



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND

ACCESSIBILITY ADVISORY COMMITTEE

January 23, 2018, 7:00 pm - 8:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

	Pages
1. Opening of the meeting	
2. Adoption of the agenda	
3. Adoption of the minutes	
3.1 Minutes of the Accessibility Advisory Committee of September 19, 2017	1
4. Ongoing Items	
4.1 Rick Hanson Foundation	9
4.2 Laurier Street Project	29
4.3 Ottawa River Festival	
5. Accessibility Plan Update	81
6. Accessible Customer Service Policy Update	107
7. 2017 Accessibility Compliance Report	115
8. Other items	
8.1 Clarence Creek Community Centre - Washroom renovations	117
8.2 Morris Village Park - concept plan	125
9. Adjournment	



COMITÉ CONSULTATIF SUR L'ACCESSIBILITÉ

le 23 janvier 2018, 19 h 00 - 20 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

	Pages
1. Ouverture de la réunion	
2. Adoption de l'ordre du jour	
3. Adoption des procès-verbaux	
3.1 Procès-verbal de la réunion du Comité consultatif en accessibilité du 19 septembre, 2017	1
4. Items en cours	
4.1 Fondation Rick Hanson	9
4.2 Projet - rue Laurier	29
4.3 Festival de la rivière des Outaouais	
5. Mise à jour du Plan d'accessibilité	81
6. Mise à jour de la politique sur l'accessibilité des services à la clientèle	107
7. Rapport annuel de 2017 sur l'accessibilité	115
8. Autres items	
8.1 Centre communautaire de Clarence Creek - rénovation de salles de toilettes	117
8.2 Parc Village Morris - plan concept	125
9. Ajournement	



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
ACCESSIBILITY ADVISORY COMMITTEE - MINUTES**

September 19, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: John Mogensen, President
 Nicole Mogensen, Member
 André J. Lalonde, Councillor
 Danielle Mantha, Member
 Julia Reid, Member
 Vivian Vanbreugel, Member
 Monique Ouellet, Clerk

ABSENT: Rachelle Gareau, Member

1. Opening of the meeting

The Chair opens the meeting at 7:00 p.m.

2. Adoption of the agenda

Moved By Vivian Vanbreugel
Seconded By Danielle Mantha

THAT the agenda be adopted as presented.

CARRIED

3. Adoption of the minutes

3.1 Minutes of the Accessibility Advisory Committee of June 6, 2017

Moved by Danielle Mantha
Seconded By Vivian Vanbreugel

THAT the minutes of the Accessibility Advisory Committee meeting of June 6, 2017, be adopted.

CARRIED

4. Ongoing Items

4.1 Rick Hanson Foundation

Further to discussions, Vivian accepted to make some more research and report back to the Committee at the next meeting.

4.2 Laurier Street Project

Further to discussions, Monique Ouellet agreed to communicate with Mrs. Marie-Ève Bélanger in order to obtain the details of the Community Improvement Program for Laurier Street in Rockland.

4.3 Thrift Store and Food Bank located at 2815 Chamberland

John Mogensen reinstates that this building is not a great location for this type of service. Councillor André Lalonde explains that Council is currently analysing its options for the repurposing of the Jean-Marc Lalonde Arena.

4.4 Accessible Parking

John Mogensen reiterates that he is satisfied with the presentation made at the last committee meeting.

4.5 Ottawa River Festival

John Mogensen states that he has not received any complaints in regards to accessibility at the Ottawa River Festival.

John Mogensen suggests that perhaps the Accessibility Advisory Committee could organize an activity to promote accessibility during the festival.

Monique Ouellet confirms that she will extend an invitation to Mr. Martin Irwin to attend the next meeting to discuss.

4.6 Audible traffic signals

John Mogensen mentions that the audible signal at the intersection of Laurier and Laporte is new technology and works.

4.7 Walking Lanes on streets without sidewalks

Monique Ouellet informs the Committee that the traffic and parking by-law is currently being reviewed.

Further to discussions, the Committee agrees that walking lanes need to be identified in the proposed by-law.

6. Adjournment

The meeting is adjourned at 8:05 p.m.

John Mogensen, Chairperson

Monique Ouellet, Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL**

COMITÉ CONSULTATIF SUR L'ACCESSIBILITÉ

le 19 septembre 2017

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: John Mogensen, président
Nicole Mogensen, membre
André J. Lalonde, conseiller
Danielle Mantha, membre
Julia Reid, membre
Vivian Vanbreugel, membre
Monique Ouellet, greffière

ABSENT: Rachelle Gareau, membre

1. Ouverture de la réunion

Le président ouvre la réunion à 19h.

2. Adoption de l'ordre du jour

Moved by Vivian Vanbreugel

Appuyé par Danielle Mantha

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Adoption des procès-verbaux

**3.1 Procès-verbal de la réunion du Comité consultatif en accessibilité
du 6 juin, 2017**

Proposé par Danielle Mantha

Appuyé par Vivian Vanbreugel

QUE le procès-verbal de la réunion du Comité consultatif en accessibilité du 6
juin, 2017, soit adopté.

ADOPTÉE

4. Items en cours

4.1 Fondation Rick Hanson

Suite aux discussions, Vivian Vanbreugel a accepté de faire plus de recherche et de fournir les détails lors de la prochaine réunion du comité.

4.2 Projet - rue Laurier

Suite aux discussions, Monique Ouellet accepte de communiquer avec Mme Marie-Ève Bélanger afin d'obtenir les détails du projet d'amélioration communautaire sur la rue Laurier à Rockland.

4.3 Friperie et banque alimentaire situées au 2815 Chamberland

John Mogensen réitère que l'emplacement n'est pas fameux pour ce type de service. Le conseiller André Lalonde explique que le conseil est à analyser ses options pour la vocation de l'aréna Jean-Marc Lalonde.

4.4 Stationnement accessible

John Mogensen réitère qu'il est satisfait de la présentation faite lors de la dernière réunion du comité.

4.5 Festival de la rivière des Outaouais

John Mogensen indique qu'il n'a pas reçu de plaintes relativement à l'accessibilité durant le Festival de la rivière des Outaouais.

John Mogensen suggère que le Comité consultatif en accessibilité pourrait peut-être organiser une activité pour faire la promotion sur l'accessibilité durant le festival.

Monique Ouellet confirme qu'elle invitera M. Martin Irwin à la prochaine réunion pour discuter.

4.6 Feux de circulation audible

John Mogensen mentionne que le signal sonore à l'intersection de Laurier et Laporte est de nouvelle technologie et fonctionne.

4.7 Espace pour piétons sur les rues sans trottoirs

Monique Ouellet informe le comité que le règlement pour la circulation et le stationnement est en révision.

Suite aux discussions, le comité juge qu'il est nécessaire d'identifier des voies pédestres dans le nouveau règlement proposé.

6. Ajournement

La réunion est ajournée à 20h05.

John Mogensen, Président

Monique Ouellet, greffière

Hi Monique

Here are some samples of successful grants. Hope this is helpful to John. If he has a contact at Manotuk Legion maybe they can share some tips. Please make copies for everyone. I don't know how to send by computer.

Thanks Vivian

PS. I told in east on wrist and ankle (left side) cannot get out yet. Maybe next meeting -

Project Description



Variety Village's infrastructure Improvement project, "Open Doors Project", will replace 11 doors throughout the recreational facility (including change rooms, washrooms, and administrative areas) with new accessible doors. With 50% of the Variety Village's membership having some form of disability, the installations will provide accessible access to the community space for its many members with disabilities.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

As a charitable organization, Variety Village is a unique community that transforms lives through inclusive physical activity and education for every phase of life. As part of our facility renewal plan for our aging infrastructure, old and obsolete doors were identified by our membership as a high priority for replacement. Fifty percent of our members (approximately 2,500 people) have a disclosed disability and it is our goal to provide them with greater access to the amenities and programs at Variety Village.

2. How is this project going to make a difference in your community?

The new doors will provide more access to the facility for people with disabilities in our community. In addition to members, Variety Village serves thousands more through our education and outreach programs and special events. Variety Village has over 80,000 visits per year and the new accessible doors will make it possible for all members of our community to move through our 168,000 sq. ft. facility with ease.

3. What's the best thing about being a Barrier Buster?

Being a Barrier Buster allows us to identify and correct barriers to access for thousands of people with disabilities. By providing people with disabilities more opportunities to participate in an inclusive, safe and welcoming environment we, and our community, are accomplishing our common goal.



Project Description



The Manotick Remembrance Park is located in one of the few remaining village squares in Ontario. Thousands of people come to visit the heritage buildings and grounds, and hundreds of people attend the Remembrance Day ceremonies on November 11th.

In addition to these special visitors, there is a retirement home across the street, with another senior residence being built. These residents, many with disabilities, and their families need to be able to access their local park freely and easily.

Accessibility updates to the park will include widening the pathways for wheelchair users; constructing and installation of signage with raised lettering for the visually impaired; and adding new benches with armrest that easily enable sitting and raising. The park will also include garden features to increase sensory perception for people with disabilities.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

There was never any question that our new Remembrance Park had to be accessible. It's what should be done in the design and construction of any park. We all need to consider barriers to participation in everything we do.

2. How is this project going to make a difference in your community?

This project will ensure that people with disabilities, as well as seniors and veterans, have ample and appropriate access to our park. It will be a shining example of how easy it is to ensure accessibility and inclusion to all members of our community.

3. What's the best thing about being a Barrier Buster?

Knowing that our efforts will make it easier for others to enjoy what we take often take for granted!

Awareness Event



**Sunday
July 2,
2017**

Opening Ceremonies

Location: 1116 Bridge Street,
Manotick, ON K4M 0G8

Time: 2:00 pm – 4:00 pm

Description: The Manotick Remembrance Park's Opening Ceremonies event will feature a ribbon cutting and unveiling ceremony led by a bagpiper, and new accessible park features will be revealed. Guests are then invited to a reception at the community's Legion.

For more information, please contact:

Ted Ross at rossted@rogers.com



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Project Description



Located in Port Dalhousie Ward of St. Catharines, Lakeside Park offers 1,500 feet of sandy beach, as well as a picnic area, playground equipment, and harbour walkway. Work to improve accessibility in the park began in early 2017. A Barrier Buster grant will provide a beach sun shelter, located adjacent to the existing beachfront sidewalk and beside beach-access mats (“Mobi-Mats”) installed in summer 2016. The shelter will provide a place for people to organize prior to accessing the mats.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

Located in Port Dalhousie Ward of St. Catharines, Lakeside Park offers 1,500 feet of sandy beach, as well as a picnic area, playground equipment, and harbour walkway. Work to improve accessibility in the park began in early 2017. A Barrier Buster grant will provide a beach sun shelter, located adjacent to the existing beachfront sidewalk and beside beach-access mats (“Mobi-Mats”) installed in summer 2016. The shelter will provide a place for people to organize prior to accessing the mats.

2. How is this project going to make a difference in your community?

Numerous accessibility-focused renovations and new builds are taking place at Lakeside Park, the city's premier park. The beach sun shelter will have accessible picnic benches, and is located beside beach access mats. Barrier-free inclusion is important - it's a new normal.

3. What's the best thing about being a Barrier Buster?

Being a Barrier Buster is standard objective of all improvements in St. Catharines. This particular project engages everyone to commonly acknowledge that people with disabilities go the beach, parks, and events to enjoy the amenities and participate. This can only happen when there is access instead of barriers.

Awareness Event



Thursday
August
31, 2017

Lakeside Park Community Event

Location: 1 Lakeport Drive, St.
Catharines, ON, L2N 4P8

Time: 12 – 3 pm

Description: This Barrier Buster awareness event will include cupcakes, giveaways, games, entertainment, informative displays and free rides on the Lakeside Park Carousel, courtesy of the Friends of the Carousel! There will also be a formal opening ceremony with remarks from special guests including a Rick Han-sen Foundation ambassador.

For more information, please
contact:

Phil Cristi at 905.688.5601 ext. 3160

Project Description



Kimbercote Farms Nature Centre is an experiential educational centre that teaches students about natural sciences and how to become better environmental stewards.

A unique feature of the Centre is an accessible trail with interpretive signage and an outdoor classroom. A portion of the accessible trail was constructed in 2016, and the Access4All Barrier Buster grant will go towards completing the remainder of the trail and constructing two accessible washrooms for all students and visiting guests.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

We have a unique project building an environmental education center and nature retreat in one of the prettiest places in all of Ontario. It is important to us that everyone gets to enjoy this facility. Often outdoor education centres like this which include hiking trails and natural terrain are inaccessible but they don't have to be. With dedication and passion to share the woodpeckers, trees, river, coyotes, and wild turkeys that are abundant on site with everyone, it can easily be done. We are especially passionate about making educational opportunities available to everyone and breaking down barriers to great programs. Every child has a right to this type of excellent educational program, it is absolutely critical that we ensure no one is excluded.

2. How is this project going to make a difference in your community?

Until this project, there are few accessible options for exploring natural areas in our region.. This is such a shame as this location's number one attraction is the natural areas. This project is going to change that, now everyone can come and experience the trails, wildlife, forests, and nature.

3. What's the best thing about being a Barrier Buster?

When you run a facility like the Kimbercote Nature Centre, the biggest joy of the job is meeting the people that visit and use the facility. You often become friends, and you take pride in the fact that your facility helped others connect to nature, destress, and find some peace in a busy world. Being a Barrier Buster means more people can access the site, meaning we get to meet people we would not otherwise meet and we get the joy of more friends and positive connections.

Awareness Event



**Sunday
September
24, 2017**

Kimbercote Centre Phase 1 Celebration

Location: Kimbercote Farm, 316 362
3rd Line C, Heathcote, ON

Time: 1pm - 4:30pm

Description: The Kimbercote Centre Phase 1 celebration event will include fun outdoor activities like guided nature interpretive presentations, bird watching, live animal viewing, and children's nature games. There will also be local food, and drinks.

For more information, please contact:

Jeremy at jeremy@elephantthoughts.com

Project Description



The John McGivney Children's Centre (JMCC) provides rehabilitation, education, child care, and support services for more than 2,800 children with various needs. In 2010, the Centre completed an expansion and renovation project that tripled the square footage of the building and provided a state-of-the-art facility.

Now with its Access4All grant, JMCC will redevelop its outdoor area to create an accessible playground and nature experience for both play and therapy purposes. The project will turn the space into an area of inclusive play and participation for youth with various disabilities, their families, friends, and the community.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

With the success of our updated building, we turned our attention to the potential of the surrounding green space for additional ways to help youth achieve social and health benefits. Our plan is to transform our outdoor area into place where the entire community can play, learn, and adventure together.

2. How is this project going to make a difference in your community?

Our accessible playground and nature experience will be a place where children with disabilities, their families, their friends, and the community can interact together. A space like this doesn't currently exist in our community so it will have a significant and far-reaching impact, and will be enjoyed by generations of families to come.

3. What's the best thing about being a Barrier Buster?

The best thing is making a difference in the community and creating opportunities for everyone to be involved and included. We cannot wait until the construction is complete and we can see the smiles on the faces of those enjoying it!

Berkeley Street Theatre TO

Project Description



Founded in 1987, Canadian Stage provides arts education and audience development activities, and produces and presents contemporary performances that integrate theatre, dance, film, music, and multimedia, at three venues across Toronto: the Bluma Appel Theatre, the High Park Amphitheatre, and the Berkeley Street Theatre.

With the support of a Rick Hansen Foundation Barrier Buster grant, Canadian Stage will construct a barrier-free universal washroom on the main floor of its space at the iconic Berkeley Street Theatre Complex. The initiative also includes a series of automatic door openers for people with vision and mobility challenges, and hearing assistance devices for community members with hearing loss.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

One of Toronto's pre-eminent cultural venues and an artistic hub for the community, the Berkeley Street Theatre Complex contains a number of accessibility barriers that limit inclusion. Accessibility to the arts is paramount for such a culturally vibrant and diverse city such as Toronto, and so we have prioritized eliminating barriers that may prevent members from experiencing theatre, dance, and musical performances, and participating in high-impact

2. How is this project going to make a difference in your community?

This project will allow the company to better serve Canadians with disabilities, including diverse audiences who come to our venue to experience productions, youth participating in educational programs, and artists creating, collaborating,

rehearsing or performing their work. Featured elements of the accessibility initiative, a washroom upgrade, automatic door openers, and hearing assistance devices, will remove barriers to participation for visitors with disabilities.

3. What's the best thing about being a Barrier Buster?

Being a Barrier Buster is a state of mind – a philosophy that no barrier should prevent any Canadian from getting involved in their community.

CNIB Community Hub - TD

Project Description



The Canadian National Institute for the Blind (CNIB) is a Canadian non-profit that provides programs and advocacy for people with vision loss including literary support, mobility training, peer mentorship, career services, and kids' camps. CNIB's new CNIB Community Hub is unique, fully accessible space for blind Canadians, their family members, caregivers and friends; the first space of its kind in Canada.

CNIB's Barrier Buster funding will go towards installing BlindSquare navigation beacons in the retail area around the Community Hub. Beacons link to the BlindSquare app and send information about the surrounding environment, including detailed information on each retail location (e.g., a restaurant beacon may describe the location of tables, washrooms, or staircases) to users. This technology gives blind travelers the knowledge they need to travel safely, confidently and independently.

Project Team Q&A



1. Why did you decide to break down barriers in your community?

Within the Greater Toronto Area, there are over 35,000 blind or partially sighted residents. Isolation is one of the biggest challenges for this community as many fear leaving their homes or limit their travel to well-known destinations. The project will give those with vision loss a equal opportunity to enjoy their surroundings.

2. How is this project going to make a difference in your community?

Our project will fundamentally change the experience of the blind visitor within the Yonge Street and St. Clair Avenue area, the neighbourhood adjacent to the Community Hub. Hundreds of blind or partially sighted individuals will visit this location on a weekly basis so installing BlindSquare navigation beacons at every retail space will mean that visitors can independently enjoy all amenities.

3. What's the best thing about being a Barrier Buster?

The Barrier Buster grant allows us to launch a new and innovative accessibility project that will increase the accessibility for blind travellers to this popular, vibrant Toronto neighbourhood. This project will completely alter the experience for every blind person who visits this neighbourhood, many on their way to the Hub for a training program or social event.

Community Improvement Plan

City of Clarence-Rockland

Prepared for:

The Corporation of the City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

Prepared by:

J.L. Richards & Associates Limited
Engineers · Architects · Planners
864 Lady Ellen Place
Ottawa, On K1Z 5M2

February 2017



Table of Contents

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Community Improvement Project Areas	2
2.0	LEGISLATION REVIEW	3
2.1	Municipal Act	3
2.2	Planning Act	3
2.3	Development Charges Act	4
3.0	POLICY REVIEW	5
3.1	Provincial Policy Statement, 2014	5
3.2	City of Clarence-Rockland Strategic Planning	5
3.3	City of Clarence-Rockland Official Plan By-law No. 2013-147	5
3.4	City of Clarence-Rockland Zoning By-law, May 2016	10
4.0	COMMUNITY CONSULTATION	11
4.1	CIP Information Sessions	11
5.0	CIP DESIGN GUIDELINES	12
5.1	Parking Area and Landscaping Improvements	12
5.2	Built Form Improvements	14
5.3	Shopfront and Entrance Improvements	15
5.4	Signage Improvements	16
5.5	Building Façade Improvements	17
5.6	Accessibility Improvements	19
5.7	Upper Floor Improvements	20
5.8	Boulevard Elements	21
5.9	Public Art	22
5.10	New Developments	23
5.11	Energy Efficiency	23

6.0	CIP INCENTIVES AND TOOLS	24
6.1	Façade Improvement Grant Program	27
6.2	Signage Improvement Grant Program	28
6.3	Accessibility Improvement Grant Program	29
6.4	Residential Conversion to Commercial Use Grant Program	30
6.5	Parking Area and Landscaping Improvement Grant Program	31
6.6	Architectural / Engineering Design Grant Program	32
6.7	Heritage Improvement Grant Program	33
6.8	Energy Efficiency Improvement Grant Program	34
6.9	Municipal Application / Permit Fees Rebate	35
7.0	IMPLEMENTATION	36
7.1	Application Review Process	36
7.2	Administration and Financial Implications	37
7.3	County Funding Participation	37
8.0	MONITORING AND AMENDMENTS	38
9.0	MARKETING STRATEGY	39
9.1	Key Objectives	39
9.2	Reaching the Target Audience	39
9.3	Marketing Tools	39
10.0	CONCLUSION	41

Appendices

- A Community Improvement Project Area
- B Conceptual Drawings

1.0 INTRODUCTION

The City of Clarence-Rockland is located along the Ottawa River approximately 40 kilometers east of downtown Ottawa. The City was formed in 1998 through the amalgamation of the Town of Rockland and Clarence Township. The City of Clarence-Rockland includes the communities of: Bourget, Cheney, Clarence Creek, Hammond, Rockland and Saint-Pascal-Baylon. The main commercial corridor runs along Laurier Street within the Urban Area of the City of Clarence-Rockland, which offers a wide range of goods and services.

The Community Improvement Plan (CIP) was initiated by the City of Clarence-Rockland in an effort to revitalize the downtown commercial core and attract new businesses. The CIP was developed with input from municipal staff, elected officials, Planning Committee, local business owners, and members of the public. The CIP was also provided to the Ministry of Municipal Affairs, the Ministry of Finance, and the United Counties of Prescott and Russell for their review and input. By seeking participation of a wide range of key stakeholders in the Community Improvement Project Area (CIPA), the CIP process is granted the best opportunity to ensure real growth at the entrepreneurial level from where true, lasting value is derived.

The City of Clarence-Rockland has many assets – and potential opportunities – that will be well-supported by a CIP. As the Commercial Core Area of Clarence-Rockland acts as a central hub for residents, the CIP will enhance existing businesses, and may result in an increased range of services. Through study and public consultation, the CIP will provide direction for improvements within the CIPA. The goals, objectives, design guidelines and implementing tools capitalize on the strong spirit and heritage of the community.

Implementation of the CIP may rely on funding and assistance from Municipal, Provincial and/or other funding programs. The CIP is a shared pathway to success. The Corporation of the City of Clarence-Rockland treasures the value of risk and reward and recognizes the mutual responsibility of all local stakeholders.

The City's Strategic Plan has identified retail and businesses, economic development, and downtown revitalization as a priority (amongst others).

Clarence-Rockland is principally a locally-driven consumer economy that remains operated and owned in large part by local residents. Although national franchises are present and are an integral part of Clarence-Rockland's business climate, the economic pulse remains driven by local merchants who are fully invested in their future.

1.1 Purpose

The purpose of this CIP study is to develop a tool that will provide incentive programs for encouraging and supporting private sector reinvestment in the downtown building stock, support infill and intensification (including residential to commercial conversions).

The CIP will provide an opportunity to enhance existing businesses, and may result in an increased range of services. The CIP will also provide direction on a unique vision and design guidelines for the study area, which may attract more businesses, tourists and visitors to the community and develop underutilized areas.

Important considerations for the commercial core area include: revitalization of downtowns and enhancing streetscape appearance. The Municipality will be undertaking a separate study dealing with streetscape improvements.

2.0 LEGISLATION REVIEW

This section of the report reviews the legislative authority for preparation and adoption of community improvement plans by municipalities in Ontario.

2.1 Municipal Act

Municipalities are prohibited from directly or indirectly assisting industrial or commercial businesses by granting bonuses, as set out in Sections 106(1) and (2) of the Municipal Act. Prohibited actions include:

- giving or lending money or municipal property;
- guaranteeing borrowing;
- leasing or selling any municipal property at below fair market value; and
- giving a total or partial exemption from any levy, charge, or fee.

Section 106(3) of the Municipal Act provides an exception to this bonusing rule for municipalities exercising powers under the provisions of Section 365.1 of the Municipal Act or Section 28(6), (7), or (7.2) of the Planning Act.

2.2 Planning Act

Section 28 of the Planning Act allows municipalities, with provisions in their Official Plans relating to community improvement, to designate a “Community Improvement Project Area” by By-law and prepare and adopt a CIP for the Community Improvement Project Area. Once the CIP has been adopted by the municipality and comes into effect, the municipality may exercise authority under Section 28(6), (7), or (7.2) of the Planning Act.

The Planning Act defines a “Community Improvement Project Area” as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of the buildings or for any other environmental, social or community economic development reason.” “Community Improvement” is “the planning or replanning, design or redesign, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary,” as defined in Section 28(1) of the Planning Act.

Once a CIP has come into effect, the municipality may:

- i) acquire, hold, clear, grade, or otherwise prepare land for community improvement (Section 28(3) of the Planning Act);
- ii) construct, repair, rehabilitate, or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28(6));
- iii) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the Community Improvement Plan (Section 28(6)); and
- iv) make grants or loans, in conformity with the Community Improvement Plan, to registered owners, assessed owners and tenants of land and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for whole or any part of the eligible costs of the Community Improvement Plan (Section 28(7)).

