

## Report of the O.A.A.A. Built Environment Subcommittee – May 8, 2025

### **BUILT-25-04 - Site Plan Approval Application - 2605 Simcoe Street North**

That based on Report BUILT-25-04 being an Application for Site Plan Approval submitted by RioCan located at 2605 Simcoe Street North to build Four (4) new one (1) storey commercial buildings, the O.A.A.C. Built Environment Subcommittee requests:

1. That 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 a power door operator on the entrance door be added as per Oshawa Accessibility Design Standards.
4. 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,
5. That Tactile Walking surface indicators (T.W.S.I.'s) be installed on the sidewalk and at the top of all steps except those leading to the private units and designed as per O.A.D.S.; and
6. That depressed curbs be installed on all sidewalks and be designed as per O.A.D.S ;and,
7. That the accessible parking for Building 2.2 be relocated to a more central area; and
8. That power door operators on entrance doors be added and designed as per O.A.D.S..

### **BUILT-25-05 - Site Plan Approval Application - 1709 Harmony Road North**

That based on Report BUILT-25-05 being an Application for Site Plan Approval submitted by Al Arqam Islamic Centre located at 1709 Harmony Road North to build a new mosque with 40 parking spaces, the O.A.A.C. Built Environment Subcommittee requests:

1. That depressed curbs be installed on all sidewalks and be 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 Tactile Walking surface indicators (T.W.S.I.'s) be installed on the sidewalk and at the top of all steps and designed as per O.A.D.S.; and
5. That accessible parking spaces connect to an adjacent path of travel with a centre curb ramp on the access aisle with Tactile Walking surface indicators (T.W.S.I.'s)
6. That power door operators on entrance doors be added as per O.A.D.S.; and,
7. That a barrier free main entrance be created together with accessible parking within close proximity; and
8. An elevator is recommended for access.

### **BUILT-25-06 - Site Plan Approval Application - 0 Nancy Diamond Boulevard**

That based on Report BUILT-25-06 being an Application for Site Plan Approval submitted by Minto (Harmony) LP located at 0 Nancy Diamond Boulevard to build 136 stacked townhouse units in 6 buildings, the O.A.A.C. Built Environment Subcommittee requests:

1. That all paths of travel width be labelled with a clear path of travel at a minimum of 1800 mm be provided; and
2. That an accessible bench be located at the community mailbox and that it be designed as per O.A.D.S.; and
3. That Tactile Walking surface indicators (T.W.S.I.'s) be installed on all sidewalks throughout the property and designed as per O.A.D.S.; and
4. That Tactile Walking surface indicators (T.W.S.I.'s) be installed at the top of all steps; and
5. That all accessible parking spaces be in compliance with O.A.D.S. ;and
6. That the details of the accessible parking be depicted on the site plan in accordance with O.A.D.S.; and
7. That accessible parking signage and pavement markings be identified and designed as per O.A.D.S.;
8. 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,
9. Given that the street is named after Nancy Diamond, a great advocate to those with disabilities throughout her life, 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; and
10. That an accessible ramp be created off of Nancy Diamond Blvd. sidewalk to the amenity area; and

11. That the visitor accessible parking be relocated closer to the amenity area;  
and
12. That the site plan must coordinate with the grading plan.