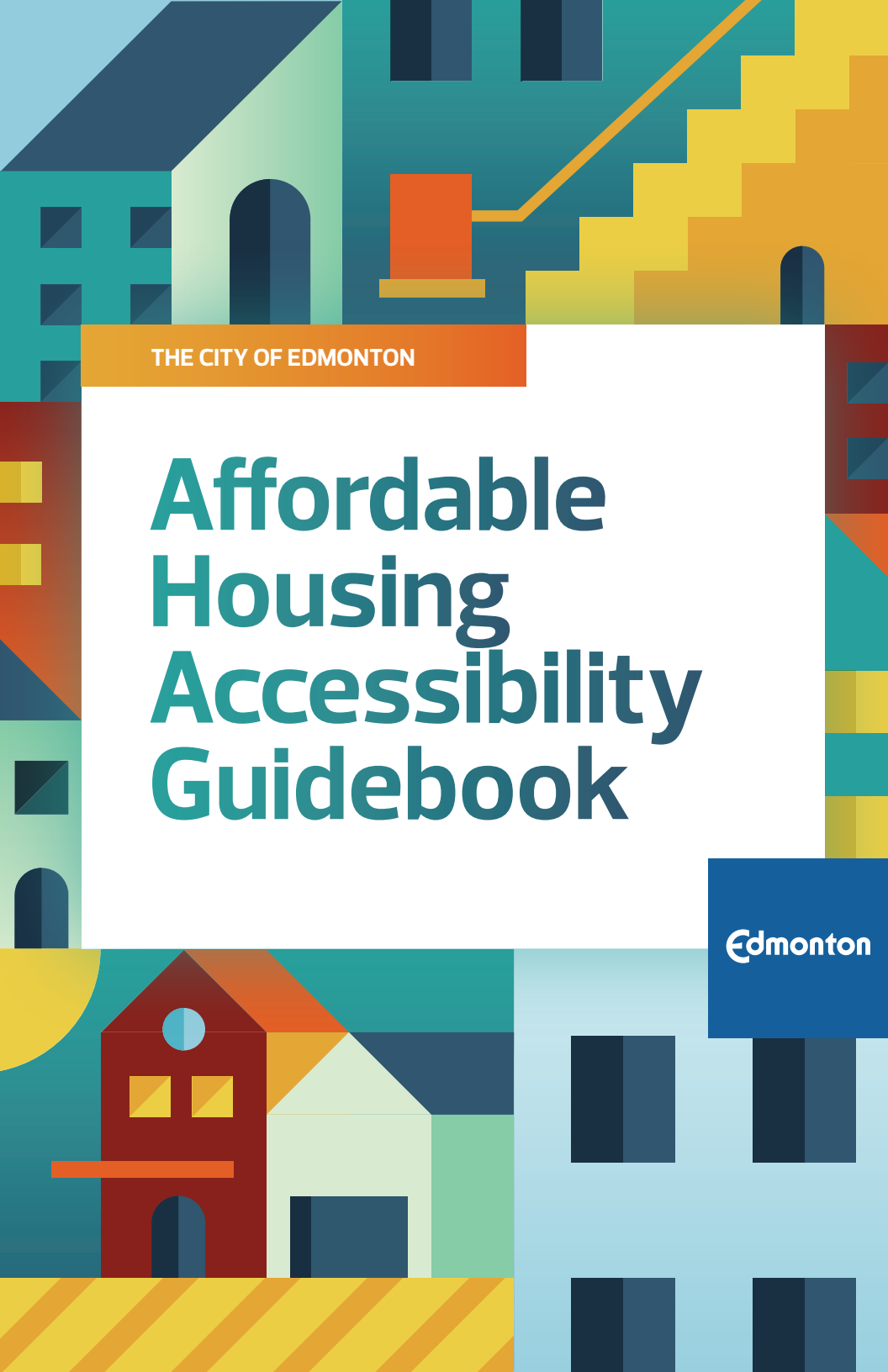
THE CITY OF EDMONTON
Affordable Housing Accessibility Guidebook
Edmonton

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Land Acknowledgement

The City of Edmonton acknowledges that we are on Treaty Six Territory, the traditional land of the First Peoples, Métis, and Inuit. We thank the Indigenous Peoples whose ancestors have cared for this land, including the Cree, Dené, Saulteaux, Nakota Sioux, and Blackfoot. This is the Métis' homeland and home to one of the largest Inuit communities south of the 60th parallel. Edmonton welcomes people from around the world who make it their home. Together, we draw on our shared traditions to build a great city for today and future generations. In this spirit, we recognize that accessible and inclusive housing can be strengthened by Indigenous knowledge systems, which view well-being holistically and emphasize cultural safety, connection to land, and community living.

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Disclaimer

The City of Edmonton is providing the Affordable Housing Accessible Guidebook as a resource for non-profit and for-profit housing executives, project managers, and faith groups involved in affordable housing development in Edmonton.

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1
Introduction

The Purpose of This Guidebook

This Accessible Housing Guidebook is designed to spark meaningful conversations and collaboration among key players in affordable housing:

1 Housing providers and operators

2 Developers and builders

3 Design and project teams

By bringing these groups together, the guidebook puts accessibility at the heart of affordable housing—not as an afterthought, but as a shared goal from the start.

You'll find practical tools, ideas, and strategies to help push the boundaries of what's possible in accessible design, even within the common constraints of affordable housing projects. The City recognizes these challenges, and this guidebook helps you navigate them with thoughtful and purposeful design that improves quality of life for tenants.

In this guidebook, we explore a range of design approaches to accessibility, with guidance on:

- When and how to incorporate accessibility into your design process
- Key architectural considerations
- The long-term impact of these decisions on both tenants and operations

CSA/ASC B652:23 Accessible Dwelling definition (p.15)

"Making dwellings accessible to people with a range of physical, sensory, or cognitive disabilities, or a combination thereof, including but not limited to those that involve mobility, reaching, manipulation, hearing, visual, etc. ... The technical requirements and recommendations in this Standard cover design elements of the physical spaces in housing to help ensure they are accessible to people with a wide range of abilities and disabilities. This Standard also supports principles of Universal Design as it applies to housing (i.e., designing livable environments so that people can access, understand, and use their homes to the greatest extent possible, regardless of their age, size, ability, or disability). This Standard aims to make it easier for someone to make adaptations to their home in pursuit of improved living."

The Importance of Accessibility in Affordable Housing Projects

One in four Canadians will experience a disability in their lifetime. This rate is even higher for those living in poverty or facing barriers to healthcare, education, or employment, and is often compounded by multiple health challenges.

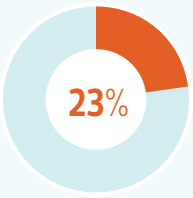
Safe, accessible housing is more than just shelter. It's a critical foundation for improving health, stability, and overall quality of life. By designing housing with accessibility in mind, we directly support better outcomes for individuals and communities alike.

> "[Affordable] housing need disproportionately affects marginalized populations and households with disabilities or physical health needs."
>
> *Source: City of Edmonton, 2023, Edmonton Affordable Housing Needs Assessment, p.6*

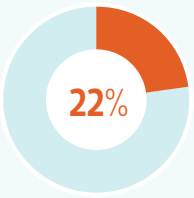
Why Accessible Housing Can't Wait

Edmonton's Affordable Housing Needs Assessment reveals a growing gap between what residents need and what's available. Since 2016, the number of occupied private dwellings in Edmonton has grown by 10%, with renter households increasing by 12%. Yet affordable, accessible housing remains in critically short supply.

The data tells a clear story:



Nearly 1 in 4 renter households include individuals with developmental disabilities.



Nearly 1 in 4 renter households with physical or mobility challenges are in Core Housing Need.

Source: *Edmonton Affordable Housing Needs Assessment, p.8; Statistics Canada. (2023). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa.*

Among the 13 key housing needs identified, accessible housing stands out as a major priority.

The Stakes Are Getting Higher

As Edmonton's population ages, the demand for accessible homes will only grow. Supporting "aging in place" means designing homes that allow seniors to live safely and independently in their communities for as long as possible. For older adults, planning ahead empowers them to retain control over their housing choices, avoid costly moves, and maintain quality of life.

The City's Role: Planning for What's Next

The City of Edmonton is taking action through the **Affordable Housing Investment Program**. Projects that prioritize accessibility receive higher scores and greater support. This forward-thinking approach reflects the City's recognition that future housing needs are shifting toward an increased need for accessible homes.

- Post-pandemic health trends point to increased long-term health impacts, especially among vulnerable populations.
- Climate change is expected to hit low-income communities hardest, with harsh weather conditions, poor air quality, and temperature extremes leading to new or worsening disabilities.

Council Policy C601A

Affordable Housing Investment Guidelines directs how the City allocates funding for affordable housing projects and manages surplus land or buildings to support housing initiatives. It guides key programs and activities, including the Affordable Housing Investment Program (AHIP), the development of supportive housing, non-market affordable housing lands, and the Affordable Housing Tax Grant. A recent update to the policy strengthens its emphasis on high-quality design by explicitly recognizing "accessible" design as a key component of quality in affordable housing. This change will help shape how the City prioritizes future investments in affordable housing.

Who Benefits from Accessibility?

Accessibility and affordability go hand in hand. There's a strong overlap between those who benefit from accessible design and those who are most likely to live in affordable housing. Seniors, people with disabilities, families with young children, and individuals facing temporary housing challenges are among those most likely to live in affordable housing.

When accessibility is built into affordable housing from the start, it creates more inclusive, flexible spaces that meet the needs of a diverse range of residents.

Accessibility	Affordability
• People with a traumatic brain injury (TBI) • People who are elderly • People who are ambulatory and experience disability • People who use mobility devices, such as wheelchairs or scooters • People with fine motor challenges, such as reduced manual dexterity • People who are blind or have low vision • People who are d/Deaf or are hard of hearing • People who are neurodivergent or have sensory processing challenges • People who experience cognitive exclusion or decline • People with developmental or learning disabilities	• Seniors • Families and individuals with low income • People with developmental disabilities • People with physical challenges or disabilities • Persons at risk • Individuals with mental illness and/or substance issues • People with multiple morbidities • People who have experienced trauma

Why Should Affordable Housing Developers Include Accessible and Adaptable Units?

For developers in Edmonton, designing with accessibility in mind helps to:

- Align with local policies and priorities, including Edmonton's commitment to inclusive, barrier-free communities (**Accessibility for People with Disabilities C602A**).
- Strengthen funding applications, with higher eligibility for supports from CMHC, the City of Edmonton, and other municipal or provincial programs.
- Respond to rising demand, especially as Edmonton's population ages and the number of residents living with disabilities continues to grow.
- Improve tenant satisfaction and retention by creating homes that can adapt to changing needs over time.
- Ensure long-term sustainability, reducing costly retrofits and minimizing unit turnover due to accessibility barriers.

By integrating accessibility from the start, developers can build housing that supports health, independence, and dignity—while also maximizing funding opportunities and long-term impact.

Funding Opportunities and Incentives

Developers incorporating accessible units can access federal, provincial, and municipal funding programs, helping offset construction costs.

- CMHC's Co-Investment Fund and MLI Select require **compliance with CSA/ASC B652:23** and mandate that all units be **100% visitable per CSA B651:23**.
- The City of Edmonton's **Affordable Housing Investment Program** (AHIP) requires Applicants to meet minimum building code accessibility requirements; however, developments that meet higher accessibility standards are scored higher during the evaluation process.
- Provincial programs also support accessible housing development through various funding streams [i.e., Residential Access Modification Program (RAMP) and the Seniors Home Adaptation and Repair Program (SHARP)].

Market Demand and Future-Proofing

Edmonton's growing senior population and demand for accessible housing highlight the need for inclusive developments.

- The **2024 Government of Alberta Accessibility Design Guide** encourages designers, builders, and other users of the Alberta Building Code to meet and possibly exceed current minimum accessibility design standards and practices.
- Seniors and persons with mobility challenges struggle to find long-term, stable housing that supports aging in place.
- Adaptable units allow minor modifications over time, preventing costly full-scale renovations.

Social Inclusion and Tenant Stability

Providing accessible and adaptable units improves tenant retention and promotes social equity in the community.