Section 28(7.1) of the Planning Act specifies that the eligible costs of a CIP for the purposes of Subsection 28(7) may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction, and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

Section 28(7.3) of the Planning Act specifies that the total of all grants and loans made in respect of particular lands and buildings under Section 28(7) and (7.2) of the Planning Act and tax assistance provided under Section 365.1 of the Municipal Act, 2001 in respect of the land and buildings shall not exceed the eligible cost of the Community Improvement Plan with respect to those lands and buildings.

Section 28(11) of the Planning Act allows a municipality to register an agreement concerning a grant or loan made under subsection 28(7) or an agreement entered into under subsection 28(10) against the land to which it applies and the municipality shall be entitled to enforce the provisions thereof against any party to the agreement and, subject to the provisions of the Registry Act and the Land Titles Act, against any and all subsequent owners or tenants of the land.

Section 69 of the Planning Act allows municipalities to reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to waive all matter of planning application fees to promote community improvement without inclusion in a CIP. Alternatively, a municipality can collect fees and then provide a partial or total rebate of fees in the form of a grant, but this must be done within a CIP.

2.3 Development Charges Act

Although not part of this CIP's financial incentives, exemptions from development charges could also be used by Council to assist with redevelopment within the CIPA. Section 5 of the Development Charges Act allows a municipality to exempt a type(s) of development from a development charge, but any resulting shortfall cannot be made up through higher development charges for other types of development. This allows upper and lower tier municipalities to offer partial or total exemption from municipal development charges in order to promote community improvement such as downtown redevelopment and/or brownfield redevelopment. However, the Development Charges Act allows the exemption of certain areas from development charges but if so used the municipality would need to revisit its Development Charges Background Study. Because this financial incentive is normally offered before construction, i.e., at the time of building permit issuance, it is a very powerful community improvement tool.

3.0 POLICY REVIEW

3.1 Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act and is intended to guide municipalities in making planning decisions. The Planning Act requires that municipal decisions in respect of the exercise of any authority that affects a planning matter “shall be consistent with” the PPS.

The Province of Ontario released the latest version of the PPS on February 24, 2014 and the policies took effect on April 30, 2014. The vision for land use planning in Ontario in the PPS states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong sustainable communities for people of all ages, a clean and healthy environment, and a strong competitive economy”. To this end, the PPS promotes:

- Efficient development and land use patterns, appropriate mixes of different land use types, cost-effective development patterns and standards, environmentally sensitive development practices, accessible neighbourhoods, and available infrastructure and public facilities (Section 1.1.1);
- *Opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected need (Section 1.1.3.3);*
- Healthy, active communities with streets, parks, public spaces and trails that are pedestrian and cyclist-friendly and contain a range of different recreation opportunities (Section 1.5.1);
- Long-term prosperity through the maintenance and enhancement of downtown and mainstreets (Section 1.7.1c);
- *Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (Section 1.7.1 d); and*
- Conservation of significant built heritage and cultural heritage resources (Section 2.6.1).

3.2 City of Clarence-Rockland Strategic Planning

The City of Clarence-Rockland has reached out to its citizens to get their outlook on the future of the City. Amongst other topics, responses have identified retail and businesses, economic development, and downtown revitalization as a priority.

3.3 City of Clarence-Rockland Official Plan, By-law No. 2013-147

The Community Improvement policies in Section 9 of the Official Plan set out the rationale for preparing a CIP, criteria to be considered when designating a community improvement project area, goals for the CIP to accomplish, and the range of actions that Council may undertake to implement CIPs.

Section 9.2 of the Official Plan outlines the intention of Council to implement a program of continuous community improvements (as defined in the Planning Act) that will fulfill the following objectives:

Objectives:

Foster improvements in the Commercial Core Area by:

- *maintaining a vibrant, attractive downtown by providing the necessary physical conditions to create a pleasant shopping environment;*
- *providing and maintaining incentives to support the Commercial Core Area, to foster a healthy local economy for area businesses;*

- *providing and maintaining downtown streets, sidewalks, lighting, benches and parking areas to ensure that the Commercial Core Area is accessible to both motorist and pedestrian;*
- *encouraging high standards of site development; and*
- *encouraging mixed use residential/commercial uses.*

The Community Improvement Project Area is established on the basis of an evaluation of available municipal services and facilities using the criteria listed in Section 9.6 of the Official Plan. The designated area requires improvements in some or all of the following:

- *the availability and/or adequacy of municipal services, including sanitary sewers, storm drainage, watermains, natural gas, roads, curbs and sidewalks;*
- *the availability of parks, recreation and neighbourhood facilities within individual neighbourhoods;*
- *compatibility of neighbouring land uses;*
- *the availability and/or adequacy of on-street and off-street parking and loading, particularly in the Commercial Core Area;*
- *physical amenities, including buffering between incompatible land uses, particularly between industrial and residential uses, and streetscaping and architectural treatment in the Commercial Core Area;*
- *pedestrian access between the parking and commercial functions in the Commercial Core Area; and*
- *building conditions.*

Policies:

1. Community improvement will be accomplished through the:
 - a. Designation, by by-law, of Community Improvement Projects Area based on the Clarence-Rockland Official Plan criteria listed above;
 - b. Preparation and adoption of a Community Improvement Plan for the Community Improvement Project Area; and
 - c. Establishment of programs to implement the Community Improvement Plan in effect within a designated Community Improvement Project Area.
2. Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:
 - a. The boundary of the proposed Community Improvement Project Area and the land use designations contained in this Plan;
 - b. The estimated costs, means of financing and the staging and administration of the project;

- c. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - d. The phasing of improvements, in order to permit a logical sequence of development without generating unnecessary hardship to area residents and the business community;
 - e. The means of implementation; and
 - f. Citizen involvement.
3. In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the City of Clarence-Rockland may undertake a range of actions in accordance with the Planning Act, including:
- a. Acquisition of land within the Community Improvement Project Area and subsequent:
 - i. Clearing, grading, or other preparation of this land;
 - ii. Construction, repair, rehabilitation, or improvement of buildings on this land;
 - iii. Sale, lease, or disposition of this land to any person or governmental authority.
 - b. Provision of public funds such as grants or loans to owners, tenants and their assignees to pay for the whole or part of the eligible costs of the Community Improvement Plan (e.g. environmental site assessment, remediation, development, redevelopment, etc.); and
 - c. Application for financial assistance from senior level government programs.

The lands identified by this report to be included within the Community Improvement Plan Project Area meet the majority of the criteria listed in the City's OP. At this time, the Municipality has decided to focus the objectives and policies of the proposed CIP on private development and infrastructure for those properties fronting Laurier Street within the Urban Core Area.

Official Plan Land Use:

Schedule A of the Official Plan identifies the designated land uses for the Urban Area of Clarence-Rockland. In the OP, the CIPA lands are designated "Commercial Core Area" and situated along Laurier Street which runs through the central portion of the urban area as shown on Figure 2.

Section 5.1 of the Official Plan outlines general policies of the Commercial Core Area:

1. *All non-residential uses, including mixed use commercial/residential buildings, shall have their main access to the building from the following streets: Laurier, Edwards, Giroux, St. Joseph, Gareau or Pouliotte. Commercial access and traffic on local streets will be discouraged, since they are access points into residential areas. Access to residential components of mixed uses should be provided from side streets when a mixed use development is located on a corner lot.*
2. *Businesses within the Commercial Core Area may be exempted from off-street parking requirements, on condition that cash-in-lieu be paid to the Municipality in order to establish a central public parking lot. Council may waive the cash-in-lieu requirement to promote preservation of the architectural aspects of a building or promote restoration of an older building. Within the Commercial Core Area, commercial buildings may be built up to the property line, subject to requirements of the Building Code and the provisions in the Zoning By-Law. Committee of Adjustment Applications to reduce the parking*

requirements will not be accepted.

3. *Development applications within the Commercial Core Area will be reviewed with particular attention to details that affect the appearance of the street. Items that will be reviewed include such matters as street lighting, street furniture, signage, landscaping, architectural*

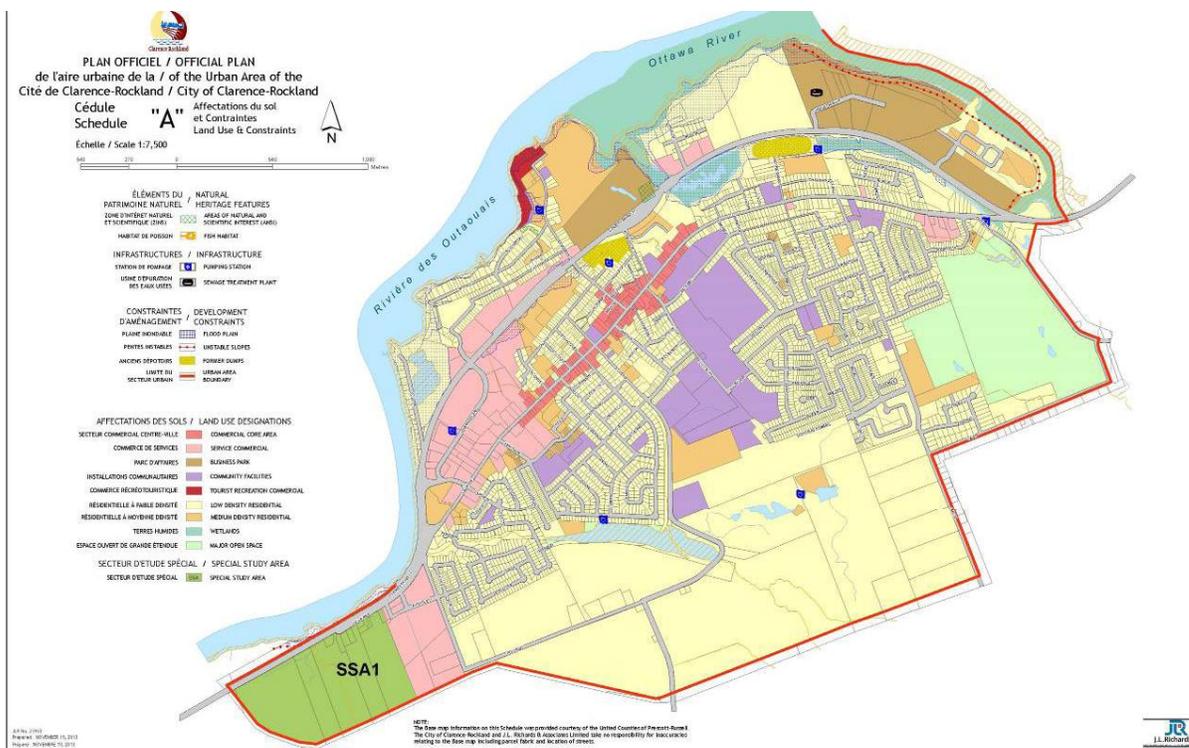


Figure 2 – City of Clarence-Rockland Official Plan Schedule A: Land Use & Constraints

features, and access.

4. *Residential uses in mixed use buildings will be permitted if they meet the following criteria:*
 - a) *Adequate parking for residential and commercial uses shall be provided and meet the requirements of the Zoning By-law.*
 - b) *Parking for residential uses will be distinctly identified from the parking for the commercial use, and no discounting for shared parking will be permitted.*
 - c) *A private amenity area will be provided for the residential use in accordance with the provisions of the Zoning By-law.*
 - d) *No existing ground floor commercial use may be converted to residential; however, a new residential use may be added to the rear of a commercial use by an amendment to the Zoning By-law.*
5. *The Commercial Core Area has largely been built out and development activity will mostly comprise enlargements, conversions from one use to another and redevelopment. In evaluating applications for rezoning, minor variance or site plan approval in the Commercial Core Area, Council will have regard for the following matters:*
 - a) *Appropriate buffering to ensure compatibility with neighbouring uses.*
 - b) *Adequacy of landscaping or other site improvement features.*

- c) *Parking can be adequately provided or cash-in-lieu of parking will be evaluated.*
 - d) *Arrangements for convenient and safe pedestrian and cycling access.*
 - e) *Traffic improvements, such as turning lanes, where required for new development, will be provided by the proponent.*
 - f) *Sewer and water capacities are adequate for the site.*
 - g) *Appropriate location for loading and unloading.*
 - h) *General harmony of buildings in terms of scale and character with the built form in the Commercial Core Area.*
6. *In order to minimize the disruption of traffic flow within the Core Area and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted.*
 7. *The various uses will be identified in appropriate zone categories in the implementing Zoning By-law.*
 8. *Commercial Core Area uses shall be subject to Site Plan Control.*
 9. *Reducing, eliminating or consolidating access points to Laurier Street to provide a human-scaled environment, wide uninterrupted sidewalks, as well as to better foster the movement of traffic.*
 10. *Automotive commercial uses will not be permitted.*
 11. *The visual impact of outdoor storage or parking on adjacent uses and from the street will be minimized through appropriate means.*
 12. *Notwithstanding the permitted uses stated in Section 5.1.1, the property known municipally as 2337 Laurier Street may be developed as a medium density residential apartment building. Policies associated with commercial development do not apply.*

The Official Plan identifies other policies which may be supported by the implementation of the CIP:

- *Urban Design Guidelines – Section 10.17.1 of the Official Plan establishes high-level design guidelines for streetscapes, street layouts, public utilities, parking, placement of buildings and landscaping;*
- *Cultural Heritage – Section 4.3 of the Official Plan establishes policies for the identification and protection of potential significant built heritage resources and significant cultural heritage landscapes; and*
- *Intensification – Section 5.6.6 of the Official Plan establishes policies that support opportunities for the intensification of vacant or underutilized within a developed area.*

3.4 City of Clarence-Rockland Zoning By-law, May 2016

The City of Clarence-Rockland Zoning By-law was adopted by Council in May of 2016 and implements the City's Official Plan by zoning each property within the Municipal boundary in order to establish permitted uses and built forms. Parcels within the CIPA are zoned Urban Core Area under Part 8 of the Zoning By-law. Figure 3 is an extract from Schedule B of the Clarence-Rockland Zoning By-law showing the Urban Core Area (CA) Zone along Laurier Street.

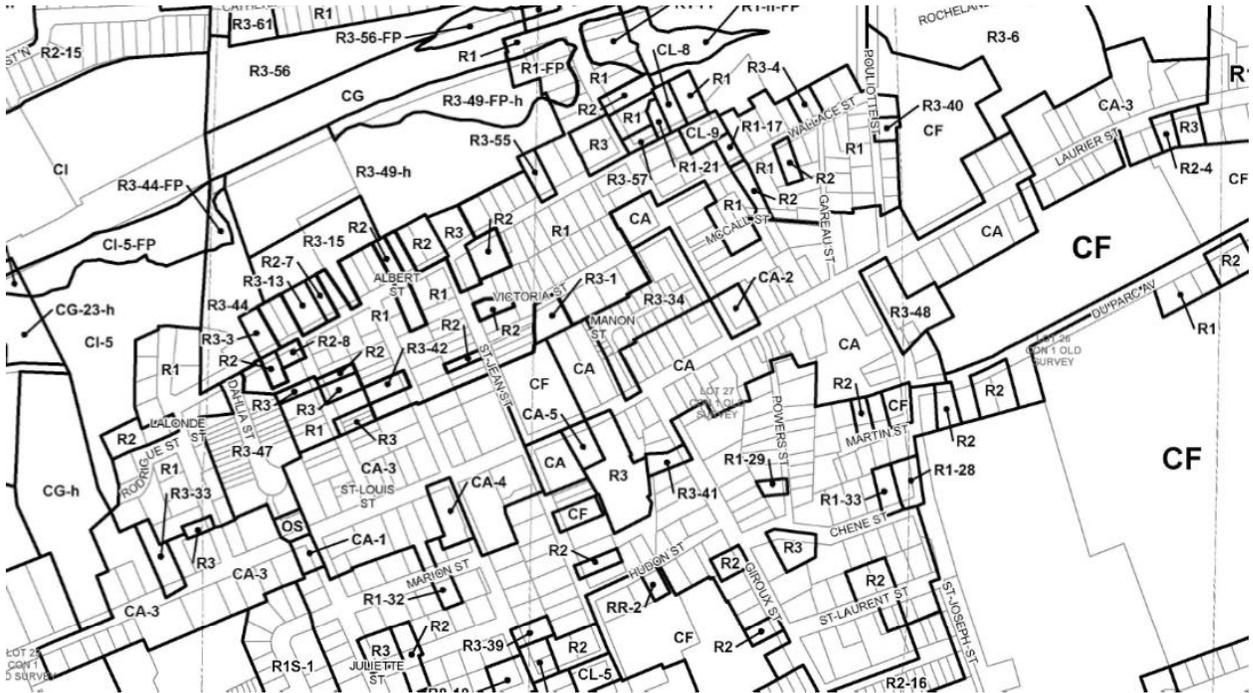


Figure 3 – Zoning By-law Schedule B: Rockland Urban Area (extract)

4.0 COMMUNITY CONSULTATION

In order to understand the strengths, weaknesses, opportunities and threats (SWOT) to redevelopment within the Commercial Core Area of Clarence-Rockland, the policies, and, programs that could be used to ensure a successful revitalization, several site visits were held during the summer months. A public meeting was held with the Planning Committee on August 11, 2016 to present the project, its goals and objectives as well as the proposed work plan. In addition, community information sessions (and public meeting) were held to present the draft document to the public.

4.1 CIP Information Sessions

Two (2) information sessions were planned as part of the CIP with directed invitations sent out to members of the business community and advertised on the City's website.

In this respect, the opinions, attitudes and advice of individuals and groups were actively sought as a part of the plan-making process for this plan through a variety of techniques, including:

- Mail out invitations;
- Announcements in the local print media;
- Start-up Meeting at a Planning Committee; and
- Website link.

Open House September 1, 2016 – CIPA and INCENTIVES

The initial Open House included a presentation on the CIP project and focussed on refining the CIPA. Those in attendance, including members of Council, examined maps of the proposed project area to identify target categories for improvements and refine the CIPA. The priorities for the area were determined to be façade improvements, signage, accessibility, and parking and landscaping. Attendance of the session was very low.

Open House November 17, 2016 – IMPROVEMENT GRANTS and PROGRAMS

A second Open House was held to present the potential project area improvements using conceptual renderings and other visualizations highlighting the proposed CIP design guidelines and CIP incentive programs. On the night of the public consultation, over 25 citizens were in attendance and provided useful comments and feedback. Overall, the CIP was well received and there was a general agreement that it would be supported and used by the business community.

Public Meeting December 7, 2016

A statutory public meeting was held on December 7, 2016.

Council Adoption February 22, 2017

Council adopted the Community Improvement Plan and Community Improvement Area By-laws on February 22, 2017.

5.0 CIP DESIGN GUIDELINES

The following design guidelines will be used by the City of Clarence-Rockland to help evaluate applications for financial incentives, and to provide design guidance for infill and redevelopment within the CIPA. While these guidelines are meant to provide design standards and benchmarks for development, they are also meant to provide a certain parameter of flexibility and to encourage distinction, variety and creative architectural and design responses.

A series of guidelines, illustrations and visualizations have been prepared with the goal of revitalizing the CIPA. The CIP design guidelines are organized in the following categories:

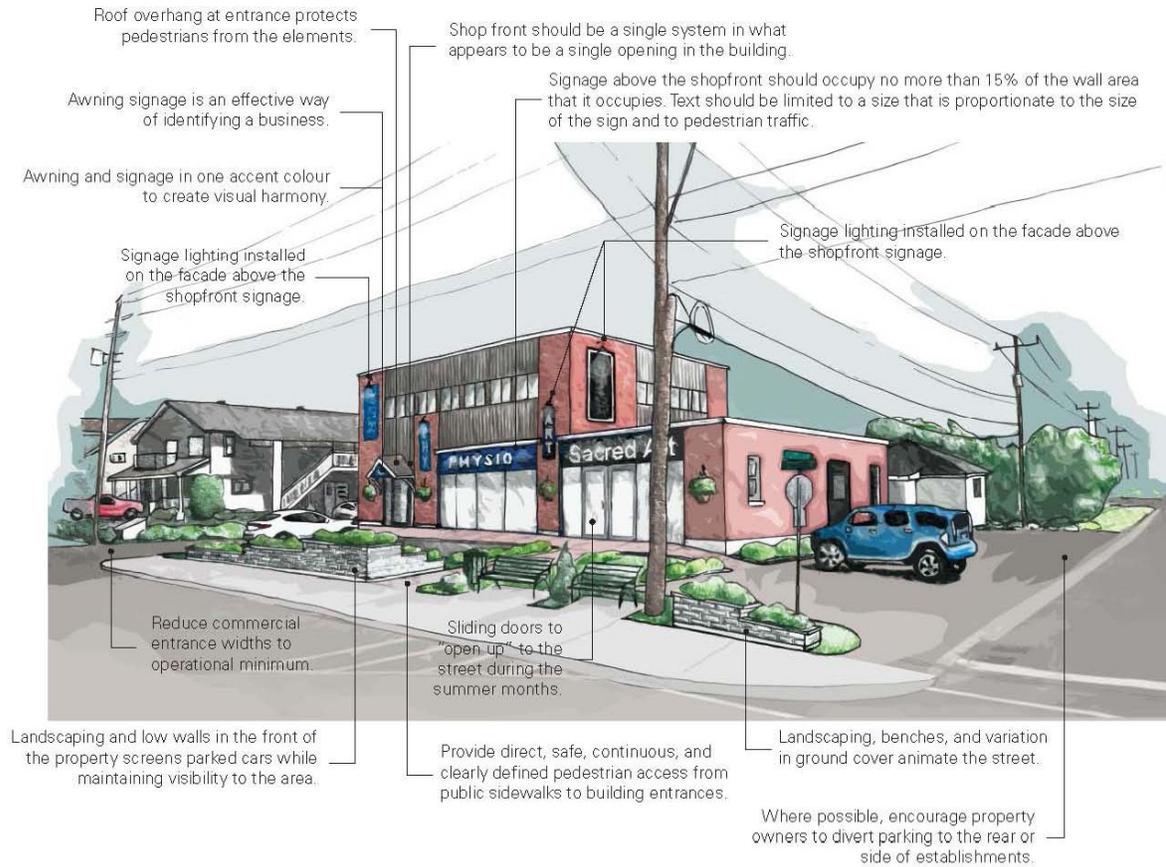
- Parking Area and Landscaping Improvements
- Built Form Improvements
- Entrance Improvements
- Signage Improvements
- Building Façade Improvements
- Accessibility Improvements
- Upper Floor Improvements
- Boulevard Elements (seating, planters, landscaping, etc.)
- Public Art
- New Developments
- Energy Efficiencies

5.1 Parking Area and Landscaping Improvements

The intent of these guidelines is to provide ways to improve the appearance of parking areas while increasing safety and security for users. Screening and street edge treatments need to balance between blocking views to parked vehicles, while allowing sufficient sightlines for pedestrian safety and ensure efficient movement of vehicles and people.

The following guidelines are recommended for parking and landscaping improvements:

- Encourage property owners to landscape the front of their property, preferably contained within a raised curb or planter, effectively defining the edge of the sidewalk;
- Reduce commercial entrance widths to operational minimum - this can be enforced through site plan approval for new developments or redevelopments;
- Promote permeable paving for parking lots as part of a sustainability strategy for on-site stormwater management for new developments, as well as redevelopments;
- Plant trees, shrubs and ground cover on any unbuilt portions of the site that are not required to meet minimum parking requirements;
- Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks to building entrances;
- Provide a consistent width of landscape and pedestrian areas across the front of the site;
- Trees species should be appropriate for Eastern Ontario, and could include a mixture of Maple, Oak, White Spruce and White Pine, for example, which are indigenous to the region and are robust by nature. MNR's Tree Atlas may be consulted for other examples of native trees; and
- Planting materials should be hardy perennial species, which are appropriate for the Eastern Ontario climate. The City of Clarence-Rockland is located in plant hardiness zone 5a, and plants that are hardy to Zone 5 or lower should be selected.



(source: J.L. Richards & Associates Limited)



Landscaping hides parking (source: NNECAPA.org)



Singular large planters mark corners and help define the edges of sidewalks.
(source: 20thstreetblockparty.com)

5.2 Built Form Improvements

Development in the Commercial Core Area should incorporate architectural elements, massing, and height so as to create a more pedestrian oriented environment and to establish an identity.

