



To: Planning Committee

Date: August 24, 2018

From: Wayne Craig
Director, Development

File: SC 17-792263

Re: **Application by Classico Development Ltd. for a Strata-Title Conversion at 10531 and 10551 Anahim Drive**

Staff Recommendation

1. That the application for a strata-title conversion by Classico Development Ltd. be approved on fulfillment of the following conditions:
 - a. Registration of a flood indemnity covenant on title.
 - b. Payment of all City utility charges and property taxes up to and including the year 2018.
 - c. Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.
 - d. Final inspection approval of Building Permits (B7 18-822793 & B7 18-828874) for previous construction without a permit at 10531 and 10551 Anahim Drive.

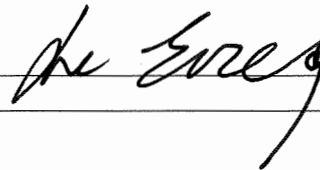
2. That the City, as the Approving Authority, delegate the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.


Wayne Craig
Director, Development

WC:sds
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Classico Development Ltd. has applied to the City of Richmond to facilitate a Strata-Title Conversion of an existing duplex at 10531 and 10551 Anahim Drive, currently zoned “Two-Unit Dwellings (RD1)” (Attachment 1). A site survey, showing the existing duplex to remain, is included in Attachment 2. The applicant wishes to strata-title the duplex in order to sell each unit to future owners.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Existing Housing Profile

The proposal will retain the existing duplex on-site, no demolition is proposed. More information regarding the status of the existing duplex is provided in the Analysis section of this report.

Surrounding Development

Development immediately surrounding the subject site as follows:

To the North, South, East & West: Single-family dwellings on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The proposal would comply with this designation.

Council Policy 5042

The subject application is for a Strata-Title Conversion of an existing duplex, with no rezoning required. However, Council Policy 5042 “Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings” (adopted by Council on March 29, 2005 and last amended in 2018) (Attachment 4) is used for the purposes of guiding staff in the review of applications of this nature. A summary of this review is provided in the Analysis section of this report.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to approval of the Strata Title Conversion.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m (10 ft.) wide utility Statutory Right-of-Way (SRW) located along the rear property line for sanitary sewer services. The SRW will not be impacted by the proposal.

There is also an existing restrictive covenant registered on Title restricting the use of the subject property to a maximum of two units (document #BE119606). If the applicant wishes to construct secondary suites in each unit of the duplex, the covenant will be discharged through the Building Permit process.

Proposed Strata Title Conversion

The applicant is proposing to facilitate a Strata-Title Conversion of an existing duplex, currently zoned "Two-Unit Dwellings (RD1)". No new buildings, structures or demolition is proposed. Existing vehicular access to each unit of the duplex is via separate driveways from Anahim Drive, which will be maintained.

There are two existing trees on the property, one in the front yard and one in the rear yard. No tree removal is proposed as part of this application.

The application has been reviewed in accordance with Council Policy 5042 "Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings" (Attachment 4). Based on this review, the following information is provided:

- The applicant has submitted a legal survey plan (Attachment 2) indicating that the existing duplex complies with all regulations of the proposed zone.
- On June 28, 2018, Building Approvals staff conducted an inspection of the existing duplex and found interior alterations completed without a Building Permit. The applicant has since submitted Building Permit applications to legitimize the existing construction and for interior renovations (B7 18-822793 & B7 18-828874), which are currently in-circulation. Final inspection approval of the Building Permits is a condition of the Strata-Title Conversion approval.
- A written statement has been provided by the applicant, which indicates the side-by-side duplex is 43 years old and is in livable condition. The applicant is proposing renovations to update the interior space with a more modern design.
- The existing duplex is currently vacant and not rental housing at this time. The proposed conversion does not impact the availability of rental units. The duplex has been vacant since the owners acquired the property in April 2018. The duplex was previously rented prior to acquisition.

