To:	Members of the Accessibility Advisory Committee
From:	Mark Buffone, Accessibility Compliance Specialist
Meeting Date:	May 1, 2024
Report:	Site Plan Reviews, Report AAC24-010

Subject

A report to review the recent list of the Technical Adequacy Review (TAR) submissions received by the City for eventual Site Plan Control applications, to allow the Accessibility Advisory Committee (AAC) to select applications they wish to review, and to seek feedback from the AAC on applications selected.

Recommendations

That the Accessibility Advisory Committee (AAC) approve the recommendations outlined in Report AAC24-010, dated May 1, 2024 of the Accessibility Compliance Specialist as follows:

a)   That the AAC select the Technical Adequacy Review (TAR) applications they wish to review.

b)   That a presentation from Planning Division staff regarding TAR applications the AAC selects, be received for information.

c)   That the AAC provide feedback on the TAR applications selected.

Executive Summary

- The AAC participates in a planning approval process for land development.

- The AAC selects which applications they wish to review and provides recommendations on how to make developments more accessible.

Background

The AAC participates in a planning approval process for land development subject to the City's Site Plan Control By-law (By-law 11-081, as amended) pursuant to Section 41 of the Planning Act.

Prior to an AAC meeting, the committee is briefed on Technical Adequacy Review (TAR) submissions for eventual Site Plan Control applications through a standard TAR FYI Notice circulation process and are then given the opportunity to provide comment at the next scheduled AAC meeting. Per AODA section 29.(6), the AAC has the option to select only the applications they wish to review. The AAC may choose to decline reviews that are not of interest to the committee.

The purpose of the AAC's review of TAR applications is to provide recommendations on how to make developments more accessible, with a strong focus on site walkway networks, accessible parking spaces, building entrances and access to exterior amenity areas. Recommendations are shared with City staff and circulated to development applicants as part of a standard agency commenting process.

As per the Planning Act, accessibility for persons with disabilities is a matter of provincial interest and people involved in planning decisions shall have regard for accessibility when carrying out their responsibilities under the Act. Section 41 of the Planning Act allows a municipality to require the owner of the land to provide facilities designed to have regard for accessibility to the satisfaction of the municipality, as a condition of the approval of plans and drawings for Site Plan Control applications. The following matters are not subject to site plan control:

- interior design;
- exterior design, except to the extent that it is a matter relating to exterior access to a building that will contain affordable housing units or to any part of such a building;
- the layout of interior areas, excluding interior walkways, stairs, elevators and escalators;
- the manner of construction and standards for construction; and
- the appearance of elements, facilities and works on the land or any adjoining highway under a municipality's jurisdiction, except to the extent that the appearance impacts matters of health, safety and accessibility.

Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Initiative: "Encourage our neighbourhoods to be safe, diverse, accessible, and affordable across all ages, incomes, and abilities."

AAC recommendations focus on how to make developments more accessible for people with disabilities.

Budget and Financial Implications

There are no budgetary or financial implications associated with the recommendation.

Submitted by,

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