



Accessibility Advisory Committee Built Environment Sub-Committee

March 16, 2021

Draft minutes not approved

A meeting of the Accessibility Advisory Committee (AAC) Built Environment Sub-committee was called to order at 3:35 p.m. by Sioux Lily. This meeting was held electronically through Microsoft Teams.

Present:

Sioux Lily (Chair)
Jeff Chalmers
Leanne Carpenter
Andrea Dodsworth
Amanda Motyer
Allison Seiderer
Leslie Yee

Regrets:

Neil Campbell
Janet Dawson (term suspended to September 2021)
Andrea Dodsworth (term suspended to September 2021)

Staff:

Mark Buffone, Accessibility Compliance Coordinator
Nicole Huculiak, Planner, Urban Design
Sarah Mackillican, Communication Coordinator

Disclosure of Pecuniary Interest

None declared.

Approval of Agenda

Moved by Leanne Carpenter.

That the agenda for the AAC Built Environment Sub-Committee meeting dated March 16, 2021 be approved.

“Carried”

Accessibility Reviews

a) Site Plan Approval for 1189 Lansdowne Street West, SPC 992

The committee has made the following recommendations:

1. Remove tactile surface indicator where proposed walkway and existing Lansdowne Street sidewalk intersect.
2. If a drop curb is installed across the front (north) of building facing Lansdowne Street, tactile surface indicator must extend across entire length of walkway.
3. Prevent vehicle encroachment on walkway at entrance of building (concern about potential overhang of vehicles in parking spaces without parking blocks adjacent to front walkway).
4. Select high-contrast parking blocks and bollards to improve visibility of these potential barriers/trip hazards.
5. Ensure the washroom in the service bay extension area is fully accessible: concerns were noted with turning radius, door opening.
6. Concern noted with the angle of slope on the walkway at the front northeast corner of building, where two walkways intersect with parking lot. The transition from the walkway to the slope that leads to the parking lot may be challenging to navigate from the front (north) side of the walkway. Ensure that the sloped walkway creates a smooth transition from walkways at both sides of building to the parking lot.
7. Ensure a barrier-free, direct path of travel is established from main showroom entrances, through the showroom floor to sales area to washrooms.
8. The committee encourages the developer to install an accessible washroom on the second floor.

b) Site Plan Approval for 201-211 Hunter Street East and 380 Armour Road, SPC-994

1. Ensure adequate walkways to connect the existing development with the new development.
2. The Committee noted that there were few barrier-free parking spaces on the surface lots.
3. Asphalt was identified as an ideal material for barrier-free parking space surface, as pavers can shift or crack as they weather, creating uneven surfaces.

4. Tactile surface indicators should be extended across the entire length of all pedestrian walkways with a curb drop parallel to parking spaces.
5. Pedestrian walkway system should connect with existing sidewalks and allow direct access to transit stops.
6. Sliding doors to lobby entrances operated by auto sensors are preferred over push button-operated swing doors for a development of this size.
7. Heated walkways at the entrance to buildings would be an ideal feature.
8. In reviewing the outdoor amenity areas, the committee noted that curvilinear paths of travel can be challenging for some people with vision loss to navigate. Ensure tactile indicators and/or detectable hard/soft landscape edges are installed to help people orient themselves and travel within the circular amenity area. The main path of travel through these spaces should be clearly defined and as linear and direct as possible.
9. If pavers are used as surface material, they should be installed on a bed of poured concrete for durability, to prevent irregular surfaces from developing.
10. Rooftop terraces and outdoor amenity lookout platforms: ensure that any guardrails installed allow visitors at various heights, including those in wheelchairs, to view the scenery.
11. The committee would like to see a breakout of information about how many accessible units will be included on future site plan statistics (studio vs one-bedroom, vs two-bedroom, etc), noting the requirement is 15% of total units.
12. Developer should consider including indoor storage areas for mobility scooters.
13. The committee noted that in future site plans, they would like detailed information about the transitions between underground parking levels, lobbies and exterior pathways and the walkway network within the underground parking from accessible parking spaces to elevator lobbies.

c) Zoning By-Law Amendment for 200 St. Luke's Avenue, Z2101

Key issues:

1. The committee noted concerns that there would be insufficient space for ten new units, given the requirement that 15% of new units must meet OBC barrier-free requirements.
2. The walkway network as proposed may cause people with some types of vision disabilities to mistakenly navigate into vehicular zones. The walkway network should have cane detectable edges leading from the entrance of

- building to the sidewalk, and detectable edges where walkways are adjacent to and transition through the parking lots.
3. Concerns with pedestrian safety in the tunnel that leads from the street to the rear parking lot, especially given that there are units proposed on both sides of the tunnel at ground level. Could consider installing speed bumps, signage, and ensuring a safe pedestrian walkway on both sides of tunnel.
 4. Noted that as the existing apartments transition to market-value units, there may be an increased demand for parking, which in the current application is planned to be reduced.
 5. All accessible parking spaces must include the required adjacent access aisles. Two accessible parking spaces can share one access aisle, but an access aisle cannot be shared with adjacent walkways. The addition of access aisles may impact the total number of parking calculations.
 6. Concerns that larger vehicles may be challenged to access the barrier-free parking space in the rear lot, with the need to complete a 180 degree turn in such a tight parking configuration.
 7. The committee recognizes that this site has challenges with grade levels and walkways facing St. Luke's Avenue, noting that in winter maintaining these will be difficult. They noted an opportunity to improve the grade of walkways and encourage the developer to consider minimizing walkway slopes while maintaining zero-step access from the existing St. Luke's sidewalk to site the walkway network and to the main building entrances.

Other business

No other business.

Amanda Motyer leaves the meeting, 5:18 p.m.

Next meeting

The next meeting will be held on Tuesday, April 20, 2021 from 3:30 p.m. to 5:00 p.m. electronically through Microsoft Teams.

Adjournment

Moved by Allison Seiderer.

That the meeting of the AAC Built Environment Sub-Committee adjourn at 5:18 p.m.

“Carried”