



To: Richmond City Council **Date:** June 2, 2008
From: Brian J. Jackson, MCIP **File:** DP 07-389190
 Director of Development
Re: **Registration of Easements Over Portions of 6451 River Road and
 6111 River Road**

Staff Recommendation

That:

1. The following agreements respecting City-owned lots (6111 River Road and 6451 River Road be approved as follows:
 - a. An easement over a portion of 6451 River Road to permit plaza treatment enhancements including hard and soft landscape treatment, a water feature, and encroachment of a second storey balcony and roof overhang;
 - b. An easement over a portion of 6111 River Road to permit storm water from 5111 Hollybridge Way to drain onto 6111 River Road; and
2. 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 transactions, including all Land Title Office documentation.

Brian Jackson
 Brian J. Jackson, MCIP
 Director of Development

DN:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY							
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YES	NO						
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Real Estate Services	as per BK Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	②					
Law	as per CMC Y <input checked="" type="checkbox"/> N <input type="checkbox"/>						
CONCURRENCE OF GENERAL MANAGER		REVIEWED BY CAO	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
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Staff Report

Findings of Fact

The City is the owner of the lands located at 5111 Hollybridge Way (Attachment 1). As part of the ASPAC purchase of the River Road lands, the City leased 5111 Hollybridge Way to Oval 6 Holdings Ltd. (the Developer) for approximately 60 years. The Developer wishes to develop the site with a two-storey building, and related outdoor plaza/patio area, which will initially be used as a sales centre for residential development following the 2010 Olympic Winter Games and will later be converted to a restaurant use (take/out informal dining on the first level and a destination restaurant on the second level). The Developer has submitted a development permit application for this development which is on the June 9, 2008 Council for final approval.

A comprehensive approach to site design is proposed to be undertaken to establish a consistent treatment of the public realm between the Richmond Oval (6111 River Road), the riverfront dyke (6451 River Road), and the two-storey building proposed at 5111 Hollybridge Way. Details associated with the reciprocal development strategy between the parcels is closely associated with the proposed Development Permit (DP 07-389190) for the two-storey building at 5111 Hollybridge Way, which was reviewed by the Development Permit Panel on May 28, 2008, and is before Council on June 9, 2008 for final approval.

The two adjacent parcels involved in establishing a seamless, integrated landscape and public realm with 5111 Hollybridge (6111 and 6451 River Road) are also City-owned lots. The City wishes to construct and maintain a public walkway, public art anchors, air intake and a tree grove on portions of the Developer's leased lot. These landscaping and public realm improvements, which will be largely undertaken on the south side of the Developer's site, will leave little opportunity for the ground level plaza/patio to be located entirely on the Developer's leased lot. As a result, to facilitate an integrated design for the overall Oval site, staff propose to allow certain structures related to the 5111 Hollybridge development to encroach onto the Oval lot and the dyke lot. In return, the Developer has agreed to allow the City to build and maintain the public walkway and related structures and landscaping on the Developer's leased lot. As the City owns all of the lots, Council authorization is required to grant the easements over portions of 6111 River Road (Oval lot) and 6451 River Road (dyke lot) to facilitate actualization of the comprehensive site design. **Attachment 2** demonstrates the works to be undertaken for mutual benefit on the subject sites.

Analysis

The development proposed at 5111 Hollybridge Way, which is owned by the City and leased to Oval 6 Holdings Ltd., requires registration of easement agreements over City-owned lands (6451 River Road and 6111 River Road) to achieve the comprehensive design solution proposed by the associated Development Permit (DP 07-389190) for 5111 Hollybridge Way. The following agreements are to be prepared to the satisfaction of the City and are conditions of issuance of a Building Permit for development of 5111 Hollybridge Way:

1. A plaza easement over a portion of 6451 River Road (the dyke lot) (**Attachment 3**) to permit construction and maintenance of a plaza/patio area, the overhang of a portion of the curved roof, which is designed to reference the iconic Richmond Oval roof, a corner of the second storey balcony, and related landscaping, structures and a water feature to encroach over the property line onto the dyke lot; and

2. A storm water drainage easement over 6111 River Road (the Oval lot) (**Attachment 4**) that permits storm water from 5111 Hollybridge Way to enter the Richmond Oval's storm water detention pond. The joint use of the Oval's storm water infrastructure is consistent with the City's sustainability initiatives.

The plaza easement includes specification of hard and soft surface treatment to establish a physical and visual link between the subject site, the Oval site, and the riverfront dyke. A water feature extends beyond the Developer's property line contributing not only to the integrated open space scheme, but also to animation of the building. At the time the building is converted to restaurant use, the ground level plaza that extends onto a portion of 6451 River Road (the dyke lot) may be used as a patio in conjunction with the restaurant.

