



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

to Planning - July 20, 2004.
Date: June 30, 2004
File: SC 04-269542

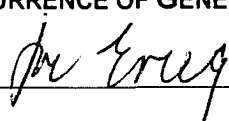
Re: **Application for a Strata Title Conversion by Sun Life Assurance Company of Canada for the Property Located at 5600 Parkwood Way**

Staff Recommendation

That the application for a strata title conversion by Sun Life Assurance Company of Canada for the property located at 5600 Parkwood Way be approved.


Raul Allueva
Director of Development

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Sun Life Assurance Company of Canada has applied for a strata title conversion of Building 400 located at 5600 Parkwood Way (**Attachment 1**). The applicant is proposing to strata title the existing building, which is currently occupied as a rental business park facility, into one (1) single strata lot. Once approved, the subject strata lot containing Building 400 will be consolidated with the adjacent existing strata development that contains two (2) strata lots for Building 500 & 600 respectively (refer to **Attachment 2**). Furthermore, Sun Life Assurance Company of Canada would continue to be the owner of all three (3) strata lots/ buildings.

Findings Of Fact

The subject site is located in the East Cambie Area Plan and is designated for industrial use in the land use map. Knight Street runs along the site's east boundary. The Richmond Automall is located on neighbouring properties to the southwest.

5600 Parkwood Way was supposed to be developed in three (3) phases. The first phase occurred in the early 1990's and resulted in the creation of two (2) strata lots consisting of Building 500 & 600 respectively. The second was supposed to be the stratification of Building 400, which was also built in the 1990's. The third phase was to be the final building, which has never been constructed along Parkwood Way.

The current zoning for the subject site is Business Park Industrial District (I3). The applicant has also submitted a related rezoning application (reference file RZ 04-270729) to rezone the portion of the subject property, which was previously going to be Phase 3, from Business Park Industrial District (I3) to Automotive Park District (AUP) in order to develop and integrate this area into the Richmond Automall. The strata title conversion application is necessary as a first step to ultimately incorporate a new strata lot (Building 400) into the existing strata corporation (Buildings 500 & 600) as well as facilitate the creation of the remnant parcel to which the proposed zoning will apply too (**Attachment 3**).

Staff Comments

Development Applications

There is an existing policy 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 one (1) strata lot, this policy does not apply. However, staff considered the following in processing this application.

- As the proposal is to create one (1) strata lot, which entirely encompasses Building 400, no impacts to existing lease agreements pertaining to tenants is anticipated. Existing and future lease agreements will still need to be negotiated among the tenants and the Strata Corporation (property owner) independent of stratification.
- Building 400 was constructed in the early 1990's, with no major alterations, repairs or increased maintenance costs anticipated (except for minor repairs and annual servicing).
- The creation of the strata lot for Building 400 and incorporation into the existing Strata Corporation 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.

Analysis

Building 400 was originally going to be strata titled when it was being built in the 1990's as Phase 2 of a phased strata development. For a variety of unknown reasons, the previous owner of the property (not Sun Life Assurance Company of Canada) did not complete this stratification. Since the building is now occupied, Council approval is required to strata title Building 400. The owner wishes to proceed with this stratification in order to complete Phase 2 of the original phased strata title development and to permit a separate rezoning application on the residual area fronting Parkwood Way.


Staff have no objection to this application. Since the applicant is anxious to proceed with both this proposal and the related rezoning application, it is expected that the appropriate plans and documents will be submitted to the Mayor and City Clerk to execute within 180 days of Council's resolution to approve this strata title conversion.

Financial Impact

None.

Conclusion

The proposal for a strata title conversion of Building 400 located at 5600 Parkwood Way is straightforward with no objections noted after review by staff. Approval of this application is necessary to create a separate lot, to which staff are currently processing a related rezoning application. Staff recommend approval of the strata title conversion.



Kevin Eng
Planning Technician - Design
(3205)



