



Corkery Community Centre Addition

Accessibility Compliance Report

**Revised Report
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Prepared For:
City of Ottawa Planning Department

Prepared By:

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1.0 Introduction

1.1 Scope of Work

CSV Architects has conducted an Accessibility Compliance Analysis of the Corkery Community Centre located at 3447 Old Almonte Road. The scope of this report includes an investigation into the existing conditions with its surroundings as well as the proposed addition to the community centre. Our task was to determine where they fail to meet the requirements or guidelines of any Codes or Regulations appropriate for this building type. This report will provide recommendations for remediation to meet compliance.

1.2 Terms of Reference

This report has been prepared by CSV Architects for the City of Ottawa. CSV's findings were based on a review of the requirements set forth by the City of Ottawa Accessibility Design Standards, Second Edition, dated November 2015 and the Illustrated Technical Guide to the Accessibility Standard for the Design of Public Spaces, prepared by the Global Alliance on Accessible Technologies & Environments. It is important to note that the Ontario Building Code and the CSA Standard B651 Accessible Design for the Built Environment were referenced in the design of the Corkery Community Hall Expansion.

This report has been prepared to review and identify deficiencies in accessibility as noted by CSV Architects during our field review of the facility.

2.0 Investigation Results

2.1 Exterior Environments

2.1.1 Parking

Based on the proposed 44 parking spaces on site, two accessible parking spaces are required. Furthermore, one of the accessible parking spaces must be a Type A space (minimum 3400 mm wide) and one must be a Type B space (minimum 2400 mm wide). Bilingual signage identifying Type A spaces as “van accessible/fourgonnette accessible” is required. Each accessible parking space must have a pavement marking 1525mm wide by 1525 mm deep, minimum; provide a white or yellow border with a blue background field colour; locate near the back of the space for 90 degree or angled parking spaces and centered for parallel parking spaces.

Compliance Deficiency and Remediation Proposal:

The proposed design includes two Type B spaces that are 2600 mm wide spaces with an 1800 mm access aisle in between. Sheet A100 & A110 on the architectural drawings have been revised to show one Type A space and one Type B space while maintaining the access aisle in between. Section 10 14 00 in the specification package has been revised to include criteria for required signage for Type A parking as well as required pavement markings for all accessible parking spaces.

2.1.2 Passenger Loading Zones

Passenger loading zones require vertical signage marked with the International Symbol of Accessibility to formally designate passenger loading and drop-off zones; and meet the dimensions and text requirements set forth in section 3.2.2 in the City of Ottawa Accessibility Standards.

Compliance Deficiency and Remediation Proposal:

The proposed site plan does not include the required signage. Sheet A100 & A110 on the architectural drawings have been revised to show required passenger loading zone signage and section 10 14 00 in the specification package has been revised to include signage criteria.

2.2 Interior Environments

2.2.1 Doors and Doorways

Tonal Contrast of doors and Frames.

Doors and frames are required to have high tonal contrast to differentiate doors and / or door frames from the surrounding environment. Tonal contrast is not required at service doors (e.g., electrical room, maintenance room, janitor room).

Compliance Deficiency and Remediation Proposal:

The proposed door schedule calls for all door panels and frames to be painted to match adjacent walls. Revise sheet A700 Door & Window Schedules in the architectural drawings to specify a contrasting paint color for all door panels and frames.

Glazed Doors or Doors with Sidelights

All fully glazed doors are required to have a continuous opaque and high tonal contrast strip, decal, or logo that are 50 mm (min) wide and mounted at eye level between 1350 mm (min) and 1500 mm (max) high from floor level.

Compliance Deficiency and Remediation Proposal:

The proposed design does not call for the required high tonal contrast applique on the following fully glazed doors:

- D010 (Exterior to Vestibule)
- D019 (Porch to Large Multipurpose Room)
- D111 (Vestibule to Lobby)
- D114B (Large Multipurpose Room to Kitchen)
- D117A (Corridor to Small Multipurpose Room)
- D117B (Large MPR to Small MPR)
- D119A (Lobby to Large MPR)

Sheet A700 Door & Window Schedules in the architectural drawings has been revised to show required high tonal contrast strip.

2.3 Systems, Controls and Communications

2.3.1 Controls and Operating Mechanisms

Floor Space Requirements

Controls and Operating Mechanisms must maintain the following clear floor space requirements: 915mm wide x 1370mm deep for a forward approach and 1525mm wide x 915mm deep for a side approach.