To facilitate the integrated approach to landscaping and public realm treatment as shown in **Attachment 2**, authorization is required to permit the City to grant the plaza easement over an area of approximately 574.1 m² over a portion of 6451 River Road (the dyke lot), and the storm water drainage easement over an area of approximately 13 m² over a portion of 6111 River Road (the Oval lot). In consideration for the grant of the two easements, the Developer will grant to the City an Open Space Statutory Right of Way over approximately 863.69 m² of 5111 Hollybridge Way that secures approximately one-third of the site for the benefit of public landscaping and walkway use. The design allows for continuity between the three lots.

The Community Charter requires that for any disposition of an interest in land that the City achieve market value. As the City is causing these easements to be registered against City land and is receiving a reciprocal benefit as noted above, the City is achieving market value in kind and is therefore not providing any assistance to business.

Financial Impact

There are no financial implications to the City associated with the reciprocal agreements over portions of 6451 River Road and 6111 River Road (the riverfront dyke and Richmond Oval respectively), aside from possible minor costs for survey work for the registration of the documents in the Land Title Office.

In association with the Development Permit for 5111 Hollybridge Way (DP 07-389190), both a Site Development Agreement and the Open Space Statutory Right-of-Way between Oval 6 Holding Ltd. and the City will be secured to further establish landscaping and public realm construction and installation obligations, and maintenance arrangements to be undertaken by the two parties.

Conclusion

In accordance with the Community Charter, Council authorization and advertising to the public is required to authorize registration of the proposed easements over portions of City-owned parcels. Staff recommend the granting of authorization to facilitate registration of a plaza treatment easement and a storm water drainage easement to establish a seamless public realm between individual riverfront lots.



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

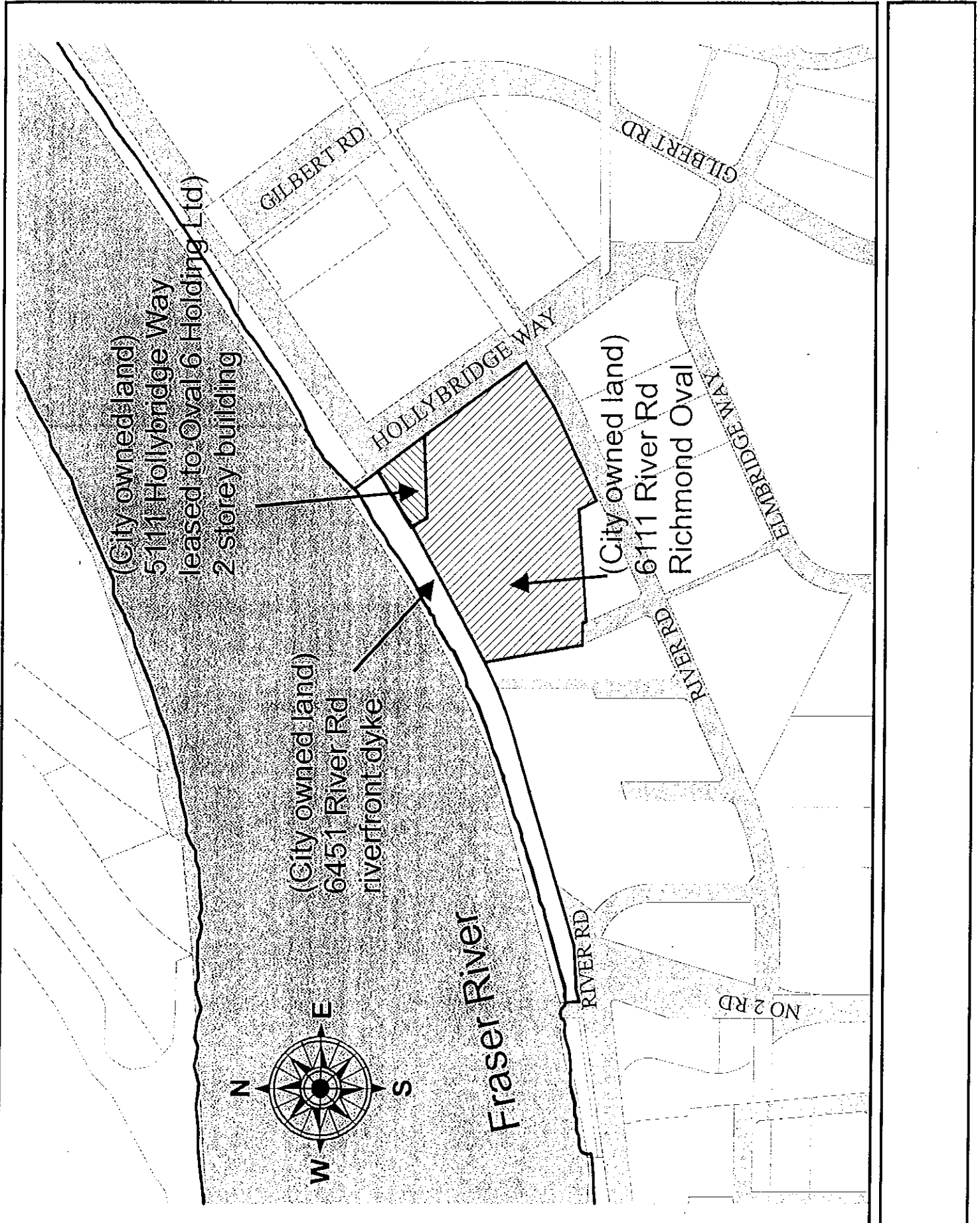
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Attachment 1: Context Map

