

City of Richmond

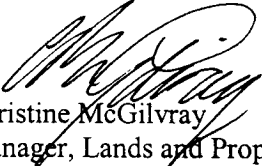
Report to Committee

To: Richmond City Council
From: Christine McGilvray
Manager, Lands and Property
Re: Road Exchange Bylaw No. 7329
West Road at 8451 Bridgeport Road

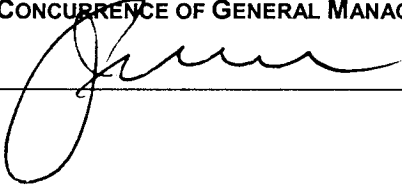
Date: February 19, 2002
File: 8060-20

Staff Recommendation

That Road Exchange Bylaw 7329 be considered, and given first, second and third readings.


Christine McGilvray
Manager, Lands and Property

Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
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"/>	

Staff Report

Origin

Urban Development staff are processing an application by Dynasty Hotels to rezone lands bounded by Bridgeport Road, River Road and West Road at the west end of Bridgeport Road.

Council has already given first, second and third readings to the rezoning bylaw, and the matter is being held at third reading in order for the developer to comply with a number of requirements.

The proposed use of this site requires some reconfiguration of the lot lines in order to realign West Road, and produce both a good traffic flow in this area of Bridgeport Road which was impacted by the new airport connector bridge, and also to ensure a good site configuration for the proposed hotel and the remaining neighbouring lots.

Findings Of Fact

The relocation of the Bridgeport Road/West Road intersection during the YVR connector project required the applicant to dedicate a portion of the hotel site as "road". In return for this dedication, the applicant requested a road exchange whereby the abandoned portion of West Road would be exchanged for the portion of the site required for road. This would mean no overall loss of land to the owner.

Further modifications to West Road were required, to accommodate its becoming a northbound one way street after changes to Bridgeport Road were introduced as a result of the new connector bridge construction. All vehicles leaving the hotel site will do so via River Road to the north. In order to ensure that tour buses would have the ability to turn around within West Road, a road widening was proposed. A parking area to be used by the hotel will be created in the centre of West Road.

The areas being exchanged are equal (541 square metres). Dynasty also made a road dedication to realign Bridgeport Road, and is required to carry out road and frontage improvements on West Road.

Analysis

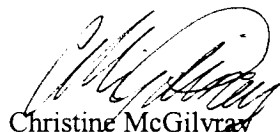
Committee and Council support for the Road Exchange Bylaw will enable the developer to complete this requirement of the rezoning application.

Financial Impact

None.

Conclusion

Bylaw 7329, which is attached, should be considered and forwarded to Council for first, second and third readings.



Christine McGilvray
Manager, Lands and Property

A BYLAW TO AUTHORIZE THE EXCHANGE OF A PORTION OF WEST ROAD FOR OTHER LANDS IN SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

The Council of the City of Richmond enacts as follows:

1. Pursuant to the Local Government Act, being Chapter 323 of the Revised Statutes of British Columbia, 1996, as amended, the Council of the City of Richmond does grant and dispose to Dynasty Hotels Inc., Inc. No. 540809, or its nominee:

That portion of Section 21, Block 5 North, Range 6 West, New Westminster District shown dedicated as Road on Plan 782 and being more particularly described as Parcel "A"; and

That portion of Section 21, Block 5 North, Range 6 West, New Westminster District shown dedicated as Road on Plan LMP 52694 and being more particularly described as Parcel "C"; and

That portion of Section 21, Block 5 North, Range 6 West, New Westminster District shown dedicated as Road on Plan LMP 52694 and being more particularly described as Parcel "D";

as shown on Reference Plan to Accompany Bylaw 7329 prepared by H. David Liddle, B.C.L.S., and completed on the 30th day of January, 2002.

2. The Mayor and Clerk are hereby authorized to execute a Form of Transfer to have effect as a Crown Grant disposing, conveying, and granting the said Parcels "A", "C" and "D" unto Dynasty Hotels Inc., or its nominees, by affixing the seal of the City thereto and attesting to the fact by signing their names.
3. The said Parcels "A", "C" and "D" described in Section 1 of this Bylaw shall be stopped-up and closed to traffic.
4. It shall be lawful, pursuant to the said Chapter 323 of the Revised Statutes of British Columbia, 1996, for Dynasty Hotels Inc., or its nominee, to enter into a Form of Transfer for the purpose of disposing, conveying and granting to Her Majesty the Queen in Right of the

Province of British Columbia, in exchange for the said Parcels "A", "C" and "D", the following lands:

Parcel "B" portion of Lot 215, Except; Part on Plan LMP52694 Section 21, Block 5 North Range 6 West New Westminster District Plan 35992 (PID 006-158-668); and

Parcel "E" portion of Lot 215, Except: Part on Plan LMP52694 Section 21, Block 5 North Range 6 West New Westminster District Plan 35992 (PID 006-158-668)

all as shown on Reference Plan to Accompany Bylaw No. 7329 prepared by H. David Liddle, B.C.L.S. and completed on 30th day of January, 2002 a paper print of which is attached hereto, such land being necessary for the purpose of establishing a roadway within the City of Richmond.

5. The said land so received under Section 4 of this Bylaw shall be and the same is hereby dedicated as a public highway.
6. This Bylaw is cited as **"Road Exchange Bylaw 7329"**.

FIRST READING

SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED

MAYOR

CITY CLERK

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

PLAN IMP

REPORTED IN THE LAND FILE OFFICE
AT NEW BRITAIN, CT
THE DAY OF FEB.

RESEARCH DESIGN

PURSUANT TO SECTION 129 OF THE LAND REVENUE ACT



SECTION 2.00

2021

CHUCK WHEELER WITH A BOWTIE FROM
1977

EXHIBITS ADOPTED BY THE

1

J. N. BIRD LOCKE, A DIVISION OF COLUMBIA LAND SURVEYOR
OF ASSOCIATES, IN SEVEN COLUMNS. CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERVISED THE
SURVEY REFERENCED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 30th DAY OF JANUARY, 2002.

W. D. L.

REF ID: A68523

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF RICHMOND)

[illegible]

QUESTIONS

- MACHINIC CONTROL MONITORING PUMP
● MACHINIC STANDAR ROOF POST PUMP
● MACHINIC LEAD PLUM PUMP
● MACHINIC STANDAR ROOF POST PUMP
● MACHINIC STANDAR ROOF POST PLACED
IN PLACE

ALL ADDRESSES ARE IN NEW YORK
MURRAY & ASSOCIATES
101-1744 86TH AVENUE
FLUSHING, N.Y.
N.Y. 11355
718-351-0000