not fully capture the operational realities of an active commercial fishing harbour. SHA staff travel this corridor numerous times each day, throughout the year, managing harbour operations and observing firsthand the interaction between commercial vehicles, heavy equipment, pedestrians, cyclists and visitors under varying seasonal conditions. Based on this operational experience, we believe the existing roadway is already constrained and that the proposed improvements will not adequately accommodate the additional activity generated by the development.

SHA conducted its own traffic count to monitor vehicular and pedestrian movements along Dyke Road, west of No. 2 Road, on Thursday, July 9, 2026, between 4:45 p.m. and 5:45 p.m. During this one-hour observation period, SHA recorded 113 vehicular and pedestrian movements, compared to the 70 movements reported in the TIA. This represents 43 additional movements, or approximately 61% more traffic than reported in the TIA.

It should also be noted that SHA's traffic count was conducted on a typical business day, rather than during the seasonal peak period when activity is significantly higher. As such, traffic volumes during peak seasonal operations would be expected to exceed the observations recorded by SHA, further proving that the TIA may underestimate actual traffic conditions along Dyke Road.

The TIA also concludes that the majority of users will access the development via No. 2 Road, however, SHA questions this assumption. In our view, the assessment does not adequately account for the significant number of Steveston residents who are likely to access the proposed grocery store via Dyke Road North, given its direct connection to the existing residential neighbourhood. As a result, we believe traffic volumes on Dyke Road North may be underestimated.

SHA's Position

Steveston Harbour Authority respectfully requests that, should Council approve the Pattison development, the proposed roadway widening be extended to Dyke Road North and Dyke Road South, consistent with the widening proposed for Dyke Road West. The proposed development will significantly increase vehicle, pedestrian and cyclist activity along a roadway that was not designed to accommodate this level of use. Requiring roadway improvements at the time of development approval will better protect public safety and support the continued operation of Canada's largest commercial fishing harbour

Thank you for your consideration.

Sincerely,



**Jaime Gusto, General Manager
Steveston Harbour Authority**

CC: Steveston Harbour Authority Board of Directors