



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: General Purposes Committee

DATE: June 11, 2001

FROM: Christine McGilvray
Manager, Lands and Property

FILE: 8060-20

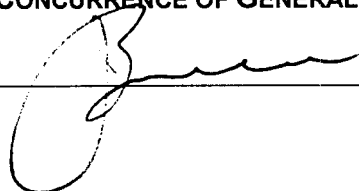
**RE: FRASERWOOD EAST SUBDIVISION- SD00-086734
ROAD EXCHANGE BYLAW 7241**

STAFF RECOMMENDATION

That Road Exchange Bylaw No. 7241 be endorsed and forwarded to Council for introduction and first, second and third readings.


Christine McGilvray
Manager, Lands and Property

Att. 2

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

STAFF REPORT

ORIGIN

Urban Development is processing a subdivision application known as Fraserwood East, in the Queen Road/Hamilton Road area of east Richmond. The development of this industrial subdivision as a business park is contingent upon the developers dedicating and building a new road through the site. Traffic will thus be diverted away from Dyke Road, which is sub-standard and more rural in nature at this location. It is proposed that the northerly half of Hamilton Road, between Queens Road and Dyke Road, will be exchanged for the new road that is to be created.

Road Exchange Bylaw No. 7241 is presented for consideration at this time. It is suggested that fourth reading and final adoption of the bylaw will be delayed until the subdivision is ready for final approval.

FINDINGS OF FACT

Approximately 1696 square metres of Hamilton Road allowance will be closed and consolidated with the adjacent site to the north. A right of way which protects existing utilities and public rights of access will be registered over the closed portion. The City will receive a road dedication (and newly constructed road) totalling 5845 square metres.

ANALYSIS

The remainder half of Hamilton Road will service existing, undeveloped lots to the south. The northerly portion of Hamilton Road will have a right of way registered over it, protecting existing utilities and public access rights. Its physical attributes will not change.

The northerly half of Hamilton Road, when legally consolidated into the development site, will result in a better configuration of lots in this area of the site, which is encumbered by an existing Hydro right of way. The newly created parcel will only have access to and from the new road.

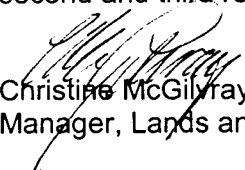
In addition to the road reconfigurations described above, Queen's Road from Hamilton Road south to Dyke Road, is to be constructed and opened to traffic.

FINANCIAL IMPACT

All costs associated with the exchange will be borne by the developer, including preparation of survey plans and registration costs.

CONCLUSION

If Council concurs with the plans for this area, Road Exchange Bylaw 7241 should be given first, second and third readings at this time.


Christine McGilvray
Manager, Lands and Property

CMG:

CITY OF RICHMOND

BYLAW 7241

**A BYLAW TO AUTHORIZE THE EXCHANGE OF A PORTION OF
HAMILTON ROAD FOR OTHER LANDS IN SECTION 1 BLOCK 4
NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT REQUIRED
FOR HIGHWAY PURPOSES**

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 S-511 Holdings Ltd. or its nominee:

All and singular that certain parcel or tract of land in the City of Richmond contained in Section 1 Block 4 North Range 4 West dedicated as Road by plan 3537 and being more particularly described as Parcel "A"

as shown on Reference Plan to Accompany Bylaw 7241 prepared by Johnson C. Tam, B.C.L.S., and certified correct on the 25th day of May 2001.

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 parcel "A" unto S-511 Holdings Ltd. or its nominee, by affixing the seal of the City thereto and attesting to the fact by signing their names.

