



# City of Richmond

## Memorandum

City Clerk's Office

**To:** Richmond City Council  
**From:** David Weber  
Director, City Clerk's Office

**Date:** March 14, 2011  
**File:** 01-0105-01/2011-Vol 01

**Re:** Public Announcement of Items Arising from Closed Council Meetings

The attached closed resolutions may be released publicly in accordance with Council Policy 1019.

David Weber  
Director, City Clerk's Office

Att. 1

## PUBLIC ANNOUNCEMENTS ARISING FROM CLOSED COUNCIL

- (1) Item arising from the Closed Council meeting of July 24, 2006 relating to **Partial Acquisitions for Road Widening – 6200 Fraserwood Place; 21860 Westminster Highway; 20800 Westminster Highway; 21320 Westminster Highway; 21000 Westminster Highway:**

*That partial acquisitions from the following properties be approved at a cost not to exceed \$950,000:*

- (1) 6200 Fraserwood Place;*
- (2) 21860 Westminster Highway;*
- (3) 20800 Westminster Highway;*
- (4) 21320 Westminster Highway;*
- (5) 21000 Westminster Highway; and*

*that staff be authorized to take all necessary steps to complete the acquisitions.*

- (2) Item arising from the Closed Council meeting of October 10, 2006 relating to the **Partial Acquisition for Westminster Highway Road Widening – 6260 Graybar Road:**

*That the partial acquisition from 6260 Graybar Road be approved at a cost not to exceed \$111,500, and that staff be authorized to take all necessary steps to complete the acquisition.*

- (3) Item arising from the Closed Council meeting of February 11, 2008 relating to **Hamilton Child care Facility – Lease of 23031 Westminster Highway to Society of Richmond Children's Centres:**

*That:*

*(1) The lease of the City property legally described as Parcel Identifier 014-111-756 Lot A Section 36 Block 5 North Range 4 West New Westminster District Plan 81714, with the civic address of 23031 Westminster Highway, Richmond, BC, to the Society of Richmond Children's Centres ("SRCC") be approved for a 10 year term plus two 10 year renewal periods at a rental of \$1 per annum which shall include the material terms and conditions as outlined in the staff report dated January 23, 2008.*

*(2) Staff be authorized to take all necessary steps to complete the matter including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transaction, including lease documentation.*

- (4) Item arising from the Closed Council meeting of November 24, 2008 relating to **Unit 140, 5671 No. 3 Road – Lease to Black Press Group Ltd. (dba the Richmond Review):**

*That:*

*(1) The lease of Unit No. 140, 5671 No. 3 Road, to Black Press Group Ltd. (dba The Richmond Review) for three years at a per annum rental rate of \$49,203 plus \$20,128.50 per annum for Common Area Maintenance Costs (to be escalated 2% per year) plus applicable annual Property Taxes, be approved as detailed in the staff report dated October 17, 2008; and*

*(2) Staff be authorized to take all necessary steps to complete the lease and other related matters and authorize the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transaction.*

- (5) Item arising from the Closed Council meeting of January 12, 2009 relating to **West Cambie Child Care Facility - 4033 Stolberg Street Additional Funding Requirement and Potential Acquisition:**

*(1) That the acquisition of the property, an independent air space parcel which is to include a fully constructed child care facility, to be known as 4033 Stolberg Street, be approved for a total price of \$899,603 based on the primary business terms and financial impact terms as detailed in the staff report dated December 4, 2008 and other terms as deemed necessary by the City;*

*(2) That staff be authorized to take all necessary steps to complete the matters including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transaction, including all purchase and sale and Land Title Office documentation; and*

*(3) That interim capital funding of approximately \$460,000 required to complete this transaction be funded through the Enterprise Fund.*

- (6) Item arising from the Closed Council meeting of October 13, 2009 relating to the **Acquisition of an Approximate 12.2 Acre Subdivided Property Currently Known as 10620, 10640 & a Subdivided Portion of 10800 No. 5 Road:**

*That:*

*(1) the acquisition be approved for the purchase of an approximate 12.2 acre site, currently known as 10620, 10640 and a subdivided portion of 10800 No. 5 Road, for \$3,990,000 plus other minor costs of acquisition of approximately \$10,000; and*

