



To: Planning Committee  
From: Cecilia Achiam  
Acting Director of Development

*To Planning Dec 4, 2007*  
Date: November 5, 2007  
File: SC 07-381275

Re: Application by Interface Architecture Inc. for a Strata Title Conversion at  
14380 Triangle Road

**Staff Recommendation**

That the application for a strata title conversion by Interface Architecture Inc. for the property located at 14380 Triangle Road be approved on fulfilment of the following conditions:

1. Registration of a flood indemnity covenant on title;
2. Payment of all City utility charges and property taxes up to and including the year 2007; and
3. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.

Cecilia Achiam, MCIP, BCSLA  
Acting Director of Development

EL:blg  
Att.

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CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Interface Architecture Inc., on behalf of 14380 Triangle Road Investments Ltd., has applied to strata title the existing 3,629.2 m<sup>2</sup> (39,008 ft<sup>2</sup>) one-storey building at 14380 Triangle Road (**Attachment 1**). The applicant is proposing to strata title the building into two (2) strata title lots.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

The subject site is located in an established Athletics and Entertainment District (AE) and is designed for commercial use in the land use map. Development immediately surrounding the site is as follows:

- To the northeast: New car storage lot on properties zoned Athletics and Entertainment District (AE);
- To the southeast: WaterMania on property zoned Athletics and Entertainment District (AE);
- To the southwest: Richmond Ice Centre on property zoned Athletics and Entertainment District (AE); and
- To the northwest: Across Triangle Road, agricultural land zoned Agricultural District (AG1) in Agricultural Land Reserve (ALR).

### Staff Comments

The subject building was originally constructed in 1995 on a site zoned Light Industrial District (I2). The approved Building Permit (BP 95-002241) indicated a total building area of 3,565.5 m<sup>2</sup> (38,380 ft<sup>2</sup>). The property was rezoned to Athletics and Entertainment District (AE) in December, 1996 and was subdivided in August, 1997 from the Aquatic Centre and the SilverCity development site. A Building Permit was issued in September, 1997 for a 58.3 m<sup>2</sup> (628 ft<sup>2</sup>) one-storey addition to the west side of the building.

The building is currently unoccupied and was previously leased as two (2) separate units:

- Unit #110 as a basketball training centre (formerly for the Vancouver Grizzlies); and
- Unit #150 as an indoor skateboard centre.

The applicant is proposing to split the complex into two (2) strata title lots. The proposed strata line would be the centreline of the existing demising wall between Unit #110 and Unit #150 (**Attachment 3**). There are no apparent Building Code issues. The demising wall is already a one-hour fire rated separation.

## Analysis

There is an existing Council policy (Policy No. 5031 – Attachment 4) that outlines matters to be considered by staff in processing strata title conversion applications for three (3) or more strata lots. As this application is to create two (2) strata lots, this policy does not apply. However, staff considered the requirements of this Policy in processing this application:

- The building is in good condition and complies with all zoning requirements. There are no major renovation or maintenance items planned or required other than the usual normal wear and tear issues.
- As the building is currently unoccupied, no impact to tenants is anticipated. Future lease agreements will need to be negotiated among the tenants and the Strata Corporation (property owner) independent of stratification.
- The creation of the strata lots will not result in any changes to common open space, access, parking facilities and other amenities. These will remain as common property and be available to all tenants or strata lot owners.
- There are no issues relating to compliance with relevant City bylaws or servicing for the subject lot.

In light of this, staff support the proposed strata title conversion subject to:

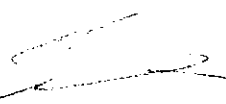
1. Registration of a flood indemnity covenant on title;
2. Payment of all City utility charges and property taxes up to and including the year 2007; and
3. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.

## Financial Impact

None.