Compliance Deficiency and Remediation Proposal:

In most areas, the required floor space is provided, however it is not possible in the current layout of the Mechanical Room (Rm 115) and Janitors Closet (Rm 116). Recommendation is to maintain condition as these rooms have limited access and are not regularly occupied.

2.3.2 Assistive Listening Systems

Assistive listening systems are required in assembly areas, including but not limited to classrooms, auditoria, meeting rooms and theatres with an area off 100 square meters.

Compliance Deficiency and Remediation Proposal:

The Large Multipurpose Room (Rm 119) is 168m² and is not equipped with an A/V system. Client to include assistive listening system in FFE budget.

2.3.3 Fire and Life Safety Systems

Fire Safety and Evacuation Plans.

Provide a fire and life safety evacuation plan that addresses the needs of users with varying disabilities. Ensure fire extinguishers are installed 900 – 1100mm above finished floor.

Compliance Deficiency and Remediation Proposal:

The required installation height is not indicated in the proposed drawings. Mechanical drawings are to be revised to specify required installation height. Architect will assist client in coordinating life safety evacuation plan.

2.3.4 Lighting

Provide supplementary lighting to highlight exterior wayfinding signage, as required.

Compliance Deficiency and Remediation Proposal:

No supplementary lighting is provided. Site is in rural area and additional outside lighting conflicts with requirement to minimize rural lighting.

2.3.5 Signage and Wayfinding

Signage and wayfinding strategies provided to the exterior and interior environment should comply with section 5.8 of the City of Ottawa Accessibility Design standards for regulatory signs, warning signs, and identification signs.

Compliance Deficiency and Remediation Proposal:

The initial drawings do not define signage package. Architectural drawings have been revised to include standard signage details. New signage will be provided throughout facility in compliance with the City of Ottawa Accessibility Design Standards.

2.4 Special Facilities and Spaces

2.4.1 Kitchens and Kitchenettes

Counters and work surfaces

Ensure at least one (1) counter / work surface is accessible and complies with the following requirements:

- Dimension of 760 mm wide by 600 mm deep (minimum)
- Top surface between 730 mm and 865 mm high
- A centred knee clearance at least 480 mm deep, 760 mm wide and 685 mm high
- A clear floor space of at least 915 mm wide by 1370 mm, which may extend up to 480 mm underneath the counter / work surface
- Electrical outlets installed at the side or front of it

Kitchen Storage

Ensure at least one (1) storage unit is 1100 mm (maximum) high from floor where it is mounted above a counter / work surface.

Sinks

Ensure at least one (1) sink complies with the following requirements:

- Install sink with its centreline at 460 mm (minimum) from a side wall
- Ensure the rim height of sink is located between 810 to 860 mm high above floor
- Provide knee clearance centred on the sink no less than 920 mm wide by 685 mm high by 200 mm deep
- Where toe clearance is provided, ensure it is 230 mm high by 230 mm deep (minimum)
- Provide automatic faucet or lever-type controls that can be operated with one closed fist
- Ensure no sharp or abrasive surfaces under it
- Ensure hot water and drainpipes underneath sink are offset to the rear and do not obstruct the knee clearance
- Where hot water and drainpipes abut the knee clearance, ensure pipes are insulated or covered to protect users.

Compliance Deficiency and Remediation Proposal:

The initial design does not comply with the requirements set forth for accessible counters and work surfaces, accessible kitchen storage above counters, and accessible sinks. The kitchen layout Sheets A201, A211, and A641 have been revised to comply with the accessible standards listed above.

3.0 Conclusions and Recommendations

This Accessibility Review has highlighted several items that did not comply with accessibility requirements.

The following items have been revised on the updated drawings:

- Type A and Type B parking spaces have been adjusted to meet requirements
- Tonal contrast of doors and frames have been adjusted to meet requirements
- Fire extinguisher mounting height has been added to the drawings to meet requirements
- The signage package has been added to the drawings to meet requirements
- The kitchen counter heights, work surface heights, sinks, and storage have been adjusted to meet requirements.

The following items do not meet the City of Ottawa Accessibility Standard and are recommended to remain as is:

- Supplementary lighting to exterior pathways has not been added. Because the site is rural it is important to keep the exterior lighting to a minimum to reduce light pollution.
- Assisted listing system is not included in the construction package. It's recommended that the client carry a portable device system in the FF&E budget.
- The recommended floor space in front of controls in the mechanical and janitor rooms is not provided. It's recommended to keep these rooms as designed as they are not regularly occupied spaces and have limited access.

We trust that the information in this report is satisfactory for your purposes. If you have any questions/concerns please don't hesitate to reach out to the undersigned below.



Jessie Smith, OAA