



Community Improvement Program Accessibility Plan Submission

Project Identification

Location of the Project: 35, 40, 45 Division St, 46 Kenneth Ave, 196, 200, 204 Bond Street

Developer: HVJ Properties Inc.

Date of Submission: October 19, 2023

External Features

1. Accessible Parking Stall Location, Signage, Type, and Size

Reference: Oshawa Accessibility Design Standards (OADS) 3.1 Pages 55-59

OADS Requirements

Meets Standards

Explain: Accessible parking spaces Type A and Type B have been provided below grade on P2 and P1 parking levels in proximity to elevator lobby entrances. Pavement and vertical signage will be provided as per OADS.

2. Number of Accessible Parking Stalls

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.2 Page 56

OADS Requirements

Meets Standards

Explain: There are a total of 218 parking spaces which generates a requirement of three (3) type A and four (4) type B parking spaces (as per OADS). Four (4) type A and four (4) type B parking spaces are to be provided in P2 and P1 parking levels. All parking spaces are provided with access aisles, with pavement marking and signage posted in front of the stalls (wall mounted).

3. Accessible Parking Space - Access Aisle

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.3 Pages 57-58

OADS Requirements

Meets Standards

Explain: Accessible parking spaces meet OADS requirements including surface material and lighting. Parking spaces located in proximity to elevator lobbies. Type A spaces dimensions are 3400mm X 5400mm X 2100H and Type B spaces dimensions are 2600mm X 5400mm X 2100H. There will be a 1500mm access aisle adjacent of the accessible parking spaces.

4. External Accessible Routes, Paths and Amenity Areas

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.7; 2.8; 3.3; 6.17; 6.18; 6.19 Pages 37-38; 39-40; 41-44; 65-69; 215-226

OADS Requirements

Meets Standards

Explain: The lobby and commercial units have direct access from the sidewalk along Bond Street East, all sidewalk cuts will include curb ramps per OADS details. The lobby will be accessible through a barrier free entrance with a slope of 3% and 1.8%.

5. Passenger/Transit Loading and Drop Off Zones

Reference: Oshawa Accessibility Design Standards (OADS) 3.2 Page 61-63

OADS Requirements

Not Applicable

Explain: There are no designated passenger/transit loading or drop-off zones at the site.

6. Curb Ramps

Reference: Oshawa Accessibility Design Standards (OADS) 3.4 Pages 71-75

OADS Requirements

Meets Standards

Explain: All sidewalk curb cuts to employ curb ramps per OADS details. Curb ramps will be provided at either end of the driveway on Bond Street East. All curb ramps

will have tactile identification strips. All grades in the parking area are flush to the barrier free entrance door, no curb ramps necessary.

7. Ramps

Reference: Oshawa Accessibility Design Standards (OADS) 2.2; 2.7 Pages 21-26; 39-40

OADS Requirements

Meets Standards.

Explain: The proposed barrier free entrance to the building's main entrance has a slope of 3% and 1.8%

8. External Ground Surfaces, Color Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1 Pages 17-20

OADS Requirements

Meets Standards

Explain: The external ground surfaces meet the OADS requirements. All accessible routes will have either cast-in-place saw-cut concrete as stable, firm, slip resistant and glare-free, tactile walking surface indicators will be located at each curb ramp as per City standards.

9. External Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8 Pages 143-148

OADS Requirements

Meets Standards

Explain: As per OADS 5.8, Directional signage placed in the ground level area to direct traffic to parking garage entrance and fire routes, all with required contrasting colours, characters, and symbols. Commercial signage will be properly provided as per OADS when appropriate tenants are in place. Prior to installation, the project team will submit for the Oshawa Community Improvement Program Approval. A sign will be placed on the building to reference the location of the main accessible entrance on Bond Street East designed as per Oshawa Accessibility Design Standards (OADS).

10. External Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Page 139-141

OADS Requirements

Meets Standards

Explain: Existing street lighting is by the City. Exterior paths will meet the standards per OADS 5.7. The primary accessible route will be lit to 30 lux, and accessible entrances to 100 lux.

