

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 Application Review – SPA-2022-21
856 Simcoe Street South
Ariste Ateufack Dji, 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 856 Simcoe Street South and have identified following items to facilitate your review:

1. That paths of travel be a minimum of 1.8 m and designed as per Oshawa Accessibility Design Standards (OADS). Provide details on the site plan. The preferred material for path of travel is concrete;
2. That there be a pedestrian connection from the municipal sidewalk to the units on the west side of the building;
3. That details regarding the entrances to exterior paths of travel be provided on the site plan and designed as per OADS;
4. That curb ramps/depressed curbs be designed 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 ramp details be provided on the site plan and designed as per OADS;
7. That accessible access around the perimeter of the building and the amenity area be provided. Provide details on the site plan. Design as per OADS;
8. That accessible parking details be provided on the site plan and designed as per OADS;
9. 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;
10. 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;
11. That entrances are indicated on the plan and designed as per OADS;
12. That power door operators designed as per OADS are added to all proposed accessible residential/commercial units;

13. That there is an accessible path of travel to the amenity area and that the site plan include details on the amenity area, including reference to accessible furniture, play equipment etc.; and,
14. That consideration be given to providing universal electric vehicle charging stations that are accessible for all users.



Site Plan/Rezoning Checklist

Site Plan Location _856 Simcoe Street South_____

Applicant _____Ariste Ateufack Dji_____

File Number _____SPA-2022-21_____

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	<p>Provide details on the site plan. The preferred material for path of travel is concrete.</p> <p>All paths of travel should be clearly indicated on the site plan.</p> <p>There is no pedestrian connection from the municipal sidewalk to the units on the west side of the building.</p>
2.	Is the path of travel a minimum of 1800 mm?	Unclear	Provide details on the 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	

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	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? 	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?	Unclear	Provide ramp details on the site plan. Design as per OADS.

Item	Assessment	Response (Yes/No/NA)	Comments
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 length exceeds 9000 mm) is there a clear space of 1670 mm x 1670mm?	Unclear	Provide details on the site plan. Design as per OADS.

5. Stairs

Reference – Section 2.3 pages 27-30

Item	Assessment	Response (Yes/No/NA)	Comments/
1.	Are Tactile Walking Surface Indicators (T.W.S.I.) provided at top of all flights of stairs? Note: <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 hand rail. 		Request accessible access around the perimeter of the buildings and to the amenity area. 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?	N/A	

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?	6	Provide details on the site plan. Design as per OADS.
2.	Are the accessible parking spaces in an appropriate location?	Not indicated.	Provide details on the site plan. Design as per OADS.
3.	How many accessible parking spaces are required? Type A (Van) 1 Type B	Require 1 accessible van type space - Type A	Provide details on the site plan. Design as per OADS.
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?	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	

Item	Assessment	Response (Yes/No/NA)	Comments
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 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. All proposed accessible units require a power door operator.
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:

- Ensure an accessible path of travel to the amenity area.
- Provide details on the amenity area, including reference to accessible furniture, play equipment etc.
- Consideration be given to providing universal electric vehicle charging stations that are accessible for all users.