

2011

Background Report on Adaptable Housing



City of New Westminster

2/23/2011

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1. Introduction

The City of New Westminster is developing an adaptable housing policy to help meet the housing needs of our community. As part of this work, staff has reviewed the adaptable housing policies of municipalities throughout the Province, gaining a greater understanding of their experiences and lessons learned.

The creation of an adaptable housing policy in New Westminster is made possible by the provision of new regulations in the BC Building Code that give municipalities the authority to regulate construction standards for adaptable housing. In order to create an effective and meaningful policy for the City, information has been obtained from other municipalities throughout the Province regarding their adaptable housing policies. This report summarizes those findings, highlighting specific details of the municipality's policy, the rationale behind the policy, an overview of developer concerns, and overall findings.

The information obtained for this report was gained through policy review as well as an email and telephone survey. The first phase of this study was a review of applicable zoning bylaws and adaptable housing policies from 10 separate municipalities in British Columbia that currently have an adaptable housing policy. The review was then followed by a survey, both via email and phone, of the 10 municipalities. The individuals contacted for this survey include: social planners, development planners, community planners, policy planners and professionals from the building and permits departments. These professionals were asked questions regarding the rationale behind their policy decisions, developer concerns, and any complications or unexpected barriers in the policy making and implementation process (for a full listing of municipal contacts and survey questions, please see Appendix 1).

2. New Adaptable Housing Standards

New regulations regarding adaptable housing standards were introduced into the BC Building Code effective December 31, 2009. The new standards include wider doorways, accessible entrances, extra reinforcement in bathroom walls to allow grab bars to be installed, and easy-to-use light switches and door handles.

Adaptable housing is designed and built so that accessibility features can be added more easily and inexpensively after construction. It will benefit anyone whose mobility is limited due to age, disability or illness, making it easier for them to function more independently in their own home.

The standards will apply to single-storey suites in new residential multi-unit buildings, whenever adaptable housing is either required by local government bylaw or built voluntarily. This approach provides consistency in how adaptable housing is designed and built, while giving local governments the flexibility to decide whether they want to require it.

The Building Code already requires residential multi-unit buildings to have a minimum level of accessibility. The new standards include additional accessibility requirements that will apply to the individual units as well as to building entrances, corridors and common areas.

3. Policy Context: Actions of Other BC Municipalities

Although the Province has just recently provided municipalities with the regulatory authority to require the construction of adaptable housing, several municipalities had developed their own adaptable housing policies that predated these new standards. These are outlined in this section. Please note: only the new Provincial standards can be legislatively required.

3.1 Town of Sidney

A. Policy:

- 20% of all new multi-family developments must have adaptable features.
- Specified mandatory requirement in all multi-family units in the Zoning Bylaw.
- Adaptable features include: paths of travel, doorways, thresholds, manoeuvring space at doors, corridor widths, floor surfaces, controls and outlets, alarms, windows, kitchens, bathrooms, bedrooms, base cabinets (kitchens and bathrooms), clothes storage, laundry facilities, complete living areas provided on a single level, dimensions of outdoor living areas, and a notice of adaptable features and areas of refuge (when the units are not all on the first floor).

The Town of Sidney pursued an adaptable housing policy with the goal of creating units which would require minimal alterations in order to be suitable for people with limitations. Since the requirements are not onerous on developers, there are no circumstances in which the criteria will be waived. This consistency in the application of the requirements is meant to reduce any uncertainty for developers in what is expected of them.

The Town of Sidney established a policy with a 20% requirement for all new multi-family buildings because it was deemed reasonable and achievable for developers, and corresponded with the level of need in the community. The policy includes a mandatory requirement in order to ensure the units are incorporated into all new buildings; it was felt that a voluntary policy would not secure the construction of these units in the same way.

3.2 City of Burnaby

A. Policy

- Burnaby currently has a voluntary policy on all multi-family units.
- 5% of all units are encouraged to be adaptable, but this is not enforced.
- The adaptable features pursued by Burnaby are designed to be “invisible” in order to eliminate any negative impact on the saleability of the unit.

