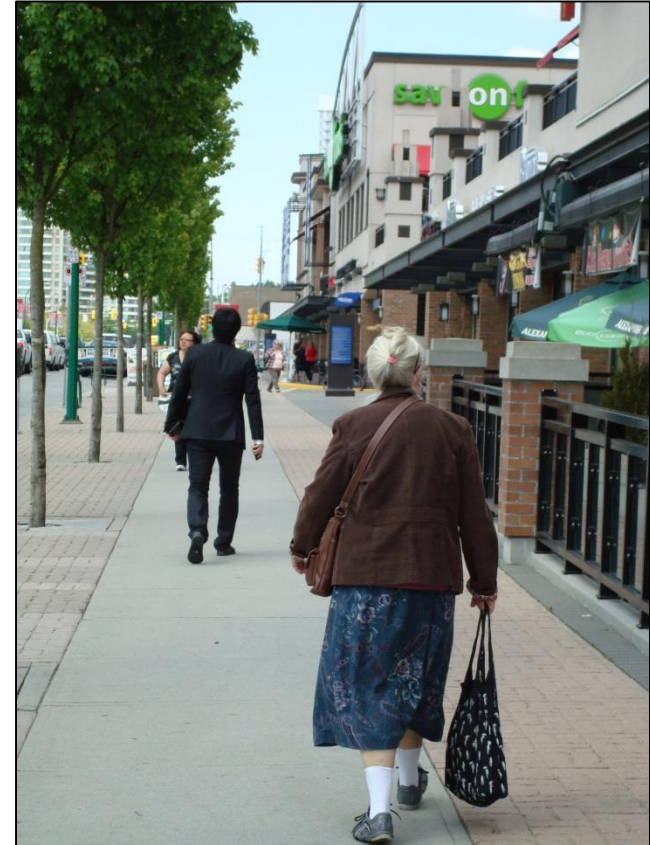




ADAPTABLE HOUSING
THE BURNABY EXPERIENCE

WHAT IS ADAPTABLE HOUSING?

- Construction which can be adapted to the needs of its inhabitants through all stages of their lives, including accommodating changing levels of ability, illness or injury.
- Distinct from accessible housing, which is customized and offers immediate access for the majority of mobility limitations and/or other disabilities.



BURNABY CONTEXT

- In 1989 Burnaby City Council approved a voluntary adaptable housing policy asking developers to provide 5% of units as adaptable in new, private market, and multiple-family developments in Burnaby's four town centres (Metrotown, Brentwood, Lougheed, and Edmonds).



REASONS FOR REVIEW

- Changing Demographics
- Updated Provincial Standards
- Changing Demand
- Consistency with City Goals

Building Features

Buildings and suites are accessible
(e.g. for wheelchairs)

All units are designed as adaptable (for
aging in place)

Watermark
AT SEHELT

PROCESS FOR REVIEW

- External review and assessment completed by SPARC BC
- Additional staff research and analysis
- Draft Policy Development
- Approval by Committee and Council
- Consultation on Draft Policy
- Final Policy Development
- Approval by Committee and Council



DRAFT POLICY STATEMENT

The City of Burnaby requires developments, through the rezoning process, to supply 20% of single-level units as adaptable in new market and non-market, multi-family developments, which employ interior corridors or exterior passageways to access the dwelling units, in all areas of Burnaby.

The City of Burnaby requires purpose-built, seniors-oriented developments, through the rezoning process, to supply 100% of single-level units as adaptable in new market and non-market, multi-family developments, which employ interior corridors or exterior passageways to access the dwelling units, in all areas of Burnaby.



SPECIFIC REQUIREMENT

- 20% requirement recommended by staff (and approved by Committee and Council) based on analysis of Burnaby demographics.



CONSULTATION PROCESS

- Invited Comments from:
 - Developers active in Burnaby
 - Local seniors organizations and associations
 - Local organizations and associations working with persons with disabilities
- Information available to the general public on the City website.



FINAL POLICY STATEMENT

The City of Burnaby requires developments in all areas of Burnaby, subject to the Comprehensive Development (CD) rezoning process, to supply 20% of single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units.

The City of Burnaby requires purpose-built, seniors-oriented developments in all areas of Burnaby, through the rezoning process, to supply 100% of single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units.

A 1.85 square metres (approximately 20 square feet) Floor Area Exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments, including seniors-oriented housing.

FINAL STEPS

- Bylaw amendment required to provide a floor space exemption.
- Development of standard process for tracking
- Implementation of policy



QUESTIONS? COMMENTS?
For more information



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