



City of Richmond

Report to Committee

To Council - Feb 13, 2006

To General Purposes - Feb 6, 2006

To: General Purposes Committee
From: Christine McGilvray
Manager, Lands and Property
Re: **Approval of Rights of Way for:**
(1) Greater Vancouver Water District;
(2) BC Hydro

Date: January 3, 2006

File: 06-2285-30-112
06-2285-30-113

Staff Recommendation

That Council approve:

- (1) a right of way in favour of Greater Vancouver Water District over portions of 8111 Nelson Road (Lot 1) and 7991 Nelson Road (Lot 25); and
- (2) an unregistered agreement with BC Hydro to reinstate rights previously registered over 12408 Vickers Way (Bridgeport Industrial Park);

and that staff be authorized to take all necessary steps to finalize the matters, including advertising.

Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER (Acting)	
Engineering	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	<i>[Signature]</i>
Roads & Dykes	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
Law	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
Parks Design, Construction & Programs..	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	NO
		<i>DW</i>		<i>[Signature]</i>	<input type="checkbox"/>

Staff Report

Origin

City staff have been requested to rectify two right of way issues for Greater Vancouver Water District and for BC Hydro, for which Council approval is required.

Findings Of Fact

1. GVWD.

In 2005, the City acquired some property dedicated through a rezoning and subdivision application at the south end of Nelson Road. The Greater Vancouver Water District has had a water main in the lands since 1979, which was not protected by a right of way.

Due to some complications during the rezoning and subdivision process, it was agreed between the affected parties (the City, the Fraser River Port Authority and the previous owners of the land) that the processing of a right of way to protect this regional water main would be handled at a later date, once the City became owner of the affected land. The GVWD will bear all costs of survey, documentation preparation and registration, and advertising.

The right of way area to be registered is shown cross-hatched on Attachment 1.

2. BC Hydro.

In 1958, BC Hydro acquired a statutory right of way over privately owned industrial property in the No. 5 Road/Bridgeport Road area. In 1965, the lands were subdivided with a portion of the lands being dedicated as "park" during that process. BC Hydro was not given the opportunity to review the subdivision plan. Accordingly, when the park dedication was registered (civic address 12408 Vickers Way), its title was eliminated and the Hydro works in place (a transmission line) were left unprotected. Had BC Hydro been given the opportunity to review the subdivision plan, it would have requested that the lands remained titled in order to retain the right of way charge.

BC Hydro has requested protection for its rights within what is now called Bridgeport Industrial Park (shown outlined in bold on Attachment 2), by entering an unregistered agreement with the City of Richmond.

Analysis

1. GVWD.

Engineering and Urban Development staff reviewed the matter and support the GVWD request for a right of way over a portion of 8111 Nelson Road (2016 sq. metres in area) and 7991 Nelson Road (160.6 square metres), per Attachment 1.

The waterfront lands, which were dedicated to the City, are ultimately for public access to the waterfront but currently undeveloped.

2. BC Hydro.

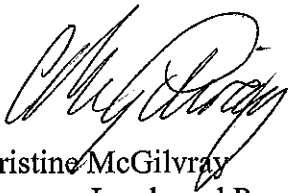
BC Hydro already has two unregistered right of way agreements in place with the City, covering works in Steveston Community Park and Mitchell Island Park. The agreement has the same wording and content as a standard statutory right of way, but will not be registered at Land Titles Office.

