



**City of Richmond**


**Report to Committee**

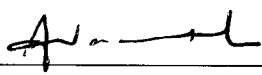

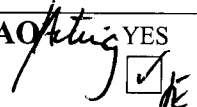
**To:** Planning Committee **Date:** April 26, 2007  
**From:** Robert Kates **File:** 06-2290-20-089/Vol 01  
 Manager, Real Estate Services  
**Re:** **Pinnacle International Development Site – Highway Closure and Removal of Highway Dedication by Bylaw 8220 and Transfer of Closed Road Portions to Pinnacle International**

**Staff Recommendation:**

That the following recommendations be considered in conjunction with general rezoning application RZ 03-254977:

- (1) That Highway Closure and Removal of Highway Dedication Bylaw 8220 be introduced and given 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings;
- (2) That the required notice of road closure and disposition of the road closure be advertised prior to final adoption; and
- (3) That staff be authorized to take all necessary steps to raise title to the three road closure areas and transfer the road closures, totalling 581 square metres (6,254 square feet), to Pinnacle International or its designate as detailed in this report dated April 26, 2007, from the Manager, Real Estate Services.

  
 Robert Kates  
 Manager, Real Estate Services  
 (4212)

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Engineering.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Clerks Office.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Budgets .....	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"/>		
Development Applications.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 

## Staff Report

### Origin

The Pinnacle Development Site, bounded by Sea Island Way, No. 3 Road, Capstan Way and Sexsmith Road, is to be comprised of 8 proposed Parcels labelled A to H as shown on Attachment 1 (the "Site"). The current site of 19 parcels is part of general rezoning application RZ 03-254977 and is approximately 7 hectares (17 acres). Planning staff identified the need to close the 376 m<sup>2</sup> lane for consolidation into Parcel F, the 122 m<sup>2</sup> road into Parcel E and the 83 m<sup>2</sup> road into Parcel D. This totals 581 m<sup>2</sup> (6,254 sq.ft.) of road that would be closed, transferred to Pinnacle International or its designate (the "Developer") and consolidated with the Site. The lane to be closed was dedicated road in 1993 with Plan LMP11315 as a condition of subdivision approval. Ownership of the parent parcel from 1993 that provided the road dedication has changed. Therefore, as per the Community Charter, consent to the road closure from the adjoining property owner is not required.

Planning staff requires the applicant to dedicate 5,481 m<sup>2</sup> of road through the Site and there is also a requirement for minor road dedications of 420 m<sup>2</sup> and 108 m<sup>2</sup> on the northeast and southeast corners of the Site as shown on Attachment 1. As detailed in the report from the Director of Development the road closure areas are to be transferred to the Developer in consideration for Developer voluntary contributions of \$15 million for the Capstan Station construction, public art and affordable housing associated with the rezoning.

### Analysis

In order to complete the road closures, Council is required to pass a Highway Closure and Removal of Highway Dedication Bylaw. Accordingly, Bylaw 8220 (Attachment 2) is presented for consideration and forwarding to open Council for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings.

Bylaw 8220 contains the necessary authority for the closed roads to be transferred to the developer in exchange for the described considerations. Prior to closure and transfer, the concurrence of holders of any private utilities in the affected area is required. It has been confirmed that no utilities will be affected by the proposed road closure. This matter will be advertised, and held for final adoption after Public Hearing of the rezoning.

In order to complete the transfer of the road allowance areas to the Developer, Council is required to approve the transfer of the road allowance areas and notice of the intent to dispose of the land will then be advertised in accordance with the requirements of the Community Charter.

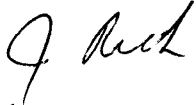
**Financial Impact**

The applicant is to bear the cost of the survey plan preparation necessary to complete the transactions described in this report.

**Conclusion**

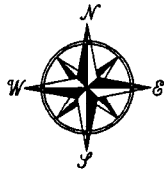
Council approval and adoption of the Highway Closure and Removal of Highway Dedication Bylaw 8220 is required to raise title to the road closure areas for consolidation with the Site.

