



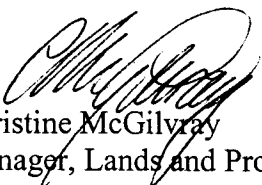
## City of Richmond

## Report to Committee

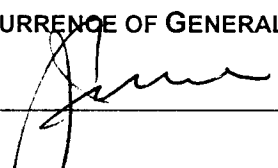
**To:** General Purposes Committee  
**From:** Christine McGilvray  
Manager, Lands and Property  
**Date:** June 1, 2002  
**File:** 8060-20  
**Re:** Road Exchange Bylaw No. 7393  
Subdivision of Lot 117 LMP35075 (Shepherd Drive)

### Staff Recommendation

That Road Exchange Bylaw 7393 be received, and forwarded to Council for first, second and third readings.

  
Christine McGilvray  
Manager, Lands and Property

Att.

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

**Staff Report****Origin**

In April 2000, Westshore Capital Inc. and the City of Richmond entered an agreement concerning the sale and development of City-owned residential lands located at "Odlinwood". Part of the agreement concerned Lot 117 which had initially been created as a potential high density residential site. The agreement gave Westshore the necessary authority to proceed, subject to rezoning, to subdivide Lot 117 into single-family lots, as the market indicated higher preference for these.

Rezoning application RZ 02-203085 is being processed by Urban Development staff, and will be presented at Public Hearing on June 17, 2002. Subdivision Application SD02-203086 has also been received and is being processed by staff in Urban Development, subject to final approval of the rezoning. The creation and reconfiguration of a new road and lane link through the single-family lots, is required as part of the subdivision approval. Road Exchange Bylaw 7393 will accomplish this, and will require final reading and adoption prior to the approval of the subdivision application.

**Findings Of Fact**

The first subdivision plan LMP35075 creating Lot 117 had a north/south lane link along the west property line of the lot. This is not now required, and will be exchanged for an easterly extension of the lane servicing the rear of existing and proposed new single-family lots, terminating at Shepherd Drive on the east (see attached current area plan). The existing north/south lane link will be incorporated into the creation of two new single-family lots, and a new northerly branch of the lane will divert as a "Y" onto Shepherd Drive (see reference plan to accompany road exchange bylaw). The proponent will be required to remove and relocate a existing sanitary sewer, storm sewer and street lighting from the existing lane to the proposed lane.

**Analysis**

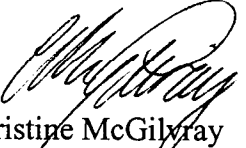
The proposed lane configuration will service the newly created residential lots from the rear as shown on the subdivision plan accompanying Subdivision Application 02-203086 (copy attached). This plan has been reviewed and supported by Engineering and Urban Development staff.

**Financial Impact**

None with respect to the lands exchanged. The new configuration will enable the creation of single-family lots for marketing by Westshore in this 5<sup>th</sup> phase of the agreement between Westshore and the City. Survey costs are borne by Westshore Capital.

### **Conclusion**

In order to finalize the subdivision application to create the single-family lots (subject to rezoning), approval of the road exchange bylaw is required.



Christine McGilvray  
Manager, Lands and Property

SUBDIVISION PLAN OF PART OF SECTION 35 BLOCK 5 NORTH  
RANGE 6 WEST NEW WESTMINSTER DISTRICT  
B.C.G.S. 92G 015

R-02-12680-3-SUBDIVISION

LANDS SUBDIVIDED:

LOT 69 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN LMP35075  
LOT 117 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN LMP35075  
EXCEPT: PARCEL "C" BYLAW PLAN LMP

PARCEL "A" SECTION 35 BLOCK 5 NORTH RANGE 6 WEST  
N.W.D. BYLAW PLAN LMP  
BEING PART OF LANE DEDICATED ON PLAN LMP35075

PARCEL "B" SECTION 35 BLOCK 5 NORTH RANGE 6 WEST  
N.W.D. BYLAW PLAN LMP  
BEING PART OF LANE DEDICATED ON PLAN LMP35075

PARCEL "C" SECTION 35 BLOCK 5 NORTH RANGE 6 WEST  
N.W.D. BYLAW PLAN LMP  
BEING PART OF LOT 117 SECTION 35 BLOCK 5 NORTH  
RANGE 6 WEST N.W.D. PLAN LMP35075

PLAN LMP

REF. No.