- Tenants with disabilities and mobility impairments often face displacement due to a lack of suitable housing.
- Universal Design ensures developments remain livable for diverse tenants, reducing vacancy risks.

Reduced Renovation and Retrofitting Costs

Incorporating accessibility at the outset saves developers from expensive retrofits required under future regulations.

- Wider doorways, step-free entries, and barrier-free bathrooms improve long-term usability and reduce future adaptation costs.
- Retrofitting older buildings for accessibility is costly; incorporating Universal Design upfront is more cost-effective.

Enhanced Building Reputation and Competitive Advantage

Accessible and adaptable housing enhances project marketability and long-term value, giving developers an edge in the market.

- Developers who obtain **Rick Hansen Foundation Accessibility Certification** (RHFAC) gain recognition for providing high-quality, accessible housing.
- Accessible housing helps developers build strong relationships with municipal and community partners while securing grant funding opportunities.

Regulatory Compliance and Risk Reduction

Meeting or exceeding accessibility standards reduces legal risks and ensures compliance with evolving regulations.

- The **National Building Code — Alberta Edition** (NBC-AE) requires barrier-free design in multi-unit residential buildings, ensuring compliance with local permit approvals.
- Incorporating accessibility early in the design phase ensures compliance with building codes and evolving standards, reducing the risk of costly modifications later.
- The National Building Code — Alberta Edition (NBC-AE) outlines minimum accessibility requirements for multi-family buildings.
- CSA/ASC B652:23 offers best-practice guidelines for accessible dwellings, which may become mandatory in future policies.
- As accessibility regulations continue to evolve, early adoption positions developers ahead of future mandates.

By prioritizing accessible and adaptable units, Edmonton's affordable housing developers can enhance funding eligibility, address community needs, and future-proof their investments while aligning with local policies and incentives.

Construction Costs and Space Planning

- It's important for developers to balance accessibility features with cost and density considerations.
- Accessible units typically require 15–25% more space than standard units to accommodate wider doorways, turning radii, and step-free access.
- Early planning allows for cost-efficient design solutions that minimize impact on unit count and preserve project viability.

Integrating Accessibility into Affordable Housing

Key Considerations

Incorporating accessibility into affordable housing requires balancing multiple factors, including costs, design alternatives, and long-term benefits. Rather than viewing accessibility as a fixed checklist, decision-makers should approach it as a flexible and strategic investment in housing quality and sustainability.

Key questions to guide this process include:	
Cost vs. Value	What are the financial or operational costs of including this feature now? What are the potential costs—financial and societal—of delaying or retrofitting later? See Section 4, Financial Comparisons, on page 58 for more information.
Alternative Approaches	Are there other design solutions that meet accessibility goals in a more cost-effective or project-specific way?
Who Benefits	How will accessibility features improve the space for residents of all ages and abilities—including seniors, families, and people with disabilities?
Timing in the Development Process	At what stage can accessibility features be integrated most effectively to minimize cost and maximize impact?

Timing Matters: Integrate Accessibility Early

The earlier accessibility is built into a project, the more effective and affordable it becomes.

Levels of Accessibility	
Visitable Design (CSA B651:23 and NBC-AE)	Basic features (such as step-free entry and accessible bathrooms) can be incorporated into all units at little additional cost, ensuring basic accessibility for visitors.
Adaptable Design (NBC-AE 3.8.4)	Structural elements (such as reinforced bathroom walls and adjustable cabinetry) make it easy to modify units later without major renovations.
Full Accessibility (CSA B652:23)	Planning for full accessibility early on helps projects qualify for funding and avoids costly redesigns down the line.

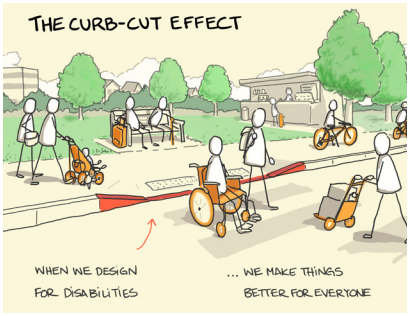
Planning for accessibility from the start helps keep costs down and avoids the need for expensive redesigns. Taking a strategic, phased approach allows for flexibility, ensuring that accessibility plans align with project goals, funding opportunities, and long-term sustainability.

Accessible Design Mythbusting

Many developers hesitate to include accessibility features because of common myths and misunderstandings. By addressing these myths, developers can unlock smarter design choices, better funding opportunities, and housing that truly meets community needs. By building accessibility into housing now, we're creating homes that will serve a wider range of needs, both for today and tomorrow. This investment in Edmonton's future represents both a social imperative and a step toward health equity.

Myth 1: **Accessibility is only a special needs feature needed by a few people.**

While often viewed as a "special feature," accessible design helps a wide range of people in everyday life. For example, curb cuts or curb ramps, originally designed for people using wheeled mobility devices, also make it easier for parents with strollers, travellers with rolling suitcases, and shoppers with grocery carts. This is known as the curb cut effect, and it demonstrates how accessible design choices create broader benefits.



*Source: Jono Hey, **sketchplanations.com***

The same concept applies to housing. Step-free entrances, wider doorways, and lever handles don't just support people with mobility challenges—they also help someone recovering from surgery, a visiting grandparent, or a family planning to age in place.

Thoughtful accessibility planning isn't just about meeting a requirement; it's about creating spaces that work for everyone, now and in the future.

What We Heard from the Community

Intersectional Accessibility:

Family-friendly, accessible suites in culturally relevant buildings prevent people from having to choose between accessibility, family needs, and cultural connections.

Myth 2: **Accessibility features make buildings look institutional or unattractive.**

Accessibility isn't a design limitation—it's an opportunity to create spaces that are both inclusive and visually compelling.

When considered early in the design process, accessibility features can be seamlessly woven into the overall look and feel of a building. Rather than standing out or feeling clinical, these elements enhance usability and contribute to a cohesive, welcoming environment. Good accessible design supports function and form.

For example, wider doorways designed for mobility devices also make everyday tasks, like moving furniture or navigating with a stroller, easier. Step-free entries, lever handles, and open layouts improve flow, comfort, and visual appeal for everyone.

In short, accessibility and good design go hand in hand. When done thoughtfully, accessible features aren't just practical—they elevate the overall quality and experience of the space.

Myth 3: **There is no demand for accessibility in this building.**

When buildings, public spaces, or services are not designed to accommodate diverse needs, many people simply stop trying to access them. This challenge can lead to the belief that there is low demand, when in fact it's a sign of unmet need.

Accessibility is not only for a specific group. At some point, most people—whether due to injury, illness, or aging—will benefit from accessible features. Planning for accessibility early creates environments that welcome and support a wider range of users over time, including future tenants, visitors, and staff.

Consider how and where accessible units are marketed. Are listings clearly highlighting accessible features, and are they reaching the audiences most likely to benefit from them? Making accessibility visible and tailoring messaging can help connect these units with the people actively seeking them.

Myth 4: **Accessibility is all or nothing—and it's too expensive.**

Accessibility is flexible, scalable, and more affordable than many assume.

There is no one-size-fits-all approach to accessible design. Like any design decision, accessibility can be tailored to suit the needs, context, and budget of each project. It's not about achieving perfection in one leap; it's about making meaningful, thoughtful improvements tailored to the specific needs of a project.

Cost is often cited as a barrier, but recent Canadian research [see **RHF/hcma costing report 2020**] shows that enhancing accessibility beyond basic code requirements doesn't necessarily lead to major cost increases. For example, moving from minimum compliance to a moderate level of accessibility—such as Rick Hansen Foundation Gold (80% accessibility)—can be achieved for as little as 0.4% to 1.9% additional cost. In a typical 50-unit affordable housing project with 20% accessible units, this might mean only a 3.3% increase in construction costs.

While full accessibility (such as CSA B652 compliance or RHFAC certification) may involve higher costs due to the need for more space and specialized features, early planning can significantly reduce expenses. When integrated early in the design process, many common features, such as wider doorways or step-free entrances, can be implemented with little to no added cost. (See Section 4.0: Financial Comparisons for more details.)

The key takeaway: accessibility is not all or nothing. A phased, sliding-scale approach allows developers to make progress over time. Even small, incremental changes can create significant benefits for residents, operations, and long-term project sustainability.

2

The Sliding Scale of Accessibility

Degrees of Accessibility

Accessibility is not a homogeneous state. What's accessible for one person may not be for another, and what works in one setting might not suit another. That's why it's helpful to think of accessibility as a sliding scale—a flexible, layered approach where each improvement contributes to a more inclusive environment.

This guide explores the different degrees of accessibility, showing how a variety of features (used individually or in combination) can raise the overall level of accessibility in a building or unit. Importantly, many of these features are low- or no-cost when planned from the start. Details like flooring materials, colour contrast, and door hardware can make a big difference without requiring significant investment.

To Code / Visitable

See **page 23** for more information.

Adaptable

See **page 25** for more information.

Barrier-free

See **page 30** for more information.

Universal Design

See **page 34** for more information.

When designing accessible dwelling units in multi-family affordable housing in Alberta, it's essential to understand the distinctions between the National Building Code – 2023 Alberta Edition (NBC-AE) and the CSA/ASC B652:23, Accessible Dwellings standard.

Scope and Application	
NBC-AE	**CSA/ASC B652:23**
Primarily sets minimum mandatory requirements for building safety, health, accessibility, and energy efficiency in Alberta. Focuses on public and common areas within multi-family buildings, specifying accessibility features such as barrier-free paths of travel, door widths, and accessible facilities.	Provides comprehensive guidelines for designing and constructing accessible residential units, addressing both common areas and the interior specifics of individual dwelling units. Emphasizes creating living spaces that accommodate a wide range of abilities, promoting inclusivity and adaptability.

Design Requirements	
NBC-AE	**CSA/ASC B652:23**
Specifies requirements for: · Barrier-free paths of travel: Ensuring accessible routes within common areas. · Quantity and design of barrier-free parking spaces · Doorway widths: Mandating minimum clear widths for accessibility. · Accessible washrooms: Requiring a certain number of accessible facilities in public areas. Primarily addresses common areas; interior requirements for individual units are less detailed.	Offers detailed guidance on: · Interior layouts: Designing kitchens, bathrooms, and living spaces to be fully accessible. · Fixtures and fittings: Recommending accessible hardware, controls, and appliances. · Adaptability features: Incorporating elements that allow for future modifications with minimal effort. Aims to ensure that all aspects of a dwelling are accessible, promoting independence for residents with varying abilities.

Compliance and Enforcement	
NBC–AE	**CSA/ASC B652:23**
Compliance is mandatory for all new constructions and major renovations in Alberta. Enforced through the building permitting and inspection process by local authorities.	Serves as a voluntary standard, providing best practices for accessible design. While not legally mandated, adherence can enhance the usability and marketability of housing units, especially for developers aiming to meet higher accessibility standards or seeking certain funding opportunities.

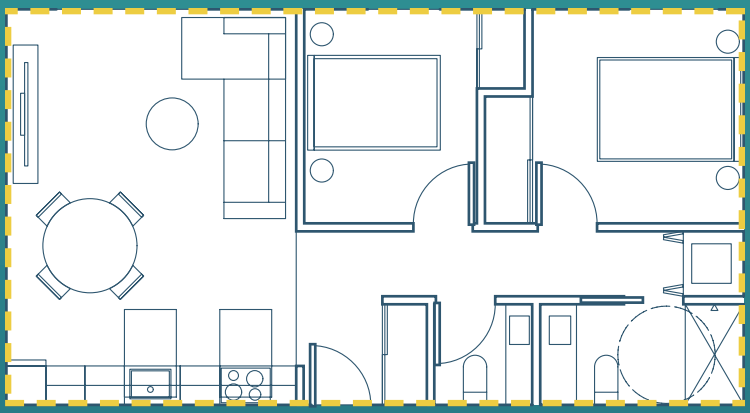
Key Differences

Detail Level	NBC–AE provides broad requirements mainly for common areas, whereas CSA/ASC B652:23 offers in-depth guidance on the design of individual dwelling units.
Mandatory vs. Voluntary	NBC–AE sets the compulsory baseline for accessibility in Alberta, while CSA/ASC B652:23 serves as an optional standard that developers can adopt to achieve higher accessibility levels.
Design Focus	NBC–AE ensures basic accessibility compliance, whereas CSA/ASC B652:23 emphasizes creating fully inclusive living environments, considering the diverse needs of residents.

