



City of
Peterborough

**Accessibility Advisory Committee
Built Environment Sub-Committee Minutes [draft]**

September 18, 2015 at 10:00 a.m.
City Board Room, City Hall

Present:

Leanne Carpenter
Jeff Chalmers
Andrea Dodsworth
Ian Guest
Peter Michielsen
Allison Rolph-Seiderer
Hailey Warmerdam

Regrets/Absent:

Gordon Earle

Staff:

Mark Buffone, Accessibility Compliance Coordinator
Keith Payne, Urban Design Technician

Welcome

Call to Order

Andrea Dodsworth, Chair, called the meeting to order at 10:05 a.m.

Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

Approval of Agenda

That the agenda for the AAC Built Environment Sub- Committee meeting dated September 18, 2015 be approved with the following amendments:

- Add item 7.b), Access Fund Request, by Mark Buffone
- Add item 7.c), Update on CNIB clearing our path project, by Jeff Chalmers

“Carried”

Approval of Previous Minutes

That the minutes of the AAC Built Environment Sub-Committee meetings held on May 7, 2015 be approved.

“Carried”

Business Arising from the Previous Minutes

a) Update on Review of Terms of Reference

Deferred until the Accessibility Coordinator position is filled.

Accessibility Reviews

a) Application for Site Plan Approval SPC-901, 475 George Street North (former YMCA) Presented by Keith Payne, Urban Design Technician

Keith Payne presented the relevant information and drawings. There was much discussion on the design of the floor levels in relation to the street level and the lack of a primary zero-step entrance. There was also emphasis on the need to make as many units possible as accessible or accessible ready to meet the needs of the Peterborough market. Peterborough has the highest population of older adults in Canada.

Summary of recommendations from the Built Environment Sub-Committee:

1. The heritage part of the building typically has ice damming along the north facing roof and icicles form along the building fascia. In the past, the sidewalk was closed due to risk of falling ice. The committee recommends the building envelop be improved to address the root cause of the issue and a strategy to address risk of falling ice be implemented.

2. **Major building access concern:** Proposed floor level design is not zero-step. All tenants occupying residential units and customers of half the commercial units have to navigate through the parking garage to access the elevators. Develop a strategy to ensure zero-step access from street level to a main lobby equipped with an elevator that services all floors, commercial units and residential units in the building. The building needs an accessible primary entrance and entrance lobby.
3. Accessible parking spaces shall be located in an area of the parking garage that results in the shortest possible route to main interior corridor and elevators. Current layout results in the longest possible route.
4. Ensure existing pool is upgraded to meet current OBC standards, such as floor and wall markings, guards, handrails, ramps and contrast.
5. Provide more accessible residential units than required by OBC to meet the needs of Peterborough's population of older adults.
 - Provide accessible door widths throughout the building, not just doors in a barrier-free path of travel, meeting the 860mm clear opening required under OBC 3.8.3.3.(1).
 - Design unit entrance areas to allow for a wheelchair, scooter, walker and storage of such equipment, including a receptacle for equipment charging.
 - Provide stud wall reinforcement (typically plywood backing) to permit the future installation of grab bars for toilets, showers and bathtubs.
 - Increase space within washrooms to allow a person using mobility devices to easily turn in the space.
 - Provide lever style door handles for all doors.
 - Provide adequate clearance at the lever side of all doors. For example, provide 600mm space between edge of a door opening into a washroom to the nose of an adjacent vanity countertop.
 - Consider window heights to allow viewing by people in a seating position.
 - Mount light switches at 1100mm above floor (lower than standard) and mount electrical receptacles at 600mm above floor (higher than standard).
 - Provide electrical rough-in at all suite entrance doors to accommodate the future installation of a power operated door.
 - Adjust the tension of all doors equipped with automatic door closers and power door operators to ensure minimal force to open a door manually.
6. Ensure elevator cab size accommodates wheelchairs, scooters, strollers and bicycles.
7. Provide locked storage in the parking garage area for E-bikes and larger scooters, complete with electrical receptacles for charging.

8. Provide a connection from the Loading Garage facing Murray Street to the Retail Garbage and Elevator lobby. The connection will facilitate move-ins/move-outs for tenants and waste management strategies. The current loading garage design appears to be designed as a private garage.
9. The committee emphasizes the need to consider the **marketing value of constructing all units as accessible as possible** to meet the needs of the city with the highest population of seniors in Canada.

b) Application for Site Plan Approval
SPC-902 844 Rye Street (corner of Lansdowne Street W. and The Parkway)
Presented by Keith Payne, Urban Design Technician

Keith Payne presented the relevant information and drawings. There was much discussion on need for pedestrian routes throughout the parking lot and the barrier created by the drive-through lane that surrounds the entire perimeter of the Phase 2 Commercial building.

