



City of Richmond

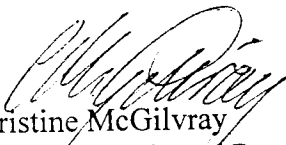
Report to Committee

To: General Purposes Committee
From: Christine McGilvray
Manager, Lands and Property
Re: **McLean Park Land Exchange**
Bylaw 7863

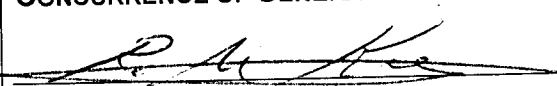

Date: December 13, 2004
File: 12-8060-20- INBOX/Vol
01

Staff Recommendation

That McLean Park Land Exchange Bylaw 7863 be forwarded to Council and given 1st, 2nd and 3rd readings and referred to the electors for alternative approval process prior to final adoption.


Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:			CONCURRENCE OF GENERAL MANAGER		
	CONCURRENCE				
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Parks Design, Construction & Programs..	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

The rezoning of 22611 Westminster Highway (RZ 03-224655), a site adjacent to the City's McLean Park in East Richmond, requires the developer to complete a land exchange, at no cost to the City.

Findings Of Fact

The land exchange will enable the developing site (22611 Westminster Highway), which currently juts out into the City's park, to be "squared off" by exchanging land from the west side of the site for an equal area of parkland on the north side of the site.

Parks Department staff and Urban Development staff support and recommend this reconfiguration of lot lines, which will aid the efficiency of park maintenance in this vicinity and create a better development site with a more regular shape.

The areas to be exchanged are each 341.2 square metres. These are identified as parcels "A" and "B" on Schedule 1 attached to the Bylaw. The deposit of a subdivision plan (a copy is attached to this report for information) will complete the consolidation of the exchanged lands with the adjacent properties.

Analysis

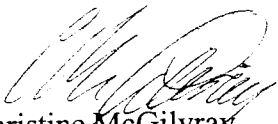
The Community Charter provides that Council may, by bylaw adopted with the approval of the electors, dispose of park land in exchange for other land suitable for a park. That process will be achieved with the passage of Bylaw 7863 providing for public input prior to final reading and adoption.

Financial Impact

None. All costs are to be borne by the developer.

Conclusion

In order to process the exchange of lands, Bylaw 7863 should be read three times and then advertised in accordance with the requirements of the alternative approval process (counter-petition) affording the opportunity for public input prior to final adoption.


Christine McGilvray
Manager, Lands and Property
(4005)



McLean Park Land Exchange Bylaw

The Council of the City of Richmond enacts as follows:

1. That 341.2 square metres of land from Lot 9 Section 2 Block 4 North Range 4 West New Westminster District Plan 63514 (PID: 003-334-953), identified as "A" on the attached plan prepared by Dhaliwal & Associates, B.C.L.S. dated 16th day of June 2003, be exchanged for 341.2 square metres of land from Lot 4 Except: Firstly: Part on Plan 41606 and Secondly: Part Dedicated Park on Plan LMP538, Section 2 Block 4 North Range 4 West New Westminster District Plan 6132 (PID:004-138-210) identified as "B" on the attached plan prepared by Dhaliwal & Associates, B.C.L.S. dated 16th day of June 2003.
2. The Mayor and Clerk are hereby authorized to execute the necessary documents to give effect to this Bylaw.
3. This Bylaw is cited as "McLean Park Land Exchange Bylaw".

