



City of Richmond

Report to Committee

To: General Purposes Committee
From: Christine McGilvray
Manager, Lands and Property

To General Purposes - Oct 6, 2003
Date: September 19, 2003
File: 8060-20 - 7595

Re: Road Exchange Bylaw No. 7595 - Exchange of an Abandoned Portion of Steveston Highway for Lands on Triangle Road

Staff Recommendation

That Road Exchange Bylaw 7595 be introduced and given first, second and third readings.

Handwritten signature of Christine McGilvray
Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY
ROUTED TO: CONCURRENCE CONCURRENCE OF GENERAL MANAGER
Engineering Y [X] N []
Law Y [X] N []
Development Applications Y [X] N []
Transportation Y [X] N []

Staff Report

Origin

Legacy Parklands Ltd. has made application to rezone and develop its waterfront lands at the easterly end of Steveston Highway. As a condition of approval, City staff have asked for a road exchange affecting lands located away from the site of the rezoning and development applications, to accomplish some road improvements in the area as described below.

Findings Of Fact

Lands held by the proponent at Triangle and No. 6 Road are to be dedicated to road for the purposes of widening the corner on the south-east side of the intersection to make it safer for trucks making the turn from No. 6 Road onto Triangle (and visa versa). The proponent has agreed to this if an amount of land from an abandoned portion of Steveston Highway is returned to his ownership at a different location (13750 Steveston Highway).

The proponent's parcel at 13750 Steveston Highway currently has legal road frontage onto an abandoned portion of Steveston Highway, but no physical access. The exchange will provide the means of future physical access onto the travelled portion of Steveston Highway

Analysis

The exchange is a requirement of the Urban Development Planning and Transportation staff. The City will receive a 560.7 square metre area of land at No. 6 Road and Triangle Road, in exchange for a 347.5 square metre portion of the old Steveston Highway road allowance west of No. 6 Road, laying south of the adjacent land at 13750 Steveston Highway (Parcel "K"), plus a 213.2 square metre portion of the City-owned remainder Lot "L" which lays between the old abandoned Steveston Highway and the newly construction portion of Highway. The two areas together will equal the exchange portion at Triangle and No. 6 Road.

The portion of land from the City's remainder Lot "L" is not shown on the Road Exchange plan because it is fee simple titled land owned by the City as opposed to "road". That portion is shown on the subdivision plan (of which a reduced copy is also attached for clarity). The deposit of the subdivision plan will effect the transfer of the 213.2 square metres from the remainder Lot "L".

While it is not clear from the surveys, the two areas noted above will bring the physical access from 13750 Steveston Highway south property line to the travelled portion of the new Steveston Highway.

