



October 28, 2021

Mayor Helps & Council
City of Victoria
Via email to mayorandcouncil@victoria.ca

Re: Harris Green Village – Accessible Units

At its July 15th, 2021, Committee of the Whole meeting, Council moved that the applicant consider several changes to the project relating to affordable housing and accessibility, among other matters. We have engaged earnestly to address all the changes identified and have added to the package of community amenities proposed. We believe the changes requested have improved the project and thank you for your leadership.

One of Council's recommendations was that the project include "5% accessible units across all phases of the development". We have reviewed the CRD's *Housing Needs Assessment* for Victoria and understand that as of October 2020 there were 230 people with disability on BC Housing's waiting list and a further 51 households requiring wheelchair accessible units. In turn, we had committed to 5% adaptable units that would be tailored to resident need, recognizing that not all disabilities require use of a wheelchair.

However, we have received feedback that a commitment to adaptability is not sufficient. As a result, we wish to now commit to 5% accessible units as requested. In addition to meeting BC Building Code standards for accessibility, we also suggest reference to CMHC's universal and accessible design guidelines which provide for additional detail about accessible features. Proposed accessible features are detailed below.

General – Suite entries, light switches, and receptacles will be accessible. We anticipate that most adaptable units will also be designated as affordable.

Bathroom – Bathrooms will be accessible, including transfer area adjacent to toilet. Showers will be roll-in with hand-held faucet and grab bars. Pedestal sink will be at an appropriate height and with under-sink knee clearance.

Kitchen – Sink and cooktop will be located at an accessible height with knee-clearance below (no undercounter cabinets in those areas).

This commitment to 5% accessible units, together with a commitment to accessibility in other aspects of the project, such as including elements of accessible play in the central green space on the 900-block Yates Street and providing a 10,000 sq ft accessible community space, demonstrates our commitment to building an inclusive community.

Sincerely,

Andrew Browne

Andrew Browne
Senior Development Manager
Starlight Developments