- The purpose of the Strata Title Conversion is to sell each unit of the duplex independently.
- The external building condition of the duplex appears to be in original condition, is generally consistent with the neighbouring dwellings, and is in good condition. No external renovations are proposed, other than repainting.
- No off-site engineering or servicing improvements have been identified.
- The subject site could be subdivided into two single-family residential lots in accordance with Section 2.3.7 of the Richmond Zoning Bylaw, which allows existing duplex sites to be rezoned and subdivided into no more than two lots. The proposed Strata Title Conversion of the existing duplex would not preclude further development potential.
- The applicant has submitted a preliminary strata plan (Attachment 5). The proposed plan meets City requirements, and is in a form acceptable to the City's Approving Officer.
- The applicant is aware that Council's endorsement of the Strata Title Conversion will lapse in 180 days, and has committed to meet all requirements within this time period.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of this application is to facilitate a Strata-Title Conversion of an existing duplex at 10531 and 10551 Anahim Drive, currently zoned "Two-Unit Dwellings (RD1)".

The application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of strata title conversion considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that the application for Strata-Title Conversion be approved.



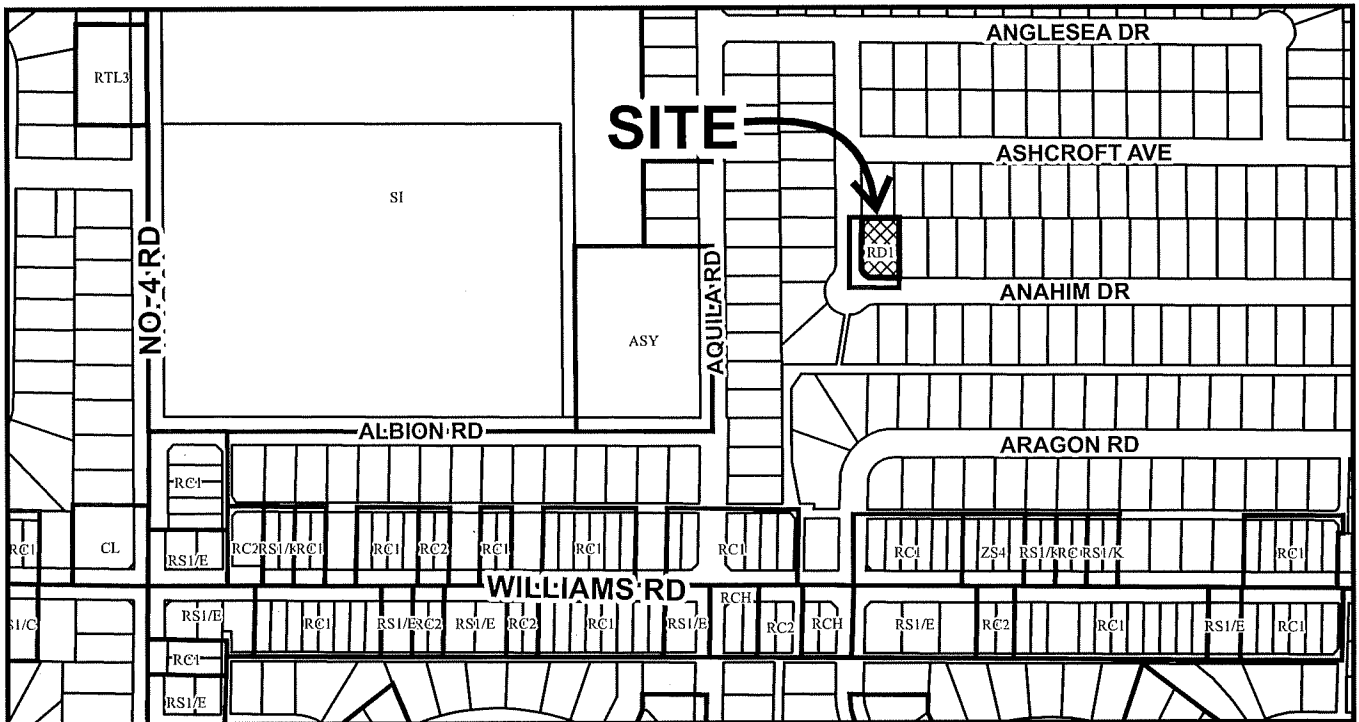
Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Location Map/Aerial Photo
Attachment 2: Legal Survey Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Council Policy 5042
Attachment 5: Preliminary Strata Plan
Attachment 6: Strata Title Conversion Considerations



