Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, April 20, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

A G E N D A

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – April 20, 2022

Recommendation that the Seniors Advisory Committee approve the agenda and receive the agenda items of the April 20, 2022 meeting.

B. ADOPTION OF MINUTES

1-5

1. Seniors Advisory Committee – March 16, 2022

Recommendation that the Seniors Advisory Committee adopt the Minutes of the March 16, 2022 meeting.

C. DELEGATIONS AND PRESENTATIONS

6-15

1. Wayfinding Signage Proposal

Invited presenter: K. Barry, Facilities Coordinator, Facilities Department

Relevant 2021 Age- and Dementia-friendly Action Plan actions:
- 2K: Review signage standards and implement consistent age- and dementia-friendly symbols/icons (e.g. facility and parks signage).
- 3I: Explore opportunities to enhance wayfinding resources and signage.

D. REPORTS

1. Co-Chairs Report

E. CORRESPONDENCE

Page

F. WORK PROGRAM

16-23

1. Adaptable Housing Policy

Discussion on challenges and opportunities with the adaptable housing policy.

2022 SAC Work Plan Item #1: Accessible and affordable housing
- Age- and Dementia-friendly Action Plan action 3B: Continue to develop and implement plans and policies, such as the Housing Action Plan, that support appropriate, affordable, and accessible housing.

Relevant 2021 Housing Action Plan action:
- 1B: Explore opportunities to enhance the adaptable housing policy.

2. Community Gathering Places

Discussion on types of community gathering places.

2022 SAC Work Plan Item #3: Social isolation
- Age- and Dementia-friendly Action Plan action 5C: Explore opportunities to enhance rural area access to supports and services.
- Age- and Dementia-friendly Action Plan action 5E: Increase opportunities and support for building and strengthening social connections, including intergenerational connection (e.g. through new community-based or recreation programs or integrated within existing programs).

2022 SAC Work Plan Item #4: Seniors' centres
- Age- and Dementia-friendly Action Plan action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2022 SAC Meeting Schedule

I. NEXT MEETING

Date: May 18, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, March 16, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:
S. Hedao, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

L. George, M. Kramer, S. Martin, L. Solomon, and G. Wong

Fraser Health Representative:
C. Chandra

Guests:
B. Stack, Program Manager, Langley Meals on Wheels Services Society
S. Woykin, Executive Director, Langley Meals on Wheels Services Society

Staff:
R. Nelson, Senior Planner
A. Penner, Community and Policy Planner
V. Gafka, Senior Manager, Economic Investment and Development
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 16, 2022

Moved by L. George,
Seconded by S. Martin,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 16, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 16, 2022

Moved by M. Kramer,
Seconded by L. George,
That the Seniors Advisory Committee adopt the Minutes of the February 16, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Aldergrove Community Station House

B. Stack, Program Manager and S. Woykin, Executive Director, Langley Meals on Wheels Services Society provided a presentation on the organization and the new Aldergrove Community Station House. They provided the following information:

- The vision is a community where no one is hungry or alone.
- Meals on Wheels has 150 volunteers who provide many different services:
    - Meal delivery;
    - Meal subsidy program;
    - Home from the hospital meal program;
    - Kitchen outreach – fresh food supplied through food security program;
    - Culinary teaching program;
    - Community outreach.
- Meals are produced at little to no cost thanks to sponsorships and donations.
- 4,500 meals have been provided over the past two years.
- The Aldergrove Community Station House will work together to improve the overall health of the community so that people of all ages can live thriving, healthy, and independent lives.
- They will produce 150-300 meals per day.
- A café will be open to the public with an internet café which will allow people to print resumes, job search, learn a new skill, etc.

Discussion:

- Could there be a mobile service that provides access to a medical practitioner, dentist, foot care, pharmacy, etc.?

2. Township of Langley Age-friendly Business Recognition Program

V. Gafka, Senior Manager, Economic Investment and Development, provided a presentation on the Age-friendly Business Recognition Program. The following information was provided:

- The program was developed in 2016 with input from the Seniors Advisory Committee.
- The Township received a UBCM Age-friendly Communities Grant in 2017 to launch the program.
- Dementia awareness seminars were held for businesses and the pilot program launched in 2018.
- Certificates of Recognition for businesses committed to ongoing improvements to better serve people of all ages and abilities were awarded in 2019.
- 2022 Seniors Week will re-activate the program and explore the following opportunities:
    - Age-friendly employment awareness and opportunities;

C. DELEGATIONS AND PRESENTATIONS

- Age-friendly tourism – curated Township-exploring day trips for seniors;
- Accessibility resource awareness for small businesses;
- Reconnect with recognized businesses regarding benefits of the program;
- Cooperate with organized business events(s) to encourage program sign-ups;
- Township eNewsletter program feature.

Discussion ensued and the following comments were provided:

- Is there a way to help seniors navigate online shopping? Can local businesses be highlighted for online shopping?
- Can we ask grocery stores to have a dedicated space that provides different senior necessities? Some stores are very large and confusing for seniors to find the items that they need.
- Can there be a senior's apothecary that provides medical cannabis without the stigma?
- It would be beneficial to have a pin or a ribbon that a person could wear to identify that they have dementia. This would help if a person were lost or acting differently.
- Langley Senior Resources Society could promote age-friendly businesses in their newsletters.
- Could there be an age-friendly employment fair? This could be coordinated with WorkBC.
- Could sporting events such as the Vancouver Giants have seniors' nights?

D. REPORTS

1. Co-Chairs Report

Councillor Arnason commented on an affordable housing project for people living with dementia in the District of Vanderhoof. This is a partnership project with BC Housing and offers a continuum of care.

Councillor Ferguson mentioned the Metro Vancouver recycling and liquid waste disposal campaigns.

S. Hedao raised a question about mental health and substance use and if the Township can provide modular housing for the underprivileged. Staff commented that housing for people who need support is outlined in the Housing Action Plan and that modular housing is often a provincial initiative. A suggestion was raised to place modular units on development lands that are in transition as an interim use.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Social Isolation

The Committee discussed the recent presentations and potential next steps regarding social isolation.

