

Adaptable Housing

Governance & Priorities Committee

2023-JUN-12

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Adaptable Units

The basic adaptable unit standard in the *BC Building Code* allows for a basic design that can be modified for specific accessibility needs.



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Adaptable Units

- Between 2016 and 2021 the City's 65+ age group grew by more than 4,300 people.
- Of the 1075 multi-units constructed in 2022, approximately 20 adaptable units were constructed (not including seniors housing).
- Costs associated with development of a basic adaptable unit (in accordance with *B.C. Building Code*) is not significantly more than a typical unit.

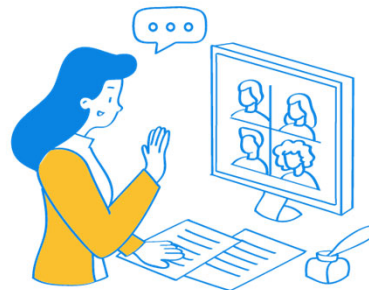


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Best Practice Review

Required % of adaptable units in a multi-unit development as required by Zoning Bylaw

District of North Vancouver	100%
Port Moody	50%
Chilliwack	50%
City of New Westminster	40%
Port Coquitlam	30%



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Proposed Amendments to Zoning Bylaw

- In a multi-unit development of 10 or more units, require that 50% of units meet the basic adaptable unit standard.
- Require that 100% of the units in a “Seniors Congregate Housing” development to meet the basic adaptable unit standard.
- Schedule D - to achieve the density bonus additional floor area, increase the minimum number of adaptable units from 10% to greater than the base amount of 50%.



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Next Steps:

1. Public consultation - including City’s Design Advisory Panel, Advisory Committee on Accessibility and Inclusiveness, the development community, and the general public.
2. Based on input received, revise proposed amendments and return to Council for final review.
3. Amendments to the Zoning Bylaw would require bylaw readings and a public hearing.



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