The City of Burnaby established an adaptable housing policy in 1989. The policy is voluntary in order to alleviate developer concerns surrounding the potential impacts that adaptable features would have on saleability. The voluntary policy also gives developers freedom in determining which adaptable features they want to include in their projects.

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The City recommends a 5% target of adaptable units in multi-family developments. This target was deemed to be a “reasonable” expectation of developers. The policy has not been successful in achieving the 5% target, as only about 200 adaptable units have been created since 1989.¹

Currently, the City is in the process of reviewing an initial draft of a new adaptable housing policy which will reflect the new Provincial regulations.

3.3 City of Salmon Arm

A. Policy

- The adaptable features guidelines are located in the Zoning Bylaw.
- The adaptable housing policy is pursued voluntarily on a case-by-case basis.
- A density bonus of 2units/hectare is given in R-4 and R-5 (medium and high density residential) zones per unit that caters to the disabled (e.g. wheelchair accessibility).

The City of Salmon Arm does not currently have a formal policy for adaptable housing. Instead, the City has had a practice, since 1995, of negotiating with developers on a case-by-case basis during the rezoning process to achieve adaptable units. They do not pursue or encourage a specific percentage of adaptable units, primarily due to the nature of how the adaptable units are obtained. Since each development is reviewed individually, the City recommends different adaptability criteria for each specific development. Under the current practice, there have been less than 10 units created.

With the new Provincial regulations, the City of Salmon Arm may consider updating their practice; however, work on this is being done at this time.

3.4 Township of Langley

A. Policy

- In the Yorkson Neighbourhood Plan (located in the Willoughby Community), all residential developments are required to implement the adaptable housing policy.
- Mandatory requirements include:
 - 5% of all single-family and townhouse units
 - 10% of all apartment units
- Adaptable features include: circulation, parking, doors and doorways, manoeuvring space at doorways, corridor widths, windows, outlets and switches, bathrooms, kitchens, bedrooms and closets, and patios and balconies.
- Adaptable features are enforced and maintained through restrictive covenants on title.
- Developers choose which units will be adaptable.

For the Yorkson neighbourhood, the Township of Langley requires 5% of all new single-family and townhouse development units to be adaptable. A target of 10% was set for apartments since it was felt that the

¹ From 2000 to 2009, Burnaby had an average of 984 apartment housing starts per year. A 5% target would mean 49 adaptable units per year, or 1,078 adaptable units from 1989.

adaptability of an apartment unit could be implemented with ease. The 5% rate is required for single-family and townhouses to ensure people have options to ‘age in place’ or people with needs have a full range of housing choices. The original designation of 5% recommended by staff was based on a standard of “reasonableness”.

With regard to policy enforcement, the only times that the requirements were modified or waived were during the transition period when the policy was first adopted. In-stream developments were given some leeway; however, all projects received since that time have had to fully comply with the requirements.

All new Neighbourhood Plans in the Township of Langley will consider implementing the adaptable housing policy. This includes Central Gordon, North East Gordon, Jericho Sub-Neighbourhood Plan, Carvolth, and Latimer.

3.5 District of Saanich

A. Policy

- This adaptable housing policy has both mandatory and voluntary components. The mandatory features are required in all the newly constructed buildings serviced by an elevator that contain apartments or congregate housing. The voluntary features are encouraged during rezoning, subdivision and redevelopment processes.
- The voluntary provisions include adaptable features for apartments and ground-oriented units.
- Basic Mandatory features include: barrier free access to all suites and amenity areas, wider doorways, manoeuvring room at suite entries and corridors, access to a main floor bathroom, reinforcement of bathroom walls for future installation of grab bars and accessible door handles, and switches and outlets.
 - The basic features include requirements that are primarily structural. They tend to focus on the spatial orientation of the features, meaning the widths of corridors, the placement and spacing of toilets and bathtubs, the dimensions of doorways in order to ensure manoeuvring space for people in wheelchairs to open doors, etc.
- Enhanced Voluntary features include: building access, circulation, doors and doorways, flooring, windows, outlets and switches, kitchens, bathrooms, bedrooms, patio/balcony, visibility and colour contrast, laundry, and storage spaces.
 - The enhanced voluntary features differ from the basic features by focusing less on structural issues and instead on the types of materials which should be used to provide the highest level of adaptability possible. These requirements include: non-glare kitchen flooring, curb cuts and walkways that have tactile and visual cues, easily operated window hardware, rocker or paddle-type light switches, etc. There is some mention of structure conditions, however they do not relate to features that are necessary to access a unit. These features include: window sill height, two door viewers at 1050mm and 1520mm at unit entry, turning radius in bedroom, bathroom and balcony, etc.
- This policy includes a small unit exemption for units <452 sq.ft.