11. External Doors

Reference: Oshawa Accessibility Design Standards (OADS) 4.2 Pages 81-91

OADS Requirements

Meets Standards

Explain: The main residential entrances (including vestibules) and common amenity space doors will be equipped with power door operators. The main entrance door will be 950mm clear wide, which is large enough to permit an accessibility device to pass through unimpeded. The commercial space will have sliding doors and will be a minimum clear width of 950mm. All doors will have the minimum OADS requirements for maneuvering space as a front approach of 1525mm x 1600mm, with sufficient 1370 x 1250mm space on the push side. Vestibules will also include sufficient clearance in series with 1500mm.

12. External Facility Amenity Areas - Furniture/Play/Social Areas

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.10 Pages 37-38, 49-51

OADS Requirements

Meets Standards

Explain: Resting benches equipped with an adjacent concrete pad will be provided along the building at Bond Street East and Division Street East as per OADS. Residents and visitors will be able to use these when travelling along Bond Street East and Division Street East.

Internal Features

A. Accessible Suites – Quantity

Total Number of Suites: 233

Total Number of Accessible Suites: 47 (41 OBC Suites with 6 Suites upgraded to fully accessible)

Percentage of Suites that are Accessible: 20.1%

Total Number of Bedrooms: 349 + 10 studios

Total Number of Accessible Bedrooms: 66 + 5 studios

Percentage of Bedrooms that are Accessible: 18.9% not including studios

See drawing A001

B. Common Entrances, Vestibules, Hallways, Doors and Exits

Reference: Oshawa Accessibility Design Standards (OADS) 4.1; 4.2; 4.3 Pages 79-80, 81-91, 93-96

Number of entrances: There will be a shared entrance for the residential lobby and the one retail space on the ground floor. There will also be a rear entrance to access the drive aisle behind the building.

Number of accessible entrances: One accessible entrance through a barrier free entrance will be provided for vestibule connecting the residential lobby and retail unit.

Ease of access/egress: The residential entrance (**not suite doors**) sliding door is 950mm clear with a power door operator as per OADS. The sliding entrance door will have the minimum OADS requirements for maneuvering space as a side approach of 1370 x 1830mm, with a sufficient front approach of 1525mm x 1600mm, unless provided with power door operators. The entrance will lead into a vestibule with internal doors also **connected to power door operators**. Vestibules will also include sufficient clearance in series with 1600mm. Hallways will all be 1100mm wide as per OADS. Additionally, a passing area of 1800mm X 1800mm area will be provided on levels 2 to 12 where the length of the hallway is more than 30 meters. See drawings A802.

Power Door Operators: A power door operator will be provided at the main entrance and amenity doors on level 1.

C. Common Facility Entrance - Lobby, Reception Area, Mailroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 5.1; 5.2; 5.3; 5.5
Pages 49-51, 123-125, 127-128, 129-130

Counter heights of each: The on-site management office has a reception desk that will include a lowered counter, set at a maximum height of 865mm and with a side approach clearance of 1525 x 915mm. The resident mailboxes, with a number of mailboxes set between 900 and 1200mm that can be assigned to accessible units.

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): There will be audio and visual systems in place from the main door and the individual suites to notify residents if they have a guest present. This will be in place for both residents and guests with hearing or vision disabilities.

Ease of access/egress: (dimensions, curb ramps, path of travel) Hallway will be 1100mm and there will be space beside doors in the path of travel as per OBC requirements.

Access to commercial areas (street access; within building access; power door operators): Level entrance to commercial area will be provided from main vestibule with power door operators. Lobby doors are also power operated.

Power Door Operators: Power Door Operators will be installed on the commercial unit and lobby entrance doors. Conforming to OADS

D. Common Facility Areas – Laundry, TV/Party, Game Rooms

Reference: Oshawa Accessibility Design Standards (OADS) 5.4; 6.2; 6.7; 6.10
Pages

There are several common areas proposed in the building:

The common areas in parking levels include tenant lockers and elevator lobbies.

The common area in level 1 includes residential lobbies with a lounge for residents, amenity space, and retail area.

Common amenity rooms will be installed with power door operators and appropriate maneuvering spaces at entry/exit. A minimum of 1100mm clearance will be provided throughout the spaces as a barrier-free path of travel. All tables will be as per OADS. The party room kitchen will have a counter set at 860mm (34" tall), with a sink. The dishwasher, range and refrigerator in the party/games room will all be ADA-approved devices, which provides a comparable measure of accessibility function for appliances specifically (see attached drawing A808).

Each floor will have a garbage chute room which is included as a common area.