The following guidelines are recommended for built form improvements:

- New developments or redevelopments should respect the existing built form by following the build-to line of adjacent buildings as well as any zoning or by-law regulations. In essence, new projects in the Commercial Core Area should be designed and built to have a street presence and contribute to the public-related frontage at grade as a whole;
- Where commercial buildings are set back significantly from the street, it is the treatment of the driveway and front edge of the property that becomes the de facto 'face' to the street and, therefore, should be properly landscaped, as described in the Parking and Landscaping section;
- Where new developments require accessibility ramps, they should be integrated into the building design, as well as the site design, rather than appearing as 'add-ons'.
- New commercial developments should be commercial in appearance and avoid residential-style structures that are not appropriate;
- Orient the front façade to face the public street and locate front doors to be visible, and directly accessible, from the public street;
- Design richly detailed buildings that create visual interest, a sense of identity and a human scale along the public street; and
- Locate active uses along the street at grade, such as restaurants, specialty in-store boutiques, food concessions, seating areas, offices and lobbies.



source: J.L. Richards & Associates Limited)

5.3 Shopfront and Entrance Improvements

A commercial shopfront and its various elements can have an enormous impact on unifying a street. To reinforce the sense of place on a main street, building fronts should act as a continuous 'face', and as an extension of the streetscape with spaces that will activate and energize the street. This goal is also appropriate for rear courtyards and mid-block linkages. Where development occurs on vacant lots, continuous façades should be introduced that maintain the setbacks of the adjacent buildings. Where this is unlikely to occur, the voids should be treated to support street vitality and complement the public realm.

The following guidelines are recommended for shopfronts and entrances:

- Entrances should express individuality as well as maintain continuity with the area;
- Entrances should be well proportioned, of human scale, and oriented to the pedestrian;
- The shopfront should be a single system in what appears to be a single opening in the building;
- The entrance should occupy a minimum of 1/3 of the entire width and height of a ground floor, where possible, creating a higher degree of transparency, enhancing the connection between inside and outside activity; and
- The shopfront should occupy the entire width and height of a ground floor, where possible, creating a higher degree of transparency, enhancing the connection between inside and outside activity.

- Hospitality establishments, such as restaurants and cafés, are encouraged to have sliding doors to 'open up' to the street during the summer months.
- Small, individual windows on the ground floor should be avoided as they relate to a residential character, creating a sense of privacy that is inappropriate for commercial building façades. Glazing and entrance system should use large panes of glass as much as possible.
- Shopfronts should take advantage of opportunities for marketing and promoting themselves, but should avoid being filled with merchandise or obsolete signage and displays. Any displays or signage on the window should obscure views as little as possible and be of proportion and scale that is appropriate to the window and shopfront.
- Shopfronts should be composed of materials of enduring quality and considered detailing.
- Roof overhangs are appropriate and encouraged. Aside from providing further moisture protection to the building itself, overhangs protect pedestrians from the elements as they enter and exit the building, making it more inviting and approachable.



Garage-style door that 'opens up' to the street during the summer months.
(source: milkytrace.com)

5.4 Signage Improvements

Signage has as much impact on the impression of the façade as the shopfront does and can usually be added to an existing façade without significant downtime for the business. Signage can be integrated into a façade, using the building material as a background to letters, or can be applied as a "band" across the façade. In either case, signage should be carefully considered and designed such that the signage and building complement each other. Lighting should focus on signage and creating a sense of place.

Awnings and lighting, together, have as much impact on the impression of the façade as the shopfront. They have the added benefit that they can usually be added to the existing façade without any significant downtime for the business. Awnings can be added to an existing building and help create a welcoming feeling as they provide shelter from rain and provide shade on South-facing façades, reducing cooling loads in the summer months. Awnings can provide an additional signage opportunity for businesses.

Lighting should focus on signage and creating a sense of place. Additional lighting mounted to the exterior of the building and designed to a pedestrian scale should be considered. This type of lighting provides a sense of safety for pedestrians and cyclists. A good balance of lighting levels creates an atmosphere and maintains public safety.

The following guidelines are recommended for signage:

- Signage above the shopfront should occupy no more than 15% of the wall area that it occupies. Text should be limited to a size that is proportionate to the size of the sign and to pedestrian traffic;
- Signage in the Commercial Core Area can cater to the travelling / vehicular public, but should not be garish or distracting;
- Signage lighting is traditionally installed on the façade above the shopfront signage to illuminate the signage. Where additional lighting is desired, it can be installed into the soffit of the overhang as a downlight. For emphasizing entrances, discrete wall mounted lights should provide light downwards to avoid light-washing at eye-level;
- Backlit signage boxes may be appropriate in the Commercial Core Area but should be contained within a single horizontal band;
- Awning signage is an effective way of identifying a business. Business names, logos and their placement on the awning are important to the character of the street and should be integral to the design of the façade; and
- Services and products offered should be on a separate, lower order of signage below the brand or company signage, such as on windows or ground floor walls using smaller text sizes, for pedestrian viewing.



Signage lighting installed above the shopfront signage to illuminate the signage.
(source: montysbeefco.com)

5.5 Building Façade Improvements

Storefronts can be used as a marketing tool to effectively promote a business and should be considered as an integral part of any façade improvement or new development.

The majority of buildings within the Commercial Core Area were constructed to satisfy the basic needs of the community. If there is an overarching character to the buildings in Rockland, perhaps it could be described as modest and practical, but the absence of a prominent architectural heritage is noted. Heritage buildings are rare, generally isolated and should be maintained and preserved.

The majority of the buildings structures, styles, and uses within Commercial Core Area differ significantly, posing a challenge in creating a set of specific design guidelines for façade improvements. Future developments and façade improvements could create new character to develop cohesion throughout the Commercial Core Area without modifying existing building typologies.

The following guidelines are recommended for building façade improvements:

- The use of quality materials and workmanship should be considered as one of the standards for approval;
- Consider colour not only within a scheme for a single façade or building but also as part of the street context;
- It is important to limit the number of colours to two - one dominant and one complementary. Shades and tints of a colour are not considered an additional colour and can add depth to a colour scheme but should be subtle and not diminish the simplicity of a colour scheme;
- The façade material may count as one colour if it is strong enough, in which case it should be an integral part of colour selection;
- Use clear windows and doors to make the pedestrian level façade of walls, facing the street, highly transparent;
- Entrances should be composed of materials of enduring quality and considered detailing; and
- Use projections, recesses, arcades, awnings, colour and texture to reduce the visual size of any unglazed walls.



Building façade materials limited to two colours.
(source: differentbikes.ca)

5.6 Accessibility Improvements

Accessibility in the context of buildings and streetscapes is defined as the ease with which all individuals, including those who are disabled, can safely access or move within buildings and the public realm.

All new development is reviewed for accessibility under the Ontario Building Code (OBC). Many of the existing buildings were built during a time when their relationship to the street and accessibility was not a priority. As a result, the height of the ground floor in relationship to the current sidewalk varies from building to building, which poses a challenge for accessibility. This condition cannot be remedied with one solution for all cases and, therefore, should be dealt with on a case-by-case basis.

The following guidelines are recommended accessibility improvements:

- Where the distance between the ground floor and the sidewalk is one step or less, the difference in height could be accommodated in the form of a ramp within the building's entrance area, depending on the setback of the door from the sidewalk. In the case where the door is not set back, the entrance may be reconfigured to allow for a setback of the door;
- Where the difference is two to three steps, a more complex modification to the storefront and entrance would be required, increasing the cost significantly. This condition may require a ramp that is parallel to the sidewalk in order to minimize the impact to the interior space, provided the storefront is wide enough;
- Some of the ground floors are four or five steps higher than the sidewalk, making the problem difficult to deal with in a standard way. These cases would likely require a portion of the height difference to be accommodated outside of the building, on the sidewalk, in the form of a front porch with a ramp, as well as a portion similar to the less extreme cases. The portion outside depends entirely on the ability for the sidewalk to accommodate it, and is likely not realistic without significant modification to the streetscape;
- Where a building has a side or rear door, or has the potential to introduce a side or rear door, an owner may elect to provide a ramp on the side of their building from the door to the sidewalk; and
- Where new developments require accessibility ramps, they should be integrated into the building design, as well as the site design, rather than appearing as 'add-ons'.



A ramp that runs parallel to the sidewalk helps to minimize the impact on available space.
(source: smckee.com)



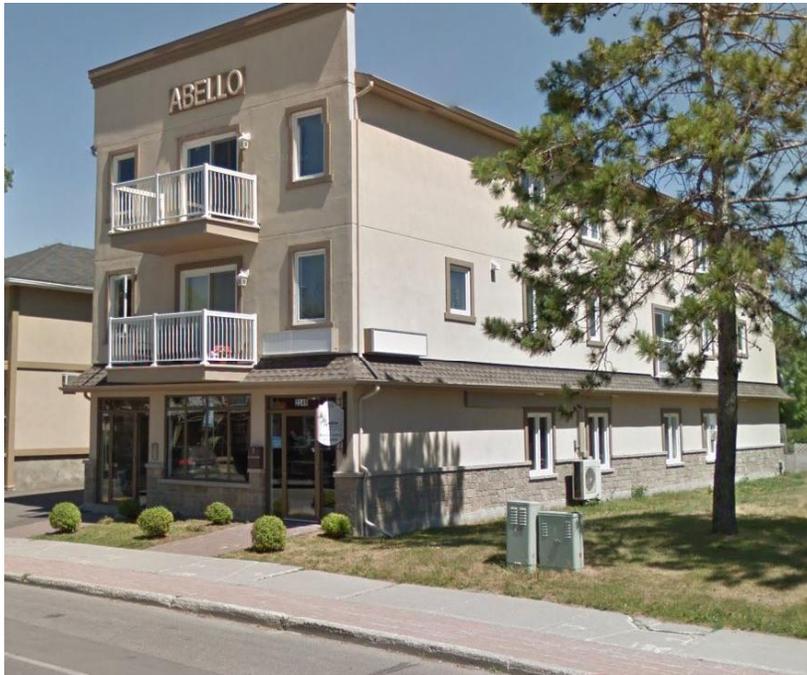
Accessibility ramp integrated into the building design rather than appearing as an 'add-on'.
(source: houzz.com)

5.7 Upper Floor Improvements

Generally, upper floors feel more private than ground floors, but should still consist of windows regardless of their use. The number of windows, their size, proportion, and location should be considered in relation to the width, height, and proportion of the exterior wall, all of which contribute to a balanced façade.

Recommendations for upper floor openings and details include:

- A cornice feature consistent with existing façades in the Commercial Core Area is encouraged;
- Although a cornice on a façade is more appropriate on buildings, roof overhangs are appropriate and encouraged. Aside from providing further moisture protection to the building itself, overhangs protect pedestrians from the elements as they enter and exit the building, making it more inviting and approachable;
- New single-storey developments should consider a façade with a tall parapet that extends partially towards the average 2-storey building height, complete with a strong cornice line at the top; and
- As a measure to maintain uniformity in the Commercial Core Area, flat roofs are preferred, pitched roofs are discouraged and shed roofs should slope towards the back so that the highest point is at the front.



A façade with a tall parapet that extends towards the average building height, complete with a strong cornice line at the top. (source: Google Street View)

5.8 Boulevard Elements

Seating, planters, and landscaping attract pedestrians by reducing the barrier between interior space and exterior space. They animate the street, breathing life into the public realm. When seating and landscaping are integrated with a shopfront's façade, they extend the activities from within the building to the outside, making the street more inviting and alive.

Trees, landscaping and urban design amenities are important in creating a successful streetscape. People are naturally attracted to green streets because of the protection and ambiance they offer, making them essential for a downtown street where walking, shopping, dining, and relaxing are desired and encouraged. Trees and plantings impact the pedestrian experience by providing protection from weather (wind, sun, rain, and snow), and the provision of cleaner air.

Salt and snow removal are hazards to tree growth and survival and should be a consideration in selecting the location and species of trees. Where possible, the use of local and salt tolerant plant species should be selected.

The following guidelines are recommended for boulevard elements:

- Displays and spill-out activities, such as sidewalk cafés, should respect space for pedestrian movement;
- Boulevard elements should be integrated into the design of any new building to avoid the impression of an 'add-on';
- Boulevard elements shall comply with all relevant building codes, By-laws, and standards.
- All work that is beyond the property line should be coordinated with the City of Clarence-Rockland, and any necessary permits should be obtained;
- The quality and character of boulevard elements should be consistent with that of the building to which they are associated; and
- Introduction of a row of trees in the zone between the sidewalk and the street curb where the right-of-way allows is encouraged. Increased sidewalk widths provide better tree planting conditions, which promote better canopy growth.

- Property owners should be encouraged to plant a tree at the street edge of their property to help “green” the Commercial Core Area.
- Planter type and design should complement the quality and character of other street furnishings and optimize sidewalk space. Planters could incorporate a seat or perch for casual stops and informal conversations.
- Planting materials should be hardy perennial species, which are appropriate for the Eastern Ontario climate. The City of Clarence-Rockland is located in plant hardiness zone 5a, and plants that are hardy to Zone 5 or lower should be selected.



Boulevard elements on Main Street, Elkhart, Indiana.
(source: dlz.com)

5.9 Public Art

The inclusion of public art within a City is a strategy that helps boost local culture while at the same time, encourages visitors to stop and spend time within the community. Some municipalities have successfully incorporated public art within their downtowns and main streets including Huntsville, Ontario (Group of Seven murals); and Hope, B.C. (chainsaw carvings), for example. Large blank walls could easily become surfaces to permanently display public art. Fences, often an unsightly element in the urban character of a town, could be readily transformed into works of art.

The following guidelines are recommended for the display of public art:

- The City, local businesses, and arts groups should look for funding opportunities through arts funding agencies and/or partnerships with art institutions;
- Public art should be related to a single theme to provide consistency throughout the Commercial Core Area;
- Public art should tie into existing themes and local history. Themes could relate to the area’s cultural heritage;
- Public art projects should be combined with successful community events that already exist;
- Infrastructure should be put in place to protect public art (i.e. small overhangs, selection of materials, etc.);
- Lighting should be provided for public art pieces; and
- Marketing materials could be produced that indicate the location and description of public art works throughout the City.



Public art reflecting the natural heritage of Revelstoke, British Columbia. (source: seerevelstoke.com)

5.10 New Developments

The following guidelines are recommended for new developments:

- Displays and spill-out activities, such as cafés, should complement sidewalk movement, such as walking and shopping;
- All boulevard elements should be integrated into the design of any new building to avoid the impression of an 'add-on';
- New developments requiring accessibility ramps should consider them to be integral to the building design and should occupy the full width of a façade where appropriate and technically feasible;
- All boulevard elements shall comply with all relevant building codes, By-laws and standards.
- Coordinate all work that is beyond the property line with public works; and
- The quality and character of any boulevard element should be consistent with that of the building to which it is associated.

5.11 Energy Efficiency

Many of the existing buildings within the Commercial Core Area are older and are behind on the latest practices of energy efficiency and preservation. Eligible improvements under the Energy Improvement Grant Program will include:

- Energy efficiency upgrades including the replacement of windows, doors and LED lighting; and
- The incorporation of design elements of passive solar design, electric vehicle charging stations, and improvements to insulation and heating systems.

6.0 CIP INCENTIVES AND TOOLS

The following incentives and tools were specifically developed to promote improvements in the Community Improvement Project Area. These community improvement needs are based on the results of the background study, and input from the public, stakeholders and the City staff. These financial incentive programs are designed to encourage private sector investment, rehabilitation, adaptive reuse, redevelopment, and construction activity along this stretch of the Commercial Core Area. The purpose, type, duration, eligibility criteria, and application requirements for each of the financial incentive programs are described in detail below.

GENERAL PROGRAM REQUIREMENTS

The general and program specific requirements contained in this CIP are not necessarily exhaustive and the City reserves the right to include other requirements and conditions as necessary on a property specific basis. All of the financial incentive programs contained in this CIP are subject to the following general requirements, as well as the individual requirements specified under each program.

- a) The City reserves the right to audit the cost of project feasibility studies approved under any of the financial incentive programs, at the expense of the applicant.
- b) The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including, without limitation, costs incurred in anticipation of a grant.
- c) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the City may delay, reduce, or cancel the approved grant.
- d) The City may discontinue any of the programs at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements.
- e) If during the grant period, a building/property designated under the Ontario Heritage Act receiving a grant is demolished or any of the heritage features are altered in any way that would compromise the reasons for designation, all grant payments shall cease and the City reserves the right to require repayment of the grant payments;
- f) All proposed works approved under the incentive programs and associated improvements to buildings and/or land shall conform to all Municipal By-laws, policies, procedures, standards, guidelines, including applicable Official Plan and Zoning requirements, and approvals.
- g) The improvements made to buildings and/or land shall be made pursuant to a Building Permit and/or other required permits, and constructed in accordance with the Ontario Building Code and/or other municipal requirements.
- h) Outstanding charges from the City (including tax arrears), work orders, and/or orders or requests to comply must be satisfactorily addressed prior to application processing and grant payment.
- i) City staff, officials, and/or agents of the City may inspect any property that is the subject of an application for any of the financial incentive programs offered by the City.
- j) The total of all grants provided shall not exceed the cost of the improvements.
- k) In all cases, if the applicant is not the owner of the property, the applicant must provide written consent from the owner of the property to make the application and undertake the works.

- l) Proposed building and/or site improvements must comply with the CIP design guidelines and must not have commenced prior to approval(s).
- m) Applicants may be required to enter into a maintenance agreement with the City and shall undertake to keep the property and specifically those parts of the property subject to the CIP improvement project in good condition.
- n) Projects must be completed within one year of approval, but recipients may apply for a grant extension.

Council retains the right, in its sole and absolute discretion, to extend, revise, or alter this CIP, subject to the objectives of Council and the satisfactory performance of the Plan in the opinion of Council. However, the following amendments to the CIP will require a formal amendment process:

1. A change or expansion in the geography to which financial programs outlined in the CIP apply;
2. A change in the criteria to which area wide CIPs apply;
3. Addition of new municipal assistance programs involving grants, loans, tax assistance or land; or
4. An increase in the proportion of a financial incentive to be offered within the municipal CIP program.

The following programs are being offered as part of this CIP. However, Council will review its municipal budget on a yearly basis and decide on which programs are in effect on a yearly basis.

Building and Site Improvement Programs

1. Façade Improvement Grant Program
2. Signage Improvement Grant Program
3. Accessibility Improvement Grant Program
4. Residential to Commercial Conversion Grant Program
5. Parking Area and Landscaping Improvement Grant Program
6. Architectural / Engineering Design Grant Program
7. Heritage Improvement Grant Program
8. Energy Efficiency Improvement Grant Program

Municipal Fee Reduction Grant Program

9. Municipal Application / Permit Fees Rebate

The following table presents a summary of the recommended CIP programs:

Program	Grant Amount
Façade Improvement Grant Program	Up to maximum of 50% of eligible costs up to a maximum grant of \$7,000
Signage Improvement Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000
Accessibility Improvement Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000
Residential to Commercial Conversion Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$5,000
Parking Area and Landscaping Improvement Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$3,000
Architectural / Engineering Design Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000
Heritage Improvement Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$10,000
Energy Efficiency Improvement Grant Program	Up to a maximum of 50% of eligible costs up to a maximum grant of \$3,000
Municipal Application/Permit Fees Rebate	Building Permit Fees: up to 50% reduction in building permit fees; up to a maximum of \$1,000 Planning Application Fees, Signage Permit Fees, Demolition Permit Fees: up to 50% reduction in permit fees; up to a maximum of \$400
Total amount per Property	\$10,000 per property (excluding tax increment grant, building permit and planning fee rebates)

6.1 Façade Improvement Grant Program

Purpose	To stimulate private investment in the existing built-up commercial areas of the Community Improvement Project Area and to promote the undertaking of building façade improvements in accordance with the CIP Design Guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$7,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion
Eligible Costs	<p>Improvements to the Front or Exterior Façades designed specifically to enhance the look and appearance of these elevations of the property including:</p> <ul style="list-style-type: none"> - Restoration of the brickwork or cladding, including exterior painting; - Replacement or repair of cornices, eaves, parapets, windows, doors, and other significant architectural details; - Repair, replacement, or addition of awnings, marquees, and canopies; - Repair, replacement, or addition of exterior lighting; - Street furniture related to the façade; - Modifications to the entranceway; and - Any other work as approved by the City.
Additional Requirements	<p>Minimum improvement costs: \$1,000</p> <p>Applicants will submit design drawings, architectural/engineering plans, and a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p>

6.2 Signage Improvement Grant Program

Purpose	To promote the undertaking of signage improvements in accordance with the CIP Design Guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion
Eligible Costs	<p>Improvements to or placement of new building signage including:</p> <ul style="list-style-type: none"> - Graphic design of signage; - Sign materials and construction; - Sign lighting; and - Any other signage-related work as approved by the City.
Additional Requirements	<p>May apply to multiple signs, up to the maximum allotted per property.</p> <p>Applicants will submit design drawings indicating proposed signage improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p>

6.3 Accessibility Improvement Grant Program

Purpose	To promote the undertaking of commercial building accessibility improvements in Community Improvement Project Areas in accordance with CIP design guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion
Eligible Costs	<p>Provision of accessibility improvements, including:</p> <ul style="list-style-type: none"> - Installation of wheelchair ramps; - Installation of automatic doors; - Installation of other accessibility improvements external to the building; and - Any other related work as approved by the City. - Any other signage-related work as approved by the City.
Additional Requirements	<p>Minimum improvement costs: \$1,000 (i.e., minimum grant of \$500).</p> <p>Applicants will submit design drawings, architectural/engineering plans, a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p>

6.4 Residential Conversion to Commercial Use Grant Program

Purpose	To promote residential conversion to commercial use in accordance with CIP Design Guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$5,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion
Eligible Costs	<p>Site improvement works/materials, including the following:</p> <ul style="list-style-type: none"> - Restoration of the brickwork or cladding, including exterior painting; - Replacement or repair of cornices, eaves, parapets, windows, doors, and other significant architectural details; - Repair, replacement, or addition of awnings, marquees, and canopies; - Repair, replacement, or addition of exterior lighting; - Street furniture related to the façade; - Modifications to the entranceway; and - Professional fees; - Purchase and/or installation of landscaping materials (excluding annual planting materials); and - Any other related work as approved by the City.
Additional Requirements	<p>Minimum improvement costs: \$1,000</p> <p>Applicants will submit a rezoning and site plan application including design drawings, landscaping/site plans, a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>The City reserves the right to request additional plans or studies, such as lot grading plans, drainage plans, and stormwater management plans.</p>

6.5 Parking Area and Landscaping Improvement Grant Program

Purpose	To promote a greener and more aesthetically pleasing streetscape by providing for landscaping and parking area improvements in accordance with CIP Design Guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$3,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion
Eligible Costs	<p>Site improvement works/materials, including the following:</p> <ul style="list-style-type: none"> - Resurfacing and line painting; - Street furniture for the parking area or landscaped areas; - Labour; - Professional fees; - Design and construction of low impact development stormwater management - Purchase and/or installation of landscaping materials (excluding annual planting materials); and - Any other related work as approved by the City.
Additional Requirements	<p>Minimum improvement costs: \$1,000</p> <p>Applicants will submit design drawings, landscaping/site plans, a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>The City reserves the right to request additional plans or studies, such as lot grading plans, drainage plans, and stormwater management plans.</p>

6.6 Architectural / Engineering Design Grant Program

Purpose	To promote the undertaking of planning concepts, urban design drawings, and architectural plans, and/or engineering studies for site development and building façade improvements in preparation for site/building redevelopment and improvement in accordance with the CIP design guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$1,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion of the CIP project improvement.
Eligible Costs	<p>May include the following professional fees:</p> <ul style="list-style-type: none"> - Architectural services, engineering consulting services, and/or planning consulting services; - Concept plans; - Design drawings; - Building façade plans; - Any other related study as approved by the City.
Additional Requirements	<p>This grant will apply to a maximum of one study per property.</p> <p>Applicants will submit a work plan for the study indicating proposed improvements and a cost estimate for the study from a qualified consultant.</p> <p>The grant will be paid based on the actual cost of the study, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>Since this grant is disbursed only upon completion of the related works, it may be used in combination with another CIP incentive program.</p>

6.7 Heritage Improvement Grant Program

Purpose	To promote the restoration of heritage features via engineering studies and/or architectural plans building façade and structural improvements in accordance with the CIP design guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$10,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion of the CIP project improvement.
Eligible Costs	<p>Improvements to the Front or Corner Side Façades designed specifically to enhance the look and appearance of heritage features of the property including:</p> <ul style="list-style-type: none"> - Restoration of the brickwork or cladding, including exterior painting; - Repair of cornices, eaves, parapets, windows, doors, and other significant architectural details; - Modifications to the entranceway; and - Any other work as approved by the City. <p>And may include the following professional fees:</p> <ul style="list-style-type: none"> - Architectural services, engineering consulting services, and/or planning consulting services; - Concept plans; - Design drawings; - Building façade plans; - Any other related study as approved by the City.
Additional Requirements	<p>Applicants will submit design drawings, architectural/engineering plans, and a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>Applicants will submit a work plan for the study indicating proposed improvements and a cost estimate for the study from a qualified consultant.</p> <p>This grant will apply to a maximum of one study per property.</p> <p>The grant will be paid based on the actual cost of the study, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>Since this grant is disbursed only upon completion of the related works, it may be used in combination with another CIP incentive program.</p>

6.8 Energy Efficiency Improvement Grant Program

Purpose	To promote the renovation of specific features in accordance with the CIP design guidelines.
Grant Amount & Disbursement	<p>Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$3,000, whichever is less, per property.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> - 100% on Final Completion of the CIP project improvement.
Eligible Costs	<p>Site improvement works/materials, including the following:</p> <ul style="list-style-type: none"> - Replacement of windows; - Replacement of doors; - Replacement of lighting; - Any other related study as approved by the City. <p>And may include the following professional fees:</p> <ul style="list-style-type: none"> - Architectural services, engineering consulting services, and/or planning consulting services; - Concept plans; - Design drawings; - Building façade plans; - Any other related study as approved by the City.
Additional Requirements	<p>Applicants will submit design drawings, architectural/engineering plans, and a work plan indicating proposed improvements, and a cost estimate for the works.</p> <p>The grant will be paid based on the actual cost of the work, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>Applicants will submit a work plan for the study indicating proposed improvements and a cost estimate for the study from a qualified consultant.</p> <p>This grant will apply to a maximum of one study per property.</p> <p>The grant will be paid based on the actual cost of the study, up to the amount approved in the application.</p> <p>All completed drawings/plans must comply with the description of the work plan as provided in the grant application form.</p> <p>Since this grant is disbursed only upon completion of the related works, it may be used in combination with another CIP incentive program.</p>

6.9 Municipal Application / Permit Fees Rebate

Purpose	To stimulate private investment in properties in the Community Improvement Project Area by reducing applicable municipal fees related to a CIP improvement project which improves the façade, signage, accessibility, parking areas, or landscaping, or provides residential units
Grant Amount & Disbursement	<p>Building Permit Fees: up to 50% reduction in building permit fees; up to a maximum of \$1,000</p> <p>Planning Application Fees: up to 50% reduction in planning fees; up to a maximum of \$400</p> <p>Demolition Permit Fees: up to 50% reduction in demolition permit fees; up to a maximum of \$400</p>
Eligible Costs	<p>Grant applies to:</p> <ul style="list-style-type: none"> - Building permit fees for improvements related to a CIP improvement - Signage permit fees - Demolition permit fees for demolitions related to CIP improvements.

