

ACCESSIBLE DESIGN POLICY FOR NEW MULTI-FAMILY PROJECTS

1. Purpose
2. What is accessible design?
3. Current approach
4. Review process and key findings
5. Recommended approach

Purpose

Corporate policy needed to:

- set the District's expectations for accessible design in new multi-family residential applications, and
- guide staff review of such applications.

Purpose of the Committee of the Whole discussion:

- present Accessible Design Policy to Council for input.
- consent to bring forward to Council for consideration of approval.

What is Accessible Design?

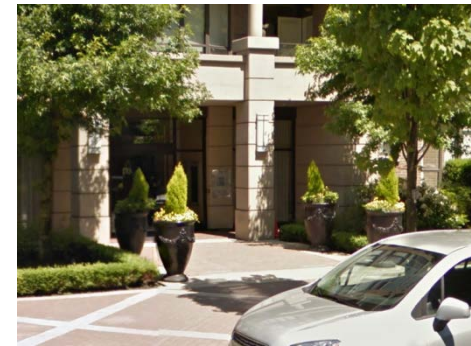
- ▶ **Accessible** –promotes liveability and access to housing by people with disabilities.
- ▶ **Adaptable** – opportunities for future modification to promote liveability and access.
- ▶ Design features that benefit everyone regardless of age and ability – universal.



Existing Adaptable Design Guidelines

- Adaptable Design Guidelines approved by Council in 2003.

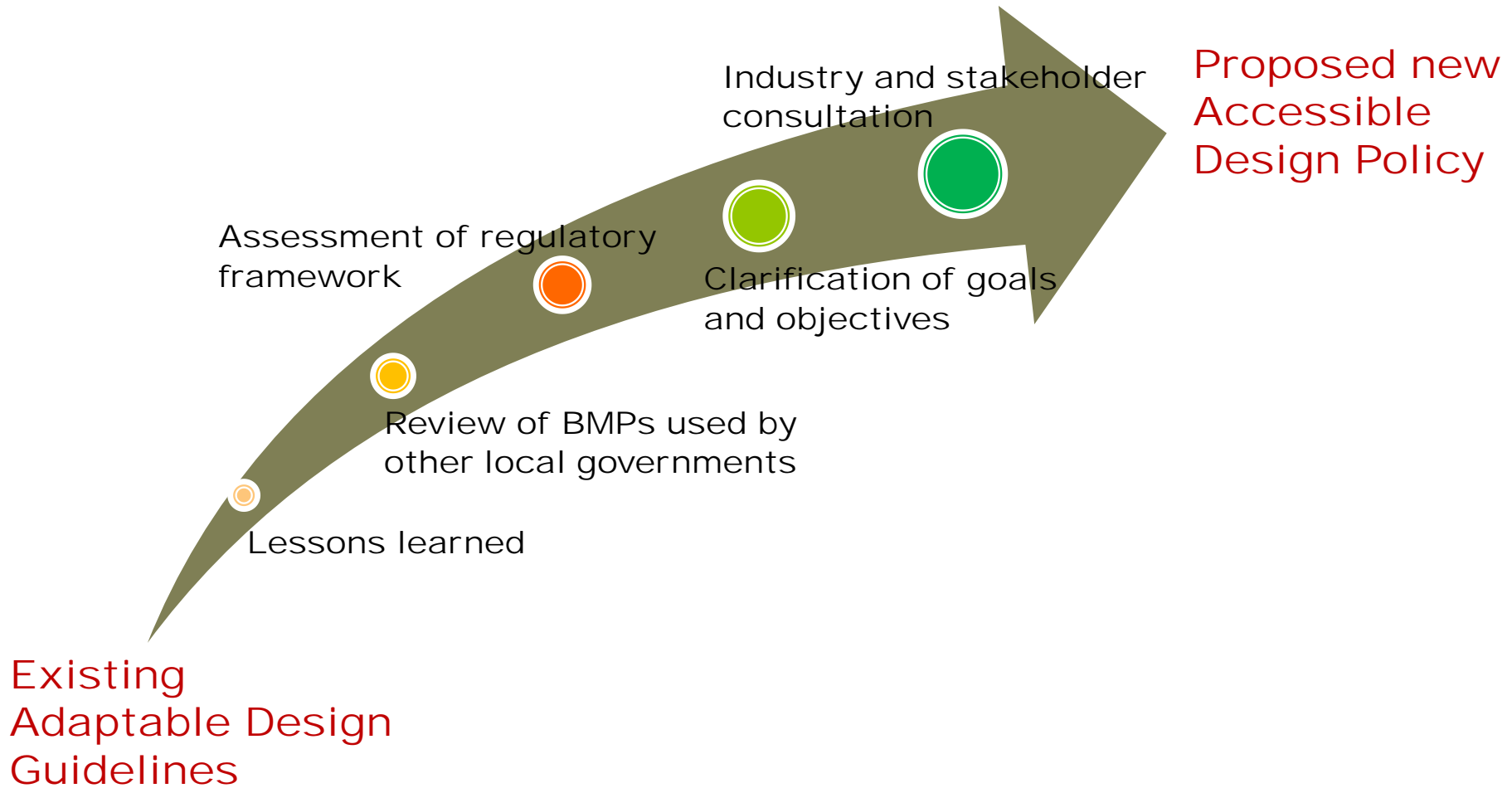
Basic	Level 1A	Single family and townhouses
	Level 1B	Multi-family: design features



