



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: May 5, 2000

FROM: Jeff Day, P. Eng.
Director, Engineering

FILE: 2285-30

**RE: Utility Right-of-Way for Properties East of No. 5 Road - South of
Woodhead Road, Section 31, Block 5 North, Range 5 West**

STAFF RECOMMENDATION

That the City Solicitor be authorized to obtain the utility right-of-way for properties:

<u>Civic Address</u>	<u>Legal Description</u>
4240 No. 5 Road	Lot 1, Sec. 31, BLK 5N, R5W, Plan 16008
4260 No. 5 Road	Lot 2, Sec. 31, BLK 5N, R5W, Plan 16008
4280 No. 5 Road	Lot 59, Sec. 31, BLK 5, R5W, Plan 40970
12040 Woodhead Road	Lot 3, Sec. 31, BLK 5N, R5W, Plan 16008
12060 Woodhead Road	Lot 4, Sec. 31, BLK 5N, R5W, Plan 16008
12080 Woodhead Road	Lot 5, Sec. 31, BLK 5N, R5W, Plan 16008
12100 Woodhead Road	Lot 6, Sec. 31, BLK5N, R5W, Plan 16008
12160 Woodhead Road	Lot 55, Sec. 31, BLK5N, R5W, Plan 38380

under the provisions of the *Municipalities' Enabling and Validating Act, R.S.B.C. 1960, c 261.*

Jeff Day, P. Eng.
Director, Engineering

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

The Engineering Department has approved the design for the extension of sanitary sewers to service 12011 Woodhead Road in support of the redevelopment application for this address.

ANALYSIS

The nearest existing downstream sanitary sewer is located at the back of properties along Woodhead Road immediately to the east of 12120 Woodhead Road, as shown on Figure 1. Staff recommend that this existing sewer be extended to the west through the rear lots of those properties also shown on Figure 1 in order to also provide service to those lots. This will require a utility right-of-way on private property and the required locations and extents are shown on Figure 2.

Under Section 100A of the *Municipalities' Enabling and Validating Act*, the City has the right to place and maintain utilities in rights-of-way on private property within 3.0 m of any property line, without the necessity of negotiating a formal right-of-way agreement. The exception is 12120 Woodhead Road as the City is in the process of negotiating with the owner for a 6.0 m right-of-way.

All of the subject lands are capable of being directly connected to the proposed sanitary sewers, which is a condition of the *Act*. The property owners affected by this proposal have been contacted by letter dated March 21, 2000, and no adverse comments were received. The City must reinstate any private improvements disturbed during construction at no cost to the homeowner.

The *Act* requires a resolution of Council authorizing the acquisition of the right-of-way. This report seeks that approval.

FINANCIAL IMPACT

The City will cost share with developer for sanitary sewer installation.

