

**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-2022-19  
280 Taunton Road West  
D.G. Biddle & Associates on behalf of 26799875 Ontario Limited

To ensure a timely response on the site plan review process during the COVID-19 pandemic, I have examined the site plan for 280 Taunton Road West and have identified following items to facilitate your review:

1. That a concrete sidewalk that is a minimum of 1.8 m be provided from the Taunton Road city sidewalk to each triplex building with details provided on the site plan and designed as per Oshawa Accessibility Design Standards (OADS); and,
2. That accessible ramps, designed as per OADS, be added for access to each of the triplex's ground level units and details be provided on the site plan; and,
3. That curb ramps/depressed curbs details be provided on the site plan and designed as per OADS; and,
4. That Tactile Walking Surface Indicators (TWSI) are provided on the external path of travel where curb ramps, depressed curbs, public stairs are provided and designed as per OADS; and,
5. That paths of travel are free from overhanging and protruding objects; and,
6. That 2 accessible van parking spaces be provided near the entrance of the ground units with details provided on the site plan and designed as per OADS; and,
7. That an accessible path of travel be provided from the accessible parking space to each triplex building ground floor entrance; and,
8. 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; and,
9. 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; and
10. That power door operators are added on ground floor units for each triplex.

## Site Plan/Rezoning Checklist

**Site Plan Location** \_280 Taunton Road West\_\_\_\_\_

**Applicant** \_\_\_\_\_D.G. Biddle & Associates Ltd. on behalf of 2679875 Ontario Limited

**File Number** \_\_\_\_\_SPA-2022-19\_\_\_\_\_

**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?	Not present	Provide concrete sidewalk from Taunton Road city sidewalk to each triplex building. Provide details on site plan. Design as per OADS.
2.	Is the path of travel a minimum of 1800 mm?	Not present	Provide concrete sidewalks on site plan. Design as per OADS.
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?		Not required if designed as above.
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 currently not accessible.	Recommend accessible ramp for access to each of the triplex's ground level units.

## 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"><li>If yes, are they spaced a maximum of 30 m apart?</li></ul>	N/A	
2.	Is there a clear, stable and firm space of 915 X 1370 min for a mobility device adjacent to the bench?	N/A	
3.	Is there a contrast with the ground, finish or texture to distinguish the path of travel from the rest area?	N/A	

## 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?	Unclear	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?	Unclear	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?	Not currently present	Recommend accessible ramp be provided to each of the triplex buildings. Provide details on the site plan. Design as per OADS.
2.	Is the gradient of the ramp a maximum of 1:15?	Not currently present	Provide details on the site plan. Design as per OADS.
3.	Is there a clear space/landing of 2440 mm X 2440 mm at the top and bottom?	Not currently present	Provide details on the site plan. Design as per OADS.

Item	Assessment	Response (Yes/No/NA)	Comments
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?	Not currently present	Provide details on the site plan. Design as per OADS.

## 5. Stairs

Reference – Section 2.3 pages 27-30

Item	Assessment	Response (Yes/No/NA)	Comments/
1.	Are Tactile Walking Surface Indicators (T.W.S.I.) provided at top of all flights of stairs?  <b>Note:</b> <ul style="list-style-type: none"> <li>T.W.S.I shall be one depth back from leading edge of top steps; 610 mm depth extending full width of stair;</li> <li>At landings incorporating an entrance into the stairs;</li> <li>Where the pattern of a stairway is broken; and</li> <li>Where a landing is greater than 2100mm and does not have a continuous handrail.</li> </ul>	No	Provide details on site plan. Design as per OADS.

## 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?	Unclear	Provide details on site plan. Design as per OADS.

## 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?	8	

Item	Assessment	Response (Yes/No/NA)	Comments
2.	Are the accessible parking spaces in an appropriate location?	Not present	Provide 2 accessible van parking spaces. Provide details on site plan. Design as per OADS.  Provide accessible path of travel from accessible parking space to each triplex building ground floor entrance.
3.	How many accessible parking spaces are required? Type A (Van) 1 Type B	Not present	Provide 2 accessible van parking spaces. Provide details on site plan. Design as per OADS.
4.	Are the accessible spaces and access aisles the correct size as per the city/provincial requirements?	Not present	Provide details on site plan. Design as per OADS.
5.	Are the access aisles marked by high colour contrast diagonal lines?	Not present	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)?	Not present	Provide details on site plan. Design as per OADS.
7.	Is accessible parking signage vertically posted as per city/provincial requirements provided?	Not present	Provide details on site plan. Design as per OADS.
8.	Is the International Symbol of Accessibility included as pavement markings?	Not present	Provide details on site plan. Design as per OADS.
9.	Are curb ramps or depressed curbs provided at the end of each accessible aisle?	Not present	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	

Item	Assessment	Response (Yes/No/NA)	Comments
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?		Units are not presently accessible as there are stairs to at each building level. Recommend installing a ramp to make ground level unit accessible. Provide details on site plan. Design as per OADS.
2.	Are all accessible doors at entrances controlled by power door operators or motion/sensor sliding doors?		Provide power door operator on ground units in each triplex. .
3.	Are accessible entrances located 30 m or less from accessible parking or passenger loading zones?		Add accessible parking near the entrance of the ground units. Provide details on site plan. Design as per OADS.
4.	Is directional signage needed to guide users to the accessible parking and entrances?	No	