

Corporate and Finance Services Innovation and Transformation

Date: December 8, 2022
To: Members of the Oshawa Accessibility Advisory Committee
From: Lynda Lawson, Accessibility Program Coordinator
Re: Rezoning/Official Plan Amendments Application Review
OPA-2022-04 and Z-2022-09
245 & 255 Bloor Street West
Scugog River Developments Inc./D.G. Biddle & Associates Ltd.

To ensure a timely response on the site plan review process during the COVID-19 pandemic, I have examined the site plan for 245 & 255 Bloor Street West Street South and have identified following items to facilitate your review:

1. That the paths of travel surface material details be provided on the site plan. Design as per Oshawa Accessibility Design Standards (OADS);
2. That the paths of travel be a minimum of 1.8 m and designed as per OADS;
3. That a path of travel be provided from the city sidewalk to the main accessible entrance;
4. That entrances to exterior paths of travel have a clear opening of a minimum of 950 mm. Provide details on the site plan. Design as per OADS;
5. That details regarding rest areas be provided on the site plan. Design as per OADS;
6. That curb ramps/depressed curbs be designed as per OADS;
7. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided. Design as per OADS;
8. That ramp details be provided on the site plan. Design as per OADS;
9. That TWSIs be provided at the top of all flights of stairs on the site plan. Design as per OADS;
10. That the path of travel be free from overhanging and protruding objects;
11. 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;
12. That details be provided about the accessible parking spaces located in the parking deck;
13. That an accessible visitor parking space be provided on the outside of the building as there appears to be a door limiting visitor access to the parking garage;
14. That the parking garage be designed to accommodate an accessible van;
15. That proposed underground accessible parking be located as close as possible to an accessible elevator lobby;

16. That details be provided if there is a passenger loading zone and if provided, that it be designed as per OADS;
17. 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;
18. That accessible entrances are indicated on the plan;
19. That power door operators are added to all main entrances;
20. That accessibility details of the amenity area including the accessible path of travel, accessible seating, tables and play equipment be provided on the site plan. Design as per OADS; and,
21. That consideration be given to providing universal electric charging stations that are accessible for all users.

Site Plan/Rezoning Checklist

Site Plan Location _245 & 255 Bloor Street West _____

Applicant _____ Scugog River Developments Inc/D.G. Biddle & Associates Ltd_

File Number _____ OPA-2022-04/Z-2022-09 _____

Meeting Date _____ December 13, 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 the Site Plan. Design as per OADS.
2.	Is the path of travel a minimum of 1800 mm?	Unclear	Provide details on the Site Plan. Design as per OADS. Ensure that a path of travel is provided from the city sidewalk to the main accessible entrance.
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?	Unclear	Provide details on the Site Plan. Design as per OADS.
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	Provide details on the Site Plan. Design as per OADS.

2. Rest Areas

Reference – Section 2.6 and 2.10 pages 37-38

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

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 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 the 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?	Unclear	Provide details on the Site Plan. Design as per OADS.
2.	Is the gradient of the ramp a maximum of 1:15?	Unclear	Provide details on the Site Plan. Design as per OADS.
3.	Is there a clear space/landing of 2440 mm X 2440 mm at the top and bottom?	Unclear	Provide details on the Site Plan. Design as per OADS.
4.	Are intermediate landings provided? Where there is an intermediate landing (abrupt change in direction landing/ramp	Unclear	Provide details on the Site Plan. Design as per OADS.

Item	Assessment	Response (Yes/No/NA)	Comments
	length exceeds 9000 mm) is there a clear space of 1670 mm x 1670mm?		

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. 	Unclear	Provide details on the Site Plan. Design as per OADS.

6. Overhanging and Protruding Objects

Reference – Section 2.5 pages 33-35

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the path of travel free from protruding objects?	Unclear	Provide details on the Site Plan. Design as per OADS.

7. Parking

Reference – Section 3.1 pages 55-59

Item	Assessment	Response (Yes/No/NA)	Comments
1.	How many parking spaces are provided on the site?	162	Provide details on the Site Plan. Design as per OADS.

Item	Assessment	Response (Yes/No/NA)	Comments
2.	Are the accessible parking spaces in an appropriate location?	Unclear	Provide details on the Site Plan. Design as per OADS. Provide details of the accessible parking spaces located in the parking deck.
3.	How many accessible parking spaces are required? Type A (Van) 3 Type B 3	Unclear	Provide details on the Site Plan. Design as per OADS. Recommend that an accessible visitor parking space be provided on the outside of the building as currently restricted from entering parking garage Ensure that parking garage is designed to accommodate an accessible van. The proposed underground parking should be located as close as possible to an accessible elevator lobby.
4.	Are the accessible spaces and access aisles the correct size as per the city/provincial requirements?	Unclear	Provide details on the Site Plan. Design as per OADS.
5.	Are the access aisles marked by high colour contrast diagonal lines?	Unclear	Provide details on the Site Plan. 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)?	Unclear	Provide details on the Site Plan. Design as per OADS.
7.	Is accessible parking signage vertically posted as per city/provincial requirements provided?	Unclear	Provide details on the Site Plan. Design as per OADS.
8.	Is the International Symbol of Accessibility included as pavement markings?	Unclear	Provide details on the Site Plan. Design as per OADS.
9.	Are curb ramps or depressed curbs provided at the end of each accessible aisle?	Unclear	Provide details on the Site Plan. 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?	Unclear	Provide details on the Site Plan. Design as per OADS.
2.	Is the P.L.Z. as close as possible to the nearest accessible entrance?	Unclear	Provide details on the Site Plan. Design as per OADS.
3.	Is the P.L.Z. away from vehicular traffic flow?	Unclear	Provide details on the Site Plan. Design as per OADS.
4.	Has a side access aisle, curb ramp and signage been provided as outlined in O.A.D.S.?	Unclear	Provide details on the Site Plan. Design as per OADS.

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?	Unclear	Provide details on the Site Plan. Design as per OADS.
2.	Are all accessible doors at entrances controlled by power door operators or motion/sensor sliding doors?	Unclear	Provide details on the Site Plan. Design as per OADS.
3.	Are accessible entrances located 30 m or less from accessible parking or passenger loading zones?	Unclear	Provide details on the Site Plan. Design as per OADS.
4.	Is directional signage needed to guide users to the accessible parking and entrances?	Unclear	Provide details on the Site Plan. Design as per OADS.

11. Additional Comments:

- Provide accessibility details of the amenity area including an accessible path of travel, accessible seating, tables and play equipment on the site plan. Design as per OADS.
- Consideration be given to providing universal electric vehicle charging stations that are accessible for all users.