While the NBC–AE establishes the foundational accessibility requirements for multi-family housing in Alberta, the CSA/ASC B652:23 standard provides a more detailed framework for designing accessible and adaptable dwelling units. Developers aiming to create inclusive living spaces may consider integrating principles from both to meet and exceed accessibility expectations.

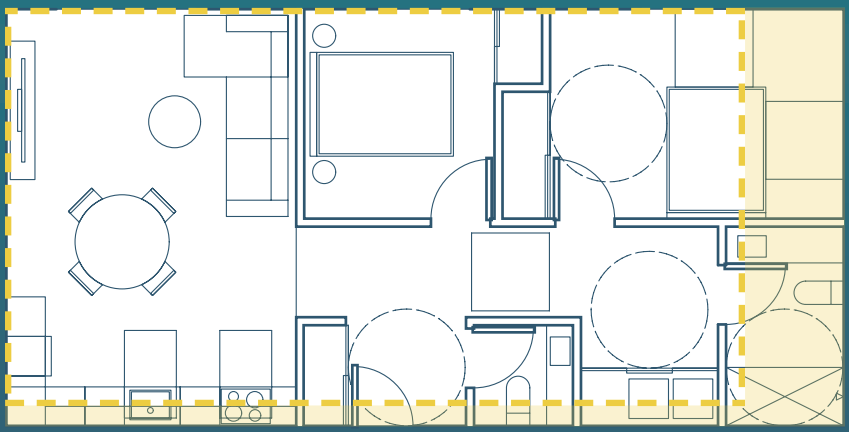
NBC–AE vs CSA/ASC B652:23

2020 NBC–AE Compliant



69 m² (745 ft²)
2 Bed, 1.5 Bath

CSA/ASC B652:23 Compliant (~20% Larger)



83 m² (890 ft²)
2 Bed, 1.5 Bath

‘To Code’

The **National Building Code** sets out minimum accessibility requirements for housing projects, with a primary focus on the design of common areas and the overall building structure. While these standards help improve general accessibility, they do not ensure full accessibility within individual dwelling units.

Inside most units, the Code emphasizes *adaptability*—the ability to make future modifications—rather than providing fully accessible features from the outset. As a result, a building may technically meet the Code, yet still present barriers for many residents, particularly those with mobility, sensory, or cognitive disabilities.

It’s important to understand that code compliance is a baseline, not a benchmark for inclusive design. Designers and developers are encouraged to treat accessibility as an integrated ecosystem, where individual units, shared spaces, and site features work together to support the needs of all residents. Meeting the minimum standards does not guarantee a housing project will be truly accessible to the wide range of people who may live there.

Visitable

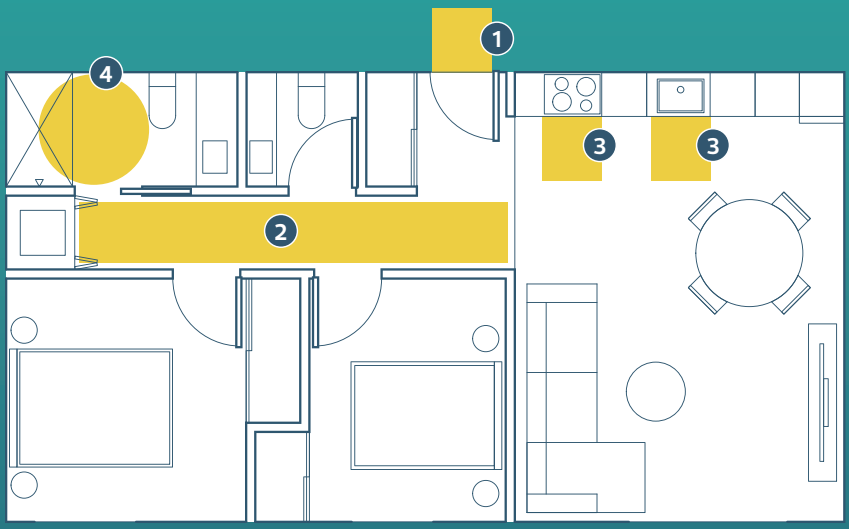
Visitable design incorporates essential accessibility features that allow individuals with mobility challenges to enter and move through at least one level of a home without encountering physical barriers. While often associated with single-family homes, visitability can and should be extended to multi-family housing, especially townhomes and smaller buildings where full barrier-free design may not be required by code.

In larger multi-unit buildings (covered under Part 3 of the National Building Code), visitable features are often mandated for specific units. In smaller buildings (Part 9), these features may be required depending on the design, but there is an opportunity to apply them more broadly in housing types to improve long-term usability and inclusivity.

Key Elements of Visitable Design
A no-step entrance at the front, side, or back of the home.
Wider doorways and hallways to accommodate mobility devices.
A wheelchair-accessible bathroom on the main floor, ideally with grab bars and sufficient turning space.
A single-level layout on the entry floor, avoiding sunken rooms or step-down areas.

Applying visitable design principles to townhouses can improve long-term usability and flexibility, reducing costly retrofits when residents' mobility needs change. Alberta's grant programs, such as the **Residential Access Modification Program** (RAMP) and the **Seniors Home Adaptation and Repair Program** (SHARP), highlight that the most common renovations for accessibility involve entrance modifications, wider doors, and bathroom upgrades. Including visitable design elements from the outset can help mitigate these future challenges.

By integrating visitable features into multi-unit housing, designers can create more inclusive living environments that accommodate a wider range of residents over time.



Minimum space considerations for visitable features:

1. Main entrance no slope, flush entrance 865mm clear width
2. Internal passageways or corridors of a range of 1000mm – 1200mm wide for one way traffic
3. Clear area in front of areas to be reached 820mm wide by 1390mm long
4. Minimum turning radius of 1500mm (particularly in bathrooms) for individuals to turn and change direction safely
   - Larger turning radii of up to 2100mm are recommended to accommodate more mobility types
   - Washroom access with sufficient space for a wheelchair user to enter, maneuver, and use the facilities independently

Adaptable

This level of accessibility takes a more comprehensive approach, considering the entire housing environment and the diverse needs of residents over time. The key is foresight—designers anticipate potential barriers and integrate features that make future modifications easier and less costly. By planning ahead, the most expensive elements to retrofit are included from the start, reducing both financial and logistical challenges down the line.

When Are Adaptable Units Required?

The Alberta Building Code requires adaptable dwelling units in certain cases. Specifically, residential projects with 10 or more dwelling units that receive funding from the Government of Alberta must include at least one adaptable unit per 10 dwelling units (NBC_AE 3.8.1.1.(3)). These units must be designed to meet barrier-free principles, ensuring they can be easily modified to improve accessibility when needed.

Why Might Design Changes Be Needed?

A resident's needs may evolve due to aging, changes in health, or progressive conditions. Some individuals may experience declining mobility due to past healthcare barriers, injury, or chronic conditions. Even typical aging often requires adjustments to the living environment, especially for those who want to age in place.

By designing with adaptability in mind, future modifications become simpler and more affordable. Addressing major cost barriers early in development minimizes financial strain and disruption later. This means:

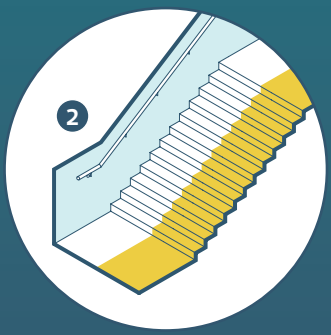
- Lower costs for future modifications
- Less planning and construction effort
- Minimal disruption or displacement for residents

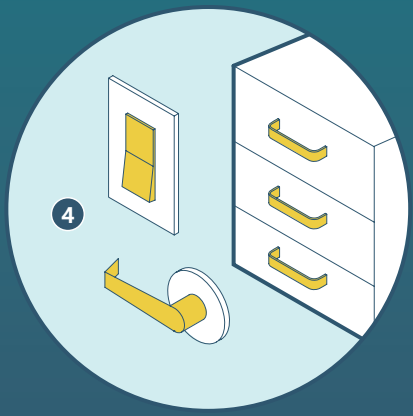
Integrating accessibility features from the outset ensures they feel like a natural part of the design rather than clinical add-ons. This preserves the dignity of residents, reinforcing that all individuals, regardless of ability, deserve a home that works for them now and in the future.

Key Elements of Adaptable Design

Features that can be considered in adaptable design include:

1. **Circulation and Access** See page 27
2. **Vertical Movement/Stair Design** See page 27
3. **Kitchen and Appliance Adaptability** See page 27
4. **Storage, Controls, and Hardware** See page 28
5. **Bathroom Adaptability** See page 28
6. **Bedroom Flexibility** See page 28





1. Circulation and Access	
Door Operation	Doors must require less than 6 lb of force to open manually, even if powered. Use lever-style door hardware that requires minimal grip strength and can be operated using an elbow or fist. Construct rough openings in walls to allow for future widening of doorways.
Flooring and Transitions	Flooring must be stable, level, and slip-resistant. Transitions should be <13mm Above Finished Floor (AFF), with those over 6mm being sloped or bevelled. (See **City of Edmonton Design Access Guide** Figure F.1.4 page 44).
Turning Space	Plan for a future open area in the kitchen or living space of at least 2700mm x 2100mm for a comfortable turning circle.

2. Vertical Movement/Stair Design	
Stair Design	Use straight stair runs with ample landings to allow future stair lift installation. Ensure sufficient stair width for lift mounting (exact width of mounting to be coordinated with stair width).
Elevator Planning	Stack closets vertically and include conduits to accommodate a future elevator. Construct rough openings in walls for future vertical equipment like lifts or elevators.

3. Kitchen and Appliance Adaptability	
Work Surfaces	Provide multiple counter heights; 860mm AFF is suitable for seated use.
Under-counter Access	Include removable cupboards in the kitchen to allow knee clearance (685mm high x 480mm deep).
Appliance Accessibility	Plan for relocatable appliances (such as microwaves) and include power outlets on or below counters for flexibility.
Safety Measures	Offset, insulate, or cover sink plumbing to prevent injury from hard bumps or hot surfaces.
Electrical Flexibility	Install conduits for future under-cabinet lighting or technology upgrades.

4. Storage, Controls, and Hardware	
Reach	Mount controls like light switches and outlets within 400–1100mm AFF, and ensure reach zones: · 500mm forward for grasp · 600mm forward for touch
Cabinet Hardware	Use D-shaped pulls or hardware that can be operated without tight grasping. Select hardware operable with minimal dexterity and usable by hand, wrist, or foot.
Switches and Locks	Choose rocker-style light switches and sliding lock mechanisms that do not require pinching or twisting.

5. Bathroom Adaptability	
Space Allocation	Minimum space of 2950mm x 2100mm for combined bathing and toilet use. Include a roll-in shower for future accessibility.
Under-sink Access	Provide removable cabinetry for seated knee clearance.
Structural Support	Install reinforced backing for future grab bars or hoist lifts in shower, toilet, and sink areas.

6. Bedroom Flexibility	
Future Accessible Bedroom	Provide space for a future accessible bedroom with one of the following layouts: · 4400mm x 3150mm · 3800mm x 3750mm (queen bed + clearances)
Supportive Infrastructure	Install backing for ceiling lifts or assistive equipment if needed.

Adapt*able* Design

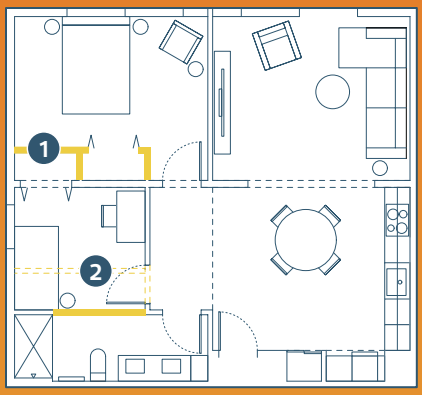
The suite is designed with the future in mind, allowing for simple renovations to improve accessibility without significant changes to structural, mechanical, or electrical systems.

1 Walls Planned to be Removed

These non-loadbearing walls are designed to be easily removed in the future to create additional clear floor space, with minimal disruption to finishes or building systems.

