

**Office of the Chief Administrative Officer
Innovation and Transformation**

Date: September 15, 2022
To: Members of the Oshawa Accessibility Advisory Committee
From: Lynda Lawson, Accessibility Program Coordinator
Re: Site Plan Application Review – SPA-2022-18
20 & 24 Beatrice Street West
Build Up Real Development Co Oshawa Inc. Submission 1

To ensure a timely response on the site plan review process during the COVID-19 pandemic, I have examined the site plan for 20 & 24 Beatrice Street West and have identified following items to facilitate your review:

1. That the path of travel in the amenity/playground area be concrete not unit pavers. Provide details on the site plan. Design as per the Oshawa Accessibility Design Standards (OADS);
2. That the cross walk provided on an angle to cross from the sidewalk to the other side of the street near the amenities be redesigned and that consideration be given to providing a sidewalk along the east side of the project rather than the west for one continuous path of travel to the units and amenity areas;
3. That the minimum path of travel be 1800mm. Provide details on the site plan. Design as per OADS;
4. That entrances to amenity/playground areas have clear openings;
5. That consideration be given to providing some accessible units in the development as there are currently stair entrances to all residential units;
6. That accessible rest stations/benches in the amenity areas be provided. Provide details on the site plan. Design as per OADS;
7. That details be provided concerning curb ramps and depressed curbs. Provide details on the site plan. Design as per OADS;
8. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps and depressed curbs are provided. Design as per OADS;
9. That public stairs by the playground area include TWSIs. Provide details on the site plan Design as per OADS;
10. That consideration be given to the relocation of the accessible parking spaces to be midway in the block for proximity to other amenities;
11. That the design of accessible parking spaces be in compliance with the Accessibility for Ontarians with Disabilities Act (AODA) and as per OADS in terms of their type, size, access aisles, markings, curb ramps/depressed curbs, crossing and running slopes, signage and symbols;

12. That lighting levels should 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;
13. That accessible playground equipment and ground cover in the proposed playground area be provided. Provide details and measurements on the site plan. Design as per OADS; and
14. That there are accessible rest stops/seating and tables in the communal amenity area. Provide details on the plan. Design as per OADS.



Site Plan/Rezoning Checklist

Site Plan Location _20 & 24 Beatrice Street West_____

Applicant _____Build Up Real Development Co Oshawa Inc._____

File Number _____SPA-2022-18_____

Meeting Date _____September 20, 2022_____

1. External Ground and Path of Travel Surfaces

Reference - Section 2.1 and 3.3 pages 17-20; 65-70

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the path of travel made of a surface that is firm and stable?		<p>Path of travel in amenity/playground area is recommended as concrete not unit pavers.</p> <p>Concern about the cross walk provided on angle to cross from sidewalk to other side of street with amenities.</p> <p>Consideration be given to providing a sidewalk along the east side of the project rather than the west for one continuous path of travel to the units and amenity areas.</p>
2.	Is the path of travel a minimum of 1800 mm?	No	Recommend that path of travel be a minimum of 1800 mm

Item	Assessment	Response (Yes/No/NA)	Comments
3.	Where the clear width is less than 1800 mm, have passing areas, 1800 mm by 1800 mm, been provided at 30 m intervals or less?	No	Not required if design at 1800 mm.
4.	Do the entrances to exterior paths of travel have a clear opening of a minimum of 950 mm, whether the entrance includes a gate, bollard or other design feature?		Entrances to amenity area/playground have clear openings. Entrances to residential units are all prohibited due to stairs. Consideration be given to providing some accessible units in the development.

2. Rest Areas

Reference – Section 2.6 and 2.10 pages 37-38

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Are rest stops required for the path of travel (> 30 m)? <ul style="list-style-type: none"> If yes, are they spaced a maximum of 30 m apart? 		Provide rest stations/benches in amenity areas. Provide details on site plan. Design as per OADS.
2.	Is there a clear, stable and firm space of 915 X 1370 min for a mobility device adjacent to the bench?		Provide details on site plan. Design as per OADS.
3.	Is there a contrast with the ground, finish or texture to distinguish the path of travel from the rest area?		Provide details on site plan. Design as per OADS.

3. Curb Ramps and Depressed Curbs

Reference – Section 3.4 pages 71-75

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Are there curb ramps or depressed curbs to help people safely and independently negotiate level changes on walkways and other pedestrian routes?	No	Provide details on the site plan. Design as per OADS.
2.	Are Tactile Walking Surface Indicators (T.W.S.I.) provided on the external path of travel where curb ramps and depressed curbs are provided?	No	Provide details on the site plan. Design as per OADS.