City of Richmond

HIGHWAY 91

SITE

KNIGHT ST

PARKWOOD WAY

JACOBS RD

WESTMINSTER HWY

NO. 6 RD

CD 110

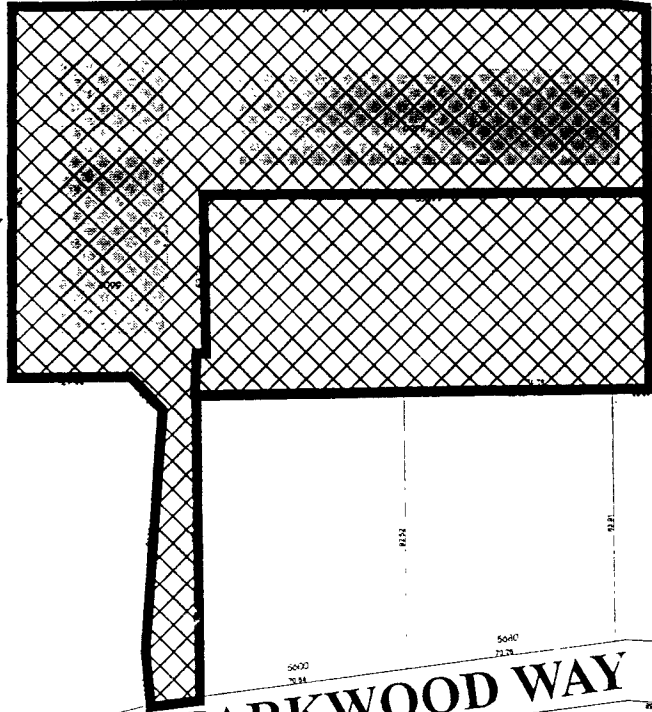
SPU

13

ASY

Future Completed Strata Development

KNIGHT ST



Proposed Strata Title Conversion

PARKWOOD WAY

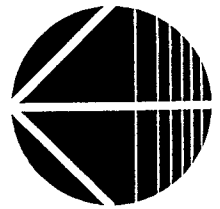
ATTACHMENT 1

Original Date: 04/30/04

Revision Date: 07/06/04

Note: Dimensions are in METRES

SC 04-269542



ATTACHMENT 2

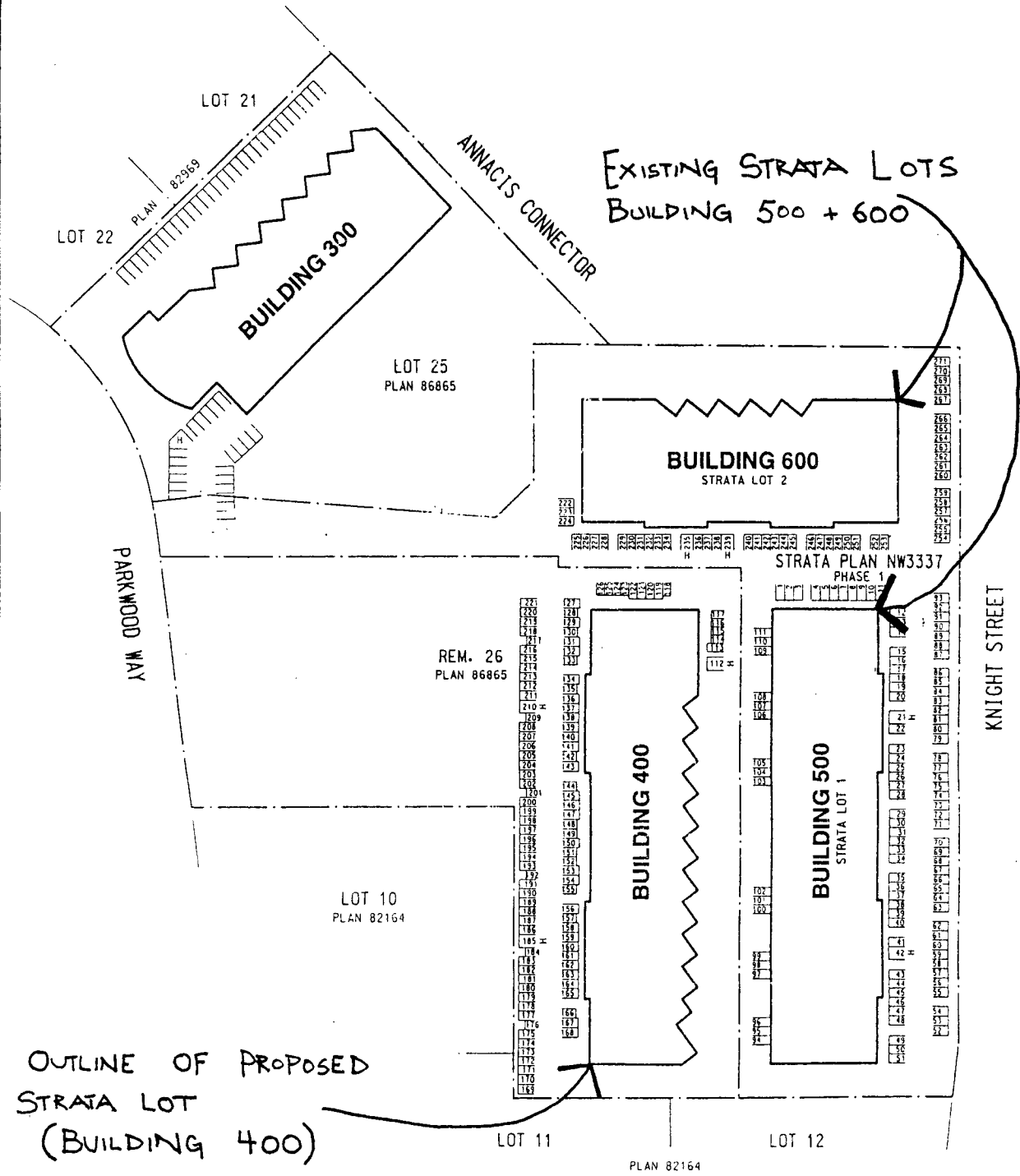
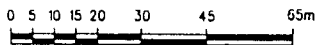
"CRESTWOOD COMMERCE CENTRE"

RICHMOND, B.C.