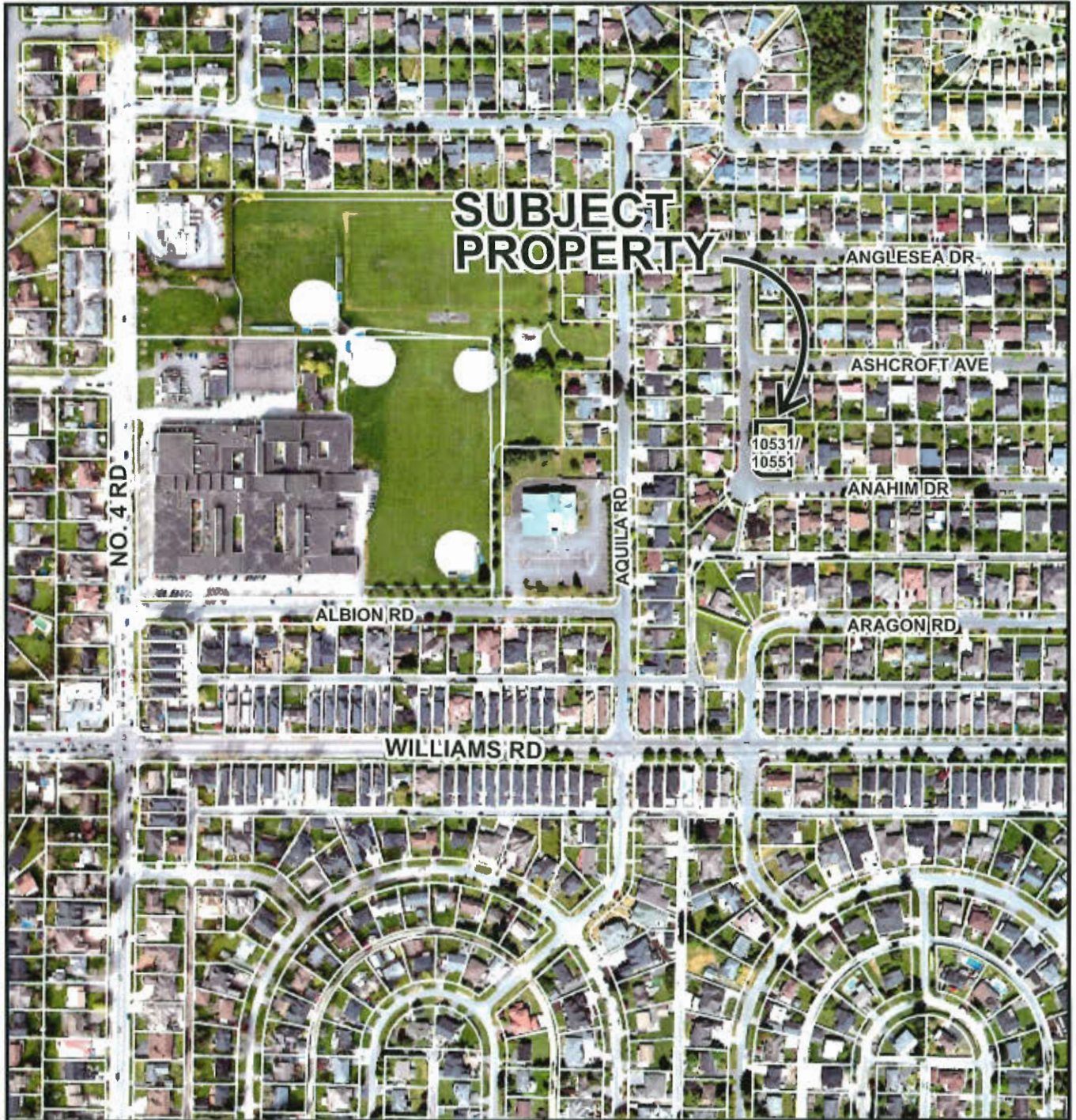
City of
Richmond



	<h1>SC 17-792263</h1>	Original Date: 12/05/17 Revision Date: Note: Dimensions are in METRES
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City of Richmond