Deposited in the Land Title Office  
at New Westminster, B.C.

This day of 20

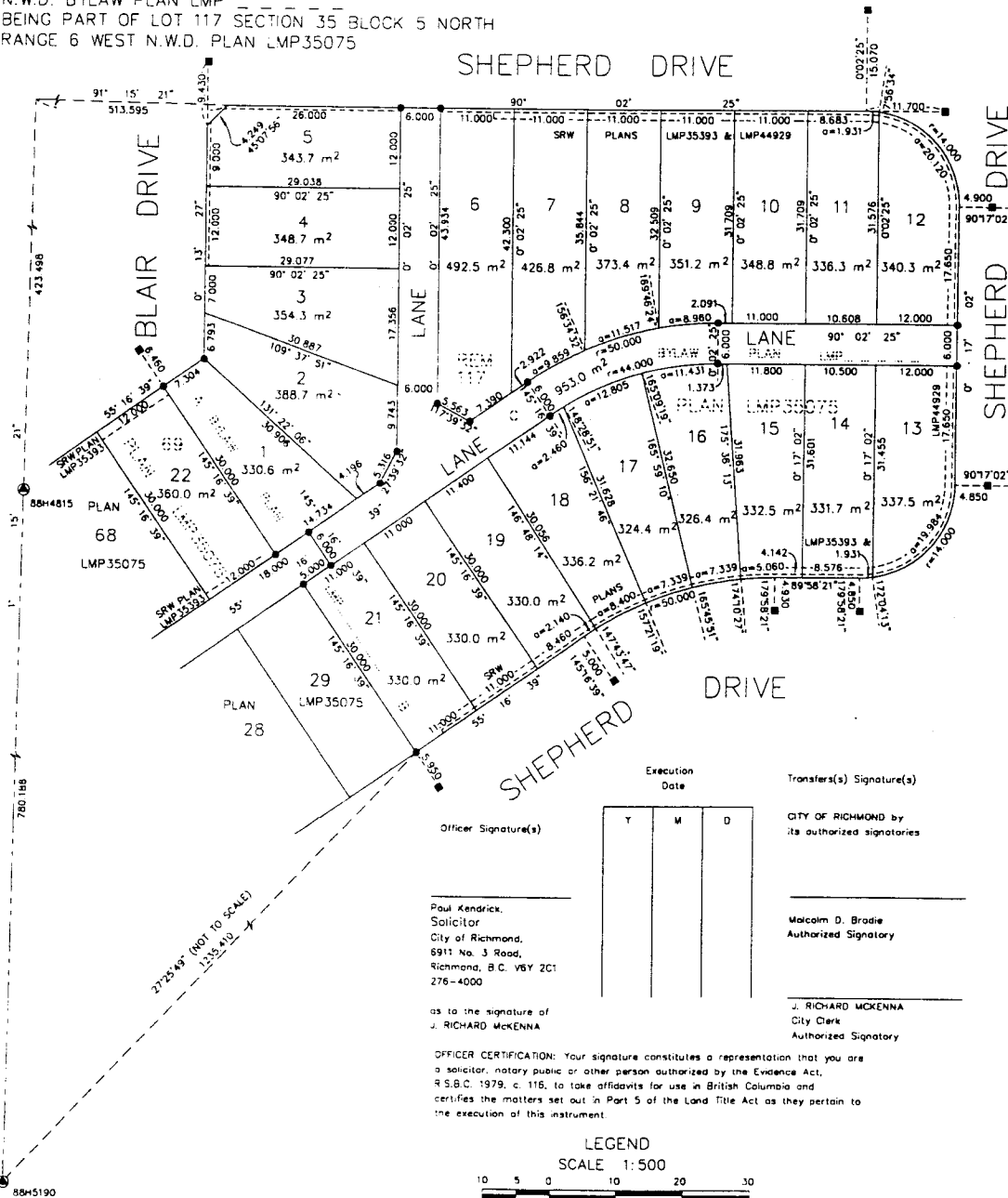
Deputy Registrar

Approved under the Land Title Act

This day of 20

Approving Officer  
City of Richmond

This plan lies within the  
Greater Vancouver Regional District



OWNER

Authorized Signatory

Authorized Signatory

Witness as to both

Occupation of Witness

Address of Witness

BC GAS

Authorized Signatory

Authorized Signatory

Witness as to both

Occupation of Witness

Address of Witness

Execution  
Date

Transfers(s) Signature(s)

