

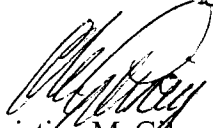


To: General Purposes Committee
From: Christine McGilvray
 Manager, Lands and Property
Re: Road Exchange Bylaw No. 7577 -
 Cambie Road/Odlin Crescent

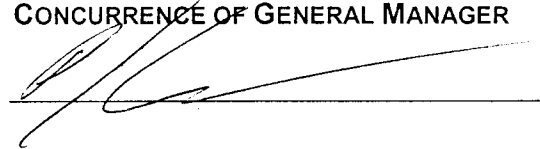
Date: August 11, 2003
File: 8060-20

Staff Recommendation

That Road Exchange Bylaw 7577 be introduced and given first, second and third readings.


 Christine McGilvray
 Manager, Lands and Property
 (4005)

Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	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"/>	

Staff Report

Origin

The owners of 8580 Cambie Road (MB 628 Ventures Ltd.) first approached the City in 1997 with a proposal to exchange surplus road right of way at the south end of the subject property for an equal area for a new north/south road, running along the west side of the property. At that time, the owner was proposing a rezoning of the site from Business Park Industrial (I-3) to a CD zone to permit commercial uses on the site. The rezoning scheme was subsequently withdrawn, and the owner decided to proceed to develop the site under with the existing zoning in place. This triggered a development permitting process. During this process, City staff have continued to propose the original road exchange for the site. A Road Exchange bylaw is required to effect this.

Findings Of Fact

The area of road to be closed from Odlin Crescent is an odd shaped portion which does not detract in any way from the required 20 metre road width of Odlin Crescent, running in an east/west direction along the southerly property line of the subject site. This road closure will add 1129 square metres to the area of the subject parcel.

The new road dedication to be made in exchange will deduct the same area off the west side of the subject parcel, and provide for a future north/south road and an opportunity for a later connection to Brown Road (to the west).

The new north/south road will not be constructed until Phase II of the building on the subject site is commenced. In the meantime, access to the subject site will be from Odlin Crescent, which will be constructed by the developer.

Analysis

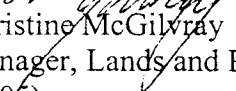
The road exchange is a requirement of the development permit process, requested by the City.

Financial Impact

None. All costs associated with the road exchange, such as surveys and processing of a subdivision/consolidation application and plan, are to be borne by the developer, MB 628 Ventures Ltd.

Conclusion

That the Road Exchange Bylaw 7577 be considered and forwarded to Council for first, second and third readings.


Christine McGilvray
Manager, Lands and Property
(4005)



A Bylaw to Authorize the Exchange of Certain Portions of a Road for Other Lands in Section 33 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 MB 628 VENTURES LTD. (Incorporation No 470390) or nominee:

All and singular that certain parcel or tract of land in the City of Richmond contained in Section 33 Block 5 North Range 6 West dedicated as "road" on Plan 74292 and being more particularly described as Parcel "C" as shown on Reference Plan to Accompany Bylaw 7577 prepared by Warren E. Barnard B.C.L.S. and completed on the 13th day of March, 2003 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 Parcel "C" unto MB 628 VENTURES LTD. (Incorporation No 470390) or its nominee, by affixing the seal of the City thereto and attesting to the fact by signing their names.
3. The said Parcel "C" 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 MB 628 VENTURES LTD. (Incorporation No 470390) 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 Parcel "C" the following lands:

Parcel "C" and Parcel "D" of (PID: 007 282 397) of Lot A Section 33 Block 5 North Range 6 West New Westminster District Plan 74292 as shown on the Reference Plan to Accompany Bylaw No. 7577 prepared by Warren E. Barnard, B.C.L.S. and completed on the 13th day of March; 2003 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. This Bylaw is cited as "**Road Exchange Bylaw 7577**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor 6/17/577 <i>[Signature]</i>

