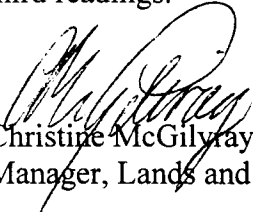




To: Public Works and Transportation Committee      Date: July 11, 2002  
 From: Christine McGilvray      File: 2275-20-046  
        Manager, Lands and Property  
 Re: 9060 Bridgeport Road - Mohawk Gas Station Road Exchange

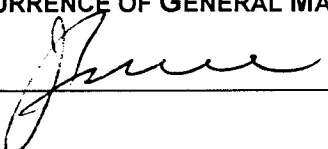
**Staff Recommendation**

That Road Exchange Bylaw 7394 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
Fire Rescue .....	Y <input type="checkbox"/> N <input type="checkbox"/>	
Engineering .....	Y <input type="checkbox"/> N <input type="checkbox"/>	
Budgets .....	Y <input type="checkbox"/> N <input type="checkbox"/>	
Law .....	Y <input type="checkbox"/> N <input type="checkbox"/>	
Development Applications .....	Y <input type="checkbox"/> N <input type="checkbox"/>	
Transportation .....	Y <input type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

The northerly extension of Garden City Road, between Sea Island Way and Bridgeport Road, has been approved by Council, and adopted as a Capital project. In order to construct the road extension, the existing Mohawk Gas Station at 9060 Bridgeport Road has to be relocated to a new site further east. An agreement between the City, the owner of the site (Rupert Holdings Ltd.), and the tenant (Mohawk Oil), has been signed to enable the project to proceed.

The first step has been to relocate an existing gas main from Winnipeg Avenue to a right of way within the City's firehall site at 9100 Bridgeport Road. With the gas main relocated, the next step can be taken to creating a new site for the gas station, and this will be accomplished with a Road Exchange Bylaw.

### Findings Of Fact

Road Exchange Bylaw 7394 will close Winnipeg Avenue to traffic, and enable a new road to be created (the exchange of Parcel "B" for Parcel "A" on the bylaw plan). The old Winnipeg Road allowance will become the easterly half of the new gas station site. The other half of the new site will be formed by the easterly remainder of the existing site (Rem. "A" on the bylaw plan).

The new gas station site will also include a 4 metre wide strip from the firehall site and a 55.8 square metre portion of highways allowance from surplus road allowance to the south. All these portions will be consolidated during the subdivision process.

### Analysis


Adoption of the Bylaw will set the survey scenery for the next step, and enable the subdivision and rezoning applications to proceed.

### Financial Impact

Funds for this project have been approved in the City's Capital budget. \$250,000 was allocated for the first phase (2002).

### Conclusion

Road Exchange Bylaw 7394 will need the approval of Council and first, second and third readings.

  
Christine McGilvray  
Manager, Lands and Property

CMG:



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**A BYLAW TO AUTHORIZE THE EXCHANGE OF CERTAIN PORTIONS  
OF A ROAD FOR OTHER LANDS IN SECTION 27 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 Rupert Holdings Ltd., or its nominee:

*All and singular that certain parcel or tract of land in the City of Richmond contained in Section 27 Block 5 North Range 6 West dedicated as Road on Plan 3382 and being more particularly described as Parcel "B";*

as shown on Reference Plan to Accompany Bylaw 7394 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 14<sup>th</sup> day of June 2002.

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 "B" unto Rupert Holdings Ltd., or its nominee, by affixing the seal of the City thereto and attesting to the fact by signing their names.
3. The said Parcel "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 Rupert Holdings Ltd., or its nominee, to enter into a Form of Transfer 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 "B", the following lands:

*Parcel "A" of (PID: 004-311-761) Parcel "A" (Explanatory Plan 14799) Lot 1 Section 27 Block 5 North Range 6 West New Westminster District Plan 3382*

as shown on Reference Plan to Accompany Bylaw 7394 prepared by Hans J. Troelsen, B.C.L.S., and completed on the 14<sup>th</sup> day of June 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 highway.

6. This Bylaw is cited as "Road Exchange Bylaw 7394".

FIRST READING

SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED

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\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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

