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Guidebook

The CMHC "Open" House addresses four main areas of disability as indicated by the symbols shown on the front cover.



Mobility
Disabilities



Sight
Impairments



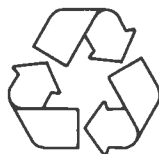
Hearing
Limitations



Environmental
Sensitivities

Existe aussi en français sous le titre « VISITE 'LIBRE' GUIDE »

**This Guidebook is available in braille and
audiotape by calling 1-800-563-0668**



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MH
92063
c.1

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Centre de ressources et de consultation sur
l'habitation

The CMHC "Open" House Guidebook

Welcome to the Canada Mortgage and Housing Corporation (CMHC) "Open" House, a barrier-free display house designed to promote accommodations that are suitable and accessible to a wide range of occupants.

Acknowledging the requirements of many Canadians, including people with disabilities, the design and products of the "Open" House take into account user's needs in four main areas: mobility disabilities, sight impairments, hearing limitations and environmental sensitivities.

The house was designed and assembled using advice from leading experts in the barrier-free design field and from people with disabilities. It is our hope that the CMHC "Open" House will act as a catalyst for discussion and education among the general public and the housing industry, and that this will lead to more accessible homes in the future.

To solicit opinions from as many people as possible, the CMHC "Open" House is touring across Canada throughout 1992. For more information on the tour, the house design, or the products and suppliers involved, please call the CMHC "Open" House Hotline toll-free from anywhere in Canada at **1-800-361-2532**.

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Garden

Kitchen

Living Room

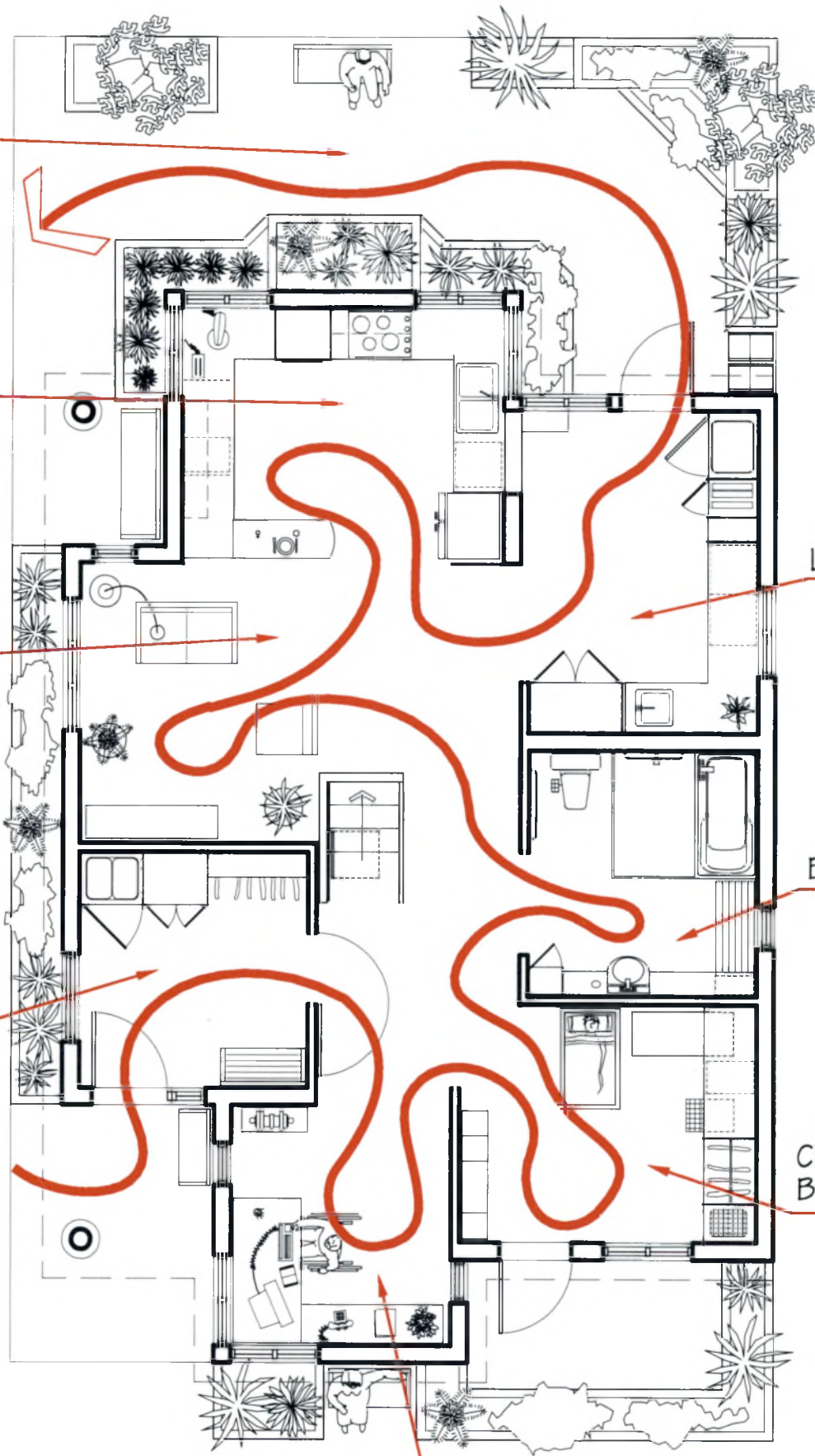
Entry

Office

Laundry

Bathroom

Child's Bedroom



Plan

The plan of the "Open" House consists of room modules which can be separated for individual demonstrations. Together, however, they form the ground floor of a two-story house designed to accommodate two parents and a young child, with the adults having some level of disability.

It's important to emphasize that the needs of individual persons vary greatly, depending upon the type and extent of their disability. For that reason, the "Open" House does not advocate any one particular design or product. Rather, its purpose is to illustrate a number of possibilities for safer, more independent living.