SC 17-792263

Original Date: 12/05/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 311

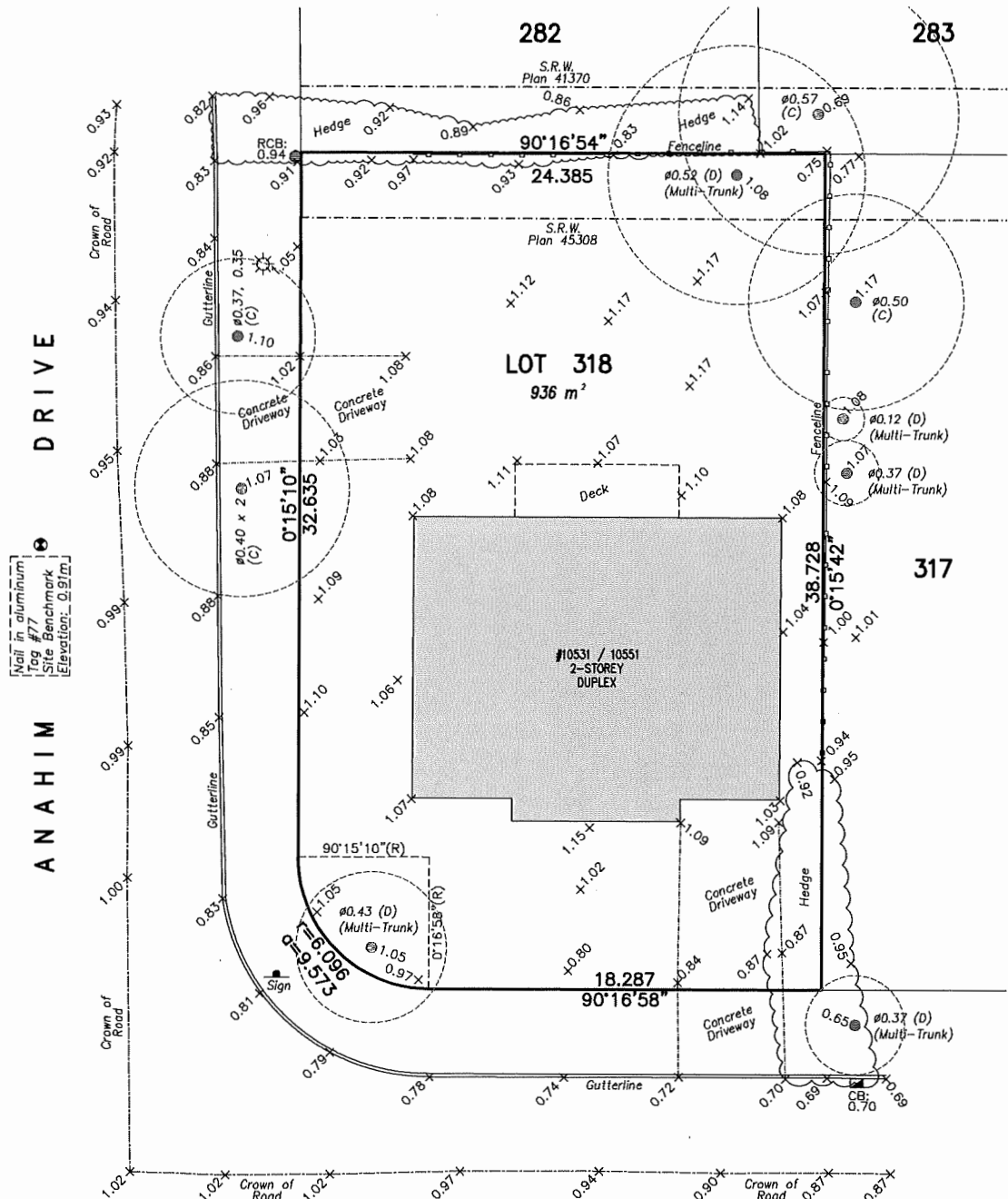
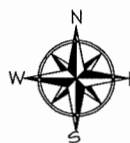
TOPOGRAPHIC SURVEY OF LOT 318
SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 45307

#10531 / #10551 ANAHIM DRIVE,
 RICHMOND, B.C.
 P.I.D. 003-857-841

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



Nail in aluminum
 Tag #77
 Site Benchmark
 Elevation: 0.91m

© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7116
 FB-340 P161-162
 Drawn By: IO

NOTE:
 Elevations shown are based
 on City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 94H1624
 Elevation: 2.353m
 Benchmark: HPN #202
 Control Monument 77H4623
 Elevation: 1.452m

LEGEND:
 (c) denotes conifer
 (D) denotes deciduous
 denotes catch basin
 denotes lamp standard
 denotes sign
 (R) denotes radiol bearing

NOTE:
 Use Site Benchmark Tag #77
 for construction elevation control.