George Liew, C.Tech.
Engineering Technician - Sanitary Sewer

GL:kdI

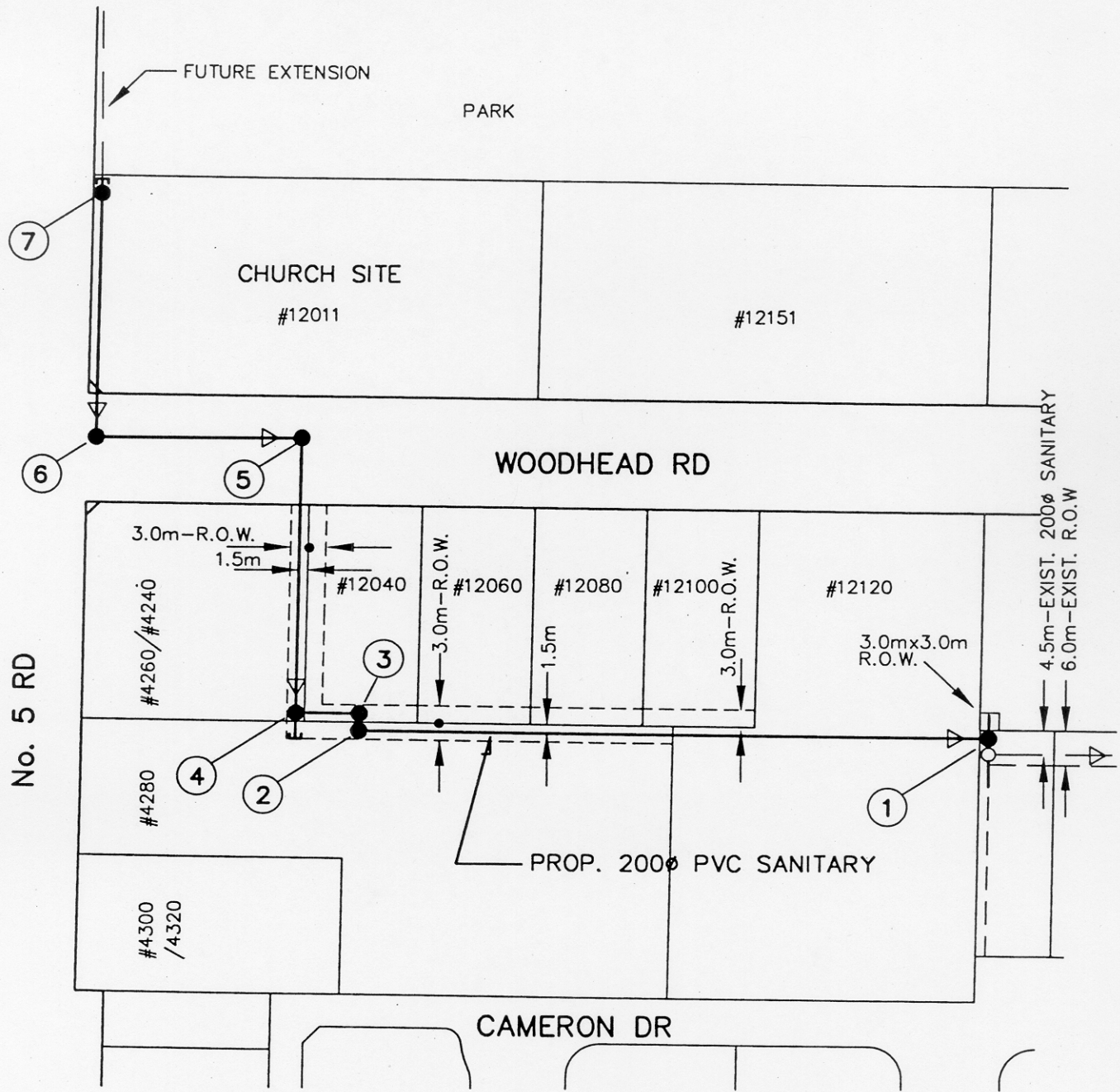


FIG. 1

City of Richmond

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: 297 SANITARY SEWER EXTENSION AT WOODHEAD RD & No. 5 RD		
DESIGN: GL	DWG. No. WDHDs	
DRAWN: FC	SCALE: N.T.S.	DATE: May 03, 00
CHECKED:	SEC. No.: 31-5-5	SHT. No : 1 OF 1
ENGINEER:		



No. 5 RD

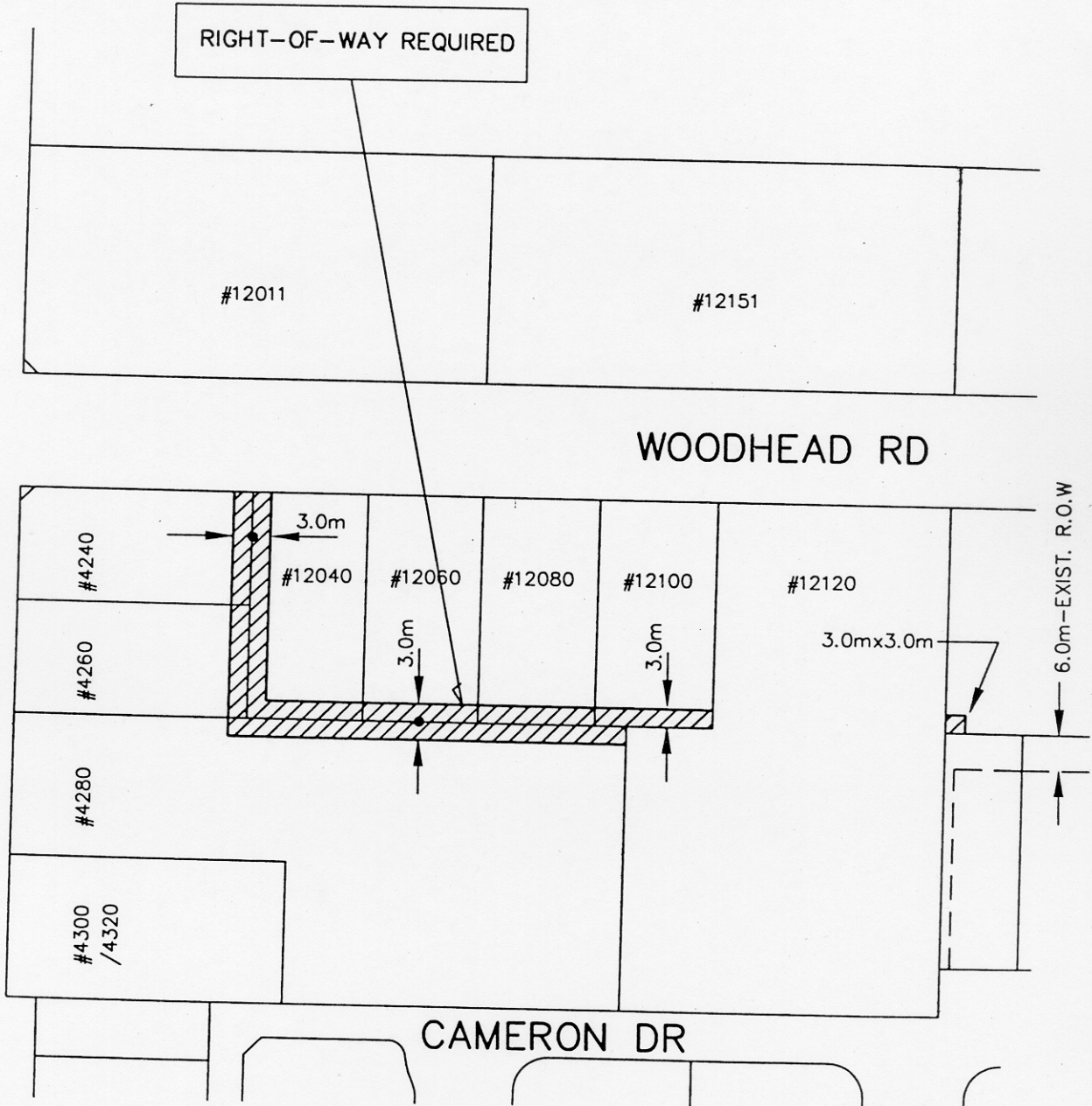


FIG. 2

City of Richmond

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: RIGHT-OF-WAY REQUIRED AT
298 WOODHEAD RD @ No. 5 RD

DESIGN: GL

DRAWN: FC

CHECKED:

ENGINEER:

DWG. No. R-WDHdb

SCALE: N.T.S.

SEC. No.: 31-5-5

DATE: MAR. 7, 00

SHT. No : 1 OF 1