Officer Signature(s)

CITY OF RICHMOND by  
its authorized signatories

Malcolm D. Bradie  
Authorized Signatory

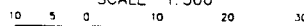
J. RICHARD MCKENNA  
City Clerk  
Authorized Signatory

Paul Kendrick,  
Solicitor  
City of Richmond,  
8911 No. 3 Road,  
Richmond, B.C. V6Y 2C1  
276-4000

as to the signature of  
J. RICHARD MCKENNA

OFFICER CERTIFICATION: Your signature constitutes a representation that you are  
a solicitor, notary public or other person authorized by the Evidence Act,  
R.S.B.C. 1979, c. 116, 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.

LEGEND  
SCALE 1:500



All distances are in metres.

Grid bearings are derived from observations between control monuments  
88H4815 and 88H5190, NAD83 (CGRS) integrated survey area No. 18, Richmond

- Indicates Standard Iron Post Found
- Indicates Standard Iron Post Placed
- Indicates Lead Plug Placed
- Indicates Lead Plug Found

This plan shows ground level measured distances.  
Prior to computation of U.T.M. co-ordinates, multiply  
by mean combined factor 0.9996036

AREA OF LANE DEDICATED ON THIS PLAN IS 953.0 m<sup>2</sup>

MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS

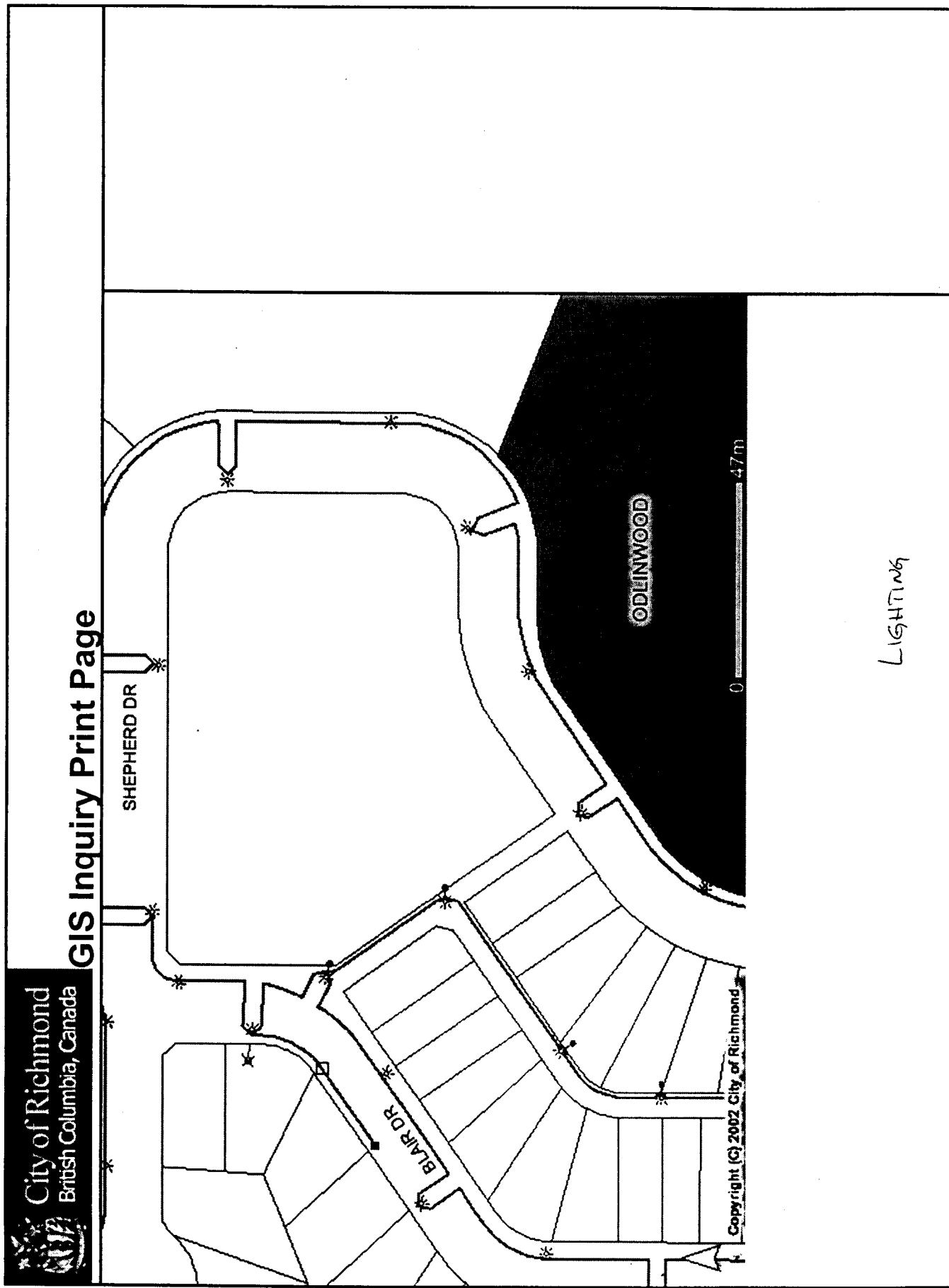
#210 - 8171 Cook Road  
Richmond, B.C.  
V6Y 3T8  
Ph: 604-270-9331  
Fax: 604-270-4137