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
 DECEMBER 7th, 2017.

DWG No. 7116-Topo

CNCL 312



SC 17-792263

Attachment 3

Address: 10531 and 10551 Anahim Drive

Applicant: Classico Development Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1105061 B.C. Ltd.	To be determined
Site Size:	936 m ² (10,075 ft ²)	No change
Land Uses:	Two-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Two-Unit Dwellings (RD1)	No change
Number of Units:	2	No change

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.55 for 929 m ² of lot area plus 0.3 for remainder	0.48	None permitted
Buildable Floor Area:*	Max. 513 m ² (5,522 ft ²)	451 m ² (4,855 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Building: 26% Non-porous: 30% Landscaping: 60%	None
Lot Size:	864.0 m ²	936 m ²	None
Lot Dimensions:	N/A	Width: 24.3 m Depth: 38.7 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: 7.7 m Rear: 16.8 m Interior Side: 1.9 m Exterior Side: 5.2 m	None
Height:	Max. 2 ½ storeys	2 ½ storeys	None

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Page 1 of 1	Rezoning Applications for Two-Family Housing Districts – Involving Existing Non-Conforming Two-family Dwellings	Policy 5042
Adopted by Council: March 29, 2005 Amended by Council: May 14, 2018		

POLICY 5042:

It is Council policy that:

Rezoning applications seeking a rezoning to “Two-Unit Dwellings Zone (RD1)”, involving existing non-conforming two-family dwellings, must be supported with adequate information to assist Council assess all potential impacts arising from the rezoning application in the following areas:

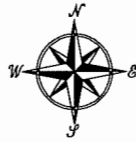
1. A certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, and setbacks of all buildings and structures presently on the property, together with a floor area ratio calculation is required to verify Zoning Bylaw compliance.
2. An inspection of the existing structure by City Staff is required to confirm no alterations have been made without a Building Permit.
3. The property owner shall provide a written statement on the following items:
 - a) The building’s age, quality, general conditions and any measures proposed to upgrade or alter the buildings appearance; and
 - b) The occupancy of the existing structure and what impact the proposed rezoning may have on the existing residents of the two-family dwelling.
4. Where as a result of the normal rezoning process, the public has raised concerns over the design of an existing structure or construction of a new two-family dwelling on the subject site, staff will present to Council a summary of the public concerns along with options available to address the concerns.
5. Each application shall be reviewed to determine if there are any off-site improvements required to bring the site up to City standards. Should any off-site improvements be required, such improvements are required as a condition of final adoption of a rezoning bylaw.
6. Where a Council approved 702 Single Family Lot Size Policy would permit the subject site to be subdivided, Council will be advised of the site’s future subdivision potential.
7. Rezoning applications intended to facilitate a strata title conversion of the existing structure shall be accompanied by a Strata Title Conversion Application and such application forwarded to Council concurrently with the rezoning proposal.

**STRATA PLAN OF LOT 318 SECTION 26
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 45307**

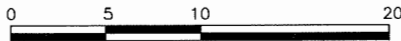
SHEET 1 OF 4 SHEETS
STRATA PLAN EPS5095

BCGS 92G.015
CITY OF RICHMOND

#10531 ANAHIM DRIVE, (STRATA LOT 1)
#10551 ANAHIM DRIVE, (STRATA LOT 2)
RICHMOND, B.C.
P.I.D. 003-857-841



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- ▲ Control Monument Found
- Iron post Found
- Iron post Placed
- Lead plug Placed
- L.C.P. denotes limited common property
- PT.S.L. denotes part strata lot
- Wt. denotes witness

Integrated Survey Area No. 18 (Richmond), NAD83(CSRS) 4.0.0.BC.1.GVRD.
Grid bearings are derived from observations between geodetic control monuments 77H4909 and 77H4955.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 77H4909 and 77H4955.
This plan shows horizontal ground level distance except where otherwise noted. To compute grid distance, multiply ground-level distance by the combined factor of 0.99960365 which has been derived from 77H4909 and 77H4955.