7.0 IMPLEMENTATION

7.1 Application Review Process

Applications for the CIP incentive programs will be processed as follows:

1. Pre-application consultation with the City.
2. Completion of application forms and submissions of any supporting documentation.
3. Screening of applications by the City to ensure compliance with minimum eligibility requirements and design guidelines outlined in the CIP.
4. Evaluation by the City.
5. The City may require the signing of an agreement for certain programs which outline terms and conditions.
6. Prior to release of funds, the City will require proof of all costs submitted by the applicant

Evaluation and approval of applications will be coordinated by a Committee formed by the Manager of Development, the Chief Building Official and the Director of Finance and Economic Development with assistance by other members of City Council, and Staff, if required.

Applications that require annual funding under the following programs will be accepted, evaluated, and determined on a 'first-come first-served' basis:

- Façade Improvement Grant Program
- Signage Improvement Grant Program
- Accessibility Improvement Grant Program
- Residential to Commercial Conversions Grant Program
- Parking Area and Landscaping Improvement Grant Program
- Architectural / Engineering Design Grant Program
- Heritage Improvement Grant Program
- Energy Efficiency Grant Program

For the above programs, all funds allocated during a calendar year will be taken from the annual budget for the CIP during the year of approval for funding, even where funds are disbursed in the following calendar year. Projects must be completed within one year of approval, but recipients may apply for a grant extension. Application intake for budgeted programs will occur until annual budgets are exhausted. These programs will be "closed" until the following year's municipal budget is approved.

The following are also considered as grants however are not part of the annual budgets. Intake will occur on an ongoing basis, however applications will still need to be reviewed and approved by the City:

- Municipal Application/Permit Fees Rebate (Grant)

Applications are encouraged for projects which are eligible for funding under more than one program, up to the maximum of \$10,000 per property (excluding the permit fee rebates). However, the total of all grants provided shall not exceed the eligible costs of the improvements of the property.

Council reserves the right to limit access to funding from multiple programs if, in its determination, there is a degree of overlap of funding that is not an appropriate use of scarce resources or the value of individual project funding is deemed to unduly limit the availability of community improvement funding to other projects in the City.

The principle of matched funding implies that Council will not fund more than 50% of eligible costs or stated maximums.

The amount of the grants provided shall not exceed eligible costs of the improvements to the property.

Council may extend, revise, or alter this CIP subject to funding, the objectives of Council, and the performance of the CIP. The following amendments to the CIP will require a formal amendment process:

1. A change or expansion in the geography to which financial programs outlined in the CIP apply;
2. A change in the criteria to which area wide CIPs apply;
3. Addition of new municipal assistance programs involving grants, loans, tax assistance or land; or
4. An increase in the proportion of a financial incentive to be offered within the municipal CIP program to funding, the objectives of Council, and the performance of the CIP.

7.2 Administration and Financial Implications

This Community Improvement Plan will be administered by the City of Clarence-Rockland as part of the implementation of the Community Improvement Policies of the City's Official Plan.

For a CIP to be successful, it requires support from the business community and support from the municipality in the form of funding and implementation. It is recommended that the City allocate \$100,000 per year towards grant incentive programs during the initial years of the CIP. This represents potential assistance to ten (10) properties per year with a \$10,000 maximum funding amount per property. The City will be expected to provide assistance via foregone revenues (municipal tax increases and permit fees). This would result in a significant improvement to the appearance of the CIPA, and is meant to encourage further investments in properties and buildings in the community. As the private and public sectors increase their investment in the community, with the assistance of the CIP, the overall benefits will be significant.

The recommended funding is based on the anticipated level of development interest in the Community Improvement Project Area, recognition of the likely limitations on capital funds available to the City, and scale of funding of incentives programs in comparable communities. It is not possible to accurately predict the number and scale of applications in advance of implementing the Plan. The recommended funds are minimums that should be approved in order to meet the goals of the Plan over the five-year term. These funding levels can then be evaluated and adjusted in future years of the Plan.

Funding allocations contained in this Plan are subject to review and approval by City Council. Financial incentives proposed in this CIP are based on a five year cycle, but are also subject to the Township's fiscal situation and will be determined on a yearly basis during Council's annual budget allocation.

7.3 County Funding Participation

The United Counties of Prescott and Russell is considering including Community Improvement Policies in their Official Plan that will allow the County to provide grants and loans to local municipalities for the purpose of carrying out local municipal CIPs. Therefore, once this CIP is adopted and approved and the County's policies are in effect, the enabling mechanism will be in place for the County to participate with the City of Clarence-Rockland in funding one or more of the incentive programs contained in the CIP. If the County were to partner with the City in funding some of the incentive programs contained in this CIP, this would increase the ability of the City to fund more grant/loan applications in the Project Area, thereby improving the effectiveness of this CIP.

8.0 MONITORING AND AMENDMENTS

City Staff will conduct periodic reviews of the CIP programs and activities relating to Community Improvement to determine their effectiveness and provide an update to Council. Council may amend this Plan as is necessary to ensure that the goals and objectives outlined in this Plan are achieved. Any increase in program financing permitted under Section 28 of the Planning Act will require an amendment to this Plan. An extension to any program for up to an additional five years and any decrease in program financing due to Municipal budgetary constraints in any given year will not require amendments to this Plan.

The CIP will be monitored by the City by reviewing the following performance measures:

- total amount of funding committed annually;
- uptake of each program (applications submitted, applications granted, amount of funding provided);
- total value of private sector investments related to CIP programs;
- vacant lands in the City;
- property assessments;
- applicant satisfaction with application process and other materials.

Following the first year of the program, the City should evaluate the effectiveness of the organizational and funding structure of the CIP process, the evaluation process, and the amount of staff resources and other resources to administer, monitor, and market the Plan.

An amendment to the Community Improvement Plan requires a statutory public meeting with notice requirements in accordance with the Planning Act.

9.0 MARKETING STRATEGY

9.1 Key Objectives

It is very important to the successful implementation of this CIP that the City's incentive programs and the leadership role being taken by the City through implementation of the streetscape improvements and other initiatives be effectively communicated to property owners, business owners, developers, potential end users, and residents within the Project Area, within the rest of the City, within the County, and beyond. The purpose of this Marketing Strategy is to proactively and regularly educate, advertise and market the City's incentive programs and the planned improvements being taken by the City to actively support vitalization within the Community Improvement Project Area.

It is recommended that the City budget for and implement a Marketing Strategy that:

- a) Provides direction on how to obtain information on available incentive programs, including program guides and application forms, as well as assistance and advice from municipal staff on making application for the incentive programs;
- b) Informs property, business owners and developers with regard to actions planned by the City to improve the investment environment and conditions within the Project Area;
- c) Publicizes recent development and business activity and success stories within the Project Area in order to further bolster the image of the area as both a place to invest and a place to live.

9.2 Reaching the Target Audience

The long-term success of the CIP will depend on investment from both within (existing property and business owners) and outside the Project Area. Therefore, it is important to market to both these target audiences. However, the best ambassadors (marketers) for the Project Area are the residents and business and property owners already located in the area. The impact of what existing business and property owners and residents tell potential investors and business owners cannot be underestimated. Therefore, it will be very important for the City to regularly reach out to these groups using the marketing tools and inform them about planned public realm improvements, available incentive programs, and any revitalization and development projects.

The Marketing Strategy should be targeted to:

- a) Existing property owners and business owners within the Project Area;
- b) Business owners outside the Project Area, including members of the Chamber of Commerce;
- c) Developers and builders;
- d) Support professional, including real estate professionals, lending institutions such as banks and trust companies, planning consultants, architects, and others; and,
- e) Residents within and outside the Project Area, as well as the general public.

9.3 Marketing Tools

The marketing of the CIP incentive programs and streetscape improvements should include an extensive multi-media campaign containing information, education and advertising components.

The following key tools are recommended to implement the Marketing Strategy:

- a) An online and hardcopy Brochure outlining the CIP initiative and financial incentive programs available from the City, including information on program requirements and how to apply;
- b) Inclusion of the brochure in the City's annual property tax billing for properties within the Project Area;
- c) A regular newsletter (e.g., annually or semi-annually) containing a description of the financial incentive programs, highlights of streetscape improvements (planned, underway, and completed), and updates and profiles of projects and new/expanded businesses that take advantage of the CIP incentive programs;
- d) Profiling of the incentive programs and downtown revitalization success stories in planning and economic development publications, newsletters and other publications published by the City and the Region;
- e) Addition to the City's web page via addition of direct (one-click) access to information on the available incentive programs and the aforementioned brochure and newsletter;
- f) Periodic presentations/sessions with property and business owners and support professionals wishing to apply for the incentive programs to outline available incentives and how to apply, City activities/ streetscape improvements, and business and redevelopment success stories in the Project Area;
- g) Stories in local media (newspaper, radio, web) on the CIP, streetscape improvements and vitalization success stories in the Project Area;
- h) Media Releases and profiles of successful projects and initiatives should be sent to local and outside media; and,
- i) Requiring recipients of CIP grants and loans to post a sign (supplied by the City) that indicates that the project is taking advantage of the Town's CIP incentive programs.

10.0 CONCLUSION

This CIP is based on planning policies and is in line with the City's strategic plan goal of revitalizing its downtown core. The incentive programs and other actions contained in this CIP have been developed specifically to address the key community improvement needs in the Project Area. The preparation of this CIP has benefitted greatly from community consultation through input provided by property and business owners, residents and other stakeholders at the public meeting/open house sessions.

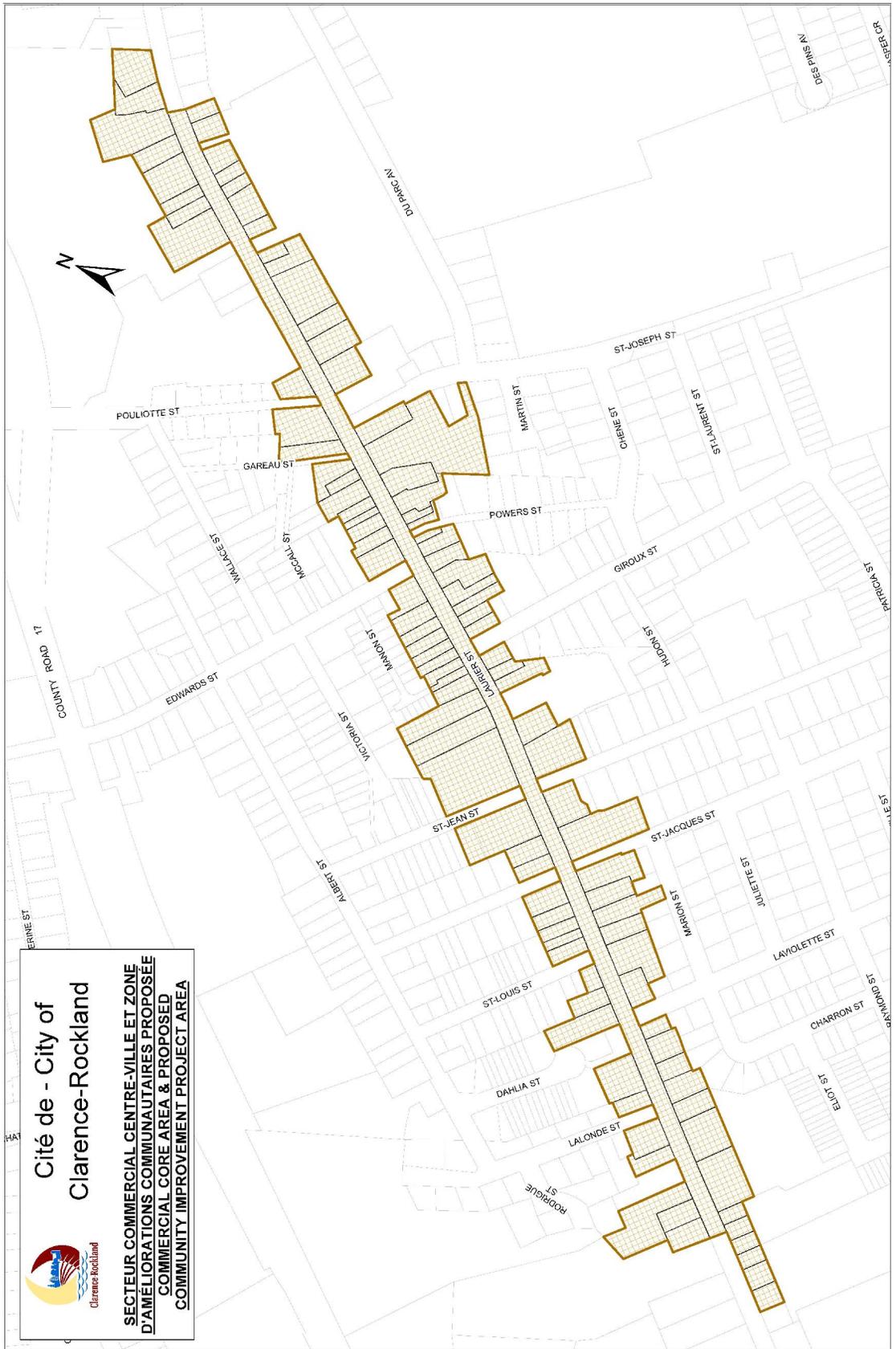
The adoption and approval of this CIP will provide the legislative basis and a framework to guide the municipal incentive programs and other actions needed to achieve the vision for the Project Area. Successful implementation of this CIP will require a commitment by Council to funding for implementation of the incentive programs and the streetscape improvements. A financial and staffing resource commitment will also be required to implement, administer and monitor the incentive programs.

Early and effective implementation of the Marketing Strategy will help to make property and business owners in the Project Area aware of the City's plans and the available incentive program opportunities. This will result in a more successful CIP. Ongoing monitoring of the performance of the incentive programs and adjustment of the programs as required will also help to ensure the effectiveness of this CIP.

Finally, the vitalization and redevelopment of the Project Area will benefit not only business and property owners in the Project Area, but also residents, business and property owners all across the City and County as a whole.

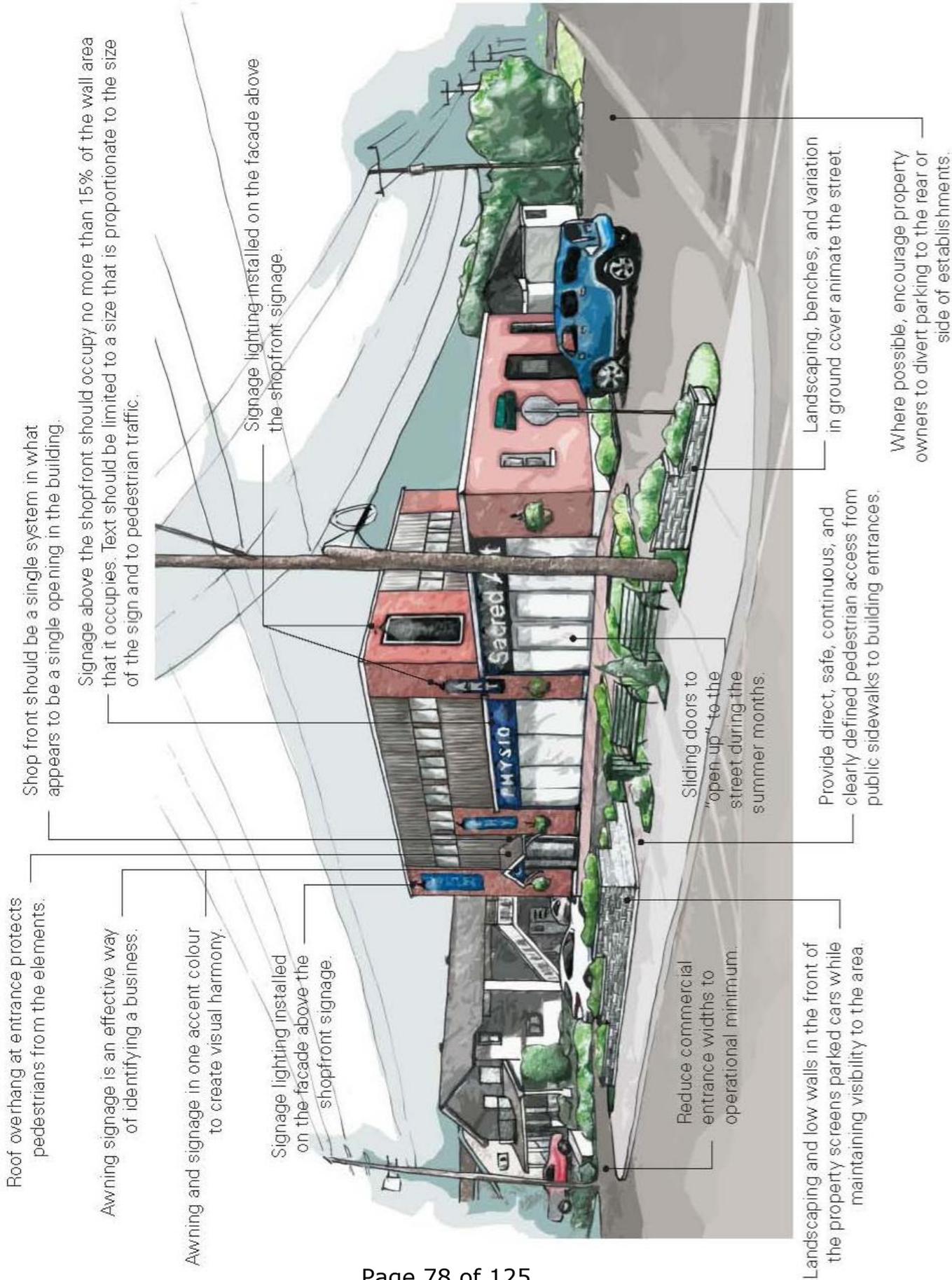
APPENDIX A

Community Improvement Project Area



APPENDIX B

Conceptual Drawings



Roof overhang at entrance protects pedestrians from the elements.

Awning signage is an effective way of identifying a business.

Awning and signage in one accent colour to create visual harmony.

Signage lighting installed on the facade above the shopfront signage.

Shop front should be a single system in what appears to be a single opening in the building.

Signage above the shopfront should occupy no more than 15% of the wall area that it occupies. Text should be limited to a size that is proportionate to the size of the sign and to pedestrian traffic.

Signage lighting installed on the facade above the shopfront signage.

Reduce commercial entrance widths to operational minimum.

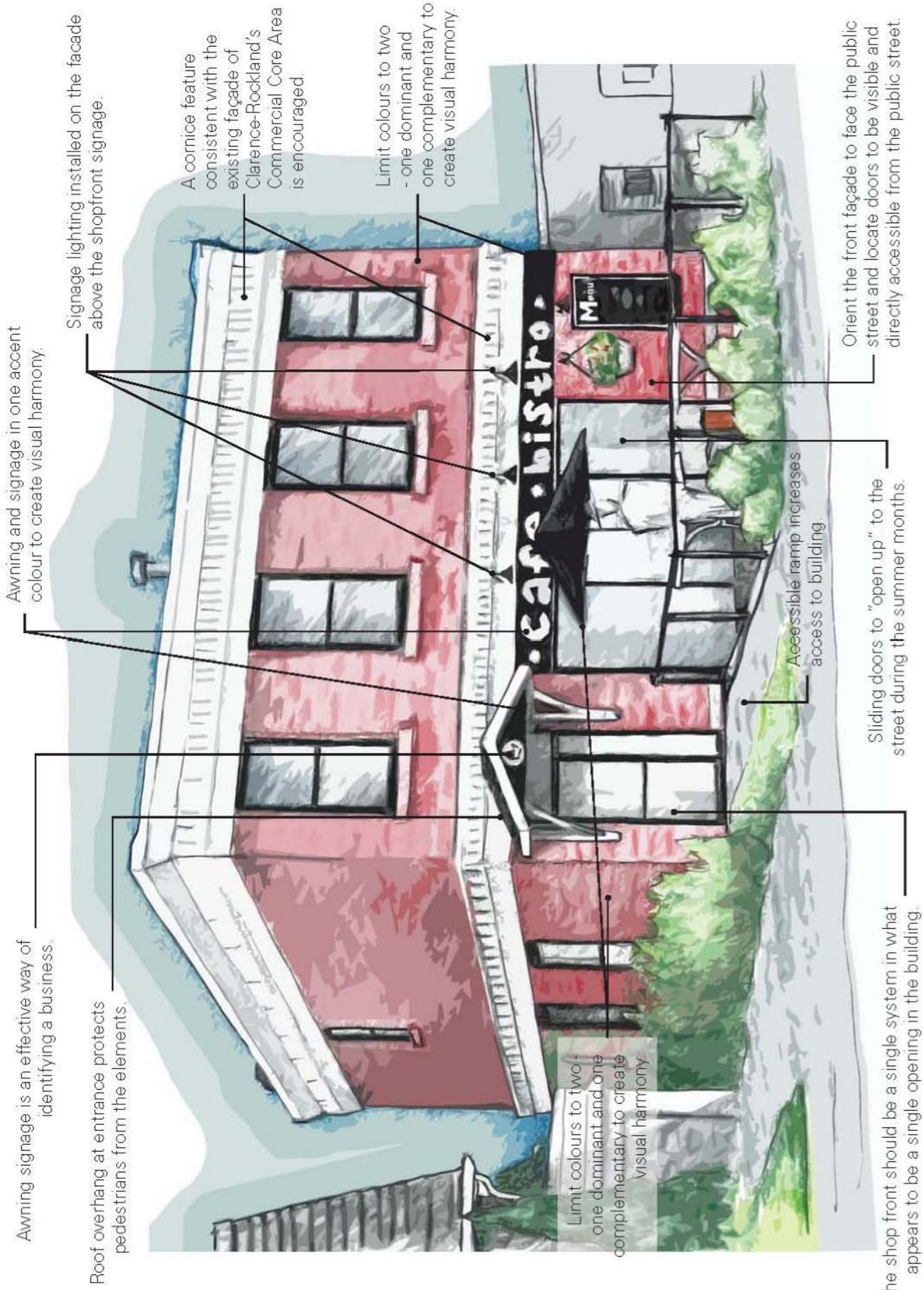
Sliding doors to "open up" to the street during the summer months.

Landscaping and low walls in the front of the property screens parked cars while maintaining visibility to the area.

Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks to building entrances.

Landscaping, benches, and variation in ground cover animate the street.

Where possible, encourage property owners to divert parking to the rear or side of establishments.



Awning and signage in one accent colour to create visual harmony.

Awning signage is an effective way of identifying a business.

Signage lighting installed on the facade above the shopfront signage.

Roof overhang at entrance protects pedestrians from the elements.

