



City of Richmond

Report to Committee

To: General Purposes Committee

Date: January 3, 2006

From: Christine McGilvray  
Manager, Lands and Property

File: 06-2285-30-- INBOX/Vol  
01

Re: **Approval of Rights of Way for:**  
**(1) Greater Vancouver Water District;**  
**(2) BC Hydro**

**Staff Recommendation**

That Council approve:

- (1) a right of way in favour of Greater Vancouver Water District over portions of 8111 Nelson Road (Lot 1) and 7991 Nelson Road (Lot 25); and
- (2) an unregistered agreement with BC Hydro to reinstate rights previously registered over 12408 Vickers Way (Bridgeport Industrial Park);

and that staff be authorized to take all necessary steps to finalize the matters, including advertising.

Christine McGilvray  
Manager, Lands and Property  
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER (Acting)</b>	
Engineering .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Roads & Dykes .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks Design, Construction & Programs ..	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> <i>Dw</i>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>
			YES <input checked="" type="checkbox"/> <i>GD</i>
			NO <input type="checkbox"/>

## **Staff Report**

### **Origin**

City staff have been requested to rectify two right of way issues for Greater Vancouver Water District and for BC Hydro, for which Council approval is required.

### **Findings Of Fact**

#### 1. GVWD.

In 2005, the City acquired some property dedicated through a rezoning and subdivision application at the south end of Nelson Road. The Greater Vancouver Water District has had a water main in the lands since 1979, which was not protected by a right of way.

Due to some complications during the rezoning and subdivision process, it was agreed between the affected parties (the City, the Fraser River Port Authority and the previous owners of the land) that the processing of a right of way to protect this regional water main would be handled at a later date, once the City became owner of the affected land. The GVWD will bear all costs of survey, documentation preparation and registration, and advertising.

The right of way area to be registered is shown cross-hatched on Attachment 1.

#### 2. BC Hydro.

In 1958, BC Hydro acquired a statutory right of way over privately owned industrial property in the No. 5 Road/Bridgeport Road area. In 1965, the lands were subdivided with a portion of the lands being dedicated as “park” during that process. BC Hydro was not given the opportunity to review the subdivision plan. Accordingly, when the park dedication was registered (civic address 12408 Vickers Way), its title was eliminated and the Hydro works in place (a transmission line) were left unprotected. Had BC Hydro been given the opportunity to review the subdivision plan, it would have requested that the lands remained titled in order to retain the right of way charge.

BC Hydro has requested protection for its rights within what is now called Bridgeport Industrial Park (shown outlined in bold on Attachment 2), by entering an unregistered agreement with the City of Richmond.

### **Analysis**

#### 1. GVWD.

Engineering and Urban Development staff reviewed the matter and support the GVWD request for a right of way over a portion of 8111 Nelson Road (2016 sq. metres in area) and 7991 Nelson Road (160.6 square metres), per Attachment 1.

The waterfront lands, which were dedicated to the City, are ultimately for public access to the waterfront but currently undeveloped.

2. BC Hydro.

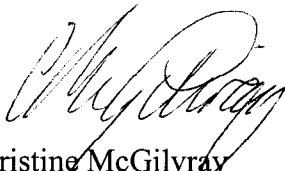
BC Hydro already has two unregistered right of way agreements in place with the City, covering works in Steveston Community Park and Mitchell Island Park. The agreement has the same wording and content as a standard statutory right of way, but will not be registered at Land Titles Office.

**Financial Impact**

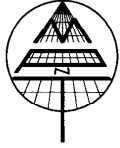
All costs incurred by the two transactions outlined in this report, including advertising, will be borne by the proponents (GVWD and BC Hydro).

**Conclusion**

In order to correct the situations described above, Council approval is required to grant the right of way and enter into the unregistered right of way agreement so that staff can finalize the matters.



Christine McGilvray  
Manager, Lands and Property  
(4005)



SCALE 1 : 1000



REM. PARCEL "E"

REF. PLAN 4699  
(POSTING PLAN LMP52808)

SECTION 18 BLOCK 4 NORTH RANGE 4 WEST

SECTION 18 SECTION BOUNDARY  
SECTION 19

12  
PLAN 27262

SECTION 19 BLOCK 4 NORTH RANGE 4 WEST

PCL. "ONE"  
PLAN WITH FEE 24102E

TILBURY MAIN

3 PLAN BCP15046

25  
PLAN 65055

NELSON ROAD

CITY OF RICHMOND LANDS

DYKE ROAD

1  
PLAN BCP15046

PRESENT NATURAL AND NATURAL BOUNDARY ACCORDING TO PLAN BCP13411

F R A S E R R I V E R

PLAN DRAWING OF P.I. #W206-050

**GREATER VANCOUVER  
WATER DISTRICT**

**TILBURY MAIN LULU ISLAND SECTION  
RIGHT OF WAY LOCATION AT  
CITY OF RICHMOND LANDS**

BOOK OF REFERENCE

LOT	ZONE B
25	160.6m <sup>2</sup>
1	2016.4m <sup>2</sup> (0.202ha)
<b>TOTAL</b>	<b>2177m<sup>2</sup>(0.218ha)</b>