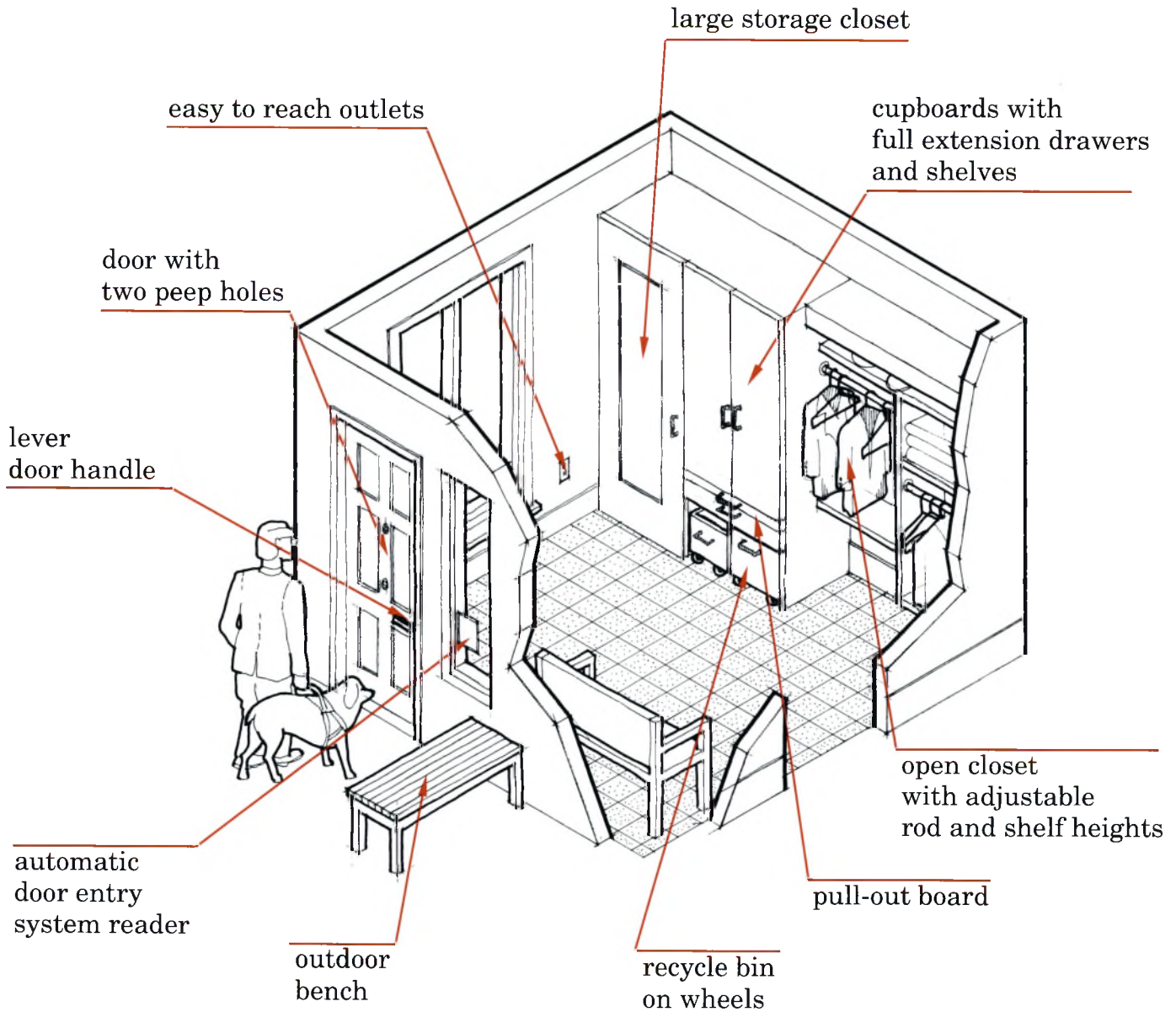
Each room of the "Open" House is designed with features unique to the activities of the space and these are detailed by room on the following pages. However, there are a number of design elements common to the entire house which include:

- Wider hallways and doorways for easier movement of furniture and wheelchairs throughout the house. Swing clear door hinges are used on all doors to maximize the door clear opening.
- Fresh air and natural lighting to every room of the house and an outdoor deck and side garden, all as an integral part of the design.
- Materials that reduce indoor air pollution. Among them, low vinyl content tile flooring with a transparent liquid beeswax finish that emits no harmful vapours, and an odourless, non-toxic, water-based adhesive for all floor finishes.
- A variety of low-tech, built-in and retrofitable solutions providing alternatives to meet users' needs.
- Light switches and electrical outlets that are at consistent locations and at heights accessible to everyone.

The tour of the CMHC "Open" House is indicated by the red arrow through the plan on the opposite page.

We hope you'll enjoy your visit to the CMHC "Open" House. Together, let's open the door to more accessible housing for all Canadians.

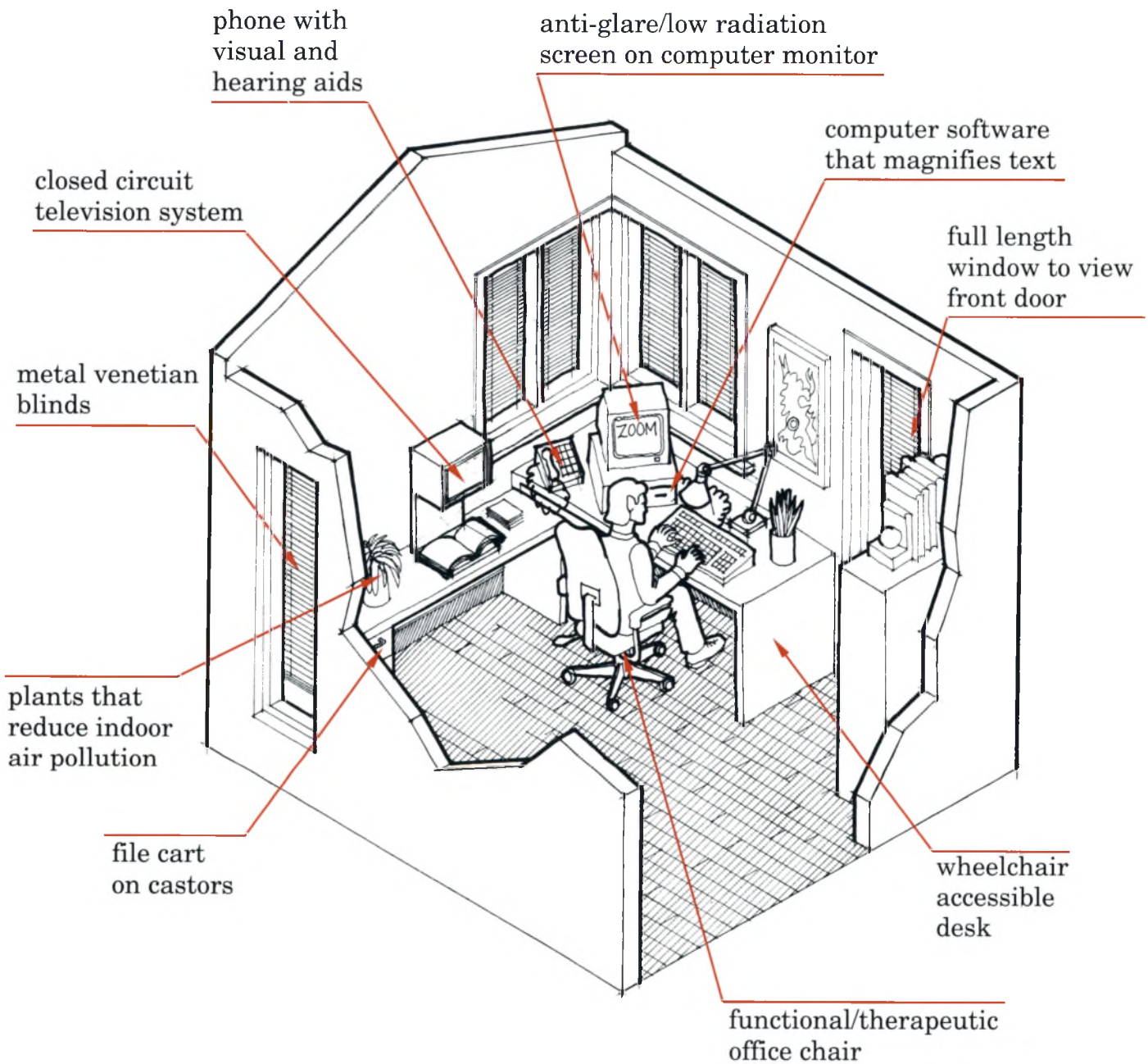
Entry



Safety and accessibility are primary considerations for all aspects of the "Open" House, particularly the entry. Important features include:

- Level, clear floor area at entrance, well illuminated and covered by a large overhang.
- Bench by doorway to set packages on while opening door.
- Two-door entry vestibule for better indoor climate control.
- A wireless entry system and door-opening device which automatically unlocks and opens the door. The lock can also be manually operated with the key-in-lever handle.
- Wide angle peep holes at both standing and sitting eye levels.
- Doorbell chimes with light for occupants with hearing limitations.
- Open closet with adjustable rods and shelves for easy access for children, adults and people in wheelchairs.
- Full-spectrum fluorescent valence light in open closet.
- Cupboards with full extension drawers and shelves plus a pull-out board to place items conveniently within reach.
- Large storage closet which can accommodate shopping trolleys and folding wheelchairs.
- Recycle bins on wheels to allow easy movement of recyclable materials to curbside.
- Bench provided as seating while putting on boots, etc. and also for storage.
- Contrasting colours for better visibility of door and wall edges.
- Security system with built-in speaker and siren in case of fire, break-in or other emergency. The smoke detector feature incorporates a large strobe light for those with hearing limitations.

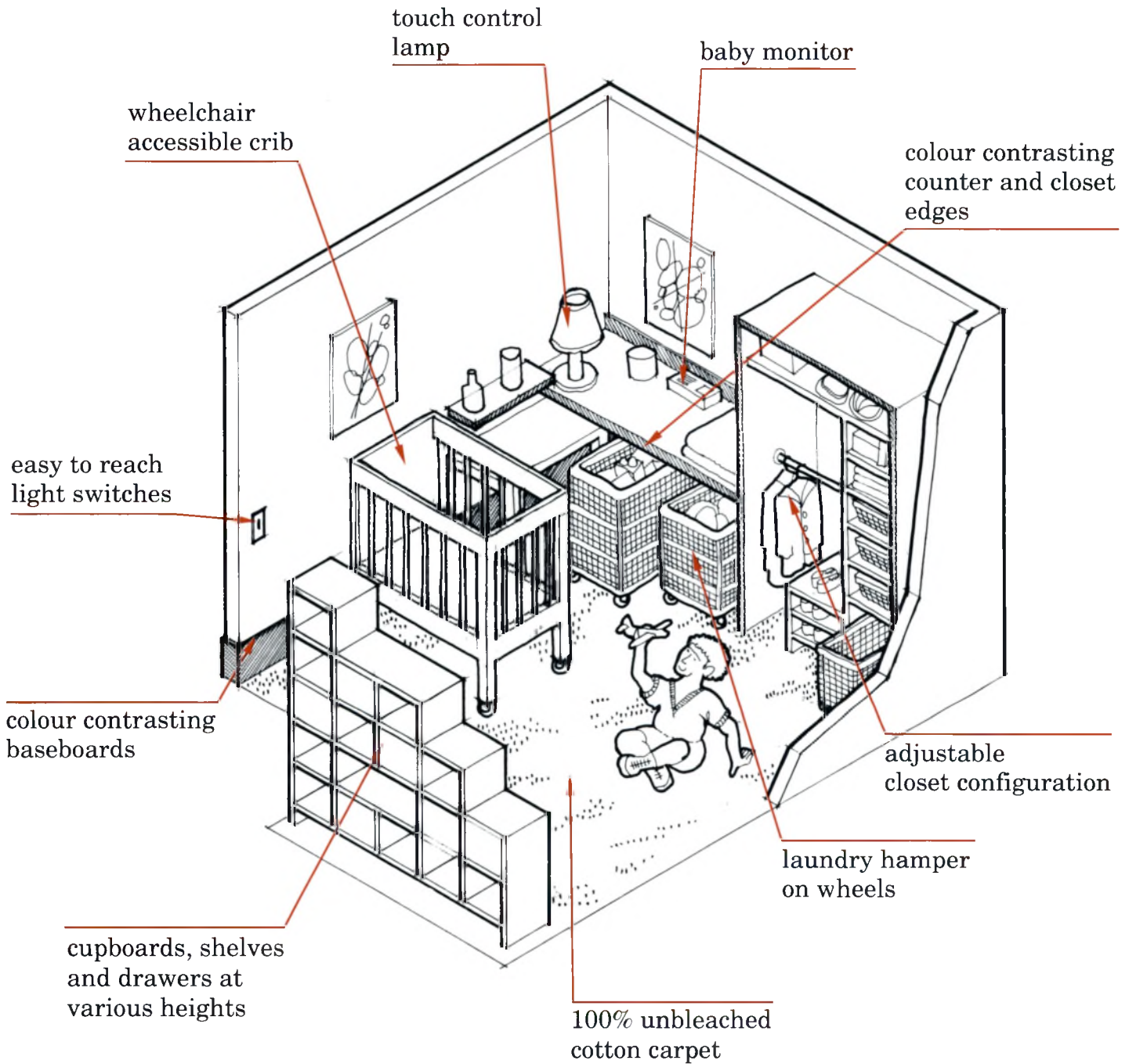
Office



Today, many people are choosing to work from home, either as employees of companies or as owners of home businesses. Modern technology such as fax machines and computers allow everyone to communicate with the outside world quickly and easily, all from a single work station. The "Open" House takes full advantage of these technologies. For example:

- A closed-circuit television system for people with low vision. Text is placed on a viewing table and magnified on a TV screen through a solid state camera.
- Computer software which displays text in large print.
- A braille printer and a voice synthesizer which reads aloud what is being displayed on the computer monitor.
- For users with hearing limitations, a flashing screen option to replace the beeping cursor.
- An anti-glare screen on the monitor reducing glare and reflection.
- An adjustable copyholder set up beside the computer to decrease eye movement between written work and the monitor.
- A large push button phone with handset volume control, extra loud ringer and one-touch dialing.
- Office located adjacent to the house entry for easy and convenient access. A full-length window permits a view of the entrance door to see who is calling.
- Window sill heights are low enough to view the outside from a seated position.
- Metal venetian blinds which reduce glare while being chemically inert and easy to clean.
- Accessories such as easier-to-read bold lined writing paper, a large print dictionary and a hand-held magnifier.