A cornice feature consistent with the existing facade of Clarence-Rockland's Commercial Core Area is encouraged.

Limit colours to two - one dominant and one complementary to create visual harmony.

Limit colours to two - one dominant and one complementary to create visual harmony.

Accessible ramp increases access to building.

Orient the front facade to face the public street and locate doors to be visible and directly accessible from the public street.

Sliding doors to "open up" to the street during the summer months.

The shop front should be a single system in what appears to be a single opening in the building.

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**Corporation de la Cité de / of the City of
Clarence-Rockland**

**PLAN D'ACCESSIBILITÉ 2013-2017
2013 – 2017 ACCESSIBILITY PLAN**

TABLE DES MATIÈRES

INDEX

PARTIE I

LOIS ET RÈGLEMENTS

*Loi de 2001 sur les personnes handicapées
de l'Ontario 3*

*Loi de 2005 sur l'accessibilité pour les
personnes handicapées de l'Ontario 4*

*Règlement sur les normes
d'accessibilité intégrées 5*

PARTIE II

**COMITÉ CONSULTATIF SUR
L'ACCESSIBILITÉ**

Mandat du comité 6

PARTIE III

**PORTRAIT DE LA CITÉ DE CLARENCE-
ROCKLAND**

a) Aperçu général 7

b) Gouvernement municipal..... 8

PARTIE IV

**OBJECTIFS DU PLAN PLURIANNUEL
2013 à 2017..... 13**

PART I

LEGISLATION AND REGULATIONS

Ontarians with Disabilities Act, 2001....3

*Accessibility for Ontarians with
Disabilities Act, 2005..... 4*

*Integrated Accessibility Standards
Regulation..... 5*

PART II

ACCESSIBILITY ADVISORY COMMITTEE

Committee's Mandate6

PART III

**PORTRAIT OF THE CITY OF CLARENCE-
ROCKLAND**

a) General Overview7

b) Municipal Government.....8

PART IV

FIVE-YEAR OBJECTIVES

2013 to 2017 13

**PARTIE I
LOIS ET RÉGLEMENTS**

Loi de 2001 sur les personnes handicapées de l'Ontario

L'accessibilité permet tout simplement aux personnes de toutes capacités d'avoir la possibilité de participer pleinement aux activités de la vie quotidienne.

La *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario* a été adoptée en 2005. Elle a pour but de rendre l'Ontario accessible pour les personnes handicapées d'ici à 2025.

Définition d'une personne avec un handicap

La *Loi de 2001 sur les personnes handicapées de l'Ontario* définit les handicaps de la façon suivante et selon le *Code des droits de la personne*.

A « Handicap » signifie :

- a) tout degré d'incapacité physique, d'infirmité, de malformation ou de défigurement dû à une lésion corporelle, une anomalie congénitale ou une maladie, et, notamment, le diabète sucré, l'épilepsie, un traumatisme crânien, tout degré de paralysie, une amputation, l'incoordination motrice, la cécité ou une déficience visuelle, la surdité ou une déficience auditive, la mutité ou un trouble de la parole, ou la nécessité de recourir à un chien-guide ou à un autre animal, à un fauteuil roulant ou à un autre appareil ou dispositif correctif;
- b) une déficience intellectuelle ou un trouble du développement;
- c) une difficulté d'apprentissage ou un dysfonctionnement d'un ou de plusieurs des processus de la compréhension ou de l'utilisation de symboles ou de la langue parlée;
- d) un trouble mental;
- e) une lésion ou une invalidité pour laquelle des prestations ont été demandées ou

**PART I
LEGISLATION AND REGULATIONS**

Ontarians with Disabilities Act, 2001

Accessibility means giving people of all abilities the opportunity to fully participate in everyday life activities.

The *Accessibility for Ontarians with Disabilities Act* was passed in 2005. Its goal is to make Ontario accessible for people with disabilities by 2025.

Definition of Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines persons with disabilities in the following manner, which is the same definition used in the *Ontario Human Rights Code*.

A "disability" is:

- a) Any degree of physical disability, infirmity, malformation or disfigurement caused by bodily injury, birth defect or illness, and includes, but is not limited to diabetes mellitus; epilepsy; a brain injury; any degree of paralysis; amputation; lack of physical co-ordination; blindness or visual impediment; deafness or hearing impediment; muteness or speech impediment; or physical reliance on a guide dog or other animal, or on a wheelchair or other remedial appliance or device;
- b) A condition of mental impairment or a developmental disability;
- c) A learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language;
- d) A mental disorder; or
- e) An injury or disability for which benefits were claimed or received under the

reçues dans le cadre du régime d'assurance créé aux termes de la *Loi de 1997 sur la sécurité professionnelle et l'assurance contre les accidents du travail*.

Obstacle pour une personne handicapée

La *Loi de 2001 sur les personnes handicapées de l'Ontario* entend par «obstacle» toute chose qui empêche une personne handicapée de participer pleinement à toutes les facettes de la société en raison de son handicap. S'entend notamment d'un obstacle physique ou architectural, d'un obstacle au niveau de l'information ou des communications, d'un obstacle comportemental, d'un obstacle technologique, d'une politique ou d'une pratique.

Loi de 2005 sur l'accessibilité pour les personnes handicapées de l'Ontario

En 2005, le gouvernement a adopté la *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario*. Cette loi établit un cadre de travail pour l'élaboration de normes d'accessibilité dans les domaines du service à la clientèle, l'emploi, l'information et communications, le transport et la conception de lieux publics le ou avant le 1^{er} janvier 2025.

Il y aura une période de transition pendant laquelle le gouvernement et divers organismes du secteur parapublic devront continuer à respecter leurs obligations, notamment en matière de planification, au titre de la *Loi de 2001 sur les personnes handicapées de l'Ontario* (LPHO). Les dispositions relatives à ces obligations resteront en vigueur jusqu'à ce qu'elles soient abrogées et remplacées par des normes conformes à la nouvelle loi.

Le ministre responsable de la LPHO, est tenu d'établir un processus pour développer et mettre en œuvre toutes les normes d'accessibilité nécessaires pour satisfaire les

insurance plan established under the *Workplace Safety and Insurance Act, 1997*.

Barriers to Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines a "barrier" as anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

Accessibility for Ontarians with Disabilities Act, 2005

The *Accessibility for Ontarians With Disabilities Act, 2005* (AODA) was adopted in 2005. The Act provides for the development of standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025.

There will be a transition period during which government and parts of the broader public sector will continue to have planning and other obligations under the *Ontarians with Disabilities Act, 2001* until they are repealed. The planning requirements of the ODA, 2001 will not be repealed until they have been replaced by standards under the new act.

The Minister responsible for the AODA is required to establish a process to develop and implement all accessibility standards necessary to achieving the purposes of this

besoins de la loi. Les comités d'élaboration des normes sont constitués par le Ministère pour développer les normes d'accessibilité.

Toute personne ou organisation peut avoir à répondre à plus d'une norme en vertu de la LPHO.

RÈGLEMENT SUR LES NORMES D'ACCESSIBILITÉ INTÉGRÉES

Le règlement sur les normes d'accessibilité intégrées (O.Reg 191/11) est en vigueur depuis le 1^{er} juillet 2011.

Pour rendre l'Ontario accessible aux personnes avec un handicap, le règlement sur les normes d'accessibilité intégrées demande que les organisations désignées du secteur public et les grandes organisations établissent, mettent en œuvre, tiennent à jour et documentent un plan d'accessibilité pluriannuel qui décrit sommairement leur stratégie pour, d'une part, prévenir et supprimer les obstacles et, d'autre part, satisfaire aux exigences que leur impose le présent règlement.

Le plan pluriannuel de la Cité de Clarence-Rockland présente une stratégie progressive visant à prévenir et éliminer les obstacles et répond aux exigences actuelles et futures de la LPHO. La Cité préparera un rapport annuellement sur les progrès et la mise en œuvre du plan, affichera les informations sur son site Web et fournira un autre format sur demande. Le plan sera révisé et mis à jour au moins une fois tous les cinq ans.

Act. Within this process, standards development committees are established by the Minister to develop proposed accessibility standards.

Persons or organizations may be required to meet more than one accessibility standard under the AODA.

INTEGRATED ACCESSIBILITY STANDARDS REGULATION

The Integrated Accessibility Standards Regulation (O.Reg 191/11) came into force on July 1, 2011.

To help make Ontario accessible to people with disabilities, the Integrated Accessibility Standards regulation requires that designated public sector organizations and large organizations shall establish, implement, maintain and document a multi-year accessibility plan, which outlines the organization's strategy to prevent and remove barriers and meet its requirements under this Regulation

The City of Clarence-Rockland's Multi-Year Accessibility Plan outlines a phased-in strategy to prevent and remove barriers and addresses the current and future requirements of the AODA. The City will report annually on the progress and implementation of the plan, post the information on its website and will provide it in alternative formats upon request. The plan will be reviewed and updated at least once every five years.

PARTIE II COMITÉ CONSULTATIF SUR L'ACCESSIBILITÉ

Mandat du comité

En janvier 2003, le Conseil de la Cité de Clarence-Rockland a établi un Comité consultatif sur l'accessibilité ayant pour mission d'adresser les exigences de la *Loi de 2001 sur les personnes handicapées de l'Ontario*. Le comité, tel qu'établi, peut comprendre jusqu'à huit (8) membres de la communauté incluant un (1) membre du Conseil.

Le Comité consultatif sur l'accessibilité est mandaté, entre autres, de :

- Fournir un forum pour les personnes ayant un handicap afin qu'elles puissent soulever des questions et préoccupations;
- Offrir leurs avis à la Cité de Clarence-Rockland, par l'intermédiaire du bureau de la greffe, sur des questions relatives aux politiques, pratiques ou programmes qui ont un impact sur les personnes ayant un handicap;
- Assurer la défense des intérêts des personnes ayant un handicap;
- Informer le Conseil de l'efficacité des politiques et des pratiques de la Cité qui affectent les personnes ayant un handicap;
- Suivre l'évolution et donner des conseils sur l'élaboration et de mise en œuvre des règlements de la Corporation qui ont un impact sur la vie des personnes ayant un handicap (ex. stationnement, trottoirs, etc.) et collaborer étroitement avec le personnel de la Cité et/ou le Conseil municipal, selon le cas.

PART II ACCESSIBILITY ADVISORY COMMITTEE

Committee's Mandate

In January 2003, the Council of the City of Clarence-Rockland established an Accessibility Advisory Committee to address the requirements of the Ontarians with Disabilities Act, 2001. The Accessibility Advisory Committee may comprise of up to eight (8) members of the general public including one (1) member of Council. At least the majority of the appointed members shall represent

Among other items, the mandate of the Accessibility Advisory Committee includes:

- provide a forum for persons with disabilities to raise issues and concerns;
- Provide advice and guidance to the City of Clarence-Rockland Council, through the clerk's office, on matters pertaining to the City's policies, practices and programs that impact on persons with disabilities;
- Conduct advocacy on behalf of persons with disabilities;
- Provide feedback to Council on the effectiveness of the City's policies and practices as they affect citizens with disabilities;
- Monitor and provide advice on the development and implementation of by-laws which have an impact on citizens with disabilities (e.g., parking, sidewalks, etc.) and work closely with City staff and/or City Council as appropriate;

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Soulever des questions et faire des recommandations relativement aux politiques et aux programmes qui font la promotion de l'égalité d'accès aux services pour les personnes ayant un handicap; ▪ Coordonner la diffusion de l'information auprès des personnes handicapées et du public en général, de renseignements sur les décisions du Comité consultatif d'accessibilité et toutes décisions corporatives pertinentes; ▪ Consulter la communauté, les groupes et organisations afin de capturer et communiquer les questions émergentes au Conseil municipal et l'administration de la Cité. ▪ Sensibiliser les citoyens de la Cité de Clarence-Rockland et le secteur public sur les questions ayant une incidence sur les personnes ayant un handicap. | <ul style="list-style-type: none"> ▪ Raise issues and make recommendations concerning policies and programs that promote equal access to municipal services for citizens with disabilities; ▪ Coordinate the dissemination of information to persons with disabilities and the public at large regarding the Advisory Committee and any pertinent corporate decisions; ▪ Consult with the community, groups and organizations to capture and communicate emerging issues to City Council and the City administration; ▪ Raise the awareness of the citizens of the City of Clarence-Rockland and the public sector on issues impacting on persons with disabilities. |
|---|--|

**PARTIE III
PORTRAIT DE LA CITÉ DE CLARENCE-ROCKLAND**

Aperçu général

La Cité de Clarence-Rockland est une communauté bilingue avec plus de 22 000 habitants. Environ 68 % de la population est francophone et 32 % anglophone. La ville est située à environ 30 kilomètres à l'est d'Ottawa et elle borde la rivière des Outaouais au nord et la forêt Larose au sud. La Cité de Clarence-Rockland offre une grande variété de services ; Il a un parc d'affaires important et son parc industriel est en développement. Les deux parcs bordent la route 174. La municipalité compte environ 500 entreprises. Il a une structure sociale forte et d'excellentes installations récréatives. La Cité de Clarence-Rockland est un endroit idéal pour vivre et élever une famille.

**PART III
PORTRAIT OF THE CITY OF CLARENCE-ROCKLAND**

General Overview

The City of Clarence-Rockland is a bilingual community with more than 22,000 residents. Approximately 68% of the population is francophone and 32% Anglophone. The City is located approximately 30 kilometres east of Ottawa and it borders the Ottawa River to the North and the Larose forest to the South. The City of Clarence-Rockland offers a wide variety of services; it has an important business park and its industrial park is in development. Both parks border highway 174. The municipality counts approximately 500 businesses. It has a strong social structure and excellent recreational facilities. The City of Clarence-Rockland is an ideal place to live and raise a family.

La Cité de Clarence-Rockland offre aux citoyens de tous âges un environnement agréable et enrichissant. La ville combine les avantages d'un milieu urbain et rural, avec ses activités de plein air et ses facilités.

Gouvernement municipal

Le conseil municipal de la Cité de Clarence-Rockland est composé de neuf membres, incluant le Maire.

La Cité de Clarence-Rockland offre une grande variété de services pour ses citoyens. Les départements et les services sont divisés comme suit :

Services administratifs

Les services administratifs comprennent quatre divisions :

- Direction générale
- Greffe
- Ressources humaines
- Développement économique

Finances

Le département des Finances est responsable des affaires financières de la Corporation dont, entre autres, le budget, et les états financiers.

Services communautaires

Les Services communautaires comprennent quatre divisions :

- Parcs et installations récréatives
- Loisirs et culture
- Garderie
- Transport en commun

Service de la réglementation

Le Service de la réglementation est responsable de la protection de la santé, la sécurité et la paix dans la communauté en faisant respecter les règlements municipaux.

The City of Clarence-Rockland offers to citizens of all ages a pleasant and enriching environment. The City combines the advantages of both an urban and rural setting, with its outdoor activities and city amenities.

Municipal Government

The Council of the City of Clarence-Rockland is composed of nine members, including the Mayor.

The City of Clarence-Rockland provides a wide range of services for its citizens. The different departments and services are organized as follows:

Administrative Services

The Administrative Services comprise four divisions:

- Administration
- Clerk's Office
- Human Resources
- Economic Development

Finance

The Finance Department is in charge of the Corporation's financial affairs, including amongst others, the budget and the financial statements.

Community Services

The Community Services comprise of four divisions:

- Parks and Recreation
- Leisure and Culture
- Daycare
- Public transit

By-law enforcement

The By-law enforcement Department is responsible for protecting health, safety and peace within the community by enforcing municipal by-laws.

Service d'incendies

Le Service d'incendies protège la vie, les propriétés et l'environnement des citoyens.

Infrastructure et ingénierie

Le Service des infrastructures et de l'ingénierie est responsable de la maintenance des routes, de l'ingénierie, des systèmes d'aqueduc et d'égouts, ainsi que de l'environnement qui inclut les déchets solides et le recyclage.

Urbanisme

Le rôle du département est de gérer l'aménagement du territoire dans un esprit de planification efficace et respectueuse de l'environnement. Le principal outil de gestion est le Plan officiel.

L'engagement de la Cité de Clarence-Rockland en matière d'accessibilité

La Cité s'est engagée à enlever et à prévenir tous les types d'obstacles afin de devenir plus accessible pour les personnes handicapées. Afin de réaliser cet objectif, la Cité :

- Met en œuvre des politiques, pratiques et procédures régissant la fourniture de biens et services aux personnes handicapées. Tous les efforts sont faits pour assurer que ces politiques soient conformes aux principes d'indépendance, de dignité, d'intégration et d'égalité des chances
- Permet aux personnes handicapées d'être accompagnées de leurs animaux d'assistance dans les lieux qui sont ouverts au public.
- Permet aux personnes de soutien qui accompagnent les personnes handicapées de rester avec eux dans les lieux qui sont ouverts au public.

Fire Department

The Fire Department protects the lives, properties and environment of citizens.

Infrastructure and engineering

The Infrastructure and engineering department is responsible for road maintenance, the engineering, water and sewer systems and the environment which includes solid waste and recycling.

Planning

The department's role is to effectively manage the land use of its territory, while keeping in mind a respect for the environment. The main policy framework is the Official Plan.

The City of Clarence-Rockland's Commitment to Accessibility

The City is committed to the removal and prevention of all types of barriers, in order to achieve full accessibility for persons with disabilities. To help realize this goal, the City:

- Implements policies, practices and procedures on the provision of goods and services to people with disabilities. Every effort is made to ensure that these policies are consistent with the principles of independence, dignity, integration and equal opportunity.
- Welcomes people with disabilities to keep their service animals with them in all areas which are open to the public.
- Welcomes support persons for people with disabilities to remain with them in all areas which are open to the public,

- | | |
|---|---|
| <ul style="list-style-type: none"> • Affiche sur les portes d'entrée et sur le site web confirmant toute perturbation dans les établissements ou les services utilisés par les personnes handicapées. • Reçoit et répond aux commentaires sur la façon dont ses produits et services sont offerts aux personnes handicapées. • Assure la formation du personnel et des bénévoles sur la fourniture de services aux personnes handicapées, sur les normes d'accessibilité intégrées et le Code des droits de la personne. • Initie l'amélioration de l'accessibilité physique dans le cadre des travaux de rénovation ou des projets spéciaux. Ceci inclut l'amélioration de portes, les toilettes, les couloirs et les salles intérieures, rampes, signalisation, etc. • Assure que l'emploi est accessible aux personnes handicapées tout au long de l'emploi. • Offre de l'aide individuelle au personnel, s'il y a lieu. • Prend en considération l'accessibilité pour les personnes handicapées dans les plans d'urgence. • Surveille et révisé régulièrement son site Web pour assurer l'accessibilité. • Tient compte des caractéristiques d'accessibilité lors de l'acquisition ou l'achat de biens, des services ou des installations. | <ul style="list-style-type: none"> • Posts notices on entrance doors and the City's website of any disruptions in facilities or services that are usually used by people with disabilities. • Receives and responds to feedback on how its goods and services are provided to people with disabilities. • Provides training to all staff and volunteers on the provision of the City's services to people with disabilities, on the Integrated Accessibility Standards and the Human Rights Code. • Initiates physical accessibility improvements as part of renovations or as special projects. This includes improvements to doors, washrooms, interior hallways and rooms, ramps, signage, etc. • Ensures employment is accessible for persons with disabilities throughout the employment relationship. • Provides individual accommodations to members of staff when necessary. • Considers accessibility for persons with disabilities in the Emergency Plans. • Monitors and reviews its website regularly to ensure accessibility. • Has regard for accessibility features when acquiring or purchasing goods, services or facilities. |
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PARTIE V

OBJECTIFS DU PLAN PLURI-ANNUEL

Ce plan prévoit un certain nombre d'améliorations spécifiques au cours des cinq prochaines années, visant à rendre les programmes et services de la Cité plus accessibles pour les personnes handicapées.

2013-2014

- ❖ Rendre le site Internet de la Cité et le contenu Web conformes aux Règles pour l'accessibilité des contenus Web (WCAG) et du Consortium World Wide Web;
- ❖ Rendre les documents publics dans un format accessible sur demande et aviser le public;
- ❖ Modifier les politiques et les procédures d'approvisionnement afin de répondre aux exigences du RNAI;
- ❖ Modifier les politiques et les procédures des Ressources humaines afin de répondre aux exigences du RNAI;
- ❖ Modifier le règlement régissant les taxis afin de répondre aux exigences du RNAI ;
- ❖ Continuer de former les employés et les bénévoles qui fournissent des services au nom de la Cité ;
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles ;
- ❖ Continuer d'incorporer l'accessibilité dans les processus d'aménagement ;

PART V

FIVE YEAR OBJECTIVES

This plan sets out a number of specific improvements over the next five years, aimed at making the City's programs and services more accessible for people with disabilities.

2013-2014

- ❖ Make the City's website and web content conform to the Worldwide Web Consortium's Web Content Accessibility Guidelines;
- ❖ Make public documents available in accessible formats upon request and notify the public;
- ❖ Amend the procurement policies and procedures in order to address the requirements of the IASR;
- ❖ Amend the Human Resources policies and procedures in order to address the requirements of the IASR;
- ❖ Amend the Taxi By-law in order to address the requirements of the IASR;
- ❖ Continue to provide training to employees and volunteers who provide services on behalf of the City;
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible;
- ❖ Continue to incorporate accessibility into planning processes;

2015-2016

- ❖ Renouveler l'entente pour les services de transport en commun avec une clause additionnelle faisant référence aux exigences du RNAI;

- ❖ Continuer de former les employés et les bénévoles qui fournissent des services au nom de la Cité ;

- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles ;

- ❖ Continuer d'incorporer l'accessibilité dans les processus d'aménagement ;

2017

- ❖ Continuer de former les employés et les bénévoles qui fournissent des services au nom de la Cité ;

- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles ;

- ❖ Continuer d'incorporer l'accessibilité dans les processus d'aménagement ;

2015-2016

- ❖ Renew the agreement for public transit services with an additional section to make reference to the requirements of the IASR;

- ❖ Continue to provide training to employees and volunteers who provide services on behalf of the City;

- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible;

- ❖ Continue to incorporate accessibility into planning processes;

2017

- ❖ Continue to provide training to employees and volunteers who provide services on behalf of the City;

- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible;

- ❖ Continue to incorporate accessibility into planning processes;



**Corporation de la Cité de / of the City of
Clarence-Rockland**

**PLAN D'ACCESSIBILITÉ 2018-2022
2018 – 2022 ACCESSIBILITY PLAN**

TABLE DES MATIÈRES

INDEX

PARTIE I

LOIS ET RÈGLEMENTS

*Loi de 2001 sur les personnes handicapées
de l'Ontario* 3

*Loi de 2005 sur l'accessibilité pour les
personnes handicapées de l'Ontario* 4

*Règlement sur les normes
d'accessibilité intégrées* 5

PARTIE II

**COMITÉ CONSULTATIF SUR
L'ACCESSIBILITÉ**

Mandat du comité 6

PARTIE III

**PORTRAIT DE LA CITÉ DE CLARENCE-
ROCKLAND**

a) *Aperçu général* 7

b) *Gouvernement municipal* 8

PARTIE IV

**OBJECTIFS DU PLAN PLURIANNUEL
2018 à 2022** 13

PART I

LEGISLATION AND REGULATIONS

Ontarians with Disabilities Act, 2001 3

*Accessibility for Ontarians with
Disabilities Act, 2005* 4

*Integrated Accessibility Standards
Regulation* 5

PART II

ACCESSIBILITY ADVISORY COMMITTEE

Committee's Mandate 6

PART III

**PORTRAIT OF THE CITY OF CLARENCE-
ROCKLAND**

a) *General Overview* 7

b) *Municipal Government* 8

PART IV

FIVE-YEAR OBJECTIVES

2018 to 2022 13

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**PARTIE I
LOIS ET RÉGLEMENTS**

Loi de 2001 sur les personnes handicapées de l'Ontario

L'accessibilité permet tout simplement aux personnes de toutes capacités d'avoir la possibilité de participer pleinement aux activités de la vie quotidienne.

La *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario* a été adoptée en 2005. Elle a pour but de rendre l'Ontario accessible pour les personnes handicapées d'ici à 2025.

Définition d'une personne avec un handicap

La *Loi de 2001 sur les personnes handicapées de l'Ontario* définit les handicaps de la façon suivante et selon le *Code des droits de la personne*.