3. It shall be lawful, pursuant to the said Chapter 323 of the Revised Statutes of British Columbia, 1996, for S-511 Holdings Ltd., 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 Parcel "A", the following lands:

Parcel "B" of (PID: 003-671-925) Lot 5 Except: Firstly: Parcel E (Reference Plan 45213), Secondly: Part on Statutory Right of Way Plan 73153; Thirdly: Part on Plan LMP22495

Parcel "C" of (PID: 003-671-950) Lot 6 Except: Firstly: Parcel E (Reference Plan 45213); Secondly: Part on Statutory Right of Way Plan 73153; Thirdly: Part on Statutory Right of Way Plan 73193; Fourthly: Part on Plan LMP22495

Parcel "D" of (PID: 010-989-463) of Lot 7 Except: Firstly: Parcel E (Reference Plan 45213); Secondly: Part on Statutory Right of Way Plan 73153; Thirdly: Part on Statutory Right of Way Plan 73193; Fourthly: Part Dedicated Road on Plan LMP22395

all in Section 1 Block 4 North Range 4 West New Westminster District and all as shown on Reference Plan to Accompany Bylaw 7241 prepared by Johnson C. Tam, B.C.L.S., and certified correct on the 25th day of May, 2001 a paper print of which is attached hereto,

such land being necessary for the purpose of establishing a roadway within the City of Richmond.

4. The said land so received under Section 4 of this Bylaw shall be and the same is hereby dedicated as a public highway.
5. This Bylaw is cited as **“Road Exchange Bylaw 7241”**.

FIRST READING

SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor

ACTING MAYOR

CITY CLERK

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND
ROAD EXCHANGE BY-LAW () OF PARTS OF

PLAN LMP

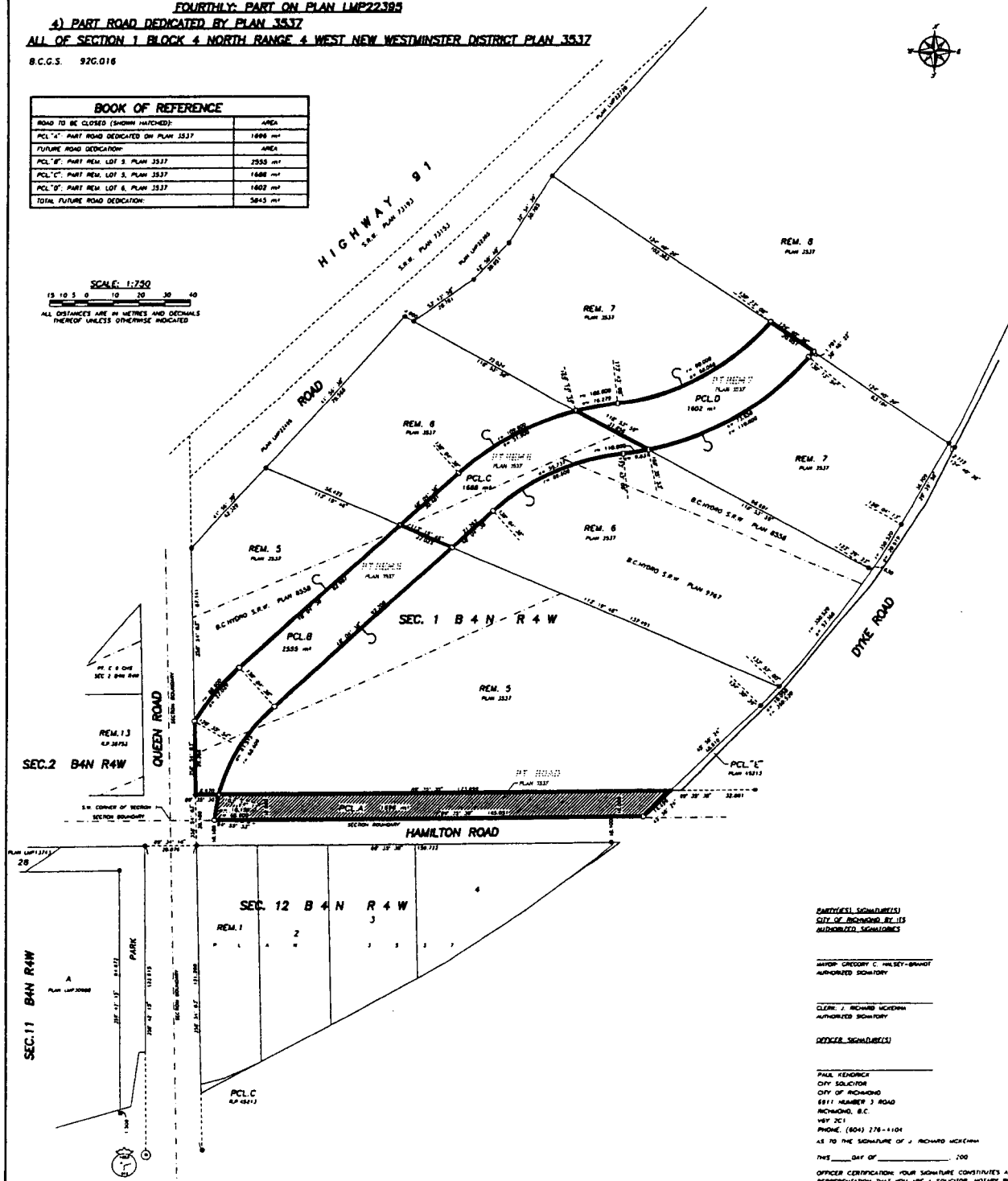
- 1) LOT 5 EXCEPT: FIRSTLY: PARCEL E (REFERENCE PLAN 45213)
SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 73153
THIRDLY: PART ON PLAN LMP22485
- 2) LOT 6 EXCEPT: FIRSTLY: PARCEL E (REFERENCE PLAN 45213)
SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 73153
THIRDLY: PART ON STATUTORY RIGHT OF WAY PLAN 73153
FOURTHLY: PART ON PLAN LMP22485
- 3) LOT 7 EXCEPT: FIRSTLY: PARCEL E (REFERENCE PLAN 45213)
SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 73153
THIRDLY: PART ON STATUTORY RIGHT OF WAY PLAN 73153
FOURTHLY: PART ON PLAN LMP22385
- 4) PART ROAD DEDICATED BY PLAN 3537

