

Built Environment Sub-Committee review: Beavermead Campground Gatehouse plans

Landscaping

The building seems to be set within a sea of unorganized asphalt, with no soft landscaping. Due to the island nature of the gatehouse, is there any opportunity to address this? Ideas:

- Add soft landscaping in key locations around the building
- Minimize drive aisle widths
- Incorporate lane paint markings and vehicle stop bars

There is an opportunity to start to formalize walkway zones in the campground (connections to Beavermead Park - west leg on the site plan and campers walking and rolling from their site to pick up firewood and ice)

Walkways

- The walkway doesn't actually "surround" the building as stated on the drawings. There's a dead end at the middle of the south side and there are 901 mm and 1000 mm pinch points at the south-east corner. Walkways need to be minimum 1500 mm wide.
- Drive aisle on the south side of the building requires special attention to detail, to accommodate shared use by vehicles, pedestrians traveling along the drive aisle, and pedestrians crossing the drive aisle to access the gatehouse.
- Do vehicles park in this area? If so, plan for parking with a walkway connection to the gate house.

Building Exterior

- Consider adding exterior benches with tree shade to the gatehouse island.
- Install a bike rack.
- The black perforated panels used at the campground washroom building significantly cut off natural light. Please ask the architect to consider this, perhaps modify panel heights to still let in some natural light (sort of how a transom window would achieve this) or enhance lighting if required.
- The edges of the perforated panels may be difficult for persons with partial sight to see. Contrasting the edges would help people avoid bumping into them.

- If possible, having ledges (at a height accessible for mobility devices) on either side/between the ice machines will make it more accessible for anyone schlepping around excess campground accoutrements. Extra ledge and manoeuvring space would be possible if the ice machines were adjusted to be equidistant from the walls.

Entrances and Doorways

- Ensure sufficient lighting at main entrances.
- Consider overhead lighting and high-contrast paint/markings at the card reading/gate station.
- The entrances appear to be open, and so may not need power door operators. Will there ever be a time (e.g. during inclement weather) where these sliding doors might be closed during regular open hours? If so, signage directing users to the doors would be helpful for some.
- A doorbell to request assistance might be a helpful to allow for those doors potentially being closed periodically.
- Door handles should be high contrast.
- Wheelchair access in staff area: Is a single door to the staff area sufficient so that staff who may be using a wheelchair will be able to enter?
- Staff entrance door should have a secure power door operator to would allow for an employee using a mobility device to be able to enter and exit safely and independently.
- Install a horizontal, high visibility/neon warning strip at waist height to distinguish doors from adjacent surfaces. The door material appears to be quite dark in the drawing: this may make it difficult for someone to see what is on the other side.
- Ensure all door handles are high contrast.

Interior

- The bench would be easier to locate for persons with partial sight and blindness if it was contrasted from its surroundings and had a change in tactile surface surrounding it.
- Consider positioning the bench closer to the wall as a way to provide easier navigation for those using mobility devices when there more than a few campers in the building. Paths of travel from the entrances would have fewer barriers and allow visitors to more easily locate the service desk if there are people gathered around the bench.

- Office desks: consider installing two freestanding desks with adjustable heights (same dimensions as indicated in drawing). Adjustable desks would help accommodate a variety of personal heights as well as a wheelchair for a person with a disability who might be on staff.

Signage

- All signage should be high contrast with braille to allow for all campground visitors to have access to the same information.
- Provide high-contrast signage to assist with navigation, including for the service desk, firewood and ice machines.
- Any temporary signs that may be posted on the inside of the door facing out may be difficult to read due to the door material.