A « Handicap » signifie :

- a) tout degré d'incapacité physique, d'infirmité, de malformation ou de défigurement dû à une lésion corporelle, une anomalie congénitale ou une maladie, et, notamment, le diabète sucré, l'épilepsie, un traumatisme crânien, tout degré de paralysie, une amputation, l'incoordination motrice, la cécité ou une déficience visuelle, la surdité ou une déficience auditive, la mutité ou un trouble de la parole, ou la nécessité de recourir à un chien-guide ou à un autre animal, à un fauteuil roulant ou à un autre appareil ou dispositif correctif;
- b) une déficience intellectuelle ou un trouble du développement;
- c) une difficulté d'apprentissage ou un dysfonctionnement d'un ou de plusieurs des processus de la compréhension ou de l'utilisation de symboles ou de la langue parlée;
- d) un trouble mental;
- e) une lésion ou une invalidité pour laquelle des prestations ont été demandées ou

**PART I
LEGISLATION AND REGULATIONS**

Ontarians with Disabilities Act, 2001

Accessibility means giving people of all abilities the opportunity to fully participate in everyday life activities.

The *Accessibility for Ontarians with Disabilities Act* was passed in 2005. Its goal is to make Ontario accessible for people with disabilities by 2025.

Definition of Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines persons with disabilities in the following manner, which is the same definition used in the *Ontario Human Rights Code*.

A "disability" is:

- a) Any degree of physical disability, infirmity, malformation or disfigurement caused by bodily injury, birth defect or illness, and includes, but is not limited to diabetes mellitus; epilepsy; a brain injury; any degree of paralysis; amputation; lack of physical co-ordination; blindness or visual impediment; deafness or hearing impediment; muteness or speech impediment; or physical reliance on a guide dog or other animal, or on a wheelchair or other remedial appliance or device;
- b) A condition of mental impairment or a developmental disability;
- c) A learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language;
- d) A mental disorder; or
- e) An injury or disability for which benefits were claimed or received under the

reçues dans le cadre du régime d'assurance créé aux termes de la *Loi de 1997 sur la sécurité professionnelle et l'assurance contre les accidents du travail*.

Obstacle pour une personne handicapée

La *Loi de 2001 sur les personnes handicapées de l'Ontario* entend par «obstacle» toute chose qui empêche une personne handicapée de participer pleinement à toutes les facettes de la société en raison de son handicap. S'entend notamment d'un obstacle physique ou architectural, d'un obstacle au niveau de l'information ou des communications, d'un obstacle comportemental, d'un obstacle technologique, d'une politique ou d'une pratique.

Loi de 2005 sur l'accessibilité pour les personnes handicapées de l'Ontario

En 2005, le gouvernement a adopté la *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario*. Cette loi établit un cadre de travail pour l'élaboration de normes d'accessibilité dans les domaines du service à la clientèle, l'emploi, l'information et communications, le transport et la conception de lieux publics le ou avant le 1^{er} janvier 2025.

Il y aura une période de transition pendant laquelle le gouvernement et divers organismes du secteur parapublic devront continuer à respecter leurs obligations, notamment en matière de planification, au titre de la *Loi de 2001 sur les personnes handicapées de l'Ontario* (LPHO). Les dispositions relatives à ces obligations resteront en vigueur jusqu'à ce qu'elles soient abrogées et remplacées par des normes conformes à la nouvelle loi.

Le ministre responsable de la LPHO, est tenu d'établir un processus pour développer et mettre en œuvre toutes les normes d'accessibilité nécessaires pour satisfaire les

insurance plan established under the *Workplace Safety and Insurance Act, 1997*.

Barriers to Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines a “barrier” as anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

Accessibility for Ontarians with Disabilities Act, 2005

The *Accessibility for Ontarians With Disabilities Act, 2005* (AODA) was adopted in 2005. The Act provides for the development of standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025.

There will be a transition period during which government and parts of the broader public sector will continue to have planning and other obligations under the *Ontarians with Disabilities Act, 2001* until they are repealed. The planning requirements of the ODA, 2001 will not be repealed until they have been replaced by standards under the new act.

The Minister responsible for the AODA is required to establish a process to develop and implement all accessibility standards necessary to achieving the purposes of this

besoins de la loi. Les comités d'élaboration des normes sont constitués par le Ministère pour développer les normes d'accessibilité.

Toute personne ou organisation peut avoir à répondre à plus d'une norme en vertu de la LPHO.

RÈGLEMENT SUR LES NORMES D'ACCESSIBILITÉ INTÉGRÉES

Le règlement sur les normes d'accessibilité intégrées (O.Reg 191/11) est en vigueur depuis le 1^{er} juillet 2011.

Pour rendre l'Ontario accessible aux personnes avec un handicap, le règlement sur les normes d'accessibilité intégrées demande que les organisations désignées du secteur public et les grandes organisations établissent, mettent en œuvre, tiennent à jour et documentent un plan d'accessibilité pluriannuel qui décrit sommairement leur stratégie pour, d'une part, prévenir et supprimer les obstacles et, d'autre part, satisfaire aux exigences que leur impose le présent règlement.

Le plan pluriannuel de la Cité de Clarence-Rockland présente une stratégie progressive visant à prévenir et éliminer les obstacles et répond aux exigences actuelles et futures de la LPHO. La Cité préparera un rapport annuellement sur les progrès et la mise en œuvre du plan, affichera les informations sur son site Web et fournira un autre format sur demande. Le plan sera révisé et mis à jour au moins une fois tous les cinq ans.

Act. Within this process, standards development committees are established by the Minister to develop proposed accessibility standards.

Persons or organizations may be required to meet more than one accessibility standard under the AODA.

INTEGRATED ACCESSIBILITY STANDARDS REGULATION

The Integrated Accessibility Standards Regulation (O.Reg 191/11) came into force on July 1, 2011.

To help make Ontario accessible to people with disabilities, the Integrated Accessibility Standards regulation requires that designated public sector organizations and large organizations shall establish, implement, maintain and document a multi-year accessibility plan, which outlines the organization's strategy to prevent and remove barriers and meet its requirements under this Regulation

The City of Clarence-Rockland's Multi-Year Accessibility Plan outlines a phased-in strategy to prevent and remove barriers and addresses the current and future requirements of the AODA. The City will report annually on the progress and implementation of the plan, post the information on its website and will provide it in alternative formats upon request. The plan will be reviewed and updated at least once every five years.

PARTIE II COMITÉ CONSULTATIF SUR L'ACCESSIBILITÉ

Mandat du comité

En janvier 2003, le Conseil de la Cité de Clarence-Rockland a établi un Comité consultatif sur l'accessibilité ayant pour mission d'adresser les exigences de la *Loi de 2001 sur les personnes handicapées de l'Ontario*. Le comité, tel qu'établi, peut comprendre jusqu'à huit (8) membres de la communauté incluant un (1) membre du Conseil.

Le Comité consultatif sur l'accessibilité est mandaté, entre autres, de :

- Fournir un forum pour les personnes ayant un handicap afin qu'elles puissent soulever des questions et préoccupations;
- Offrir leurs avis à la Cité de Clarence-Rockland, par l'intermédiaire du bureau de la greffe, sur des questions relatives aux politiques, pratiques ou programmes qui ont un impact sur les personnes ayant un handicap;
- Assurer la défense des intérêts des personnes ayant un handicap;
- Informer le Conseil de l'efficacité des politiques et des pratiques de la Cité qui affectent les personnes ayant un handicap;
- Suivre l'évolution et donner des conseils sur l'élaboration et de mise en œuvre des règlements de la Corporation qui ont un impact sur la vie des personnes ayant un handicap (ex. stationnement, trottoirs, etc.) et collaborer étroitement avec le personnel de la Cité et/ou le Conseil municipal, selon le cas.

PART II ACCESSIBILITY ADVISORY COMMITTEE

Committee's Mandate

In January 2003, the Council of the City of Clarence-Rockland established an Accessibility Advisory Committee to address the requirements of the *Ontarians with Disabilities Act, 2001*. The Accessibility Advisory Committee may comprise of up to eight (8) members of the general public including one (1) member of Council. At least the majority of the appointed members shall represent

Among other items, the mandate of the Accessibility Advisory Committee includes:

- provide a forum for persons with disabilities to raise issues and concerns;
- Provide advice and guidance to the City of Clarence-Rockland Council, through the clerk's office, on matters pertaining to the City's policies, practices and programs that impact on persons with disabilities;
- Conduct advocacy on behalf of persons with disabilities;
- Provide feedback to Council on the effectiveness of the City's policies and practices as they affect citizens with disabilities;
- Monitor and provide advice on the development and implementation of by-laws which have an impact on citizens with disabilities (e.g., parking, sidewalks, etc.) and work closely with City staff and/or City Council as appropriate;

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| <ul style="list-style-type: none"> ▪ Soulever des questions et faire des recommandations relativement aux politiques et aux programmes qui font la promotion de l'égalité d'accès aux services pour les personnes ayant un handicap; ▪ Coordonner la diffusion de l'information auprès des personnes handicapées et du public en général, de renseignements sur les décisions du Comité consultatif d'accessibilité et toutes décisions corporatives pertinentes; ▪ Consulter la communauté, les groupes et organisations afin de capturer et communiquer les questions émergentes au Conseil municipal et l'administration de la Cité. ▪ Sensibiliser les citoyens de la Cité de Clarence-Rockland et le secteur public sur les questions ayant une incidence sur les personnes ayant un handicap. | <ul style="list-style-type: none"> ▪ Raise issues and make recommendations concerning policies and programs that promote equal access to municipal services for citizens with disabilities; ▪ Coordinate the dissemination of information to persons with disabilities and the public at large regarding the Advisory Committee and any pertinent corporate decisions; ▪ Consult with the community, groups and organizations to capture and communicate emerging issues to City Council and the City administration; ▪ Raise the awareness of the citizens of the City of Clarence-Rockland and the public sector on issues impacting on persons with disabilities. |
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**PARTIE III
PORTRAIT DE LA CITÉ DE CLARENCE-ROCKLAND**

Aperçu général

La Cité de Clarence-Rockland est une communauté bilingue avec plus de 22 000 habitants. Environ 68 % de la population est francophone et 32 % anglophone. La ville est située à environ 30 kilomètres à l'est d'Ottawa et elle borde la rivière des Outaouais au nord et la forêt Larose au sud. La Cité de Clarence-Rockland offre une grande variété de services ; Il a un parc d'affaires important et son parc industriel est en développement. Les deux parcs bordent la route 174. La municipalité compte environ 500 entreprises. Il a une structure sociale forte et d'excellentes installations récréatives. La Cité de Clarence-Rockland est un endroit idéal pour vivre et élever une famille.

**PART III
PORTRAIT OF THE CITY OF CLARENCE-ROCKLAND**

General Overview

The City of Clarence-Rockland is a bilingual community with more than 22,000 residents. Approximately 68% of the population is francophone and 32% Anglophone. The City is located approximately 30 kilometres east of Ottawa and it borders the Ottawa River to the North and the Larose forest to the South. The City of Clarence-Rockland offers a wide variety of services; it has an important business park and its industrial park is in development. Both parks border highway 174. The municipality counts approximately 500 businesses. It has a strong social structure and excellent recreational facilities. The City of Clarence-Rockland is an ideal place to live and raise a family.

La Cité de Clarence-Rockland offre aux citoyens de tous âges un environnement agréable et enrichissant. La ville combine les avantages d'un milieu urbain et rural, avec ses activités de plein air et ses facilités.

Gouvernement municipal

Le conseil municipal de la Cité de Clarence-Rockland est composé de neuf membres, incluant le Maire.

La Cité de Clarence-Rockland offre une grande variété de services pour ses citoyens. Les départements et les services sont divisés comme suit :

Services administratifs

- Direction générale
- Greffe
- Ressources humaines

Finances et Développement économique

- Finances
- Développement économique

Services communautaires

- Relations communautaires
- Parcs et installations récréatives
- Loisirs et culture
- Garderie
- Transport en commun

Service de la protection

- Service de la réglementation
- Service d'incendies

Infrastructure et aménagement

- Maintenance des routes
- Ingénierie
- Environnement
- Aménagement du territoire

The City of Clarence-Rockland offers to citizens of all ages a pleasant and enriching environment. The City combines the advantages of both an urban and rural setting, with its outdoor activities and city amenities.

Municipal Government

The Council of the City of Clarence-Rockland is composed of nine members, including the Mayor.

The City of Clarence-Rockland provides a wide range of services for its citizens. The different departments and services are organized as follows:

Administrative Services

- Administration
- Clerk's Office
- Human Resources

Finance & Economic Development

- Finance
- Economic Development

Community Services

- Community relations
- Parks and Recreation
- Leisure and Culture
- Daycare
- Public transit

Protective Services

- By-law enforcement
- Fire Department

Infrastructure and planning

- Road maintenance
- Engineering
- Environment
- Planning

L'engagement de la Cité de Clarence-Rockland en matière d'accessibilité

La Cité s'est engagée à enlever et à prévenir tous les types d'obstacles afin de devenir plus accessible pour les personnes handicapées. Afin de réaliser cet objectif, la Cité :

- Met en œuvre des politiques, pratiques et procédures régissant la fourniture de biens et services aux personnes handicapées. Tous les efforts sont faits pour assurer que ces politiques soient conformes aux principes d'indépendance, de dignité, d'intégration et d'égalité des chances
- Permet aux personnes handicapées d'être accompagnées de leurs animaux d'assistance dans les lieux qui sont ouverts au public.
- Permet aux personnes de soutien qui accompagnent les personnes handicapées de rester avec eux dans les lieux qui sont ouverts au public.
- Affiche sur les portes d'entrée et sur le site web confirmant toute perturbation dans les établissements ou les services utilisés par les personnes handicapées.
- Reçoit et répond aux commentaires sur la façon dont ses produits et services sont offerts aux personnes handicapées.
- Assure la formation du personnel et des bénévoles sur la fourniture de services aux personnes handicapées, sur les normes d'accessibilité intégrées et le Code des droits de la personne.
- Initie l'amélioration de l'accessibilité physique dans le cadre des travaux de rénovation ou des projets spéciaux. Ceci inclut l'amélioration de portes, les toilettes, les couloirs et les salles intérieures, rampes, signalisation, etc.

The City of Clarence-Rockland's Commitment to Accessibility

The City is committed to the removal and prevention of all types of barriers, in order to achieve full accessibility for persons with disabilities. To help realize this goal, the City:

- Implements policies, practices and procedures on the provision of goods and services to people with disabilities. Every effort is made to ensure that these policies are consistent with the principles of independence, dignity, integration and equal opportunity.
- Welcomes people with disabilities to keep their service animals with them in all areas which are open to the public.
- Welcomes support persons for people with disabilities to remain with them in all areas which are open to the public.
- Posts notices on entrance doors and the City's website of any disruptions in facilities or services that are usually used by people with disabilities.
- Receives and responds to feedback on how its goods and services are provided to people with disabilities.
- Provides training to all staff and volunteers on the provision of the City's services to people with disabilities, on the Integrated Accessibility Standards and the Human Rights Code.
- Initiates physical accessibility improvements as part of renovations or as special projects. This includes improvements to doors, washrooms, interior hallways and rooms, ramps, signage, etc.

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| <ul style="list-style-type: none"> • Assure que l'emploi est accessible aux personnes handicapées tout au long de l'emploi. • Offre de l'aide individuelle au personnel, s'il y a lieu. • Prend en considération l'accessibilité pour les personnes handicapées dans les plans d'urgence et dans la communication des situations d'urgence. • Surveille et révisé régulièrement son site Web pour assurer l'accessibilité. • Tient compte des caractéristiques d'accessibilité lors de l'acquisition ou l'achat de biens, des services ou des installations. • Encourage l'intégration d'environnements exempts d'odeur. • Assure l'application de la réglementation sur le stationnement réservé aux personnes handicapées. | <ul style="list-style-type: none"> • Ensures employment is accessible for persons with disabilities throughout the employment relationship. • Provides individual accommodations to members of staff when necessary. • Considers accessibility for persons with disabilities in the Emergency Plans and in the communication of emergency situations. • Monitors and reviews its website regularly to ensure accessibility. • Has regard for accessibility features when acquiring or purchasing goods, services or facilities. • Encourages the integration of scent free environments • Ensures the enforcement of the reserved parking for persons with disabilities. |
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PARTIE V

OBJECTIFS DU PLAN PLURI-ANNUEL

Ce plan prévoit un certain nombre d'améliorations spécifiques au cours des cinq prochaines années, visant à rendre les programmes et services de la Cité plus accessibles pour les personnes handicapées.

2018

- ❖ Faire une révision complète de la politique sur l'accessibilité des services à la clientèle ;
- ❖ Faire une révision complète des services de transport en commun pour répondre aux exigences en matière d'accessibilité;
- ❖ Faire la promotion du programme d'amélioration communautaire (PIC) à la

PART V

FIVE YEAR OBJECTIVES

This plan sets out a number of specific improvements over the next five years, aimed at making the City's programs and services more accessible for people with disabilities.

2018

- ❖ Conduct a complete review of the Accessible Customer Service Policy;
- ❖ Conduct a complete review of the public transportation service in order to ensure that the service is fully compliant;
- ❖ Promote the Community Improvement Program (CIP) available to businesses

disposition des commerces sur la rue Laurier à Rockland.

- ❖ Faire la révision du règlement sur la circulation et le stationnement.
- ❖ Faire la rénovation des salles de toilettes à la salle communautaire de Clarence Creek
- ❖ Faire des améliorations à l'aménagement du Parc naturel Lavigne (stationnement, lumières, développement de pistes).
- ❖ Faire la construction d'un sentier accessible pour accéder au parc Alphonse Carrière
- ❖ Faire la construction d'un sentier accessible au parc de jeux d'eau à Bourget
- ❖ Faire la construction d'un sentier accessible aux jeux d'eau au parc Jules Saumure
- ❖ Améliorer l'accès aux structures de jeux au Parc Laviolette en remplaçant le sable par des matériaux acceptables
- ❖ Faire la construction d'un trottoir du côté Est de la rue St-Jean à partir de l'entrée du Carrefour Jeunesse jusqu'au boulevard Docteur Jérôme Corbeil.
- ❖ Apporter des améliorations au centre-ville (rue Laurier).

2019

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Compléter un plan directeur pour le transport.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but

on Laurier Street in Rockland.

- ❖ Conduct a complete review of the traffic and parking by-law.
- ❖ Renovate the Clarence Creek Community Centre washrooms.
- ❖ Improve the Lavigne Natural Park site (parking lot, lighting, path development).
- ❖ Construct an accessible path to access the Alphonse Carrière Park.
- ❖ Construct an accessible path for the splash pad in Bourget.
- ❖ Construct an accessible path for the splash pad at the Jules Saumure Park.
- ❖ Improve accessibility to the Laviolette Park play structures by replacing the sand with acceptable material.
- ❖ Construct a sidewalk on the East side of St-Jean Street from the Carrefour Jeunesse to the Docteur Jérôme Corbeil Boulevard
- ❖ Improve the downtown core (Laurier Street)

2019

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Complete a master transportation plan.
- ❖ Continue to evaluate and improve City buildings and properties with the

d'éliminer les barrières et de les rendre plus accessibles.



2020

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Projet d'amélioration du Parc duMoulin le long de la rivière des Outaouais.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.



2021

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables
- ❖ Projet d'expansion des espaces récréatives intérieures.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.



2022

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.



objective of removing barriers and to make them more accessible.



2020

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Improvements to the duMoulin Park along the Ottawa River.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.



2021

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Interior recreational space expansion project.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.



2022

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.



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CORPORATION de la Cité de / of the City of Clarence-Rockland		Politique <i>Policy No.:</i>	ADM2018-02 <i>Repeals LOI2009-02</i>
		Sujet <i>Subject:</i>	Accessible Customer Service Accessibilité des services à la clientèle
		Categorie <i>Category:</i>	Administration
Date:	January 2018	Résolution <i>Resolution No.:</i>	
Auteur <i>Author:</i>	Monique Ouellet, Clerk	Règlement <i>By-law No.:</i>	

1.0 Énoncé de politique

La Cité de Clarence-Rockland s'engage à fournir un accès équitable à tous ses programmes, services et installations à tous ses résidents, incluant les personnes handicapées.

1.0 Policy Statement

The City of Clarence-Rockland is committed to providing equal access to its programs, services and facilities, to its residents, including people with disabilities.

2.0 But/Objectif

Le but de cette politique est d'établir des lignes directrices sur la fourniture de biens et services aux personnes handicapées tout en prévoyant une opportunité d'intégration, d'indépendance, de dignité et d'équité.

Cette politique a été préparée suivant les exigences et l'information fournie par le *Règlement de l'Ontario 429/07* fait en vertu de la *Loi de 2005 sur l'accessibilité pour les personnes handicapées de l'Ontario* (LAPHO).

2.0 Purpose/Objective

The purpose of this Policy is to establish guidelines on providing goods and services to persons with disabilities while providing an opportunity for integration, independence, dignity and equal opportunity.

This Policy has been prepared pursuant to requirements and information provided in the *Ontario Regulation 429/07* made under the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA).

3.0 Définitions

« **Appareils fonctionnels** » sont des équipements supplémentaires tel que des appareils de communication, connaissance, mobilité personnelle et médicale (i.e. cannes, béquilles, fauteuil roulant, scooter ou appareils auditifs).

« **Handicap** », conformément au *Code des droits de la personne de l'Ontario* signifie :

- Tout degré d'handicap physique, d'infirmité, malformation ou défigurement qui est causé par une lésion corporelle, anomalie

3.0 Definitions

“**Assistive Devices**” are auxiliary aids such as communication aids, cognition aids, personal mobility aids and medical aids (i.e. canes, crutches, wheelchairs, scooters or hearing aids).

