

**Office of the Chief Administrative Officer
Innovation and Transformation**

Date: September 15, 2022
To: Members of the Oshawa Accessibility Advisory Committee
From: Lynda Lawson, Accessibility Program Coordinator
Re: Rezoning and Official Plan Amendments Application Review – Z-2022-06, OPA-2022-04
63 Albany Street
Urban Solutions on behalf of Albany Street Investments Limited

To ensure a timely response on the site plan review process during the COVID-19 pandemic, I have examined the site plan for 63 Albany Street and have identified following items to facilitate your review:

1. That the substance of the paths of travel be indicated on the site plan with concrete being the preference and designed as per Oshawa Accessibility Design Standards (OADS); and,
2. That the path of travel be a minimum of 1.8 m.; and,
3. That consideration be given to providing accessible townhouse units as part of the development as there are currently only stair entrances; and,
4. That an accessible concrete path of travel join the town houses to the tower and the details be provided on the site plan and designed as per OADS; and,
5. That an accessible bench be located outside the main entrance with details provided on the site plan and designed as per OADS; and,
6. That curb ramps/depressed curbs details be provided on the site plan and designed as per OADS and confirm that there is a depressed curb at the main entrance to the apartment/condo; and,
7. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided and on public external stairs with details provided on the site plan and designed as per OADS; and,
8. That the design of accessible parking spaces be in compliance with the Accessibility for Ontarians with Disabilities Act (AODA) and as per OADS in terms of their type, size, access aisles, markings, curb ramps/depressed curbs, crossing and running slopes, signage and symbols; and,
9. That an additional 7 accessible parking spaces (4 Type A, 3 Type B) be provided. With details provided on the site plan and designed as per OADS; and,
- 10.. If underground, place near the elevator and ensure that the elevator lobby entrances have power door operators; and,
11. Remove the drop off wording on the site plan as there is insufficient space for creating an accessible passenger loading zone; and,

12. That lighting levels should be provided at or beside all ramps, steps and stairs and evenly distributed along the path of travel. Consideration should be given to providing supplementary lighting to highlight wayfinding. Please ensure that lighting fixtures or posts do not encroach in the accessible path of travel; and,
13. That confirmation be provided on the site plan that there accessible entrances are to the apartment/condo and designed as per OADS; and,
14. That automated sliding doors are provided on the main entrance to the apartment/condo and power door operators are added to accessible entrances and design as per OADS; and,
15. That consideration be given to providing short term bike racks at ground level near the main entrance to the apartment/condo; and,
16. That the slope and height of the ramp into the parking garage be built to accommodate the height of an accessible van; and,
17. That details be provided on the site plan of the outdoor amenity areas, including accessible tables and seating and designed as per OADS; and.
18. That there are universally designed accessible electric vehicle (EV) charging options available with detail provided on the site plan and designed as per OADS.



Site Plan/Rezoning Checklist

Site Plan Location _63 Albany Street_____

Applicant _____Urban Solutions on behalf of Albany Street Investments Limited

File Number _____Z-2022-06; OPA-2022-04_____

Meeting Date _____September 20, 2022_____

1. External Ground and Path of Travel Surfaces
Reference - Section 2.1 and 3.3 pages 17-20; 65-70

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the path of travel made of a surface that is firm and stable?	Unclear	Provide details on site plan. Design as per OADS. Concrete is preferred material.
2.	Is the path of travel a minimum of 1800 mm?	Not in all places.	Ensure that path of travel is a minimum of 1800 mm throughout the development. Provide details on site plan. Design as per OADS.
3.	Where the clear width is less than 1800 mm, have passing areas, 1800 mm by 1800 mm, been provided at 30 m intervals or less?		Not required if completed as above.

Item	Assessment	Response (Yes/No/NA)	Comments
4.	Do the entrances to exterior paths of travel have a clear opening of a minimum of 950 mm, whether the entrance includes a gate, bollard or other design feature?	Unclear	<p>Provide details on site plan. Design as per OADS.</p> <p>Only stair entrance on townhouse units. Consider accessible town house units as part of the development</p> <p>Add a concrete path of travel joining the town houses to the tower. Provide details on the site plan. Design as per OADS.</p>

2. Rest Areas

Reference – Section 2.6 and 2.10 pages 37-38

Item	Assessment	Response (Yes/No/NA)	Comments
1.	<p>Are rest stops required for the path of travel (> 30 m)?</p> <ul style="list-style-type: none"> If yes, are they spaced a maximum of 30 m apart? 		<p>Recommend accessible bench outside of main entrance. Provide details on site plan. Design as per OADS.</p>
2.	Is there a clear, stable and firm space of 915 X 1370 min for a mobility device adjacent to the bench?		<p>Provide details on site plan. Design as per OADS.</p>
3.	Is there a contrast with the ground, finish or texture to distinguish the path of travel from the rest area?		<p>Provide details on site plan. Design as per OADS.</p>

3. Curb Ramps and Depressed Curbs

Reference – Section 3.4 pages 71-75

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Are there curb ramps or depressed curbs to help people safely and independently negotiate level changes on walkways and other pedestrian routes?	Unclear	Provide details on site plan. Design as per OADS. Confirm depressed curb at main entrance to apartment/condo. Provide details on the site plan. Design as per OADS.
2.	Are Tactile Walking Surface Indicators (T.W.S.I.) provided on the external path of travel where curb ramps and depressed curbs are provided?	Unclear	Provide details on site plan. Design as per OADS.

