

RE: PROVISION OF ACCOMMODATION FOR PHYSICALLY DISABLED PERSONS
MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 JULY 17

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 17.908.2

SUBJECT: PROVISION OF ACCOMMODATION FOR PHYSICALLY DISABLED PERSONS

PURPOSE: To report on input obtained from outside organizations on the proposed guideline to encourage developers to provide 5 percent of units as adaptable for the disabled in multiple family developments in Metrotown, and Edmonds, Brentwood and Lougheed Town Centers.

RECOMMENDATIONS

1. THAT staff be authorized to work with developers, through the rezoning and preliminary plan approval processes, to encourage voluntary provision of 5 percent of units in private multiple family developments in the Metrotown, Brentwood, Lougheed and Edmonds Town Centers as adaptable to meet the needs of the disabled.
2. THAT a copy of this report be forwarded to the Urban Development Institute, the Premier's Advisory Council for Persons with Disabilities, and the organizations listed in Appendix 1.

R E P O R T

1.0 BACKGROUND

At its regular meeting of 1989 January 23, Council received a report regarding the provision of accommodation for physically disabled persons. The following recommendations contained therein were adopted by Council:

1. THAT approval in principle be given to a draft guideline that would see staff, through the rezoning and preliminary plan approval processes, encourage developers to voluntarily include 5 percent of their units as adaptable to meet the needs of the disabled in private multiple family developments in Metrotown, and the Brentwood, Lougheed and Edmonds Town Centers.
2. THAT a copy of this report be forwarded to the Urban Development Institute, the Premier's Advisory Council for Persons with Disabilities, and Mr. Sam Sullivan, Project Manager, Paraplegic Foundation, for input and discussion.

It was determined through staff research that the present and forecasted demand for accessible multiple family housing is primarily in town centres, which contain a range of facilities and services, and are close to transportation. 111

Staff have subsequently discussed the issue in a meeting with the Urban Development Institute, and have distributed the report to a number of disabled advocacy groups and housing associations. A list of organizations that received the report is contained in Appendix 1.

Responses to the report from the organizations listed were limited. The Premier's Advisory Council for Persons with Disabilities is a newly created organization, and has not been in a position to respond to the report due to the timing of its meetings, and the fact that appropriate staff have not yet been hired. Only three responses were received from other groups that were forwarded copies of the report.

The purpose of this report is to review the input received from the above-mentioned groups, and to propose the voluntary guideline for the provision of accommodation for physically disabled persons and a possible strategy for the implementation of the guideline.

2.0 WRITTEN RESPONSES

Written responses were received from the B.C. Coalition of the Disabled, Access Building Association and the Canadian Paraplegic Association. While there was general support for the proposed guideline by all three organizations, some specific concerns were outlined in their responses. These concerns are discussed below.

B.C. Coalition of the Disabled felt that the issue of enforcement of Section 3.7 of the B.C. Building Code (Building Requirements for Persons with Disabilities) is a crucial step in improving accessibility for the disabled. Staff will be addressing the issue of adherence to Section 3.7 of the B.C. Building Code as part of the follow up work from National Access Awareness Week.

The Coalition feels that there is a need throughout the GYRD for more housing options for the disabled, and suggests that a requirement be established that 10 percent of units in private market developments be accessible to the disabled. The Coalition acknowledges that it is difficult to determine the demand for accessible units at the municipal level however, and does not provide documentation to justify an increase from 5 percent to 10 percent of units in private market developments.

Access Building Association feels that the 1989 January 23 report accurately portrays the demand, type and household profiles of those in need of accessible housing. It feels that the majority of disabled persons are on limited incomes, and would not be in a position to obtain private market housing. The Association suggests that adaptable units in private market developments will be required by the increasing seniors population. In terms of the disabled, Access Building Association suggests that general accessibility to common areas of all buildings is necessary to allow disabled persons to visit others. This can be addressed in part through better enforcement of Section 3.7 of the B.C. Building Code.

The Canadian Paraplegic Association is supportive of the proposed guideline, and feels that provision of adaptable units in private market developments will provide needed options for the increasing numbers of seniors and the disabled.

3.0 MEETING WITH THE URBAN DEVELOPMENT INSTITUTE

Municipal staff met with representatives of the Urban Development Institute (UDI) on 1989 June 08 as part of an ongoing liaison process. The provision of adaptable units for the disabled in multiple family developments was discussed as one item on the agenda.

Representatives of the UDI were supportive of a voluntary guideline for the provision of adaptable units. They felt that if the provision of adaptable units became a condition of development, the requirement could be a disincentive to development of multiple family housing in Burnaby. They recommended that increased density for provision of adaptable units be considered in order to provide a greater incentive to develop adaptable units.

The point was raised that developers would prefer to work with a specific client in the early design stages of a multiple family development. In this way, the specific needs of the individual can be addressed, and the developer is assured of a purchaser prior to expenditure of additional funds for modifications. The suggestion was made that a list be generated of disabled persons wanting units in new multiple family developments. The UDI representatives indicated that the developers would contact disabled persons who may be potential residents when new developments are in the planning stage, if they are provided with such a list.