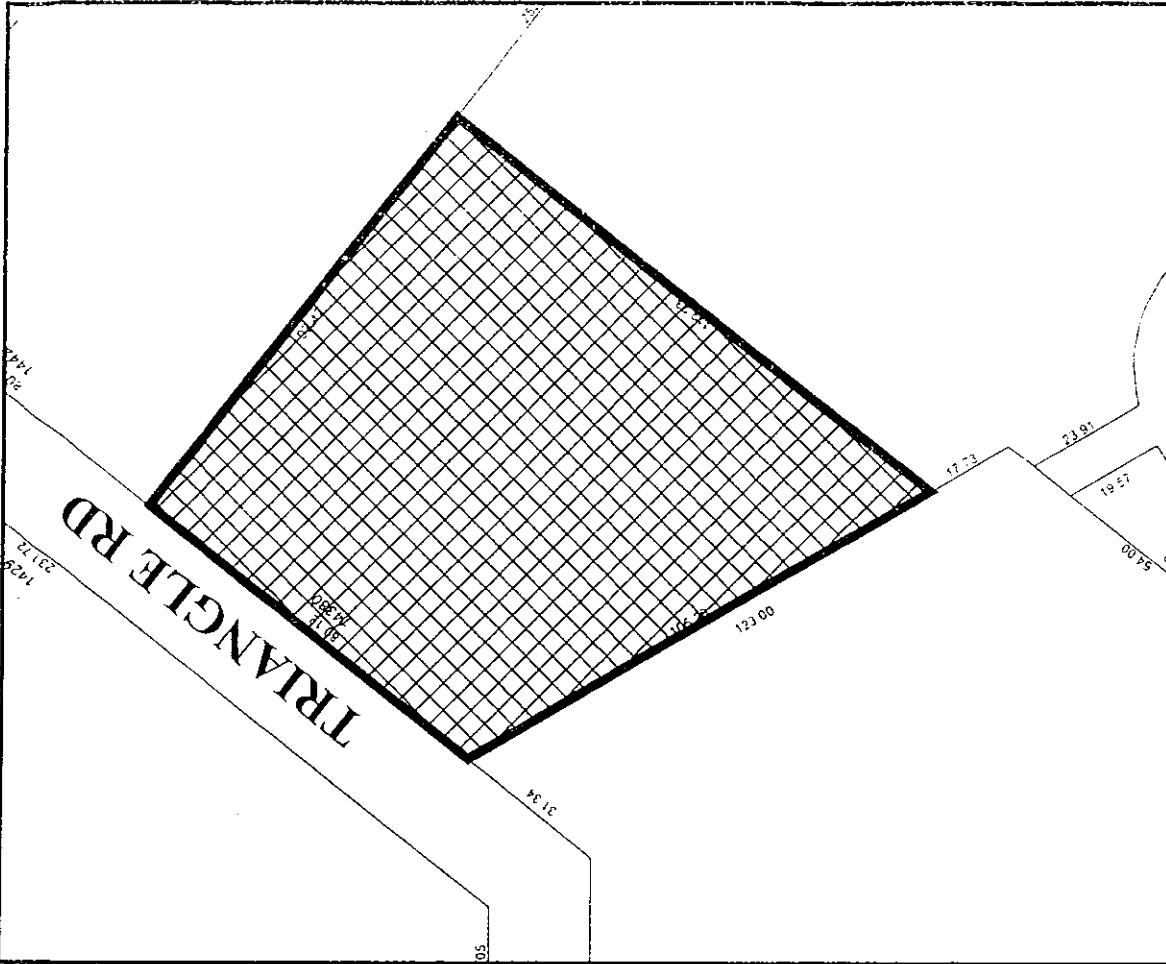
## Conclusion

Interface Architecture Inc. has applied to strata title the existing building at 14380 Triangle Road into two (2) strata title lots. The proposal is straightforward. Staff have no objection to this application and recommend approval of the strata title conversion application.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