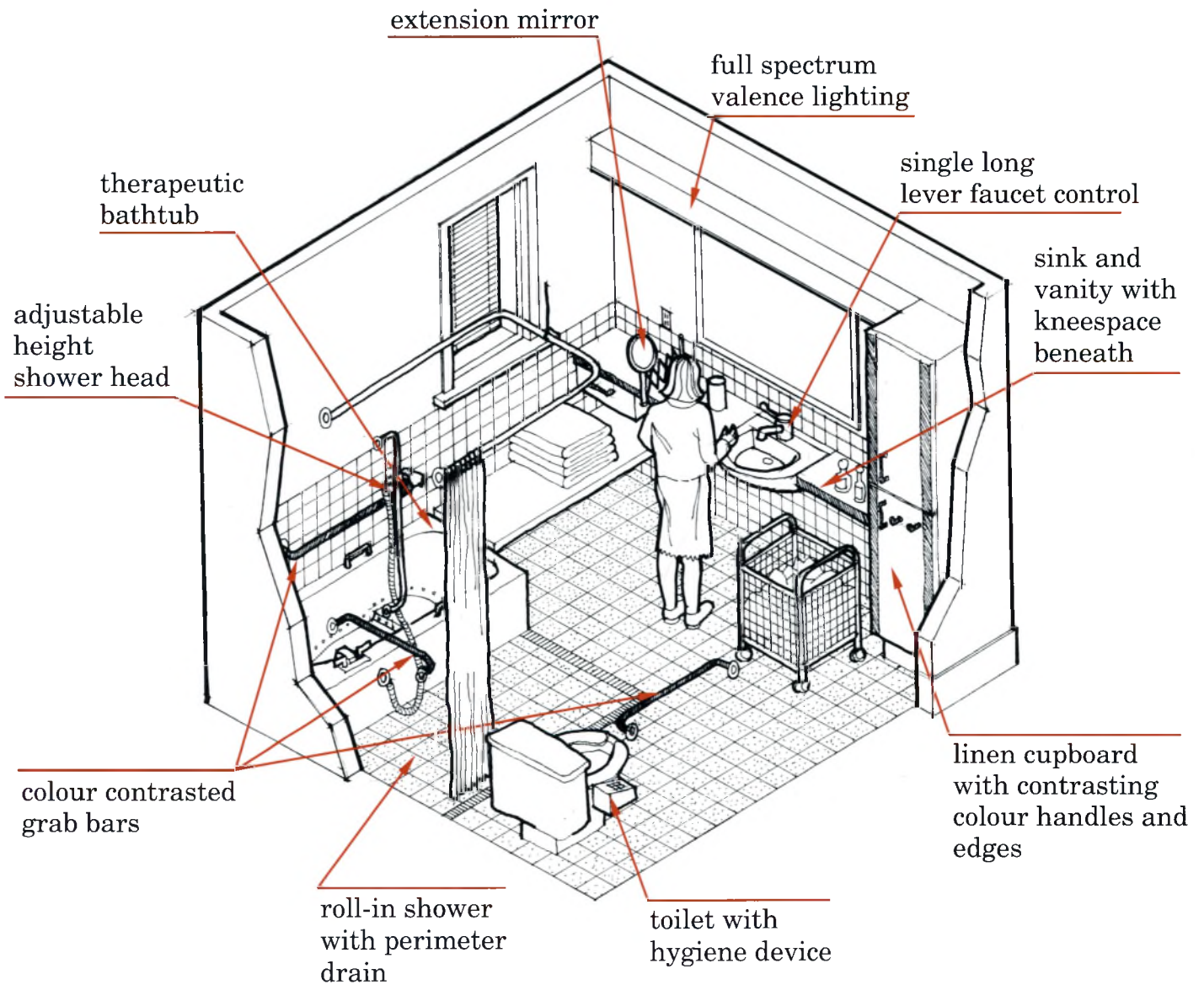
Child's Bedroom



Ease of access and the ability to care for a child are important considerations in the design of the child's bedroom. Both its location on the ground floor and the furnishings within the room reflect this consideration. Features include:

- Colour contrasting to assist people with visual impairments in distinguishing counter and wall edges. Bright primary colours are also used as accents for the door and window frames.
- Wheelchair accessible crib. When sliding doors are open, a guard rail prevents the child from rolling out.
- A changetable accessible to wheelchair users and a changing pad featuring easy-to-use velcro straps to prevent a child from falling off the table.
- A playpen which can be opened with one hand.
- A baby monitor with both a sound and light indicator.
- Desk lamp which has a touch activated base.
- Night light that is darkness activated.
- Closet organizer providing variable height adjustments for clothes rods and shelves.
- Laundry hamper on wheels for easy transfer to and from laundry room.
- Window with a low sill height that allows a small child to see outside.
- Cabinet units with variable cupboard, shelf and drawer heights for ease of access by child and adults.
- Carpet made of 100% unbleached cotton which does not release any harmful emissions.

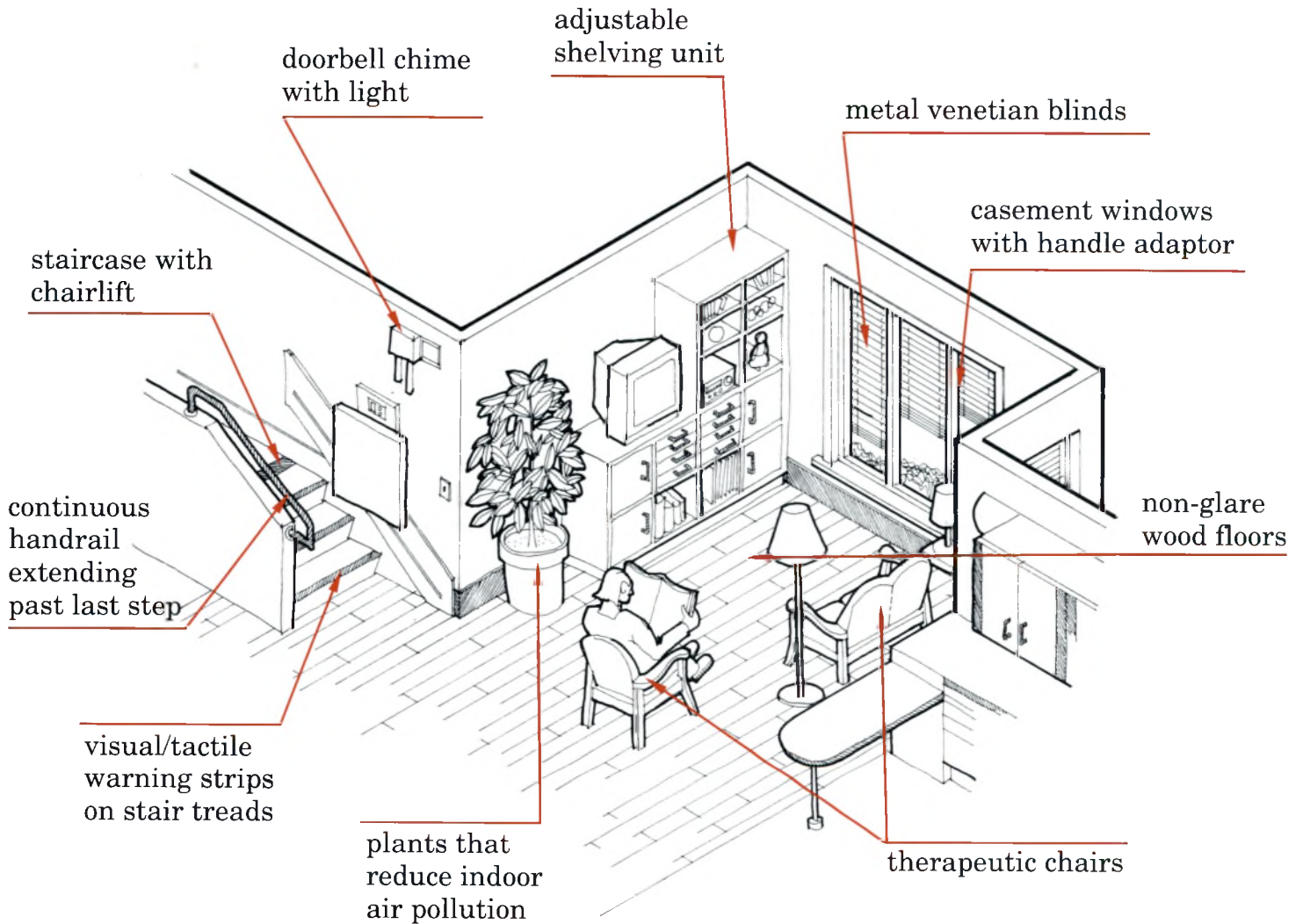
Bathroom



Safety and independence are two important objectives in the bathroom. The design of the "Open" House bathroom accommodates these considerations in the following ways:

- Reinforcement is built into the walls so grab bars may be easily added where and when required, according to an individual's personal needs. The bars also incorporate strong colour contrasting for easy visibility.
- The toilet incorporates a personal hygiene device with a heated seat that uses a warm-water spray and air dryer, eliminating the need for toilet paper.
- The roll-in shower with perimeter drain is large enough to accommodate a wheelchair and also acts as a transfer area. Offset, single lever, pressure balancing and temperature limiting controls provide easier and safer use. The shower head is height adjustable and has an extra long hose.
- The deep bathtub includes jets positioned to massage the back and legs and includes built-in grab bars. Front deck-mounted lever faucet controls are within easy reach.
- Knee space under the shallow sink and vanity makes it possible for wheelchair users to get in close. Pipes under the sink are insulated to prevent burns.
- The vanity mirror is large enough to be seen from any height and a smaller extending mirror has both a regular, and magnifying surface.
- Full spectrum fluorescent valence lighting with eggcrate louver provides good lighting levels without glare.
- The entire bathroom is designed as a "wet" area for safer and more functional use of the room.

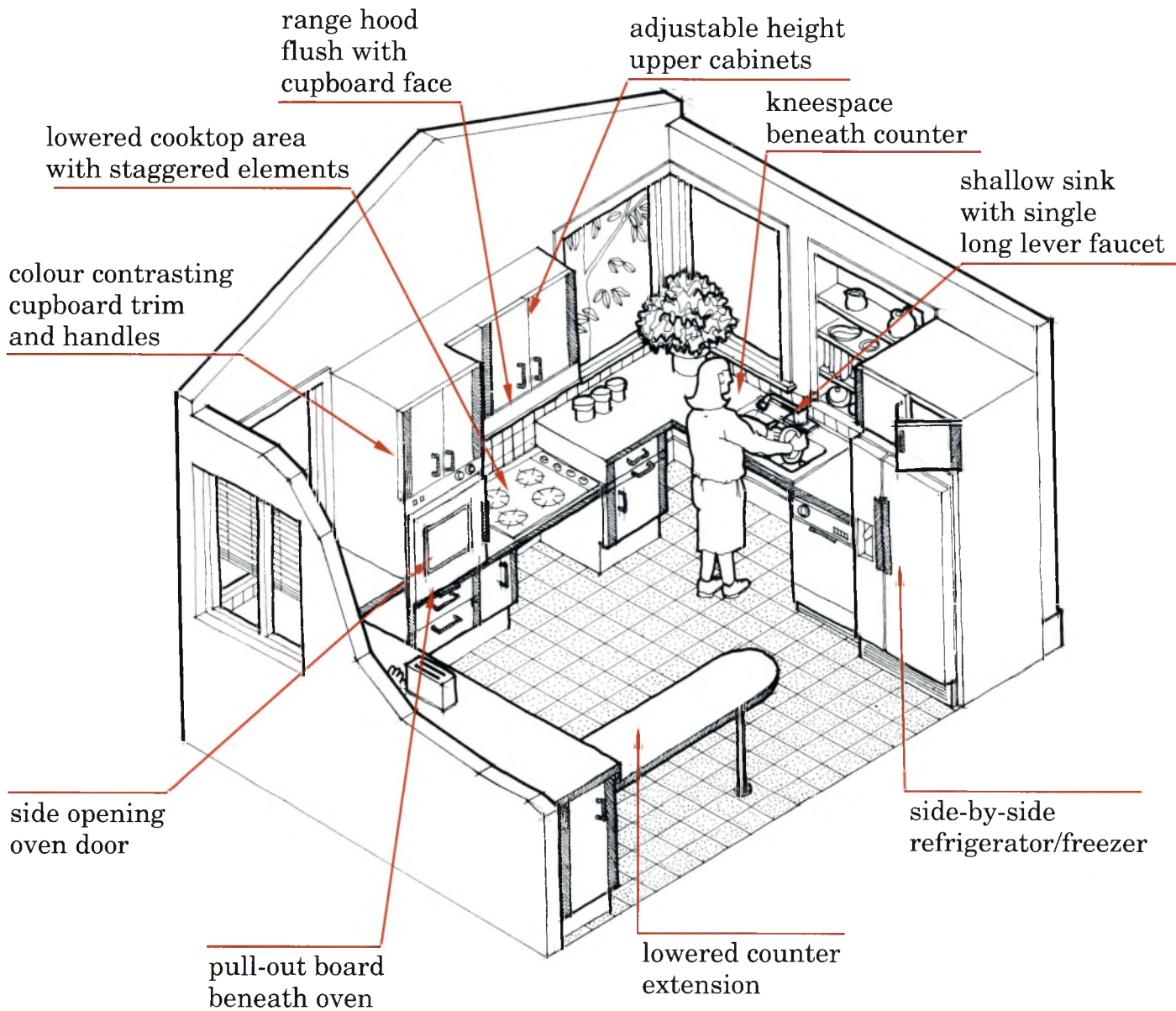
Living Room



The living room of the "Open" House displays products and technologies which allow comfortable independent living within a relaxed setting. Features include:

- An environmental control system which allows residents to operate the television, video cassette recorder, blinds, windows and lights from a single location. It can even answer the telephone or dial any of several programmed numbers. The system consists of a central controller and several remote modules. No special wiring is required. It can be connected to a computer and can operate more features of the house with additional modules.
- A closed-caption television decoder which allows people with hearing limitations to read the captions provided on many television and video taped programs.
- Chair and loveseat featuring modular designs that are both functional and therapeutic. Solid construction, adjustable seat and backrest positions, plus available options such as seat lifts, leg rests, neck cushions and padded arm rests, provide comfortable seating and proper support, catering to an individual's personal needs.
- Motorized window controls and casement windows with large handles to make it easier to open and close windows. The size and location of the windows permit both standing and seated people to see outside.
- Metal venetian blinds which collect less dust than fabric draperies and emit less gaseous fumes, while providing occupants with natural light control.
- The telecommunications device for the deaf (TDD) to allow people with hearing and speech limitations to communicate by telephone using typed messages.
- A strobe light activated by a smoke detector alerting hearing-impaired residents to the possibility of fire.
- A wheelchair lift in the staircase providing access to other floors. Solid risers and treads in contrasting colours, along with visual/tactile warning strips on the nosings and landing, make the stairs more visible and safe. A continuous smooth handrail provides support and guidance.