2 Locate Future Wall Additions

These areas are designed to accommodate the future addition of walls, allowing for room reconfiguration as occupant needs evolve.



Adapt*ed* Design

This phase reflects the actual alterations made to improve accessibility—such as widening spaces, relocating fixtures, or removing walls—based on the suite's original adaptable layout.

3 Additional Clear Floor Space

Future modifications can unlock larger unobstructed areas to support mobility needs, such as turning space for assistive devices.

4 Flexible Room Sizes

Room sizes are planned to be flexible, allowing walls to be repositioned or removed to meet changing space requirements.

5 Walls That Should Not Be Altered

These structural or service-containing walls are intended to remain unchanged to preserve the integrity and function of the home.

Barrier–free

Barrier–free design ensures that residential spaces are free of physical obstacles that restrict safe and independent use. At this level, accessibility features are more detailed, comprehensive, and function–focused, supporting residents with a wide range of mobility and functional needs.

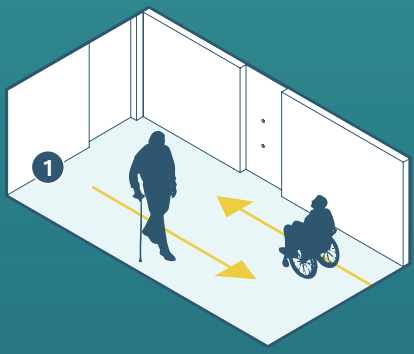
This approach goes beyond basic visitability. It includes prescriptive and compliant elements that meet or exceed established standards and regulations.

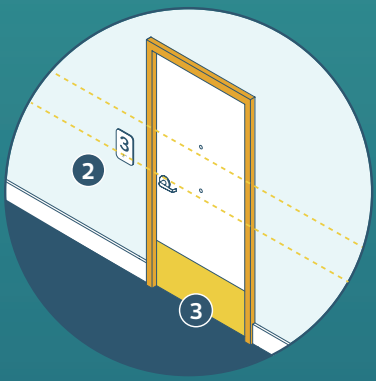
Key Concepts within Barrier–free Design	
Prescriptive	Complies with minimum standards.
Compliant	Meets required accessibility levels.
Additional	Modifies design for greater accessibility.
Utilitarian	Focuses on functional movement.
Minimal	Meets basic accessibility thresholds.
Distinguishable	Key accessibility features are easily visible.

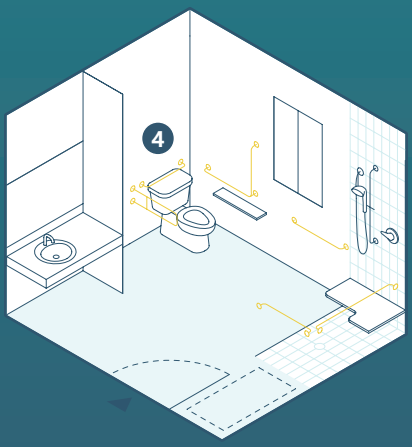
Key Elements of Barrier-free Design

Simple examples of barrier-free design include:

1. **Circulation and Paths of Travel** See page 32
2. **Wayfinding and Visual Contrast** See page 32
3. **Materials and Finishes** See page 33
4. **Washrooms and Fixtures** See page 33







1. Circulation and Paths of Travel	
Exterior Paths	Clearly measure and mark exterior travel paths that are safe and separate from vehicular traffic.
Interior Corridors	Corridors must allow two-way passage, with a minimum clear width of 1800mm. All travel intersections or turns must have level landings of at least 1200mm x 1200mm. Overhead projections lower than 2050mm AFF and extending more than 250mm into the path must include cane-detectable guards at 685mm AFF (e.g., under blade signage or drinking fountains).
Elevator and Door Timing	Control timing of elevator doors and power-operated doors to allow adequate time for users to organize and pass through safely.

2. Wayfinding and Visual Contrast	
Colour-Contrasting Surfaces	Use ≥50% colour contrast to differentiate floors, walls, doorways, and counters. Apply contrast at manual contact points, including light switches, handrails, and door hardware.
Glare Reduction	All finishes must have a matte texture to reduce disorienting glare. Glazing must be marked with bold, visible cues at both standing and seated eye levels.
Sightlines	Design all views and visual access points (like windows, peepholes, or openings) to be accessible from both standing and seated positions. Window sills for seated users should be no higher than 915mm AFF.

3. Materials and Finishes	
Durability	Use durable wall finishes and kick plates on doors to resist impact from mobility devices.
Anti-Glare Surfaces	Apply matte finishes on all surfaces to minimize reflection from lights or windows.

4. Washrooms and Fixtures	
Toilets and Urinals	Install higher toilets for easier transfer: 470mm AFF to rim. Wall-mounted toilet paper dispensers must be positioned adjacent to the toilet's front edge. Grab bars must be installed at the side and rear of toilets, and parallel bars at urinals for both standing and seated users.
Accessories	Install washroom and shower accessories within accessible side reach (400–1100mm AFF). Ensure front reach is feasible for grasping (500mm) and touching (600mm). Applies to shower wands, towel racks, soap dispensers, controls, shelves, etc.

Universal Design

Universal Design takes a comprehensive approach to creating environments that are usable by everyone, to the greatest extent possible, without the need for later modifications. It involves integrating accessibility features into the entire design, ensuring that the space accommodates a wide range of needs from the start.

Universal Design Principles

Holistic	Accessibility is integrated into the overall design.
Proactive	Accessibility is considered from the start, not as an afterthought.
Inclusive	Design accounts for diverse abilities and experiences.
Attractive	Accessibility enhances, rather than detracts from, aesthetics.
Affordable	Accessibility can be achieved with minimal additional cost when planned early.

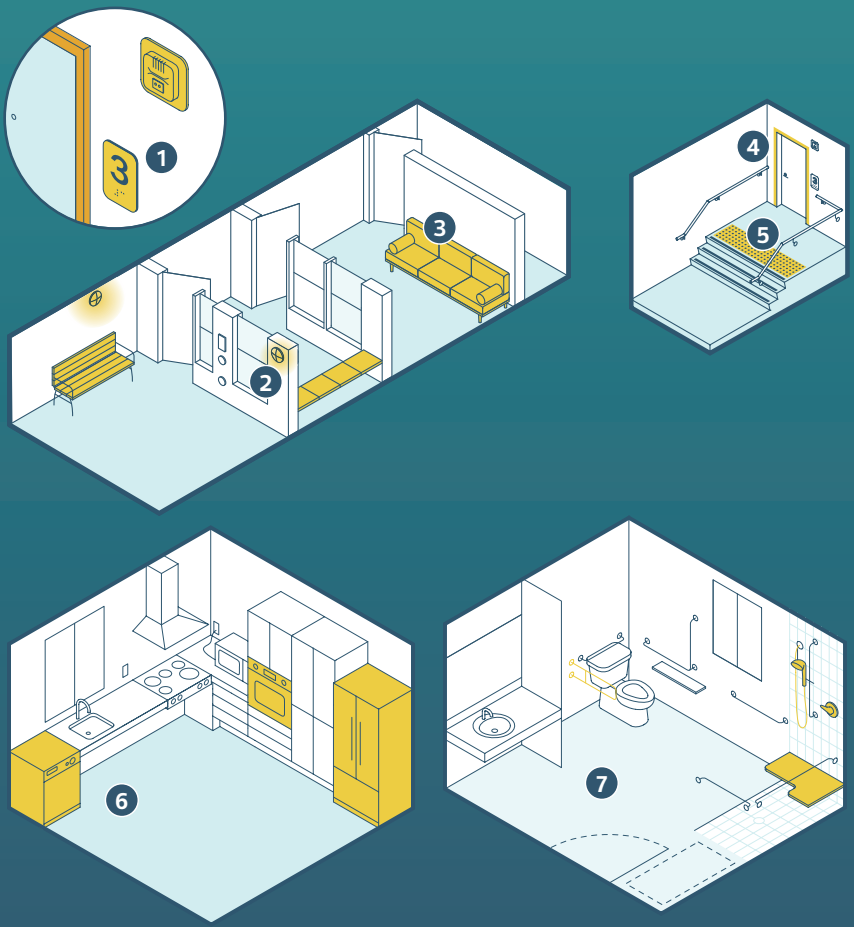
Because Universal Design takes into account a broader spectrum of disabilities, it goes beyond just mobility issues. It considers the full range of experiences and needs, ensuring that spaces work for all individuals, regardless of ability. This approach recognizes the significant impact the built environment has on people's psychosocial health, functionality, and overall wellbeing. For those with mental health challenges, trauma, or neurodivergent needs, spaces designed with attention to multisensory aspects can enhance comfort and reduce sensory overload.

By coordinating elements intentionally—such as creating spaces that offer choices between quiet or busy, open or confined, stimulating or relaxing environments—Universal Design provides options for residents to select spaces that best suit their needs. These design strategies can be implemented with minimal impact on the project budget, but they can greatly improve the experience and wellbeing of all residents.

Key Elements of Universal Design

Features that can be considered in universal design include:

1. **Wayfinding, Orientation, and Communication** See page 36
2. **Lighting and Glare Control** See page 36
3. **Seating and Social Areas** See page 37
4. **Interior Materials and Fixtures** See page 37
5. **Floors, Stairs, and Elevators** See page 37
6. **Kitchens, Work Surfaces, and Appliances** See page 38
7. **Washrooms and Showers** See page 38



1. Wayfinding, Orientation, and Communication	
Multisensory Wayfinding	Information for orientation is provided using coordinated multisensory modes (visual, tactile, and audio), designed to be clear but not overwhelming. Signage is presented in multiple formats: high-contrast, plain-language, sans-serif text, tactile and Braille characters, and consistent iconography across the site.
Directional Signage and Visual Anchors	Use colour contrast (>50%) between planes (e.g., walls and floors) and elements like door frames, handrails, and switches to guide navigation. Maintain coordinated sightlines inside and outside, allowing users to anticipate space transitions while also offering visual control for privacy.
Call Controls and Alerts	Call buttons (e.g., elevator controls) are: · Colour contrasted, raised, and readable via text, Braille, and tactile characters. · Usable by any body part, provide feedback (illumination/beep), and are installed at multiple or elongated vertical zones.
Emergency Communication	Fire alarms and alerts offer audio and visual signals. Security and communication systems function through users' preferred devices and formats.

2. Lighting and Glare Control	
Layered and Adjustable Lighting	Use multiple lighting types per space (general, task, ambient) to adjust intensity. Allow local user control of lighting, especially task and corridor lights. Overall lighting should offer a 25% brightness increase over standard, especially along paths of travel.
Natural Light Control	Include user-friendly window coverings and controls to manage daylight levels. Prevent glare with matte finishes and non-reflective materials.
Glare-Free Navigation	Avoid shiny or busy patterns that disorient; use uniform, matte finishes on all surfaces, particularly in bathrooms and kitchens.

3. Seating and Social Areas	
Seating Variety	Include: · Seat heights between 450–490mm AFF · Backrests and armrests · Clear kick space · Colour contrast from surroundings · Options for wider seating In long corridors or outdoor paths, place rest seating every 15 meters

4. Interior Materials and Fixtures	
Surface Contrast	Apply colour contrast at: · Floor-to-wall transitions · Wall-to-door frames · Counter edges and handles · Fixtures like faucets and light switches
Tactile Materiality	Use tactile cues in material changes (e.g., flooring texture or raised indicators) to support low-vision navigation.
Sound Control	Integrate acoustic materials and spatial buffers to control sound transmission and reduce sensory overload.
Safe Corners	All furniture and countertop corners should be rounded to reduce injury risks.

5. Floors, Stairs, and Elevators	
Flooring	Ensure stable, level, continuous flooring with no sills at doorways or transitions.
Stairs	Equip with: · Sloped nosings, closed risers, and continuous handrails · Tactile and high-contrast nosing · Attention indicators at tops of stairs or slopes: 70% contrast, width of stair, and two treads deep
Elevators	Provide a handrail at the back for those with balance problems. Provide audio and visual information on: · Floor numbers, travel direction, door status · Flooring in elevators and adjacent lobbies should differ by no more than 30% contrast and avoid dark tones (e.g., black).
Accessible Egress	Clearly identify accessible emergency exits for mobility device users.