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The District of Saanich pursued a mandatory policy for basic adaptable features (implemented in June 2004) in order to ensure that all new units in the area could accommodate, or be “visitable,” by persons with mobility limitations. Further, adaptable suites could be transformed into fully accessible units with minimal cost and effort as the needs of residents evolved, allowing residents to ‘age in place.’ The rationale behind this strategy was to require simple modifications that were not overly costly for developers, would remove the most significant mobility barriers up front, and would make a substantial difference in the costs of later renovations by residents.

The voluntary portion of the policy exists to encourage developers during the rezoning process to take a further step in increasing the adaptability of the units. The District of Saanich did not include townhouses into the requirements since single storey suites in apartments were the most typical form of residence for people with limitations. In the future, the policy could be expanded upon in order to include other types of housing.

There are no circumstances in which this policy would be waived or modified in any way. It is applied universally, which helps to create consistency and reduce uncertainty for developers. The District of Saanich has successfully created 680 adaptable units.

3.6 City of Vancouver

A. Policy

- Adaptable features are mandatory for all new construction that has an elevator, a shared public corridor and more than 3 units.
- Units are designed to be “visitable”.
- Features Include: intercom system, colour contrast or patterns for public access ramps, no door handles or facets which require a firm grip, easily opened doors, accessible paths of travel from unit to entrance and parking, accessible washroom on the main floor and wall reinforcements for grab bars.

Unlike other municipalities, Vancouver has its own Building Code and was therefore able to incorporate adaptable design standards into their Building Code prior to the amendments recently made to the BC Building Code. Because these standards were incorporated directly into the Building Code, they were mandatory for all new development.

The criteria that Vancouver included in the Building Code was designed to “raise the bar” for developers and what they could provide for residents. In the future, the bylaw may be adjusted further to raise the bar again and provide more substantial features in a greater variety of housing types.

3.7 District of North Vancouver

A. Policy

- The District of North Vancouver established a voluntary adaptable housing policy.

- The policy has three levels ranging from basic features to fully accessible units which apply to both single and multi-family residential units. Each level builds upon the requirements of the preceding category.
 - Level 1 (A): Basic Single Family and Townhouse
 - Requirements include: unobstructed access to the building, a canopy over the entrance, doorbell placement, easily read address numbers, flush thresholds, lever door handles, pressure balanced tub/shower valves, reinforced bathroom walls, wheelchair turning radius and entry into bathrooms, adjustable height of shower head, and duplex outlets beside telephone jacks.
 - Level 1(B): Basic Multi-Family Apartment Suites
 - Requirements include: most of those listed in Level 1 A, unobstructed access from parking levels, good lighting both outside and inside building entrance, enter phones, elevator and door bell placement, accessible mailboxes, door thickness, corridor widths, contrasting colour signage,, wheelchair entry and turning radius in minimum of one bedroom, and wiring for visual alarm system in living room and minimum of one bedroom.
 - Level 2: Enhanced Access
 - Requirements include: most of those listed in Level 1 A and B, colour contrast on the nosing of stairs, automatic door opener for building entry, no polished finish on floors, adjustable door closers, pocket doors in small spaces, clear openings and level thresholds on balconies, window opening lever location, window sill location, outlet and switch locations, rocker switches, continuous counter between counter and sink, pull out boards in the kitchen at a certain height, adjustable shelves in kitchen cabinets, offset plumbing for bathroom vanity, toilet location, tub control valve placement, three way switched outlet near bed and doorway, and non-glare kitchen floors.
 - Level 3: Enhanced Features
 - Requirements include: most of those listed in level 1 A , Level 1 B and Level 2, high density low loop carpet, second peep hole at a lower location, provide wiring for automatic door opener and strike at a unit entry, provide sufficient space for the installation of cook top, wall oven and side by side fridge and provide for the removal of sink cabinet and lowering of countertop height.
- The District of North Vancouver recommends specific percentages of adaptable units based on the type of dwellings.
 - Large multi-family units (20+units): all units Level 1A
 - Age restricted (65+) units: 50% level 2, 10% level 3
 - Assisted independent projects: 90% level 2, 10% level 3.

