



To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 10, 2015
File: SC 15-693380

Re: **Application by 0717844 B.C. Ltd. for a Strata Title Conversion at
12371 Horseshoe Way**

Staff Recommendations


1. That the application for a Strata Title Conversion by 0717844 B.C. Ltd. for the property located at 12371 Horseshoe Way, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:
 - (a) Payment of all City utility charges and property taxes up to and including the year 2015;
 - (b) Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC;
 - (c) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.

2. That the City, as the Approving Authority, delegate to 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 of Development

WC:EL

Att. 3

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

0717844 B.C. Ltd. has applied to the City of Richmond for permission to convert an existing industrial building at 12371 Horseshoe Way (Attachment 1) from a fee simple lot into seven (7) strata title lots (Attachment 2).

Findings of Fact

The subject site is located in an established industrial business park area in the Ironwood area. The site is surrounded by other industrial establishments on lots zoned “Industrial Business Park (IB1)” and is backing onto the Horseshoe Slough. The existing industrial building is located on the east side of the property, with a drive aisle between the building and the east property line. Required parking for the building is provided on the west side of the existing building.

The front yard is landscaped with a combination of shrubs and ground covers, which is in compliance with the landscape requirements in industrial zones. In addition, there is a 3 m wide planting strip along the rear of the property, and the west property line is landscaped with trees and hedges.

Analysis

Policy 5031 (Strata Title Conversion Applications – Commercial and Industrial) outlines Council’s policy in determining how staff process strata title conversion applications for three (3) or more proposed strata lots (see Attachment 3). The applicant has submitted all of the necessary processing information required by City staff (including a Building Condition Assessment, and a Building Code Compliance report).

- The existing building received its Final Inspection from the City’s Building Approvals Division on February 1, 2007.
- A Strata Title Conversion Application Report provided by Read Jones Christoffersen Consulting Engineers dated February 20, 2015 indicates that the life expectancy of the building is likely to exceed 50 years.
- The author of the Building Condition Assessment expects a major increase in maintenance, repair and replacement costs to occur in the next 20 to 30 years. Replacement of the roofing, asphalt pavement, concrete walkways and domestic cold water piping will likely be required over this time period.
- The author of the Building Code Compliance report confirms that the existing building is substantially in compliance with the BC Building Code.
- Building Approvals confirmed that the proposed strata title conversion of the existing building has no building code implications.
- The registered owner of the property is the only current tenant of the building. Therefore, the view of tenant(s) of the property need not be formally canvassed.
- The owner’s intention is to sell the units after the strata title conversion is completed.

- No physical or structural upgrading of the building will take place, and no changes affecting open space, landscaping, common facilities, off-street parking and loading spaces are being proposed.
- All on-site parking/loading will form part of the limited common property for the strata corporation and will be assigned to specific units based on unit entitlement. As part of a business license each business will need to verify they have access to the Bylaw required parking.
- 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. Payment of all City utility charges and property taxes up to and including the year 2015.
2. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
3. Submission of appropriate plans and documents (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form V and Form W, etc.) for execution by the Approving Officer within 180 days of the date of this resolution.

Financial Impact

None.

Conclusion

0717844 B.C. Ltd. has applied to convert the existing industrial building at 12371 Horseshoe Way into seven (7) 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
Planner 1

