



To: Planning Committee
From: Wayne Craig
Director, Development
Date: October 22, 2019
File: SC 19-850047
Re: **Application by GRA Greig Holdings Ltd. for a Strata Title Conversion at
11120 Hammersmith Gate**

Staff Recommendation

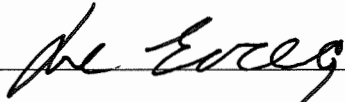
1. That the application for a Strata Title Conversion by GRA Greig Holdings Ltd. for the property located at 11120 Hammersmith Gate be approved on fulfilment of the following conditions:
 - a) Payment of all City utility charges and property taxes up to and including the year 2019;
 - b) Registration 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;
 - d) Provision of a pedestrian connection from the sidewalk to the building, to the satisfaction of the Director, Development;
 - e) Final inspection approval of Building Permit (BB 19-866247) for previous interior works without a permit; and
 - f) Final building check of the removal of non-compliant outdoor structures.

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, Development
(604-247-4625)

WC:nc
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

GRA Greig Holdings Ltd. has applied to the City of Richmond to facilitate a Strata Title Conversion of an existing industrial building at 11120 Hammersmith Gate (Attachment 1) into two strata title lots (Attachment 2).

Finding of Fact

The subject property is located in an established industrial area in the Shellmont planning area, and is zoned “Industrial Business Park (IB1)” (Attachment 1). The proposed Strata Title Conversion is consistent with the existing zoning and land use designations.

Development immediately surrounding the subject property is as follows:

- To the north and east, lots zoned “Industrial Business Park (IB1),” with vehicle access from Hammersmith Gate.
- To the west, Shell Road and the Shell Road rail corridor.
- To the south, an undeveloped lot zoned “School & Institutional Use (S1).”

There is one existing building on the subject site with two units, Unit #110 and Unit #150. Access to the subject property is via two driveway crossings to Hammersmith Gate, one of which is used for shipping and receiving. Required parking for the building is provided on the west side of the existing building. The proposed Strata Title Conversion would create two strata lots; the proposed strata line would be the centreline of the existing demising wall between the two units (Attachment 2). No changes are proposed to the existing access, parking, or structures.

The front yard is landscaped with a combination of trees, shrubs and ground covers, which is in compliance with the landscape requirements in industrial zones. There is also a hedge along the entire southern property line.

There is currently no pedestrian access provided from the sidewalk. Prior to approval of the Strata Title Conversion, the applicant must provide a pedestrian connection from the sidewalk to the building to the satisfaction of the Director, Development.

Analysis

City of Richmond Policy 5031 (Strata Title Conversion Applications – Commercial and Industrial) outlines Council’s Policy in determining how staff process Strata Title Conversion applications for three or more proposed strata lots (Attachment 3). As this application is to create two strata lots, this Policy does not apply. However, staff considered the requirements of this Policy in processing this application. The applicant has submitted all of the necessary information required by City staff, including a Building Condition Assessment and a Building Code Compliance Report.

- An Engineering Report of Building provided by the applicant and reviewed by Young Engineering Corporation dated December 12, 2018 indicates that the life expectancy of the building is around 35 to 40 years.

- The author of the Building Condition Assessment expects no increase in maintenance, repair, or replacement costs within approximately the next 20 years.
- The author of the Building Code Compliance Report confirms that the existing building is substantially in compliance with the BC Building Code in force when they were constructed.
- Building Approvals staff conducted an inspection of the site and found interior construction done without a Building Permit. The applicant submitted a Building Permit application to legitimize the interior renovations (BB 19-866247) and it was issued on October 11, 2019. Staff also found existing non-compliant outdoor structures that need to be removed. Final inspection approval of the Building Permit and final building check of non-compliant outdoor structures are conditions of the Strata Title Conversion approval.
- No physical or structural upgrading of the building will take place, and no changes affecting open space, landscaping, access, or common facilities are being proposed.
- No changes are proposed to the existing parking facilities. These will remain as common property and be available to all tenants or strata lot owners. As part of a business license, each business will need to verify they have access to the Bylaw-required parking facilities.
- There are two units in the existing building. The owner's intention is to retain ownership of Unit #110, which they currently occupy, and sell Unit #150 to its existing tenant after the Strata Title Conversion is completed. No impact is expected on the tenant. The applicant has provided a letter from the tenant, indicating that they are aware of and have no concerns with the application for a Strata Title Conversion, and noted their intention of buying the unit following the Strata Title Conversion (Attachment 4).
- The subject property is located in an area with a Flood Construction Level of 2.9 m GSC. A restrictive covenant must be registered on Title as part of the document registration package, the purpose of which is to address public awareness and identify a minimum habitable elevation of 2.9 m GSC.

