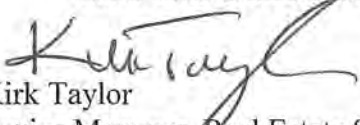







To: General Purposes Committee **Date:** April 12, 2017
From: Kirk Taylor **File:** 06-2285-30-197/Vol 01
 Senior Manager, Real Estate Services
Re: **Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)**

Staff Recommendation

1. That staff be authorized to register a statutory right of way for utility purposes in favour of BC Hydro over a 96.0 m² portion of City-owned property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate); and
2. That staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report titled "Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)" dated April 12, 2017 including all contracts and Land Title Office documents.


 Kirk Taylor
 Senior Manager, Real Estate Services
 (604-276-4212)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

As part the British Columbia Hydro and Power Authority overall plan to decommission the Richmond Substation (a 12.5kV facility at 8511 Granville Avenue) and alternatively provide service to customers from the Kidd 2 Substation (a 25kV facility at 9980 River Drive), several properties, including City-owned, will require the installation of step down transformers and ancillary equipment (the “Works”) to continue to supply electrical services to affected properties.

A step down transformer will be required at City owned Minoru Park located at 6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate (the “Property”) (Attachment 1) to maintain electrical service to both the Minoru Ice Arenas and the Minoru Library. The Works will also serve the apartment complex adjacent Minoru Park located at 6651 Minoru Boulevard. As a result, BC Hydro has requested that the City grant a statutory right of way (“SRW”) to legally protect BC Hydro’s Works in the Property. The SRW will also protect existing BC Hydro transformer equipment on the Property that serve Minoru Park facilities.

The purpose of this report is to obtain Council’s approval for a disposition of land being a SRW granted to BC Hydro over the Property.

This report supports Council’s 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

Analysis

In order for BC Hydro to have the legal right to maintain and protect the Works on the Property it will be necessary to register this SRW in favour of BC Hydro. The proposed SRW will be located over a 96.0 m² portion of the Property reviewed and agreed to by Engineering and Parks. The exact area has already been determined by a legal survey from BC Hydro (Attachment 2). The primary business terms and conditions of the SRW agreement are detailed in the attachments (Attachment 3).

BC Hydro has indicated that construction would begin shortly after receiving the registered SRW. The duration of civil works would be a couple of days, with electrical works taking place over a 1-2 day period with some coordination between the two. BC Hydro has assured staff that there will be very minimal construction affecting streets if any, and a small amount to the Property’s boulevard. Minoru Gate would be the only potential lane closure when finalizing the new civil works.

In order to complete the grant of the SRW to BC Hydro, Council’s approval is required. If the grant of the SRW is approved, then a notice of intent to dispose of the SRW will be advertised in accordance with the requirements of the *Community Charter*.

Financial Impact

BC Hydro will cover all costs associated with the Land Title Office registration of the SRW and the advertising cost in the local newspaper (approximately \$300.00) for the notice of intent to dispose of the SRW.

Conclusion

The installation of BC Hydro's step down transformer and ancillary equipment is required to maintain and continue electrical service to Minoru Park's facilities and the adjacent apartment complex. Authorization to register this SRW is required to legally protect BC Hydro's Works on the Property.

City staff recommend the granting of the SRW to BC Hydro on the Property and are therefore seeking Council's approval of this transaction.