CADFILE: 12680-3-SUBDIVISION-FLX  
R-02-12680-3-SUBDIVISION

MAY 2, 2002

I, HANS J. TROELSEN, a British Columbia Land Surveyor, of  
the City of Richmond, in British Columbia, certify  
that I was present at and personally superintended the  
survey represented by this plan, and that the survey  
and plan are correct. The survey was completed on  
the day of , 2002.

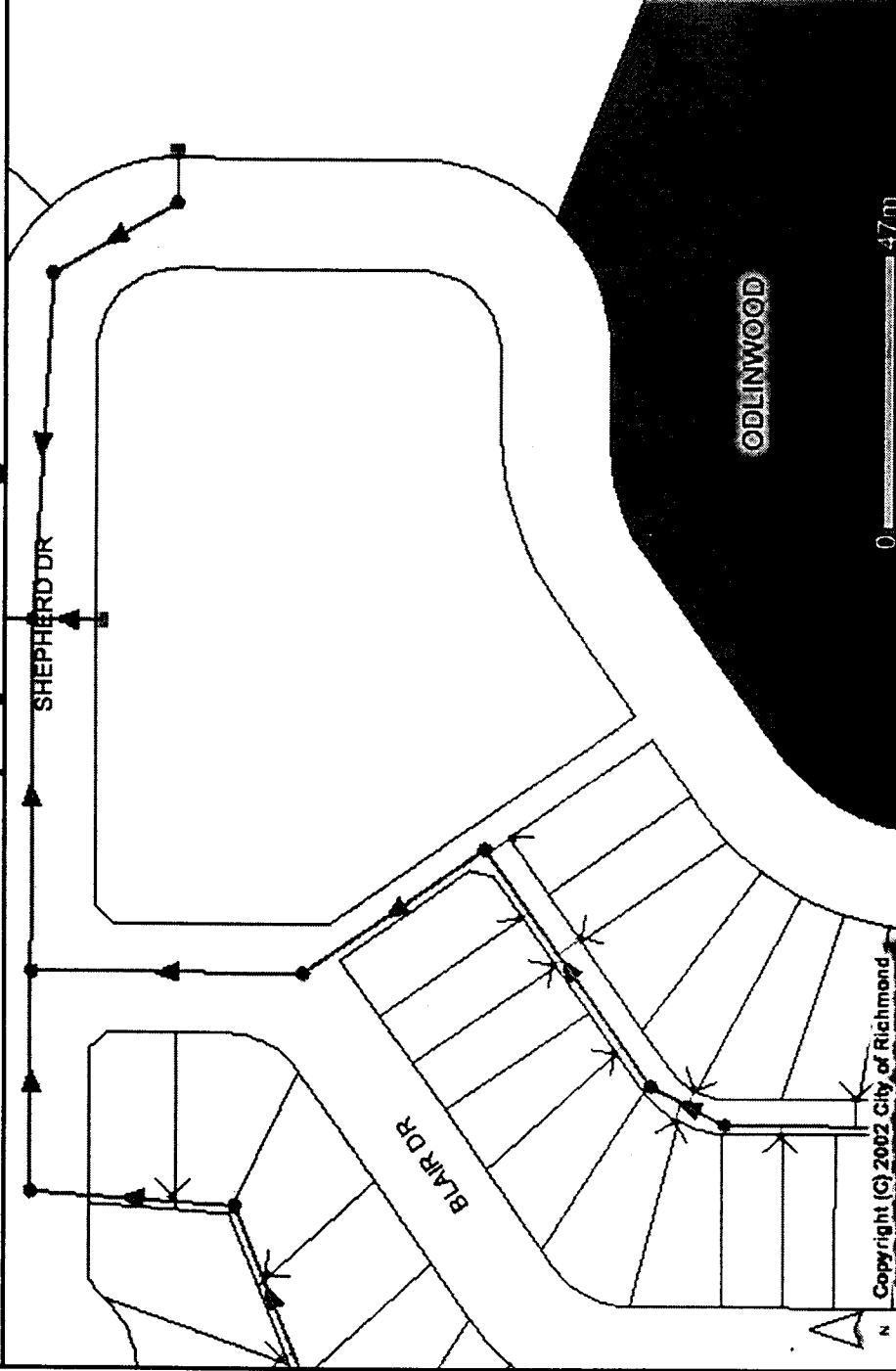
B.C.L.S.



