

ADAPTABLE HOUSING

January 2012

This brochure is intended to provide information on the new Adaptable Housing requirement (effective January 1, 2012) and the City's review process to ensure the standards are met. The requirement only applies to building permit applications for apartment development made after the effective date and does not apply to apartments that are already built.

WHAT IS ADAPTABLE HOUSING?

Adaptable Housing is an approach to residential design and construction in which homes can be modified at minimal cost to meet occupants' changing needs over time.

Adaptable housing:

- ✓ Helps people stay in their own homes through illness, injuring and aging;
- ✓ Provides more accessibility for people with disabilities; and,
- ✓ Reduces the cost of future renovations to accommodate people with disabilities.

BRITISH COLUMBIA BUILDING CODE STANDARDS (BCBC) FOR ADAPTABLE HOUSING

On December 31, 2009, Adaptable Housing Standards for single storey suites in new residential multi-unit buildings were incorporated into the BC Building Code. The Standards address:

- ✓ Building access;
- ✓ Suite doors and doorways (width, hardware, threshold, and clearance);
- ✓ Bathrooms (floor space, grab bars);
- ✓ Kitchen (counter space and faucets);
- ✓ Outlets/Switches/Other Environmental Controls; and,
- ✓ Patios and Balconies (accessibility).

ADAPTABLE HOUSING REQUIREMENT

On September 20, 2011, Council adopted Bylaw #3807 - to amend specific Zones in the Zoning Bylaw 2001 No. 2800 to include the Adaptable Housing requirement:

“Where an APARTMENT BLOCK or APARTMENT is permitted within any zone, 50% of all new apartment units must be built to the Adaptable Housing Standards of the British Columbia Building Code, effective January 1, 2012.”

The requirement can be viewed in Section 5.15 of the Zoning Bylaw and in the amended zones <http://www.chilliwack.com/ZoningByLaw> The Council Reports, Presentation, and BCBC Adaptable Housing Standards can be found at <http://www.chilliwack.com/AdaptableHousing>

Amended Zones:

- ✓ R5 (Medium Density Multi-Family Residential)
- ✓ R6 (High Density Multi-Family Residential)
- ✓ R7 (Residential – Special Services)
- ✓ R8 (Town Centre High Rise Multi-Family Residential)
- ✓ C2 (Local Commercial)
- ✓ CD-1 (Comprehensive Development-1) – Goldspring Pl/Extrom Rd
- ✓ CD-7 (Comprehensive Development-7) – Vedder/Higginson Roads
- ✓ CD-9 (Comprehensive Development-9) – Hodgins/Edward
- ✓ CD-10 (Comprehensive Development-10) – Garrison Crossing
- ✓ CD-15 (Comprehensive Development-15) – Vedder Road Corridor
- ✓ CD-20 (Comprehensive Development-20) – Downtown Area

CITY OF CHILLIWACK REVIEW PROCESS

A general guideline for the review process is provided below. This will aim to inform the development community of the Adaptable Housing requirement.

Rezoning Stage	<ul style="list-style-type: none"> ✓ Staff report to indicate any new construction of an apartment block will require 50% of all units to be Adaptable.
Development Permit stage	<ul style="list-style-type: none"> ✓ Design plans to illustrate the number of adaptable units.
Building Permit stage	<ul style="list-style-type: none"> ✓ Architectural design plans to include Adaptable Housing Standards in compliance with the BCBC. ✓ Project architect to submit a letter confirming that the Adaptable Housing Standards within the BCBC have been incorporated into the design of the project.

For further information please contact:

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This brochure has been prepared to provide guidance only. It is neither a bylaw nor legal document. Please consult the *British Columbia Building Code* and *Local Government Act* and its Regulations, and the City of Chilliwack applicable bylaws for definite requirements and procedures.