Financial Impact

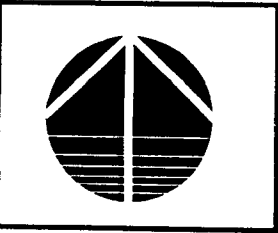
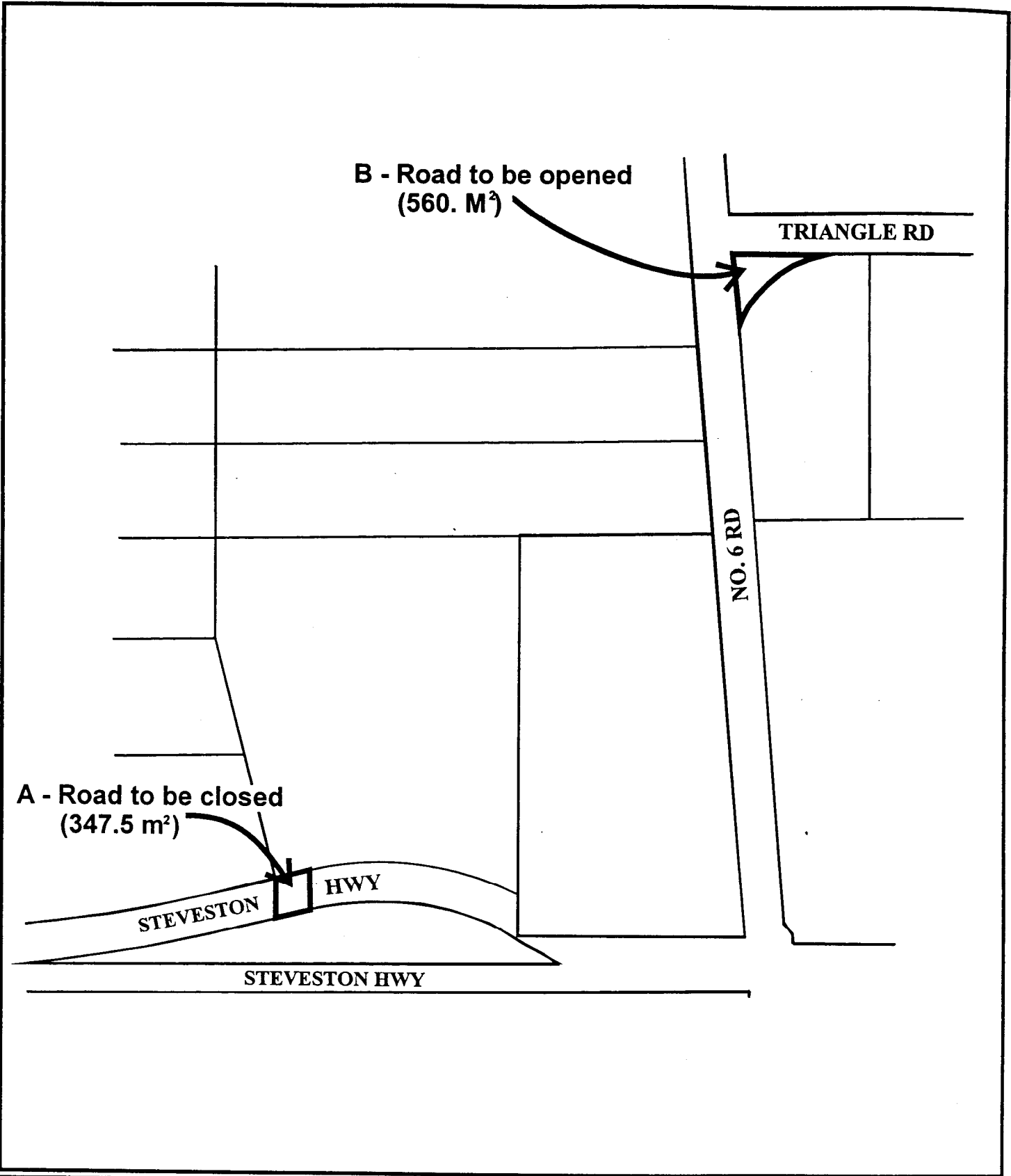
None. This exchange is a requirement of rezoning, and the proponent will bear the costs of survey preparation and registration.

Conclusion

In order to accomplish the required exchange, and fulfill the rezoning requirements, Council consideration and approval of the Road Exchange Bylaw 7595 is required.