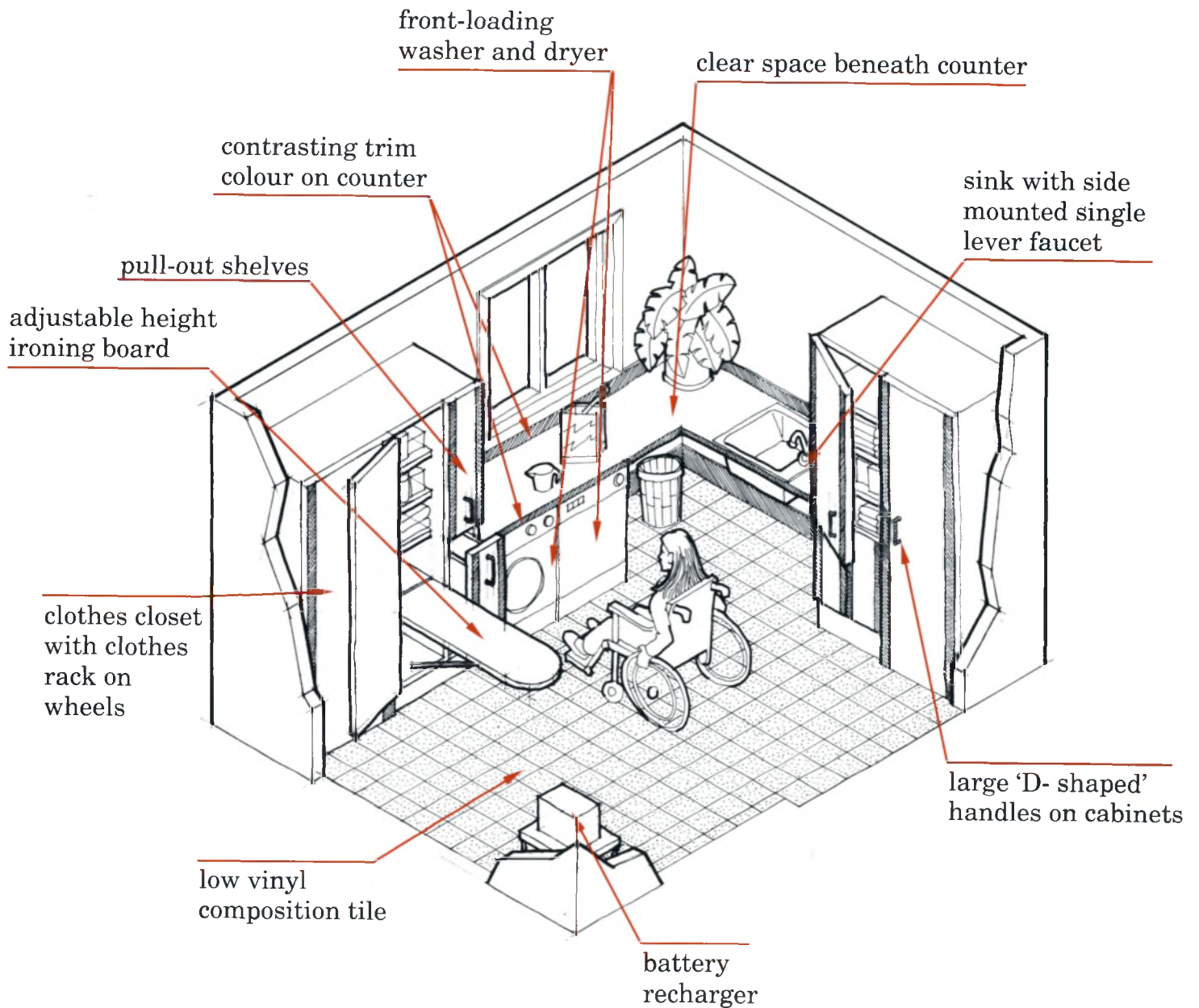
Kitchen



The "Open" House kitchen has been designed to provide all amenities within easy reach from both a standing and seated position, thus providing better access for everyone. Features include:

- Ample clear floorspace for wheelchair users or many cooks in the kitchen.
- Lower cabinets with full extension drawers and shelves, pull-out boards and a 15 cm kickspace which incorporates a roll-out drawer. A complete roll-out cabinet provides additional flexible workspace.
- Upper cabinets mounted to the wall with adjustable brackets that can be raised or lowered depending on user needs. Cabinet doors demonstrate both side-hinged, sliding and flip-up options, and include valence lighting beneath.
- Side opening oven door with a pull-out board beneath. Oven controls are colour contrasted for easier visibility.
- Lowered cooktop with solid, location-staggered burners and control knobs at the front edge, for use from a seated position.
- A rangehood tucked under the upper cabinet so that sharp corners do not protrude into the room.
- A shallow sink with kneespace beneath for use when seated. The faucet is operated by a single long lever.
- Automatic dishwasher with a minimum number of push button controls of contrasting colours. This model also heats its own water allowing lower household water temperatures.
- Side-by-side refrigerator/freezer with ice dispenser in the door for convenient access.
- Electrical outlets provided on the side edge of the counters for easier access.
- Front and back edges of the counters, "D-shaped" handles, and cabinet edges are all colour contrasted for greater visibility.
- A lowered counter extension provides additional workspace, as well as a convenient place to eat.

Laundry Room



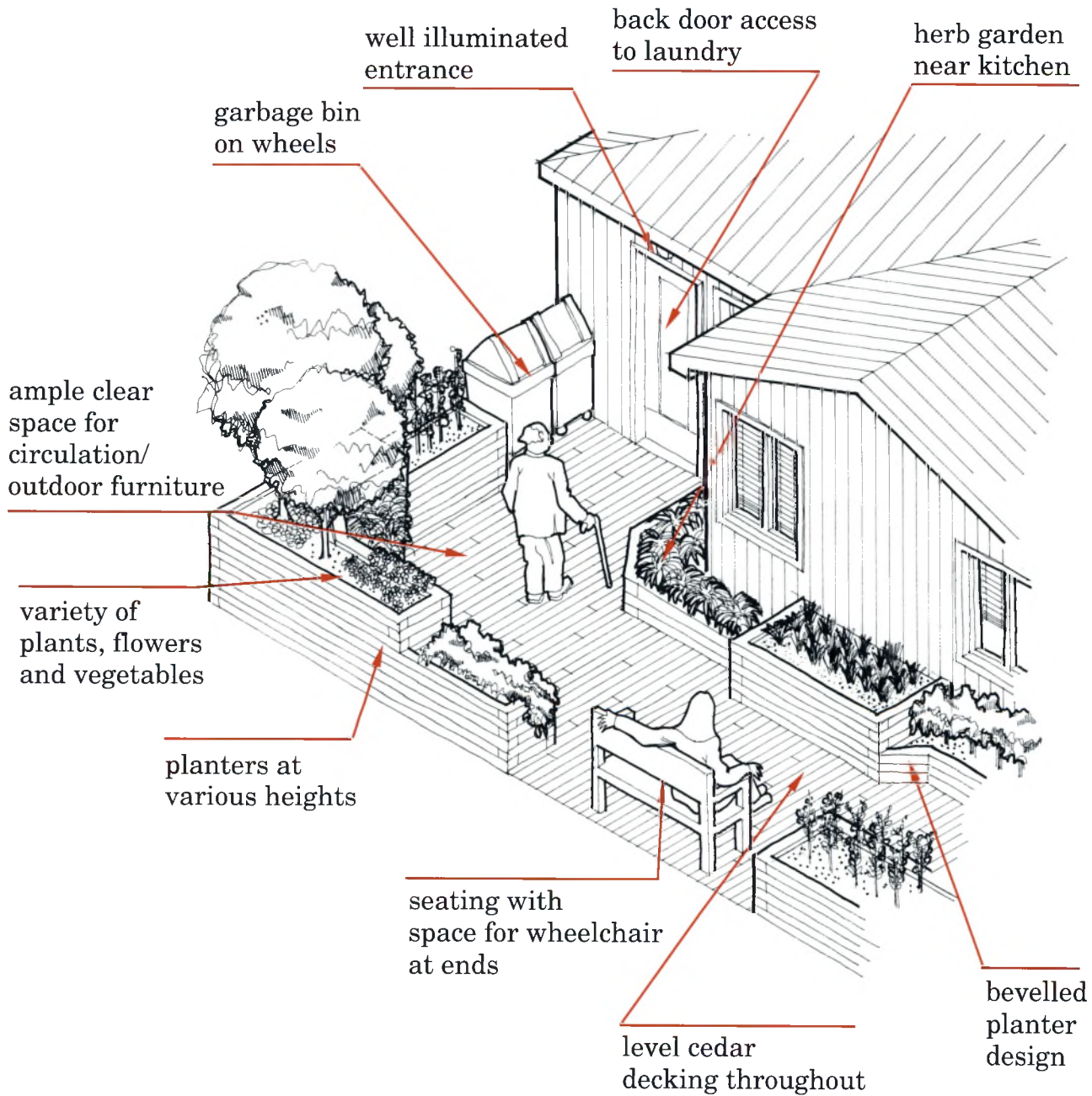
Even the most well-designed house in the world won't eliminate everyday chores such as laundry. But it can make them easier. Design considerations in the laundry room include:

- Open space under the counters to make it easy to sort or fold clothes while seated.
- A cabinet with an adjustable height fold-down ironing board.
- A cabinet incorporating a clothes rack on wheels to deliver clean clothes to other rooms of the house without carrying them.
- Front-loading washing machine and dryer with front-mounted controls which are large and easy to use. Since the washer heats its own water, water temperatures in the rest of the house can be kept low enough to reduce the danger of scalding. This particular washer also saves water and energy.
- A laundry tub equipped with a single-lever faucet control within easy reach at the side.
- A battery recharge area for electric wheelchairs.
- Medical assistance voice unit which opens 2-way speech contact in emergency situations.

The mechanical system of the house is also located in the laundry room. It is designed to provide a comfortable and healthy indoor environment, meeting the needs of people with environmental sensitivities. It includes:

- A heat recovery ventilator (HRV) providing fresh outdoor air to the house while extracting heat from the stale outgoing air. This keeps indoor humidity levels under control and prevents moulds from growing.
- Air purification through filters set up on the cold side of the heating coil. The first filter traps and breaks down gaseous contaminants and a second filter traps dust and other particulates.
- An electric boiler with a copper heating coil which provides steady relatively low temperature heat to the forced air heating system. Combustion fumes and offgassing from the heating element are therefore eliminated within the house.

Garden



The "Open" House outdoor garden space is designed as a natural extension of the indoor living area. The accessible side garden provides plant and activity areas for a variety of creative interests or just for peaceful relaxation. Features include:

- Back door access to the house through the laundry room.
- Herb garden close to the back door for easy access from the kitchen.
- Garbage bin on wheels for easy transfer to curbside.
- Compost bin to recycle organic kitchen scraps.
- Raised planters of various sizes and heights for convenient use by everyone.
- Bevelled planter design to eliminate sharp corners and obstructions.
- Varied plant and vegetable species to create a colourful, fragrant and tasty garden.
- Conversation area with wood bench and clear space at ends for wheelchair users.
- Good lighting at the back door and along the garden deck.

Plants throughout the interior of the "Open" House add colour and life to the indoor environment. As well, certain plant varieties such as green spider plants, English ivys and potted mums, actually improve the indoor air quality by filtering and making use of some common indoor pollutants such as formaldehyde and benzene.

Products

EXTERIOR GARDEN

- Garbage Bin on Wheels
- Exterior Benches

ENTRY

- Wireless Entry System
- Oval Mirror
- Door Opening Device
- Illuminated Doorbell
- Recycle Box with Wheel Caddy
- Valence Light with Eggcrate Louver
- Deacon's Bench
- Combination Rods and Shelves
- Peep Holes
- Doorbell Chime with Light
- Cabinets
- Security System

OFFICE

- IBM PS/2
- IBM LaserPrinter
- IBM Access Dos
- Windows 3.0
- Trackball-alternate mouse
- Breath Input Device
- Complete Communicator
- ZoomText Plus
- DecTalk Speech Output
- Big Button Phone
- Obus Forme Chair
- Headphones for DecTalk
- Large Print Dictionary
- Magnifying Glass - 3 X
- IBM Monitor
- IBM Anti-Glare Screen
- Word Perfect 5.1
- Supplemental Driver Library
- Unicorn Mini Keyboard
- Multi-Access Package
- Screen Reader
- Arkenstone Reader
- Voyager CCTV
- Fone Flash
- Office Furniture
- Work Lamps
- Large Number Calculator
- Copyholder

BEDROOM

- Wheelchair Accessible Crib
- Cabinets
- Gliderswing
- Basket Trolley
- Baby Monitor
- Door Turning Device
- Velcro Straps
- Multi-Color Shelf and Cabinet Units
- Garment Retrieval Pole
- Changetable
- Closet Organizer
- One-Hand Access Playpen
- Laundry Basket
- Touch Activated Lamp
- Change Pad for Changetable
- Darkness Activitated Night Light
- 100% Cotton Carpet

BATHROOM

- Therapeutic Bathtub
- Cedar Bench
- Large Mirror
- Sink Faucet-Long Lever Handle
- Safetymix Shower System
- Perimeter Shower Drain
- Shower Wheelchair
- Extending Mirror
- Basket Trolley
- Cabinets
- Bathtub Faucet-Lever handles
- Semi-Recessed Sink
- Toilet and Smart Seat
- Perimeter Shower Rod
- Shower Curtains
- Towel Bar and Hooks
- Grab Bars
- Wall Tile Panelling
- Valence Light with Eggcrate Louver

LIVING ROOM

- EZ-Control System
- Conventional Smoke Alarm
- Strobe Smoke Alarm
- Wheelchair Lift
- Shelf Unit
- Therapeutic Two-Seater
- Television with Closed Caption
- Simple Remote Control
- Window Opening Adapter
- Telecommunication Device for the Deaf
- Medical Assistance Voice Unit
- Stairway Anti-Slip Surfacing
- Therapeutic Chair
- Conventional Wheelchair
- VCR
- Motorized Window Opener
- Books

KITCHEN

- Shallow Double Bowled Sink
- Dishwasher-Minimum Controls
- One Hand Access High Chair
- Large Number Wall Clock
- Side Hinged Oven
- Canopy Rangehood
- Adjustable Cabinets
- Long Oven Mitts
- Faucet-Long Lever Handle
- Side by Side Refrigerator/Freezer
- Large Number Counter Timer
- Cooktop
- Pull Out Waste Bins
- Pot Handle Stabilizer
- Lever Handle Turning Device

LAUNDRY ROOM

- Front Loading Washing Machine
- Side Mounted Sink Faucet
- Fan/Coil/Filter Unit
- Electric Boiler
- Clothes Closet with Moveable Clothes Rack
- Dryer with Front Controls
- Laundry Sink
- Heat Recovery Ventilator
- Power Drive Wheelchair
- Adjustable Ironing Board Cabinet

