



Delta Housing Be Mine Society

Networking for Housing Solutions in Delta

NOVEMBER 2025 - TOOLBOX - ACTIONS

1. Inclusive Design Checklist for Developers

A standardized list that developers can use during early design and permitting stages. Includes accessibility benchmarks (zero-step entries, adaptable bathrooms, wider corridors), sensory and cognitive design features, and sample universal floorplan options.

Why it fits:

It translates broad accessibility goals into specific design actions. Developers gain a practical tool that removes guesswork and aligns with CMHC and BC Building Code expectations for inclusive housing.

2. Partnership & Incentive Guide

A concise reference guide outlining available funding streams, inclusionary zoning incentives, and partnership opportunities with CLBC, BC Housing, and local non-profits.

Why it fits:

It shows developers how to make inclusive projects financially viable. Instead of seeing inclusion as a cost, they can access concrete resources that offset expenses and promote collaboration.

3. Inclusive Housing Design Catalogue (Delta Edition)

A curated collection of adaptable and accessible floorplans, inspired by CMHC's Housing Design Catalogue but customized for Delta's needs—showcasing modular homes, garden suites, and equal-bedroom designs for adult families.

Why it fits:

This tool bridges the gap between policy intent and design reality. By showing what inclusive housing looks like in practice, it empowers developers and non-profits to replicate proven models that work in Delta's context.

4. Community Collaboration Framework

A structured process template for engaging individuals with lived experience, advocacy organizations, and accessibility committees during project planning and design review.

Why it fits:

It operationalizes the principle of *"Nothing About Us Without Us."* Rather than symbolic consultation, it embeds authentic co-design into the development process, ensuring lived expertise shapes outcomes from the start.