Financial Impact

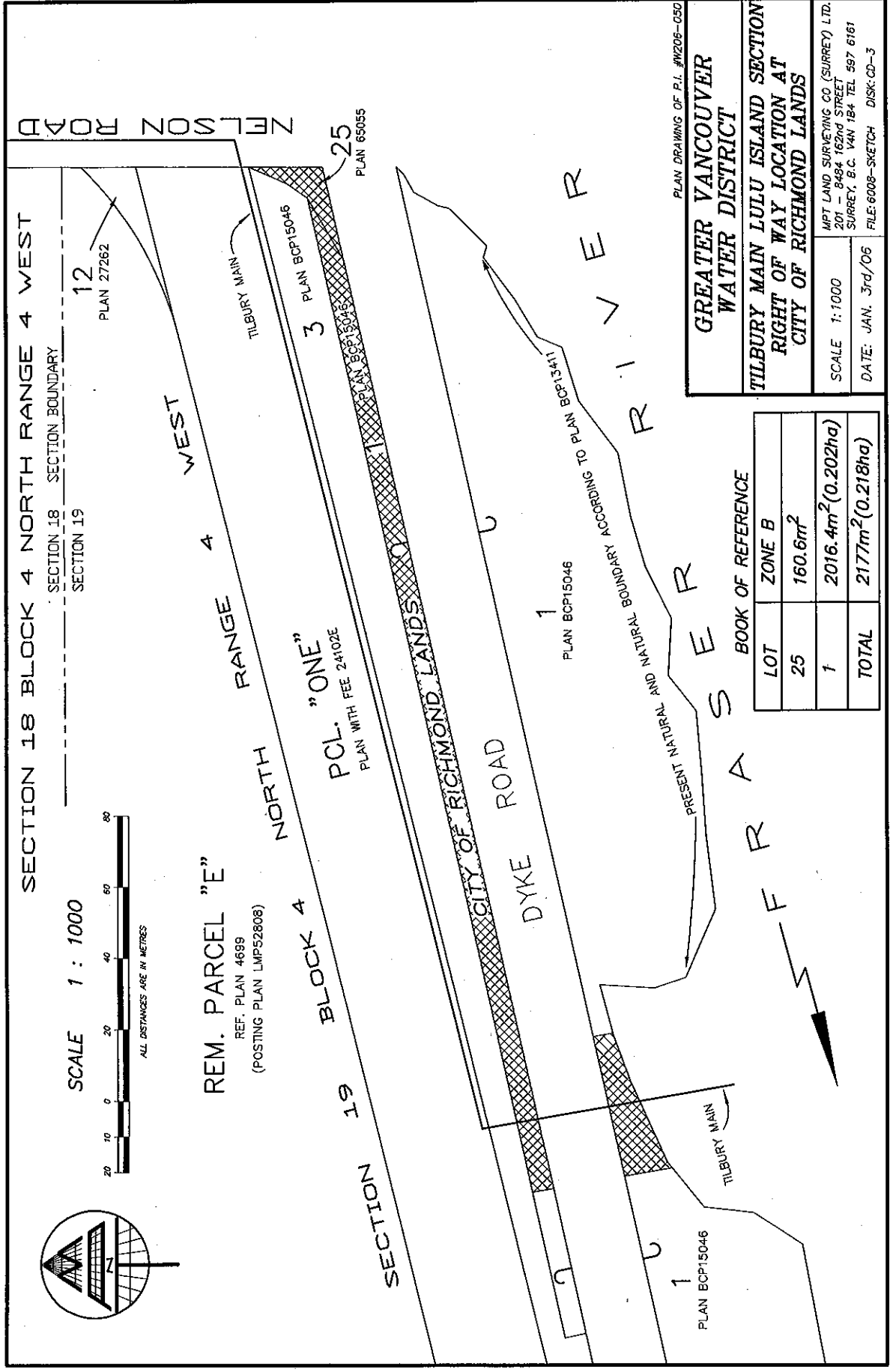
All costs incurred by the two transactions outlined in this report, including advertising, will be borne by the proponents (GVWD and BC Hydro).

Conclusion

In order to correct the situations described above, Council approval is required to grant the right of way and enter into the unregistered right of way agreement so that staff can finalize the matters.



