

OAAC-23-04

Report of O.A.A.C. Built Environment Subcommittee – January 12, 2023

The O.A.A.C. Built Environment Subcommittee respectfully reports to the Oshawa Accessibility Advisory Committee its First Report.

1. Site Plan Application - 1040 Cedar Street and 280 Wentworth Street West (Cedar Wentworth Holdings Limited) (BUILT-23-01)

That based on Report BUILT-23-01 being an Application for Site Plan Approval submitted by Cedar Wentworth Holdings Limited for lands located at 1040 Cedar Street and 280 Wentworth Street for a two 8-storey apartment building with associated parking, the O.A.A.C. Built Environment Subcommittee requests:

1. That details of the materials used for all paths of travel be identified and designed as per Oshawa Accessibility Design Standards (O.A.D.S.); and,
2. That all paths of travel width be labelled and the clear path of travel of a minimum of 1800 mm is provided; and,
3. That the rest stops be added as per O.A.D.S. and that a clear stable firm space of 915 x 1370 min is provided for a mobility device; and
4. That all outdoor amenity space be made accessible including barrier free paths of travel and accessible furniture; and,
5. That curb ramps/depressed curbs and Tactile Walking Surface Indicators (T.W.S.I.) be designed as per O.A.D.S.; and,
6. That T.W.S.I. be provided as per O.A.D.S. on all public flights of stairs; and,
7. That accessible parking signage is vertically posted as per O.A.D.S.; and,
8. That a passenger loading zone be provided and designed as per O.A.D.S.; and,
9. That reasonable lighting levels, light 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,
10. That all main entrances be accessible and include power door operators; and,
11. That an accessible electric vehicle charging stall be provided.

2. Site Plan Application - 214 and 216 Centre Street South (Birks Landscaping Inc.)
(BUILT 23-02)

That based on Report BUILT-23-02 being an Application for Site Plan Approval submitted by Birks Landscaping Inc. for the property located at 214 and 216 Centre Street South for the construction of two triplexes, the O.A.A.C. Built Environment Subcommittee requests:

1. That all paths of travel width be labelled and a clear path of travel of a minimum of 1800 mm be provided; and,
2. That T.W.S.I. be provided as per O.A.D.S. on all public flights of stairs; and,
3. 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.

3. Site Plan Application - Southwest Corner of Simcoe Street North and Windfields Farm Drive West (2285136 Ontario Limited/RioCan)
(BUILT-23-03)

That based on Report BUILT-23-03 being an Application for Site Plan Approval submitted by 22851136 Ontario Limited/RioCan for the lands located at the South West Corner of Simcoe Street North and Windfields Farm Drive to develop a stand-alone restaurant and a multi-unit commercial building, the O.A.A.C. Built Environment Subcommittee recommends:

1. That all paths of travel width be labelled and a clear path of travel of a minimum of 1800 mm be provided; and,
2. That curb ramps/depressed curbs and T.W.S.I. be designed as per O.A.D.S.; and,
3. That an additional accessible parking space be provided in front of the proposed bank; and,
4. That tactile walking plates be provided on the curb cuts; and,
5. That additional accessible parking signage detail be provided; and,
6. 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,
7. That all main entrances be accessible and include power door operators.

4. Site Plan Application - 1030 Lockie Drive and 2050 Harmony Road North (Conlin (Oshawa) 130 Acres Inc.)
(BUILT-23-04)

That based on Report BUILT-23-04 being an Application for Site Plan Approval submitted by Conlin (Oshawa) 130 Acres Inc. for lands located at 1030 Lockie Drive and 2051 Harmony Road North to construct 157 unit street townhouses and a 4-storey mixed use

building, the O.A.A.C. Built Environment Subcommittee requests:

1. That details of the materials used for all paths of travel be identified and designed as per Oshawa Accessibility Design Standards (O.A.D.S.); and,
2. That all paths of travel width be labelled and the clear path of travel of a minimum of 1800 mm is provided; and,
3. That curb ramps/depressed curbs and T.W.S.I. be designed as per O.A.D.S.; and,
4. That T.W.S.I. be provided as per O.A.D.S. on all public flights of stairs; and,
5. That two additional parking spaces be provided (one Type A and one Type B) to the north of the development; and,
6. That details of the accessible parking signage be provided; and,
7. 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,
8. That main entrances are designed as per O.A.D.S.; and,
9. That power door operators on entrance doors be added as per O.A.D.S.; and,
10. That accessible entrance details be provided and are located 30m or less from accessible parking; and,
11. That 5% of the housing development be provided in an accessible form.

5. Site Plan Application - 1050 Simcoe Street South (Durham Region Non-Profit Housing Corporation) (BUILT-23-05)

That based on Report BUILT-23-05 being an Application for Site Plan Approval submitted by Durham Region Non-Profit Housing Corporation for the lands located at 1050 Simcoe Street South to demolish some existing townhouses and replace with apartment units for seniors, the O.A.A.C. Built Environment Subcommittee requests:

1. That curb ramps/depressed curbs and T.W.S.I. be designed as per O.A.D.S.; and,
2. That two additional parking spaces be provided (one Type A and one Type B) to the north of the development; and,
3. 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.

6. Site Plan Application - 674 Simcoe Street South (2539037 Ontario Inc.) (BUILT-23-06)

That based on Report BUILT-23-06 being an Application for Site Plan Approval submitted by 2539037 Ontario Inc. for lands located at 674 Simcoe Street South to permit a convenience store to replace the existing gas bar kiosk, the O.A.A.C. Built Environment Subcommittee requests:

1. That the new concrete pad be flush with the front entrance and existing concrete pad; and,
2. That curb ramps/depressed curbs and Tactile Walking Surface Indicators (T.W.S.I.) be designed as per O.A.D.S.; and,
3. That details of the grade of the ramp at 1:15 be provided; and,
4. That there is a clear space/land of 2440 mm x 2440 mm at the top and bottom; and,
5. That two additional parking spaces be provided (one Type A and one Type B); and,
6. 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.