

**CITY OF OTTAWA
ACCESSIBILITY DESIGN
STANDARDS**

Proposal:

Zoning By-law Amendment and Site Plan
Control Applications to Permit a Low-rise
Mixed-use Development

Location:

352 Somerset Street West

Prepared by:

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The City of Ottawa is committed to providing equal treatment to people with disabilities with respect to the use and benefit of City services, programs, goods and facilities in a manner that respects their dignity and that is equitable in relation to the broader public.

The City developed Accessibility Design Standards to ensure that all **City owned and operated spaces and facilities** are inclusive and accessible to everyone. This commitment extends to residents, visitors and employees with visible or non-visible disabilities.

As our proposed development is not a city owned or operated facility we have not addressed all requirements of the City of Ottawa Accessibility Design Standards. We have designed our building to be in compliance with the Ontario Building Code (OBC, 2012) with accessibility amendments to Ontario's Building Code coming into force on January 1, 2015. The accessibility requirements, or "barrier-free design" requirements as they are referred to in the OBC (Section 3.8), are generally recognized as representing a minimum standard for accessibility. The requirements of the OBC specifically related to accessibility can be summarized as follows:

- Applies to most new construction and extensive renovation; and
- Amended requirements cover a range of areas, such as parking, entrances, elevators, washrooms, barrier-free access, ramps, stairs, signs and exits.

The building has at grade access to all principal entrances. Door widths are designed to required accessibility standards and if required automatic operators are provided. The ground floor of the building incorporates a universal washroom for the use of the building occupants.

At exit stairwells treads and Risers have been designed to meet provisions of the Ontario Building Code for riser height, tread depth with all stairs equipped with closed risers and ensuring uniform riser height and tread depth throughout the stair system. Nosings ensure no abrupt undersides, and do not project more than 38 mm over the tread below. Leading edges are rounded or with a beveled profile, with a radius of curvature of 13 mm or less and provide horizontal marking strips: i. 50 mm (+/- 10 mm) deep; ii. at the leading edge of the treads at landings with a high tonal contrast compared to tread and riser finishes with slip resistant surface; and extend the full width of the tread.

Tactile Walking Surface Indicators (TWSIs) are provided at the top of all flights of stairs starting one tread depth back from the leading edge of the top step; and at the top step, starting one tread depth back from the leading edge, at each landing incorporating an entrance into a stair system; where the regular pattern of a stairway is broken; and where the run of a landing which does not have a continuous handrail is greater than 2100 mm. The surface depth of the indicator is to have a surface depth of 610 mm (minimum), extending the full width of the stair. Where there is a change in level 600 mm or more in floor level adjacent to stairs, Guards are provided as follows and mounted 1070 mm (minimum) high, measured vertically to the top of the guard from the stair surface; with edge protection; and ensures that no member, attachment or opening located between 140 mm and 900 mm high above the stair surface will facilitate climbing.

For interior and exterior doors and doorways along an accessible route and at suite entrances we have provided a clear width of 860 mm (minimum), measured when the door is open 90 degrees from the face of door (and / or exit door hardware that projects into the path of travel) and the opposite door stop and where there is a projection into clear opening width, ensure it is 100 mm (maximum), and no lower than 865 mm high above floor.

We have provided thresholds at suite entrances and at exterior doors with a bevel at maximum slope of 1:2 (50%), where transition is between 6 mm and 13 mm high; with threshold at doors not more than 13 mm high.

Door hardware includes, but is not limited to, handles, pulls, latches and locks, mounted between 900 mm (minimum) and 1100 mm (maximum) high from finished floor or ground surface. All hardware is usable with closed fist and operable with one hand. Tight grasping of hands, pinching of fingers or twisting of wrists are not required to operate hardware with high tonal contrast hardware finishes being provided when compared to mounting surface.

As the building is less than 20 units, and in a low rise building of 3 stories or less the requirement for accessible suites is not required per the building code.