EL:cas

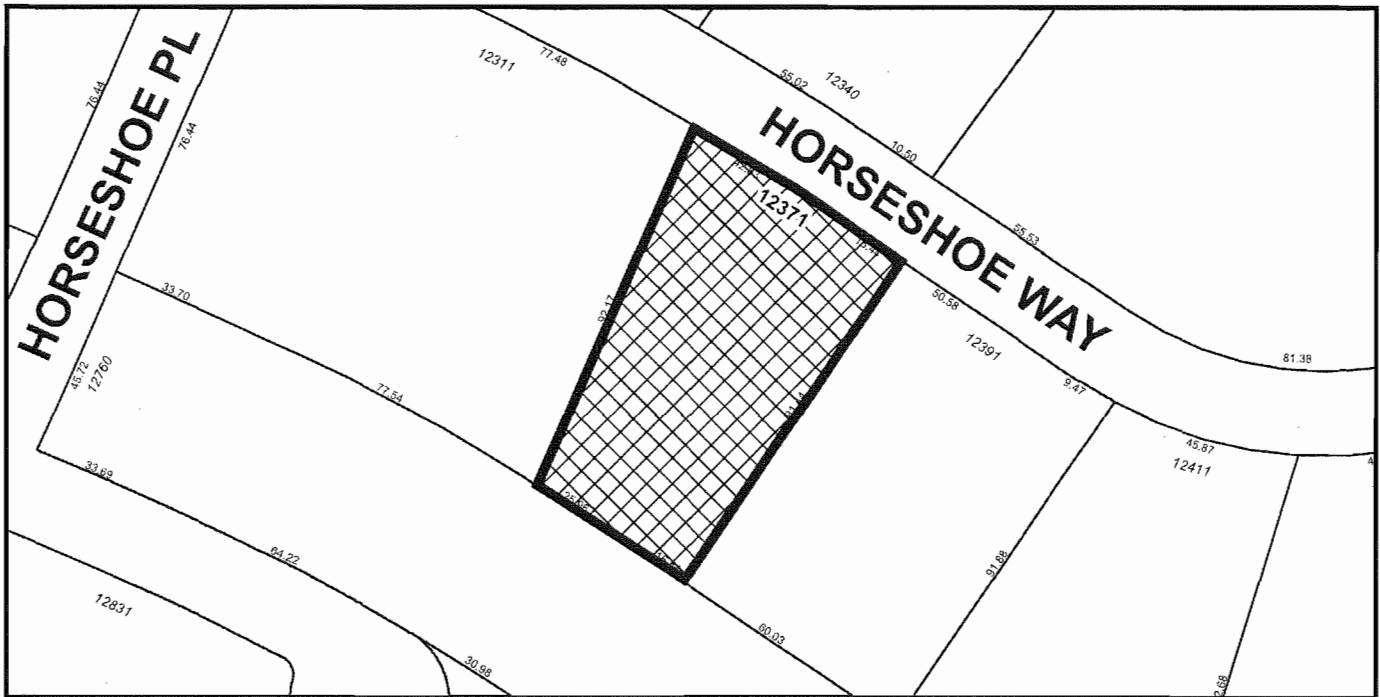
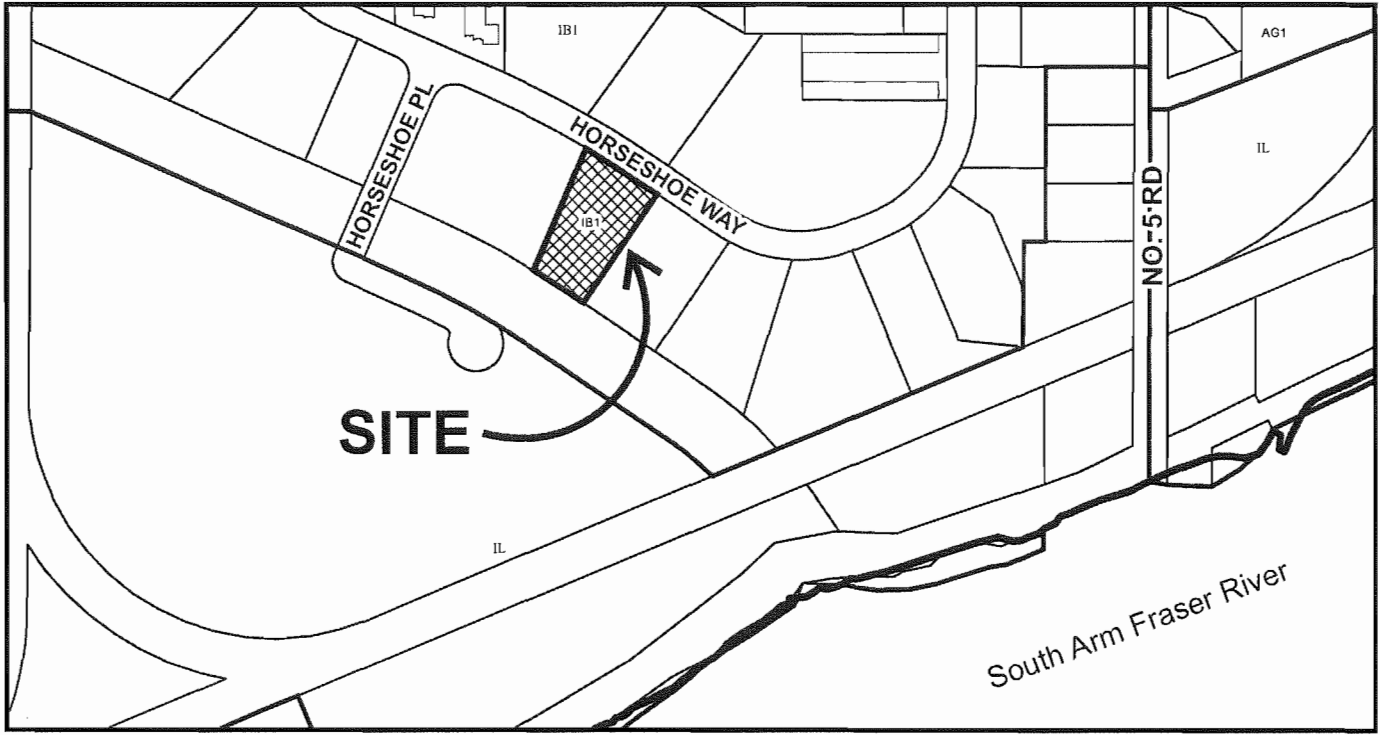
Attachment 1: Location Maps

