



**Requirements for Multiple Family Residential Strata Redevelopment Applications**

**No.: DEVAPPS-10**  
**Date: 2018-05-30**

**Purpose:**

To provide information to applicants on the redevelopment process for existing stratified multiple family residential sites, and the required information to be submitted prior to City review of a development application.

**Background:**

In 2016, the Provincial government approved a bill to allow strata corporations to wind-up with only 80% rather than 100% of owners voting in favour. To avoid additional pressure being placed on owners of residential strata units as a result of a development application being submitted prior to wind-up, the City of Richmond requires submission of additional information prior to processing such an application. The City's standard requirements for development applications also apply (see [www.richmond.ca/plandev/devzoning/forms.htm](http://www.richmond.ca/plandev/devzoning/forms.htm)).

**Requirements:**

The following information must be submitted before the City will process a rezoning or a Development Permit application for an existing multiple family residential strata site:

- i) For any strata corporation with 5 or more units, written confirmation that at least 80% of owners voted to wind-up the strata, including the total number of owners in support, not in support, or absent from the vote;
- ii) For any strata corporation with 5 or more units, certified confirmation of the Supreme Court decision on the strata's application for wind-up (i.e. the court order);
- iii) Meeting minutes from the General Meeting where the resolution to wind-up was approved and a letter describing the rationale for the wind-up, the general processes followed by the strata, and how the views of any dissenting owners were considered during that process;
- iv) A certificate of Strata Corporation (Form E of the *Strata Property Regulation*) stating that the resolution required to be passed under the *Strata Property Act* to cancel a strata plan has been passed;
- v) A statutory declaration by the applicant / new owner executed at least 30 days after the date of the court order confirming the resolution to cancel the strata plan, and confirming that as of the date of the statutory declaration, there has been no appeal filed with the Supreme Court in relation to that court order;
- vi) A Building Condition Assessment Report or a Depreciation Report which justifies that the building(s) is in such an advanced state of disrepair that redevelopment is more practical than repair or maintenance. The report would include the life expectancy of the building, the state of repair, the cost of necessary repairs or major maintenance projects, and degree of compliance with all City bylaws, servicing standards and requirements;

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vii) A statement on how the developer has offered assistance to any owner opposed to the wind-up. This may include:

- Assistance with finding alternative accommodation;
- Offering free or discounted rent following completion of the sale but prior to demolition of the building;
- Offering significant notice to vacate the unit for site redevelopment after completion of the sale; and/or
- Offering the first opportunity to purchase new units.

An application for rezoning or for Development Permit may be submitted prior to the information above being available, however, review of the application will not commence until all information has been submitted. Any applicant proposing to redevelop an existing residential strata site is encouraged to schedule a pre-application meeting.

If you should have any further questions, please contact the Policy Planning Department at 604-247-4207.