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

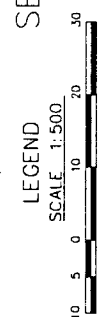
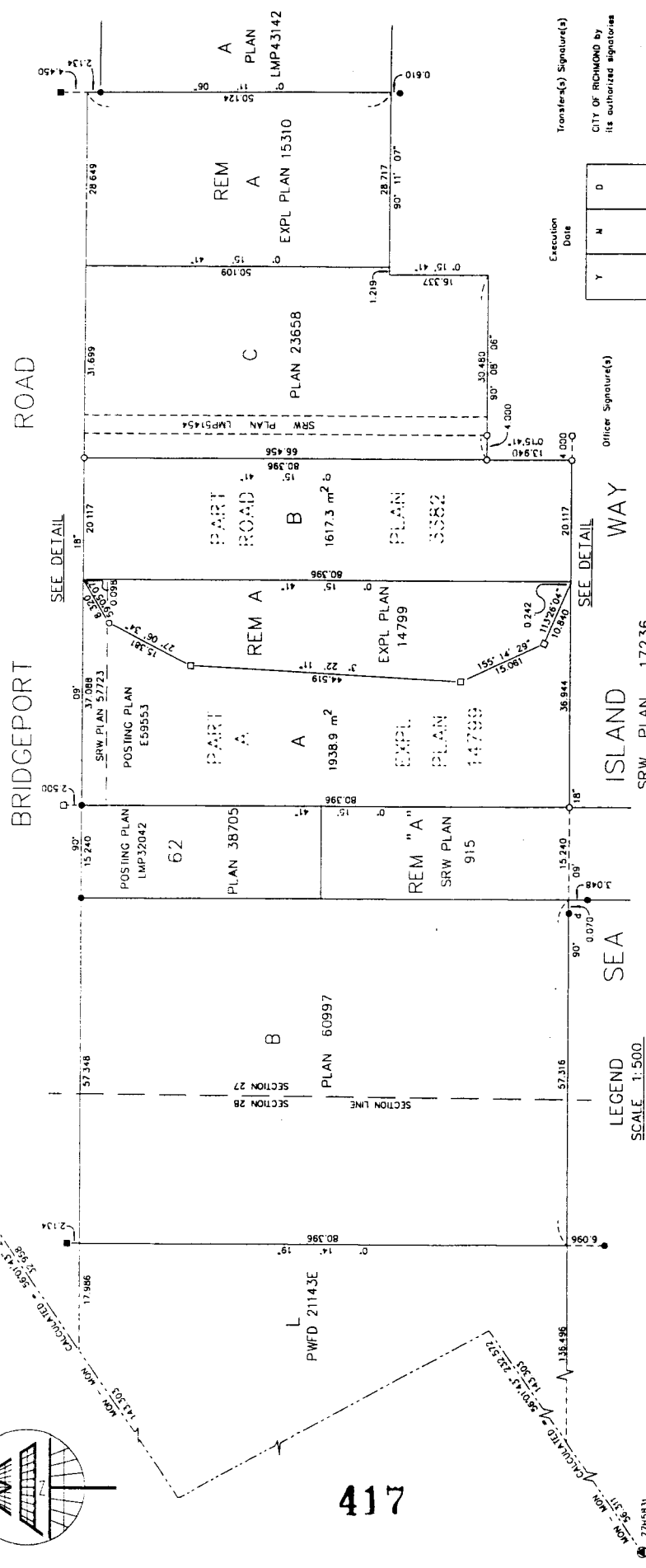
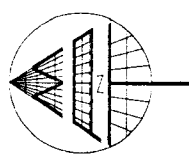
This plan lies within the  
 Greater Vancouver Regional District

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD EXCHANGE  
 BYLAW NO. 7394 OVER PART OF SECTION 27 BLOCK 5 NORTH  
 RANGE 6 WEST NEW WESTMINSTER DISTRICT  
 B.C.G.S. 92G.015  
 PURSUANT TO SECTION 120 LAND TITLE ACT

**BOOK OF REFERENCE**

DESCRIPTION

PART OF PARCEL "A" (EXPLANATORY PLAN 14799) (O.T.I. SECTION 27)  
 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 3382  
 PART OF ROAD DEDICATED ON PLAN 3382



- LEGEND  
 SCALE 1:500  
 All distances are in metres.
- indicates control monument found
  - indicates iron post found
  - indicates iron plug found
  - indicates lead plug found
  - ◇ indicates aluminium
  - ☆ indicates unregistered
- This plan shows ground level measured distances  
 Prior to computation of U.T.M. co-ordinates, multiply  
 by combined factor 0.9998038

Grid bearings are derived from observations between control monuments  
 77H5831 and 77H5831, NAD83 (CGRS) integrated survey area No. 18, Richmond

**MATSON PECK & TOPLISS**  
 SURVEYORS & ENGINEERS  
 8210 - 8171 Cook Road  
 Richmond, B.C.  
 V6V 3J8  
 Ph. 270-9331  
 Fax. 270-4137  
 CADFILE: 13241-RE.FLX

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.

Paul Kendrick,  
 Solicitor  
 City of Richmond,  
 6911 No. 3 Road,  
 Richmond, B.C. V6Y 2C1  
 276-4030  
 as to the signature of  
 J. RICHARD MCKENNA  
 Authorized Signatory

Execution Date  
 Y N D

Transfers(s) Signature(s)  
 CITY OF RICHMOND by  
 its authorized signatories

J. RICHARD MCKENNA  
 City Clerk  
 Authorized Signatory