



To: Richmond City Council

Date: January 27, 2003

From: Paul Kendrick,  
City Solicitor

File: 8060-20-7443

Re: Wireless Way & Sparwood Place Road Exchange

**Staff Recommendation**

That Road Exchange Bylaw 7443 be given first, second and third readings.

Paul Kendrick  
City Solicitor

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

S-8025 Holdings Ltd. applied to re-zone 13811 and 13911 Wireless Way, 13631, 13671, 13691, 13831 and 13911 Sparwood Place, and a portion of the Sparwood Place Road right-of-way from Business Park Industrial (I3) and 5611 No. 6 Road from Land Use Contract 155 to Comprehensive Development District (CD/110). As a condition of re-zoning, a road exchange was required to dedicate Wireless Way in exchange for the closure of Sparwood Place.

The re-zoning bylaw (Bylaw No. 7274) has received three readings and Ministry of Transportation approval.

### Findings Of Fact

Road Exchange Bylaw No. 7443 will close a portion of Sparwood Place, with access to 13351 and 13571 Sparwood Place being retained by means of a public right of passage right-of-way. A new road, Wireless Way, will run along the northern portion of the development, intersecting with No. 6 Road (the exchange of Parcel A for Parcels B, C, D, E, F and G on the bylaw plan).

### Analysis

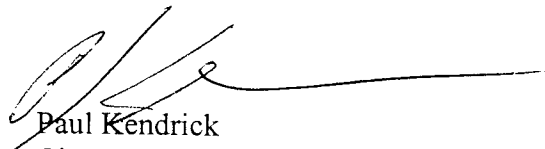
Adoption of Bylaw No. 7443 will establish the new road, Wireless Way, which was previously a temporary lane access. This will provide additional road access to the Crestwood Corporate Centre and take traffic away from Sparwood Place whose intersection with No. 6 Road is too close to Westminster Highway. Although the existing businesses at 13931 Sparwood Place will continue to use the Sparwood Place/No. 6 Road intersection, the Sierra Wireless development and 13551 and 13571 Sparwood Place will be able to access No. 6 Road from the new Wireless Way. When the property at the end of Sparwood Place is developed, access will be from the new Wireless Way. The balance of Sparwood Place will then be exchanged for the land needed to complete Wireless Way to the west and Sparwood Place will be closed to traffic.

### Financial Impact

None to the City as the applicant is responsible for constructing Wireless Way to full municipal standards.

### Conclusion

Road Exchange Bylaw No. 7443 will need the approval of Council and first, second and third readings before the re-zoning bylaw may be adopted.



Paul Kendrick  
City Solicitor

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CITY OF RICHMOND

**BYLAW 7443**

**A BYLAW TO AUTHORIZE THE EXCHANGE OF A PORTION OF  
SPARWOOD PLACE FOR OTHER LANDS IN SECTION 5  
BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT  
REQUIRED FOR HIGHWAY PURPOSES**

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 S-8025 Holdings Ltd. or its nominee:

All and singular that certain parcel or tract of land in the City of Richmond contained in Section 5 Block 4 North Range 5 West dedicated as Road by plan 46890 and being more particularly described as Parcel "A"

as shown on Reference Plan to Accompany Bylaw 7443 prepared by Hans J. Troelsen, B.C.L.S., and certified correct on the 20<sup>th</sup> day of January, 2003.

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 S-8025 Holdings Ltd. 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 S-8025 Holdings Ltd., or its nominee, to enter into a form of Transfer or execute 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: 007-611-676) Lot "C", Except: (1) Part in Statutory Right of Way Plan 46890; (2) Part in Plan LMP53259; Plan 9902

Parcel "C" of (PID: 003-474-976) Lot 1, Except: (1) Part in Statutory Right of Way Plan 46890; (2) Part in Plan LMP53259; Plan 12515

Parcel "D" of (PID: 009-707-883) Lot 2, Except: (1) Part in Statutory Right of Way Plan 46890; (2) Part in Plan LMP53259; Plan 12515

Parcel "E" of (PID: 009-707-913) Lot 3, Except: (1) Part in Statutory Right of Way Plan 46890; (2) Part in Plan LMP53259; Plan 12515

Parcel "F" of (PID: 003-726-550) Lot "F" (RD89485) Block "E", Except Part in Plan LMP53259; Plan 12515

Parcel "G" of (PID: 012-103-209) Lot "B" Except: Part on Statutory Right of Way Plan 46890; Plan 9902

all in Section 5 Block 4 North Range 5 West New Westminster District and all as shown on Reference Plan to Accompany Bylaw 7443 prepared by Hans J. Troelsen, B.C.L.S., and certified correct on the 20<sup>th</sup> day of January, 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. The said land so received under Section 3 of this Bylaw shall be and the same is hereby dedicated as a public highway.
5. This Bylaw is cited as "**Road Exchange Bylaw 7443**".

FIRST READING

SECOND READING

THIRD READING

DULY ADVERTISED ON

DULY ADVERTISED ON

ADOPTED

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

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MAYOR

\_\_\_\_\_  
CITY CLERK

