

**Economic and Development Services Department****Date:** April 21, 2026

File: SPA-2025-19

**To:** Members of the Oshawa Accessibility Advisory Committee**From:** Planning Services  
Economic and Development Services Department**Re: Site Plan Approval Application  
78 Bond Street West  
Batory Planning + Management on behalf of 1001084275 ONTARIO LTD.****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 78 Bond Street West. 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 for lands located at 78 Bond Street West.

The proposal is for a new fourteen (14) storey, one hundred and fifty (150) unit apartment building with ground floor retail. A total of seventy-two (72) above-grade parking spaces are proposed, of which four (4) accessible parking spaces are accommodated, three (3) Type 'A' on the ground level and one (1) Type 'A' on the second level, along with one hundred and thirty-five (135) bicycle spaces. The building will have vehicular access from Richmond Street and Bond Street West. Pedestrian access will be from Bond Street West.

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-26-03 dated April 21, 2026 concerning a Site Plan Approval application from Batory Planning + Management for lands located at 78 Bond Street West:

1. That external ground and paths of travel including the pavers and gravel surfaces be designed to meet O.A.D.S.; and,
2. That tactile walking surface indicators (T.W.S.I) be provided at top of all flights of stairs; and,
3. That the required number of accessible parking spaces be provided in accordance with O.A.D.S including both Type 'A' and Type 'B' spaces; and,

4. That the accessible parking spaces be located as close to possible to the lobby or vestibules to avoid pedestrians having to walk through the parking area; and,
5. That all accessible doors at entrances are controlled by power door operators or motion/sensor sliding doors; and,
6. That all rooftop amenity areas are designed to accommodate accessibility, including but not limited to accessible paths of travel and inclusive site furniture.