4. Ramps

Reference Section 2.2 pages 21-26

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the width of the ramp 1100 mm (minimum) or wider to accommodate handrails if required?	N/A	
2.	Is the gradient of the ramp a maximum of 1:15?	N/A	
3.	Is there a clear space/landing of 2440 mm X 2440 mm at the top and bottom?	N/A	
4.	Are intermediate landings provided? Where there is an intermediate landing (abrupt change in direction landing/ramp length exceeds 9000 mm) is there a clear space of 1670 mm x 1670mm?	N/A	

5. Stairs

Reference – Section 2.3 pages 27-30

Item	Assessment	Response (Yes/No/NA)	Comments/
1.	<p>Are Tactile Walking Surface Indicators (T.W.S.I.) provided at top of all flights of stairs?</p> <p>Note:</p> <ul style="list-style-type: none">• T.W.S.I shall be one depth back from leading edge of top steps; 610 mm depth extending full width of stair;• At landings incorporating an entrance into the stairs;• Where the pattern of a stairway is broken; and• Where a landing is greater than 2100mm and does not have a continuous handrail.		<p>All private stairs to units.</p> <p>Consideration be given to providing some accessible units in the development.</p> <p>Ensure that public stairs by the playground area include TWSIs. Provide details on site plan. Design as per OADS.</p>

6. Overhanging and Protruding Objects

Reference – Section 2.5 pages 33-35

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is the path of travel free from protruding objects?	Yes	

7. Parking

Reference – Section 3.1 pages 55-59

Item	Assessment	Response (Yes/No/NA)	Comments
1.	How many parking spaces are provided on the site?	36/7 Visitor	
2.	Are the accessible parking spaces in an appropriate location?		Consider relocation to be midway in the apartment block for proximity to other amenities
3.	How many accessible parking spaces are required? Type A (Van) 1 Type B 1	2 - provided	1 Type A; 1 Type B
4.	Are the accessible spaces and access aisles the correct size as per the city/provincial requirements?	Yes	Provide details on site plan. Design as per OADS.

Item	Assessment	Response (Yes/No/NA)	Comments
5.	Are the access aisles marked by high colour contrast diagonal lines?	Unclear	Provide details on site plan. Design as per OADS.
6.	Do the accessible parking spaces connect to an adjacent accessible path of travel with a centre curb ramp on the access aisle with (a) tactile walking surface indicator(s)?	No	Provide details on site plan. Design as per OADS.
7.	Is accessible parking signage vertically posted as per city/provincial requirements provided?	No	Provide details on site plan. Design as per OADS.
8.	Is the International Symbol of Accessibility included as pavement markings?	Yes	Provide details on site plan. Design as per OADS.
9.	Are curb ramps or depressed curbs provided at the end of each accessible aisle?	No	Provide details on site plan. Design as per OADS.

NOTE: Ensure that cross and running slopes of accessible parking spaces are at a maximum of 1:50 (2%)

8. Passenger Loading Zones

Reference – Section 3.2 pages 61-63

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is a passenger loading zone (P.L.Z.) provided?	N/A	
2.	Is the P.L.Z. as close as possible to the nearest accessible entrance?	N/A	
3.	Is the P.L.Z. away from vehicular traffic flow?	N/A	
4.	Has a side access aisle, curb ramp and signage been provided as outlined in O.A.D.S.?	N/A	

9. Lighting

Reference – Section 5.7 pages 139-141

NOTE: To provide reasonable lighting levels, lighting should 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.

10. Entrances, Doors and Doorways

Reference Section 4.1 and 4.2 pages 79-91

Item	Assessment	Response (Yes/No/NA)	Comments
1.	Is at least one main entrance accessible via level, sloped or ramped accessible route?		All units have stairs to access. Consideration be given to providing some accessible units in the development.
2.	Are all accessible doors at entrances controlled by power door operators or motion/sensor sliding doors?	Currently N/A	
3.	Are accessible entrances located 30 m or less from accessible parking or passenger loading zones?	Currently N/A	
4.	Is directional signage needed to guide users to the accessible parking and entrances?	Currently N/A	

11. Additional Comments:

- Provide accessible playground equipment and ground cover in the proposed playground area. Provide details, including measurements of the amenity areas. Design as per OADS.
- Design rest stops in the proposed playground area to meet the requirements of the OADS. (Reference #2. Rest Areas).
- Design rest stops/seating and tables in the communal amenity area to be accessible. Design as per OADS.