FIRST READING

SECOND READING

THIRD READING

PUBLIC NOTICE GIVEN

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

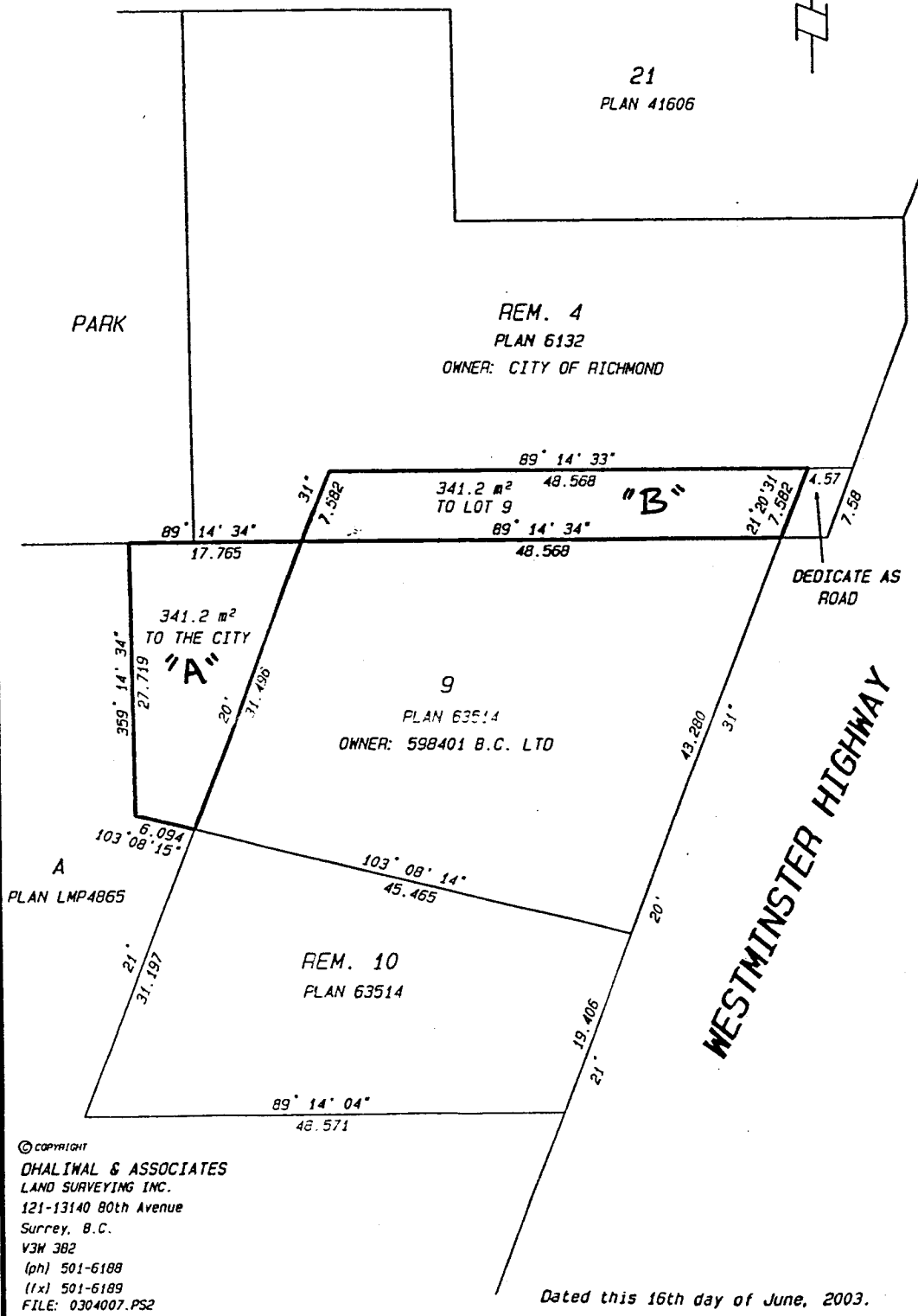
CITY CLERK

**PLAN OF PROPOSED LAND EXCHANGE BETWEEN LOT 9 PLAN 63514
AND
LOT 4 EXCEPT: FIRSTLY: PART ON PLAN 41606 AND SECONDLY:
PART DEDICATED PARK ON PLAN LMP538, PLAN 6132
BOTH OF SECTION 2 BLOCK 4 NORTH RANGE 4 WEST
NEW WESTMINSTER DISTRICT**

Current civic address:
22611 Westminster Hwy.
Richmond, B.C.

SCALE 1:500

Notes:
- All dimensions are in metres.
- Property dimensions are based on
Plan dimensions.



© COPYRIGHT
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0304007.PS2

Dated this 16th day of June, 2003.

