

Report of the O.A.A.C. Built Environment Subcommittee – September 12, 2024

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

BUILT-24-08 Site Plan Application – 2545 Simcoe Street North

That based on Report BUILT-24-08 being an Application for Site Plan Approval submitted by Tribute (Simcoe Street) Limited for lands located at 2545 Simcoe Street North to build a 25 unit block townhouse development with two vehicular accesses to Steeplechase Street, the O.A.A.C. Built Environment Subcommittee requests:

1. The paths of travel be labelled and designed as per 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 reasonable lighting levels 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 the Builder consider making a good percentage of the newly constructed units fully accessible including but not limited to units with ramps to the front door.

BUILT-24-09 - Site Plan Application - 64 Park Rd. N. and 284 Buena Vista Blvd.

That based on Report BUILT-24-09 being an Application for Site Plan Approval submitted by Domenic Cirone and Heather Cirone for lands located at 64 Park Road North and 284 Buena Vista Blvd. to permit modifications to previously approved parking expansion and pedestrian entrance configuration, the O.A.A.C. Built Environment Subcommittee requests:

That the applicant prepare a revised proposal depicting other options to relocate the accessible parking closer to the ramp.

BUILT-24-10 - Site Plan Application - 760 Conlin Road East

That based on Report BUILT-24-10 being an Application for Site Plan Approval submitted by 1662857 Ontario Limited for lands located at 760 Conlin Street East to permit a proposed block townhouse development of 71 units, 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 a rest area be created next to the accessible parking spaces and that it be designed as per O.A.D.S.; and,
4. That a second accessible parking be added next to parking space number 12 using the open space available and that it be designed as per (O.A.D.S.); and
5. That the accessible parking be increased to allow for an additional Type B parking space and designed as per (O.A.D.S.);
6. That accessible parking signage and pavement markings be identified and designed as per O.A.D.S.; and,
7. That reasonable lighting levels 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 the Builder consider making a good percentage of the newly constructed units fully accessible including but not limited to units with ramps to the front door.

BUILT-24-11 - Site Plan Application -Grandview Street North and Britannia Avenue East

That based on Report BUILT-24-11 being an Application for Site Plan Approval submitted by Land Solutions Ontario/Oshawa Conlin (BT) Developments Inc. for lands located at Grandview Street North and Britannia Avenue East, to permit a 56 unit block townhouse development, the O.A.A.C. Built Environment Subcommittee requests:

1. That all paths of travel width be labelled and the clear path of travel of a minimum of 1800 mm is provided; and,
2. That an accessible bench be located within the rest area and that it be designed as per O.A.D.S,
3. That all outdoor amenity spaces be made accessible including barrier free paths of travel and includes accessible furniture; and
4. That the rest area provide appropriate shade; and

5. That depressed curbs be installed on the sidewalks and be designed as per O.A.D.S ;and,
6. That Tactile Walking surface indicators (T.W.S.I.'s) be installed on the sidewalk and designed as per O.A.D.S.; and
7. That barrier free accessible ramps be installed at the front entrances and designed as per O.A.D.S; and
8. That accessible parking signage and pavement markings be identified and designed as per O.A.D.S.; and
9. That accessible parking Type A be swapped with the accessible parking Type B; and
10. That reasonable lighting levels 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,
11. That the Builder consider making a good percentage of the newly constructed units fully accessible including but not limited to units with ramps to the front door.

BUILT-24-12 - Site Plan Approval - Conlin Road East & Harmony Road North

That based on Report BUILT-24-12 being an Application for Site Plan Approval submitted by Medallion Development Inc. for lands located at Conlin Road and Harmony Road North to permit a 79 unit block townhouse development, the O.A.A.C. Built Environment Subcommittee requests:

1. That all paths of travel width be labelled and the clear path of travel of a minimum of 1800 mm is provided; and,
2. That an accessible bench be located within the rest area and that it be designed as per O.A.D.S.; and,
3. That all outdoor amenity spaces be made accessible including barrier free paths of travel and includes accessible furniture; and
4. That the rest area provide appropriate shade; and
5. That Tactile Walking Surface indicators (T.W.S.I.'s) be installed at the crosswalk between unit 57 and unit 53; and
6. That T.W.S.I.'s and handrails be installed at every staircase and designed as per O.A.D.S; and

7. That the access aisles have curb cuts and T.W.S.I.'s to indicate the path of travel;
and
8. That an accessible walkway be created on the North side of Conlin Road East and a rest area be created between parking space 8 and unit 24;
9. That reasonable lighting levels 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 the Builder consider making a good percentage of the newly constructed units fully accessible for owners including but not limited to units with ramps to the front door.