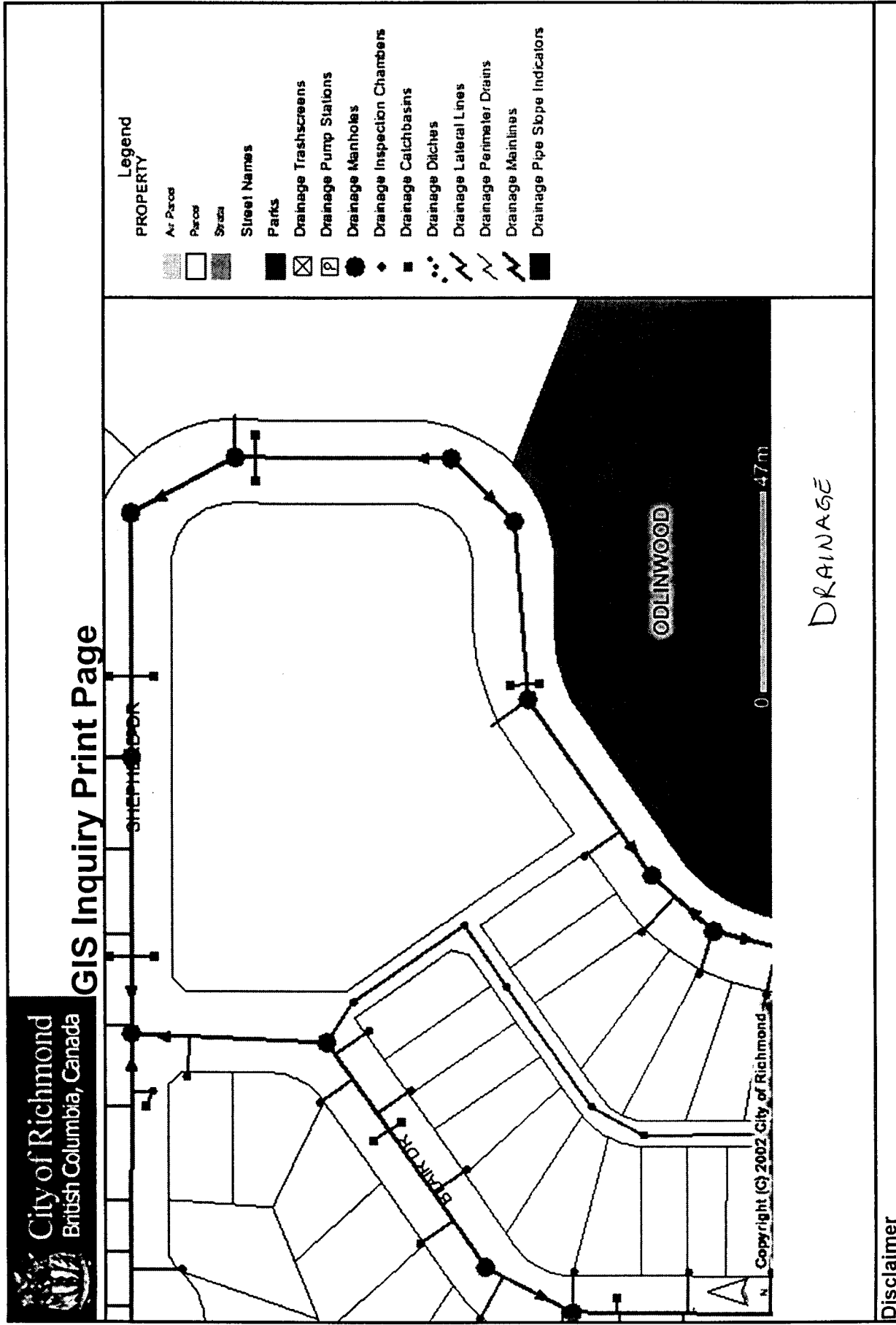
LIGHTING



## GIS Inquiry Print Page



SANITARY





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**A Bylaw to Authorize the Exchange of Certain Portions of a Road 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 nominee.

All and singular that certain parcel of tract of land in the City of Richmond contained in Section 35 Block 5 North Range 6 West dedicated as "lane" on Plan LMP35075 and being more particularly described as Parcels "A" and "B"

as shown on Reference Plan to Accompany Bylaw 7393 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 31st day of May 2002 a paper print of which is attached hereto.

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" and "B" 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 "B" 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 of Richmond, or its nominee, to enter into a Form of Transfer or file 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 "B", the following lands:

Parcel "C" of (PID: 023-897-953) Part of Lot 117 Section 35 Block 5 North Range 6 West New Westminster District Plan LMP35075

as shown on the Reference Plan to Accompany Bylaw No. 7393 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 31<sup>st</sup> day of May 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 lane.
- 6. This Bylaw is cited as **“Road Exchange Bylaw 7393”**.

FIRST READING


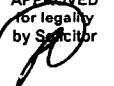
SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED

_____	<div>CITY OF RICHMOND</div> <div>APPROVED for content by originating dept.</div> <div></div> <div>APPROVED for legality by Solicitor</div> <div></div>
_____	
_____	
_____	
_____	

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD EXCHANGE  
 BYLAW NO. 7393 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

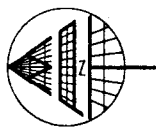
PLAN LMP

REF. NO.

