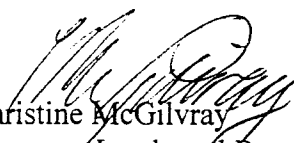






To: General Purposes Committee **Date:** December 29, 2004
From: Christine McGilvray **File:** 06-2290-20- INBOX/Vol
 Manager, Lands and Property 01
Re: Land Exchange Requirement - 5811 & 5851 No. 3 Road
 RZ 04-267103 (Bosa Properties)

Staff Recommendation

That Council approve the exchange of Parcel A (Reference Plan 34061) of Lot 16 of Section 5 Block 4 North Range 6 West NWD Plan 27350 for an equal area of land to be dedicated "road" from the southerly portion of Lot 16 Except: Lot "A" (Reference Plan 34061) Section 5 Block 4 North Range 6 West NWD Plan 27350, and authorize staff to carry out the necessary steps to effect the exchange.


 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"/>				
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

In processing rezoning application RZ 04-267103, Urban Development staff, Planning Committee and Council in Public Hearing have specifically required the applicant (Bosa Properties) to exchange a portion of land from the south side of its development site, to be dedicated as "road", for City-owned land at the rear of the property (currently used for lane). This report seeks a Council resolution for the disposition of City-owned land to enable the exchange to take place.

Findings Of Fact

The areas to be exchanged are equal. The new portion of road is required for the westerly extension of Ackroyd Road from No. 3 Road. The City-owned parcel was obtained by the City some years ago from the adjacent lot, for a lane dedication.

Analysis

The exchange will be accomplished as follows:

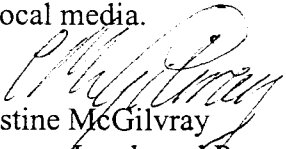
- (1) The City-owned Parcel "A" (Reference Plan 34061) of Lot 16 of Section 5 Block 4 North Range 6 West NWD Plan 27350 will be transferred to the developer by subdivision plan. Parcel "A" is approximately 134 square metres in area. (See Schedule "A" attached).
- (2) The developer will dedicate an equal area of land to "road" along the south property line of his parcel. (See Schedule "A" attached).
- (3) The developer will dedicate the previously City-owned Parcel "A" and additional land adjacent to the new road, as a right of way for public access for the rear lane. (See Schedule "B" attached).
- (4) The remainder of the Ackroyd Road extension will be dedicated and constructed when the neighbouring property to the south of this site redevelops in the future.

