



Residential Policy 5012

It is Council's policy that the following matters shall be considered before deciding on any residential strata title or cooperative conversion applications involving three or more dwelling units:

1. The impact a proposed conversion will have on the stock of rental housing in Richmond. If rental vacancy rates are low (under 2%) and the number of affected units is significant (a dozen or more), then Council should consider refusing the application until the vacancy rates have risen again.
2. The written proposals by the owner/developer for the accommodation or relocation of tenants. The application should be refused if undue hardship would result.
3. The written views of the affected tenants, both in favour and not in favour. This should be taken into account in evaluating the previous two criteria.

A standard form prepared by Development Applications Division staff can be used to solicit tenant views.

4. A written report in an acceptable form from a registered architect, engineer, or any other qualified person, that the building is of a reasonable quality for its age, including reference to the state of repair, general workmanship and measure of compliance with relevant City Bylaws.
5. Any proposals for open space, landscaping, common facilities, off-street parking and loading spaces.
6. Any other conditions that might be appropriate to the specific circumstances. Where additional conditions are imposed by Council, approval shall not be granted until they are met.

All applications for strata title and cooperative conversion will be expected to comply with all City Bylaws and servicing standards/requirements.