The District of North Vancouver created a voluntary policy in 2003. The adaptable units are secured through the rezoning application process. The voluntary criteria were considered to be appropriate because it gave the District flexibility in the types of features that developers could pursue. The percentages that the District of North Vancouver recommends vary based on the type of housing as well as on the target residents of the

developments. These percentage breakdowns are primarily based on the proportion of the population with limitations with some consideration of basic adaptable features being included in all multi-family units. Although the policy is voluntary, the District has been successful at achieving 443 units of adaptable housing.

3.8 City of North Vancouver

A. Policy

- The City of North Vancouver has a mandatory policy that applies to all medium and high density apartment units (excludes townhouses).
- The Adaptable Design Guidelines are divided into a Design Elements Checklist, and a Fixtures and Finishes Checklist
 - Design Elements Checklist: these features focus on structural concerns such as unobstructed access to main building entrances, canopy dimensions, corridor widths, disabled parking, flush thresholds, bathroom dimensions, bathroom amenity placement, etc.
 - The design elements checklist is divided into three levels, each building upon the preceding requirements.
 - Fixtures and Finishes Checklist: these features are concerned with the materials that are employed to make the units more adaptable. These include easy to read address numbers, lighting levels, no polished finish on building entry flooring, well contrasted colouring on signage and elevator buttons, pressure balanced tub and shower valves, etc.
 - The fixtures and finishes checklist is divided into three levels, each building upon the preceding requirements.
- North Vancouver has divided its policy into three levels:
 - Level One includes basic adaptable features such as: contrasting colours on outside stairs, tactile and visual cues on curb cuts, unobstructed access to main building entrances, canopy over the main entrance, parking, thresholds, accessible building enter phone, corridor widths, easy to read building address, adequate lighting levels, entry flooring, lever door handle requirements, signage, colour contrast buttons in the elevators, outlet placement, wiring for a visual alarm system, reinforced bathroom walls, pressure balanced tub and shower valves, and telephone jacks.
 - Level Two focuses on increasing accessibility for those requiring mobility aid.
 - Level Three provides a completely accessible unit.
- All medium and high density units have to comply with level 1 requirements and 20% of all multi-family residential units have to be Level 2.
- In order to encourage developers to create more level 2 and level 3 units, 20 sq.ft. from each level 2 unit and 45 sq.ft. from each level 3 unit will be excluded from the total allowable floorspace.

The City of North Vancouver chose a mandatory policy with a 100% requirement for all medium and high density multi-family developments to be level one and 20% to be level two. The 100% requirement was introduced for those features that were deemed appropriate for all new units because they are unobtrusive, relatively inexpensive for developers and do not affect the overall saleability of the unit. The 20% of level two

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units was chosen based on community need for that level of adaptability. Through this policy, 2100 units have been created with adaptable features.

The City introduced a three-tiered policy for adaptable housing based on recommendations that arose from consultation, in the form of steering groups, with service providers, non-governmental organizations, developers, architects, etc. The creation of levels with different rates of compliance was the most appropriate solution to the inclusion of adaptable housing features for the City. It seemed to fulfil the needs of people with limitations while addressing concerns of the development industry.