The following actions from the 2021 Age- and Dementia-friendly Action Plan have been included on departmental work plans for 2022:

- Action 2G: Develop processes with community partners to ensure BC211 is regularly updated.
- Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

Discussion ensued and the following comments were provided:

- How are programs and resources being communicated to seniors? Could the Township website link to an interactive map that shows locations and characteristics of community gathering places?
- There is a disconnect between services being offered and awareness of these services.
- Volunteering could be a good option for seniors who are not comfortable attending social events but would feel more comfortable having a job to do.
- The different seniors' centres and societies have brochures but there needs to be one cohesive document that lists all of the services for seniors.
- Is there a better term for "seniors"?
- Many organizations do not have communication staff - they focus on providing the services, but not promoting those services.
- BC211 needs to be improved and updated with current information. This provincial service is here to stay so it is important to focus on making it better.
- Pathways is used by the medical community to provide information on resources, but this should all be in one place such as BC211.
- The Township website needs to be easier for seniors to find information. SAC could consider a recommendation to Council to explore the possibility of having more information on the website.
- Gathering places could include parks, restaurants, community halls, recreation centres, etc. Could SAC help with defining "gathering places"?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: April 20, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by M. Kramer,
Seconded by G. Wong,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Wayfinding Signage Proposal

DRAFT

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Logotype

Township of Langley
Est. 1873

Typography

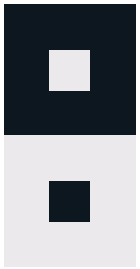
PROXIMA NOVA EXTRA CONDENSED THIN

PROXIMA NOVA EXTRA CONDENSED LIGHT

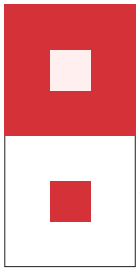
Proxima Nova Bold

Proxima Nova Medium

Primary Colour



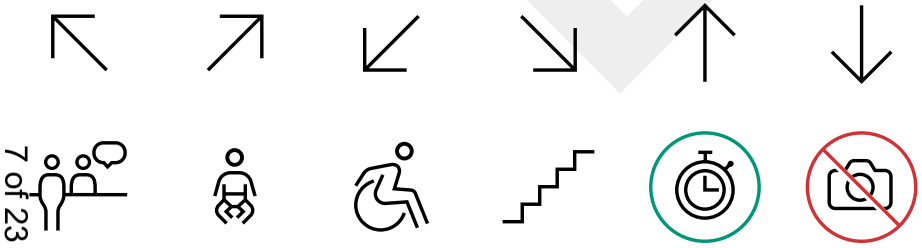
Regulatory Colour



Sign Profiles



Pictogram Styles



Graphic Standards Overview

The graphic standards are based on the brand style guide including the logotype, colours, typography, and additional branding pictograms. Logotype will not be included on any interior signage to reduce clutter.

Specific details will be created upon approval.

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Proxima Nova Extra Condensed Thin

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 ,.?!

Proxima Nova Extra Condensed Light

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 ,.?!

Proxima Nova Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 ,.?!

Proxima Nova Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 ,.?!

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Typography

Our primary typeface for wayfinding signage is Proxima Nova. We utilize two styles with two weights each. Both styles are selected carefully for specific purposes.

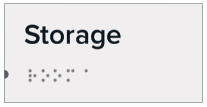
Proxima Nova is a modern typeface with geometric proportions, which has balanced and discernible formal qualities for strong wayfinding readability even at smaller sizes. Weights in this font are used for standard signage such as door signs and directional signs.

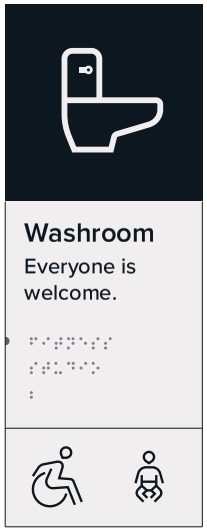
Proxima Nova Extra Condensed is a narrow style of the same typeface, which is suitable for large signage. By enlarging the font, we are creating a greater heirarchy of scale in the wayfinding system–while being more adaptable to architectural environments by fitting doors, glazing panels, and desk proportions better at an increased scale.

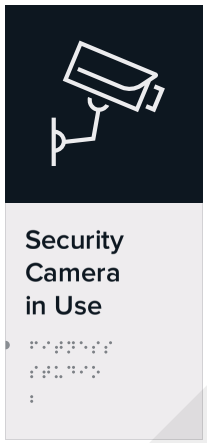
All styles and weights can be accessed for free with an Adobe Creative Suite subscription via Typekit.

Primary Colours









Pantone
341 C

CMYK
100 / 0 / 67 / 29

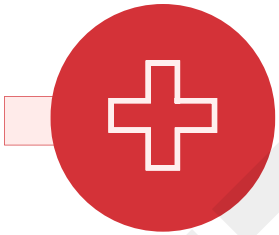
Tint
6%

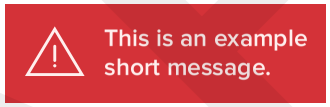
Pantone
Black 6 C

CMYK
65 / 66 / 68 / 82

Tint
8%

Regulatory Colours







Pantone (Red)
199 C

CMYK
15 / 100 / 100 / 0

Tint
8%

Pantone (Green)
3278 C

CMYK
100 / 11 / 69 / 1

Pantone (Black)
Black 6 C

CYMK
65 / 66 / 68 / 82

Colour & Pictogram Use

Primary Colour

The primary colour consists of Pantone Black.

Pictogram Colours

Most pictograms will be based on the pirmary palette. Regulatory pictograms may include red for don't and green for do.

Regulatory Colours

Regulatory colours, which are emergency and/or safety related, utilize the red. Rules and reminders are set on a white background with coloured pictograms.