Christine McGilvray
Manager, Lands and Property
(4005)



PLAN DRAWING OF P.L. #W206-050

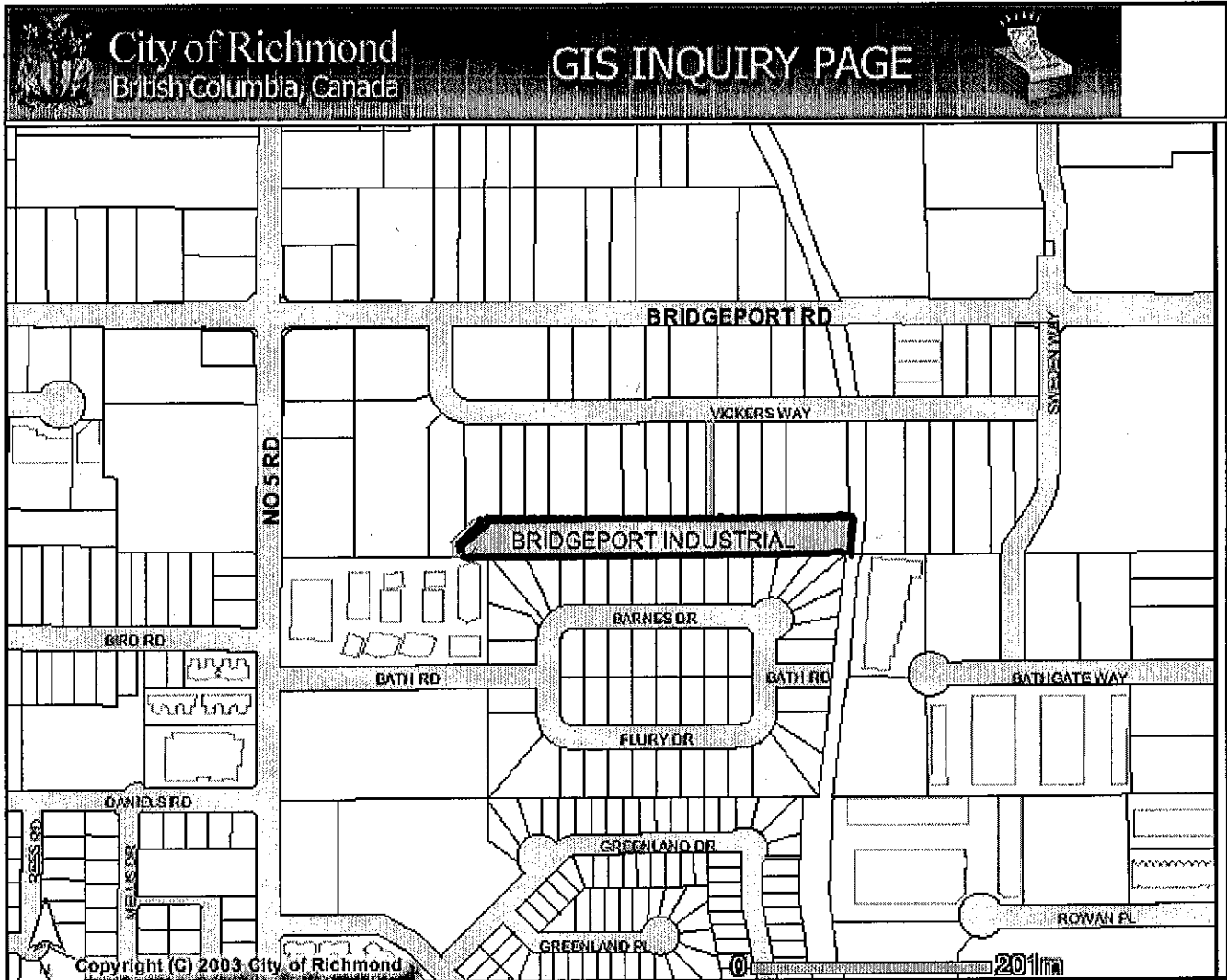
GREATER VANCOUVER WATER DISTRICT

TILBURY MAIN LULU ISLAND SECTION
RIGHT OF WAY LOCATION AT
CITY OF RICHMOND LANDS

MPT LAND SURVEYING CO. (SURREY) LTD.
 201 - 8484 162nd STREET
 SURREY, B.C. V4N 1B4 TEL 597 6161
 FILE:6008-SKETCH DISK:CD-3