3.9 City of Coquitlam

A. Policy

- The City of Coquitlam created a voluntary adaptable housing policy.
- In the Coquitlam City Centre Plan a density bonus is permitted in exchange for amenities deemed as a benefit to the public, which include adaptable housing features.
- The Coquitlam OCP guides the City to look into other municipalities policies in order to determine what would work best in Coquitlam as well as to consider guidelines to inform developers on what can be incorporated into their building plans to facilitate future conversions.

The adaptable housing policy developed in Coquitlam in 2008 is voluntary with density bonuses awarded to those developers who chose to incorporate adaptable features. This process was decided upon based on a determination of the needs of the residents, cost of developing units based on adaptable principles, and the viability of the units on the market. With these criteria a voluntary density bonus policy was considered to be the most appropriate way to include adaptable housing features.

3.10 City of Abbotsford

A. Policy

- In the Abbotsford OCP a voluntary policy is referenced to encourage adaptable features in multi-family residential units as well as all units with congregate care.
- Abbotsford encourages 5% of apartments with more than 40 units to contain adaptable features. The City also set out policies designed to encourage the placement of these units in locations close to shopping, churches, health services, transit and community facilities.

The City of Abbotsford developed an adaptable housing policy and incorporated it into its Official Community Plan in 2005. This policy is voluntary with recommendation that 5% of units in apartment buildings containing 40 units or more be adaptable. An issue that the City has faced with the development of these units is the motivation of developers to incorporate these features into market housing. They note that developers tend to only proceed with adaptable projects if government funding is available to subsidize the development. Staff note that a mandatory policy would result in the construction of more adaptable units.

4. Developer Concerns

Through telephone interviews with staff representatives from the various municipalities highlighted in this report, as well as through consultation with the UDI and the development community, a number of developer concerns were raised regarding adaptable housing. This section outlines those concerns, which include:

- consumer demand for adaptable housing
- increased construction costs
- potential loss of useable floor space
- confusion over the application of the regulations
- difficulties in designing townhouses and single-family residences to meet the requirements (Structurally speaking developers did not have any problems with the design of apartment buildings with a percentage of adaptable features within one building. The only structural concerns that were raised related to the layout of both single-family units and townhouses.)

4.1 Townhouses

The most significant developer concern related to townhouses. Adaptable features generally require an accessible bathroom and bedroom on the main floor of the unit as well as a street level entrance with a ramp (if necessary). These criteria conflict with traditional townhouse design and generally reduce the yield of a development. A solution developers have used for this problem is placing the adaptable units on corner lots, which provides the additional floor space required. This solution may be possible, however, most municipalities chose instead to either reduce the percentage required for townhouses (the Township of Langley has a 5% requirement for townhouses and 10% for apartments) while others just exclude altogether (e.g. the City of Vancouver, District of Saanich, City of North Vancouver).

NOTE: the new Provincial regulations do not apply to townhouses or single family houses. They only apply to single story suites in new residential multi-unit buildings.

4.2 Loss of Yield

A second concern is the potential loss of useable floor space and yield, which can be particularly problematic in municipalities such as the City of Vancouver considering apartments tend to be very compact. The City of Vancouver found that developers were primarily having difficulties with the requirements for wheelchair accessible bathrooms in the smaller apartment units. This led to innovative designs and the use of pocket doors. This satisfied the requirements and reduced a loss of useable floor space.

4.3 Consumer Demand

Another concern surrounds the demand for adaptable units. Developers have concerns that these units will not sell in under current market conditions. This has led to some municipalities creating voluntary policies. On the other hand, other developers have used the adaptable features as a selling point for the older residents and have not experienced problems selling the properties. This issue seems to vary amongst individual developers.

4.4 Construction Costs

Depending on the level of adaptability required (i.e., Level Three in North Vancouver), developers have noted that the addition of adaptable features will increase construction costs, which will in turn raise the prices of the units. However, when asked about the added costs associated with the new Provincial regulations, the developers felt the cost increase was relatively minor if these features were incorporated at the beginning of the project.