Keep in mind, colour-blind have difficulty distinguishing between red/green or blue/green colour combinations. The distinguishable shapes prevent this from being an issue

Pictogram Placement

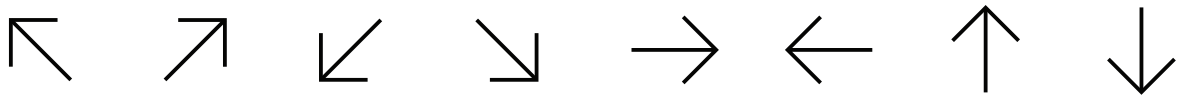
Pictograms are placed within bounding boxes to ensure appropriate distribution

Order of pictograms can be placed in the following ways

- directional: place pictograms in the sequence of proximity
- regulatory: lead with positive pictograms, and follow with negative pictograms

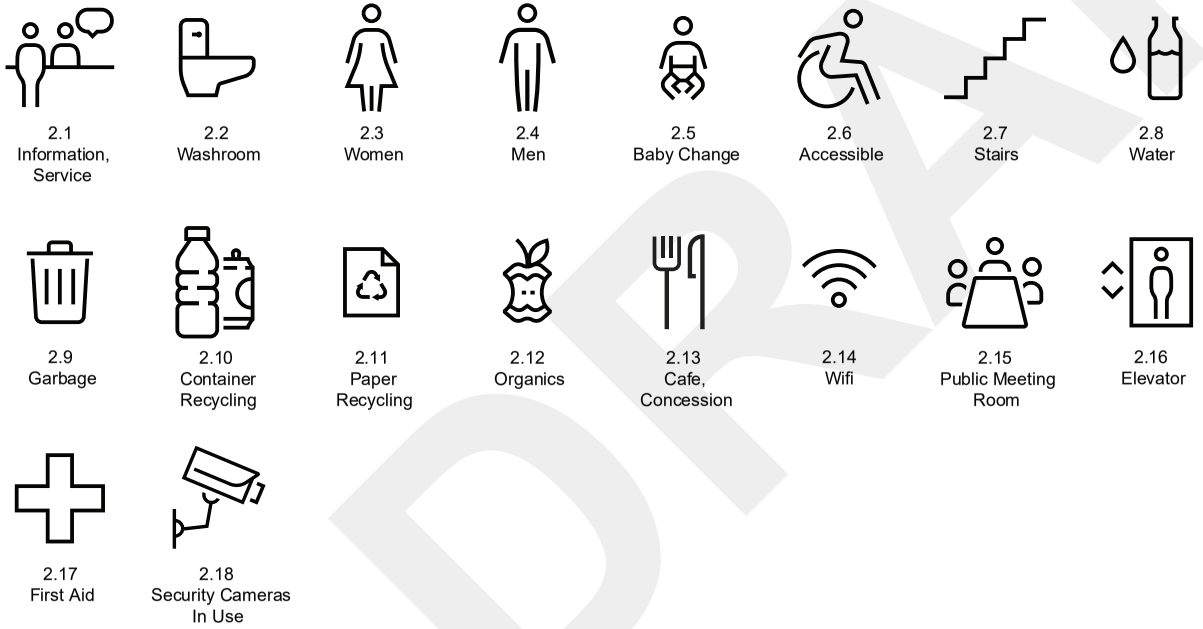
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1.0 Arrows



1.1 Up, Left
1.2 Up, Right
1.3 Down, Left
1.4 Down, Right
1.5 Right
1.6 Left
1.7 Forward
1.8 Down

2.0 Service Amenities



2.1 Information, Service
2.2 Washroom
2.3 Women
2.4 Men
2.5 Baby Change
2.6 Accessible
2.7 Stairs
2.8 Water
2.9 Garbage
2.10 Container Recycling
2.11 Paper Recycling
2.12 Organics
2.13 Cafe, Concession
2.14 Wifi
2.15 Public Meeting Room
2.16 Elevator
2.17 First Aid
2.18 Security Cameras In Use

Pictograms

The pictograms are designed to work well between the brand identity, the Proxima Nova typeface, and how the primary weights are applied. These pictograms identify arrows, service amentities, common regulatory requirements, and core recreation.

Regulatory pictograms will always be framed in a circle if it is a positive or negative, since it is a core brand element within the brand guidelines.

When a new sign design is created, pictograms should only be selected from the palette provided, unless created and approved by the Corporate Communications and Facitilies departments.

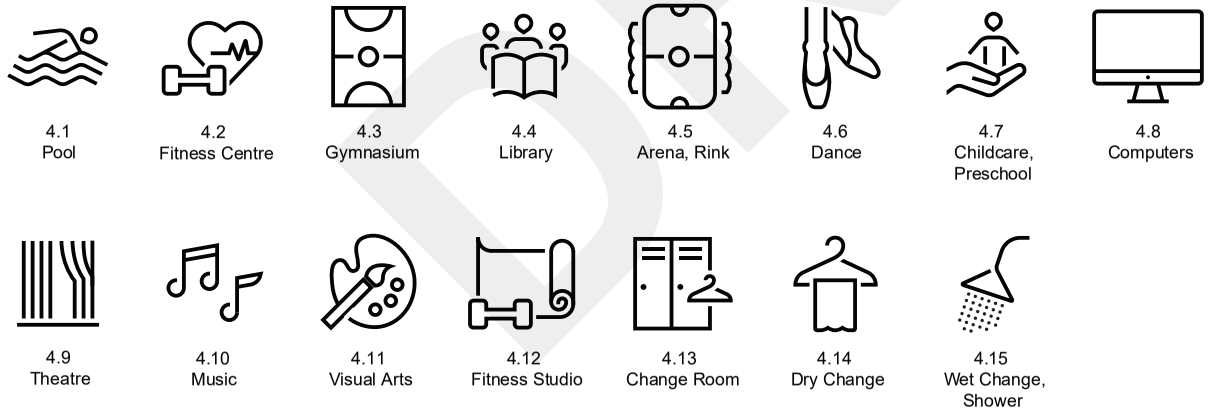
DRAFT

3.0 Regulatory



3.1 Push
3.2 Assistive Dogs Only
3.3 Watch Belongings
3.4 Time Limit
3.5 Breastfeeding Friendly Zone
3.6 Please Keep Clean
3.7 Attention
3.8 Alarm
3.9 Quiet Zone
3.10 Please Walk, No Running
3.11 No Outside Shoes
3.12 No Photos
3.13 No Entry
3.14 No Food or Drink
3.15 No Smoking or Vaping
3.16 No Diving
3.17 Scent Free Zone

