



**City of Richmond**

**Report to Committee**

*To General Purposes Jan 4, 2005*

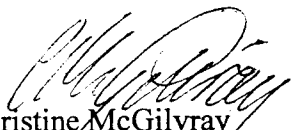
**To:** General Purposes Committee  
**From:** Christine McGilvray  
Manager, Lands and Property  
**Re:** **McLean Park Land Exchange**  
**Bylaw 7863**

**Date:** December 13, 2004



**File:** 12-8060-20- 7863

**Staff Recommendation**

That McLean Park Land Exchange Bylaw 7863 be forwarded to Council and given 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> 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		CONCURRENCE OF GENERAL MANAGER	
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"/>			
<b>REVIEWED BY TAG</b>	YES	NO	<b>REVIEWED BY CAO</b>	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)

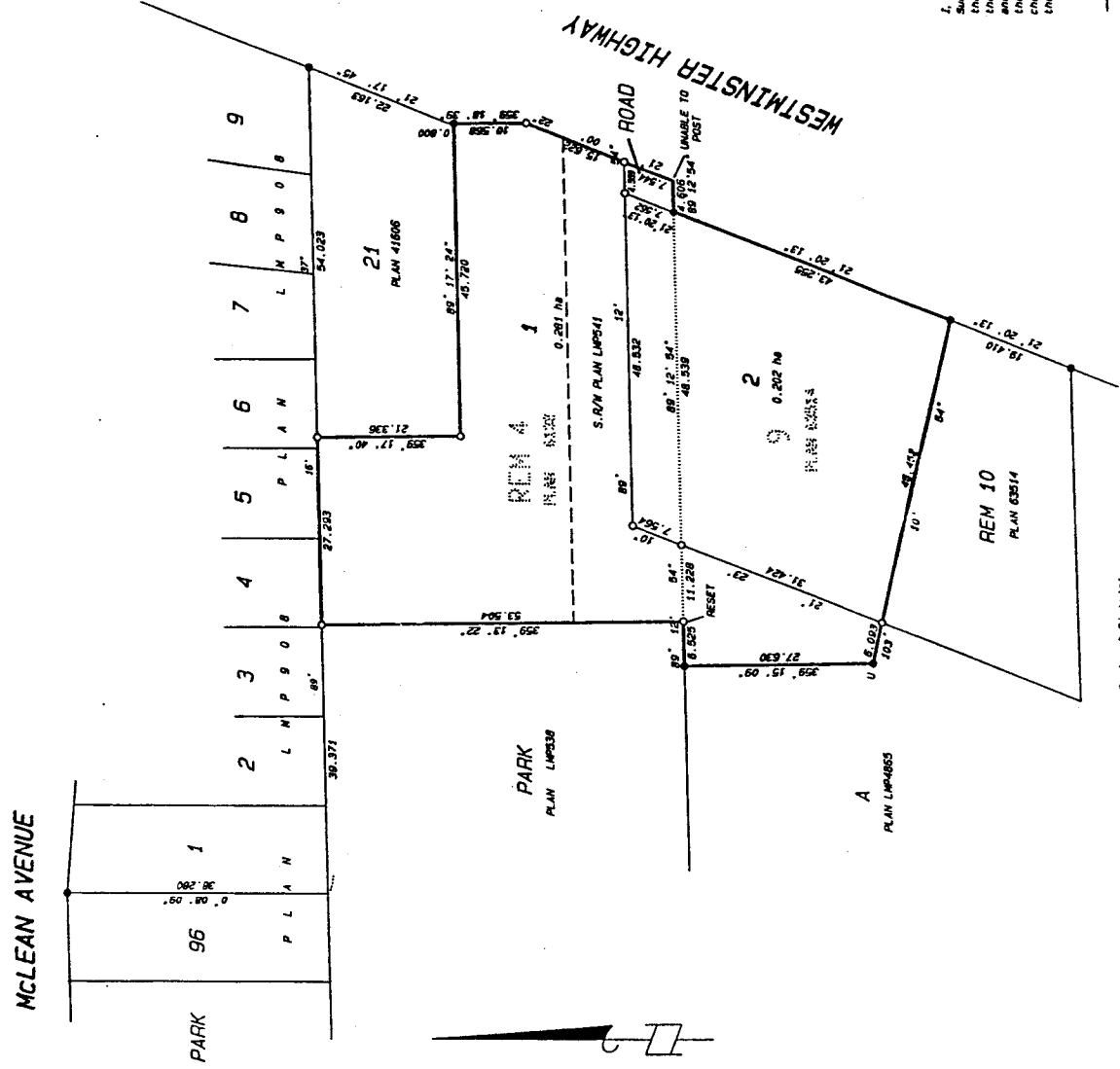
**SUBDIVISION PLAN OF LOT 9 PLAN 63514 AND LOT 4 EXCEPT: FIRSTLY: PART ON PLAN 41606 AND SECONDLY: PART DEDICATED PARK ON PLAN LMP538, PLAN 6132 BOTH OF SECTION 2 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT**

B.C.G.S. 926.016  
CITY OF RICHMOND

**LEGEND**  
SCALE 1:500

All dimensions are in metres.  
Astronomic bearings are derived from Plan LMP908.

