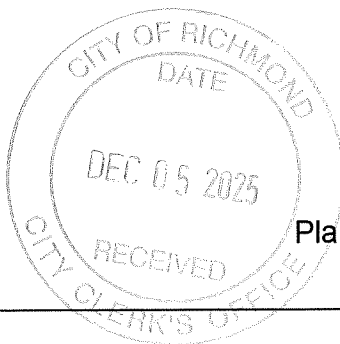




**City of
Richmond**



To: Mayor & Each Councillor
From: City Clerk's Office
Materials Relating to an Agenda Item
Meeting: Public Hearing
Date: Dec 15, 2025 Item#: 1

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Lloyd Bie, P.Eng.
Director, Transportation

Date: December 5, 2025
File: RZ 25-005701

Joshua Reis
Director, Development

Re: **Application by Zeidler Architecture Inc. for Rezoning at 11771 Fentiman Place from the "Health Care (HC)" Zone to the "Health Care (ZR13) – Fentiman Place (Steveston)" Zone**

The above noted rezoning application (RZ 25-005701) submitted by Zeidler Architecture Inc. on behalf of the Vancouver Coastal Health Authority (VCH) was granted first reading at the Council meeting on November 24, 2025, and is scheduled to be considered at the Public Hearing on December 15, 2025. This memorandum provides additional information in response to transportation-related comments received during the review of the application and highlights the applicant's communications plan.

Neighbourhood Traffic Calming

As part of the public correspondence received for the subject rezoning application, requests were made relating to the introduction of traffic calming measures along Garry Street. The City is undertaking a traffic calming assessment process for Garry Street, beyond the immediate area surrounding the subject development. This assessment is currently underway, and transportation staff will engage with local residents along Garry Street, between 7th Avenue and Railway Avenue, through an open house and survey in the first quarter of 2026. Notification of the open house will be delivered by mail to area residents and owners. Staff will update Council on the results of the assessment and feedback from the neighbourhood.

Parking Impacts and Permit Parking Program

The proposed development provides 91 on-site parking spaces, which exceeds the City's zoning bylaw requirement. The applicant has submitted a Traffic Impact Assessment (TIA), which has been reviewed and accepted by Transportation staff, confirming that the development's vehicle parking demands will be fully accommodated on-site. On-street parking on Fentiman Place fronting the development site will generally be maintained, with the exception of one to two on-street parking spaces being removed to accommodate the proposed driveway access to the subject site.

Based on the applicant's proposal and submitted TIA, parking spillover from the proposed development to the surrounding neighbourhood is not anticipated.

However, transportation staff will monitor the situation and, should parking concerns arise, staff will engage with area residents and other potential affected users, on potential solutions, including a resident permit parking program. Any decision on a resident parking permit program would be presented to Council at a future meeting for consideration prior to its implementation.

Construction Impacts

As part of the building permit process, the applicant is required to submit a Construction Parking and Traffic Management Plan, which is reviewed and approved by the City's Transportation Department prior to Building Permit issuance. The Construction Parking and Traffic Management Plan must address construction worker parking and construction vehicle access, and the builder must comply with terms of the Plan throughout construction, in addition to complying with the City's bylaws regarding permitted hours of construction activity and noise limits. Transportation staff will engage with and notify McMath Secondary School regarding the implementation of the Construction Parking and Traffic Management Plan. During construction, on-street parking on Fentiman Place may be temporarily impacted, but the roadway will continue to be operational with at least one lane of traffic maintained in each direction.

Area Resident Communications Plan

During construction, appropriate signage must be posted and maintained on-site and provide the public with construction contact, construction hours and City contacts. VCH has also communicated to staff that they are committed to keeping the local community informed of construction updates throughout the construction period. Regular notifications of project milestone dates, temporary traffic and construction impacts will be hand-delivered or through Canada Post.

In addition, information will be shared with the wider community on the VCH webpage dedicated to the project (<https://www.vch.ca/en/richmond-lions-manor-fentiman>). The webpage will be updated with information related to the construction schedule, project progress, and will include FAQs and relevant project contact information.

If you have any questions, please contact the undersigned.



Lloyd Bie, P.Eng.
Director, Transportation
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Joshua Reis
Director, Development
604-247-4625

JR:sb

pc: SMT
Andrew Norton, Manager, Development – West
Sara Badyal, Program Manager, Development Applications - Housing