4.0 Recreation



4.1 Pool
4.2 Fitness Centre
4.3 Gymnasium
4.4 Library
4.5 Arena, Rink
4.6 Dance
4.7 Childcare, Preschool
4.8 Computers
4.9 Theatre
4.10 Music
4.11 Visual Arts
4.12 Fitness Studio
4.13 Change Room
4.14 Dry Change
4.15 Wet Change, Shower

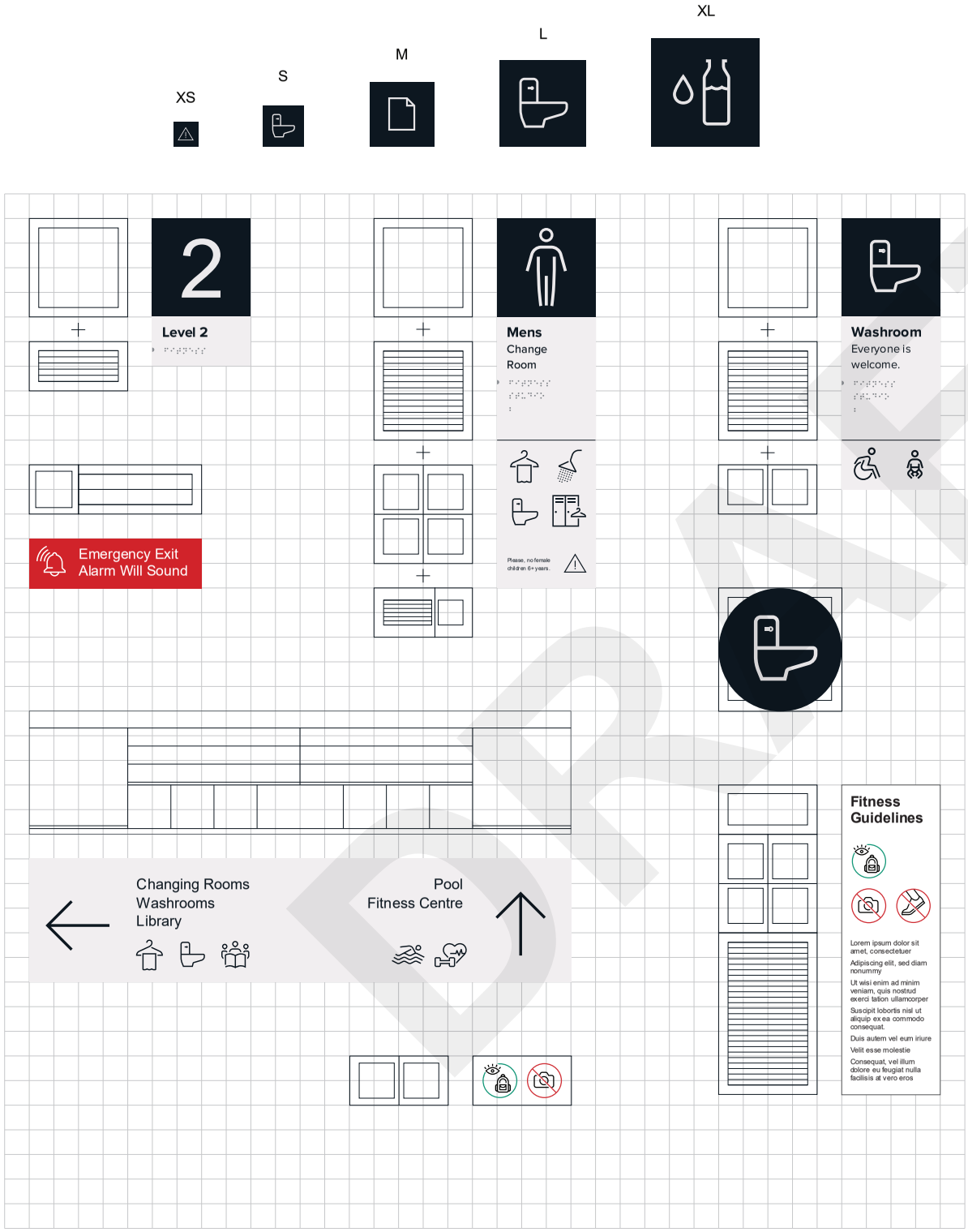
Pictograms (continued)

The pictograms are designed to work well between the brand identity, the Arial typeface, and how the primary weights are applied. These pictograms identify arrows, service amentities, common regulatory requirements, and core recreation.

Regulatory pictograms will always be framed in a circle if it is a positive or negative, since it is a core brand element within the brand guidelines.

When a new sign design is created, pictograms should only be selected from the palette provided, unless created and approved by the Corporate Communications and Facitilies departments.

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Modular Sign System

The signs have been designed to comprise of modular components structured on a 2” x 2” grid. This allows the signage system to adapt over time with interchangeable and additional components. The grid structure creates consistency and provides an organized and cohesive feel across all facilities.

Pictogram sizing

Size	SQ”	Suggested Use
XS	2.25”	Reference only, close view
S	3.5”	Standard, paired with text-based signs
M	6”	Eg. Recycle bin vinyl
L	8”	Standard large, projecting, arrows, etc.
XL	10”	Eg. Water fountain identifier

Sign Tiles & Grids

Sign tiles are designed with a wall grid system, to allow stacking of similar signs, The signs have grids and spacing rules for a consistent border, icon, and braille placement. If a new sign size needs to be introduced in the future, keep this in mind.

