

ITEM 13  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING 89/08/21

RE: PROVISION OF ACCOMMODATION FOR PHYSICALLY DISABLED PERSONS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 August 15

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 17.908.2

SUBJECT: PROVISION OF ACCOMMODATION FOR PHYSICALLY DISABLED PERSONS

PURPOSE: To respond to inquiries by Council regarding the ongoing use of adaptable units by the disabled.

RECOMMENDATIONS:

1. THAT this report be received for information purposes.

R E P O R T

1.0 BACKGROUND

At its regular meeting of 1989 July 24, Council received a report on the provision of adaptable units for the disabled within private multiple family housing developments. Council expressed concern regarding the availability and continued use by the disabled of the adaptable units developed in market housing developments. This report addresses that concern.

2.0 MAINTENANCE OF UNITS

It is anticipated that the majority of market multiple family developments built in the near future will be strata-titled, and the units will be made available for sale to private owners. At present, the Municipality has no means of ensuring that the adaptable units be occupied by disabled residents or that the design modifications of these units be maintained. However, if adaptable units are developed in the future in rental buildings, it is considered unlikely that the owner would undergo the expense of removing the modifications if a suitable disabled resident could be found.

As Council will recall, developers will be encouraged through the rezoning and preliminary plan approval processes to voluntarily work with disabled persons to provide adaptable units in new multiple family developments. Members of the Urban Development Institute (UDI) have expressed their willingness to work with the disabled in meeting specific housing needs. Given that units will be voluntarily developed, staff feel that the adaptable design features will be maintained if there is a continuing market for such accommodation. The increasing independence of the disabled, and the growing seniors population will likely provide this market.

At present, therefore, staff do not feel that it is necessary to consider a mechanism to address the ongoing maintenance of modified units. It is suggested that the effort should be focused on the coordination of information regarding the availability of modified units, and disabled residents seeking modified accommodation.

### 3.0 HOUSING REGISTRY

As mentioned in the 1989 July 24 report, B.C. Housing Management Commission (BCHMC) has established a Wheelchair Housing Registry. The purpose of the registry is to maintain an inventory of any form of housing which has been designed or modified for full wheelchair use, including housing for sale, strata title units, co-operative units and non-profit or market rental units. Presently, the registry is comprised primarily of units eligible for rent subsidy within co-ops and non-profit rental buildings.

The Wheelchair Housing Registry includes accessible market strata title or rental units, therefore a mechanism exists for maintaining information on available units in market multiple family developments. A process will need to be established with the UDI and disabled persons to ensure that new modified market units are registered with the Wheelchair Housing Registry, and that the registry is notified when the unit is available for sale or when vacancies arise.

Staff have had discussions with BCHMC regarding Burnaby's initiative to provide the UDI with names of disabled persons requiring market accommodation. Staff will be working with BCHMC to ensure that the supply and demand information of market units for the disabled is coordinated with the Wheelchair Housing Registry. Staff will develop a process to coordinate information between BCHMC, the UDI and the Planning and Building Inspection Department, to ensure occupancy of modified units by the disabled, or seniors requiring such units.

### 4.0 CONCLUSION

In past reports, staff have indicated that there is limited demand for new market housing for the disabled. Staff do not believe it is necessary to regulate the provision of new modified units and feel that the demand can likely be addressed through working with developers on a voluntary basis. The Municipality has limited influence over the use or occupancy of private units once they are sold; however, staff feel that it is unlikely that modified units will be altered if there is a continuing market for such units. Given these factors, staff do not feel that it is necessary for the Municipality to consider mechanisms for ensuring that the adaptable design features of the modified units are preserved.

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It is believed that improved coordination between the developers of modified market units, the Planning & Building Inspection Department and the BCHMC Wheelchair Housing Registry will ensure that information regarding modified units is available to the disabled seeking market accommodation. Staff will work with the UDI and BCHMC toward this end.

This is for the information of Council.

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