Acoustics: Acoustics will be as per acoustic report and will meet OADS requirements.

E. Common Facility Areas – Accessible Washroom

Reference: Oshawa Accessibility Design Standards (OADS) 4.5; 4.6 Pages 101-115, 117-120

Accessible washrooms will be provided:

- a) One universal washroom equipped with an adult change table will be built on the Ground Floor (see drawing A807, A809)
- b) One accessible washroom in first floor (see drawing A805, A809)
The party room washroom will be fully OADS compliant and will include toilet and sink with full clearances, sizing and spacing and grab bars.

Turning Radius: Universal washroom in ground floor lobby: 1700mm diameter turning circle and other accessible washroom: 1500mm diameter turning circle.

Power Door Operators: Power door hardware will be provided for all accessible and universal washrooms.

Emergency Alert System: As per OADS requirements in universal and accessible washrooms.

Grab Bars: As per OADS requirements.

Placement of Items: As per OADS requirements.

F. Common Facility Floor Surfaces, Color Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3; 5.6 Page 17-20, 93-96, 135-138

OADS Requirements

Meets Standards

Explain: As per OADS requirements. The vestibule and lobby are to utilize slip-resistant tiles. The corridors are to utilize carpet as per OADS. Both spaces will utilize pronounced color contrast between floors and walls to assist a person with a visual impairment.

G. Common Facility Areas – Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Signage Type (i.e., directional; TV/party room, washroom): Common areas will have signage posted outside the rooms, mounted beside doorways and at a height between 1200mm and 1500mm as per OADS. Signs should be posted on the same side of the door as the accessible door buttons.

Features (i.e., tactile, Braille, size, font, contrast): Sans Serif Arabic numbers will conform to the design standards and intent of OADS including tactile, Braille, and color contrast and raised fonts.

H. Common Facility Areas - Visual and Audible Emergency Alarms

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: Visual alarms, in addition to the audible alarm requirements, shall be provided in all common corridors, the lobby, amenities and the stairways. The alarms shall conform to the OADS design requirements.

Features: As per design requirements.

I. Common Facility Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: Lighting in common areas (hallways, parking garages, lobby, amenities and back of house) will be selected based to meet OADS requirements.

Features: Lighting will be selected to minimize direct glare on reflective surfaces. Controls and operation mechanisms shall be as per OADS. Lighting levels as per OADS recommendations.

J. Elevator, Stairs

Reference: Oshawa Accessibility Design Standards (OADS) 2.3; 4.4 Pages 27-32

Accessible Features: All elevators are accessible via barrier free corridors (1.6m width) and elevator lobby (At a minimum, 1800mm or 1.8m width). Buttons, controls, finishes and signage for elevator to be to OADS. All controls (external at each floor and internally) will be provided between 890-1200mm from the floor and have audio call-outs and braille adjacent to buttons as per OADS. All proposed stairs are to be designed as exit stairs (and not open communication stairs). However, detectable warning surfaces will be provided at each landing, no open risers will be provided, and any nosing will meet OADS requirements. Guardrails and handrails will be installed as per OBC requirements.

Dimensions: Elevator cabs: 1.4m X 2.0m. There is no interior stair in hallways or common space areas.

K. Emergency Exits, Fire Evacuation and Areas of Refuge Assistance

Reference: Oshawa Accessibility Design Standards (OADS) 5.6 Pages 135-138

Fire Evacuation: As per OBC requirements, the building is to have a full sprinkler system and units are fire separated. There will be a designated firefighter elevator. Fire safety and evacuation plans will be provided as per OADS in the building. The alarm system will be as per OBC requirements.

Areas of Refuge Assistance: No distinct areas of refuge provided.

Explain: In the event of a fire, someone with accessible needs would wait in their unit. All accessible units would be marked on an evacuation plan so that firefighters can assist with evacuation from these units in the event of an emergency as per the approved fire plan.

L. Accessible Suite/Bedroom – Visual and Audible Emergency Alarms

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: Visual and audible alarm will be provided in all units (upgraded barrier free, barrier free and non-barrier free). Alarms will be placed centrally in main living spaces. Additional alarms will be provided in accessible bedroom areas.

Features: Visual and Audible Emergency Alarms devices will meet OBC and OADS requirements.

