



TO: MUNICIPAL MANAGER 1992 MARCH 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #49/91 - 7026 KINGSWAY
PROVISION OF UNITS ADAPTABLE TO THE DISABLED

PURPOSE: To provide further information on the applicant's intentions regarding the provision of units adaptable to the disabled.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The report recommending Public Hearing for the subject rezoning noted the applicant's commitment to provide seven (7) residential units (5.3 per cent) adaptable to the needs of the disabled, and a prerequisite requiring detailing of the subject units was adopted by Council.

The applicant advises that the resulting implications for the project have now been explored, and there is a concern about the marketability of suites designed for use by the disabled since kitchens, bathrooms and door swings are unusually configured. There is also a concern about the reduction in the net sellable floor area resulting from the required provision of refuge areas.

The applicant therefore proposes to provide an opportunity for the disabled or people concerned with the future disability to purchase a suitable suite in the project during the presales campaign, as outlined below:

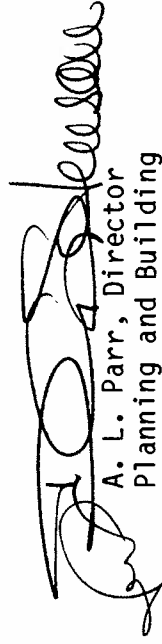
"We propose to reserve eight suites for purchase by people wanting disabled access potential. We will market these suites through service organizations catering to the disabled as well as our own campaign. If these suites are not sold by the completion of the roof structure, we reserve the right to convert them to standard suites. The disabled suites will be marketed with prices comparable to the rest of the project.

"We believe this proposal is reasonable given the voluntary nature of the program. A flexible approach like this will not place undue burden on the developer, while providing an opportunity for the disabled and people concerned about future disability to choose their appropriate accommodation."

Unless otherwise directed by Council, staff will work with the applicant on the basis outlined above, and ensure that the CD Comprehensive Development Plans for the project include both possible configurations (disabled adaptable and standard) for the suites in question.

This is for the information of Council.

ALP
RR:lf



A. L. Parr, Director
Planning and Building