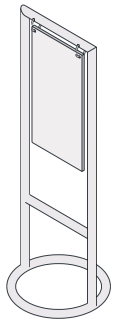
Colour Heirarchy

Public facing destinations will highlight the pictograms with a dark block. The dark theme enhances contrast to stand out and indicate, “you have arrived”.

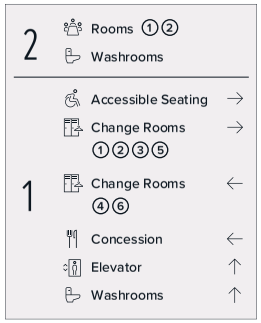
The directional and other panels use the same colour contrast, but with the light theme. Prioritizing the colours in this way can help provide comfort to visually able and visibly impaired guests.

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B2



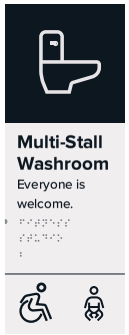
D3



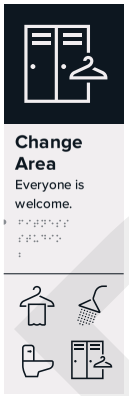
ID1



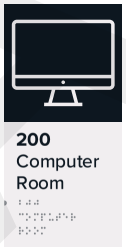
ID2



ID3



ID4



ID5



ID8



R2

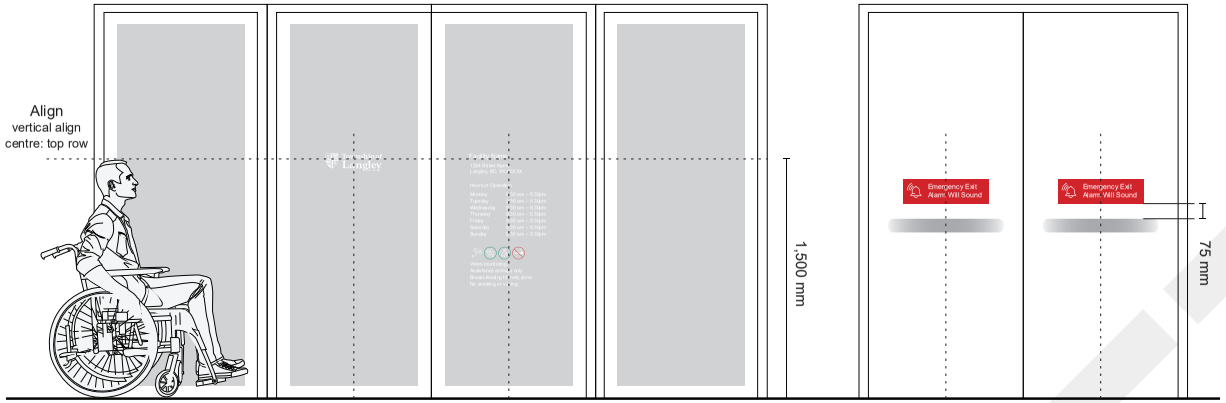


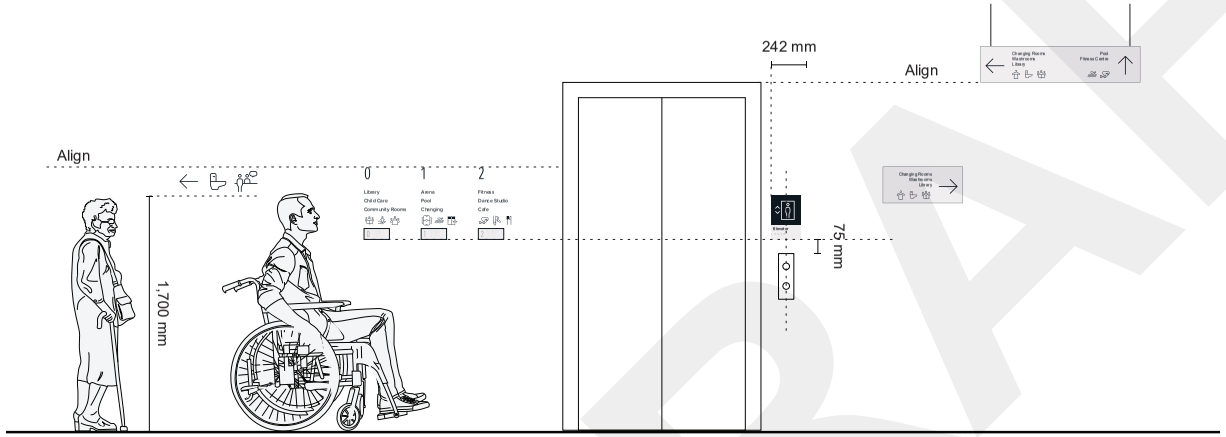
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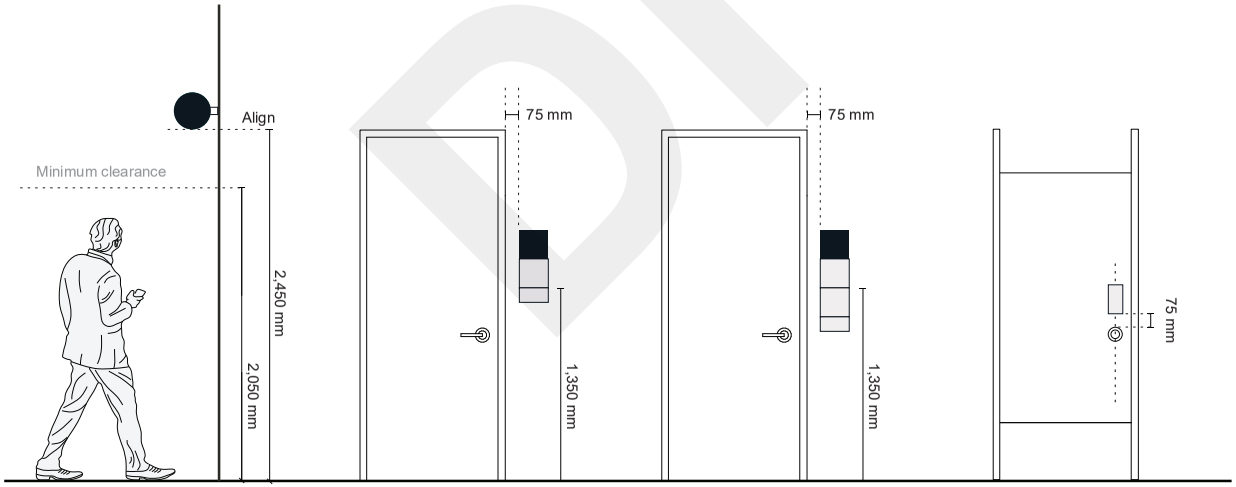
Sign Family Index

This sign index includes the sign family to be used at McLeod Athletic Park. All signs are for high level visual reference only. Detailed pages for scale and mounting to come.