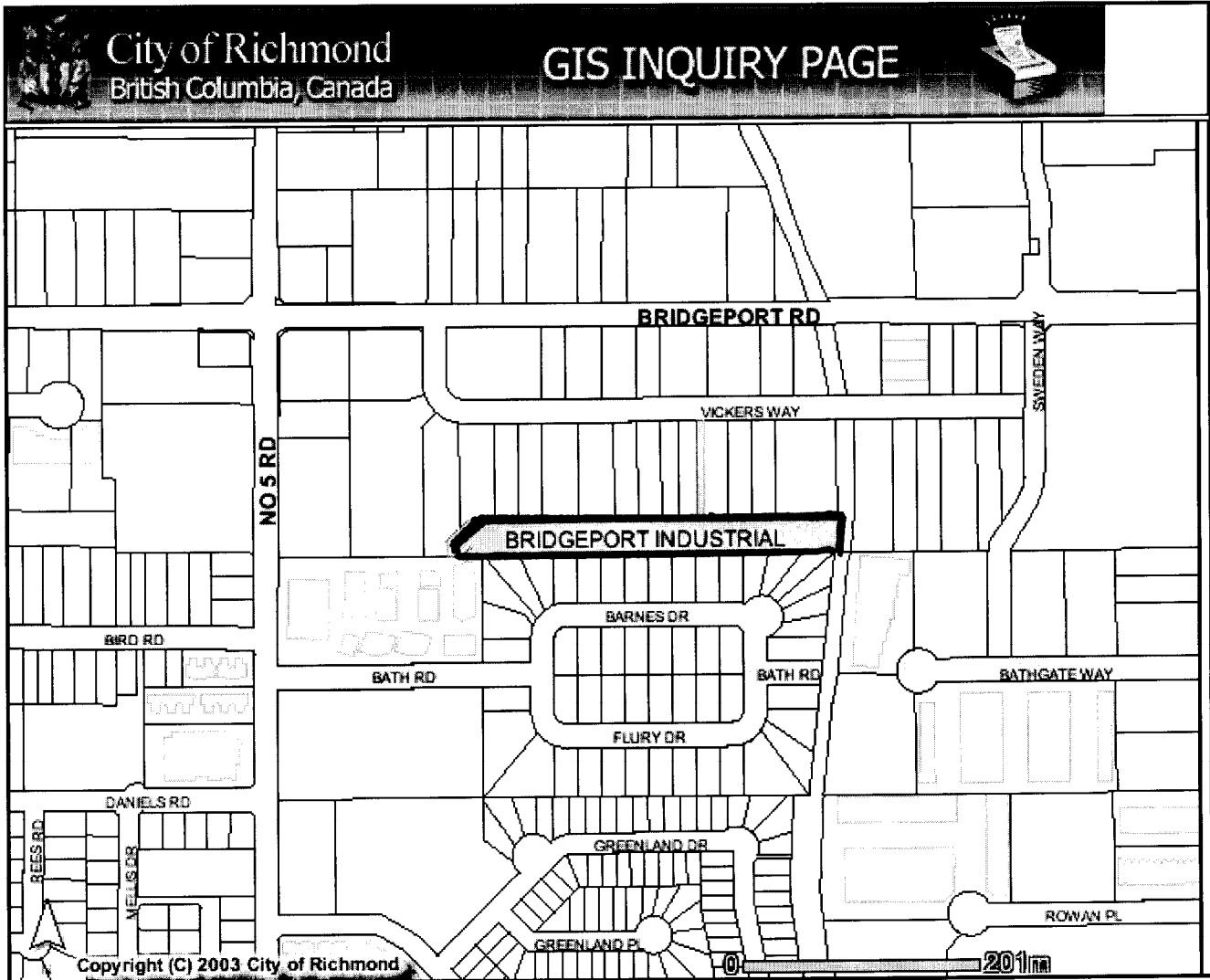
SCALE 1:1000

MPT LAND SURVEYING CO (SURREY) LTD.  
201 - 8484 162nd STREET  
SURREY, B.C. V4N 1B4 TEL 597 6161

DATE: JAN. 3rd/06

FILE: 6008-SKETCH DISK: CD-3

ATTACHMENT 1



**City of Richmond Property Information**

**Address:** 12408 Vickers Way  
**Richmond Key:** 1855  
**Zoning:** SPU  
**OCP SCH:** 2.11b  
**DPA:** No ALR: No Heritage: No ESA: Yes NEF: No  
**BCAA Legal:** SEC 30 BLK5N RG5W PL 28560 PARK .

**Roll:** 040521000  
**BER-C:** 0.9m  
**BER-P:** 2.6m  
**Recycling Pick up Day:** Thursday

**Assessments**

<b>Gross Taxes:</b> \$0.00	<b>Parcel Area:</b> 10456 sq.m.	<b>Gross Total:</b> \$1,297,000.00
<b>Gross Land:</b> \$1,297,000.00	<b>Gross Improvement:</b> \$0.00	<b>Net Total:</b> \$0.00
<b>Net Land:</b> \$0.00	<b>Net Improvement:</b> \$0.00	

**Owners**

**Richmond City Of**  
 6911 No. 3 Rd  
 RICHMOND BC V6Y 2C1

**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.  
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