“**Disabilities**” as per the *Ontario Human Rights Code*, disability means:

- any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the

<p>congénitale ou maladie et sans restreindre la portée générale de ce qui précède, une lésion au cerveau, tout degré de paralysie, amputation, manque de coordination physique, cécité ou trouble visuel, surdité ou trouble auditif, mutisme ou trouble de la parole, ou la nécessité d'utiliser un chien guide ou tout autre animal ou d'un fauteuil roulant ou tout autre appareil ou dispositif ;</p> <ul style="list-style-type: none"> • Une condition de déficience intellectuelle ou de trouble du développement ; • Un trouble de l'apprentissage ou un dysfonctionnement de la compréhension ou de l'utilisation des symboles ou de la langue parlée ; • Un trouble mental ; ou • Une lésion ou une invalidité pour lesquels des bénéficiaires ont été réclamées ou reçus conformément au plan d'assurance établi sous la <i>Loi de 1997 sur la sécurité professionnelle et l'assurance contre les accidents du travail</i>. <p>« Employés » sont des personnes qui traitent avec des gens du public ou des tiers au nom de la Corporation de Cité de Clarence-Rockland, peu importe si la personne agissant de la sorte est un employé, un agent, un bénévole ou autre.</p> <p>« Personnes avec un handicap » sont des individus étant affectés par un handicap tel que décrit dans le <i>Code des droits de la personne de l'Ontario</i>.</p> <p>« Professionnel de la santé réglementé » inclut : audiologistes et orthophonistes, chiropraticiens, infirmières, ergothérapeutes, optométristes, médecin et chirurgiens, physiothérapeutes, psychologues, psychothérapeutes enregistrés et thérapeutes enregistrés en santé mentale.</p> <p>« Animaux d'assistance » sont tout animal individuellement entraîné pour</p>	<p>foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device;</p> <ul style="list-style-type: none"> • a condition of mental impairment or a developmental disability; • a learning disability or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language; • a mental disorder; or • an injury or disability for which benefits were claimed or received under the insurance plan established under the <i>Workplace Safety and Insurance Act, 1997</i>. <p>“Employees” are person(s) who deal with members of the public or other third parties on behalf of the Corporation of the City of Clarence-Rockland, whether the person does so as an employee, agent, volunteer or otherwise.</p> <p>“Persons with Disabilities” are individuals who are afflicted with a disability as defined under the <i>Ontario Human Rights Code</i>.</p> <p>“Regulated health professional” include the following: Audiologists and Speech-Language Pathologists, Chiropractors, Nurses, Occupational Therapists, Optometrists, Physicians and Surgeons, Physiotherapists, Psychologists, Registered Psychotherapists and Registered Mental Health Therapists.</p> <p>“Service Animals” are any animal individually trained to do work or perform</p>
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<p>effectuer des tâches pour le bénéfice d'une personne avec un handicap.</p> <p>« Personnes de soutien » sont toute personne étant soit un professionnel rémunéré, bénévole, membre de la famille ou un ami qui accompagne la personne atteinte d'un handicap afin de l'aider avec les communications, les soins personnels ou médicaux, ou avec l'accès aux biens et services.</p>	<p>tasks for the benefit of a person with a disability.</p> <p>“Support Persons” are any person whether a paid professional, volunteer, family member, or friend who accompanies a person with a disability in order to help with communications, personal care or medical needs, or with access to goods or services.</p>
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4.0 Portée	4.0 Scope
<p>Cette politique s'applique à tous les employés de la Cité et tous les bénévoles, et toute personne ou organisation faisant affaire avec le public au nom de la Cité.</p>	<p>This policy applies to all City employees, and all volunteers, and to any individual or organization that deal with the public on behalf of the City.</p>

5.0 Procédures et ligne directrices	5.0 Policy Procedure/Guidelines
<p>Dispositifs d'assistance Les gens atteints d'un handicap peuvent utiliser leur dispositifs d'assistance lorsque qu'ils accèdent à leurs biens, services ou installations.</p> <p>Dans les cas où le dispositif d'assistance présente une préoccupation importante pour la santé ou la sécurité ou ne peut être utilisé pour d'autres raisons, d'autres mesures doivent être prises pour assurer que la personne atteinte d'un handicap peut accéder à nos biens, services ou installations.</p> <p>Communication Lorsque la communication doit se faire avec une personne atteinte d'un handicap, les employés doivent prendre en considération le handicap de cette personne. Ceci peut inclure les communications par courrier, courriel, et/ou le téléphone.</p> <p>Les employés devront discuter avec la personne atteinte d'un handicap afin de déterminer le moyen de communiquer qui leur convient le mieux.</p> <p>Animaux d'assistance Les gens atteints d'un handicap peuvent</p>	<p>Assistive devices People with disabilities may use their personal assistive devices when accessing our goods, services or facilities.</p> <p>In cases where the assistive device presents a significant and unavoidable health or safety concern or may not be permitted for other reasons, other measures will be used to ensure the person with a disability can access our goods, services or facilities.</p> <p>Communication When communicating with people with disabilities, employees will do so in a manner that takes into account the person's disability. This may include regular mail, email, and/or telephone communications.</p> <p>Employees will discuss with the person with a disability to determine what method of communication works best for them.</p> <p>Service Animals People with disabilities may be</p>

<p>être accompagnés de leur animal d'assistance dans les espaces de la Cité qui sont ouverts au public, à condition que la personne maintienne le contrôle de l'animal en tout temps.</p> <p>Un animal est un animal d'assistance pour une personne avec un handicap si :</p> <ul style="list-style-type: none"> • Il est clairement indiqué sur l'animal qu'il est utilisé à des fins reliées à son handicap; ou • Si la personne fournit une lettre d'un professionnel de la santé réglementé confirmant que la personne a besoin d'un animal pour les raisons reliées à son handicap. <p>Si un animal d'assistance est exclu par la loi, la Cité doit s'assurer que des moyens alternatifs sont accessibles pour permettre à la personne atteinte d'un handicap d'obtenir des biens et services, de les utiliser et de les mettre à profit.</p> <p>Si un client ou un membre du personnel a une allergie aux animaux, la Cité doit faire tous les efforts afin de rencontrer les besoins de chaque individu.</p> <p>Personnes de soutien</p> <p>Les gens atteints d'un handicap peuvent être accompagnés par une personne de soutien et la Cité doit s'assurer que chacune de ces personnes sont autorisées à entrer ensemble et que la personne atteinte d'un handicap puisse avoir accès à la personne de soutien pendant qu'elle se trouve dans ces lieux.</p> <p>Si la Cité exige un droit d'entrée à la personne de soutien accompagnant une personne handicapée à un événement ou une activité, un avis doit être donné à l'avance le montant qu'il faudra déboursier à cet égard sur le site web de la Cité ainsi que de toute autre façon jugé opportune.</p> <p>Dans les situations où la Cité a des obligations en vertu des lois sur la vie privée ou des enjeux de confidentialité ou</p>	<p>accompanied by their service animal in the areas of the City premises that are open to the public, provided that he/she maintains care and control of the animal at all times.</p> <p>An animal is a service animal for a person with a disability:</p> <ul style="list-style-type: none"> • If it is readily apparent that the animal is used by the person for reasons relating to his or her disability; or • If the person provides a letter from a regulated health professional confirming that the person requires the animal for reasons relating to the disability. <p>If a service animal is excluded by law, the City shall ensure that alternate means are available to enable the person with a disability to obtain, use or benefit from the goods and services.</p> <p>If a customer or a staff member has an allergy to animals, the City shall make every reasonable effort to meet the needs of all individual.</p> <p>Support Persons</p> <p>People with disabilities may be accompanied by a support person and the City shall ensure that both persons are permitted to enter the premises together and that the person with a disability is not prevented from having access to the support person while on the premises.</p> <p>If an amount is payable by a support person for admission to the premises or in connection with a support person's presence at the premises, notice shall be given in advance by including same on the City's website and in any other manner deemed appropriate.</p> <p>In situations where the City has obligations under privacy laws or has issues of confidentiality or professional obligations,</p>
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d'obligations professionnelles, la personne de soutien peut être demandée de se conformer aux exigences de service comme la personne atteinte d'un handicap doit faire.

La Cité peut demande qu'un visiteur avec un handicap soit accompagné d'une personne de soutien lorsqu'une personne de soutien est nécessaire pour protéger la santé ou la sécurité de la personne atteinte d'un handicap ou celle des autres. Dans ce cas, la Cité ne doit pas exiger de paiement de la part de la personne de soutien.

- Avant de prendre une décision à ce sujet, la Cité doit consulter la personne atteinte de handicap pour comprendre ses besoins; considérer les raisons de santé et de sécurité, basé sur les preuves tangibles; et déterminer s'il y a un autre moyen raisonnable de protéger la santé ou la sécurité de la personne ou des autres.

Avis de perturbation temporaire

Si, dans le but d'obtenir, d'utiliser ou de bénéficier d'un bien ou service de la Cité les personnes atteintes d'un handicap utilisent des installations ou des services particuliers de la Cité et s'il y a une perturbation temporaire de ces installations ou services en toute ou en partie, la Cité doit donner un avis de perturbation temporaire au public.

L'avis de perturbation doit inclure l'information suivante :

- La raison de la perturbation
- La durée anticipée
- Une description des services ou installations alternatifs étant disponibles, s'il y a lieu.

Un avis doit être donné par le formulaire autorisé d'avis de perturbation en affichant l'information à un endroit apparent à l'endroit de la perturbation, lequel doit inclure toutes les entrées et en affichant l'information sur le site web de la Cité ou

a support person may be requested to agree to requirements of service just as the person with a disability does.

The City may require a visiting person with a disability to be accompanied by a support person when on the premises, but only if a support person is necessary to protect the health or safety of the person with a disability or the health or safety of others on the premises. In this case, the City shall not charge the amount payable for the support person.

- Before making a decision in this regard, the City shall consult with the person with a disability to understand their needs; consider health or safety reasons based on available evidence; and determine if there is no other reasonable way to protect the health or safety of the person or others on the premises.

Notice of Temporary Disruption

If, in order to obtain, use or benefit from the City's goods or services, persons with disabilities usually use particular facilities or services of the City and if there is a temporary disruption in those facilities or services in whole or in part, the City shall give notice of the disruption to the public.

Notice of the disruption must include the following information:

- the reason for the disruption
- the anticipated duration
- a description of what alternative facilities or services are available, if any.

Notice shall be given on the approved Notice of Disruption Form by posting the information at a conspicuous place at the location of the disruption which may include any or all entrances and by posting it on the City's website or by such other

<p>par n'importe quel moyen jugé raisonnable dans les circonstances.</p> <p>Le formulaire de perturbation temporaire est joint en Annexe A à cette politique.</p> <p>Formation La Cité doit fournir de la formation à tous les membres de l'organisation, incluant les employés, les bénévoles, les agents, entrepreneurs et autres faisant affaire avec le public ou les tierces parties et ceux impliqués dans le développement des politiques, pratiques et procédures de service à la clientèle, vont recevoir une formation sur la sensibilisation à l'accessibilité dans les six mois de leur entrée en fonction.</p> <p>La Cité fournira également de la formation continue relativement aux changements à ses politiques, pratiques et procédures aux individus demandant une formation le plus rapidement possible.</p> <p>La Cité conservera un registre de tout le personnel ayant reçu de la formation (i.e. dates, formateur, etc.)</p> <p><i>Formation sur la sensibilisation à l'accessibilité</i> inclut ce qui suit :</p> <ul style="list-style-type: none"> • Comment fournir les biens et services de façon à respecter la dignité et l'indépendance des personnes atteintes d'un handicap; • Comment interagir et communiquer avec les personnes en prenant conscience de leur handicap; • La procédure pour les gens de fournir leurs commentaires à la Cité, leur offre de biens et services aux personnes atteintes d'un handicap et comment la Cité répond aux commentaires et prends action suite à toute plainte; • Comment interagir avec les personnes atteintes d'un handicap utilisant un dispositif d'assistance ou requérant l'assistance d'un animal d'assistance ou d'une personne de soutien pour accéder aux biens et services; 	<p>method as is reasonable in the circumstances.</p> <p>Temporary Disruption Form is attached hereto as Schedule "A" to this Policy.</p> <p>Training The City shall provide training to all members within the organization, including employees, volunteers, agents, contractors and others who deal with the public or other third-parties and those involved in developing customer service policies, practices, and procedures, will receive Accessibility Awareness Training within six months of beginning their duties.</p> <p>The City will also provide ongoing training with respect to changes in its policies, practices, and procedures to those individuals who require such training as soon as practicable.</p> <p>The City will keep records of all staff who have received training (e.g., dates, trainer, etc.).</p> <p><i>Accessibility Awareness Training</i> will include the following:</p> <ul style="list-style-type: none"> • How to provide goods and services in a manner that respects the dignity and independence of persons with disabilities; • How to interact and communicate with persons in a manner that takes into account their disabilities; • The process for people to provide feedback to the City, its provision of goods and services to persons with disabilities, and how the City responds to the feedback and takes action on any complaint; • How to interact with persons with disabilities who use an assistive device or require the assistance of a service animal or a support person to access goods and services;
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<ul style="list-style-type: none"> • L'information sur les autres politiques, pratiques et procédures municipales faisant affaire avec la LAPHO; • Une révision des objectifs de la LAPHO et les exigences liées aux normes de service à la clientèle; • Comment utiliser l'équipement ou les dispositifs disponibles dans les lieux de la Cité ou fournis par la Cité pouvant aider avec la prestation de biens et de services; et • Quoi faire si une personne atteinte d'un handicap a de la difficulté à avoir accès aux biens et services de la Cité. <p>La formation doit également être fournie sur une base régulière en conjonction avec les changements apportés aux politiques, pratiques et procédures gouvernant la fourniture de biens et de services aux personnes atteintes d'un handicap.</p> <p>Le contenu de la formation peut varier en fonction de la personne qui reçoit la formation et de la nature des services fournis et dépendant les exigences requises par les départements.</p> <p>Le format de la formation peut inclure une session en ligne avec un questionnaire, une auto-formation à l'aide d'un manuel et d'un questionnaire ou de toute autre format requis.</p> <p>Processus de rétroaction</p> <p>Un processus de cueillette et de réponse aux commentaires à l'égard de l'accessibilité des biens et services fournis par la Cité a été établi.</p> <p>Les clients désirant fournir des commentaires ou des suggestions peuvent le faire en personne, par téléphone, par écrit, par courriel, en ligne ou par d'autres moyens accessibles sur demande.</p> <p>Le formulaire de commentaire est joint en Annexe B à cette politique.</p>	<ul style="list-style-type: none"> • Information on other Municipal policies, practices, and procedures dealing with the AODA; • A review of the purposes of the AODA and the requirements of the customer service standard; • How to use equipment or devices available on City premises or provided by the City that may help with the provision of goods and services; and • What to do if a person with a disability is having difficulty accessing the City's goods and services. <p>The training shall also be provided on an ongoing basis in connection with changes to the policies, practices and procedures governing the provision of goods or services to persons with disabilities.</p> <p>The training content may vary depending on who is receiving the training and the nature of the services provided and depending on the individual Departmental requirements.</p> <p>Training format may include an eLearning Session with Questionnaire, a Self-Training Manual with Questionnaire, or other formats as required.</p> <p>Feedback process</p> <p>A process for receiving and responding to feedback in regards to the accessibility of the goods and services provided by the City has been established.</p> <p>Customers who wish to provide feedback or suggestions may do so in person, by telephone, in writing, by email, online via the City's website, or other accessible formats upon request.</p> <p>Feedback Form is attached hereto as Schedule "B" to this Policy.</p>
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<p>Disponibilité des documents Ce document doit être disponible sur le site web de la Cité et doit être disponible pour quiconque en fait la demande.</p>	<p>Availability of documents This document shall be made available on the City's website and shall be made available to anyone upon request.</p>
<p>Modification à cette ou d'autres politiques Toute politique de la Cité qui ne respecte pas la dignité, l'indépendance, l'intégration et une opportunité équitable aux gens atteints d'un handicap sera modifiée ou révoquée ou interprétée et appliquée de façon à inclure ces principes.</p>	<p>Modification to this or other Policies Any policy of the City that does not respect and promote the dignity, independence, integration and equal opportunity for people with disabilities will be modified or removed or interpreted and applied in order to include those principles.</p>

Review and Amendments

<i>Date:</i>	<i>Révisé par : / Reviewed by:</i>	<i>Rapport No. / Staff Report No.</i>

ALERT: Close This Internet Browser Window

To complete this form, you must:

1. Right-click the link to the form and select “Save link as” or “Save target as” to download the form to your local computer.
2. Locate where you saved the form on your computer and then open it with the Adobe Reader application (Version 10 and up).
3. Fill in all pages of the form and click the “Save and Submit” button on the last page to submit your report.

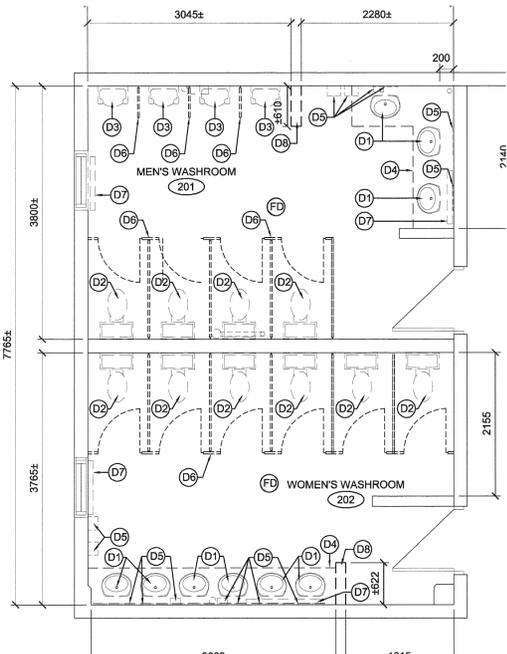
DRAWING LIST	
ARCHITECTURAL	
A01	FLOOR PLANS
A02	INTERIOR ELEVATIONS
A03	ARCHITECTURAL SPECIFICATIONS 1 OF 2
A04	ARCHITECTURAL SPECIFICATIONS 2 OF 2
MECHANICAL	
M01	MECHANICAL SPECIFICATIONS, DEMO AND NEW WORK PLANS
ELECTRICAL	
E01	ELECTRICAL WORK
E02	ELECTRICAL SPECIFICATIONS

CLARENCE CREEK ARENA 2ND FLOOR WASHROOM RENOVATION

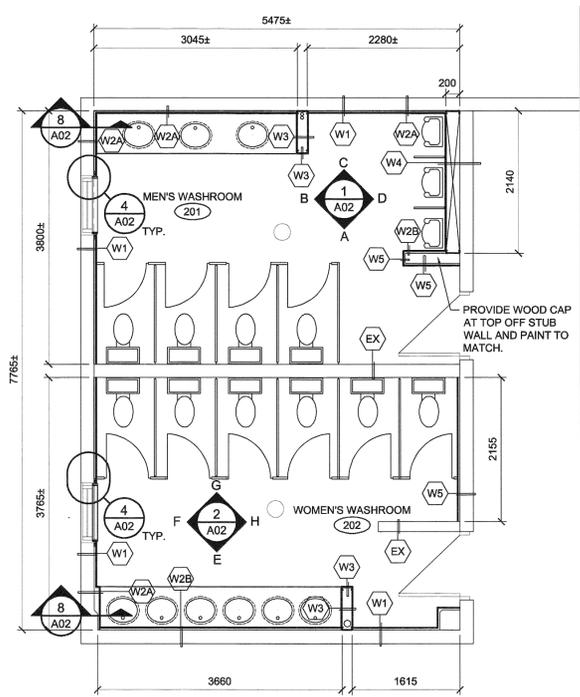
418 LEMAY ST. CLARENCE CREEK, ON

ISSUED FOR TENDER APRIL 24, 2017





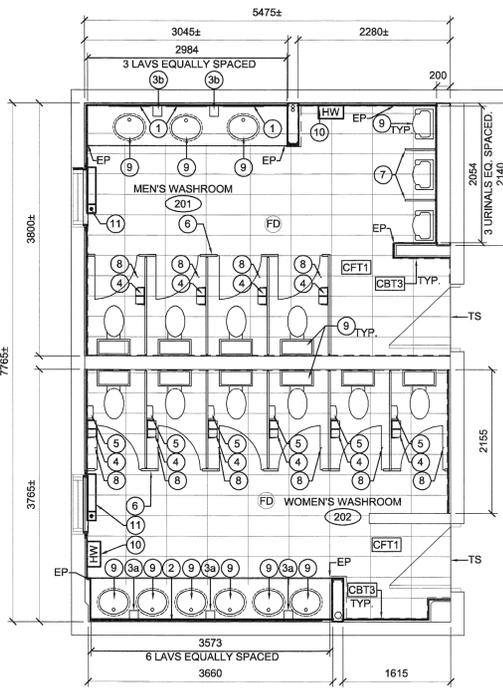
- DEMOLITION KEY NOTES**
- (D1) REMOVE EXISTING LAVATORIES AND ASSOCIATED PLUMBING. REFER TO MECHANICAL.
 - (D2) REMOVE EXISTING WATER CLOSETS.
 - (D3) REMOVE EXISTING URINALS AND ASSOCIATED PLUMBING. REFER TO MECHANICAL.
 - (D4) REMOVE EXISTING MILLWORK AND ALL ASSOCIATED FRAMING.
 - (D5) REMOVE ALL EXISTING WASHROOM ACCESSORIES. (TYPICAL.)
 - (D6) REMOVE EXISTING TOILET & URINAL PARTITIONS.
 - (D7) REMOVE EXISTING BASE BOARD HEATERS. REFER TO ELECTRICAL.
 - (D8) DEMOLISH AND REMOVE EXISTING CONC. BLOCK STUB WALL. PATCH AND REPAIR WALL AND FLOOR TO RECEIVE NEW FINISH.
- DEMOLITION NOTES:**
1. CONTRACTOR TO EXERCISE EXTREME CAUTION WHILE DEMOLISHING EXISTING STRUCTURES. DO NOT DAMAGE THOSE PORTIONS OF THE STRUCTURE THAT ARE TO REMAIN, ADJACENT STRUCTURES, OR EXISTING SERVICES.
 2. DEMOLITION INFORMATION NOTED ON DRAWINGS IS SCHEMATIC AND IS INTENDED TO PROVIDE A GENERAL OUTLINE OF THE SCOPE OF DEMOLITION WORK. CONTRACTOR TO REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE EXTENT OF DEMOLITION REQUIRED. SUBMIT DEMOLITION PLAN AS SPECIFIED.
 3. CONTRACTOR SHALL MAKE GOOD, TO THE SATISFACTION OF THE CONSULTANT, ANY DAMAGE THAT OCCURS DUE TO THE DEMOLITION PROCESS.



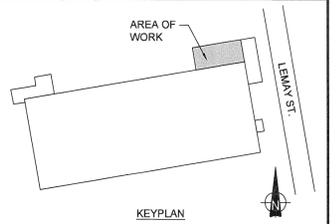
- CONSTRUCTION NOTES**
- (EX) EXISTING CONCRETE BLOCK WALL. PAINT P11 ON BOTH SIDES & TOP OF STUB WALLS.
 - (W1) -12mm MOLD/WATER RESISTANT GYPSUM BOARD, PAINT FINISH.
-25mm METAL Z BARS @ 400mm O/C
-25mm SPRAY FOAM INSULATION
-EXISTING CONCRETE BLOCK WALL
 - (W2A) -CERAMIC TILE.
-12mm CEMENT BACKER BOARD.
-25mm METAL Z BARS @ 400mm O/C
-25mm SPRAY FOAM INSULATION
-EXISTING CONCRETE BLOCK WALL
 - (W2B) -CERAMIC TILE.
-12mm CEMENT BACKER BOARD.
-25mm METAL Z BARS @ 400mm O/C
-EXISTING CONCRETE BLOCK WALL
 - (W3) -CERAMIC TILE.
-12mm CEMENT BACKER BOARD
-200mm STEEL STUDS @ 400mm O/C
-12mm GYPSUM BOARD, PAINT FINISH.
 - (W4) -CERAMIC TILE.
-12mm CEMENT BACKER BOARD
-200mm STEEL STUDS @ 400mm O/C
-EXISTING CONCRETE BLOCK WALL
 - (W5) -12mm MOLD/WATER RESISTANT GYPSUM BOARD, PAINT FINISH.

- WASHROOM ACCESSORIES & FIXTURE LEGEND**
- (1) MIRROR : 610 X 915
 - (2) MIRROR : 3460 X 915
 - (3a) MIRROR MOUNTED SOAP DISPENSER
 - (3b) WALL MOUNTED SOAP DISPENSER
 - (4) TOILET PAPER DISPENSER
 - (5) SANITARY NAPKIN DISPOSAL
 - (6) FLOOR MOUNTED TOILET PARTITION WITH OVERHEAD BRACE.
 - (7) FLOOR MOUNTED URINAL PRIVACY SCREEN, SEE PLAN AND ELEVATIONS.
 - (8) COAT HOOK
 - (9) SINK AND FAUCET, TOILET & URINALS. REFER TO MECHANICAL DOCUMENTS
 - (10) ELECTRIC HAND DRYER, REFER TO ELECTRICAL DOCUMENTS.
 - (11) ELECTRIC HEATER, REFER TO ELECTRICAL DOCUMENTS.

- FINISH SCHEDULE & LEGEND**
- (CFT1) 610 x 305 CERAMIC FLOOR TILE
 - (CWT2) 610 x 610 CERAMIC WALL TILE
 - (CBT3) 610 x 100 CERAMIC TILE BASE
 - (PT1) PAINT FINISH, WALLS AND BULKHEAD.
 - (PT2) PAINT FINISH, METAL DOORS AND FRAMES.
 - (PL1) HIGH PRESSURE LAMINATE (HPL) WOOD GRAIN PATTERN.
- EP EDGE PROTECTION - PROVIDED AT ALL EXPOSED TILE EDGES. TYPICAL.
GBH GYPSUM BOARD BULKHEAD. SEE DETAIL 8/A02.
LAT LAY-IN ACOUSTIC TILE
TS TRANSITION STRIP
HD HEAT DETECTOR, REFER TO ELECTRICAL.

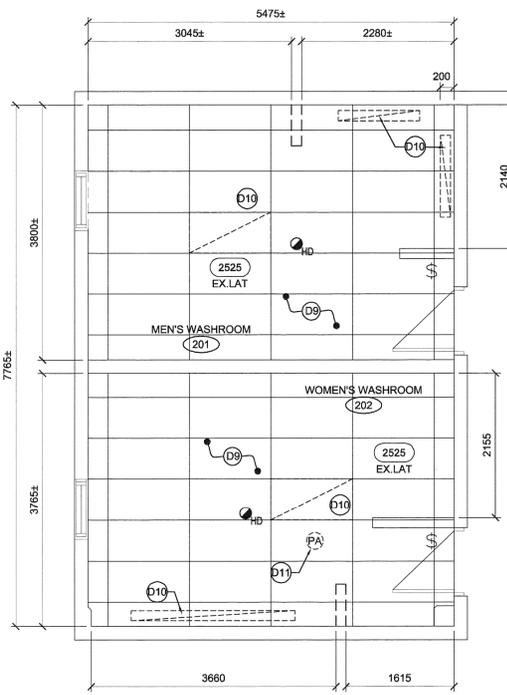


5 NEW WASHROOM ACCESSORY LAYOUT
SCALE: 1:50

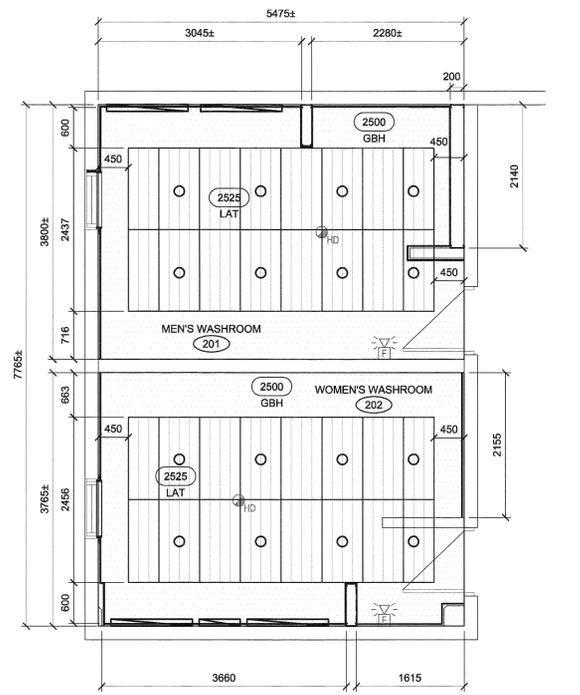


1 DEMOLITION FLOOR PLAN
SCALE: 1:50

2 RENOVATION FLOOR PLAN
SCALE: 1:50



- REFLECTED CEILING PLAN DEMOLITION KEY NOTES**
- (D9) REMOVE EXISTING CEILING GRID AND TILES.
 - (D10) REMOVE EXISTING LIGHTING. REFER TO ELECTRICAL.
 - (D11) REMOVE EXISTING INTERCOM SPEAKER.
- REFLECTED CEILING PLAN DEMOLITION NOTES:**
1. CONTRACTOR TO SUPPORT ALL EXISTING MECHANICAL SERVICES DURING DEMOLITION OF EXISTING CEILING SYSTEM AS REQUIRED.