4.5 Confusion over Different Regulations

Finally, the last issue that was raised was the initial confusion that developers had in appropriately fulfilling the adaptable housing construction requirements that varied from municipality to municipality. This was one of the reasons the Province introduced the new, standardized regulations which would provide a level of consistency for the development community.

5. General Findings

Municipalities throughout British Columbia have created a variety of adaptable housing policies to meet their own community need. The policies range from mandatory to voluntary, some with required percentages and others determined on a case-by-case basis. The most successful policies that have created the greatest number of adaptable housing units are those with mandatory provisions. Mandatory policies add consistency, fairness, and certainty to the development process and create the best intended result.

Of those communities that have adaptable housing policies, the required or target percentage of units ranges from 5% to 100% compliance. The rationale behind these percentages tended to be based on a determination of “reasonableness”; however, in some cases it was based on the number of people in the community with limitations and a desire to meet the housing needs of those individuals.

6. Moving Forward

With the introduction of the new Provincial regulations for adaptable housing, a number of municipalities are in the process of either revising their existing adaptable housing policies to take into account the new regulatory powers available to municipalities, or introducing a new policy where one didn’t previously exist. The table attached in Appendix 1 gives more information on this.

On February 15, 2011, the City of Pitt Meadows adopted a policy that requires 100% of all new apartment units be compliant with the new adaptable housing regulations.

Municipality	Policy	Year	Mandatory or Voluntary	Percentage of Units	Completed Units	Implementing the new Provincial Regulations?
City of North Vancouver	<p>Required in all multiple unit buildings with common corridor.</p> <p>The Adaptable Design Guidelines are divided into a Design Elements Checklist and a Fixtures and Finishes Checklist. For each Level Two unit, 20 square feet will be excluded from floor area calculations. For each Level Three unit, 45 square feet will be excluded from floor area calculations.</p>	1989 (latest amendment in 2005)	Mandatory for all medium - high density multi-family residential units, excluding townhouses.	All units in medium and high density multi-family residential developments must meet Level 1 standards. This includes basic adaptable design and fixtures. In 2003 a 20% requirement of units in new multi-family residential must include Level 2 (modifications for people who require a mobility aid).	2100	No (already beyond the Provincial regulations).
District of Saanich	<p>Basic Adaptable Housing features are required in all newly-constructed buildings serviced by an elevator containing apartment or congregate housing uses. Voluntary Enhanced Adaptable Housing Design Guidelines for apartments and ground-oriented housing have also been developed that exceed the mandatory basic features. The voluntary features are encouraged for apartments, townhouses and single-family homes during rezoning, subdivision and development permit processes. A small unit exemption is included for units smaller than 452 sq.ft.</p>	2004	<p>Mandatory for apartments with an elevator and common corridors or congregate care to include the Basic Adaptable Housing standards.</p> <p>Voluntary design guidelines for single-family, townhouses and apartments.</p>	100% mandatory for all basic features and a voluntary component for more extensive features.	680	No (already beyond Provincial standard).

