



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** April 28, 2015

**From:** Victor Wei, P. Eng.  
Director, Transportation

**File:** 10-6455-02/2015-Vol  
01

**Re:** **Response to Council Referral – Parking Concerns in Vicinity of 11700-block Seaton Road**

### Staff Recommendation

That the staff report titled “Response to Council Referral – Parking Concerns in Vicinity of 11700-block Seaton Road,” dated April 28, 2015 from the Director, Transportation be received for information.

Victor Wei, P. Eng.  
Director, Transportation  
(604-276-4131)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications Community Bylaws	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the Public Hearing held March 16, 2015, Council considered a rezoning application for 11760 Seaton Road (RZ 14-666216) to permit subdivision into two lots fronting Seaton Road. In response to an e-mail received by the City (Attachment 1) as well as a delegation at the hearing, both of which indicated concerns with vehicle parking in the vicinity of the proposed development, Council directed the City's Transportation and Community Bylaws Departments to "*examine appropriate actions regarding the on-street parking concerns in the area.*" This report responds to the referral.

### Findings of Fact

The proposed subdivision at 11760 Seaton Road would create two lots, each of which would accommodate two off-street parking spaces in a garage, thus meeting the parking requirements of the Zoning Bylaw. Each lot will have its own access to Seaton Road. The concerns related to on-street parking were identified by residents in the internal subdivision who suggested that the compact lots being developed on Williams Road have created parking spill-over into the neighbourhood since there is no on-street parking permitted on Williams Road.

### Analysis

#### On-Street Parking Assessment

Transportation and Community Bylaws staff visited the 11700-block of Seaton Road near the intersecting laneway that runs parallel to Williams Road on five consecutive dates between March 20 and 24, 2015 (see Figure 1 for study area).



Figure 1: Traffic and Parking Study Area

During the first visit on March 20, 2015 at 10:00 am, seven vehicles were observed parked in the immediate area. None of the vehicles were parked illegally and no traffic safety violations were observed.

During the subsequent four visits, each conducted after 7:00 pm on March 20 through March 24, 2015; approximately the same number of vehicles was observed parked each night. Again, no traffic safety violations were observed and traffic flowed freely.

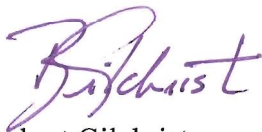
The number of parked vehicles observed over the study period equates to approximately 50 per cent of the capacity available within the immediate section of the roadway. Accordingly, staff's findings indicate that a considerable amount of on-street parking remains available.

### **Financial Impact**

None.

### **Conclusion**

As there were neither traffic violations nor a high occupancy of vehicle parking observed during the numerous site visits to the subject location, no immediate actions are required or recommended at this time. City staff will continue to monitor this location, particularly once the construction of new homes on Seaton Road commences, to determine if any changes to the parking conditions require further actions.



Robert Gilchrist  
Supervisor, Traffic Operations  
(604-247-4697)

RG:jc

Att. 1: E-mail Received regarding RZ 14-666216 (11760 Seaton Road)

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 16 March 2015 09:45  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #819)  
**Categories:** 12-8060-20-9182 - 11760 Seaton RD - RZ 14-666216

<b>To Public Hearing</b>	
<b>Date:</b>	MAR. 16 2015
<b>Item #</b>	1
<b>Re:</b>	KVLAW 9182 RZ 14-666216

**Send a Submission Online (response #819)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	3/16/2015 9:44:31 AM

**Survey Response**

Your Name	Tim Pepper
Your Address	9991 Seacastle Dr
Subject Property Address OR Bylaw Number	11760 Seaton Rd
Comments	My Concern is parking. Once the lots were subdivided on Williams road, the tenants park on Seaton and Seacastle. This also gives them the opportunity to empty their ashtrays and garbage. So if subdivided, where will those tenants park? As it is, owners have numerous vehicles and park or store them on the street. This leaves me no room for my vehicle or visitors. Maybe signs or parking decals are in order. Thank-you Tim

