FlexHousing- Homes that Adapt to Life’s Changes

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Today's Objective

To Show FlexHousing’s response to your clients needs ----

in New Construction

And in Renovations
Basic FlexHousing Features

Near-grade entry
Main floor washroom, kitchen, bedroom
Manoeuvring space
Safety provisions

Self-contained suite
Kitchen/Bathroom adaptable
Convertible Rooms
Home Office

Room Floor plans produced in “design options publication”
W/C lift
In Entry
Up-scale Entry
Could also include
These features
Choice of work-surface height
SIDE OPEN
Wall oven
With Pull-out
Work surface

Major safety feature
a wheel-in shower stall.
wall reinforcement permits grab bar installation exactly where needed
Tile over solid backing
Is most versatile
And secure –

Can also be beautiful
Large home office may become…….
Partition makes two small bedrooms !!!
With easily installed wall ... two rooms
Modest FlexHousing

FlexHousing provides entry at grade,…
Up scale FlexHousing

open concept and lowered windows.
## Cost of FlexHousing

### Basic FlexHouse Cost Analysis:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs for FlexHousing features</td>
<td>$ 7,833</td>
</tr>
<tr>
<td>Cost of Benchmark House</td>
<td>$143,072</td>
</tr>
<tr>
<td>Total Cost of Basic FlexHouse</td>
<td>$150,905</td>
</tr>
</tbody>
</table>

5.5% over the cost of Benchmark House  

(only 2.0% if normal attic trusses are used)

Source CMHC cost of FlexHousing study
Useful References

Design Options Publication 63909 CMHC
Bien Pense SHQ
Flex Consumer Publication CMHC
Flex Professionals Guide “
Flex Pocket Planner 61943 “
Cost of FlexHousing 2002 sun ridge

National Building Code part 3.8
CSA B651-04 Barrier Free Design
(Accessible Design for the Built Environment)
Ontarians with Disabilities Act
ACT Studies related to Adapted housing

University of Ottawa Grab Bar Study
Implimenting Adaptable/Accessibile homes

- Lifetime homes, England
- ODA, Human rights code
- Vancouver city adaptable dwelling bylaw
- BC bldg code guideline
- Richmond convertible Home guideline
- North Vancouver design guideline
Thank you for your interest
From several Happy clients
And from me

Thank You

Tom Parker