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 2019.
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 T, etc.) for execution by the Approving Officer within 180 days of the date of a Council resolution.
4. Provision of a pedestrian connection from the sidewalk to the building, to the satisfaction of the Director, Development.

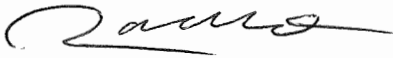
5. Final inspection approval of Building Permit (BB 19-866247) for previous interior works without a permit.
6. Final building check of the removal of non-compliant outdoor structures.

Financial Impact

None.

Conclusion

GRA Greig Holdings Ltd. has applied to convert two existing industrial buildings at 11120 Hammersmith Gate into two strata lots. The proposal is straightforward. Staff have no objection to this application and recommend approval of the Strata Title Conversion.



Natalie Cho
Planning Technician
(604-276-4193)

NC:cas/blg

Attachment 1: Location Map and Aerial Photo

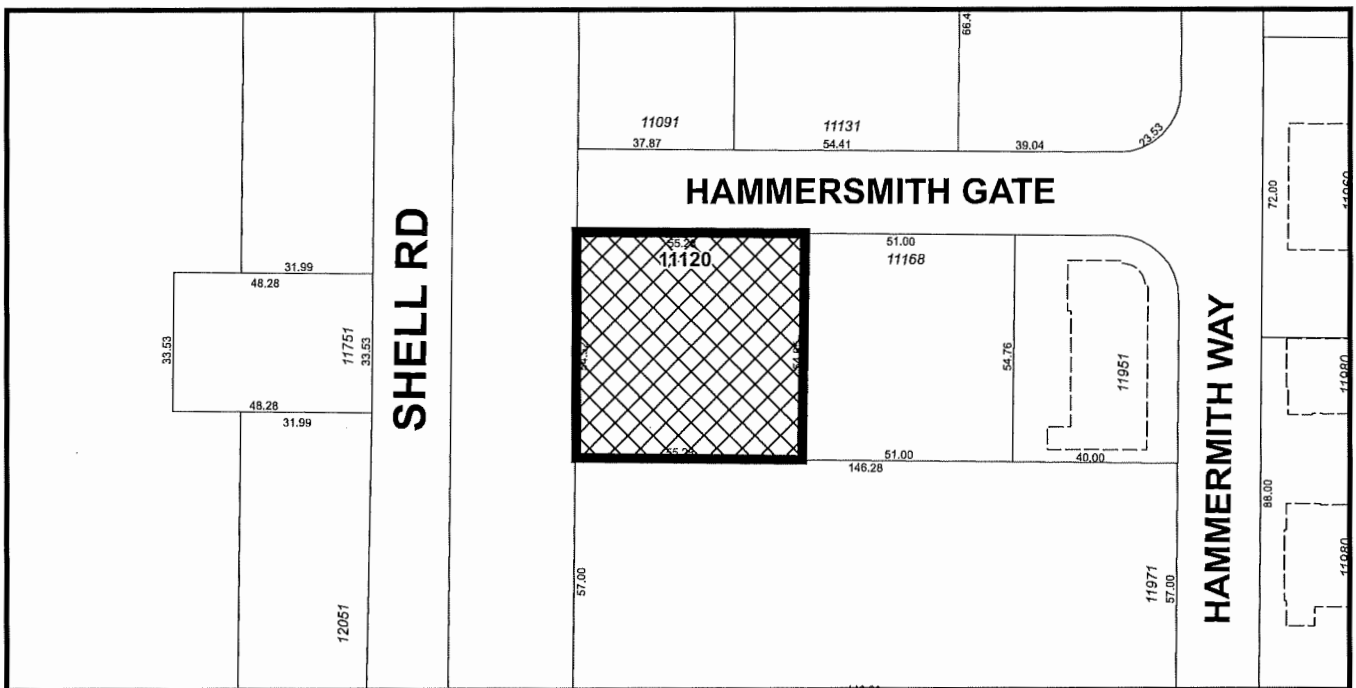
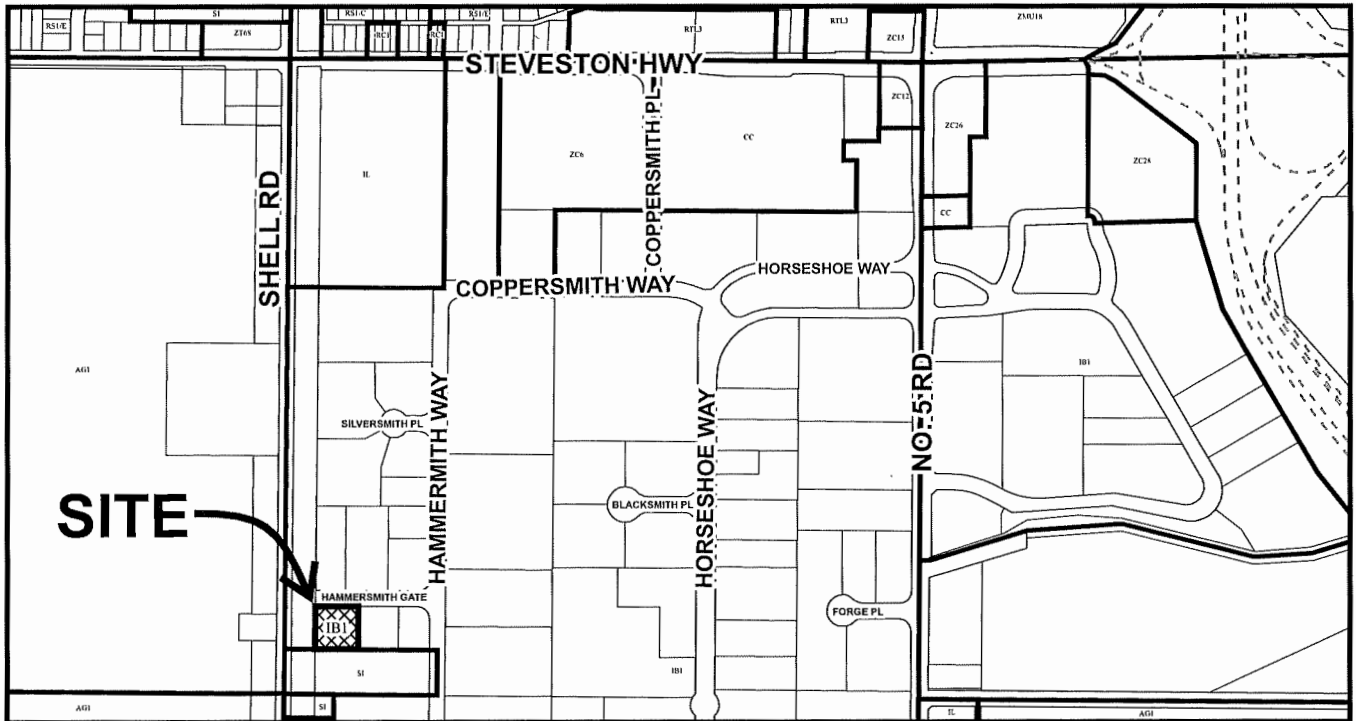
Attachment 2: Draft Strata Plan