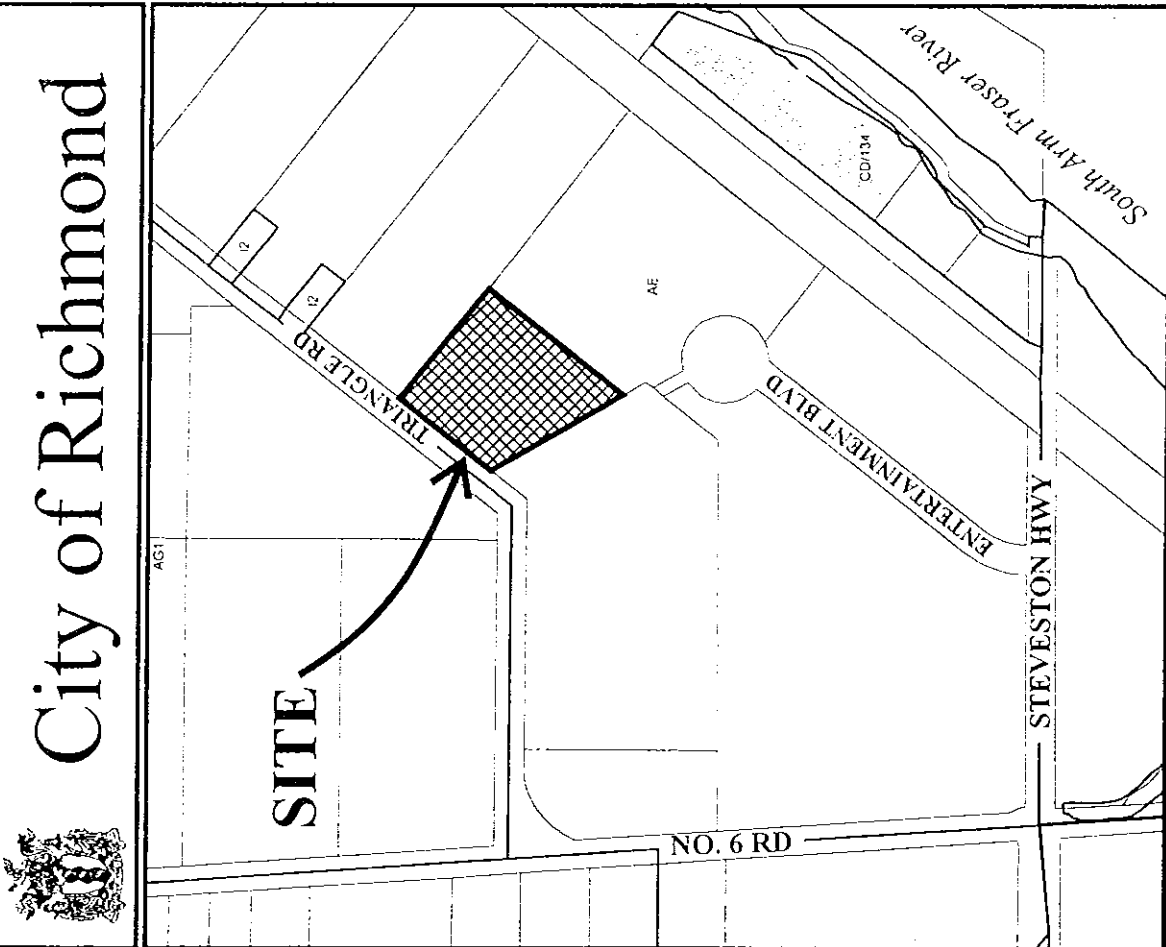
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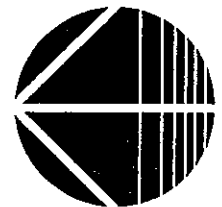
Original Date: 08/22/07

Revision Date:

Note: Dimensions are in METERS

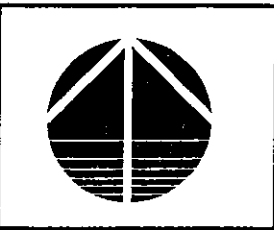
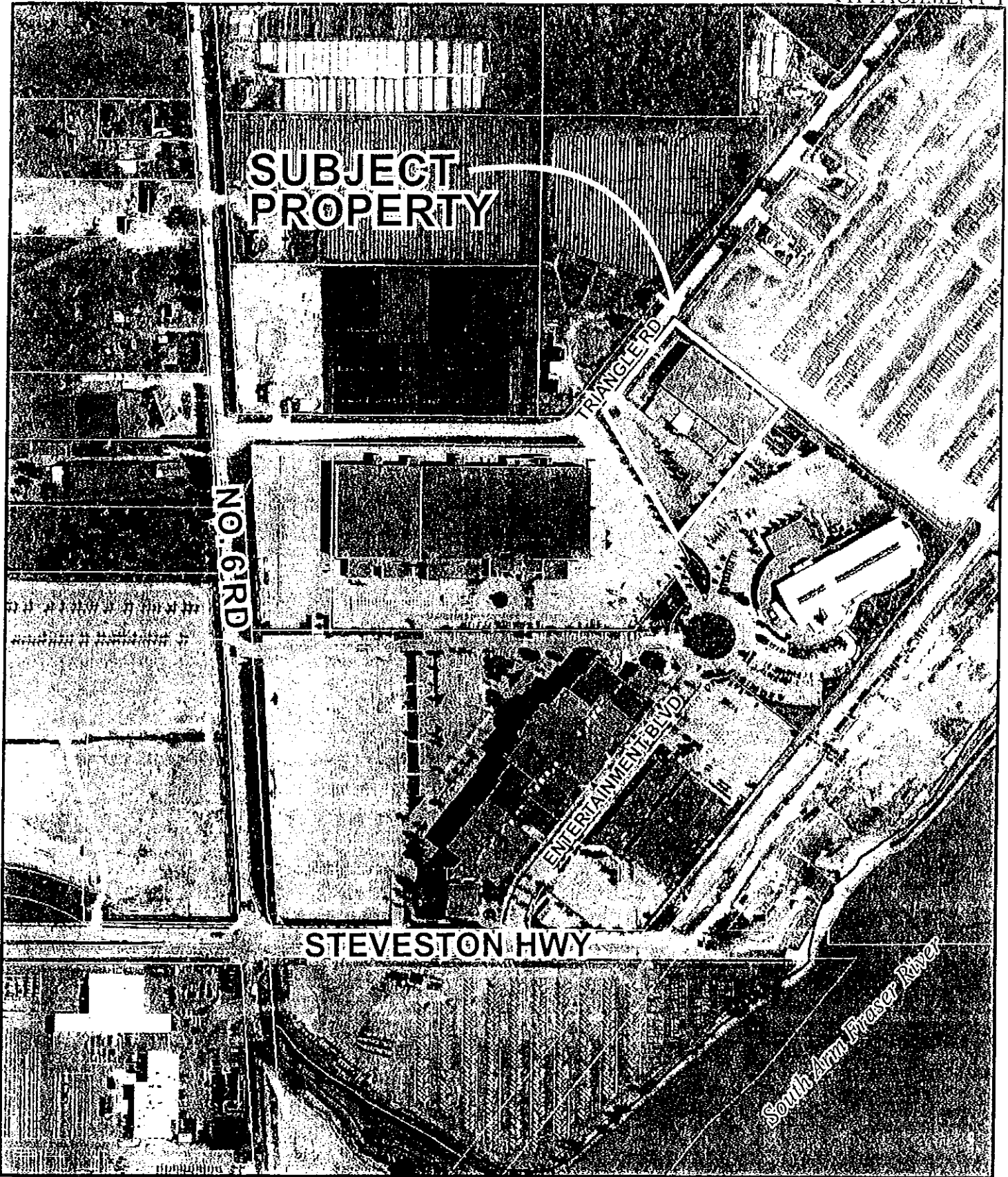


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Original Date: 08/22/07

Amended Date:

Note: Dimensions are in METRES



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
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**Development Application  
 Data Sheet**