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

Deputy Registrar

This plan lies within the  
 Greater Vancouver Regional District

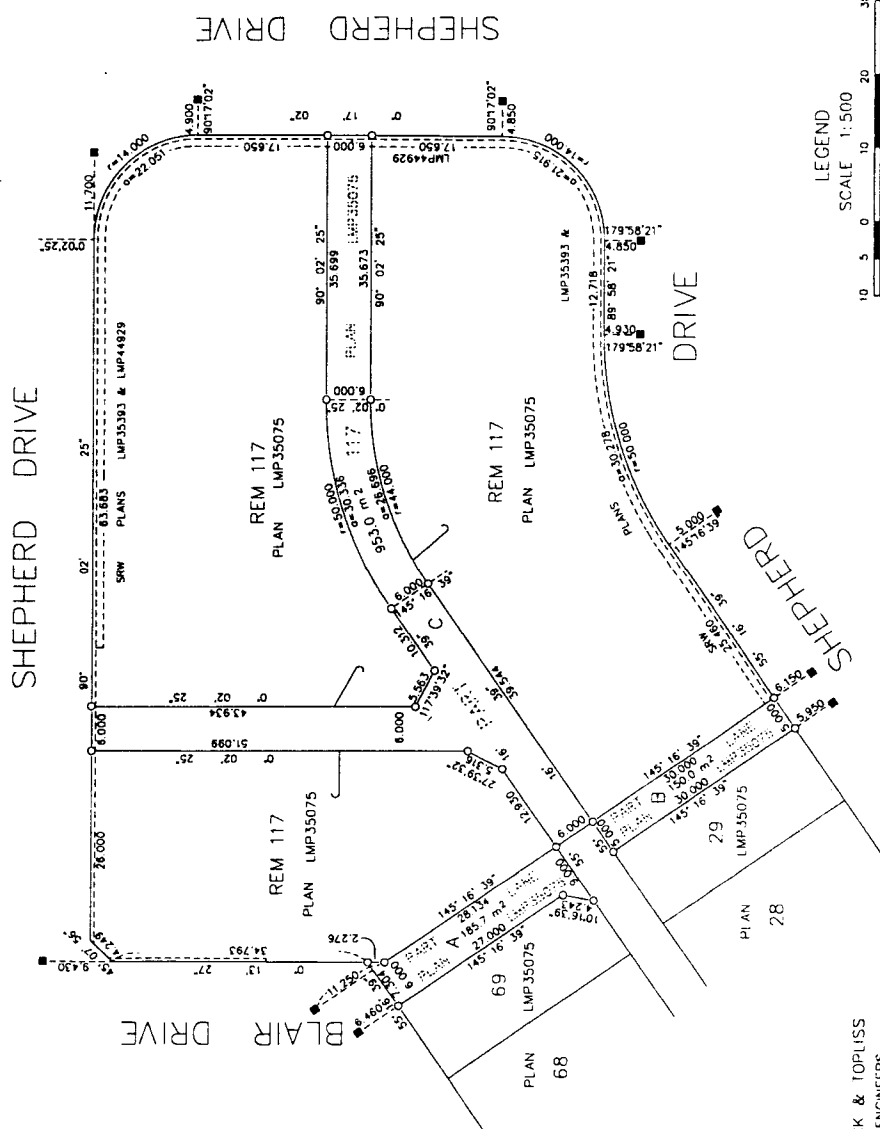


## BOOK OF REFERENCE

## DESCRIPTION

PART OF LOT 117 SECTION 35 BLOCK 5 NORTH  
 RANGE 6 WEST N.W.D. PLAN LMP35075

PARTS OF LANE DEDICATED ON PLAN LMP35075



LEGEND

SCALE 1:500

All distances are in metres.

- Indicates Standard Iron Post Found
- Indicates Standard Iron Post Placed
- Indicates Lead Plug Found

This plan shows ground level measured distances  
 Prior to computation of U.T.M. co-ordinates, multiplied  
 by mean combined factor 0.9998014

MATSON PECK & TOPLISS  
 SURVEYORS & ENGINEERS

Richmond, B.C.  
 V6T 3J8

Ph: 604-270-8131  
 Fax: 604-270-4137

CADFILE: 12680-REFERENCE-FLX

R-02-12680-REFERENCE

Transfer(s) Signature(s)

CITY OF RICHMOND by  
its authorized signatoriesExecution  
Date

Y	M	D
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Officer Signature(s)