6. Kitchens, Work Surfaces, and Appliances	
Work Surfaces	Provide counters at multiple heights to suit household preferences.
Appliances and Controls	Equipment should offer: · Visual, tactile, and audio feedback · Usability via multiple modes of interaction
Faucets and Controls	Use lever or motion controls that don't require pinching or twisting. Temperature indicators should be clearly visible.

7. Washrooms and Showers	
Toilets	Include: · Backrests · Transfer-side flush levers · Fold-down grab bars · Open toilet paper roll holders for use with limited dexterity · Wall-mounted design for ease of cleaning · Visibility from seated/lying positions for reminders
Showers	Curb-less design with: · Multiple shower head options (ceiling-mounted + wand on long hose) · Fold-down seat (wide, cushioned, various seating positions) · All essentials within reach · Option for adult change table
Controls and Fixtures	Install controls that are: · Easy to operate, minimal dexterity required · Visibly marked, especially for temperature and mode Provide emergency wall systems near toilets and fall zones, with power outlets for medical equipment.
Contrast and Lighting	Use high colour contrast on all bathroom surfaces and fixtures. Ensure spaces are well-lit to avoid shadows. Avoid glossy finishes or distracting patterns.

Considerations

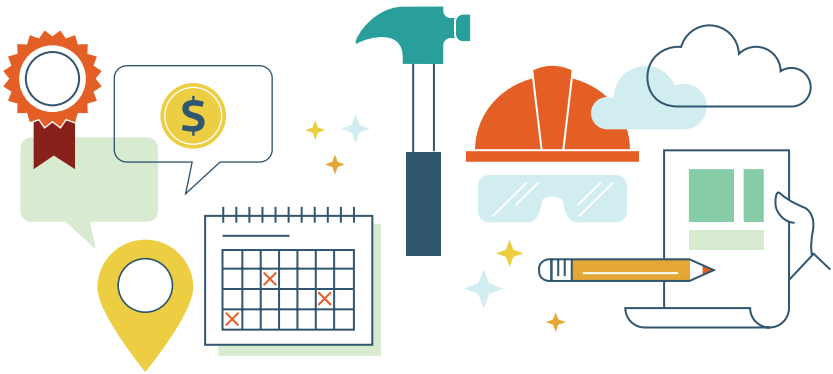
How and When to Apply this Information

This section provides practical guidance for developers of multi-unit buildings, such as apartments and townhomes, on integrating accessibility into design and operations. It highlights critical factors to consider at various stages of development, helping you make informed decisions that enhance usability for all residents.

In any multi-unit project, residents and visitors expect to easily access, navigate, and use shared spaces, from entering the building to moving through hallways, elevators, and common areas. This section focuses on key accessibility considerations for these spaces, ensuring they are functional, welcoming, and compliant with best practices.

Decisions about common spaces should be considered early, particularly during project feasibility, land acquisition, and schematic design. Site conditions, such as lot configuration, proximity to the sidewalk, and surrounding infrastructure, can significantly influence the design and functionality of accessible features (for further details, refer to page 52 of the **Affordable Housing Guidebook**).

Look for the timeline icon to see when specific considerations are best addressed in your project timeline.



Neighbourhood/ Location

> "Consideration needs to be given to the location of available housing units. Proximity to public transportation, public transportation, health care, grocery stores, and other critical services and amenities, as well as to family and community are important."
>
> *Source: City of Edmonton, Housing Needs Assessment, p.9.*

How many local services and amenities are available nearby for residents?

The availability of local services—such as grocery stores, medical clinics, and personal care providers—within close, accessible proximity is a key factor in supporting resident independence. When residents can reach essential services on their own, without physical barriers, they are better able to manage daily needs while also enjoying greater opportunities for social interaction and neighbourhood connection.

This independence reduces the need for family members or housing operators to coordinate transportation or scheduled support, saving time and operational costs. Services cannot always be relocated or added closer to a development, making location decisions during site planning crucial.

Mapping nearby amenities and evaluating the accessibility of routes and entrances is a valuable step in assessing a site's suitability and long-term viability for accessible housing.

What We Heard from the Community

Proximity to Essential Services:

Locating buildings near doctors' offices, therapy centres, and other critical supports significantly improves the daily lives of those who rely on these services.

Is the site located near public transportation?

Access to reliable, affordable, and accessible public transit is essential for many residents of affordable housing. A thorough understanding of the local transit network—including bus, LRT, or Dedicated Accessible Transit Services (DATS)—can help determine whether a site truly supports the independence and mobility of future residents.

Many residents may qualify for subsidized or accessible transportation programs, but if these services aren't available nearby, they may be forced to rely on family, friends, housing staff, or costly alternatives such as taxis or rideshare services. These options may not align with their schedules or meet accessibility needs.

When accessible, convenient transit is lacking, residents may be less likely to travel for daily needs, medical appointments, or social engagement, leading to increased isolation and decreased quality of life.

Site planning should include an assessment of transit stop proximity, route accessibility, and service frequency.

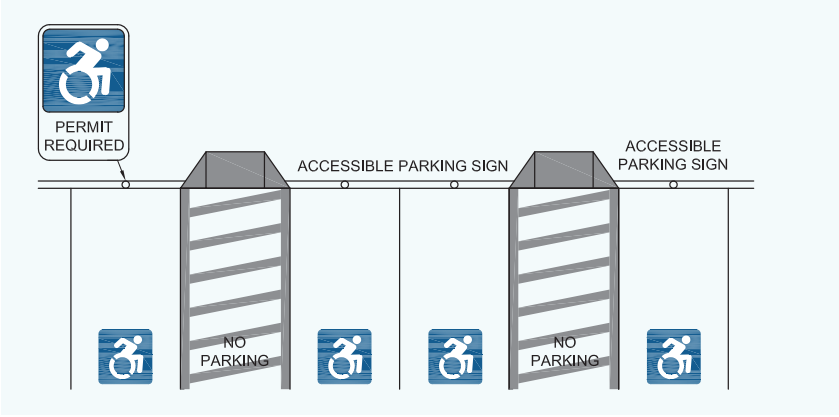
CSA/ASC B652:23 8.5

Parking

Schematic Design

Accessible parking and drop-off areas ensure safe, convenient building access for residents with mobility challenges. Key features include barrier-free stalls, direct pedestrian connections, curb ramps, and sheltered waiting areas. Clear sightlines and well-maintained paths improve safety, while protected drop-off zones enhance ease of movement for all users.

What on-site parking will be available, and who will use it?



*Source: **City of Edmonton Access Design Guide** Figure C.5.2*

Edmonton removed minimum parking requirements for housing developments in 2020, allowing greater flexibility based on tenant needs and public transit access. However, the Alberta Building Code still mandates parking stalls in some cases, such as requiring one accessible parking stall per barrier-free unit. The City of Edmonton cannot grant variances for accessible parking stalls; any exceptions must be requested from the Government of Alberta (see page 52 of the **Affordable Housing Guidebook** for more information).

While buildings that meet minimum accessibility standards may not require designated accessible parking, the building code mandates barrier-free parking for each adaptable dwelling unit and barrier-free dwelling unit. Designing for a wider range of accessibility needs means considering parking carefully to ensure usability for all residents.

Designated Parking Spaces	
Number of Parking Stalls Required	**Number of Designated Stalls for Use by Persons with Physical Disabilities**
2 – 10	1
11 – 25	2
26 – 50	3
51 – 100	4
For each additional increment of 100 or part thereof	One additional stall

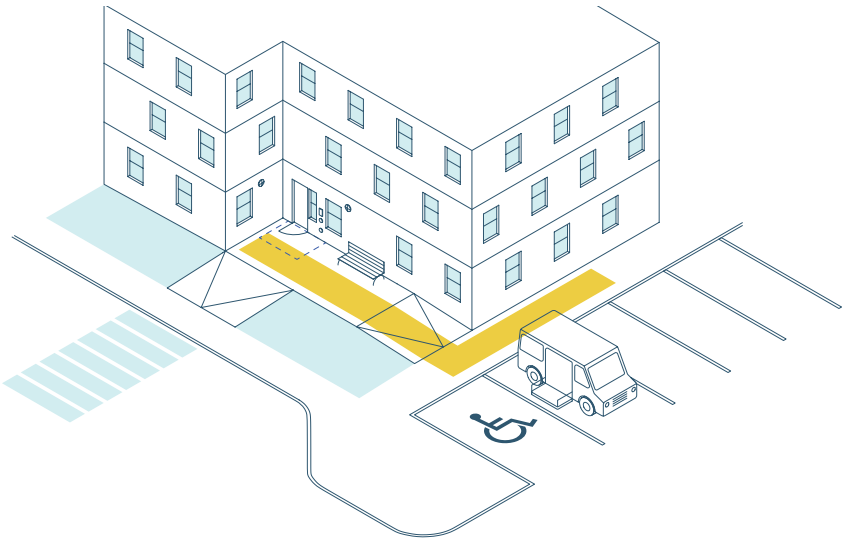
SOURCE: The Alberta Building Code – Table 3.8.2.2.

If you're reaching for a higher Universal Design standard, you may consider directional signage and plug-ins for vehicle heaters or for e-charging, as well as overhead shelter of the stalls and paths to protect users from the weather.

Cost Considerations

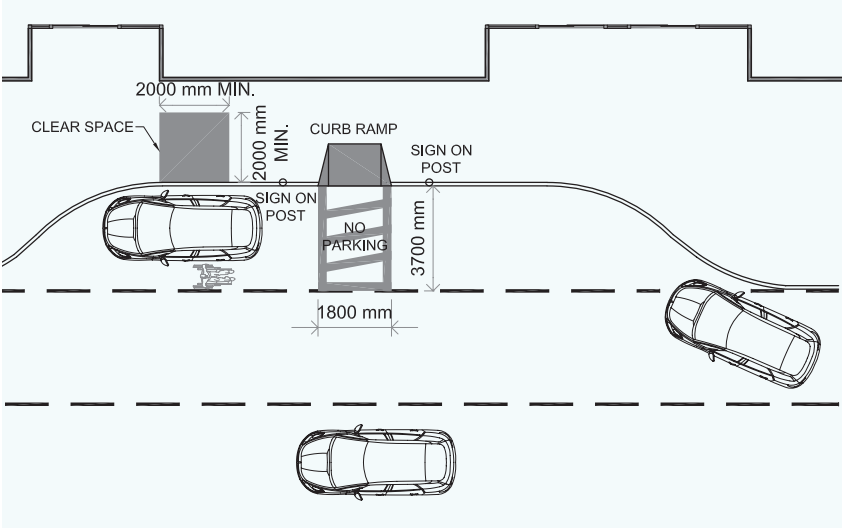
Though the configuration of stalls can be changed for different dimensions and the new lines painted, additional components (such as concrete for new sidewalk curb ramps, power for new equipment needs, or additional signage or shelter) are expensive to install or change.

CSA/ASC B651:23 9.4; CSA/ASC B652:23 5.3

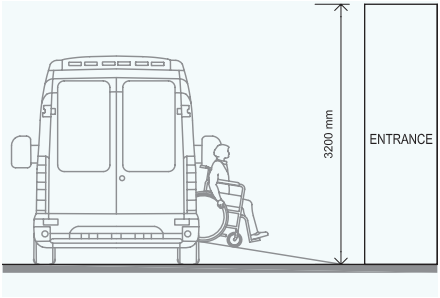


Is there a safe, accessible area near the main entrance for pickups and drop-offs?

At its most basic level, a visitable design includes an accessible drop-off zone immediately near the main entrance, allowing individuals with mobility challenges to enter the building more easily. A barrier-free design takes this further by incorporating dedicated curb ramps that provide direct access to safe paths of travel. At the highest level, Universal Design considers not just the presence of a drop-off zone but how it functions in relation to vehicle and pedestrian movement. Whether the entrance is located on a busy street or set back from the property line, it is important to evaluate how residents will be picked up and dropped off and how these movements interact with foot traffic.



Source: City of Edmonton Design Access Guide *Figure C.3.1*



Source: City of Edmonton Design Access Guide *Figure C.3.5*

Key factors to consider include the types of vehicles using the space and their maneuvering needs, ensuring people with disabilities can safely enter and exit vehicles without stepping into traffic, and keeping barrier-free routes, including curb ramps, clear of obstacles and debris. The distance from the drop-off zone to the main entrance should be minimized, and well-designed waiting areas should be available, either indoors or outdoors, with clear sightlines to the drop-off area. These waiting areas should provide shelter from the weather and include seating for seniors and individuals who cannot stand for long periods.