ALL OF SECTION 1 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 3537

B.C.G.S. 92G.016

BOOK OF REFERENCE	
ROAD TO BE CLOSED (SHOWN HATCHED):	AREA
PCL "A" PART ROAD DEDICATED ON PLAN 3537	1600 mt
FUTURE ROAD DEDICATION:	AREA
PCL "B" PART REM. LOT 5, PLAN 3537	2555 mt
PCL "C" PART REM. LOT 5, PLAN 3537	1600 mt
PCL "D" PART REM. LOT 6, PLAN 3537	1602 mt
TOTAL FUTURE ROAD DEDICATION:	5645 mt

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



PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND BY ITS
AUTHORIZED SIGNATORY

JAYNE GREGORY C. HALSEY-BROWN
AUTHORIZED SIGNATORY

CLERK: J. RICHARD MCKENNA
AUTHORIZED SIGNATORY

OTHER SIGNATURE(S)

PAUL KENDRICK
CITY SOLICITOR
CITY OF RICHMOND
8911 HANOVER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 278-1104
AS TO THE SIGNATURE OF J. RICHARD MCKENNA
THIS DAY OF 200

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. 1996, C. 126, TO TAKE ATTORNEY'S 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

J. C. Tam and Associates
Canada and B.C. Land Surveyors
115 - 8833 Oak Crescent
Richmond, B.C. V6X 3Z7
Telephone: 714-9928
Fax: 714-9929
E-mail: jctam@stake.net
Job No. 1576
28-11-11, 12
Drawn By: JF

LEGEND:
Standard iron post found
Lead Plug found
Standard iron post placed
Standard Concrete post found
Bearings are referenced and are derived from Plan 45213.
This plan lies within the Greater Vancouver Regional District