



Economic and Development Services Department

Date: December 4, 2025

File: SPA-2025-09

To: Members of the Oshawa Accessibility Advisory Committee

From: Planning Services
Economic and Development Services DepartmentRe: **Site Plan Approval Application
390 Ritson Road North
Batory Planning + Management on behalf of Maple Brook Acquisitions****Purpose**

The purpose of this report is to inform the Oshawa Accessibility Advisory Committee (O.A.A.C.) of the proposed Site Plan Approval application for 390 Ritson Road North. The report provides an overview of the proposal to obtain input from the Committee on accessibility related design considerations.

Design Overview

The City has received a Site Plan Approval application from Batory Planning + Management on behalf of Maple Brook Acquisitions for lands located at 390 Ritson Road North.

The Applicant proposes to develop the Subject Site with a mechanical car wash. The proposed site design includes the following features:

- A building containing a mechanical car wash, mechanical room, office and staff room;
- 17 vehicle parking spaces, each 3.61m x 5.94m, each with a vacuum station;
- 1 regular parking space;
- 1 Type A van accessible parking space;
- Concrete walkways featuring curb ramps and tactile walking surface indicators; and,
- 26 vehicle queuing spaces.

Staff have reviewed the Site Plan to determine compliance with the Oshawa Accessibility Design Standards (O.A.D.S) and developed the recommendation contained in this report for consideration by the O.A.A.C.

Recommendation

That based on Report OAAC-25-28 dated December 4, 2025 concerning a Site Plan Approval application from Batory Planning + Management on behalf of Maple Brook Acquisitions for lands located at 390 Ritson Road North:

1. That the cross and running slopes of accessible parking spaces are at a maximum of 1:50 (2%); and,
2. That all accessible doors at entrances are controlled by power door operators or motion/sensor sliding doors.