B	**Building**
B2	Facility Mobile Sign
D	**Directional & Orientation**
D3	Directory (multi-floors)
ID	**Identification**
ID1	Projecting
ID2	Washroom
ID3	Change Room
ID4	Multipurpose Room
ID5	Stair/Area of Refuge
ID8	Standard Room ID
R	**Regulatory**
R2	Short Message







Installation Guide

Typical Mounting Heights

Heights provided are typicals. Some locations will require adjustments. These examples can help provide as much consistency as possible.

Recommended mounting locations are based on a review of accessible and inclusive recommendations for visibility, legibility, and tactile zones. Comply with them where possible and ensure consistency in mounting across a facility.

Custom Mounting Heights

Some mounting heights are at the discretion of each environment, and should be installed for clear and easy visibility. Install within the range provided.

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After



Before



Township of Langley

Est. 1873

Adaptable Housing Requirements

What is it?
How can I find it?



What is Adaptable Housing?

Adaptable homes have design features that improve accessibility and facilitate easy modifications to enable residents with limited mobility due to age or disability to live in their homes with relative independence. Most adaptable housing features are visually unnoticeable and allow increased flexibility in selling or renting homes.

When is Adaptable Housing required?

The Township's Official Community Plan stipulates the proportion of homes in new developments that must incorporate adaptable design features. For all new residential developments that involve a rezoning application, adaptable housing is required as follows:



In new single family, rowhouse, and townhouse developments, five percent of the homes must be adaptable

In new apartment developments, ten percent of the homes must be adaptable

As of December 2016, these requirements apply to all areas in the Township.

Adaptable Housing: Part of the Township's Age-friendly Strategy

Adaptable housing can help older adults remain in their homes and their communities longer, thereby maintaining their independence and social connections.



Social, Economic, and Environmental Sustainability

The Township of Langley is committed to building a legacy by leading and committing the community to a lifestyle which is socially, economically, and environmentally balanced. The Township endeavours to provide residents with the best possible quality of life, and this includes taking steps to ensure the availability of housing choices for people of all abilities and ages.

The adaptable housing requirements enhance the ability of residents in need of accessible housing to find homes and remain in these homes as they age or need increased accessibility.



Examples of Adaptable Housing Design Feature Requirements

Accessible Parking

At least one extra wide parking space is required for each adaptable home to provide maneuvering space for wheelchairs and other mobility aids.

Barrier-Free Circulation

At least one stepless entrance must be provided into each adaptable home. To facilitate access throughout the interior of the home, all stairs should be of appropriate width to allow for the future installation of a platform lift or a set of stacked closets, pantries, or storage should be provided to allow for the future installation of an elevator.

Extra Wide Doorways and Corridors

Entry doors, interior doors and common corridors need to be wide enough to accommodate mobility aids.

Lowered Windows

Accessible windows must have a reduced height to allow seated viewing and must have opening mechanisms that are easily operable with one hand.



Convenient Outlets and Switches

Light switches, thermostats, and intercom buttons must be lowered and electrical outlets, cable outlets, and telephone jacks must be raised to specified heights.

Spacious Patios and Balconies

Patios and balconies must meet minimum dimensions to accommodate mobility aids.

Convertible Kitchens

Plumbing and utility pipes must accommodate the future installation of an under counter knee space.

Accessible Bathrooms Housing

At least one accessible bathroom must be located on the same level as the accessible bedroom. Accessible bathrooms include reinforced walls for future grab bars and clear maneuvering area around bathtubs, toilets, and sinks.

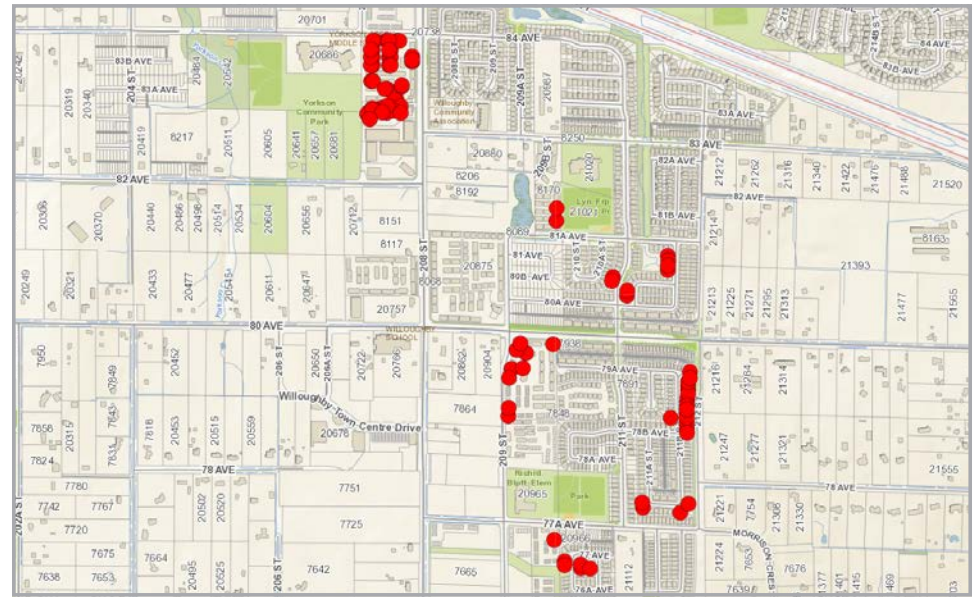
Thoughtful Bedroom Design

Bachelor suites and at least one bedroom in all other types of dwelling units must provide clear maneuvering space on one side of the bed and wide closets with at least one shelf capable of being lowered.