Attachment 2: Site Plan Demonstrating Works to be Undertaken Within Easement Areas

Attachment 3: Plaza Easement Area

Attachment 4: Storm Water Drainage Easement Area

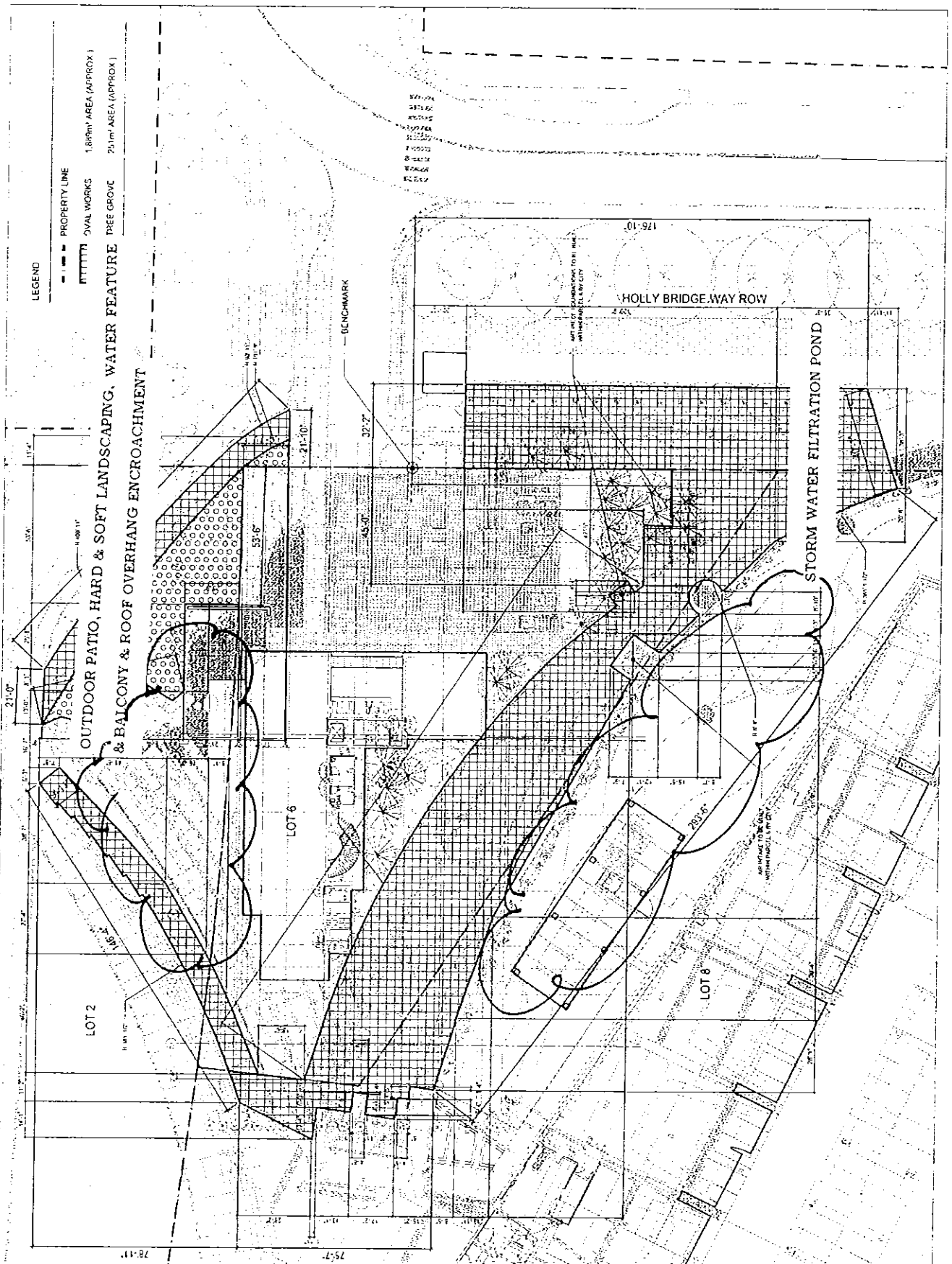


LEGEND

- - - PROPERTY LINE
- ▤▤▤▤▤▤ OVAL WORKS
- ▨▨▨▨▨▨ TREE GROVE

1.8km² AREA (APPROX.)
 25.1m² AREA (APPROX.)

OUTDOOR PATIO, HARD & SOFT LANDSCAPING, WATER FEATURE & BALCONY & ROOF OVERHANG ENCROACHMENT



DATE: 15/08/2024
 SCALE: 1:1000
 PROJECT: RICHMOND RIVERFRONT LANDS
 PARCEL 6 - RESTAURANT MARKETING CENTRE
 LOT 6 SITE DEVELOPMENT AGREEMENT PLAN

RICHMOND RIVERFRONT LANDS
 PARCEL 6 - RESTAURANT MARKETING CENTRE
 LOT 6 SITE DEVELOPMENT AGREEMENT PLAN
 L1.4a

EXPLANATORY PLAN OF EASEMENT OVER PART OF LOT 2 SECTION 6
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
PLAN 79376

BCGS 92G.015
PURSUANT TO SEC. 99 (1) (e) L.T.A.



PLAN BCP

REF. No. _____

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER B.C.
THIS _____ DAY OF _____ 20__

REG 5746

MIDDLE ARM FRASER RIVER

P
PLAN 23828

RIVER ROAD

HOLLYBRIDGE WAY

2
PLAN 79376

SEC 6
B4N R6W

574.1 m²

6
PLAN BCP30353

8
PLAN BCP30383

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
2110 - 817 COOK ROAD
COQUITLA, B.C.
V5V 3J8
PH: 604-272-8330
FAX: 604-272-4137

CHARGE: 15320-EASEMENT-1/14
R-CB-15320-EASEMENT

LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES

SFO BEARINGS ARE DERIVED FROM PLAN BCP30353