*(2) staff be authorized to take all the necessary steps to complete the matter including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction, including all contracts and Land Title Office documents.*

- (7) Item arising from the Closed Council meeting of November 9, 2009 relating to **7400**

**River Road - Leasing Agent Requirement:**

*That the Manager, Real Estate Services be authorized to retain the services of a leasing agent to market for lease the City-owned property at 7400 River Road and execute any agreements for such services.*

- (8) Item arising from the Closed Council meeting of November 9, 2009 relating to the **Acquisition of 9540 Odlin Road:**

*That:*

*(1) the purchase of the property at 9540 Odlin Road be approved at a total cost of \$4,262,950, which includes other minor costs of acquisition; and*

*(2) staff be authorized to take all the necessary steps to complete the matter including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transactions detailed in the staff report dated October 20, 2009, including all contracts and Land Title Office documents.*

- (9) Item arising from the Closed Council meeting of December 22, 2009 relating to a **Lease to Quint Ace Properties Inc. at Unit 220 - 5671 No. 3 Road:**

*That:*

*(1) the lease of Unit 220 – 5671 No. 3 Road to Quint Ace Properties Inc. for two (2) years at a gross annual rental rate of \$7,200.00 per year be approved as detailed in the staff report dated November 24, 2009; and*

*(2) staff be authorized to take all necessary steps to complete the matter and authorize the Manager, Real Estate Service, to negotiate and execute all documentation to effect the transaction.*

- (10) Item arising from the Closed Council meeting of February 8, 2010 relating to **Partial Disposition of 8191 Leslie Road:**

*That:*

*(1) staff be authorized to sell a ±677 square foot portion of 8191 Leslie Road to 10800 Enterprises Ltd. for ±\$94,430 (to be adjusted upon completion of legal survey at a rate of \$139.56 per square foot); and*

*(2) staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction, including all required Land Title documentation.*

- (11) Item arising from the Closed Council meeting of April 12, 2010 relating to the **Disposition of 3588 Pleasant Street:**

*That:*

*(1) the sale of 3588 Pleasant Street at a price of \$501,000 to Amrit Maharaj, or his designate, be approved; and*

*(2) staff be authorized to take the necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation.*

- (12) Item arising from the Closed Council meeting of May 10, 2010 relating to **7400 River Road - Potential Leases to Pine Grove Furniture Inc. and a Group Cargo Terminal Inc.:**

*That:*

*(1) the lease of Unit #160 – 7400 River Road to A Group Cargo Terminal Inc. for 10 years at annual per square foot rental rates of \$3.75 for Years 1 to 5 and \$5.00 for Years 6 to 10, plus one renewal option of up to 5 years at market rental, and other terms as detailed in the staff report dated April 21, 2010, be approved;*

*(2) the lease of Unit #120 – 7400 River Road to Pine Grove Furniture Manufacturing Inc. for 10 years at annual per square foot rental rates of \$3.75 for Years 1 to 5 and \$5.00 for Years 6 to 10, plus one renewal option of up to 5 years at market rental, and other terms as detailed in the staff report dated April 21, 2010, be approved; and*

*(3) staff be authorized to take the necessary steps to complete all matters detailed herein including conducting financial reviews of the proponents, authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transactions, and securing any security offered.*

- (13) Item arising from the Closed Council meeting of May 25, 2010 relating to the **Partial Acquisitions for the 2009 Laneway Upgrade Project:**

*That:*

*(1) the following partial acquisitions for laneway upgrade purposes be approved:*

*(a) a  $\pm 6.3$  m<sup>2</sup> ( $\pm 68$  square feet) corner cut from 10060 Albion Road (PID: 010-459-898) for a purchase price of \$5,440*

*(b) a  $\pm 2.18$  m<sup>2</sup> ( $\pm 24$  square feet) corner cut from 10700 Aragon Road (PID: 003-782-573) for a purchase price of \$1,920;*

*(c) a  $\pm 4.5$  m<sup>2</sup> ( $\pm 48$  square feet) corner cut from 10071 Williams Road (PID: 000-937-274) for a purchase price of \$3,840; and*