CSA/ASC B651:23 9.3

What We Heard from the Community

Resting Spaces Matter:

Benches in hallways and common areas provide essential rest spots for people with mobility challenges. Sitting on a walker can be difficult, so designated seating areas make a building feel more welcoming and accessible.

Common Spaces

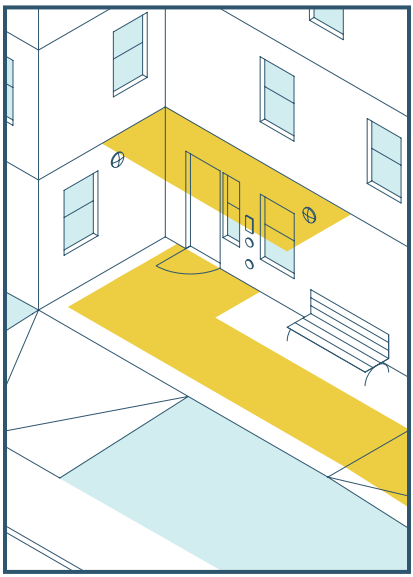
Schematic Design

Common spaces in residential buildings play a crucial role in ensuring accessibility and usability for all residents and visitors. Thoughtful design considerations, such as barrier-free entrances, intuitive wayfinding, and accessible indoor and outdoor amenity spaces, contribute to safety, comfort, and inclusivity. These elements not only enhance daily functionality but also reduce future retrofit costs by integrating accessibility features from the outset. Prioritizing Universal Design in shared spaces improves community engagement and ensures long-term adaptability to diverse resident needs.

Main Entrance and Common Space Considerations

A well-designed entrance is essential for accessibility. Ideally, it should have a no-step or gently sloped approach with a flush entrance to ensure seamless access for all users. Proper site drainage is also crucial to prevent water pooling and slipping hazards. In a Universal Design, aligning the entrance with the sidewalk allows for a smoother transition, making navigation easier.

An overhang or canopy at the entrance provides shelter from the weather and enhances security. This protection can be particularly beneficial for individuals who feel exposed or vulnerable, offering a safer and more comfortable transition into the building.



Inside, flooring and materials should support accessibility. Slip-resistant, stable, and firm surfaces prevent falls, while high-contrast colours help define spaces without relying on aesthetic patterns that may cause visual confusion. Matte finishes reduce glare, which can disorient individuals with cognitive impairments. Durable materials are essential in high-traffic areas to withstand the impact of mobility devices. Where possible, materials should also contribute to acoustic insulation to reduce noise distractions and improve wayfinding through tactile and auditory cues.

In addition, some individuals may be sensitive to certain chemicals or environmental factors. Minimizing the use of volatile organic compounds (VOCs) and considering scent-free and smoke-free policies can help create a more inclusive environment, particularly for those with multiple chemical sensitivities or undergoing medical treatments.

What We Heard from the Community

The Impact of Noise:

Poor sound insulation—especially between suites and hallways—can affect privacy, wellbeing, and stability. For tenants with trauma histories or those in recovery, excessive noise isn't just an annoyance; it can be a barrier to feeling safe at home.

Cost Considerations

Adapting an entrance to be fully barrier-free can be costly, requiring ramps, reconfiguration, power-operated doors, security systems, and proper lighting. However, planning for these features during initial construction significantly reduces long-term costs. Similarly, selecting accessible materials early in the design process is often cost-neutral but can have a major impact on long-term usability. Cutting these materials later in construction can lead to accessibility challenges and unplanned expenses.

Relevant Standards: CSA/ASC B652:23 4.3.5

What We Heard from the Community

Common Areas Build Community:

Well-designed common spaces encourage connection among residents and the broader community. Thoughtful, inclusive design helps ensure these spaces are welcoming and functional for everyone.

Power-Operated Entrances

In a visitable design, the entrance must be wide enough for a wheelchair or mobility device.

A barrier-free entrance includes power-operated doors along paths of travel, making access easier for individuals with mobility challenges or those carrying items.

Universal Design ensures that power-operated doors can also be opened manually with less than 5 lbs of force. Doors should remain open long enough for users to pass without feeling rushed, with pressure sensors to prevent premature closing. Controls should be easy to reach and operate, using punch, touch, or wave-action mechanisms rather than requiring manual dexterity.

Additional accessibility features include FOB-activated locks for easier use, clear door hardware to indicate opening direction, and cane-detectable projections for outward-opening doors along pedestrian paths.

Cost Considerations

Retrofitting an entrance with power-operated doors and controls is expensive, but planning for these elements during construction can reduce future costs.

CSA/ASC B651:23 5.5, 5.7; CSA/ASC B652:23 4.3.5.2, 5.7, 5.16

Indoor Amenity Spaces

Laundry Facilities

Rather than treating laundry as a secondary task, consider how it fits into residents' daily routines and ensure the space is accessible and comfortable.

For barrier-free design, provide clear space in front of appliances and counters for easy maneuverability. Ensure controls and doors are within reachable range for all users.

Universal Design Considerations:

- Small laundry rooms can feel confined or unsafe, so allow views into and out of the space for passive surveillance.
- Plan for maneuvering personal items and ensure appliances are easy to access from various positions.
- Instructions should be in plain language with visual, audio, and tactile cues (e.g., raised touch dots on control panels).
- Raised front-load washers and dryers are preferred for ease of use.

Cost Considerations

Laundry room renovations and retrofits can be expensive due to plumbing requirements. Replacing appliances may also require significant investment.

CSA/ASC B652:23 5.12

Garbage and Waste Management

Consider how waste collection will function for all residents and how needs may evolve over time.

Key Challenges:

- Garbage chutes are often in tight spaces with heavy, top-loading doors that require two hands to operate.
- Outdoor bins can be hard to access in inclement weather or feel unsafe in poorly lit areas.

Cost Considerations

Retrofitting garbage systems can be expensive if accessibility is not considered in the original design.

CSA/ASC B652:23 5.15

Outdoor Amenity Spaces

Outdoor and amenity spaces often serve multiple functions, including operational service areas for garbage removal, package deliveries, on-site storage, and security. Whenever possible, place these areas adjacent to a designated barrier-free entrance for easy access. [See City of Edmonton Design Access Guide, Figure D.14.4.]

Lighting in these spaces should be bright enough to ensure visibility, evenly distributed to prevent dark areas or shadows, and downward-cast to avoid shining into residential windows.

Seating should be intuitive and easy to use, with adjacent space for mobility devices, carts, or strollers. A variety of seating options—including those with backrests, armrests, kick space, and different seat heights—ensures comfort for all users. Position seating in different arrangements, such as open in the middle of a space or tucked into a corner, while maintaining clear sightlines for safety and inclusivity.

Multisensory design enhances accessibility and the user experience. Consider the textures and materials used throughout outdoor spaces to support wayfinding and connection to nature. Landmarks can provide orientation cues and signal inclusivity, helping users navigate and feel welcome.

Relevant Standards: CSA/ASC B651:23 6.7, 8.6, 8.7; CSA/ASC B652:23 5.4

Vertical Movement

Planning for vertical movement ensures that residents, staff, and visitors can move easily between floors. Providing both stairs and an elevator allows for flexibility in use and accessibility.

Stairs

Stairs should be predictable, comfortable, and safely designed, especially for those descending. Consistent step dimensions and visual nosings improve safety by making each step clearly visible. Closed risers and sloped nosings make stairs easier to navigate, particularly for individuals with balance challenges or prosthetic limbs.

For Universal Design, stairs should be centrally located to encourage use and support emergency egress. This includes evacuation chairs and areas of refuge with emergency communication nearby. Handrails play a crucial role in accessibility; continuous, securely mounted rails at two different heights accommodate various users. They should have a comfortable grip, be colour-contrasted for visibility, and feature tactile markers for wayfinding.

Proper lighting is essential. It should be evenly distributed, avoiding glare or shadows that could impede vision. Flooring should be slip-resistant, with contrasting colours to distinguish steps from adjacent surfaces. Landings and stair nosings should have tactile and visual strips to indicate level changes.

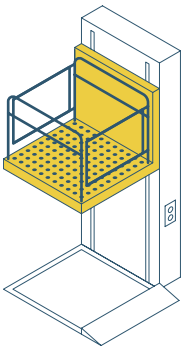
Relevant Standards: CSA/ASC B651:23 5.4, 5.5; CSA/ASC B652:23 5.5.8, 5.6

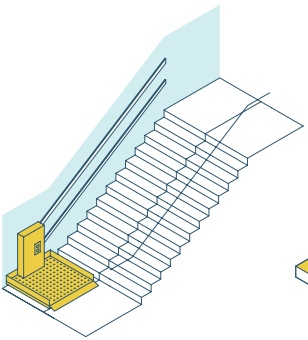
Elevators and Lifts

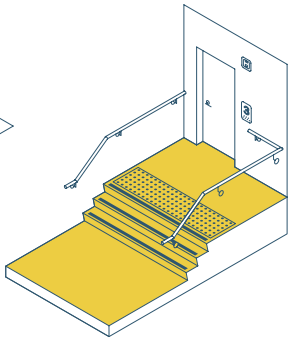
Planning for vertical movement includes determining how many elevators or lifts are needed to ensure reliable, barrier-free access.

Number and Placement

Elevators are an ideal tool to ensure accessibility of a building, but can be a costly item. In projects with limited budgets, planning for future elevator installation can be done by stacking storage closets or other interim spaces in a designated location. Straight-run stairs with ample landings allow for easier future installation of stair lifts. Running conduits for power and properly documenting their locations also helps with future modifications.







Elevator Design and Functionality

Elevator cabs should be large enough to accommodate wheelchairs, furnishings, and stretchers. Some shorter buildings [typically three storeys and less] can be served by a smaller limited-use, limited-access [LULA] lift. A mirror at 900mm AFF (above finished floor) helps rear-facing mobility device users see behind them when exiting. A contrasting, round handrail should return to the corners to prevent snagging clothing or objects. Cabs should have even lighting with no reflective surfaces that could cause visual confusion.

User Experience and Accessibility

Elevator controls and information should be available in visual, text, and where possible, audio formats, positioned within comfortable sightlines for both standing and seated users. Clear space in front allows low-vision users to get close and read instructions. Emergency communication should support multiple modes to accommodate all users. Elevators should also have door re-opening sensors to detect occupants and adjust closing time, especially when accessibility mode is enabled.

Relevant Standards: ASME A17.1-2022; CSA B44:19; CSA/ASC B651:23 5.6.1; CSA/ASC B652:23 5.8.2.2

Residential Units

Accessible residential units require thoughtful design to ensure that individuals of all abilities can navigate and use their living spaces safely and independently. Key considerations include adequate maneuvering space, adaptable features, and intuitive layouts that support a wide range of users, including those who rely on mobility aids or caregivers. Integrating accessibility into residential units goes beyond code compliance, enhancing long-term usability and allowing residents to age in place without costly modifications.

Kitchen

The kitchen is a central space for both food preparation and socialization, particularly for people using mobility devices. For residents to effectively engage in daily activities, the kitchen needs to support accessibility and inclusivity, allowing individuals to participate fully in the household's social life while preparing and consuming meals.

Adaptable Millwork and Storage Design

To accommodate diverse user needs, the kitchen design can incorporate adaptable millwork that serves multiple functions. A continuous run of millwork can combine food preparation areas, storage, and display spaces. This millwork should be designed to ensure that most storage is within the reachable zone, with higher toe space and removable storage beneath, making it easier for people who use mobility devices to navigate and access items. For instance, upper cabinets typically used for storing everyday dishware can be reimaged as lower pull-out drawers or shelves within the millwork, making them accessible to someone using a wheelchair.

It's essential to plan work areas with sufficient knee clearance, allowing users to comfortably work at counters, and include adjustable counters—either manually or powered—to accommodate both standing and seated users. Additionally, plumbing and electrical outlets should be pre-planned and located in accessible positions, making future upgrades or changes more feasible without major reconfiguration.