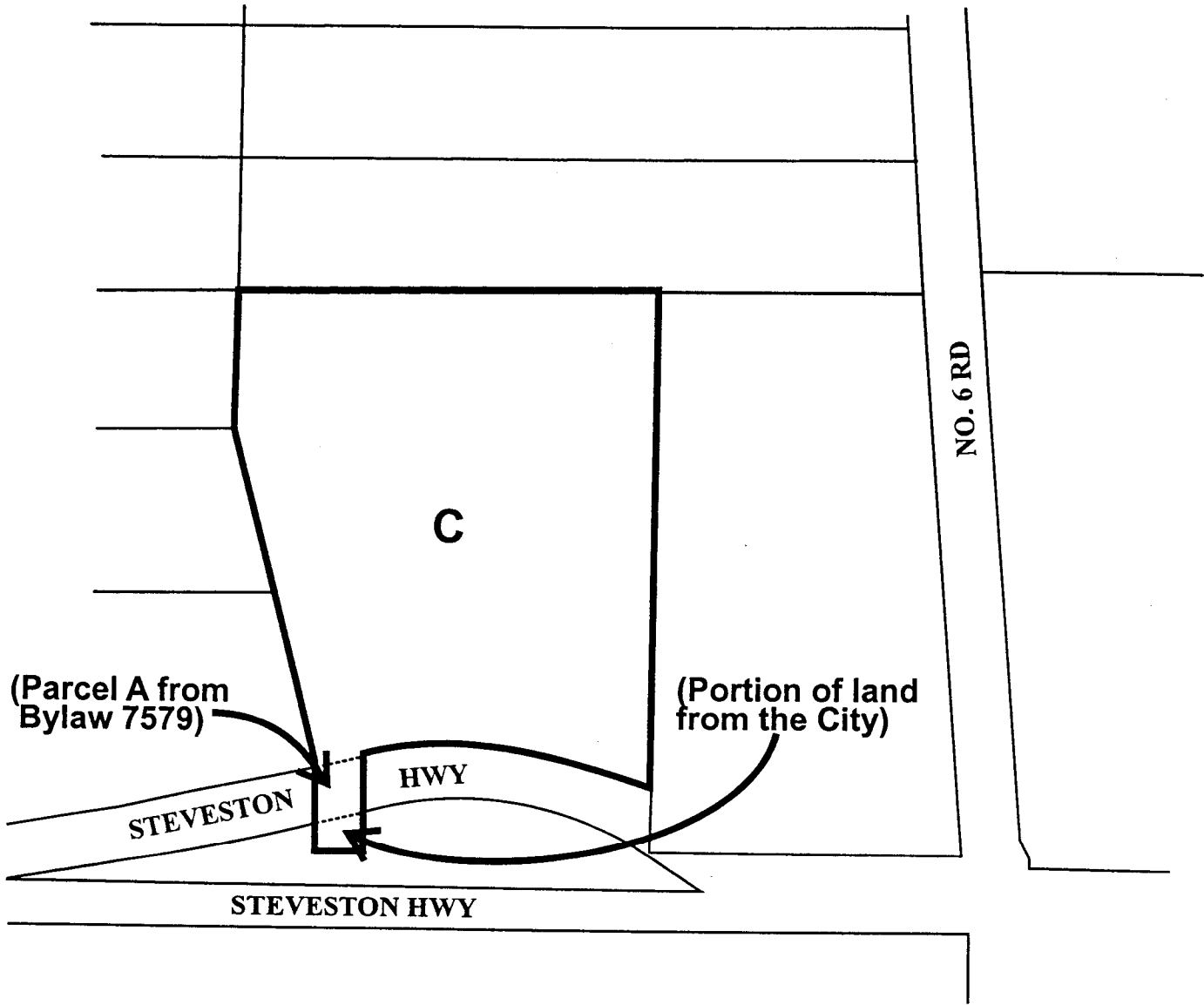


Christine McGilvray
Manager, Lands and Property
(4005)



Road Exchange
 Bylaw 7579
 (Triangle Rd/Steveston Hwy)

Adopted Date: 10/06/03
 Amended Date:
 Note: Dimensions are in METRES



Final outcome of
 Road Exchange
 Bylaw 7579
 (Triangle Rd/Steveston Hwy)

Adopted Date: 10/06/03

Amended Date:

Note: Dimensions are in METRES



**A BYLAW TO AUTHORIZE THE EXCHANGE OF CERTAIN PORTIONS
OF A ROAD FOR OTHER LAND IN SECTIONS 32 AND 33 BLOCK 4
NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT (STEVESTON
HIGHWAY AND TRIANGLE ROAD)**

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 Riverport Business Park Inc. or nominee:

All and singular that certain parcel or tract of land in the City of Richmond contained in Section 32 Block 4 North Range 5 West New Westminster District dedicated as "road" on Plan 17473 and being more particularly described as Parcel "A" as shown on Reference Plan to Accompany Bylaw 7595 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 3rd day of October, 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 "A" 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. 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 Parcel "A" the following lands:

Parcel "B" of (PID: 023-510-684) of Lot 1 Section 33 Block 4 North Range 5 West New Westminster District Plan LMP29486 as shown on the Reference Plan to Accompany Bylaw 7595 prepared by Hans J. Troelsen, B.C.L.S. and completed on the 3rd day of October, 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.

4. This Bylaw is cited as "Road Exchange Bylaw 7595".

FIRST READING

SECOND READING

DULY ADVERTISED ON

DULY ADVERTISED ON

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK

SUBDIVISION PLAN OF PART OF SECTION 32 BLOCK 4 NORTH RANGE 5 WEST AND PART OF SECTION 33 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT

R-03-13147-SUBDIVISION

B.C.G.S. 926.015

PLAN BCP

REF. No. _____

REGISTERED AT 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

LANDS SUBDIVIDED

PART OF LOT "L" EXCEPT PART SUBDIVIDED BY PLAN 26128,
SECTION 32 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN 17473

