

ATTACHMENT B

City	Summary of Adaptable Unit Policy and Regulations from other Municipalities
REGULATION IN ZONING BYLAW	
North Vancouver (City)	<p>Zoning Bylaw requires 25% of all units to meet Level 2 Adaptable Design Guidelines, and 75% to meet Level 1 Adaptable Design Guidelines. Gross floor area exclusion applied as follows:</p> <ul style="list-style-type: none"> • 1.86 square metres (20 square feet) for each Level 2 dwelling unit; • 4.19 square metres (45 square feet) for each Level 3 dwelling unit. <p>Adaptable Design Guidelines are applied in addition to the BC Building Code accessibility requirements. Level 1 covers basic design and features and is required of all units in apartments with common corridors. Level 2 focuses on mobility to move easily into and out of the building, common areas, and the unit itself. Level 3 increase the degree of adaptability.</p>
Port Moody	<p>Zoning Bylaw requires that in all zones that include multi-residential use, but excluding the Semi-Detached Residential zone, that a minimum of 50% of all new single-storey residential dwelling units must meet provincial adaptable housing standards, and in the calculation of floor area ratio, the following may be excluded as floor area: 2 sq. metres (21.5 sq. ft.) of floor area in an adaptable dwelling unit.</p>
Chilliwack	<p>The Zoning Bylaw requires 50% of new apartment units must meet BC Building Code for adaptability.</p>
New Westminster	<p>Zoning Bylaw requires that 40% of all single storey units in multi-family developments must be built as adaptable dwelling units as per BC Building Code. Exempt from total floor space calculations:</p> <ul style="list-style-type: none"> • 1.85 sq. metres (19.90 sq. feet) for every one-bedroom adaptable housing unit. • 2.80 sq. metres (30.14 sq. feet) for every two-plus bedroom adaptable housing unit.
Port Coquitlam	<p>The Building and Plumbing Bylaw requires that 30% of all new apartment units meet the BC Building Code adaptable standards.</p> <p>The Zoning Bylaw allows an exemption in the calculation of floor area ratio, by excluding 2 sq. metres (21.5 sq. ft.) of floor area in an adaptable dwelling unit from the total.</p>

REZONING POLICY OR POLICY IN OFFICIAL COMMUNITY PLAN (OCP)	
Kelowna	Policy in OCP to integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place; and principal entrances should be universally accessible.
Victoria	Rezoning policy negotiated at the time of some rezoning applications that at least 10% (or greater) of all dwelling units on the site be adaptable units.
Coquitlam	Rezoning policy to consider in exchange for adaptable units: density transfer, amenity and parking reductions, density bonus, and waiving density bonus contributions. Also, each adaptable unit is eligible for a 2 sq. metres exclusion to gross floor area.
Burnaby	Burnaby requires adaptable design in new multi-family residential developments that are approved through the Comprehensive Development (CD) rezoning process. For most developments, at least 20% of single-level units must meet the provincial adaptable design standards; for purpose-built seniors housing, this percentage increases to 100%. As an incentive, the Burnaby Zoning Bylaw provides a 1.85 sq. m (approximately 20 sq. ft.) floor area exemption for every adaptable housing unit.
Langley (Township)	OCP policy that 5% of new single family residential and ground-oriented multifamily residential (e.g. duplexes and rowhouses) must be adaptable, and 10% of new apartment units must be adaptable.
North Vancouver (District)	<p>Council policy applies to multi-family rezoning applications, and form and character for multifamily development permit applications proposing 4 or more new multi-family apartments units or 4 or more new ground-oriented multi-family units.</p> <p>Policy requires 100% of apartments must meet basic accessible designs and 5% must follow enhanced accessible designs.</p> <ul style="list-style-type: none"> • For seniors housing, 50% must include sensory and/or mobility accessible design. • For townhouses, 100% must meet basic accessibility requirements.
Prince George	<p>Policy in OCP – Through incentives and other means, encourage visitable and adaptable housing in locations downtown, in neighbourhood centres and corridors, particularly near public transportation.</p> <p>Policy in OCP – Support a pilot project to promote rehabilitation of existing housing to improve accessibility or visibility.</p> <p>Policy in OCP – The City should undertake development of a Community Amenity Contribution policy, which includes the voluntary provision of a number of amenity contributions including affordable, rental and special needs housing and visitable and/or adaptable housing, in exchange for density bonus or other incentives and relaxations.</p> <p>Definition in OCP – Adaptable Housing – Housing that is designed and built so that accessibility features can be added easily and inexpensively after construction.</p>