Enhanced	Level 2	Multi-family: access
	Level 3	Multi-family: design features



ADG Review and Engagement Process



Staff and stakeholder engagement

DNV Inter-Departmental staff

- Multi-tiered approach is confusing
- Inconsistent application of rates
- Need for greater clarity
- Some measures need more clarity, others are outdated

UDI, industry and architectural reps

- concern for marketability and cost of accessible units
- who are we designing for?
- flexibility in achieving performance objectives
- challenges w/ kitchen/bathroom turning radius in **BCBC**

Advisory Committee on Disability Issues & North Shore Disability Research Centre

- maintain high standard of measures in the ADG
- ensure that accessible units go to the right people
- need means to monitor how many units, what type

What are other Local Governments doing?

	BC Building Code Section 8.3.5	Other Adaptable Design policy	Voluntary/Mandatory
District North Vancouver	-	Existing Adaptable Design Guidelines - 4 levels	Voluntary -> mandatory
City North Van	Updated in 2013 to reflect 3.8.5	Adaptable Design Policy - 3 levels	Mandatory
District West Van	-	OCP encourages consideration of adaptable design, variable levels	Voluntary, negotiated
Pitt Meadows	100% in Zoning Bylaw	Enhanced standards in Corporate Policy - applies to all RZs.	Mandatory
Port Coquitlam	30% in Building Bylaw		Mandatory
New West	40% in Zoning Bylaw		Mandatory
Chilliwack	50% in Zoning Bylaw		Mandatory
Burnaby	-	20% as adaptable units; 100% for seniors dev.	
Coquitlam	-	OCP - consider guidelines; density bonus for access. units in C. Centre	Voluntary
Langley Township	-	5% for townhouses; 10% for apartments in 2 community plans.	Mandatory with RZs
Richmond	-	Zoning Bylaw Universal Design Features	Mandatory
Vancouver	-	Building Bylaw	Mandatory

Key directions for change

- ▶ Update of the existing Adaptable Design Guidelines
- ▶ Streamlined and transparent approach
- ▶ Consistent means to apply accessible design criteria
- ▶ Clarity on what is needed and when
- ▶ Respond to the input from stakeholders



Proposed New Accessible Design Policy

- ▶ Applies to all new single level multi-family apartments that have corridors or passageways for access, and to limited townhouse units
- ▶ **Basic Accessible Design** – basic accessible + adaptable + universal
- ▶ **Enhanced Accessible Design** – enhanced accessible + adaptable
 - (S) special features for seniors and people with disabilities.

- ▶ Townhouses – all ages and abilities: 100% basic + select enhanced
- ▶ Multi-family – all ages and abilities: 100% basic + 5% enhanced

- ▶ Multi-family – for seniors: 100% basic + 50% enhanced
- ▶ Multi-family – people with disabilities: 100% basic + 100% enhanced



Summary of key changes

- **Building access:** accessible path of travel from street – parking – **Basic**
main entrance – suites, elevators and common areas.
- **Building entry:** clear opening width, power operated door. **Basic**
- **Corridors :** 48in width to units and common areas, **Basic**
+ clear areas at elevator and at every 10m. **Basic**
- **Unit entry door:** clear/level area, except if installed power door. **Basic**
- **1 Bathroom:** dimensions from toilet, tub and sink + **Basic**
32in clear opening + level area, except when pocket door + **Basic**
tub control valves at edge of tub **Enhanced (S)**
- **Kitchen:** ensure ready and safe access to electric outlet. **Basic**
- **Visual alarm:** install in common areas + **Basic**
install in living room and 1 bedroom **Enhanced (S)**
- **Balconies.** accessible by a design that doesn't compromise **Enhanced**
building envelope

Benefits of the Proposed Accessible Design Approach

- ▶ Adaptable Design Guidelines as foundation
 - ▶ Streamlines design measures – Basic and Enhanced
 - ▶ Sets target applicability measures for consistent application
 - ▶ Allows us to be strategic about what we ask for and when
 - ▶ Low cost features installed at time of construction
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- ▶ Removes repetition and outdated elements
 - ▶ Provides clarity, consistency based on the BC Building Code
 - ▶ Builds in flexibility and monitoring

Recommendation and Next Steps

Recommendation:

That Committee of the Whole recommends to Council:

- That Council approve the Accessible Design Policy for multi-family development.

Future steps: report back to Council in 2–3 years.