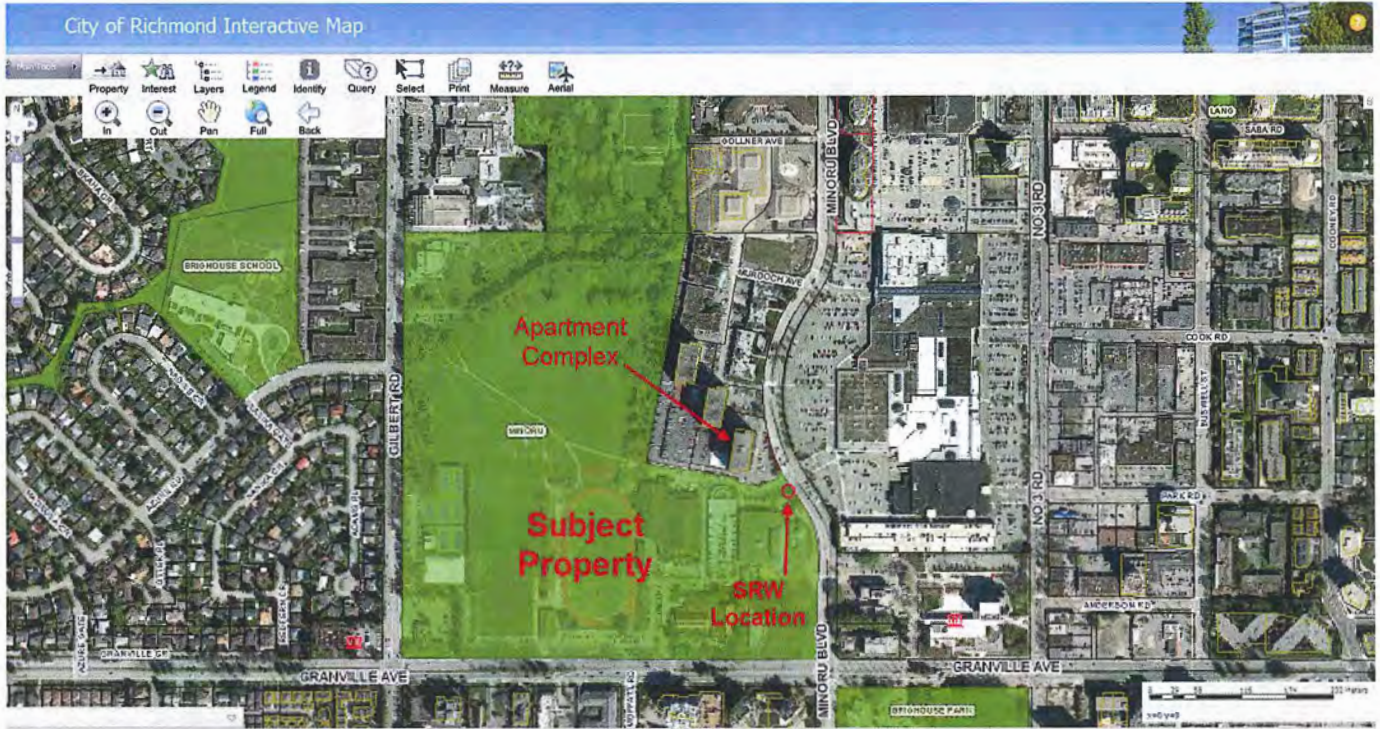


Ken Barlow
Manager, Property Services
(604-276-4376)