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Municipality	Policy	Year	Mandatory or Voluntary	Percentage of Units	Completed Units	Implementing the new Provincial Regulations?
City of Vancouver	Adaptable housing requirements are located in the building by-law. The provisions require units to be "visitable", meaning that a visitor has to be able to get from outside the building into any unit in the building, into a washroom in the unit and be able to close the door. There is also a provision for a little more space on the inside of the front door to the unit in order to allow for people with limitations to open and close the door with ease. There are also provisions regarding access and facilities in common areas of the building (such as swimming pools, multi-purpose rooms).	2007 (latest update)	Mandatory for all new construction that has more than 3 units, an elevator and a shared public corridor.	n/a	Unknown	No.
District of North Vancouver	Established design and fixture and finishing guidelines for new single-family homes and multi-family developments to make newly constructed units more adaptable to the current and/or future needs of residents. Levels of adaptability range from minor adaptations (Level One), to units that are fully accessible (Level Three)	2003	Voluntary (through the rezoning process). Applies to single-family, multi-family and townhouses.	No specified target. For larger multi-family rezoning projects (20+ units) expect all units to meet Level 1A; For Age Restricted (55+) projects expect 50% Level 2 and 10% Level 3; For Seniors Assisted/Independent projects would expect 90% Level 2 and 10 % Level 3.	443	Did not indicate.
District of Salmon Arm	Density bonus of 2 units/hectare is granted in R-4 and R-5 (medium-high density residential) in cases where a unit caters to the disabled (e.g. wheelchair).	1995	Voluntary	n/a	<10	Not in current work plan.
City of Burnaby	Encourages adaptable features on a voluntary basis. Adaptable features are designed to be "invisible" to reduce impact on saleability.	1989	Voluntary	5% of units in multi-family units.	approx. 200	Currently have a draft policy in the process of internal evaluation. This policy is pursuing a 10% mandatory requirement for multi-family units.

Municipality	Policy	Year	Mandatory or Voluntary	Percentage of Units	Completed Units	Implementing the new Provincial Regulations?
Township of Langley	Residential developments in the Yorkson Neighbourhood Plan must provide 5% of single-family & townhouses and 10% of apartment units as adaptable units.	2008/2010	Mandatory if they want the higher density outlined in the plan. Applies to all forms of housing units.	5% -10% of units in all developments depending on the housing type.	unknown	Proposing to apply the 5% for single-family and 10% for town-houses and apartments to all new neighbourhood plans.
City of Abbotsford	Accommodate the needs of seniors and people with disabilities by: seeking the provision of 5% adaptable units for apartment developments consisting of more than 40 units; and requiring all units within congregate care developments to be adaptable. Adaptable units are built to standards that allow for easy and relatively inexpensive modification should occupants become disabled, or if units are occupied by persons with a disability.	2005	Voluntary	Encourages 5% of units in apartment developments with more than 40 total units.	0	Not in current work plan.
Town of Sidney	Specified in the zoning bylaw for all multi-family districts.	2001	Mandatory for all multi-family units.	20% of units in a development	Unknown	Not likely (currently undergoing a Zoning Bylaw review, but aren't sure if they will be making any changes to the section)

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Municipality	Policy	Year	Mandatory or Voluntary	Percentage of Units	Completed Units	Implementing the new Provincial Regulations?
City of Coquitlam	<p>a) Monitor the efforts of other cities in providing for barrier-free and adaptable housing, to determine the best approach for Coquitlam (OCP)</p> <p>b) Consider guidelines for adaptable housing to inform developers of measures that can be incorporated into their housing projects to facilitate the future conversion of units to become barrier-free (OCP).</p> <p>In City Centre area (CC3) Additional gross floor area above the maximum base gross floor area specified in the C-4 regulations in the Zoning Bylaw may be offered in the form of a density bonus in exchange for the provision of amenities deemed by the City to have public benefit (e.g. adaptable housing).</p>	2008	Voluntary / Mandatory if bonus density is achieved.	(From Zoning Bylaw) Base density of 2.5 and 0.7 must be employment generating. Once a min. employment FSR of 0.7 is provided, the overall density may be increased to 3.5 based on provision of amenities. One is accessible housing: for every 1 square metre of accessible residential gross floor area provided, 1 square metre of other residential gross floor area is also permitted.	n/a	No

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8. Appendix 1

Survey Questions

1. How feasible is adaptable housing from a development perspective? Are there any structural issues that have been raised?
2. What kinds of concerns do the developers have over adaptable housing policies? (top 3)
3. How did the development community respond during the policy making process?
4. If the municipality has a percentage requirement, how was it determined?
5. Are there any circumstances where the requirements for adaptable units will be modified or waived?
6. Is the municipality planning any changes to their current policy in response to the new Provincial regulations?
7. Were there any problems or concerns surrounding the inclusion of townhouses into the adaptable housing policy?

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