MAYOR

CITY CLERK

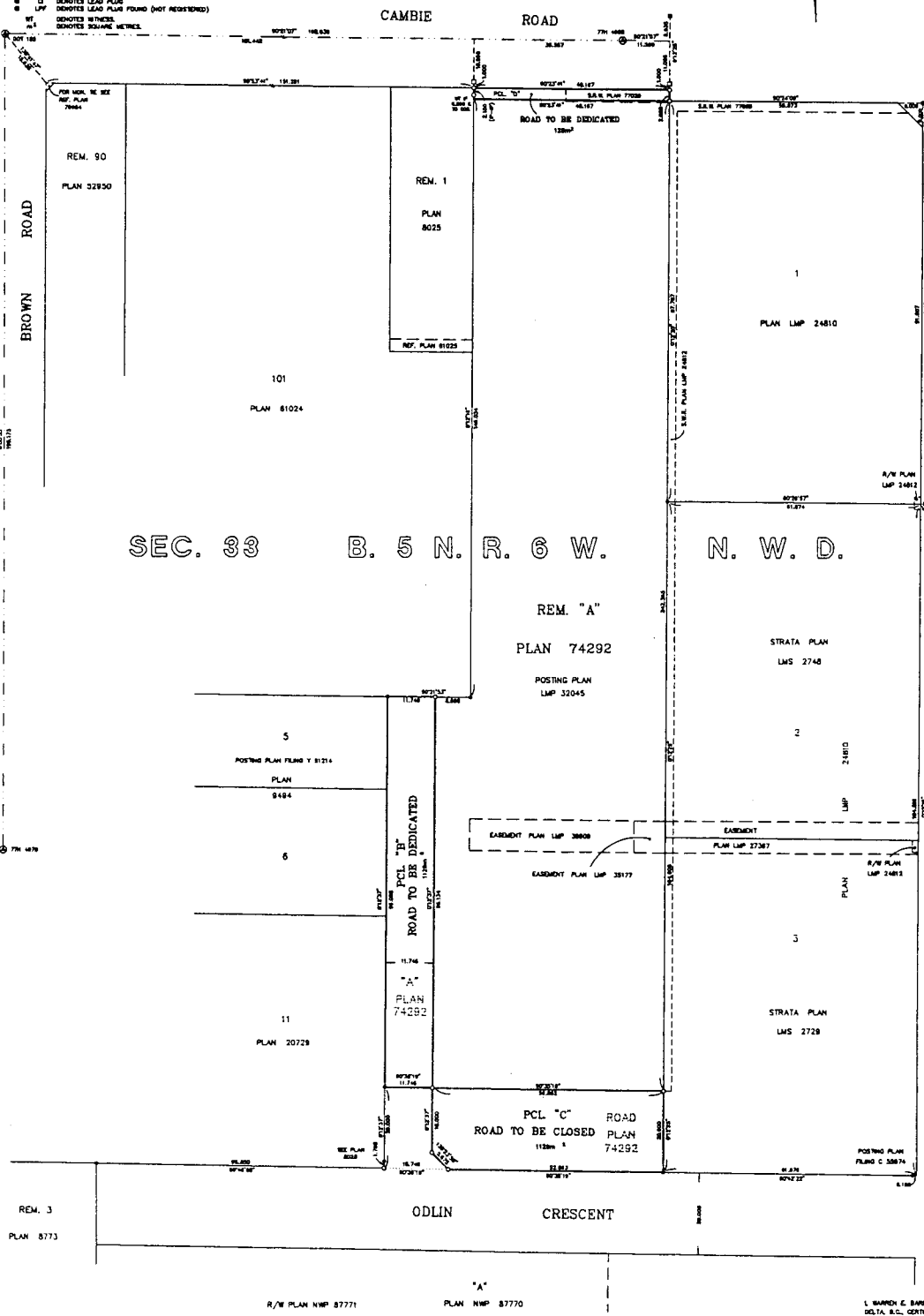
REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND
 ROAD EXCHANGE BY-LAW No. _____
 DEDICATING AS ROAD PORTIONS OF LOT "A", PLAN 74292 AND
 CLOSING A PORTION OF ROAD CREATED BY PLAN 74292, ALL OF
 SECTION 33, BLOCK 5 NORTH, RANGE 6 WEST,
 NEW WESTMINSTER DISTRICT
 PURSUANT TO SECTION 120 OF THE LAND TITLE ACT

PLAN BCP _____
 REF. No. _____
 DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
 THIS _____ DAY OF _____ 2001.

B.C.G.S. 02G.015
 SCALE: 1:500

TABLE OF REFERENCE	
PCL "C" ROAD TO BE CLOSED	1128m ²
PCL "B" ROAD TO BE DEDICATED	1128m ²
PCL "A" ROAD TO BE DEDICATED	1128m ²

LEGEND:
 ALL DISTANCES ARE SHOWN IN METRES.
 THIS PLAN LIES WITHIN REGISTERED SURVEY AREA NO. 18 "BURNHOLM"
 BEARINGS AND DISTANCES ARE DERIVED FROM O.C.M.'S DOT 152 AND 734 4866
 THIS PLAN SHOWS SQUARE LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF
 U.T.M. COORDINATES, MULTIPLY BY A CORRECTION FACTOR OF 0.999 8477966 (43)
ROADS BLANK:
 (C) DENOTES INTEGRATED CONTROL MONUMENT
 (D) DENOTES STANDARD BROW POST
 (L) DENOTES LEAD PLUM
 (L/P) DENOTES LEAD PLUM FOUND (NOT REGISTERED)
 (W) DENOTES WITNESS
 (W/S) DENOTES SQUARE METRES



REGISTERED OWNER
 MELBORN VENTURES LTD. (INC. NO. 170380)
 AUTHORIZED SIGNATORY (SEE A POST HOLE CLEARLY)
 AUTHORIZED SIGNATORY (SEE A POST HOLE CLEARLY)
 WITNESSES (SEE TO BE SIGNATURED WITH A POST HOLE CLEARLY)
 ADDRESS _____
 OCCUPATION _____
 MORTGAGE
 MORGAN BANK OF CANADA
 AUTHORIZED SIGNATORY (SEE A POST HOLE CLEARLY)
 AUTHORIZED SIGNATORY (SEE A POST HOLE CLEARLY)
 WITNESSES (SEE TO BE SIGNATURED WITH A POST HOLE CLEARLY)
 ADDRESS _____
 OCCUPATION _____

CITY OF RICHMOND
 MAYOR _____ (SEE A POST HOLE CLEARLY)
 CLERK _____ (SEE A POST HOLE CLEARLY)
 WITNESSES (SEE TO BE SIGNATURED WITH A POST HOLE CLEARLY)
 ADDRESS _____
 OCCUPATION _____

WATSON & BARNARD
 B.C. LAND SURVEYORS
 1524-56TH STREET
 DELTA, B.C. V4L 2A6
 TEL: 943-3433 FAX: 943-0421

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 CITY OF RICHMOND

I, WARDEN E. BARNARD, A BRITISH COLUMBIA LAND SURVEYOR OF
 DELTA, B.C., 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 _____ 2001.

WARDEN E. BARNARD B.C.L.S.(466)

FILE 10444822
 PLOT: 03/3/21
 MAP: 25-5-8