THIS PLAN SHOWS HORIZONTAL, SPONGE-LEVEL DISTANCES EXCEPT WHERE
OTHERWISE NOTED. TO COMPUTE SFO DISTANCES MULTIPLY SPONGE-LEVEL
DISTANCES BY CORRECTION FACTOR 2.0338214

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT IN ACCORDANCE
WITH THE TITLE OFFICE REGIONS
THIS 26TH DAY OF MAY 2008

THIS PLAN WAS COMPILED AND CHECKED, AND THE
CHECKLIST FILED UNDER #15320 ON
THE 26TH DAY OF MAY 2008

Shirley D. Peck
B.C.L.S.

**EXPLANATORY PLAN OF EASEMENT OVER PART OF LOT 8 SECTION 6
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
PLAN BCP30383**

BCGS 92G.015
PURSUANT TO SEC. 99 (1) (e) L.T.A.



PLAN BCP

REF. No. _____

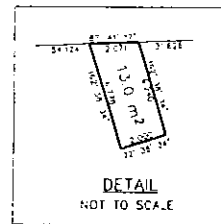
DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER B.C.
THIS DAY OF _____ 2008

REGISTRAR

2
PLAN 79375

6
PLAN BCP30383

HOLLYBRIDGE WAY

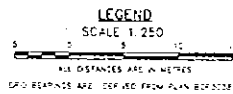


SEE
DETAIL
13.0 m²

SEC 6
B4N R6W

8
PLAN BCP30383

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
220 - 874 BUCHANAN
RICHMOND, B.C.
V6V 2T8
PH: 604-271-9331
FAX: 604-271-4127
CADLINE: 18300-EX-SUBENT-PL-4
R-08-15300-EASEMENT



THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY CORRECTION FACTOR 0.99994.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT IN ACCORDANCE
WITH LAND TITLE OFFICE RECORDS
THIS 26TH DAY OF MAY, 2008

THIS PLAN WAS COMPLETED AND CHECKED AND THE
CHECKLIST FILED UNDER #21545 ON
THE 26TH DAY OF MAY, 2008

Stu Faulkner B.C.L.S.