SCALE 1:1000
 DATE: JAN. 3rd/06

BOOK OF REFERENCE	
LOT	ZONE B
25	160.6m ²
1	2016.4m ² (0.202ha)
TOTAL	2177m²(0.218ha)



City of Richmond Property Information

Address: 12408 Vickers Way
Richmond Key: 1855 **Roll:** 040521000
Zoning: SPU **BER-C:** 0.9m **BER-P:** 2.6m
OCP SCH: 2.11b **Recycling Pick up Day:** Thursday
DPA: No **ALR:** No **Heritage:** No **ESA:** Yes **NEF:** No
BCAA Legal: SEC 30 BLK5N RG5W PL 28560 PARK

Assessments

Gross Taxes: \$0.00	Parcel Area: 10456 sq.m.	Gross Total: \$1,297,000.00
Gross Land: \$1,297,000.00	Gross Improvement: \$0.00	Net Total: \$0.00
Net Land: \$0.00	Net Improvement: \$0.00	

Owners

Richmond City Of
 6911 No. 3 Rd
 RICHMOND BC V6Y 2C1

Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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(For Staff Reports To Committee/Council)

Subject: Approval of Rights of Way for: (1) Greater Vancouver Water District; (2) BC Hydro

Date Of Report: January 3, 2006

File No.: 2285-30 Redms No.: 1723782

Divisions	Date Sent	Signature	Concurrence	
			Yes	No
Community Safety				
Community Bylaws		_____	<input type="checkbox"/>	<input type="checkbox"/>
Emergency & Environmental Prog.		_____	<input type="checkbox"/>	<input type="checkbox"/>
Fire-Rescue		_____	<input type="checkbox"/>	<input type="checkbox"/>
R.C.M.P.		_____	<input type="checkbox"/>	<input type="checkbox"/>
Other _____ (Please specify)		_____	<input type="checkbox"/>	<input type="checkbox"/>
Engineering and Public Works				
Engineering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facility Management		_____	<input type="checkbox"/>	<input type="checkbox"/>
Roads & Dykes		_____	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage & Drainage		_____	<input type="checkbox"/>	<input type="checkbox"/>
Water Services		_____	<input type="checkbox"/>	<input type="checkbox"/>
Other _____ (Please specify)		_____	<input type="checkbox"/>	<input type="checkbox"/>
Human Resources				
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Finance and Corporate Services				
Business Licences		_____	<input type="checkbox"/>	<input type="checkbox"/>
Budgets & Accounting		_____	<input type="checkbox"/>	<input type="checkbox"/>
City Clerk		_____	<input type="checkbox"/>	<input type="checkbox"/>
Information Technology		_____	<input type="checkbox"/>	<input type="checkbox"/>
Law		_____	<input type="checkbox"/>	<input type="checkbox"/>
Other _____ (Please specify)		_____	<input type="checkbox"/>	<input type="checkbox"/>
Parks, Recreation & Cultural Services				
Parks Design, Construction & Prog.		_____	<input type="checkbox"/>	<input type="checkbox"/>
Parks Maintenance		_____	<input type="checkbox"/>	<input type="checkbox"/>
Recreation & Cultural Services		_____	<input type="checkbox"/>	<input type="checkbox"/>
Other _____ (Please specify)		_____	<input type="checkbox"/>	<input type="checkbox"/>
Urban Development				
Building Approvals		_____	<input type="checkbox"/>	<input type="checkbox"/>
Development Applications		_____	<input type="checkbox"/>	<input type="checkbox"/>
Policy Planning		_____	<input type="checkbox"/>	<input type="checkbox"/>
Transportation		_____	<input type="checkbox"/>	<input type="checkbox"/>
Zoning		_____	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: If "NO", please submit a memorandum outlining your concerns to the division of origin for attachment to the report.



City of Richmond

Divisional Concurrence

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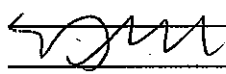


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Divisional Concurrence

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Redms No.: 1723782

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