Universal Design Features

For more advanced Universal Design, the kitchen can be further optimized for ease of use. This can include features that reduce the need for fine motor control or significant physical effort. For instance, wave-action faucets, flat induction cooktops with controls on the side, and appliances with tactile or audio instructions ensure the kitchen is accessible to those with limited dexterity, vision impairments, or cognitive challenges. Pull-down or up counter-weighted storage options can help residents access hard-to-reach areas with minimal effort. Cabinets can be designed with spring-open doors or magnetic closers to reduce the force needed to open them.

Task lighting should be integrated throughout the space to ensure adequate visibility, especially around work areas. Additionally, microwaves and ovens should feature swing-away doors with clear counter space (600mm) on the latch side, making it easier to remove hot items. The fridge should be designed with easy access in mind, including side-by-side models and drawer dividers to help organize contents for individuals with low vision.

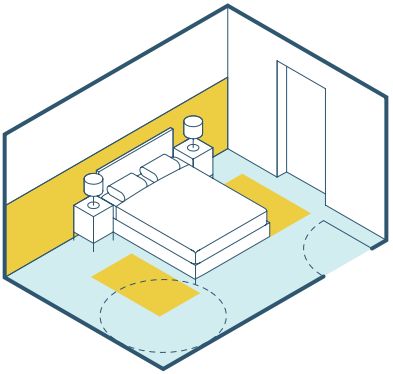
Cost Considerations

While these design features significantly enhance the functionality and accessibility of the kitchen, they can come with a higher cost, particularly when it comes to millwork and appliance replacements. Reconfiguring kitchen units can be expensive, especially if changes are required after construction. To minimize costs in the long run, careful planning during the design phase is crucial. Selecting versatile appliances that can accommodate a variety of users and are built for long-term use will reduce the need for early replacements, helping to keep overall costs manageable.

CSA/ASC B652:23 5.10

Sleeping Space Design

When designing the sleeping space, it's important to create a layout that accommodates a variety of needs while maintaining accessibility. A barrier-free sleeping space ensures ample room around the bed, allowing users to easily maneuver into and out of bed and providing nearby storage space for mobility devices. The bed should also serve as a horizontal surface for activities such as dressing, personal care, or even exercise. The design should support easy transfers between the bed and mobility devices, with users able to reach personal items stored in dressers or other furniture without difficulty.



In a Universal Design context, the relationship between the bed and the door is considered carefully, ensuring that users, even those with cognitive decline, can easily see reminders of daily tasks, like a visible line of sight to the toilet. Caregivers should have access to the bed from multiple sides and be able to approach it from a standing position, minimizing the need for bending. An emergency communication system, preferred by the individual, should be accessible from both the bed and the floor in case of a fall. Controls for lighting and temperature should also be within reach when the user is reclined in bed. To keep costs manageable, it's important to include more than one layout option for flexibility, as rearranging furniture should be easy and affordable.

CSA/ASC B652:23 5.11

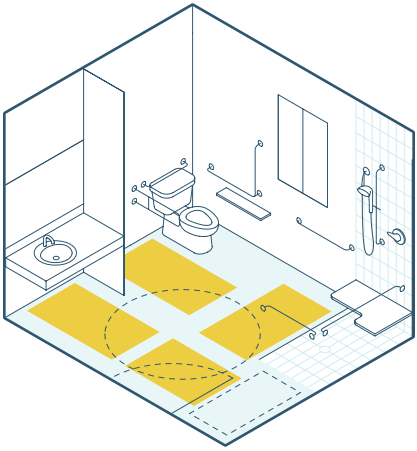
What We Heard from the Community

Small Design Choices, Big Impact:

Three-way light switches are a simple but often overlooked accessibility feature. They help prevent falls by allowing people to turn lights on and off from multiple locations, reducing the need to navigate in the dark.

Bathing and Washroom Design

The washroom should be designed with careful consideration for both the individual's and their caregivers' needs. It's essential to ensure that the resident can use the toilet and wash their hands independently. The space should be large enough for the user to comfortably enter, maneuver, and exit, with a door that's easy to open using a lever handle, a lightweight construction, and a simple locking mechanism. Grab bars and accessories should be installed in accessible locations, and the sink should allow for under-sink access, with a lever-handled faucet that is easy to operate. The controls for the light switch and power outlets should be within reach. A higher toilet should be included to assist with easier transfers.



For an adaptable design, the storage in the washroom should be flexible and easily removable to accommodate changing needs. The space should be pre-planned with unfinished walls and floors that allow for future modifications such as the installation of grab bars, lifts, or other accessibility devices. The floor should be designed as a wet room, and conduits should be installed to accommodate future electrical needs, such as bidets or an emergency call system. It's also important to document the structural system in the wall to support future changes if necessary.

In a barrier-free design, the wet room should feature a low slope and a trough drain with nonslip flooring. The space should allow for both side and front transfers, with the flush lever positioned on the transfer side of the toilet. Wall-mounted shelving and hooks should be lowered to improve accessibility, and the mirror should be positioned at the top of the counter.

For Universal Design, additional features should be incorporated to enhance comfort and usability. This could include a surface large enough to function as an adult change area, as well as seating within reach of the shower controls and toiletries. A seating area should be available for drying and dressing, typically using a stable toilet seat with fold-down grab bars. To ensure warmth, a localized heat lamp, heated toilet seat, or bench should be installed. Bidet services can be added to the toilet to assist with personal care, further improving comfort and independence.

Considering project feasibility, it's important to keep in mind that bathrooms can be expensive to renovate. Therefore, providing ample space and future-proof design elements from the outset is essential for minimizing future costs.

CSA/ASC B651:23 6.3, 6.5, CSA/ASC B652:23 5.9

Smart and Assistive Technology

Consider integrating smart and assistive technologies to enhance accessibility, particularly at points of entry, egress, and for emergency scenarios.

Key Features of Smart and Assistive Technology	
Points of Entry/ Egress	Ensure that technologies facilitate easy traversal across thresholds, especially for users with mobility devices.
Elevators	Technology should allow independent communication for users to call for instructions or emergency guidance.
Personal Devices	Users can connect to the system through their personal telecommunication devices (e.g., smartphones).

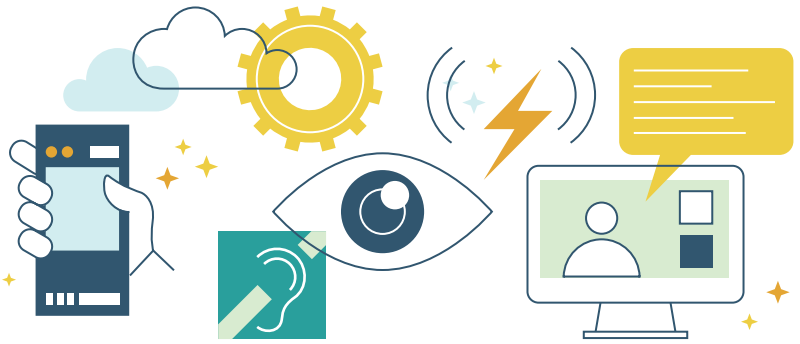
Integration and Upgrades

- The system should be adaptable to local contexts and upgradable as needed. For example, a hearing loop can be installed at reception desks for amplified communication.
- Information should be accessible via multiple channels: email, text, audio, visual cues, face-to-face, etc.

Design First, Technology Second

- Prioritize good design to ensure spaces are safe and functional. Assistive technologies should complement the design, not replace it.
- Technology is helpful, but the focus should always be on functional spaces first, followed by operational planning.

CSA/ASC B651:23 6.6.1, 8.6.7



4

Financial Comparisons

Estimated Additional Space Required

Implementing accessible design in affordable housing units comes with added costs due to increased space requirements and specialized features like wider doorways, roll-in showers, and adaptable kitchens. However, CMHC financing incentives, such as improved loan terms for developments with accessible suites, along with funding programs like the Co-Investment Fund and municipal grants, help offset these costs.

Investing in accessibility reduces long-term expenses by avoiding costly retrofits and ensuring future adaptability, improving tenant retention and building value.

The additional space required for an accessible dwelling unit designed to CSA/ASC B652:23 standards compared to one meeting the minimum National Building Code of Canada [Alberta Edition] (NBC-AE) standards depends on the unit type and configuration. Below is an estimate based on key spatial requirements.

Unit Type	NBC-AE Minimum (sq. m / sq. ft.)	CSA/ASC B652:23 (sq. m / sq. ft.)	Additional Space Required (per unit)
Bachelor	~35–40 m^2 (~375–430 ft^2)	~42–50 m^2 (~450–540 ft^2)	~15–25% larger
1-Bedroom	~45–55 m^2 (~485–590 ft^2)	~55–65 m^2 (~590–700 ft^2)	~15–20% larger
2-Bedroom	~65–75 m^2 (~700–800 ft^2)	~80–95 m^2 (~860–1,025 ft^2)	~20–25% larger
3-Bedroom	~85–95 m^2 (~915–1,025 ft^2)	~100–115 m^2 (~1,080–1,240 ft^2)	~15–25% larger

Accessible units require more circulation space to accommodate mobility devices, including wider doorways and hallways than standard units.

- Bathrooms must be spacious enough for easy movement, with larger showers, increased clearance around sinks and counters, and barrier-free layouts.
- Kitchens require adjustable or open cabinetry, space for side approaches to appliances, and sufficient turning room.
- Bedrooms and living areas need extra clearance around furniture and storage spaces to ensure accessibility.
- Step-free entries and expanded entryways further increase the overall unit footprint, ensuring residents can move easily and independently throughout their homes.

Impact on Development Planning

While meeting CSA/ASC B652:23 requires 15–25% more unit space, it enhances long-term viability, reduces retrofit costs, and increases funding eligibility. Developers should weigh these factors when planning the ratio of fully accessible units vs. adaptable units to balance compliance, cost, and marketability.

Below are several development planning considerations:

Lower Unit Density

A 50-unit building under NBC-AE might fit only 40–43 units if CSA/ASC B652:23 accessibility standards are applied throughout. However, in more typical scenarios where only 20% of units are designed to CSA/ASC B652:23 standards, the impact on unit count is significantly reduced. In this case, a developer might still accommodate 48–49 units within the same building envelope, balancing accessibility goals with overall project density (refer to Section 4.3 Impact Analysis for more detail).

Construction Cost Implications

An increased building footprint or reduced unit count can impact pro forma calculations. There are typically higher per-unit construction costs due to larger floor areas, specialized fixtures, and accessibility features.

Funding and Incentives

CMHC and municipal funding programs often offset these costs with grants, low-interest financing, or density bonuses.

While meeting CSA/ASC B652:23 requires 15–25% more unit space, it enhances long-term viability, reduces retrofit costs, and increases funding eligibility. Developers should weigh these factors when planning the ratio of fully accessible units vs. adaptable units to balance compliance, cost, and marketability.

Impact Analysis

Developers can use a pro forma impact analysis to assess the financial impact of integrating accessibility into affordable housing. Accessible units require more space and specialized features, leading to higher construction costs, but funding incentives and rental premiums help offset expenses. While initial costs may rise, long-term benefits include increased demand, reduced retrofit costs, and improved project sustainability. Strategic planning and available subsidies make accessibility a viable and future-proof investment.

While every development is unique, the following example pro forma impact analysis draws from multiple sources and industry benchmarks relevant to affordable multi-family housing development in Edmonton, Alberta.