KB:kb

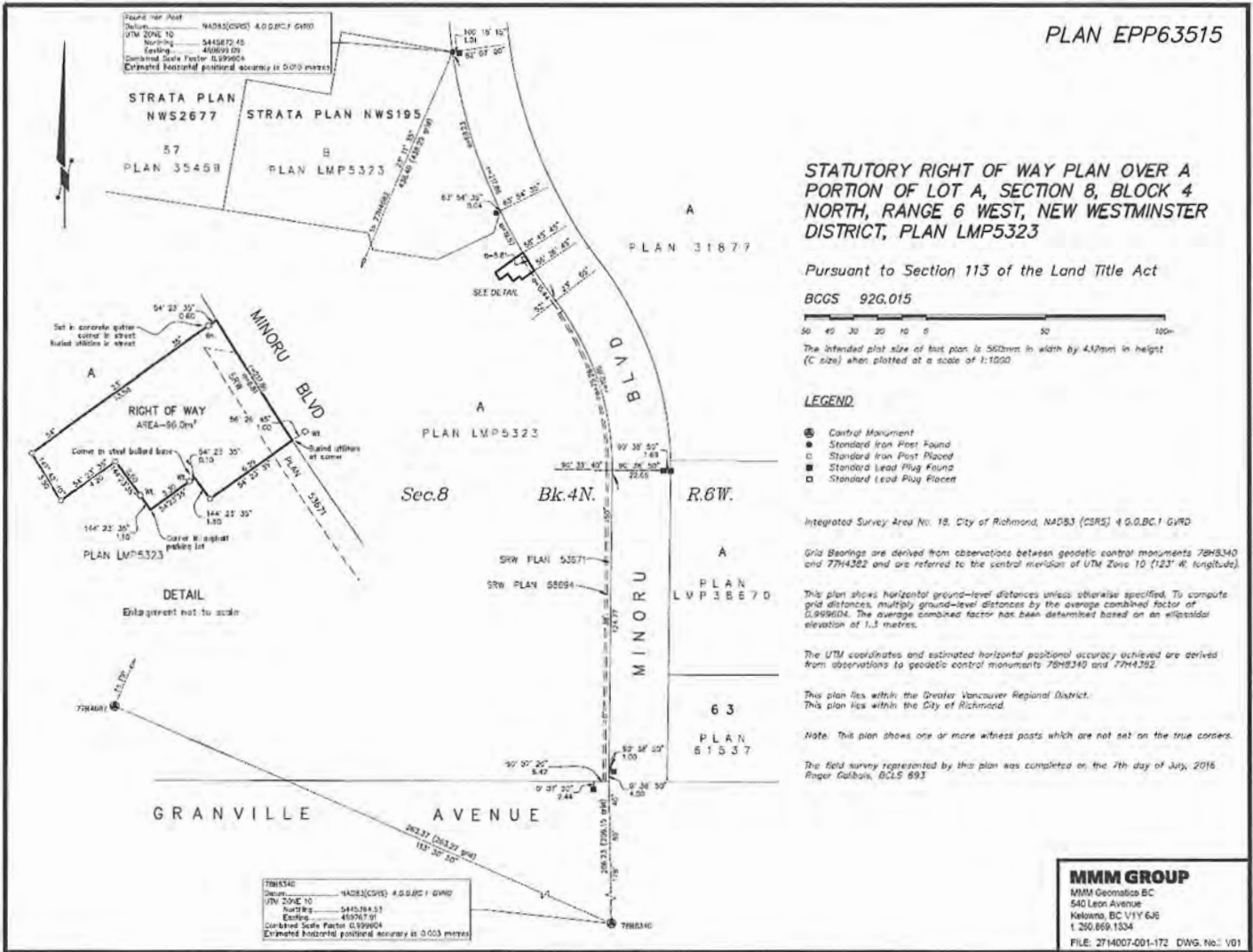
- Att. 1: Property Aerials
- 2: SRW Plan
- 3: Property and Transaction Summaries

Attachment 1 Property Aerials



Aerial Prepared by BC Hydro

Attachment 2 SRW Plan



Attachment 3

Property and Transaction Summaries

Property Description:

Property Address:	6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate
P.I.D./Legal Description:	017-844-525 / Lot A Section 8 Block 4 North Range 6 West NWD Plan LMP5323
Total Area of Property:	±219,960 m ²
2017 Assessed Value (Land Only):	n/a

Transaction Details:

Permanent SRW:

Registered Owner of Charge:	British Columbia Hydro and Power Authority
Property Owner:	City of Richmond
Property Interest:	Statutory Right of Way
Use:	Transmitting and distributing electricity, and telecommunications purposes
Location of SRW:	Adjacent the Public Library at corner of Minoru Gate and Minoru Boulevard
SRW Area:	± 96.0 m ²
Indemnification and Release:	In favour of City
Consideration for SRW:	Nominal