Council approval for the transfer of the road closure areas is required in order to complete the Site consolidation and subdivision as described in this report and as envisioned by staff in conjunction with the rezoning application RZ 03-254977.

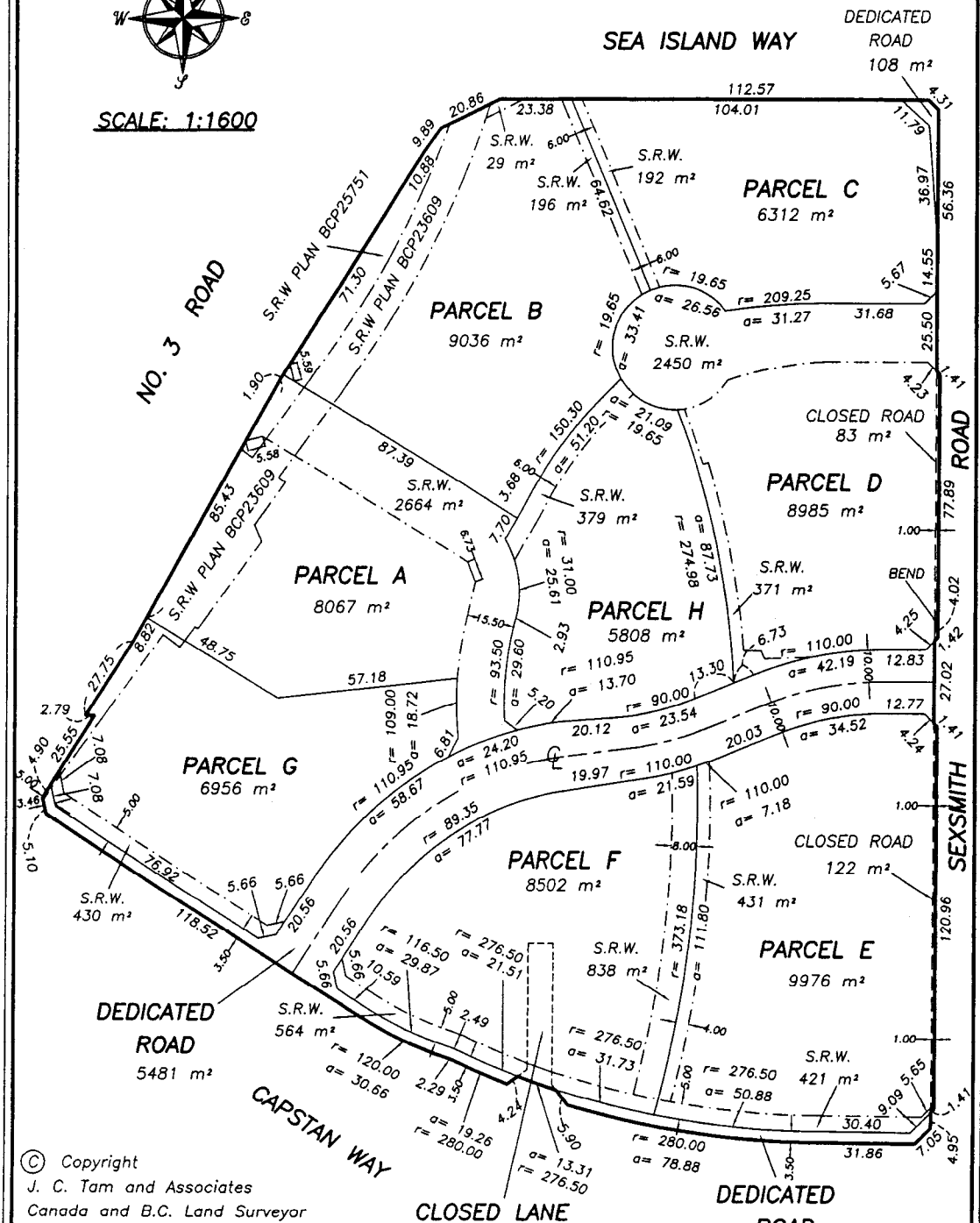


Jim Riches  
Manager, Property Services (4005)

**PROPOSED SUDDIVISION PLAN OF PART OF  
SECTION 28 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**



SCALE: 1:1600



© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 2519  
Drawn By: KA

DWG No. 2519-PRO-SUB-017

MARCH 9th, 2007.