*(d) a  $\pm 4.5$  m<sup>2</sup> ( $\pm 48$  square feet) corner cut from 10711 Williams Road (PID: 003-846-261) for a purchase price of \$3,840; and*

*(2) staff be authorized to take necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transactions including all required Land Title Office documentation.*

- (14) Item arising from the Closed Council meeting of May 25, 2010 relating to **Statutory Right of Way Acquisition Over a Portion of 1720 No. 4 Road and License to Occupy Over a Portion of 9970 River Road for the No. 4 Road Drainage Pump Station Project:**

*That the following transactions required for the No. 4 Road Drainage Pump Station Project be approved:*

*(1) the City acquire a statutory right of way over a ±15m<sup>2</sup> portion of 1720 No. 4 Road (PID: 004-005-147) for \$10.00;*

*(2) the City enter into a 10-year License to Occupy over a ±106 m<sup>2</sup> portion of 9970 River Road (PID: 012-130-974), which will include a release and indemnification, for an annual fee of \$1.00;*

*(3) staff be authorized to take necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transactions including all required Land Title Office documentation.*

- (15) Item arising from the Closed Council meeting of May 25, 2010 relating to **Lease of 4033 Stolberg Street to Society of Richmond Children's Centres:**

*That:*

*(1) the lease of the future City property to be known as 4033 Stolberg Street, which is to be an air space parcel to be subdivided from the property at 9388 Cambie Road, legally described as Parcel Identifier 028-092-082, Lot A, Section 34 Block 5 North Range 6 West New Westminster District Plan BCP42345, to the Society of Richmond Children's Centres ("SRCC") be approved for a 10 year term plus two 5 year renewal periods at a rental of \$1 per annum which shall include the material terms and conditions as outlined in the staff report dated May 5, 2010; and*

*(2) staff be authorized to take all necessary steps to complete the matters detailed in the staff report dated May 5, 2010 including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction, including lease documentation.*

- (16) Item arising from the Closed Council meeting of June 14, 2010 relating to **Disposition of East Half of 3rd Avenue at Richmond Street with Access Easement over Remaining West Half and Disposition of the West Half of 5th Avenue at Richmond Street with**

**Access Easement over Remaining East Half:**

*That the following transactions be approved:*

*(1) the sale of the east half of 3rd Avenue at Richmond Street totalling ±369.7 m<sup>2</sup> (±3,979 sq. ft.) for a price of \$500,000 to Kenny Yoshikawa or his designate;*

*(2) for a nominal fee of \$10.00, an access easement be registered over the west half of 3rd Avenue at Richmond Street for the benefit of 3568 Garry Street (PID: 013-789-210) for access to and from the existing garage;*

*(3) the sale of the west half of 5th Avenue at Richmond Street totalling ±367.4 m<sup>2</sup> (±3,955 sq. ft.) for a price of \$500,000 to Balandra Development Inc. or its designate;*

*(4) for a nominal fee of \$10.00, an access easement be registered over the east half of 5th Avenue at Richmond Street for the benefit of 3231 Richmond Street (PID: 011-737-786) for access to and from the existing garage; and*

*(5) staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transactions including all required Land Title Office documentation.*

- (17) Item arising from the Closed Council meeting of July 12, 2010 relating to the **Middle Arm (Cambie Plaza) Water Lot Lease with Vancouver Fraser Port Authority:**

*That:*

*(1) a 20-year water lot lease with Vancouver Fraser Port Authority for a ±95 m<sup>2</sup> (±1,023 sq. ft.) area over part of and fronting Block H, District Lot 7840, Group 1, New Westminster District (VFPA Plan L19944-037) for an annual fee of \$515.00 be approved; and*

*(2) staff be authorized to take necessary steps to complete the matter detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction.*

- (18) Item arising from the Closed Council meeting of September 7, 2010 relating to the **Lease of a Portion of 5900 Minoru Boulevard for Firbridge Community Centre:**