Attachment 2: Draft Strata Plan

Attachment 3: Policy 5031: Strata Title Conversion Applications – Commercial and Industrial



City of Richmond



SC 15-693380

Original Date: 04/15/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond



SC 15-693380

Original Date: 04/15/15

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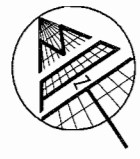
Note: Dimensions are in METRES

PARKING AT GROUND LEVEL



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH, BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

PLAN SHEET INDICATES ALLOCATION OF LIMITED COMMON PROPERTY FOR STRATA LOT #1.



87
 PLAN 62824

41' 05"
 92.160

23' 05"
 69.913

0.84

0.84

3.68

3.79

3.02

3.42

3.42

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3.42

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3.42

HORSESHOE WAY

45
 PLAN 58849

34'05"18"

124' 05" 18"

15.442

124' 05" 19"

15.442

124' 05" 19"

15.442

124' 05" 19"

15.442

124' 05" 19"

15.442

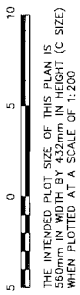
124' 05" 19"

15.442

124' 05" 19"

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 CADFILE:13412-STRATA.DWG
 R-15-13412-STRATA-1

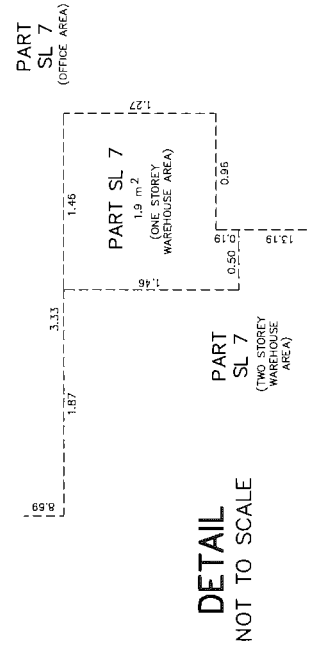
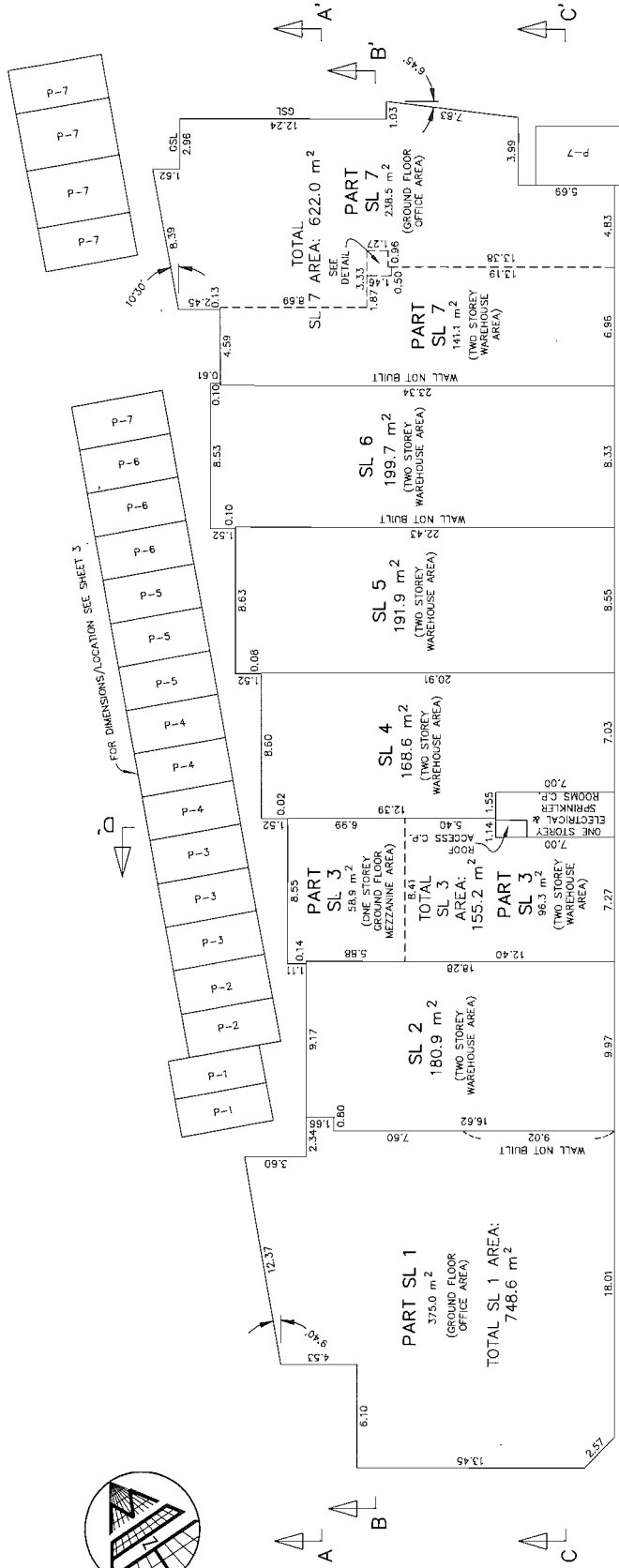
GROUND FLOOR



THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

UNLESS NOTED OTHERWISE THIS SHEET SHOWS WALL DIMENSIONS ACCORDING TO PARAMETERS AS NOTED ON SHEET 1 OF THIS STRATA PLAN.

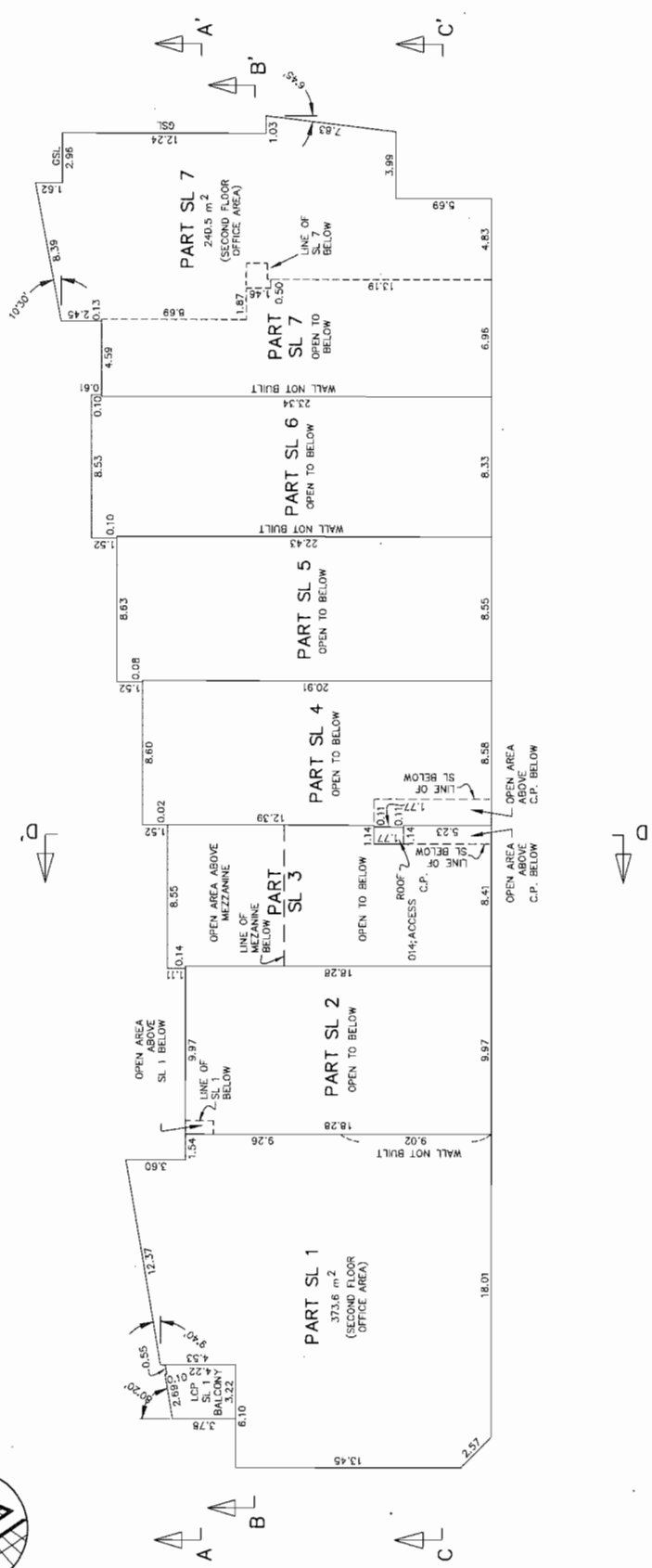
SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.