City of Richmond

Bylaw 8220

**Highway Closure and Removal Dedication (Capstan Way Lane and Sexsmith Road) Bylaw**

The Council of the City of Richmond enacts as follows:

1. The lands described as Parcels A, B & C on the Reference Plan prepared by J.C. Tam and Associated, BCLS attached as Schedule A shall be stopped up and closed to traffic, cease to be a public highway and the highway dedication shall be removed.
2. Parcels A, B & C shall be disposed of to Pinnacle International or its designate for consolidation with their adjoining development lands.
3. This Bylaw is cited as "**Highway Closure and Removal of Highway Dedication Bylaw 8220**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating <i>date</i>
APPROVED for legality by Solicitor <i>CMC</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND  
ROAD CLOSURE BY-LAW #8220 OF**  
 1) PART ROAD DEDICATED BY THE DEPOSIT OF PLAN 3404  
 2) PART ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP11315  
 3) PART ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP47718  
**ALL OF BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**  
 B.C.G.S. 926.015

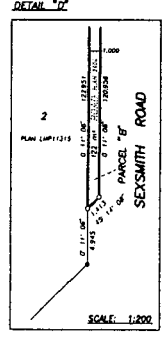
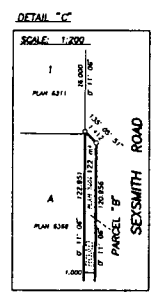
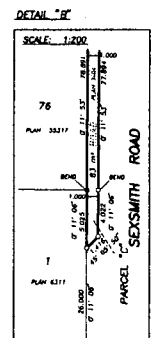
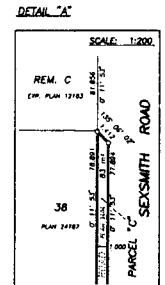
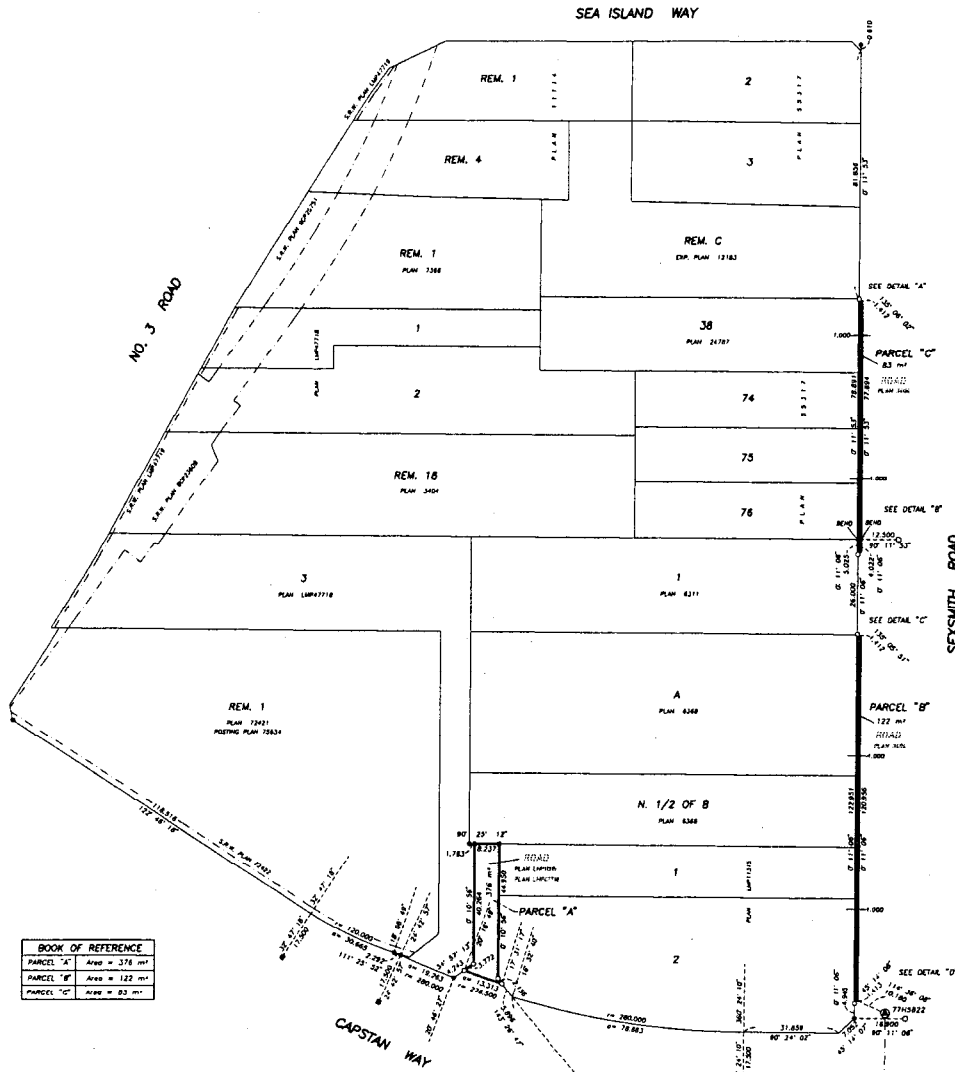
**PLAN BCP**

