



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 14, 2024

From: Lloyd Bie, P. Eng.
Director, Transportation

File: 10-6500-01/2024-Vol
01

Re: Steveston Village Lane Parking - Update

Staff Recommendation

That Option 2B as outlined in the report titled “Steveston Village Lane Parking – Update” dated November 14, 2024 from the Director, Transportation be endorsed.

Lloyd Bie P. Eng.
Director, Transportation
(604-246-4131)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

At the July 22, 2024 Regular Council meeting, the following motion was endorsed:

1. *That parking be established in lanes within Steveston Village as outlined in the report titled “Steveston Village Lane Parking” dated June 26, 2024 from the Director, Transportation; and*
2. *That a permit parking pilot program be implemented as outlined in Option 3 in the report titled “Steveston Village Lane Parking” dated June 26, 2024 from the Director, Transportation.*

This report provides an update on the status of the pilot program and potential options to amend the program.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

Analysis

Background

In Q3 2024, Council endorsed the establishment of formalized parking stalls within Steveston’s lanes in response to public request. 16 stalls were established at locations which do not impede with emergency service access, truck manoeuvring, parking and building access, waste collection and loading within the lanes.

In addition, to address business owner requests for full-day designated parking for business and employee usage, a permit parking pilot program was introduced for the newly established lane parking to provide all-day parking options for business owners and their employees. A \$54.00 per calendar month permit fee was established for the program, consistent with the general City-wide commercial on-street parking permit rate. The pilot program was intended to assess demand for designated employee parking and to facilitate further review of potential parking management schemes within Steveston.

A separate referral has been made for staff to undertake a comprehensive parking assessment for Steveston and to engage with stakeholders. This work is underway and staff will report back on the results of the study in Q3 2025.

Permit Pilot Program Update

Stakeholder Feedback

Table 1 below summarizes stakeholder engagement that has taken place and feedback received.

Table 1 - Stakeholder Engagement and Feedback Summary

Letter Mail-out	Letters were mailed out to all business owners within Steveston Village, with information on the program and ways to provide feedback throughout the pilot.
Stakeholder Contact	Staff contacted businesses adjacent to the lanes prior to establishing formalized parking stalls. While many businesses were not interested in applying for a permit, feedback on the proposed program were generally positive.
In-person Information Session	One in-person stakeholder engagement session was held in September 2024. 6 people attended the information session. Attendees indicated concerns regarding the monthly permit fees and requested that a nominal fee be charged instead. Alternatively, attendees would prefer for lane parking to be established as free, time-limited public parking.
City Webpage and LetsTalkRichmond	Information on the program is available through the City’s webpage and on the LetsTalkRichmond platform, with contact information available to receive feedback.

In addition to the above, written feedback has been received from the Steveston Merchants Association requesting that the pilot program be paused for further assessment (Attachment 1).

Program Uptake

Four users have subscribed to the permit program to date. Permit holders indicated while they have a preference for lower monthly rates, the current program serves their needs.

Options to Proceed

Based on stakeholder feedback, options for managing the parking supply within Steveston's lanes are presented below for Council’s consideration.

Option 1: Status Quo

Option 1 includes continuing the program into the 2025 summer peak season as originally intended. Review of potential alternate parking management strategy for lane parking, including supporting public and stakeholder engagement, will be included in the comprehensive parking assessment that is being conducted for Steveston Townsite, and changes to the permit program will be reviewed through that assessment.

Option 2: Pause the Permit Program until Further Investigation is Completed

Option 2 includes pausing the permit program until further investigation is completed. Although business owners have expressed a desire for designated employee parking in the past, the Steveston Merchants Association has requested that the City pause the program (Attachment 1).

A comprehensive parking study for the Steveston Townsite is underway and will examine the inventory, operation and utilization of public parking spaces in the area.

This work will also include engagement with the public and key stakeholders. Staff recommend that assessment of parking management for the Steveston Townsite be assessed holistically upon completion of this parking study and engagement process.

Option 2A: Through Option 2A, until further investigation has been completed, all parking within lanes will be converted to free public parking with a 3-hour time limit during the hours of 8:00am and 6:00pm. Existing permit holders will be notified of the program's termination and parking permits will no longer be issued beginning in December 2024.

Option 2B (Recommended): Through Option 2B, four designated permit parking stalls will be maintained and made available to users currently subscribed to the program. New applications will not be accepted. If subscribed users choose to unsubscribe, the corresponding number of stalls will be removed from the program and made available to the public. The remaining 12 lane parking stalls will be converted to free, time-limited public parking similar to Option 2A.

Staff Recommendation

Staff recommend proceeding through Option 2B. The permit parking pilot program was initiated to address the request for designated employee parking for businesses. Due to stakeholder feedback, staff recommend that the permit parking program be paused. Lane parking will be converted to free public parking with a 3-hour time limit, consistent with on-street parking throughout the townsite. As the intent is to meet the needs of users, staff recommend maintaining permit parking for the four users that are currently subscribed to the permit program. Further changes to parking management within lanes will be reviewed following completion of a parking study.

Financial Impact

The cost for signage modification to return permit parking stalls to 3-hour public parking is approximately \$1,000. This can be accommodate through existing capital budgets.

Conclusion

Parking was established in Steveston's lanes in response to feedback. In addition, a permit parking pilot program was introduced to address requests from business owners for designated, all-day employee parking. Based on stakeholder feedback, staff recommend pausing the program until a comprehensive parking study has been completed and parking management for the Steveston Townsite can be assessed holistically. Staff will report back on the findings of this assessment in 2025.



Beata Ng, P. Eng.
Manager, Transportation Development and Design
(604-247-4627)

BN:ck

Att. 1: Letter from the Steveston Merchants Association



Steveston Merchants Association
PO Box 31856, 3811 Moncton St
Richmond BC V7E 0B5
info@exploresteveston.com
Phone 604-812-5658

November 4, 2024

Dear City Councillors,

Subject: Proposal for Parking Solutions in Steveston Village

Dear Councillors,

Thank you for your efforts with the pilot project aimed at addressing the parking challenges in Steveston Village's laneways. After reviewing the project's progress and meeting with several city councillors, we would like to propose the following actions:

1. **Pause the Pilot Project:** We recommend pausing the current pilot project to reassess its impact and explore alternative solutions.
2. **Amendment to Laneway Parking Bylaw:** We suggest reviewing and potentially amending the bylaw that prohibits parking in Steveston Village laneways. Allowing limited parking in laneways—perhaps designated for staff—could help address the overall parking shortage.
3. **Choke Point Identification and No Parking Zones:** Identify essential choke points where emergency vehicle access is required. These areas should be clearly marked as No Parking zones to ensure safety and accessibility.
4. **Collaboration with Steveston Harbour Authority:** We propose approaching the Steveston Harbour Authority to explore designating a portion of their gravel lot on Chatham Street for staff parking. A suggested rate could be \$20 per month, providing a low-cost option for employees.
5. **Enforcement of 3-Hour Parking Limit:** Once additional parking solutions are in place, consider enforcing the 3-hour parking restriction throughout the village. This would encourage staff to avoid using customer parking spaces, creating a more customer-friendly environment.
6. **Pay Parking and Short-Term Zones:** Finally, consider implementing paid parking in high-demand areas or establishing additional 15-minute zones to facilitate quick, grab-and-go visits for customers.

We believe these measures, if implemented thoughtfully, could improve parking accessibility and support both staff and visitors in Steveston Village. Thank you for your consideration of these proposals.

Jim van der Tas
President, Steveston Merchants Association