This plan lies within the City of Richmond.

This plan lies within the Greater Vancouver Regional District.

The building included in this strata plan has been previously occupied.

The building shown hereon is within the external boundaries of the land that is the subject of the strata plan.

NOTE:

Offsets shown are to exterior of foundation wall unless otherwise noted. All angles deflect by multiples of 45 degrees unless otherwise indicated.

Note:

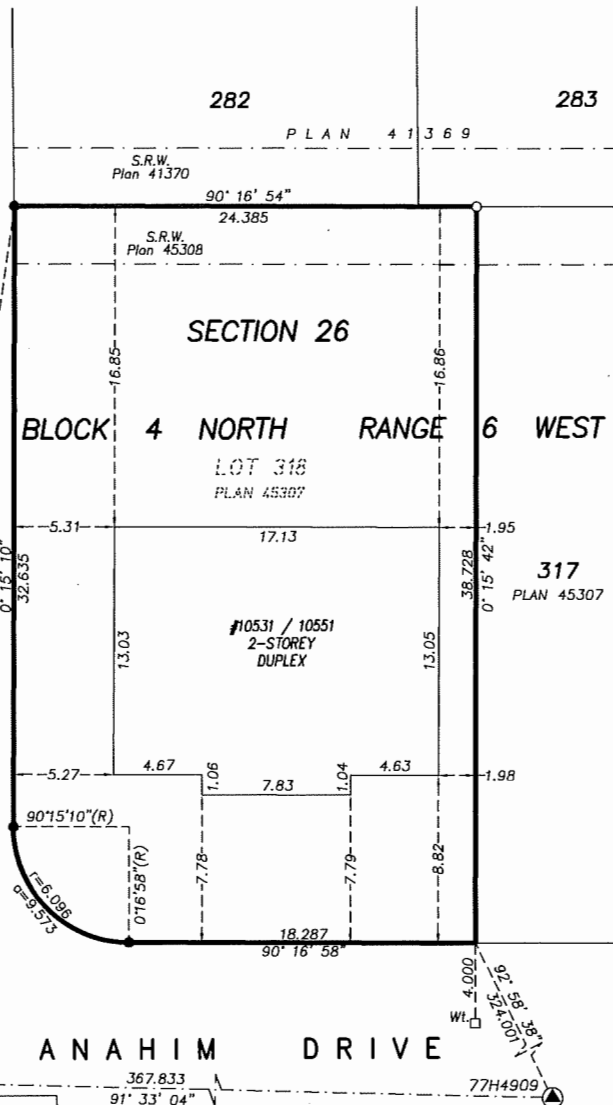
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
File: 7116-FS

77H4955
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Northing 5443295.903
UTM Easting 492116.417
Point combined factor: 0.9996037
Estimated Horizontal Positional Accuracy: 0.009m

77H4909
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Northing 5443285.951
UTM Easting 492483.970
Point combined factor: 0.9996036
Estimated Horizontal Positional Accuracy: 0.009m

ANAHIM DRIVE



CNCL - 315

The field survey represented by this plan was completed on the 30th day of May, 2018.
Johnson C. Tam, B.C.L.S 711.