M. Accessible Suite – Suite Guest Notification System

Reference: Oshawa Accessibility Design Standards (OADS) 5.1; 5.2; 5.3; 5.5 Pages 123-125, 127-128, 129-130

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): Controls and required audio and visual system meet OBC and OADS requirements.

Explain: There is an audible and visual system in place from the main door and the individual suites to notify residents if they have a guest present. This will be in place for both residents and guests with hearing or vision disabilities. This assumes the resident has a compatible cellular device.

N. Accessible Suite - Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Location: All suites will have identification signage outside their suite doors.

Features (i.e. tactile, Braille, size, font, contrast): Signs will be both in colour contrasting, large font letters, raised fonts and braille that will meet the OADS standards/ requirements.

O. Accessible Suite Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: All rooms and spaces inside the suites.

Features: Lighting design meets OADS requirements. In-suite lighting will be selected to minimize direct glare on reflective surfaces. Light spectrum will be considered inside accessible suites, with incandescent lights

P. Accessible Suite - Floor Surfaces, Color Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3 Pages 17-20, 93-96

OADS Requirements

Meets Standards

Suite flooring will be slip-resistant floor finish throughout. Bathrooms will be non-slip tiles.

Q. Accessible Suites - Kitchen, Living Room, Laundry

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 6.5 Pages 49-51, 93-96; 123-125, 165-172

Dimensions: See attached drawing A810 for 6 upgraded barrier free units.

Suite Power Door Operators: Pre-wiring for Suite Power Door Operators will be provided for all barrier-free units. Power doors will be provided at no cost to tenants requiring accommodation upon written request. The 6 upgraded barrier free units will be provided with power door operators.

Cupboard/Counter Height: Cupboards/ counters will be installed as standard height but all internal roughed in elements will be installed and height can be adjusted at written request from a tenant.

Clearances (i.e. under sink, at counters): Sink and counters will be installed as standard heights but can be adjusted at the written request from a tenant.

Appliance Accessible Features: Units being able to be fit out upon request of a tenant.

Path of Travel: 1100mm

Electric Outlet Height: As per OADS requirements.

R. Accessible Suites – Accessible Bedroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 5.6
Pages 49-51, 93-96, 123-125, 135-138

Room Dimensions: See attached drawings A811 for dimensions.

Design and height of furniture: Furniture reference is for display purposes only and furnishings will not be provided by the developer. The final furnishing is by tenant(s). Closets will meet OADS requirements.

Lift adaptability: Not applicable

Accessible Door Access: We propose 870mm clear width doors to access bedrooms on all accessible units. This will ensure adequate access width to each bedroom and to still allow for privacy if desired.

Electric Outlet Height: Meets OADS requirements.

Path of Travel: 1100mm

Compatible communication (i.e., telephone, computer) if supplied: See below.

Units will be connected to the concierge and common building vestibule phone system. As the units are accessed from a secure corridor, random visitors will not be able to visit each suite but instead will have to traverse the ground floor entry and announce themselves through the lobby call system, connected to the suite.

S. Accessible Suites – Accessible Washroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.2; 4.3; 4.5; 5.1; 5.6; 5.7 Pages

Turning Radius: A 1500mm turning radius is proposed in all accessible suites' washrooms. This standard meets the OBC and CSA standard.

Accessible Door Access: We propose 870mm clear doors to access washrooms on all accessible units. This will ensure adequate access width to each washroom and to still allow for privacy if desired.

Emergency Alert System: No emergency alert systems are proposed. The project team recommends personal safety devices.

Grab Bars: Accessible units will have grab bar supports blocked in during construction for future grab bar installation. Washrooms in accessible units meet general OBC (3.8.) requirements. We will provide grab bars for 6 upgraded barrier free units.

Accessible bathing feature (roll in shower or tub): Blocking will be installed during construction for future grab bar installation in shower or tub areas. There will be only 6 roll in shower inside 6 upgraded barrier free units in this project.

Nonslip flooring: Meets OADS requirements. The flooring will be non-slip tile in all bathrooms within the entire building and will include the accessible bathroom units as well.

Placement of Items: As per attached drawings.

T. Commercial Units

Reference: Oshawa Accessibility Design Standards (OADS) 4.4.2; 4.4.16; 4.4.15; 4.4.16 Pages 66, 80-82

Power Door Operators: Power door operators will be provided to commercial suites

Access to Multi-levels: No multi-levels are planned.