Example Pro Forma Impact Analysis

80% NBC-AE + 20% CSA B652 Accessible Units — Area

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Net Total
Baseline Units	10	25	10	5	**50**
Standard Units (80% NBC-AE)	7	20	9	4	**40**
Accessible Units (20% CSA B652)	3	5	1	1	**10**
NBC-AE Unit Size (m^2)	38	50	70	90	
CSA B652 Unit Size (m^2)	45	60	88	110	
Baseline Total Size (m^2)	380	1,250	700	450	**2,780**
Mixed Total Size (m^2)	401	1,300	718	470	**2,889**
Increase in Total Building Size When Providing 20% CSA B52 vs all NBC-AE (m^2)	21	50	18	20	**109**
Increased Total Size (%)	5.24%	3.85%	2.51%	4.26%	**3.77%**

80% NBC–AE + 20% CSA B652 Accessible Units — Construction Costs

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Net Total
NBC–AE Cost / Unit (CAD)	$ 102,600	$ 135,000	$ 189,000	$ 243,000	
CSA B652 Cost / Unit (CAD)	$ 119,400	$ 159,000	$ 232,200	$ 291,000	
Cost Increase / Unit (CAD)	$ 16,800	$ 24,000	$ 43,200	$ 48,000	
Baseline Total Cost (CAD)	$ 1,026,000	$ 3,375,000	$ 1,890,000	$ 1,215,000	**$ 7,506,000**
Mixed Units Cost [20% CSA B652] (CAD)	$ 1,082,700	$ 3,510,000	$ 1,938,600	$ 1,269,000	**$ 7,800,300**
Increased Total Cost (CAD)	$ 56,700	$ 135,000	$ 48,600	$ 54,000	**$ 294,300**
Construction Cost Increase / Unit Type (%)	5.24%	3.85%	2.51%	4.26%	**3.77%**

80% NBC–AE + 20% CSA B652 Accessible Units — Rental Revenue

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Net Total
NBC–AE Monthly Rent (CAD)	$ 950	$ 1,200	$ 1,500	$ 1,800	$ 1,363
CSA B652 Monthly Rent (CAD)	$ 1,000	$ 1,250	$ 1,550	$ 1,850	$ 1,413
Baseline Total Annual Revenue (CAD)	$ 114,000	$ 360,000	$ 180,000	$ 108,000	**$ 762,000**
Mixed TOTAL Annual Revenue (CAD)	$115,800	$ 363,000	$ 180,600	$ 108,600	**$ 768,000**
Increased TOTAL Annual Revenue	$ 1,800	$ 3,000	$ 600	$ 600	**$ 6,000**
TOTAL Revenue Increase (%)	1.55%	0.83%	0.33%	0.55%	0.78%

CMHC Funding Impact Analysis

Cost Impact of Accessible Unit Integration

	No Additional Funding	+ $20K / Accessible Unit (CAD)	+ $30K/ Accessible Unit (CAD)	+ $40K/ Accessible Unit (CAD)	+ $50K/ Accessible Unit (CAD)
Baseline Cost [100% NBC-AE]	$ 7,506,000	$ 7,506,000	$ 7,506,000	$ 7,506,000	$ 7,506,000
Funding per Accessible Unit [x10 units] (CAD)	$ 0	$ 20,000	$ 30,000	$ 40,000	$ 50,000
Mixed Units Cost [80% NBC-AE + 20% CSA B652]	$ 7,800,300	$ 7,600,300	$ 7,500,300	$ 7,400,300	$ 7,300,300
Construction Cost Impact ($)	($ 294,300)	($ 94,300)	$ 5,700	$ 105,700	$ 205,700
Construction Cost Impact (%)	(3.77%)	(1.24%)	0.08%	1.43%	2.82%

NOTES FOR THE ABOVE TABLES:

- *Approximate rental values based on CMHC Fall 2024 Rental Market Report for Edmonton AB, Zones 1-12.*
- *Construction costs based on an average of $2,700/m².*
- *Costs of construction change year to year—these prices reflect the 2024 market and codes / standards.*

Limitations and Adjustments:

- *Construction costs can vary based on materials, labour, and design complexity.*
- *Land and soft costs (permits, financing, consultants) are excluded to focus on hard construction and rental viability.*
- *Funding & subsidies from CMHC or the City of Edmonton could offset increased costs, making accessibility investment more feasible.*

CMHC financing and funding programs help offset the higher costs of providing accessible rental units by offering favourable loan terms, grants, and subsidies for projects that meet accessibility standards. Programs like MLI Select and the Co-Investment Fund provide low-interest financing, loan-to-value incentives, and capital contributions for developments incorporating visitable, adaptable, or fully accessible units. These programs reduce upfront financial burdens while ensuring long-term affordability and sustainability. By leveraging CMHC support, developers can integrate accessibility features without compromising project viability, making inclusive housing more financially feasible.


5
Implementation
Strategies

Engaging Interested Parties and Users

Engaging interested parties and end users early in the process is essential for creating accessible spaces that truly meet the needs of those they are designed for. This approach, when possible, should prioritize collaboration, ensuring that accessible units are developed *with* the input and involvement of the people who will use them, not just *for* them. Involving users in the design process fosters an environment of shared ownership and understanding, ultimately leading to more effective and meaningful solutions.

Proactively building strong relationships with the community, neighbours, stakeholders, and the project team ensures smoother development and better support for the project. Addressing concerns early in the process and incorporating feedback helps shape a design that works for everyone. Consider involving community engagement and communication specialists from the outset—these could be planning experts or independent consultants who bring valuable expertise in partner relations.

Engagement should begin as early as possible, ideally before the project is fully underway, to gather information, insights, and lived experiences related to congregate living. At a minimum, engagement should start during the feasibility analysis stage, providing a platform for open communication, information sharing, and input gathering.

This early engagement helps shape the direction of the project and ensures it aligns with the real needs of users. It also offers opportunities to challenge assumptions about users' experiences and perspectives, placing value on their lived experience.

Also, be aware of the City's **legal requirements for engagement**, including public notices and opportunities for community input (as outlined in the Municipal Governments Act). Use these requirements as a chance to enhance your outreach efforts and plan your strategy and budget accordingly.

The lived experiences of residents should hold as much weight as the technical expertise or assumptions of designers and developers—if not more.

Additional Resource

Public Engagement Plan (Template)

Building a Project Team: The Role of the Accessibility Expert

While the architect typically serves as a generalist and assists in facilitating design solutions, they are not necessarily trained as an accessibility expert. To ensure accessibility is effectively integrated from the start, an accessibility consultant should be part of the design conversation, just as an energy or sustainability consultant would be. By involving accessibility experts early, their insights can inform design decisions in real time, rather than after the fact, when major design choices have already been made and are harder to adjust.

Treating accessibility as an afterthought or as part of interior design introduced later in the process can lead to missed opportunities for meaningful integration. Including accessibility considerations at the outset helps avoid costly retrofits or redesigns down the road. By planning for current and future needs upfront, accessibility features can be seamlessly integrated into the initial design, reducing the need for costly retrofits and ensuring long-term adaptability.

Processes like Integrated Project Delivery (IPD) facilitate a more iterative design approach, where multiple experts—including accessibility consultants—review and collaborate on design solutions. This collective process allows for informed decision-making, as diverse perspectives are considered. Rather than simply making yes/no decisions, the team can work together to ensure that accessibility is not just an add-on but a core element woven into the design from the start.

Incorporating accessibility from the beginning creates a mindset where all team members prioritize its importance in every decision, fostering a more inclusive approach. This ensures that accessibility is not just seen as a series of technical recommendations but as a fundamental aspect of delivering a higher quality of life for residents.

See page 25 of the **Affordable Housing Guidebook** for more general information on forming a project team.

Credentials to look for when seeking out an accessibility professional:
Certified Aging in Place Specialist Training (CAPS)
Canadian Home Builders' Association Qualified Adaptive Home Specialist
Rick Hansen Foundation Accessibility Certification Professional
International Association of Accessibility Professionals Certified Professional in Accessible Built Environment (IAAP CPABE Certification)

Funding Strategies

Building accessible and affordable housing can present unique financial challenges, but there are a variety of funding and financial assistance programs available to help support these initiatives. This section explores the opportunities that developers, particularly those working on affordable housing projects, can leverage to offset costs. By tapping into these funding sources, you can ensure that accessibility features are seamlessly integrated without compromising the financial viability of your project.

See page 42 of the **Affordable Housing Guidebook** for more general information on developing a funding model, stacking funding, and more that will assist in your project's success.

Specific information on available funding sources:
City of Edmonton Affordable Housing Investment Program (AHIP)
Jumpstart Accessibility Grants
Residential Access Modification Program (RAMP)
Seniors Home Adaptation Repair Program (SHARP)
Home Accessibility Tax Credit
Accessible Canada Grants
Community Facility Enhancement Program
Co-op Community Investment Fund
Green and Inclusive Community Buildings
Special Needs Assistance for Seniors

6

Appendix

Additional Resources

City of Edmonton – Access Design Guide

Canadian Standards Association B652:23 Accessible Dwelling

Canada Mortgage and Housing Corporation Accessible and Adaptable Housing

Centre for Excellence in Universal Design — Housing

VisitAble Housing

Universal Design Institute

Checklist for Accessibility and Universal Design in Architecture

City Policy 602: Accessibility for People with Disabilities

Accessibility for People with Disabilities | City of Edmonton

SAGE – Aging in Place Toolkit

References

National Building Code — 2023 Alberta Edition (NBC-AE)

National Research Council of Canada, 2023.
Establishes minimum requirements for barrier-free design in Alberta buildings. Section 3.8 outlines accessibility provisions, including Section 3.8.4, which mandates adaptable dwelling units in government-funded residential projects.
https://nrc.canada.ca/en/certifications-evaluations-standards/codes-canada/codes-canada-publications/national-building-code-2023-alberta-edition

Accessibility Design Guide — 2024 (Alberta)

Government of Alberta, Ministry of Municipal Affairs, October 2024.
Provides interpretations and best practices to help developers and builders meet or exceed the accessibility provisions of the NBC-AE.
https://open.alberta.ca/publications/accessibility-design-guide

CSA B651:23 — Accessible Design for the Built Environment

Canadian Standards Association, 2023.
A National Standard of Canada offering comprehensive technical requirements for accessible design in public and common spaces.
https://www.csagroup.org/wp-content/uploads/2430328.pdf

CSA B652:23 — Accessible Dwellings

Canadian Standards Association, 2023.
As a companion to CSA B651, this standard focuses specifically on accessible features within individual residential dwelling units.
https://www.csagroup.org/wp-content/uploads/2430606.pdf

Rick Hansen Foundation Accessibility Certification (RHFAC) — Cost Comparison Feasibility Study

Rick Hansen Foundation & HCMA Architecture + Design, 2020.
Assesses the cost implications of RHFAC certification for various building types and compares requirements to national and provincial building codes.
https://www.rickhansen.com/sites/default/files/downloads/20200115-rhfac-final-report-full-v3.pdf

RHFAC Retrofits and Upgrades Cost Study

Rick Hansen Foundation & HCMA Architecture + Design, January 2024.
A follow-up cost study analyzing the economic impact of retrofitting existing buildings to improve accessibility using RHFAC guidelines. Focuses on common building types, including residential and community facilities.
https://www.rickhansen.com/sites/default/files/2024-02/rhfac-retrofits-and-upgrades-cost-study-reporthcma-202401050.pdf

Universal Design Guide for New Multi-Unit Residential Buildings

Canada Mortgage and Housing Corporation, 2023.
Offers accessible, non-technical guidance for developers on integrating universal design features into new residential construction.
https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/accessible-adaptable-housing/universal-design-new-multi-unit-residential-buildings/universal-design-guide

Universal Design Minimum Eligibility Requirements Table

Canada Mortgage and Housing Corporation, 2023.
Outlines the minimum accessibility features required for eligibility under CMHC housing programs, referencing CSA standards.
CMHC Universal Design Requirements

Affordable Housing Guidebook

City of Edmonton, 2025.
A comprehensive guide to affordable housing development in Edmonton, providing developers with information on municipal processes, financial tools, and inclusive design considerations.
https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/Affordable-Housing-Guidebook.pdf

Access Design Guide

City of Edmonton, 2021.
Provides accessibility design guidelines for facilities owned, operated, or leased by the City of Edmonton, aiming to exceed the requirements of the 2019 National Building Code — Alberta Edition.
https://www.edmonton.ca/documents/PDF/AFE-AccessDesignGuide.pdf

Zoning Bylaw 20001 – Section 5.50: Inclusive Design

City of Edmonton, Effective January 1, 2024.
Specifies mandatory inclusive design requirements for residential developments where applicable, including barrier-free paths, doorway widths, turning radii, and provisions for elevators or stair lift readiness in multi-storey dwellings.
https://zoningbylaw.edmonton.ca/part-5-general-development-regulations/550-inclusive-design

Proforma References

Altus Group Canadian Construction Cost Guide (2024)

CMHC Rental Market Report

City of Edmonton Affordable Housing Investment Program

City of Edmonton Affordable Housing Guidebook

Definitions

Page 122 https://www.edmonton.ca/public-files/assets/document?path=PDF/AFE-AccessDesignGuide.pdf

www.edmonton.ca/affordablehousingdevelopers

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