How to Find Adaptable Housing

The location of existing adaptable housing units built since 2011 can be found on GeoSource, the interactive mapping system available on the Township's website (see below).



Source: GeoSource, Township of Langley

Map

To access the Township's GeoSource, visit tol.ca/geosource

- agree to the Terms of Use
- at the bottom of the page, click the Layer List button
- check the Planning layer
- scroll down sub-list and check Adaptable Housing
- adaptable housing units are identified by large red dots; zoom-in as needed

For more information:

This brochure is intended as an introduction to Adaptable Housing in the Township of Langley. For detailed information on the requirements, refer to Schedule 2 of the Township of Langley Official Community Plan (tol.ca/ocp).

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CD20-367

SCHEDULE 2 ADAPTABLE HOUSING REQUIREMENTS

This Policy is intended to provide specific guidelines for application of adaptable housing requirements in new developments. Some people have a mobility disability and with an aging population there will be more people with mobility challenges. To address this issue, a proportion of housing units in all new developments are required to provide adaptable features to allow easy retrofitting of dwellings to basic universal housing and allow them to be used by residents who are disabled or want to 'age in place'.

1. OBJECTIVE

1.1 Facilitate easy retrofitting of dwellings to provide basic universal housing for occupancy by aging or disabled persons.

2. ADAPTABLE HOUSING REQUIREMENTS

2.1 Circulation

2.1.1. All stairs should be of appropriate width and have space at the bottom for later installation of a platform lift or at least one set of stacked closets, pantries, or storage space with a knockout floor with a minimum floor space of 0.9m X 1.2m to allow for future installation of a residential elevator.

2.1.2. Indicate on a plan how a dwelling can be retrofitted for barrier free access to front door, parking space and onsite amenities.

2.2 Parking

2.2.1. At least 1 parking space (3.7m wide) is required for each adaptable unit.

2.2.2. When stepless entrances are located in a garage additional space may be required to provide maneuvering for the doorway. Stall design may overlap with maneuvering areas as long as sufficient space is provided.

2.3 Doors and Doorways

2.3.1. At least one stepless entrance with a maximum 13mm rise at the entrance threshold shall be provided.

2.3.2. The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 800mm (which will be provided by a swing door).

2.3.3. The minimum clear opening for the interior doors in every dwelling unit shall be no less that 800mm (which will be provided by a swing door).

2.3.4. Flush thresholds throughout the interior shall be a maximum of 13mm in height.

2.3.5. The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

2.3.6. Clear openings shall be measured as illustrated in Figure 9.

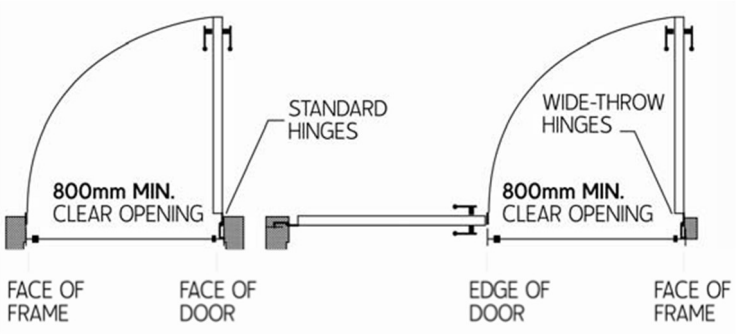


Figure 9 Clear opening measurement for doors.

2.4 Maneuvering Space at Doorways

2.4.1. Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:

a. Where the door swings toward the area (pull door), 1220mm long by the width of the door plus at least 600mm clear space on the latch side, as illustrated in Figure 10.

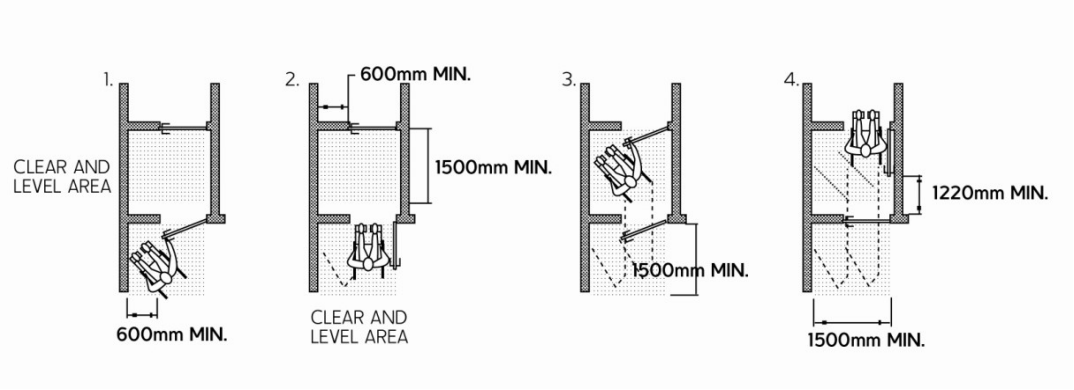


Figure 10 Front approach, pull side.

b. Where the door swings away from the area (push door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side, as illustrated in Figure 11.

