

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: Site Plan Approval Application Review
SPA-2022-26
215 Cordova Road
Tall Treed Investment Corporation, Submission 1

To ensure a timely response on the site plan review process during the COVID-19 pandemic, I have examined the site plan for 215 Cordova Road and have identified following items to facilitate your review:

1. That paths of travel be indicated on the site plan and be designed as per the Oshawa Accessibility Design Standards (OADS). Concrete is the recommended material.
2. That a 1.8 m path of travel be provided from the city sidewalk to the development and around the project;
3. That entrances be provided on the site plan and accessible entrances be identified. Design as per OADS;
4. That curb ramps/depressed curbs details be provided on the site plan. Design as per OADS;
5. 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;
6. That TWSIs on stair details be provided on the site plan. Design as per OADS;
7. That consideration be given to providing accessible units for housing and for visitability.
8. That an elevator on the south side of the project be added to provide accessible access for visitors and/or accessible housing for units on the top floor;
9. That the bicycle rack be relocated to ensure access along the path of travel. Recommend the location be under the staircase along the wall;
10. 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. Provide details on the site plan;
11. That site plan drawings of parking spaces match the parking detail;
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;
13. That main entrances are indicated on the site plan. Design as per OADS;

14. That power door operators are added to accessible entrances and identified on the site plan. Design as per OADS; and,
15. That consideration be given to providing electric vehicle (EV) charging stations that are accessible for all users.

Site Plan/Rezoning Checklist

Site Plan Location _215 Cordova Road _____

Applicant _____ Tall Treed Investment Corporation _____

File Number _____ SPA-2022-26 _____

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	Indicate on site plan. Concrete is the recommended material. Design as per OADS. Provide a 1.8 m concrete path of travel from the city sidewalk to the development and around the project.
2.	Is the path of travel a minimum of 1800 mm?	Unclear	Indicate 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?	Unclear as not all areas marked on plan.	Indicate on 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?	Entrances not clearly marked on plan.	Indicate entrances on the site plan and identify accessible entrance. 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? 	N/A	
2.	Is there a clear, stable and firm space of 915 X 1370 min for a mobility device adjacent to the bench?	N/A	
3.	Is there a contrast with the ground, finish or texture to distinguish the path of travel from the rest area?	N/A	

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?	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.	Unclear	<p>Provide details on the site plan. Design as per OADS.</p> <p>Recommend the addition of an elevator on the south side of the project to provide accessible access for visitors and/or housing for units on the top floor.</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>	No	<p>Relocate bicycle rack to ensure accessible access along path of travel.</p> <p>Recommended location be under the staircase along the wall.</p>

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>	8	
2.	<p>Are the accessible parking spaces in an appropriate location?</p>	Yes	
3.	<p>How many accessible parking spaces are required?</p> <p>Type A (Van) 1 Type B</p>	1	<p>Provide details on the site plan, including signage. Design as per OADS.</p>

Item	Assessment	Response (Yes/No/NA)	Comments
4.	Are the accessible spaces and access aisles the correct size as per the city/provincial requirements?		Provide details on the site plan. Design as per OADS. Ensure site plan drawings match parking detail.
5.	Are the access aisles marked by high colour contrast diagonal lines?	Yes.	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?	No	Provide details on the site plan. Design as per OADS.
8.	Is the International Symbol of Accessibility included as pavement markings?	Yes	Design as per OADS.
9.	Are curb ramps or depressed curbs provided at the end of each accessible aisle?	No	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?	N/A	
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?	Unclear	Provide details on 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 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 site plan. Design as per OADS.
4.	Is directional signage needed to guide users to the accessible parking and entrances?	Unclear	Provide details on site plan. Design as per OADS.

11. Additional Comments:

- Consideration be given to providing accessible units for housing and for visitability.
- That consideration be given to providing universal electric charging stations that are accessible for all users.