

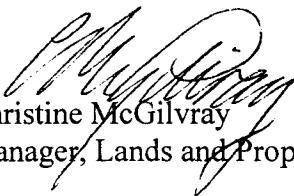


To: General Purposes Committee
From: Christine McGilvray
 Manager, Lands and Property
Re: Road Exchange Bylaw 7510
 Shepherd Drive

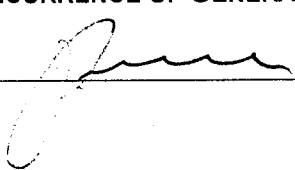
Date: March 29, 2003
File: 8060-20

Staff Recommendation

That Road Exchange Bylaw 7510 be received, and forwarded to Council for first, second and third readings.


 Christine McGilvray
 Manager, Lands and Property

Att. 1

| 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"/> | |
| Development Applications | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | |
| Transportation | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | |

Staff Report

Origin

The City-owned lot at 10611 Shepherd Drive (legal description: Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan LMP45255), in the Odlinwood development area, is bound by a partnership agreement between the City and Westshore Capital Inc. for sale and development. Originally destined for multi-housing development, current market demand for smaller, single-family lots has indicated the highest and best use of Lot A is now sub-division into small lots (approximately 17 new lots will be formed). A road exchange involving part of Odlin Road to the north of Lot A is necessary to achieve the best configuration of lots possible.

Findings Of Fact

The most efficient subdivision of the land produces lots that front onto both Shepherd Drive and Odlin Road. These will be serviced by a lane giving access to the rear of the lots.

A cul-de-sac turn-around will be required for traffic proceeding to the end of Odlin Road, and the reduction of Lot A for the cul-de-sac turning radius has been compensated by the addition of lands from the south side of Odlin Road itself. The resulting 17 metre width of Odlin Road is an acceptable standard to Engineering, Transportation and Urban Development staff. It is anticipated that the cul-de-sac will be completed when the land to the north side of Odlin Road is redeveloped.

Analysis

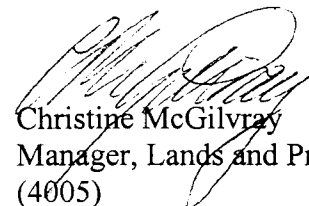
The subdivision of Lot A is being processed by Development Applications staff in Urban Development, and the road exchange set out in this report is a requirement of that application. The road exchange will be finalized when the conditions for subdivision have been met.

Financial Impact

The subdivision of Lot A and subsequent sale of lots will benefit both the City and its partner, Westshore Capital. The addition of surplus road to the lots fronting Odlin Road will enable slightly larger houses to be built, resulting in greater returns for both partners.

Conclusion

In order to proceed with the Bylaw, Council approval for first, second and third readings is required. The Bylaw will be held at third reading, pending completion of other subdivision requirements by the applicants.


Christine McGilvray
Manager, Lands and Property
(4005)



**A Bylaw to Authorize the Exchange of Certain Portions of a Highway
for Other Lands in Section 35 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 the City of Richmond, or its nominee:

All and singular that certain parcel or tract of land in the City of Richmond contained in Section 35 Block 5 North Range 6 West dedicated as Road on SRW Plan 21735 and being more particularly described as Parcels "A" and "C";

as shown on Reference Plan to Accompany the City of Richmond Road Exchange Bylaw No. 7510 , prepared by Hans J. Troelsen, B.C.L.S. and completed on the 28th day of March, 2003.

2. The Mayor and Clerk are hereby authorized to execute a Form of Transfer or execute a subdivision plan to have effect as a Crown Grant disposing, conveying and granting the said Parcels "A" and "C" unto the City of Richmond, or its nominee, by affixing the seal of the City thereto and attesting to the fact by signing their names.
3. The said Parcels "A" and "C" 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 the City, or its nominee, to enter into a Form of Transfer or execute a subdivision plan 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" and "C", the following land:

Parcel "B" of (PID 024-726-125) Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan LMP45255

as shown on Reference Plan to Accompany Bylaw 7510 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 28th day of March, 2003 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 7510."

FIRST READING

SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED



MAYOR

CITY CLERK

**REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD EXCHANGE
BYLAW NO. 1988-1-1-1-1 OVER PART OF SECTION 35 BLOCK 5 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT**