Paul Kendrick,  
 Solicitor  
 City of Richmond,  
 6811 No. 3 Road,  
 Richmond, B.C. V6Y 2C1  
 276-4000

as to the signature of  
 J. RICHARD MCKENNA

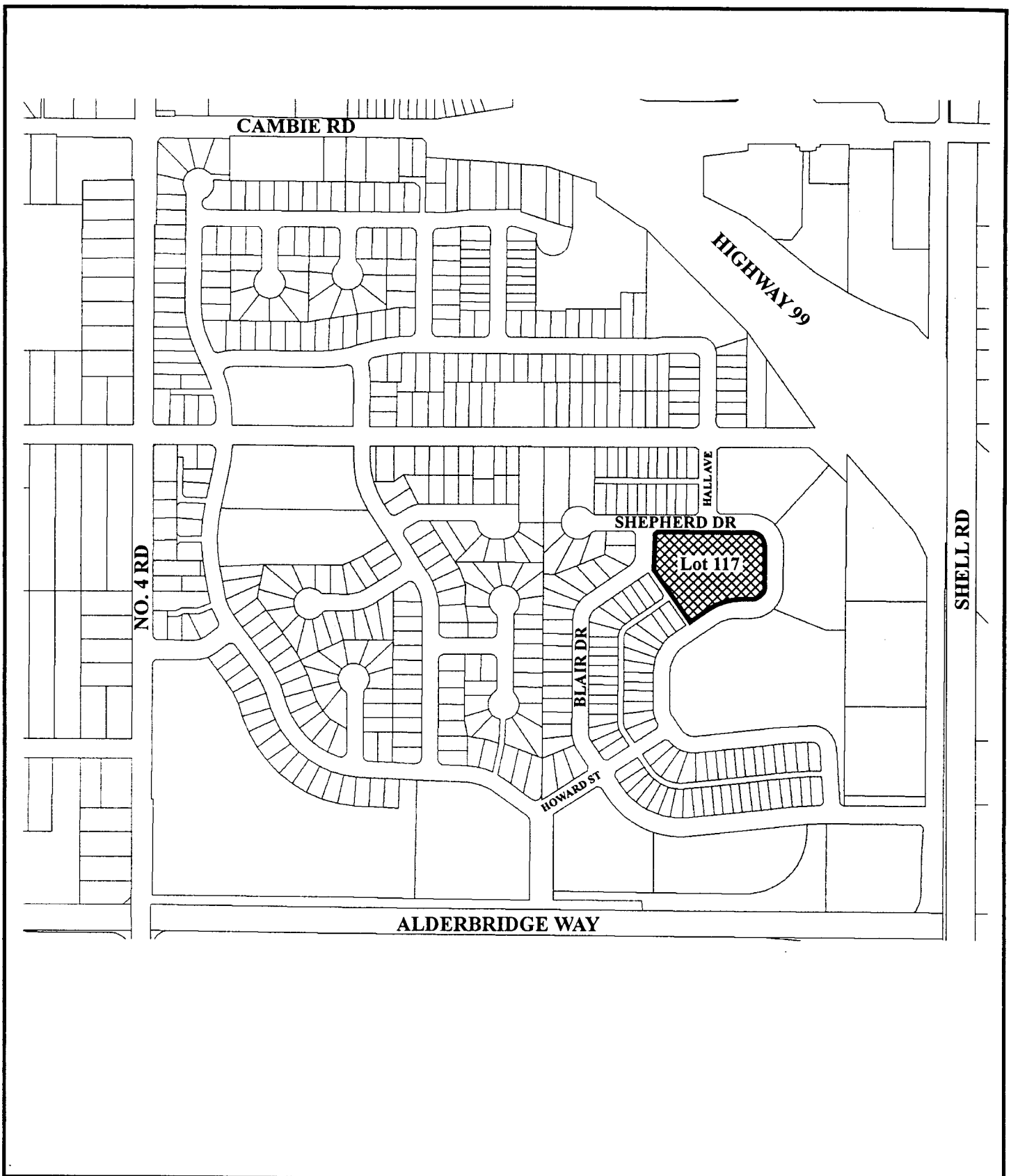
OFFICER CERTIFICATION: Your signature constitutes a representation that you are  
 a solicitor, notary public or other person authorized by the Evidence Act,  
 R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and  
 certifies the matters set out in Part 5 of the Land Title Act as they pertain to  
 the execution of this instrument

Malcolm D. Brodie  
 Authorized Signatory

J. RICHARD MCKENNA  
 City Clerk  
 Authorized Signatory

I, HANS J. TROELSEN, 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 2002.

B.C.L.S.



# Area Context Plan

16

Original Date: 06/05/02

Revision Date:

Note: Dimensions are in METRES