Deposited in the Land Title Office  
of New Westminster, B.C. this \_\_\_\_\_ day  
of \_\_\_\_\_ 2007.  
Deputy Registrar  
Ref: \_\_\_\_\_



SCALE: 1:750  
 15 10 5 0 10 20 30 40  
 ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

This plan lies within the Greater Vancouver Regional District



BOOK OF REFERENCE	
PARCEL "A"	Area = 376 m <sup>2</sup>
PARCEL "B"	Area = 122 m <sup>2</sup>
PARCEL "C"	Area = 83 m <sup>2</sup>

**PARTY(S) SIGNATURE(S)**  
 CITY OF RICHMOND BY ITS  
 AUTHORIZED SIGNATURES  
 MAYOR MALCOLM G BROOK  
 AUTHORIZED SIGNATORY  
 \_\_\_\_\_  
 CLERK  
 AUTHORIZED SIGNATORY  
 \_\_\_\_\_  
**OFFICER SIGNATURE(S)**  
 \_\_\_\_\_

**LEGEND:**  
 (M) Control Monument Found  
 (S) Standard Iron Post Found  
 (O) Monument Iron Post Placed  
 (N) Lead Plug Found  
 (D) Lead Plug Placed  
 J. C. Tam and Associates  
 Chartered and B.C. Land Surveyor  
 115 - 8833 Odde Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8928  
 E-mail: jctam@telus.net  
 Job No. 2519  
 FB-20 P00-21  
 Drawn by: KA

**CITY SOLICITOR**  
 CITY OF RICHMOND  
 8811 HANCOCK STREET  
 RICHMOND, B.C.  
 V6V 2C1  
 PHONE: (604) 278-1104  
 AS TO THE SIGNATURE OF J. RICHARD MCKENNA  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
**OFFICER CERTIFICATION:** YOUR SIGNATURE CONSTITUTES A  
 REPRESENTATION THAT YOU ARE A SOLICITOR, HISTORY PUBLIC  
 OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT,  
 R.S.B.C. 1996, C. 174, TO TAKE AFFIDAVITS 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.

Grid bearings are derived from observations between  
control monuments 774888 and 774872  
Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS)  
that plan shows ground level measured distances.  
Prior to compilation of U.T.M. co-ordinates,  
multiply by combined factor of 0.99960385.

I, Johnson C. Tam, 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 field survey was completed on the  
10th day of April, 2007. The plan was  
completed and checked, and the check  
was under my hand on the 11th day  
of April, 2007.  
JOHNSON C TAM, B.C.L.S.