

Session 32: Incentives vs. Regulations

Access- and Ability-Friendly Communities

PIBC Conference - Prince George, BC
Friday June 2, 2017



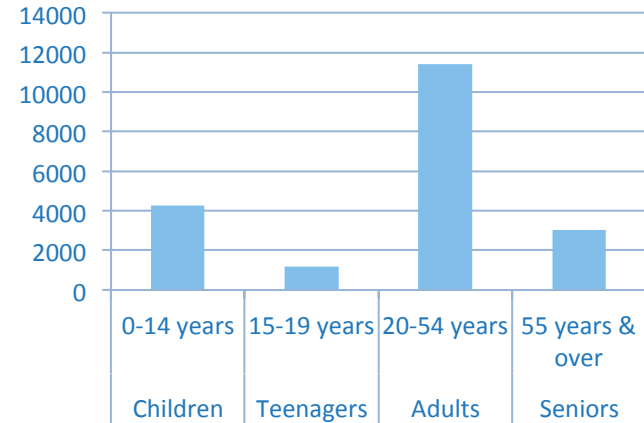
Fort St. John's Story...

- Background
- What did we do?
- Finding Success
- Moving Forward

Background

- Younger community: avg. age 33 in 2016
- Seniors make up 15% of our population
- Housing mix
- Access-ability and Access-friendly in coming years

2016 Population by Age Group



What Did We Do?...

Incentives vs Regulations

Incentives

- 2010: Building bylaw offered an incentive rebate for 'visitable residential accessibility'.
- Offered 5 rebates in total for \$800 each.
- 1 year only

Initiative & Program

- 2010: The SaferHomes Programme (provincial) was used to evaluate proposals at the Building Permit process.
- 2009-2015: MAAC – Mayor's Accessibility Advisory Committee.

Incentives vs Regulations...

Bylaws & Policy

- OCP policies (updated 2011)
- Zoning Bylaw (updated 2014)
- Building Bylaw (2010)

Finding Success

- What was our purpose?
- What did we achieve?

1) Crosstown Apartment

40 unit apartment complex.

Year: 2016

Address: 9304 99 Ave.

An advertisement for Crosstown Apartments. The ad features a list of added features, contact information, and a 'Now Renting' banner. The background of the ad is a photograph of the apartment building. The text is as follows:

CROSTOWN
live.shopwork

added features:

- BONUS: Underground parking
- 1 and 2 bedroom units available
- One year free internet & cable
- Accessible Housing built for Safer Home Standards

for more information call:
250.785.0199
www.crosstownrentals.ca
info@peacecenterprises.com
Development: By Peace Enterprises Ltd.

Now Renting in the neighborhood near you

2) Avalon Villa Townhomes

12 units built based on SaferHome Programme

Year:2010

Address: 9803 117 Ave.



Moving Forward

- What would we do again?
- Do different?
 - Rebate Incentive
 - Policies: Zoning and Guidelines
 - Provincial Programs
 - Coordination and Education
 - Implementation and Monitoring

Moving Forward

- Updates
- Accessibility & Age Friendly in the Community
- Opportunities to review our bylaws, policies: OCP update (underway), Zoning (upcoming).
- Future budget requests.
- Marketing tool for developers to build accessible homes. – Upcoming demand.
- We want our community to be born, raised, work and retire here.



Thank You!

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