LOT "K" SECTION 32 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN 17473

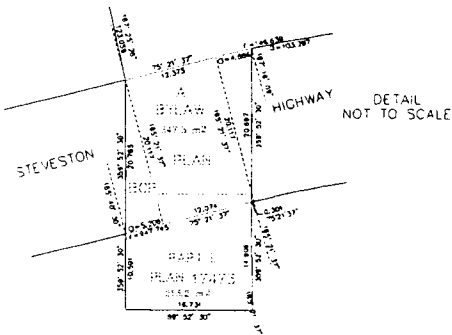
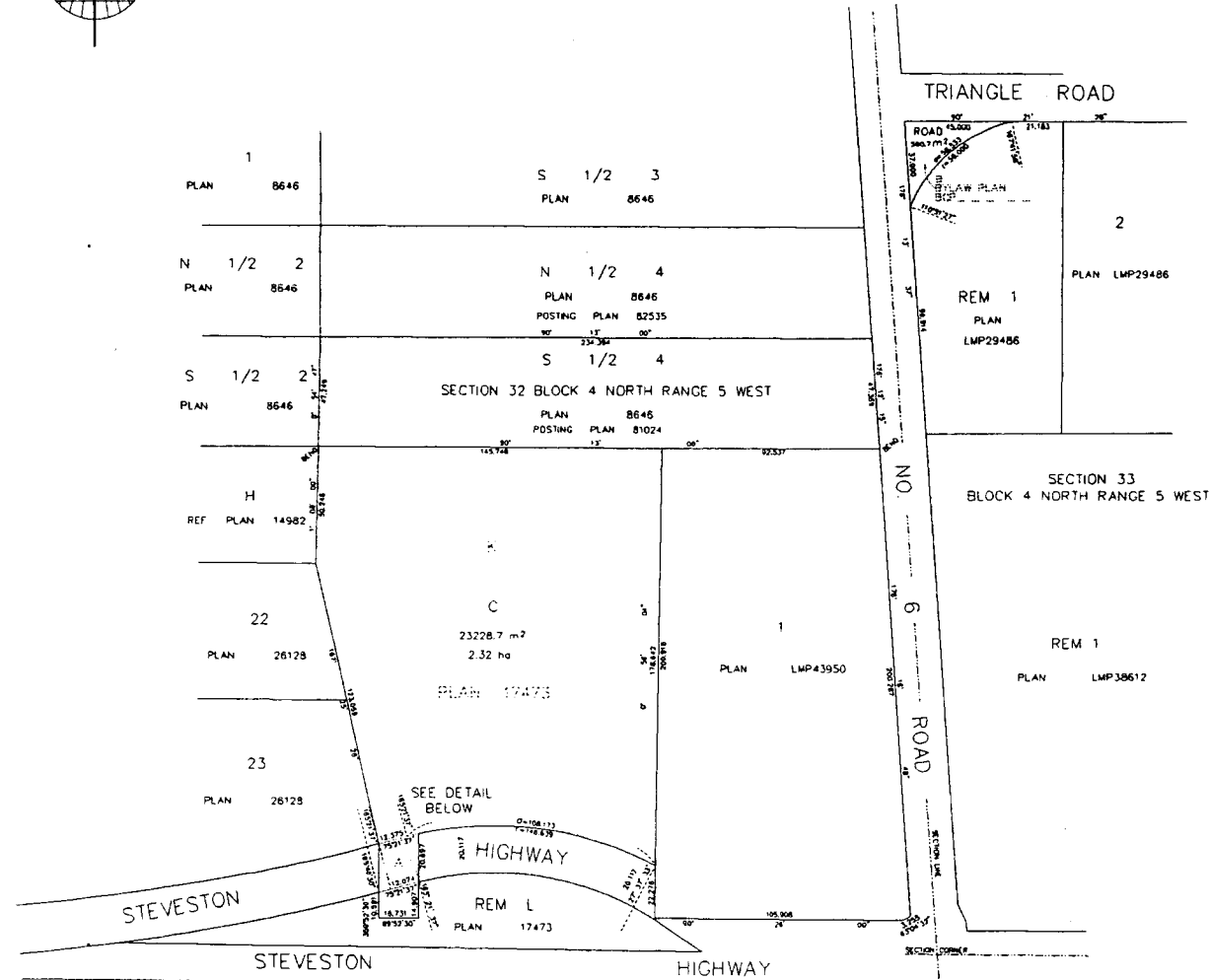
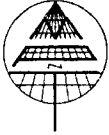
PARCEL A BYLAW PLAN BCP _____ BEING PART OF ROAD DEDICATED ON PLAN 17473

PARCEL B BYLAW PLAN BCP _____ BEING PART OF LOT 1 SECTION 33
BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP29486

EXECUTION DATE	TRANSFER(S) SIGNATURE(S)
Y M D	CITY OF RICHMOND BY ITS AUTHORIZED SIGNATURES
	MALCOLM D. BROAD, AUTHORIZED SIGNATORY
	J. RICHARD MOERHA, CITY CLERK, AUTHORIZED SIGNATORY

AS TO THE SIGNATURE OF J. RICHARD MOERHA

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. 1976, 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.



HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

BLUEBERRY BUSINESS PARK INC., B.C. CO. 240361

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

I, MANS J. THOLESEN, 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 FIELD SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 20__.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILLED UNDER # _____ ON THE _____ DAY OF _____ 20__.

MATSON PECK & TOPPUS
SURVEYORS & ENGINEERS
2710 - 87th ROAD
RICHMOND, B.C.
V6V 3T8
PH: 874-270-8331
FAX: 874-270-4137

LEGEND
SCALE 1:1000

ALL DISTANCES ARE IN METRES

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN LMP43950

- INDICATES STANDARD IRON PEG FOUND
- INDICATES STANDARD IRON PEG PLACED
- INDICATES LEAD PLUG FOUND
- INDICATES LEAD PLUG PLACED

99

AREA OF ROAD DEDICATED ON THIS PLAN IS 560.7 m²

B.C.L.S.