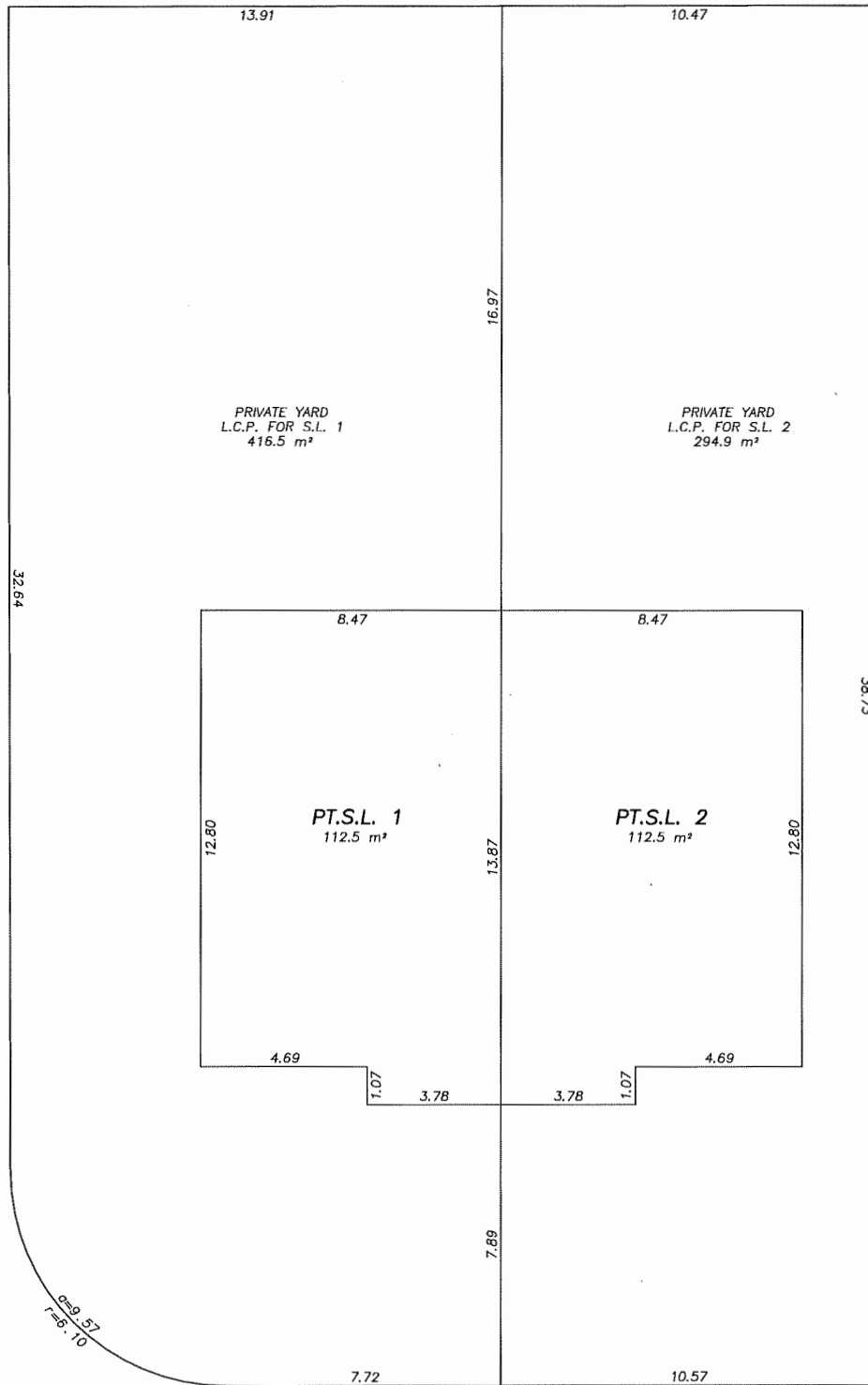
STRATA PLAN EPS5095

MAIN FLOOR

PART STRATA LOTS 1 AND 2



1B



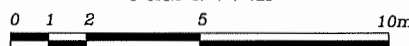
1A

1A

1B

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 File: 7116-FS

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
 Dimensions are shown to centreline of all walls except where otherwise noted.

Section arrows on this plan point in the direction of view.

JOHNSON C. TAM, B.C.L.S.