SUBDIVISION PLAN OF LOT 9 PLAN 63514 AND LOT 4 EXCEPT: FIRSTLY: PART ON PLAN 41606 AND SECONDLY: PART DEDICATED PARK ON PLAN LMP538, BOTH OF SECTION 2 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT

B.C.S. 926.016
CITY OF RICHMOND

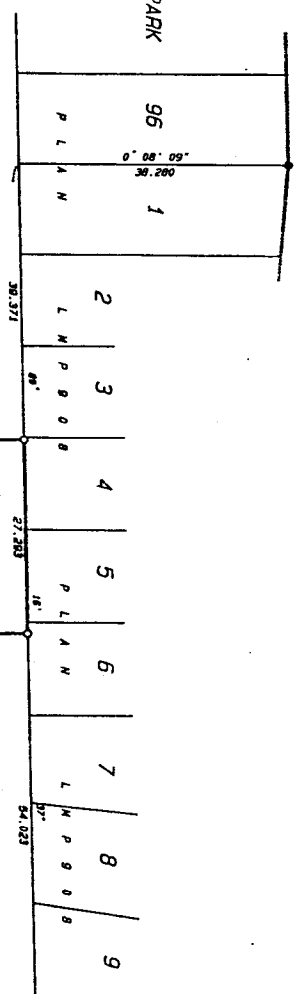
LEGEND

SCALE 1:500

All dimensions are in metres.
Astronomic bearings are derived from Plan LMP906.

- Indicates iron post found
- Indicates iron post placed
- U Indicates unregistered

MCLEAN AVENUE

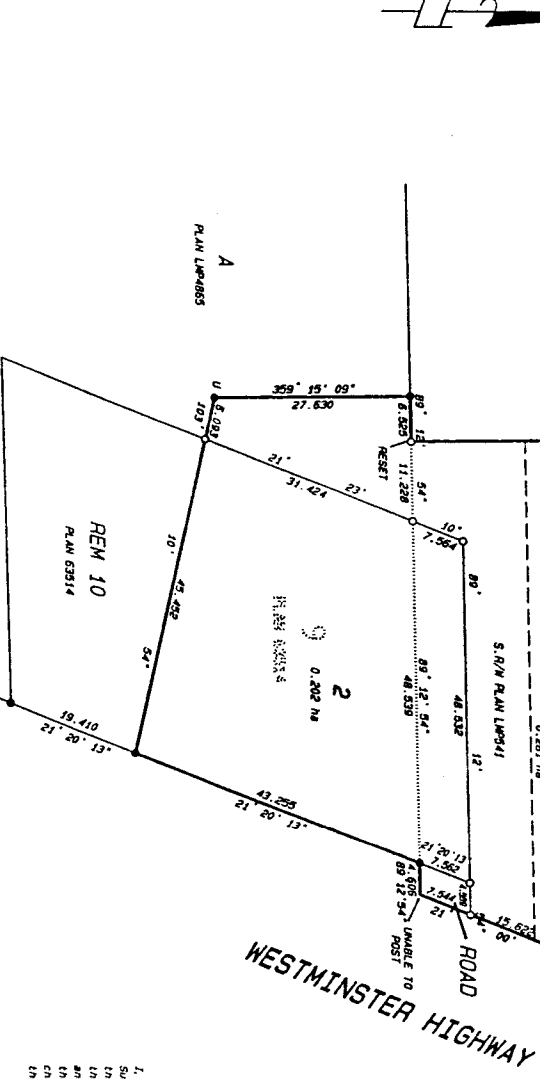


PARK

PARK

WESTMINSTER HIGHWAY

WESTMINSTER HIGHWAY



PLAN BCP

REF. No. _____

Deposited in the Land Title Office at
New Westminster, B.C.

This _____ day of _____ 2003

Assistant Deputy Registrar

DINKER
DINKER B.C. LTD.
(INC. NO. 388401)

Authorized signatory

Witness

Witness (optional)

Occupation of witness

Address of witness

CORNER
CITY OF RICHMOND
BY ITS AUTHORIZED SIGNATORIES

MAYOR MALCOLM D. BRODIE

CITY CLERK J. RICHARD McCRENA

1. Bruce McTaggart, a British Columbia Land Surveyor, of Vancouver, in British Columbia, certifies that I was present at and personally supervised the survey represented by this plan and that the survey was completed on the 15th day of December, 2003. The plan was completed and checked and the certificate filed under map 926, on the 15th day of December, 2003.

Operator:
DUALTIME & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
(604) 501-6188
(604) 501-6189
FILE: 030407.501

This Plan lies within the Greater Vancouver Regional District.

B.C.L.S. 759