SITE PLAN

BUILDINGS 300, 400, 500 & 600

SCALE 1:1250



ATTACHMENT 3

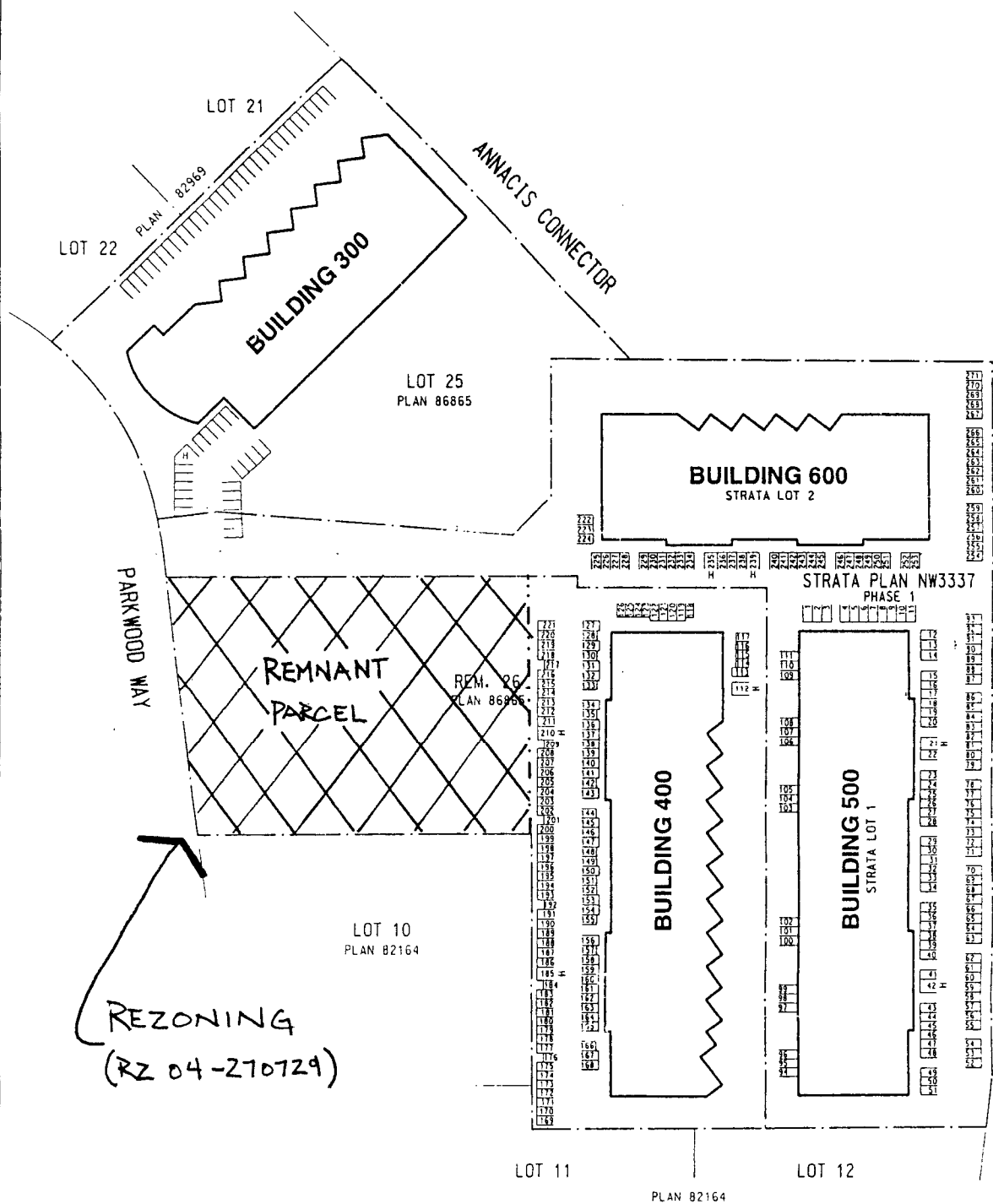
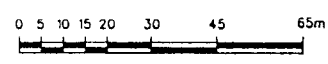
"CRESTWOOD COMMERCE CENTRE"

RICHMOND, B.C.

SITE PLAN

BUILDINGS 300, 400, 500 & 600

SCALE 1:1250



REZONING
(RZ 04-270729)