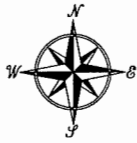
May 30th, 2018

CNCL-316

SECOND FLOOR

STRATA PLAN EPS5095

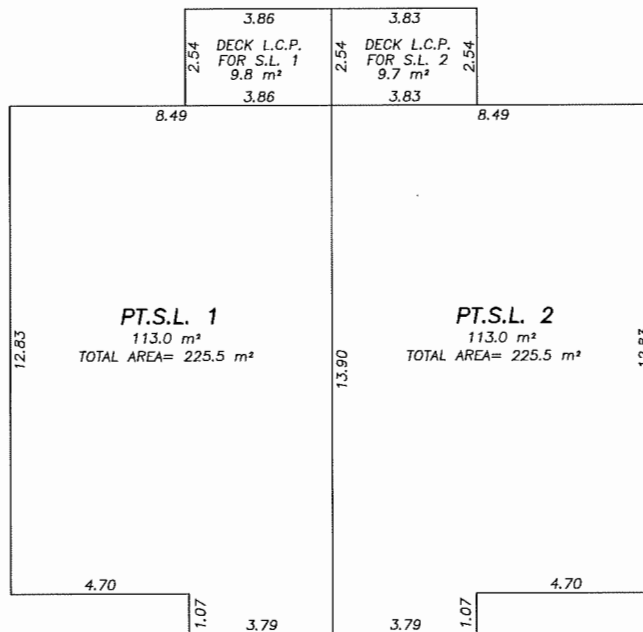
PART STRATA LOTS 1 AND 2



1B

1A

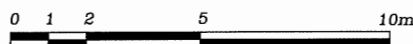
1A



1B

J. C. Tam and Associates
 Conada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctom.com
 File: 7116-FS

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JOHNSON C. TAM, B.C.L.S.

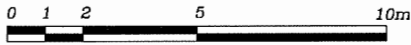
May 30th, 2018

GNCL 317

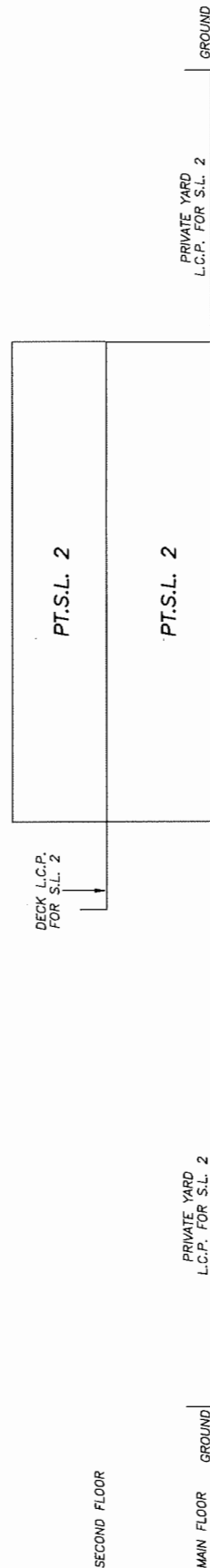
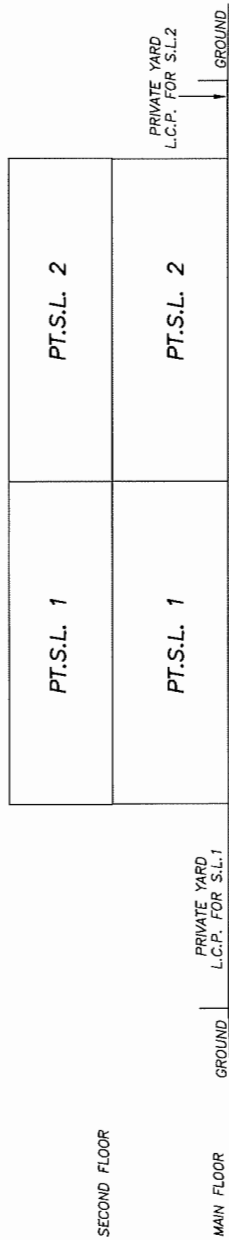
BUILDING SECTIONS

STRATA PLAN EPS5095

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J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 File: 7116-FS

CNCL - 318

JOHNSON C. TAM, B.C.L.S.
 May 30th, 2018



Address: 10531 and 10551 Anahim Drive

File No.: SC 17-792263

Prior to approval of a Strata Title Conversion, the developer must complete the following:

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 2018.
3. Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.
4. Final inspection approval of Building Permits (B7 18-822793 & B7 18-828874) for previous construction without a permit at 10531/10551 Anahim Drive.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date