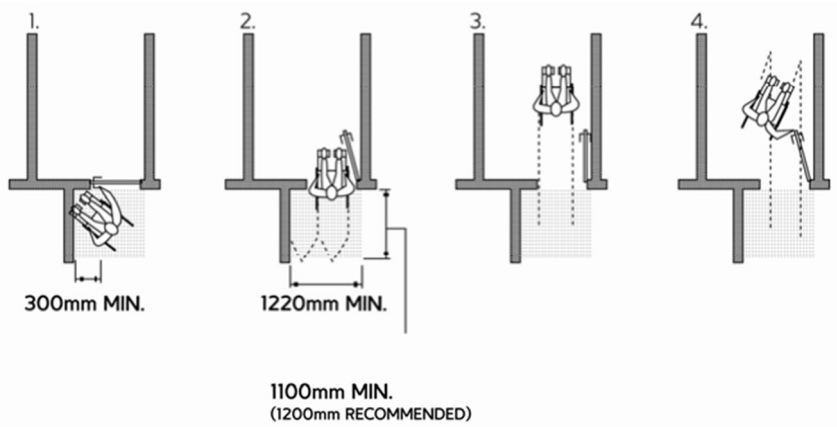


Figure 11 Front approach, push side.

c. Where there are doors in a series in common areas, there must be separation of at least 1220mm plus the width of the door, as illustrated in Figure 12.

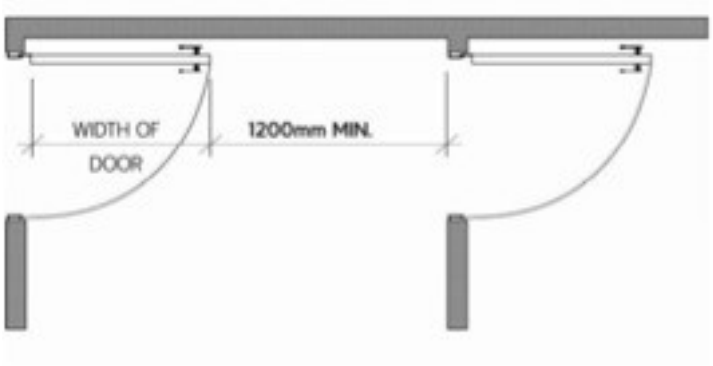


Figure 12 Separation of doors in series.

d. Entry doors to every dwelling unit are exempted from the requirement to provide the 1220mm long clear area and 600mm clear space if rough in wiring is provided for future conversion for an automatic door opener.

2.5 Corridor Widths

2.5.1. Common corridors shall be no less than 1100mm wide.

2.6 Windows

2.6.1. Windows which are accessible shall have a window sill height that does not exceed 750mm above the floor to afford seated viewing. At least one window in the common area shall afford such seated viewing.

2.6.2. Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

2.7 Outlets and Switches

2.7.1. Light switches, thermostats and intercom buttons shall be located between 900mm and 1200mm from the floor.

2.7.2. Electrical outlets, cable outlets, and telephone jacks shall be located between 455mm and 1200mm from the floor, including one (1) electrical outlet on the inside and outside of the front door.

2.7.3. The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750mm.

2.7.4. Light switches will be rocker or paddle-type switches.

2.7.5. The top of the electrical panel shall be no higher than 1371mm above the floor.

2.8 Bathrooms

2.8.1. At least one full accessible bathroom shall be located on either the main living level or the primary bedroom level. The accessible bedroom (as described in Section 2.10) and the full accessible bathroom shall be located on the same level. If the full accessible bathroom is provided on the primary bedroom level an accessible half bathroom will also be required on the main living level. An accessible bathroom shall:

a. have a toilet positioned with the centre line of the toilet 420mm to 480mm from a side wall on which a grab bar can be installed and at least 1020mm potential clear floor area from any obstruction on the non-grab bar side or in front of the toilet;

b. have a clear floor area at the sink of 800mm by 1100mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 13;

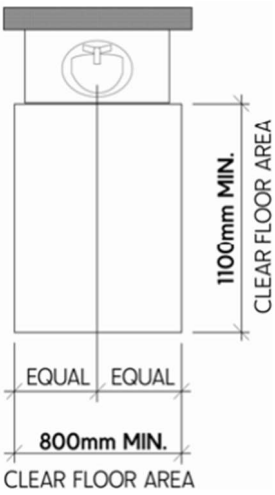


Figure 13 Clear floor area at sink.

c. have a minimum clear area of 800mm in depth along the full length of the bathtub (where provided), as illustrated in Figure 14; and

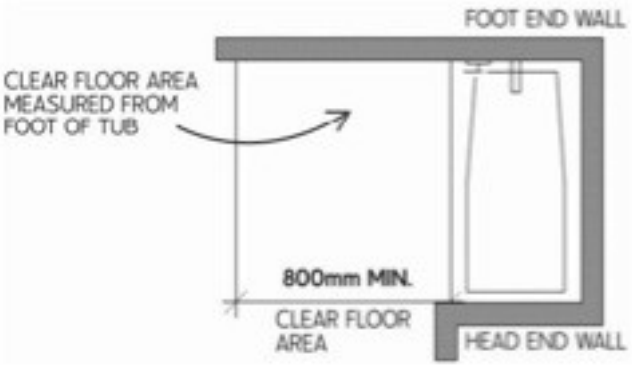


Figure 14 Clear floor area at tub.

d. have structural reinforcement in walls behind and beside the toilet and the walls around a tub and/or shower to facilitate the installation of grab bars (installed heights in accordance with the BC Building Code).

2.8.2. Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the B.C. Building Code.

2.9 Kitchens

2.9.1. The kitchen must have plumbing and utility pipes located to provide for a potential 810mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

2.10 Bedroom & Closet

2.10.1. The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500mm on one side of a double bed.

2.10.2. The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900mm, clear floor space of at least 750mm by 1200mm and a clothes hanger rod and at least one shelf capable of being lowered to 1200mm.

2.11 Patios and Balconies

2.11.1. Access doors shall have a minimum clear opening of 800mm.

2.11.2. Minimum dimensions of any balcony or patio shall be 1500mm by 1500mm.

2.12 Implementation

2.12.1. A covenant shall be placed on title ensuring the adaptability of the dwelling units to provide for flex or universal housing in accordance with this schedule.

2.13 Council Discretion

2.13.1. Nothing in this schedule will fetter the discretion of the Council of the Township in the exercise of its legislative powers and functions.