B.C.G.S. 92G, 015
PURSUANT TO SECTION 120 LAND TITLE ACT

B-03-13898-1-REFERENCE



PLAN BCP

REF. No. _____

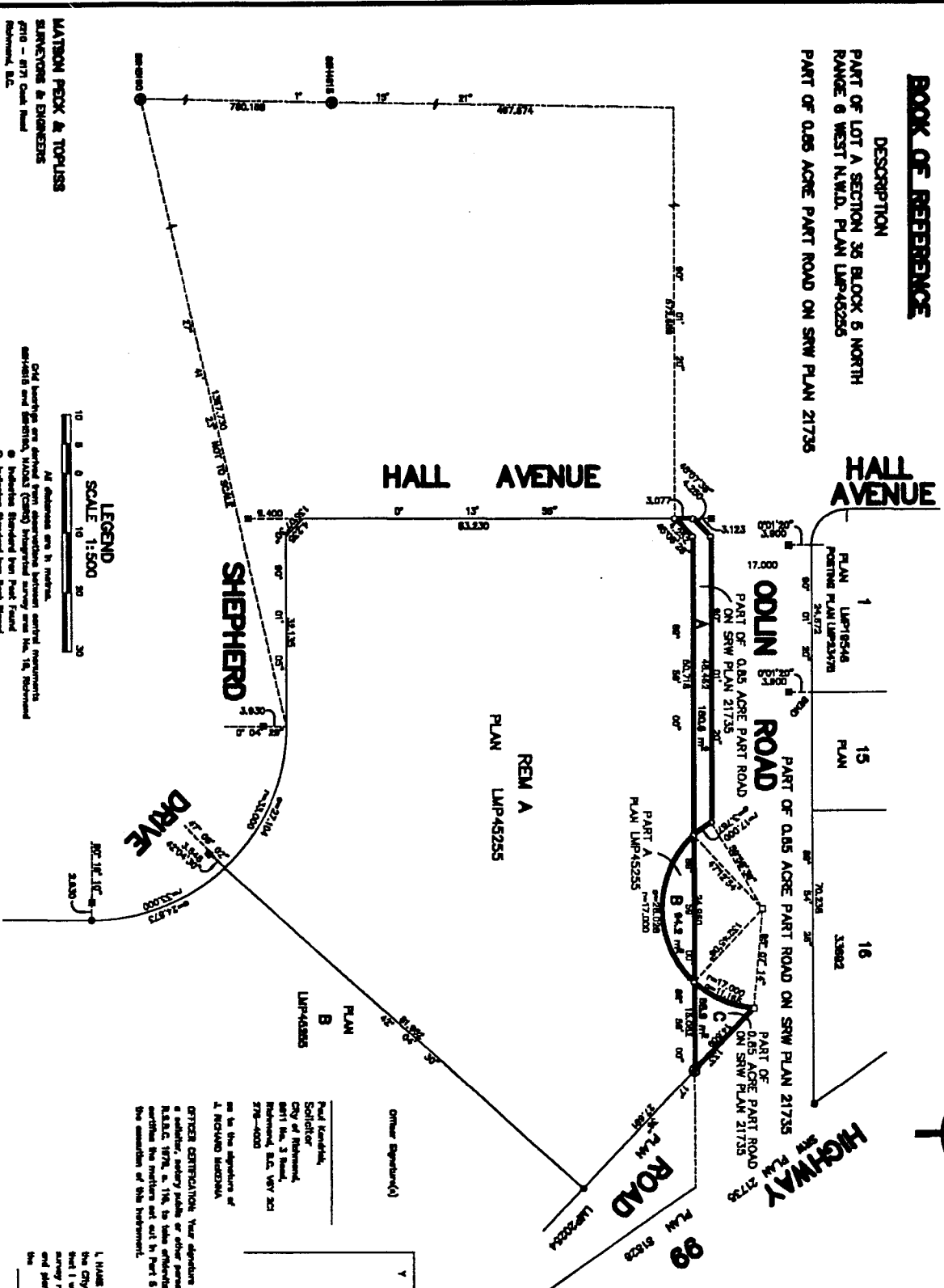
Deposited in the Land Title Office
at New Westminster, B.C.
This _____ day of _____ 20__

BOOK OF REFERENCE

DESCRIPTION

PART OF LOT A SECTION 35 BLOCK 5 NORTH
RANGE 6 WEST N.W.D. PLAN LMP452255

PART OF 0.85 ACRE PART ROAD ON SRW PLAN 21735



LEGEND
SCALE 1:500

At distances are to metric.

Old boundaries are indicated by dashed lines with original measurements and bearings. New boundaries are indicated by solid lines with new measurements and bearings.

- Boundary Standard Post Found
- Boundary Standard Post Found
- Boundary Standard Concrete Post Found
- Boundary Standard Metal Post Found
- Boundary Standard Concrete Post Found
- Boundary Standard Metal Post Found

This plan shows a general land measurement obtained from a survey conducted in accordance with the provisions of the Land Title Act, B.C. and the provisions of the Land Title Act, B.C. and the provisions of the Land Title Act, B.C.

WATSON PECK & TOPLESS
SURVEYORS & ENGINEERS
2170 - 2175 Oak Road
Richmond, B.C.
VAN 2T8
Tel: 604-270-4321
Fax: 604-270-4177

COURT: 13898-1-REFERENCE
R-03-13898-1-REFERENCE

Other Signatory(s) _____

City Clerk
J. RICHARD MCKENNA
Authorized Signatory

City of Richmond
WILLIAM D. BRUCE
Authorized Signatory

OTHER CERTIFICATION: Your signatory certifies a representation that you are a holder, holder, or other person authorized by the Executive Act, R.S.B.C. 1979, c. 116, to take evidence for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

| Description | Date |
|-------------|------|
| Y | |
| M | |
| D | |

I, HARRY A. THREBURN, a British Columbia Land Surveyor, of the City of Richmond, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the _____ day of _____ 2003.

B.C.L.S.