4. Ramps

Reference Section 2.2 pages 21-26

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the width of the ramp 1100 mm (minimum) or wider to accommodate handrails if required?	N/A	
2.	Is the gradient of the ramp a maximum of 1:15?	N/A	
3.	Is there a clear space/landing of 2440 mm X 2440 mm at the top and bottom?	N/A	
4.	Are intermediate landings provided? Where there is an intermediate landing (abrupt change in direction landing/ramp length exceeds 9000 mm) is there a clear space of 1670 mm x 1670mm?	N/A	

5. Stairs

Reference – Section 2.3 pages 27-30

Item	Assessment	Response (Yes/No/NA)	Comments/
1.	<p>Are Tactile Walking Surface Indicators (T.W.S.I.) provided at top of all flights of stairs?</p> <p>Note:</p> <ul style="list-style-type: none">• T.W.S.I shall be one depth back from leading edge of top steps; 610 mm depth extending full width of stair;• At landings incorporating an entrance into the stairs;• Where the pattern of a stairway is broken; and• Where a landing is greater than 2100mm and does not have a continuous handrail.		<p>Add TWSIs to public external stairs. Provide details on site plan. Design as per OADS.</p>

6. Overhanging and Protruding Objects

Reference – Section 2.5 pages 33-35

Item	Assessment	Response (Yes/No/NA)	Comments
1.	<p>Is the path of travel free from protruding objects?</p>	N/A	

7. Parking

Reference – Section 3.1 pages 55-59

Item	Assessment	Response (Yes/No/NA)	Comments
1.	<p>How many parking spaces are provided on the site?</p>	346	<p>Serious consideration should be given to providing visitor parking.</p>
2.	<p>Are the accessible parking spaces in an appropriate location?</p>	2 – Type B Ground;	<p>There are only 2 provided. Provide details of type and location of remaining 7 accessible parking locations. Provide details on site plan. Design as per OADS . For underground parking, place near elevator .</p>

Item	Assessment	Response (Yes/No/NA)	Comments
3.	How many accessible parking spaces are required? Type A (Van) 4 Type B 5		Only see 2 on ground level and 9 are required Requires 3 more Type B and 4 Type A. Provide details on the site plan. Design as per OADS. If underground, place near the elevator. Ensure that the elevator lobby entrances have power door operators.
4.	Are the accessible spaces and access aisles the correct size as per the city/provincial requirements?		Provide details on the site plans. Design as per OADS.
5.	Are the access aisles marked by high colour contrast diagonal lines?		Provide details on the site plans. Design as per OADS.
6.	Do the accessible parking spaces connect to an adjacent accessible path of travel with a centre curb ramp on the access aisle with (a) tactile walking surface indicator(s)?		Provide details on the site plans. Design as per OADS.
7.	Is accessible parking signage vertically posted as per city/provincial requirements provided?		Provide details on the site plans. Design as per OADS.
8.	Is the International Symbol of Accessibility included as pavement markings?		Provide details on the site plans. Design as per OADS.
9.	Are curb ramps or depressed curbs provided at the end of each accessible aisle?		Provide details on the site plans. Design as per OADS.

NOTE: Ensure that cross and running slopes of accessible parking spaces are at a maximum of 1:50 (2%)

8. Passenger Loading Zones

Reference – Section 3.2 pages 61-63

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is a passenger loading zone (P.L.Z.) provided?		Remove the drop off wording as there is insufficient space for creating an accessible passenger loading zone.

Item	Assessment	Response (Yes/No/NA)	Comments
2.	Is the P.L.Z. as close as possible to the nearest accessible entrance?	N/A	
3.	Is the P.L.Z. away from vehicular traffic flow?	N/A	
4.	Has a side access aisle, curb ramp and signage been provided as outlined in O.A.D.S.?	N/A	

9. Lighting

Reference – Section 5.7 pages 139-141

NOTE: To provide reasonable lighting levels, lighting should be provided at or beside all ramps, steps and stairs and evenly distributed along the path of travel. Consideration should be given to providing supplementary lighting to highlight wayfinding. Please ensure that lighting fixtures or posts do not encroach in the accessible path of travel.

10. Entrances, Doors and Doorways

Reference Section 4.1 and 4.2 pages 79-91

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is at least one main entrance accessible via level, sloped or ramped accessible route?		Apartment/Condo: Provide confirmation on site plan. Design as per OADS. Add power door operators on doors from parking levels to the elevator.
2.	Are all accessible doors at entrances controlled by power door operators or motion/sensor sliding doors?		Provide automated sliding doors on main entrance to apartment/condo
3.	Are accessible entrances located 30 m or less from accessible parking or passenger loading zones?		Apartment/Condo: Yes
4.	Is directional signage needed to guide users to the accessible parking and entrances?		Apartment/ Condo - No

11. Additional Comments:

- Consider adding short term bike racks –ground level – south of main entrance in alcove
- Slope and height of ramp into parking garage to accommodate the height of an accessible van
- Provide outdoor amenity area details on the site plan, including accessible tables and seating. Design as per OADS.
- That there are universally designed accessible electric vehicle charging options available. Provide details on the site plan. Design as per OADS.