*That:*

*(1) the lease of the additional 13,347 square feet for the future community centre, known as Firbridge Community Centre, to be part of an air space parcel at the property known as 5900 Minoru Boulevard, legally described as Parcel Identifier 004-910-826, Lot 23 except: Parcel "C" (reference plan 34061), Section 5 Block 4 North Range 6 West New Westminster District Plan 31512, from Phileo Developments (Richmond) Ltd., or its designate, to the City of Richmond be approved for a 25 year*



*term at an annual rental of approximately \$255,244 (to be adjusted based on a rate of 6.5% of actual costs) with rental escalations every 5 years, plus one 25 year renewal option at market rental rates, which shall include the material terms and conditions as outlined in the staff report dated August 23, 2010; and*

*(2) staff be authorized to take all necessary steps to complete the matters detailed in the staff reports dated April 24, 2008 and August 23, 2010 including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction, including lease and Land Title Office documentation.*

- (19) Item arising from the Closed Council meeting of September 7, 2010 relating to the **Disposition of 3260 and 3280 Steveston Highway:**

*That:*

*(1) the sale of 3260 Steveston Highway at a price of \$472,000 to David Wong, or his designate, be approved;*

*(2) the sale of 3280 Steveston Highway at a price of \$472,000 to Mark Ting, or his designate, be approved; and*

*(3) staff be authorized to take the necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation.*

- (20) Item arising from the Closed Council meeting of September 7, 2010 relating to the **Disposition of Three (3) Strata Lots (Food Court Units) at 8888 Odlin Crescent:**

*That:*

*(1) the sale of the following three (3) strata lots (food court units) to VBC Assets Management Ltd., or its designate, be approved:*

- (a) Unit 2270 (SL 97, LMS 3259)           \$ 8,000*
- (b) Unit 2280 (SL 99, LMS 3259)           \$12,000*
- (c) Unit 2205 (SL 106, LMS 3259)       \$10,000; and*

*(2) staff be authorized to take the necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation.*

- (21) Item arising from the Closed Council meeting of September 7, 2010 relating to the **Acquisition of 6720 Cooney Road for Park Road Extension:**

*That:*



*(1) the acquisition of 6720 Cooney Road for \$1,250,000 plus minor acquisition costs of \$3,000 for transportation purposes be approved;*

*(2) funding for the acquisition in Recommendation 1 be sourced from the 2009 Capital Project No. 41234 which was originally proposed for the construction of the Park Road Extension; and*

*(3) staff be authorized to take all necessary steps to complete the matter detailed herein, including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation, as required.*

- (22) Item arising from the Closed Council meeting of September 27, 2010 relating to the **Disposition of Unit 2416, Plan LMS3259 (Balcony Unit) at 8888 Odlin Crescent:**

*That:*

*(1) the sale of Unit 2416, Strata Lot 71, Plan LMS3259 to Ace & V Enterprises Inc., or its designate, be approved at a price of \$1; and*

*(2) staff be authorized to take the necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation.*

- (23) Item arising from the Closed Council meeting of October 12, 2010 relating to the **Disposition of Unit 2076, Plan LMS3259 (Balcony Unit) at 8888 Odlin Crescent:**

*That:*

*(1) the sale of Unit 2076, Strata Lot 140, Plan LMS3259 to The Owners Strata Plan LMS 3259, or their designate, be approved at a price of \$1; and*

*(2) staff be authorized to take the necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation.*

- (24) Item arising from the Closed Council meeting of October 25, 2010 relating to the **Acquisition of 6711 Eckersley Road for Park Road Extension:**

*That:*

*(1) the acquisition of 6711 Eckersley Road for \$1,300,000 plus minor acquisition costs of \$3,000 for transportation purposes be approved;*

*(2) staff be authorized to take all necessary steps to complete the matter detailed herein, including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation, as required.*

- (25) Item arising from the Closed Council meeting of December 13, 2010 relating to the *Purchase of Property at 6680 Eckersley Road for Open Space (Parks):*

*That:*

*(1) The acquisition of the property at 6680 Eckersley Road for \$800,000, plus minor acquisition costs of \$10,000, for Park acquisition as detailed in the staff report dated December 6, 2010 be approved; and*

*(2) Staff be authorized to take all necessary steps to complete the matter detailed herein, including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation required to effect the transaction including all required Land Title Office documentation, as required.*