

OAAC-23-11

Report of O.A.A.C. Built Environment Subcommittee – February 16, 2023

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

1. Application for Site Plan Approval submitted by BGO Stonemont Oshawa Owner LP for the property located at 600 – 656 Conlin Road West (BUILT-23-11)

That based on Report BUILT-23-11 being an Application for Site Plan Approval submitted by BGO Stonemont Oshawa Owner LP for lands located at 600 and 656 Conlin Road West to construct a refrigerated warehouse facility, the O.A.A.C. Built Environment Subcommittee requests:

1. That paths of travel be a minimum of 1.8 m and designed as per Oshawa Accessibility Design Standards (OADS); and,
2. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided and designed as per OADS and shown on the site plan; and
3. That three (3) Type A and three (3) Type B accessible parking spaces be provided; and,
4. That the requirements and accessible parking space information be provided on the site plan and designed as per OADS including the International Symbol of Accessibility marked on the pavement; and,
5. 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,
6. That each entrance door be controlled by power door operators and details be provided on the plan and designed as per OADS; and,
7. That the words 'handicap' be replaced with the words 'barrier free'; and,
8. That the words 'typical barrier free' be replaced with 'standard barrier free'; and
9. That a sidewalk be constructed along Conlin Road.

2. Application for Site Plan Approval submitted by 650 Taunton Developments Limited for the Property Located at 650 Taunton Road West (BUILT-23-07)

That based on Report BUILT-23-07 being an Application for Site Plan Approval submitted by 650 Taunton Developments Limited (Fieldgate) for lands located at 650 Taunton Road West for the development of an industrial condominium, the O.A.A.C. Built Environment Subcommittee requests:

1. That paths of travel be a minimum of 1.8 m and designed as per Oshawa Accessibility Design Standards (OADS); and,
2. That curb ramps/depressed curbs details be provided on the site plan and be designed as per OADS; and,
3. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided and designed as per OADS;
4. 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 that details be provided on the site plan; and,
5. That the accessible parking spaces located to the north of the proposed buildings C and D be relocated toward the middle by 10 spaces; and
6. That the accessible parking spaces located to the south of the proposed buildings C and D be relocated toward the middle by 10 spaces; and,
7. That each entrance door be controlled by power door operators and details be provided on the plan and designed as per OADS; and,
8. 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,
9. That the bike rack be moved to ensure a clear path of travel; and,
10. That a rest area be provided with details shown on the site plan and designed as per OADS.

3. Application for Site Plan Approval and Rezoning submitted by 784464 Ontario Limited for the property located at 1226 King Street East (BUILT-23-08)

That based on Report BUILT-23-08 being an Application for Site Plan Approval submitted by 784464 Ontario Limited for the lands located at 1226 King Street East to construct an 18-unit apartment building, the O.A.A.C. Built Environment Subcommittee requests:

1. That an outdoor amenity area be provided within the sodded portion located at the back of the building close to the accessible parking and provide details on the site plan and designed as per the Oshawa Accessibility Design Standards; and,
 2. That the requirements and accessible parking space information be provided on the site plan and designed as per OADS;
 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; and,
 4. That each entrance door be controlled by power door operators and details be provided on the plan and designed as per OADS; and,
4. Application for Site Plan Approval submitted by Durham District School Board for the Property Located at 1915 Queensbury Drive (BUILT-23-09)

That based on Report BUILT-23-09 being an Application for Site Plan Approval submitted by the Durham District School Board for the lands located at 1915 Queensbury Drive to permit an addition to the existing school, the O.A.A.C. Built Environment Subcommittee requests:

1. That the bollard chain be removed from the bollards to provide a clear path of travel; and,
2. That curb ramps/depressed curbs details be provided on the site plan and be designed as per Oshawa Accessible Design Standards (OADS); and,
3. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided and designed as per OADS and shown on the site plan; and,
4. That the requirements and accessible parking space information be provided on the site plan and designed as per OADS;
5. 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,
6. That each entrance door be controlled by power door operators and details be provided on the plan and designed as per OADS; and,
7. That consideration be given to providing a 'Type A' accessible parking space where there is the most access to the building for the shortest distance of travel and safer access to the sidewalk.

5. Application for Site Plan Approval submitted by Oshawa (Conlin) Developments Inc. for the property located at 1340 Conlin Road East (BUILT-23-10)

That based on Report BUILT-23-10 being an Application for Site Plan Approval submitted by Oshawa (Conlin) Developments Inc. for the lands located at 1340 Conlin Road East to develop the site for 41 block townhouses, the O.A.A.C. Built Environment Subcommittee requests:

1. That clarification be provided on the walkway materials;
2. That details be provided on the site plan showing concrete paths of travel at a minimum of 1.8 m and designed as per Oshawa Accessibility Design Standards (OADS); and,
3. That curb ramps/depressed curbs details be provided on the site plan and be designed as per OADS;
4. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided and designed as per OADS; and,
5. That Tactile Walking Surface Indicator details be provided on the site plan at the top of public stairs and be designed as per OADS; and,
6. That Tactile Walking Surface Indicators (TWSI) be provided along the coloured access aisle; 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 a 1.8 m path of travel between each building be provided; and,
9. That serious consideration be given to construct two (2) accessible units; and,
10. That an amenity area be provided along Canfield Street and designed as per OADS.

6. Oshawa Engineering Sidewalk Standards (BUILT-23-12)

That the O.A.A.C. BUILT Environment Subcommittee recommends to the Oshawa Accessibility Advisory Committee:

Whereas the City of Oshawa Engineering Standard sidewalk width is 1.5m which does not meet the 1.8m required by the Oshawa Accessibility Design Standard width,

Therefore the City of Oshawa update its sidewalk width standard to comply with the Oshawa Accessibility Design Standard width.