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



PLAN BCP  
REF No. \_\_\_\_\_  
Deposited in the Land Title Office at New Westminster, B.C.  
This \_\_\_ day of \_\_\_\_\_ 2003  
Assistant Deputy Registrar

OWNER:  
SUNCO B.C. LTD.  
(INC. NO. 586401)

Authorized signatory  
Witness  
Witness (optional)  
Occupation of witness  
Address of witness

OWNER:  
CITY OF RICHMOND  
BY ITS AUTHORIZED SIGNATORIES

MAYOR MALCOLM D. BRODIE  
CITY CLERK J. RICHARD McREINA

I, Bruce McEggett, a British Columbia Land Surveyor, of Vancouver, in British Columbia, certify that I have prepared and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 16th day of December, 2003. The plan was checked, and the checklist filed under BCP 9758, on the 16th day of December, 2003.

This plan lies within the Greater Vancouver Region's District.

Approved under the Land Title Act  
This \_\_\_ day of \_\_\_\_\_ 2003

Approving Officer for the  
Ministry of Transportation and Highways

Approved under the Land Title Act  
This \_\_\_ day of \_\_\_\_\_ 2003

Approving Officer  
City of Richmond

Owner:  
DUALM E ASSOCIATES  
LAND SURVEYING INC.  
121-13140 Both Avenue  
Surrey, B.C.  
Tel: 604-591-5188  
(11) 501-5189  
FILE: 030407.S01



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

Five horizontal lines for recording the dates of the readings and public notice.

Approval stamp: CITY OF RICHMOND, APPROVED for content by originating dept, APPROVED for legality by Solicitor. Includes handwritten signatures.

\_\_\_\_\_  
MAYOR

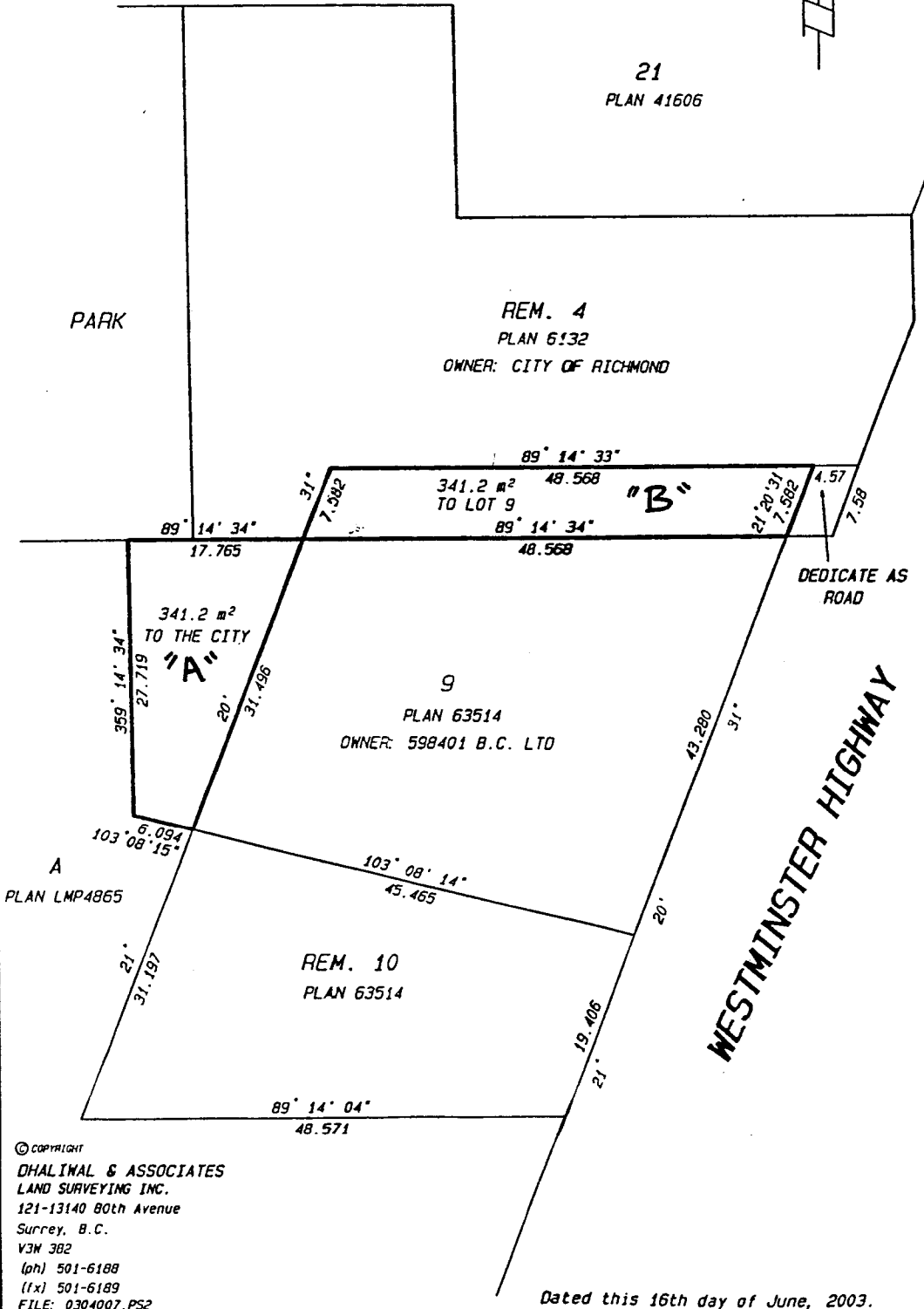
\_\_\_\_\_  
CITY CLERK

**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  
DHALIMAL & 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.