Summary of recommendations from the Built Environment Sub-Committee:

1. Swap the accessible parking spaces servicing the Phase 2 Commercial building with the rapid pickup spaces.
2. Relocate Phase 3 Commercial accessible parking spaces to the west end of the parking bays they are currently in and run an access aisle towards the south-west corner of the walkway servicing the building.
3. Provide accessible parking space types per Integrated Accessibility Standards regulation 191/11 and accessible parking space signage per section 11 of regulation 581 of the Highway Traffic Act.
4. Provide an east-west pedestrian walkway across the parking lot to connect Phase 2 Commercial and Phase 3 Commercial.
5. The south end of the pedestrian link to the Phase 1 Commercial building is awkward as a ramp projecting into the parking lot. Design may pose a trip hazard and be an obstacle for snow clearing. If remains as is, ideally design the walkway as an OBC compliant ramp complete with railings.
6. Add paint markings where pedestrian routes cross vehicular routes.
7. Consider alternative layouts for the drive-through route. The drive-through route wraps around the entire perimeter of the building, forcing pedestrians to travel through the drive-through line at all building access points.
8. Provide tactile attention indicators at all areas where a sidewalk leads to a vehicular route by means of a curb ramp or depressed curb. The tactile provide a cue for people with vision loss to indicate a transition from pedestrian zone to vehicular zone.
9. Lighting: Provide high level exterior illumination for all ramps, walkways and parking areas. Use down lights, not flood lights.

New Business

a) Access Fund

Allison Rolph-Seiderer declared a disclosure of pecuniary interest and stepped outside of the room while the committee discussed the access fund request.

The Peterborough Sport and Wellness Centre requested funds to cover additional costs associated with upgrading a water wheelchair purchased earlier this year. The previously purchased wheelchair was having issues with the wheels seizing. The committee determined more information is needed to consider the request.

Action: Mark Buffone to request the following information from the Peterborough Sport and Wellness Centre and report back to the committee:

- Why were the wheels seizing on the original water wheelchair purchased earlier this year?
- What distinguishes the wheels of new water wheelchair from the original water wheel chair? Why has it been determined the wheels will not size on the new water wheelchair?
- Provide the specifications and warranty details on the new water wheelchair.

b) Update on the CNIB Clearing Our Path project

Presented by Jeff Chalmers

Jeff Chalmers is participating on a national committee with CNIB to update their Clearing Our Path document which outlines universal design recommendations for people with vision loss. The new version will be a web-based resource and is set to be released in approximately one month. Jeff noted the Built Environment Sub-Committee's role in researching and advocating for accessible elevator buttons over the past 7 years played a major role in providing CNIB with best practice recommendations on elevator buttons.

c) AXS Map: A Website and App to Find, Rate and Share Accessible Places

Presented by Jeff Chalmers

Jeff Chalmers noted there is a website and app tool available that allows anyone to input accessibility ratings for locations anywhere in North America. The committee may be interested in populating the mapping tool with information relevant to buildings and public spaces in Peterborough.

<http://www.axsmap.com/>

d) BlindSquare: An App that Makes You Sense What's Around

Presented by Leanne Carpenter

BlindSquare is a GPS-app developed for the blind and visually impaired. It describes the environment, announces points of interest and street intersections as you travel. In conjunction with free, third-party navigation apps, it is a powerful solution to allow people with vision loss to travel independently.

<http://blindsquare.com/>

e) iBeacon Guidance Technology: CNIB Pilot Project at Tim Hortons

Presented by Leanne Carpenter

iBeacons beam information on a much smaller scale than the common GPS-based voice-over technology that has empowered people with vision loss to navigate in public spaces for several years. GPS guidance technology works in the outdoor environment. iBeacon guidance technology works in the inside environment. CNIB has partnered with Tim Hortons and is piloting an i-Beacon guidance project in 17 locations. The Tim Hortons on George Street in Peterborough is participating in the project.

f) Peterborough Public Library renovation status

The committee inquired about the project status of the Peterborough Public Library renovations and requested to receive a presentation.

Action: Mark Buffone to request a presentation from Mary Gallop, Manager of Facilities and Special Projects.

g) Committee Contact List

The committee requested a list of committee member contacts be circulated.

Action: Mark Buffone to circulate a list of contacts.

Next Meeting

The next AAC Built Environment sub-committee meeting is currently not scheduled, but will likely take place in the third week of November 2015. Details will follow.

Action: Mark Buffone to circulate a web-based survey to determine suitable date and time for the next meeting and the following 2016 meetings.

Adjourned

Meeting adjourned at 12:00 p.m.