Financial Impact

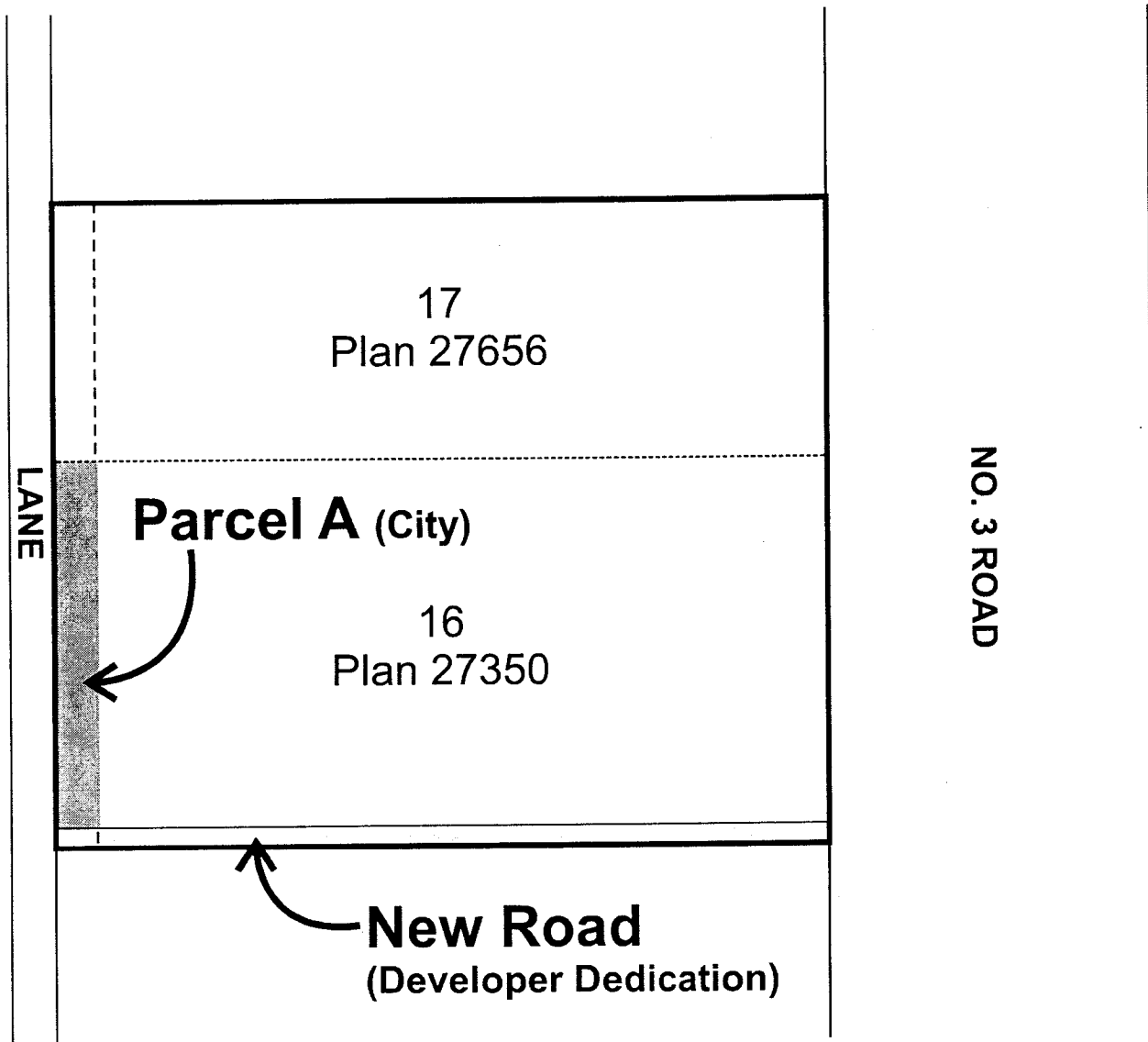
None.

Conclusion

A Council resolution to dispose of land is required, prior to advertising Parcel "A" of Lot 16 in the local media.


Christine McGilvray
Manager, Lands and Property
(4005)

Schedule A



R-04-14181-1-SRW

EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY
OVER PART OF LOT 1 SECTION 5 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT
PLAN BCP

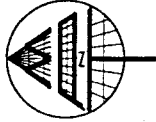
PLAN BCP

REF. No.

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS DAY OF 20

DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT



NO. 3 ROAD

PURSUANT TO SECTION 99 (1) (e) LAND TITLE ACT
FOR THE PURPOSE OF PUBLIC RIGHTS OF PASSAGE
B.C.G.S. 92G .015

REM 25
PLAN 31740

REF PLAN
34061 B

47
PLAN
34383

SRW PLAN 34077

PLAN BCP

48
PLAN
34383

15
PLAN 25476

REM 23
PLAN
31512

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3J8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 14181-1-SRW.FLX

LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM PLAN BCP

B.C.L.S.

CERTIFIED CORRECT IN ACCORDANCE
WITH LAND TITLE OFFICE RECORDS
THIS 6th DAY OF AUGUST, 2004.
THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER #19204 ON
THE 6th DAY OF AUGUST, 2004.

660.6 m²

ROAD

PLAN BCP

91.447

18° 43'

78.946

18° 43'

7.690

0° 20'

0.36

2.235

0.07

4.5

LANE

33

R-04-14181-1-SRW