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

Attachment 4: Letter from Existing Tenant



City of Richmond



SC 19-850047

Original Date: 01/28/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



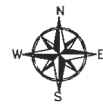
SC 19-850047

Original Date: 01/28/19

Revision Date:

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TOPOGRAPHIC SURVEY OF LOT 1
SECTION 1 BLOCK 3 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 81178



#11120 HAMMERSMITH GATE,
 RICHMOND, B.C.
 P.I.D. 013-703-463

NOTE:
 Elevations shown are based on
 City of Richmond HPN
 Benchmark network
 Benchmark: HPN #234
 Control Monument 77H4891
 Elevation: 1.125m
 Benchmark: HPN #235
 Control Monument 77H4865
 Elevation: 1.103m

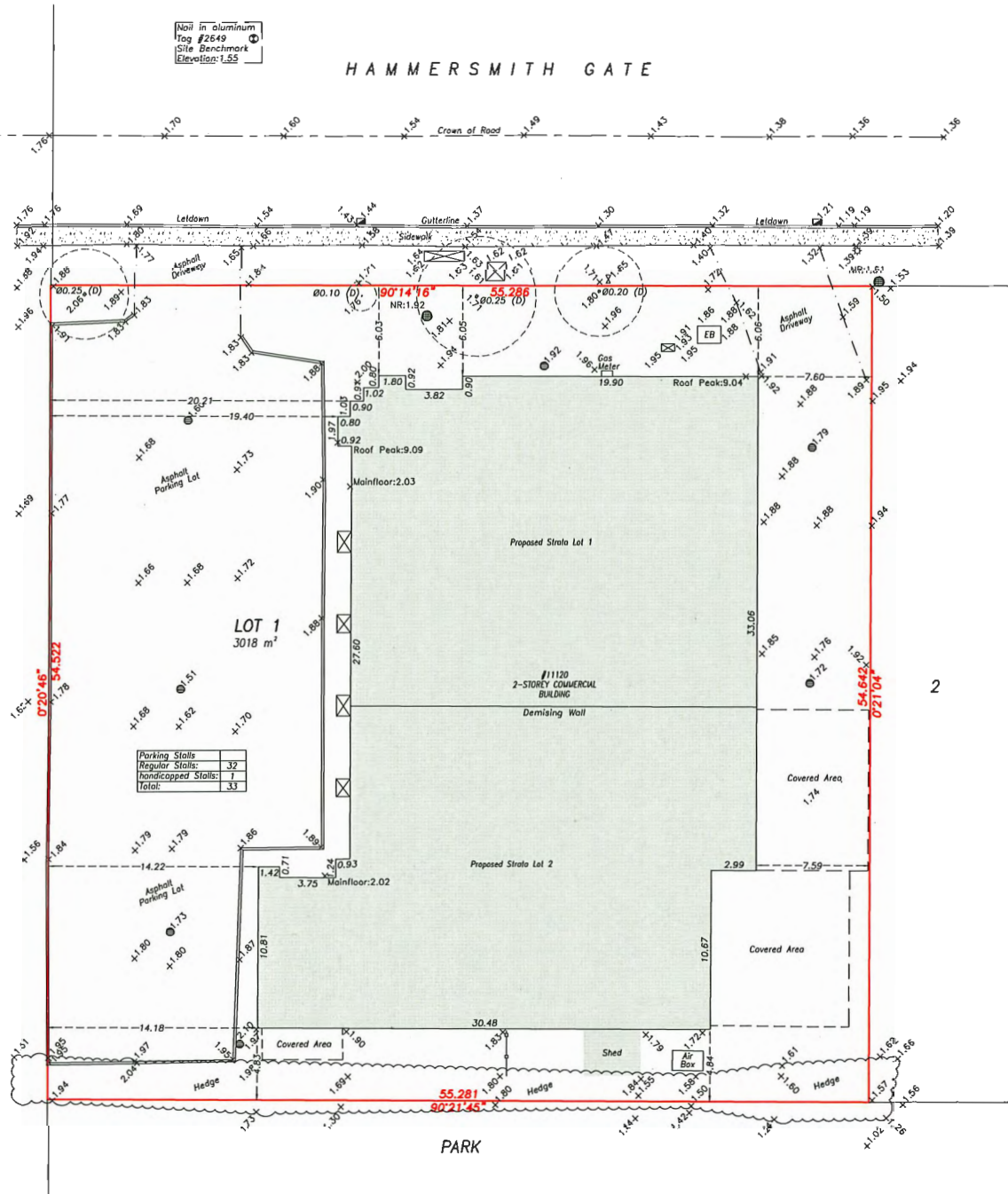
Note in Aluminium
 Tag #2649
 Site Benchmark
 Elevation: 1.55

HAMMERSMITH GATE

LEGEND:

- (D) denotes deciduous
- ☐ denotes catch basin
- denotes round catch basin
- ⊕ denotes water valve
- ⊗ denotes water meter
- ⊙ denotes manhole
- ☒ denotes cleanout
- ⊞ denotes inspection chamber
- ⊛ denotes street light

CANADIAN NATIONAL RAILWAY

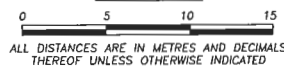


Parking Stalls	
Regular Stalls	32
Handicapped Stalls	1
Total	33

© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: (604) 214-8928
 Fax: (604) 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7255
 FB-354 P69-70
 Drawn By: WK

NOTE:
 Use site Benchmark Tag #2649 for
 construction elevation control.

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson
 Tam U814B9
 JOHNSON C. TAM, B.C.L.S., C.L.S.
 FEBRUARY 6th, 2019.

PLN - 48

DWG No. 7255-Topo-03



Page 1 of 1	Strata Title Conversion Applications – Commercial and Industrial	Policy 5031
Adopted by Council: February 13, 1995		

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 Planning and 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.

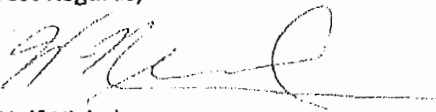
City of Richmond Development application department Nov 15, 2018

To whom it may concern,

This letter is to confirm that I am aware that my Landlord, GRA Greig Holdings, is applying to the City of Richmond to do a Strata Title conversion on the building that I currently rent from them. The current building is divided into two separate units of which I have rented half of since 1997. As the Landlord's intent is to sell the half that I am currently leasing, and as it is my intention to buy it, there will be no impact on my business in terms of having to find a new place to relocate.

Thank you for your consideration of this application. I can be reached at 604-307-0549 or wolf.nickel@stor-x.com if you have any further questions.

Best Regards,



Wolf Nickel

President- STOR-X