GENERAL

- Vinyl flooring
- Floor Adhesive
- Doors
- Lever Door Handles
- Venetian Blinds
- Corner Guards
- Parquet flooring
- Beeswax for vinyl floors
- Casement Windows
- Swing Clear Hinges
- Rocker Light Switches

Suppliers

- Aeroflo Inc.
- Air Purification Products
- American Standard
- Architectural Antique Warehouse
- Barwood Floors
- La Groupe Betacom Group
- The Bay
- Beaver Lumber
- Bell Telephone Company of Canada
- Bissell Healthcare Corporation of Canada
- Cambridge Brass
- Canadian Hearing Society
- Canadian National Institute for the Blind
- Canadian Rehabilitation Council for the Disabled
- CanStor Consumer Storage Products Inc.
- Centura Floor and Wall Fashions
- Circul-Aire
- The Complete P.C. Inc.
- Cordun Associates Inc.
- CHUBB Security Systems
- Decogard Products
- Dellinger Inc.
- Eaton
- Evenflo Juvenile Products
- Everest & Jennings Canadian Ltd.
- Frank's Piping Industries Inc.
- Frontier Computing
- Ginger's Bath Centre
- Global Care
- Granberg Superior Systems Inc.
- Handi-House
- Hardwick and Florian Windows (1979) Ltd.
- Home Hardware
- House of Cedar
- Ikea
- Inly Systems International Ltd.
- Kitchen Aid Canada
- les bains Classique baths ltd.
- Lighting Design Centre
- Madock Manufacturing
- MicroSoft Canada Inc.
- Moen Inc.
- Oakwood Lumber & Millwork Co. Ltd.
- Personal Communications Systems Inc.
- Preston & Lieff Glass Ltd.
- ProtectAlert
- Radio Shack
- Regenesi Development Corporation
- R.G. Dobbin Sales Ltd.
- The Rehabilitation Centre
- Safety Supply Canada Ltd.
- Sears
- Security Plus
- Services Industriels Savaria Inc.
- Smith Pharmacy
- Space Art
- Stanley Magic Door
- Sunray Electronics (Can.) Ltd.
- Teekah Environmental Products Ltd.
- Universal Appliances
- Van EE
- Weiser Inc.
- White Consolidated Industries
- WordPerfect Corporation

For further information on any of the products or suppliers, call the CMHC "Open" House Hotline at **1-800-361-2532**.

Order Form

CMHC Publications and Videos on Housing for People with Disabilities

Simply check the publication(s) and video(s) you would like to order indicating the preferred language and format. Then drop this form off at the CMHC display area or mail to: "Open" House, Project Implementation Division, CMHC, 700 Montreal Road, Ottawa, Ontario K1A 0P7. Telephone orders can be made using the numbers provided. Alternate formats include braille, audiotape and large print.

Free Publications

- Housing Choices for Canadians with Disabilities* (NHA6619)
An up-to-date wide-ranging report on innovative housing, support services and technologies designed to enhance the independence and lifestyles of people with disabilities.
 English French Braille Audio Large Print
- At Home with Alzheimer Disease* (NHA6229)
 English French Braille Audio Large Print
- Cost and Design of Housing for Disabled Persons*
 English French Braille Audio Large Print
- Eligible Modifications for Residential Rehabilitation Assistance Program for Disabled Persons* (NHA6342)
 English French Braille Audio Large Print
- A Modification Checklist: Accessibility for Disabled Persons using the Residential Rehabilitation Assistance Program for Disabled Persons* (NHA5895)
 English French Braille Audio Large Print
- Maintaining Seniors' Independence: A Guide to Home Adaptations* (NHA6165)
 English French Braille Audio Large Print
- Housing for the Environmentally Hypersensitive: Survey and Examples of Clean Air Housing in Canada*
 English French Braille Audio Large Print

MORE 

- Survey of the Medical Impact on Environmentally Hypersensitive People of a Change of Habit*
 English French Braille Audio Large Print

Telephone orders: **1-613-748-2367** /Alternate formats : **1-800-563-0668**

Priced Publications

Prices on publications and videos include GST. Please add \$1.00 for each order. A cheque or money order must accompany this form.

- Housing for Elderly People* (NHA5075)
Price: \$4.00
 English French Braille Audio Large Print
- Housing for Disabled Persons* (NHA5467)
Price: \$3.00
 English French Braille Audio Large Print

Priced Videos (Please circle BE number for Beta or VE number for VHS)

- Barrier-Free Housing* (BE0008; VE0008)
Price: \$9.95
 English French Braille Large Print
- Free to Choose* (BE0014; VE0014)
Examines housing alternatives for people with severe physical disabilities.
Price: \$9.95
 English French Braille Large Print

Telephone orders: **1-613-748-2068** /Alternate formats : **1-800-563-0668**

Name _____

Address _____

City _____ Province _____

Postal Code _____ Telephone (____) _____

CMHC "Open" House Survey

This survey is designed to determine whether the need for information on accessible housing is being met, and how more accessible housing can be provided.

1. Where did you visit the CMHC "Open" House?

2. How did you find out about the CMHC "Open" House?
word of mouth newspaper
radio/television ads trade magazine
membership in an association other; specify _____

3. How much did you know about making housing more accessible before you saw this "Open" House?
quite a lot somewhat knowledgeable very little

4. Where do you get information on accessible housing?

5. In which areas do you most need additional information?

6. What was your general impression of the CMHC "Open" House?
excellent good fair poor

7. Did your visit increase your awareness of accessibility?
a great deal somewhat not at all

8. Is your home accessible? Yes No
If no, why not? _____

9. What accessible features would you like in your home?

10. What are three obstacles to building accessible housing?
1. _____ 2. _____ 3. _____

11. Age < 24
 25-34
 35-44
 45-54
 55-64
 65+

12. Sex female male

13. Occupation _____

14. Do you belong to any of the following groups?

- social/health care workers
 housing researchers
 architects/designers
 builders/contractors
 manufacturers/retail sales
 provincial/municipal housing agencies
 disability related organizations
 other; specify _____

15. Do any of the following apply to you, a member of your household, or someone else close to you?

	YOU	OTHER MEMBER OF HOUSEHOLD	SOMEONE ELSE CLOSE TO YOU
mobility impairment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
visual impairment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
hearing impairment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
environmental sensitivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other; specify _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Other comments: _____

17. May we contact you for further comments? If so, please leave your name, address, and phone number.

_____	_____	_____
Name	Street Address	City/Town
_____	(_____) _____	_____
Province	Postal Code	Phone Number

Please send completed survey to:
CMHC "OPEN" HOUSE, Housing Innovation Division,
Canada Mortgage and Housing Corporation,
700 Montreal Road, Ottawa, Ontario K1A 0P7
Fax: 613-748-2402



The CMHC Open House Design Team

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Rob Duncan, Project Manager, CMHC

Blair Ferguson, Display Designer

Thomas Green, Designer, CMHC

Leo Marti-Aguilar, Landscape Architect, CMHC

Gloria Redekop, Researcher, CMHC

Luis Rodriguez, Researcher, CMHC

Leslie Rogers-Warnock, Neil Squire Foundation

Canada