



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.

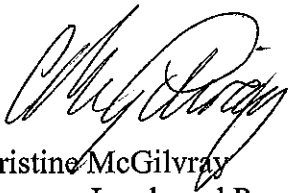
BC Hydro already has two unregistered right of way agreements in place with the City, covering works in Steveston Community Park and Mitchell Island Park. The agreement has the same wording and content as a standard statutory right of way, but will not be registered at Land Titles Office.

Financial Impact

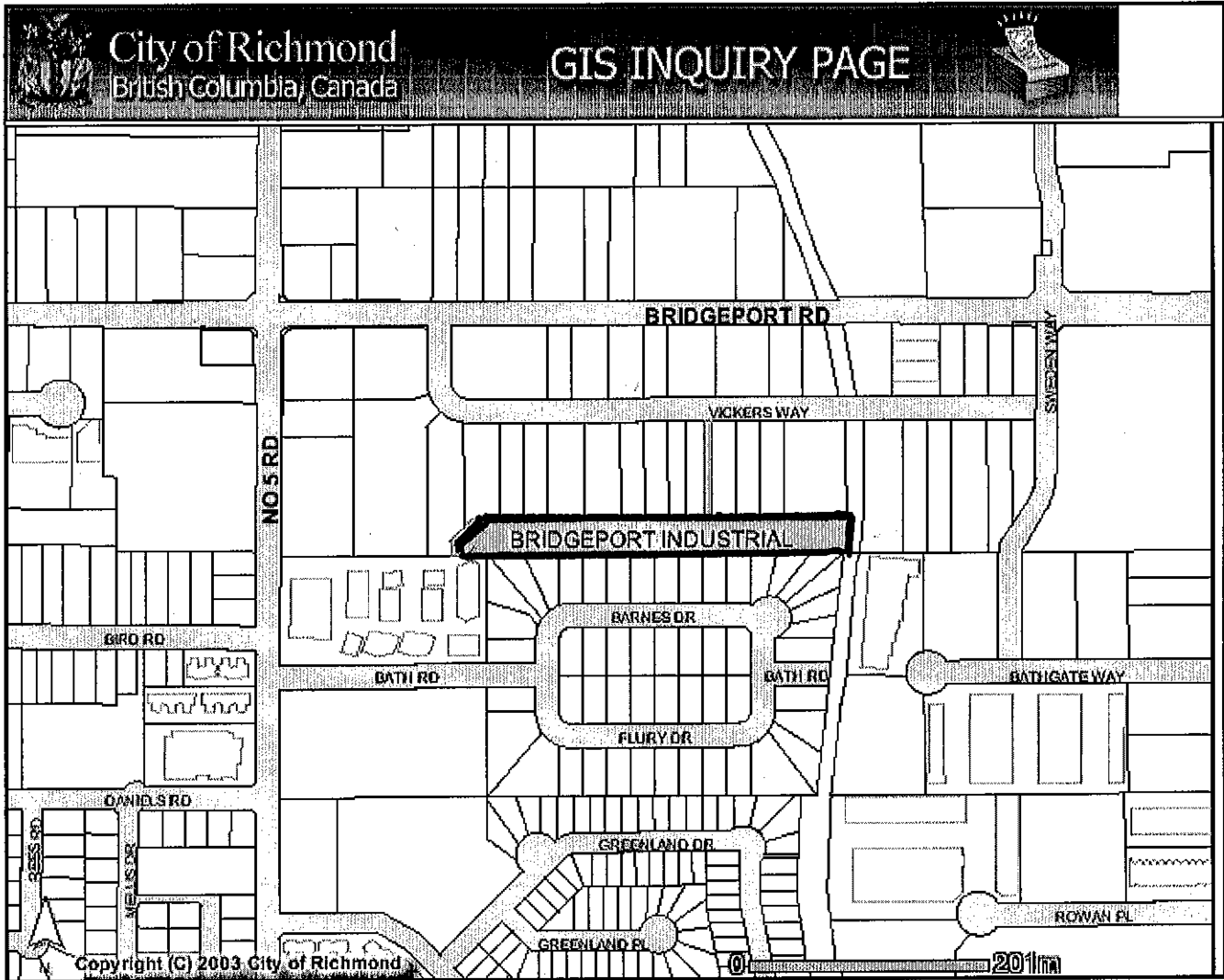
All costs incurred by the two transactions outlined in this report, including advertising, will be borne by the proponents (GVWD and BC Hydro).

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)



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 | | <i>[Signature]</i> | <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 | | | | |
| Human Resources | | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 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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| Other _____ (Please specify) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| Engineering and Public Works | | | | |
| Engineering | | <i>Dave Sample</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facility Management | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roads & Dykes | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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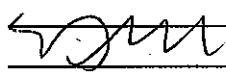


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| Community Safety | | | | |
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| Emergency & Environmental Prog. | | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire-Rescue | | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input type="checkbox"/> |
| Facility Management | | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
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Divisional Concurrence

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

Date Of Report: January 3, 2008

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"/> |
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| 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. | | <i>[Signature]</i> | <input checked="" 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"/> |
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