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To: ["Direct to Mayor and Council"](#)  
Date: 2/11/2025 9:57:28 AM  
Subject: Update: Vancouver Building By-law - Adaptability Requirements

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Good morning Mayor & Council,

On behalf of Corrie Okell, I am writing to provide you an update on a report that staff are preparing for Council's consideration regarding adaptability-related updates to the Vancouver Building By-law.

### Context and Background

In December of 2023, the Province of BC introduced the 2024 BC Building Code, which included mandatory adaptable housing design provisions for apartment and condominium type dwelling units. This imposed a new regulatory requirement that did not previously exist for the design of these buildings. Adaptability in the building context means design for the purpose of facilitating future change to the building in order to accommodate an occupant's changing needs.

The new Provincial adaptability requirements focus on including new open space allotments that facilitate maneuverability for persons with a diverse range of mobility or changed life circumstances. These regulations may have the effect of substantively affecting dwelling unit layout and space planning. The new requirements in the BC Building Code are scheduled to take effect on March 11, 2025.

In September 2024, the Province issued an RFP, to conduct a space / costing study and design illustration guide for the adaptability changes in the BC Building Code. These two reports are due back to the Province for consideration on February 28th, 2025.

Industry continues to raise concerns around the adaptability requirements the Province will be implementing, with a focus on livability and increased construction costs, which are going to be addressed through these independent reports.

Incorporation of the Provincial adaptability requirements into the VBBL is a matter within Council's authority to determine.

### Next Steps

We want to avoid the potential that a decision by City of Vancouver regarding additional adaptability requirements does not result in a misalignment with any Provincial direction that might flow from the pending reports on cost and other implications. Accordingly, while the Provincial changes are scheduled to take effect on March 11, 2025, we will be delaying our report back to Council until the Provincial reports are taken into consideration and made public.

We look forward to reviewing the outcome of the Provincial reports in order that we can incorporate that analysis into any recommendations for Council's consideration on this matter.

The existing adaptability provisions in the Vancouver Building By-law will remain in effect, to maintain Vancouver's policy leadership in providing inclusive and flexible housing options for lower density housing (ground oriented housing such as town houses, rowhouses, triplex, duplex, and detach dwellings). These existing requirements are already familiar to industry and support the current level of performance that has been requested by the Persons with Disability community.

If you have any immediate questions or concerns regarding this matter, please do not hesitate to contact Corrie Okell.

Best,

Paul

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(Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.