**SC 07-381275** **Attachment 2**

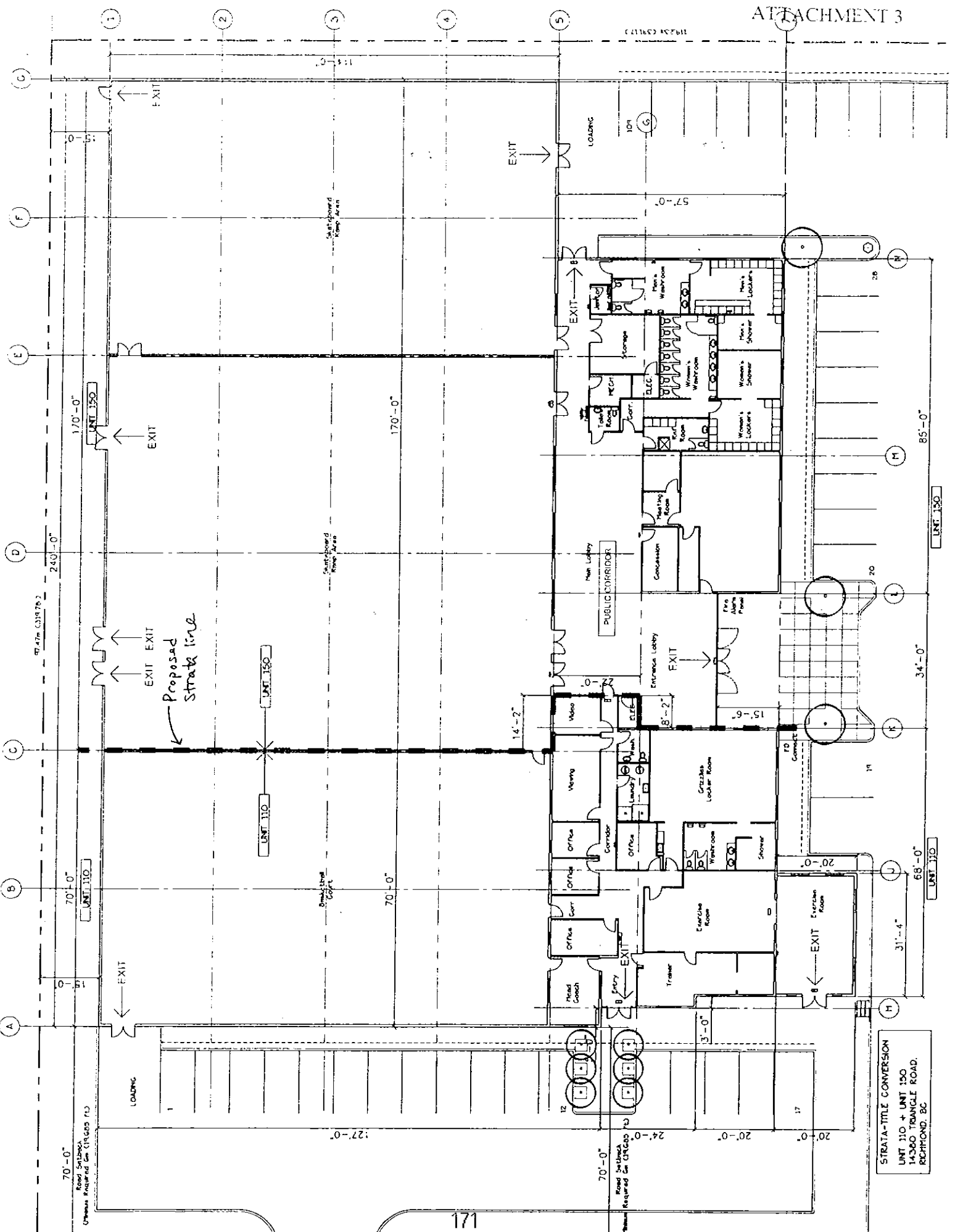
Address: 14381 Triangle Road

Applicant: Interface Architecture Inc.

Planning Area: N/A

	Existing	Proposed
Owner:	14380 Triangle Road Investments Ltd.	To be determined
Site Size (m <sup>2</sup> ):	9,724 m <sup>2</sup>	No Change
Land Uses:	Recreation Facility	No Change
OCP Designation:	Generalized Land Use Map - Mixed-Use Specific Land Use Map - Commercial	No Change
Area Plan Designation:	N/A	To be determined
Zoning:	Athletics and Entertainment District (AE)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.373	none permitted
Lot Coverage – Building:	Max. 60%	37.3%	none
Triangle Road Setback (m):	Min. 6 m	6.5 m Min.	none
Off-street Parking Spaces – Recreation Facility:	73 stalls	109 stalls	none
Off-street Parking Spaces – Accessible:	2 stalls	2 stalls	none



STRATA-TITLE CONVERSION  
 UNIT 110 + UNIT 150  
 14360 TRANGLE ROAD,  
 REDMOND, BC

**POLICY 5031:**

It is Council policy that:

The following matters shall be considered before deciding on any commercial or industrial strata title conversion applications involving three or more strata lots:

1. The life expectancy of the building and any projected major increases in maintenance costs due to the condition of the building. This information shall be supplied by the applicant in the form of a written report in an acceptable form prepared by a registered architect, engineer or similarly qualified professional. The report shall review the building's age, quality, general condition and measure of compliance with current building codes and City bylaws.
2. The impact of the proposal on the existing tenants in terms of their existing leases and their ability to offer to purchase the units they occupy or to relocate in comparable and suitable rental premises if unable to purchase their existing units.
3. The views of the affected tenants as established by a formal canvass by the City Staff or agents of the City. A standard form available from the City's Urban Development Division may be used for this purpose.
4. Any proposals involving upgrading of the buildings or changes affecting open space, landscaping, common facilities, off-street parking and loading spaces. The ownership and management of the off-street parking and loading facilities should be specifically addressed.
5. Any other conditions peculiar to the circumstances of the conversion proposal and requiring special measures to be taken as a condition of approval.
6. All commercial or industrial strata conversion applications must be compatible with the City's bylaws regulating the use and development of the land and the servicing standards appropriate to the site.

(Urban Development Division)