SECOND FLOOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

UNLESS NOTED OTHERWISE THIS SHEET SHOWS WALL DIMENSIONS ACCORDING TO PARAMETERS AS NOTED ON SHEET 1 OF THIS STRATA PLAN.
 SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.



CNCL - 157

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 R-15-13412-STRATA-1

SECTIONS

SECOND FLOOR	LCP SL 1 BALCONY	PART SL 1 (OFFICE)	PART SL 2 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 3 OPEN ABOVE MEZZANINE BELOW (MEZZANINE)	PART SL 4 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 5 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 6 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 7 OPEN TO FLOOR BELOW (OFFICE)	SECOND FLOOR
GROUND FLOOR		PART SL 1 (OFFICE)						PART SL 7 (OFFICE)	GROUND FLOOR

(TWO STOREY WAREHOUSE AREA)

SECTION A-A'

SECOND FLOOR	PART SL 1 (OFFICE)	PART SL 2 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 3 OPEN ABOVE MEZZANINE BELOW (MEZZANINE)	PART SL 4 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 5 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 6 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 7 OPEN TO FLOOR BELOW (OFFICE)	SECOND FLOOR
GROUND FLOOR	PART SL 1 (OFFICE)						PART SL 7 (OFFICE)	GROUND FLOOR

(TWO STOREY WAREHOUSE AREA)

ROOF C.P.

SECTION B-B'

SECOND FLOOR	PART SL 1 (OFFICE)	PART SL 2 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 3 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 4 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 5 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 6 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 7 OPEN TO FLOOR BELOW (OFFICE)	SECOND FLOOR
GROUND FLOOR	PART SL 1 (OFFICE)						PART SL 7 (OFFICE)	GROUND FLOOR

(ONE STOREY WAREHOUSE AREA)

ROOF C.P.

SECTION C-C'

SECOND FLOOR	PART SL 1 (OFFICE)	PART SL 2 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 3 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 4 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 5 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 6 OPEN TO FLOOR BELOW (TWO STOREY WAREHOUSE AREA)	PART SL 7 OPEN TO FLOOR BELOW (OFFICE)	SECOND FLOOR
GROUND FLOOR	PART SL 1 (OFFICE)						PART SL 7 (OFFICE)	GROUND FLOOR

(ONE STOREY WAREHOUSE AREA)

ROOF C.P.

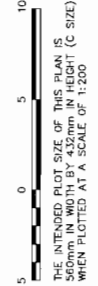
SECTION D-D'

SECOND FLOOR	PART SL 3 OPEN ABOVE CP BELOW	PART SL 3 OPEN TO FLOOR BELOW (MEZZANINE BELOW)	PART SL 3 OPEN ABOVE MEZZANINE BELOW	SECOND FLOOR
GROUND FLOOR	ONE STOREY ELECTRICAL & SPRINKLER ROOMS C.P.	PART SL 3 OPEN TO FLOOR BELOW (ONE STOREY MEZZANINE AREA)	PART SL 3 (ONE STOREY MEZZANINE AREA)	GROUND FLOOR

(TWO STOREY WAREHOUSE AREA)

ROOF C.P.

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Adopted by Council: Feb. 13/95 Amended: Mar 27/95

POLICY 5031

File Ref: 4105-00

STRATA TITLE CONVERSION APPLICATIONS – COMMERCIAL AND INDUSTRIAL**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)