4.0 DISCUSSION

Staff have taken into consideration input by the UDI and the organizations who responded to the report. The specific issues that were raised include whether 5 percent of units is a sufficient proportion for adaptable units, whether the guideline should be voluntary or a condition of development, whether increased density or floor area ratios for provision of adaptable units should be considered as an incentive to developers, and whether the Municipality should assemble a list of potential residents of adaptable housing units.

While an increase of the proposed guideline of 5 percent to 10 percent of units was suggested by one organization, staff do not feel that there is sufficient evidence to support this figure. Many of the advocacy and housing groups contacted prior to preparation of the original report indicated that there is a large proportion of disabled persons with low incomes, and a small proportion of disabled households would be in a position to obtain market housing. The 5 percent figure proposed by staff is consistent with the figure used by the Federal and Provincial housing programmes in providing subsidized units for the disabled in non-profit rental and co-operative developments.

It is recommended that the proposed 5 percent guideline be implemented initially on a voluntary basis, due to the unknown demand which will exist for adaptable units. Staff will monitor the demand for housing for the disabled and the response by private developers, and will recommend a stronger policy if deemed necessary. In the interim, it is felt that developers will respond to the market if there is a significant increase in the demand for adaptable units.

The issue of allowing increased density or floor area ratio through zoning for the provision of adaptable units was considered by staff in preparation of the original report. It was determined that adaptable units can be provided in approximately the same space as conventional units, therefore it would not be appropriate to allow an increased floor area ratio (FAR) for provision of adaptable units. Staff also feel that increased density provisions would not be effective, in that the units would not necessarily be occupied by the disabled, and the developers could undertake only minimal modifications to make the additional units qualify as being 'adaptable'.

The development of a list of potential disabled residents of new market housing developments is considered by staff to be a valid suggestion. Such a list could be generated with minimal staff time and expense, and could be maintained and updated on a monthly basis. Staff could coordinate with the B.C. Housing Management Commission Wheelchair Registry in the generation of the list. The list could then be forwarded to the UDI for distribution to developers of new multiple family developments in Burnaby.

ITEM 6
MANAGER'S REPORT NO. 49
COUNCIL MEETING 89/07/26

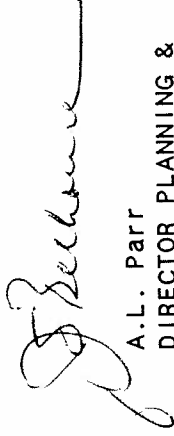
5.0 CONCLUSION

Staff have received input from various groups regarding the proposed guideline for the voluntary provision of adaptable units for the disabled in private market multiple family developments. There appears to be general support for the guideline by both advocacy groups for the disabled and private developers. The input obtained also confirmed that the town centres are the most appropriate location for accessible multiple family housing. It is therefore recommended that staff work with developers through the rezoning and preliminary plan approval processes to encourage the voluntary provision of 5 percent of units as adaptable for the disabled in multiple family developments in Metrotown, Edmonds, Brentwood and Lougheed Town Centers.

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Attachment



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

APPENDIX I

ITEM 6
MANAGER'S REPORT NO. 49
COUNCIL MEETING 89/07/26

LIST OF ORGANIZATIONS TO RECEIVE A COPY OF THE REPORT

Columbia Housing Advisory Association,
202-2250 Commercial Drive,
Vancouver, B.C.

V5N 5P9
Attn: Ms. Elaine Duval

Inner City Housing Society
1646 West 7th Avenue,
Vancouver, B.C.

V6J 1S5

Affordable Housing Advisory Association
330-555 6th Street
New Westminster, B.C.

V3L 5H1

Attn: Ms. April English

Vancouver Resource Society for the Physically Disabled,
4678 Main Street
Vancouver, B.C.

V5V 1X8

Attn: Mr. Richard Gallen

International Society of the Handicapped,
116-1985 Wallace Street,
Vancouver, B.C.

V6T 4H4

Access Building Association
2nd Floor,
45 E. 6th Avenue,

Vancouver, B.C.

V5T 1J3

Attn: Mr. Doug Robinson

Canadian Paraplegic Association
B.C. Division, .

780 S.W. Marine Drive,

Vancouver, B.C.

V6P 5Y7

Attn: Mr. Norm Haw

B.C. Coalition for the Disabled,
456 W. Broadway,
Vancouver, B.C.

V5Y 1K5

Attn: Mr. Dan Guinan

Urban Development Institute
717 West Pender Street

Vancouver, B.C. V6C 1G9

The Premier's Advisory Council for Persons with Disabilities
800 Hornby Street

Vancouver, B.C. V6Z 2C5

B.C. Paraplegic Foundation
780 S.W. Marine Drive

Vancouver, B.C. V6P 5Y7

Attn: Mr. Sam Sullivan, Project Manager