4 RENOVATION REFLECTED CEILING PLAN
SCALE: 1:50

3 DEMOLITION REFLECTED CEILING PLAN
SCALE: 1:50

No.	ISSUE / REVISION	DD/MM/YY
1	ISSUED FOR TENDER	24/07/17

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 0 25mm

CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS ARCHITECTS - PLANNERS
www.jlrichards.ca

CONSULTANT:

PROFESSIONAL STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

SEBASTIEN RACINE
LICENCE 5441

PROJECT NORTH

PROJECT:

CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION

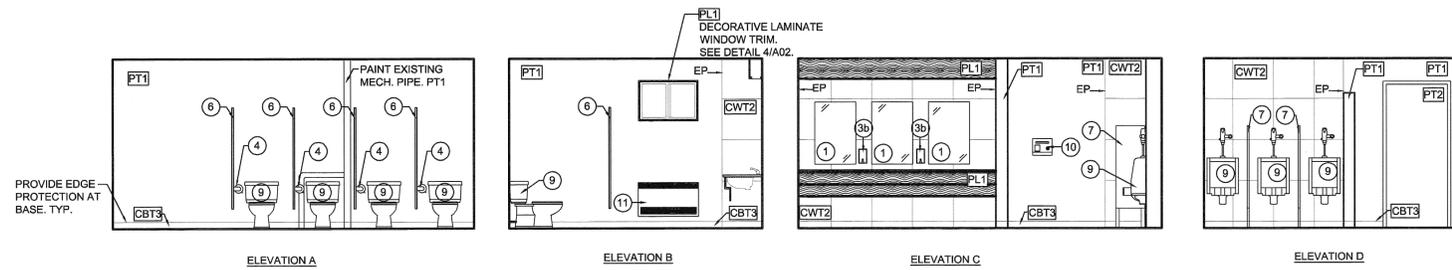
418 LEMAY ST. CLARENCE CREEK, ON

DRAWING:

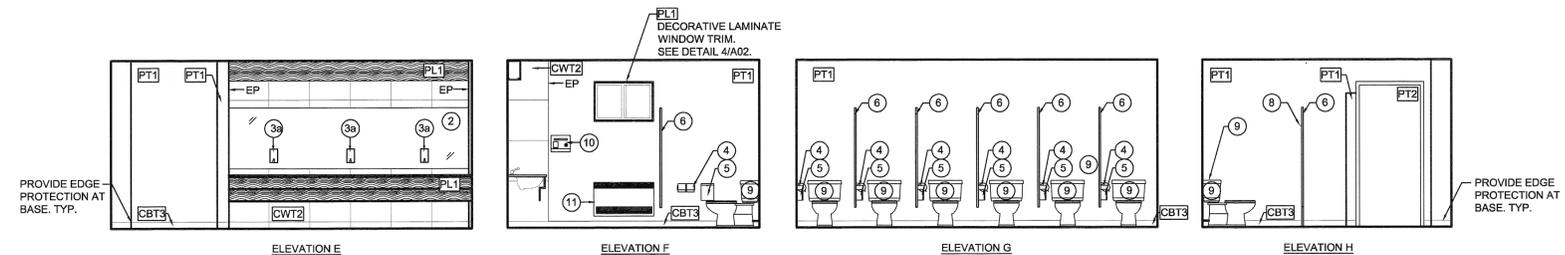
FLOOR PLANS

DESIGN: TW/LM
DRAWN: TVW
CHECKED: PD/SR
JLR #: 27003-07

DRAWING #:
A01

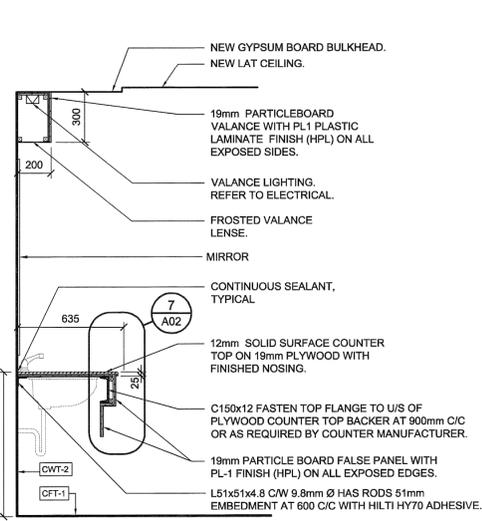
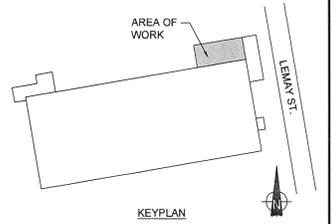


1 MENS WASHROOM ELEVATIONS
SCALE: 1:50

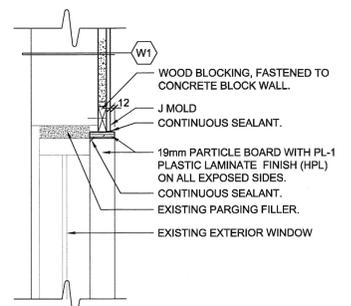


2 WOMENS WASHROOM ELEVATIONS
SCALE: 1:50

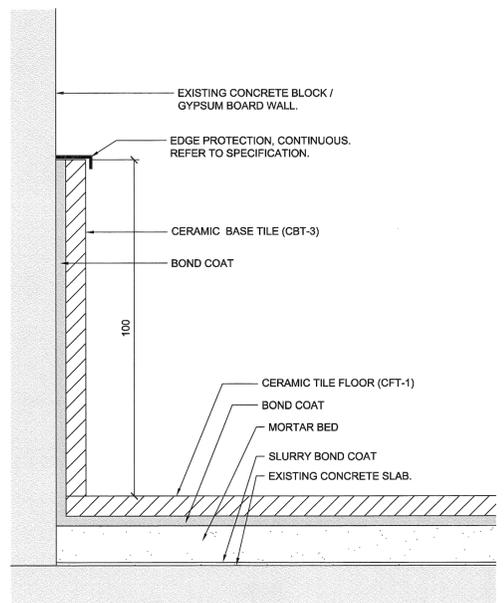
- WASHROOM ACCESSORIES & FIXTURE LEGEND**
- ① MIRROR : 610 X 915
 - ② MIRROR : 3460 X 915
 - ③a MIRROR MOUNTED SOAP DISPENSER
 - ③b WALL MOUNTED SOAP DISPENSER
 - ④ TOILET PAPER DISPENSER
 - ⑤ SANITARY NAPKIN DISPOSAL
 - ⑥ FLOOR MOUNTED TOILET PARTITION WITH OVERHEAD BRACE.
 - ⑦ FLOOR MOUNTED URINAL PRIVACY SCREEN, SEE PLAN AND ELEVATIONS.
 - ⑧ COAT HOOK
 - ⑨ SINK AND FAUCET, TOILET & URINALS. REFER TO MECHANICAL DOCUMENTS
 - ⑩ ELECTRIC HAND DRYER, REFER TO ELECTRICAL DOCUMENTS.
 - ⑪ ELECTRIC HEATER, REFER TO ELECTRICAL DOCUMENTS.
- FINISH SCHEDULE & LEGEND**
- CFT1 610 x 305 CERAMIC FLOOR TILE
 - CWT2 610 x 610 CERAMIC WALL TILE
 - CBT3 610 x 100 CERAMIC TILE BASE
 - PT1 PAINT FINISH, WALLS AND BULKHEAD.
 - PT2 PAINT FINISH, METAL DOORS AND FRAMES.
 - PL1 HIGH PRESSURE LAMINATE (HPL) WOOD GRAIN PATTERN.
- EP EDGE PROTECTION - PROVIDED AT ALL EXPOSED TILE EDGES. TYPICAL.
GBH GYPSUM BOARD BULKHEAD. SEE DETAIL 8/A02.
LAT LAY-IN ACOUSTIC TILE
TS TRANSITION STRIP
HD HEAT DETECTOR, REFER TO ELECTRICAL.



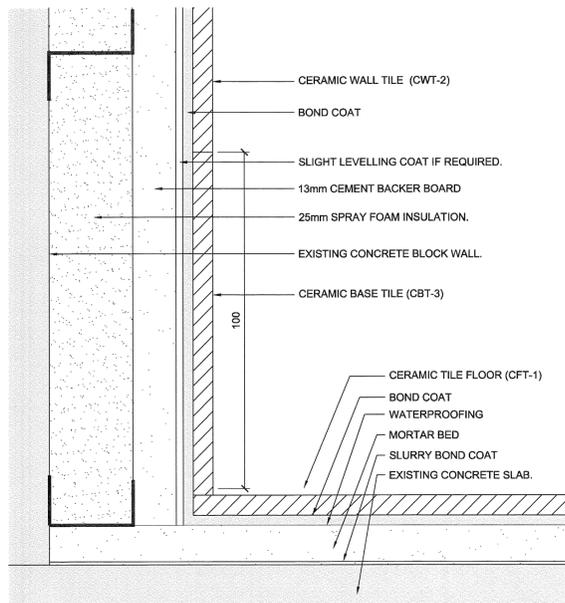
3 VANITY SECTION TYP.
SCALE: 1:20



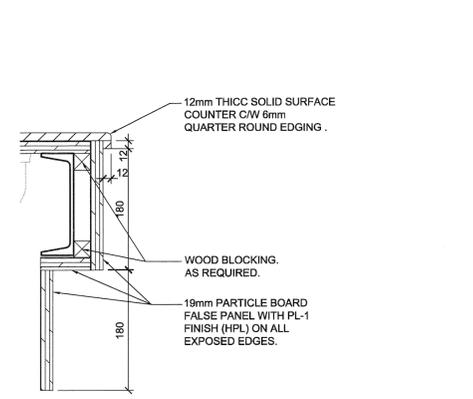
4 WINDOW JAMB PLAN DETAIL.
SCALE: 1:10



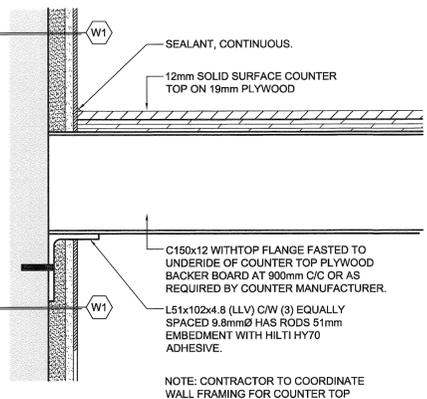
5 CERAMIC TILE BASE DETAIL
SCALE: 1:1



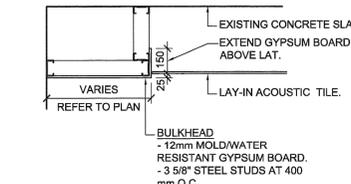
6 CERAMIC TILE DETAIL
SCALE: 1:1



7 VANITY SECTION ENLARGED DETAIL
SCALE: 1:5



8 VANITY CONNECTION AT EXTERIOR BLOCK WALL
SCALE: 1:5



9 TYPICAL BULKHEAD DETAIL
SCALE: 1:20

No.	ISSUE / REVISION	DATE
1	ISSUED FOR TENDER	24/07/17

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 0 25mm

CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS
www.jlrichards.ca

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION

418 LEMAY ST. CLARENCE CREEK, ON

DRAWING:

INTERIOR ELEVATIONS

DESIGN: TW/LM
DRAWN: TW
CHECKED: PD/SR
JLR #: 27003-07

DRAWING #:
A02

File Location: R:\2700027003-07 - Clarence Arena - Washroom Reno\JLR DWG\Arch\27003-05 A01 Floor Plans.dwg

PLOT DATE: April 24, 2017 8:30:26 AM

1. GENERAL
- 1.1. THIS PROJECT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (LATEST REVISIONS INCLUDED) ALL LOCAL BY-LAWS, ACTS AND ORDINANCES.
- 1.2. ALL NECESSARY CONTRACT HARDWARE AND ANY OTHER INCIDENTAL ITEMS NECESSARY FOR A COMPLETE JOB SHALL BE OF ACCEPTABLE QUALITY, STRENGTH, FINISH, SIZE AND DURABILITY.
- 1.3. ALL WORKMANSHIP AND MATERIALS EMPLOYED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE CANADIAN STANDARDS ASSOCIATION.
- 1.4. ALL WORKMANSHIP SHALL BE IN COMPLIANCE WITH GOOD TRADE PRACTICES.
- 1.5. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
- 1.6. SUPPLY AND INSTALL ALL NECESSARY CONTRACT HARDWARE OF ACCEPTABLE QUALITY, STRENGTH, FINISH, SIZE AND DURABILITY AND ANY OTHER INCIDENTAL ITEMS NECESSARY FOR A COMPLETE JOB.
- 1.7. SHOULD NOISY DEMOLITION/CONSTRUCTION OPERATIONS BE NECESSARY WHEN THE BUILDING IS OCCUPIED THE CONTRACTOR SHALL OBTAIN THE OWNER'S PRIOR APPROVAL AND HE SHALL TAKE REASONABLE MEASURES TO ENSURE THAT HIS OPERATIONS CAUSE MINIMUM INTERFERENCE WITH THE ACTIVITIES OF THE BUILDING OCCUPANTS.
- 1.8. THE CONTRACTOR SHALL:
- 1.8.1. THE CONTRACTOR SHALL HAVE TOTAL CONTROL OF THE WORK AND SHALL EFFECTIVELY DIRECT AND SUPERVISE THE WORK SO AS TO ENSURE CONFORMITY WITH THE CONTRACT DOCUMENTS.
- 1.8.2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE RULES, REGULATIONS, AND PRACTICES MAINTAINED BY THE APPLICABLE CONSTRUCTION HEALTH AND SAFETY LEGISLATION AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.
- 1.9. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERVISOR AND NECESSARY ASSISTANTS WHO SHALL BE IN ATTENDANCE AT THE PLACE OF THE WORK WHILE WORK IS BEING PERFORMED, THE SUPERVISOR SHALL NOT BE CHANGED EXCEPT FOR VALID REASON.
- 1.9.1. THE SUPERVISOR SHALL REPRESENT THE CONTRACTOR AT THE PLACE OF THE WORK AND NOTICES AND INSTRUCTIONS GIVEN TO THE SUPERVISOR BY THE CONSULTANT SHALL BE HELD TO HAVE BEEN RECEIVED BY THE CONTRACTOR.
- 1.10. THE CONTRACTOR SHALL MAINTAIN THE WORK IN A TIDY CONDITION AND FREE FROM THE ACCUMULATION OF WASTE PRODUCTS AND DEBRIS, OTHER THAN THAT CAUSED BY THE OWNER, OTHER CONTRACTORS AND THEIR EMPLOYEES.
- 1.10.1. THE CONTRACTOR SHALL REMOVE WASTE PRODUCTS AND DEBRIS, OTHER THAN THAT RESULTING FROM THE WORK OF THE OWNER, OTHER CONTRACTORS OR THEIR EMPLOYEES, AND SHALL LEAVE THE WORK CLEAN AND SUITABLE FOR OCCUPANCY BY THE OWNER BEFORE ATTAINMENT OF SUBSTANTIAL PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL REMOVE PRODUCTS, TOOLS, CONSTRUCTION MACHINERY, AND EQUIPMENT NOT REQUIRED FOR THE PERFORMANCE OF THE REMAINING WORK.
- 1.11. PRIOR TO APPLICATION FOR THE FINAL CERTIFICATE FOR PAYMENT, THE CONTRACTOR SHALL REMOVE PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT, AND WASTE PRODUCTS AND DEBRIS, OTHER THAN THAT RESULTING FROM THE WORK OF THE OWNER, OTHER CONTRACTORS OR THEIR EMPLOYEES.

2. DEMOLITION
- 2.3. PROTECTION:
- 2.3.1. PREVENT MOVEMENT, SETTLEMENT, OR DAMAGE TO ADJACENT STRUCTURES, UTILITIES, AND PARTS OF BUILDING TO REMAIN IN PLACE. PROVIDE BRACING AND SHORING AS REQUIRED.
- 2.3.2. KEEP NOISE, DUST, AND INCONVENIENCE TO OCCUPANTS TO A MINIMUM.
- 2.3.3. PROTECT ADJACENT BUILDING SYSTEMS, SERVICES AND EQUIPMENT SCHEDULED TO REMAIN.
- 2.3.4. PROVIDE TEMPORARY DUST SCREENS, COVERS, RAILINGS, SUPPORTS AND OTHER PROTECTION AS REQUIRED.
- 2.3.5. POST WARNING SIGNS ON ELECTRICAL LINES AND EQUIPMENT WHICH MUST REMAIN ENERGIZED TO SERVE OTHER PRODUCTS DURING PERIOD OF DEMOLITION.
- 2.3.6. LOCATE AND PROTECT UTILITY LINES. DO NOT DISRUPT ACTIVE OR ENERGIZED DESIGNATED TO REMAIN UNDISTURBED.
- 2.4. DEMOLITION SALVAGE AND DISPOSAL:
- 2.4.1. REMOVE PARTS OF EXISTING BUILDING TO PERMIT NEW CONSTRUCTION.
- 2.4.2. TRIM EDGES OF PARTIALLY DEMOLISHED BUILDING ELEMENTS.
- 2.5. CLEANING AND RESTORATION:
- 2.5.1. UPON COMPLETION OF PROJECT, REINSTATE AREAS AFFECTED BY WORK TO CONDITION WHICH EXISTED PRIOR TO BEGINNING OF WORK

3. ALTERATION PROCEDURES
- 3.2. QUALITY ASSURANCE:
- 3.2.1. COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT AND ALL OTHER STANDARDS AND REGULATIONS.
- 3.2.2. ALL WORK PERFORMED AND MATERIALS USED SHALL BE OF THE SAME STANDARD OF QUALITY AS THAT OF THE EXISTING FINISHED BUILDING AS A MINIMUM
- 3.3. ALTERATIONS, CUTTING AND PATCHING:
- 3.3.1. EXTENT:
- 3.3.1.1. PERFORM CUTTING AND REMOVAL WORK SO AS NOT TO CUT OR REMOVE MORE THAN IS NECESSARY AND SO AS NOT TO DAMAGE ADJACENT WORK.
- 3.3.1.2. ASSIGN WORK OF MOVING, REMOVAL, CUTTING AND

- PATCHING AND REPAIR TO TRADES UNDER HIS/HER SUPERVISION SO AS TO CAUSE THE LEAST DAMAGE TO EACH TYPE OF WORK ENCOUNTERED, AND SO AS TO RETURN THE BUILDING AS MUCH AS POSSIBLE TO THE APPEARANCE OF NEW WORK.
- 3.3.2. PROTECTION:
- 3.3.2.1. PROTECT REMAINING FINISHES, EQUIPMENT AND ADJACENT WORK FROM DAMAGE CAUSED BY CUTTING, MOVING, REMOVAL AND PATCHING OPERATIONS. PROTECT SURFACES TO REMAIN AS PART OF THE FINISHED WORK.
- 3.3.3. PATCHING, EXTENDING AND MATCHING:
- 3.3.3.1. PATCHING:
- 3.3.3.1.1. IN AREAS WHERE ANY PORTION OF AN EXISTING FINISHED SURFACE IS DAMAGED, LIFTED, STAINED, PEELING, CRACKED, OR OTHERWISE MADE OR FOUND TO BE IMPERFECT, PATCH OR REPLACE IMPERFECT SURFACES WITH MATCHING MATERIAL.
- 3.3.3.1.2. DO NOT INCORPORATE SALVAGED MATERIAL IN NEW WORK UNLESS OTHERWISE NOTED OR APPROVED BY CONSULTANT IN WRITING.
- 3.3.3.1.3. PROVIDE ADEQUATE SUPPORT OR SUBSTRATE FOR PATCHING AND FINISHING.
- 3.3.3.1.4. FOR PAINTED AND/OR COATED IMPERFECT SURFACES, REMOVE LOOSE MATERIAL, PATCH, SAND AND REPAINT OR RECOAT THE PATCHED PORTION TO OBTAIN A UNIFORM COLOUR AND TEXTURE OVER THE ENTIRE SURFACE.
- 3.3.3.1.5. REPAINT OR RECOAT ENTIRE SURFACE WHERE SURROUNDING AND/OR ADJACENT SURFACES CANNOT BE MATCHED.
- 3.3.3.2. MATCHING:
- 3.3.3.2.1. RESTORE EXISTING WORK THAT IS DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO ITS CONDITION AT THE TIME OF THE START OF SUCH WORK.
- 3.3.3.2.2. THESE SPECIFICATIONS ARE NOT INTENDED TO DESCRIBE EXISTING PRODUCTS OR STANDARDS OF EXECUTION, NOR WILL THEY ENUMERATE PRODUCTS, WHICH ARE NOT PART OF THE NEW CONSTRUCTION. THE EXISTING PRODUCT IS ITS OWN SPECIFICATION.
- 3.3.3.2.3. THE PRESENCE OF ANY PRODUCT OR TYPE OF CONSTRUCTION IN OLD WORK SHALL CAUSE ITS PATCHING, EXTENDING OR MATCHING TO BE PERFORMED AS NECESSARY TO MAKE NEW WORK COMPLETE AND CONSISTENT, TO IDENTICAL STANDARDS OF QUALITY
- 3.3.6. QUALITY: THE QUALITY OF THE PRODUCTS THAT EXIST IN THE BUILDING, AS APPARENT DURING PRE-BID SITE VISITS, SHALL SERVE AS THE MINIMUM SPECIFICATION REQUIREMENT FOR STRENGTH, APPEARANCE AND OTHER CHARACTERISTICS.

4. CERAMIC TILE
- 4.1. FLOOR TILE: CERAMIC FLOOR TILE (CFT1): AS INDICATED ON DRAWINGS, TO CAN/CGSB 74.1, 305 MM X 610 MM (12" X 24") SIZE, STRAIGHT EDGES, LINEAR PATTERN.
- 4.1.1. ACCEPTABLE PRODUCT: 'PIETRA DI BASALTO SERIES', COLOUR: GRIGO, BY CIOT CANADA.
- 4.1.2. APPLICATION: REFER TO TTMAC TILE INSTALLATION MANUAL 2012-2014 DETAIL 510F-2012-2014 TILE INSTALLED ON INTERIOR/EXTERIOR CEMENT BED ON CONCRETE SLAB. PROVIDE 2% SLOPE TO DRAIN.
- 4.2. WALL TILE: CERAMIC WALL TILE (CWT2): AS INDICATED ON DRAWINGS, TO CAN/CGSB 74.1, 610 X 610 MM (24" X 24") SIZE, STRAIGHT EDGES, LINEAR PATTERN.
- 4.2.1. ACCEPTABLE PRODUCT: 'PIETRA DI BASALTO SERIES', COLOUR: NERO NAT., BY CIOT CANADA.
- 4.2.2. APPLICATION: REFER TO TTMAC TILE INSTALLATION MANUAL 2012-2014 DETAIL 305W-2012-2014 TILE INSTALLED ON CEMENT BOARD OVER MASONRY OR CONCRETE WALLS.
- 4.3. CERAMIC TILE BASE: CERAMIC BASE TILE (CBT3): AS INDICATED ON DRAWINGS, TO CAN/CGSB 74.1, 610 MM X 100 MM (24" X 4") CUT TILE, WITH FACTORY FINISH EXPOSED TO VIEW, (NO COVE, NO RADIUS TOP).
- 4.3.1. ACCEPTABLE PRODUCT: 'PIETRA DI BASALTO SERIES', COLOUR: NERO NAT., BY CIOT CANADA. TO CO-ORDINATE WITH CWT2.
- 4.4. MORTAR AND ADHESIVE MATERIALS
- 4.4.1. PORTLAND CEMENT: TO CAN/A5 TYPE 10.
- 4.4.2. SAND: TO ASTM C 144.
- 4.4.3. GRADATIONS TO BE WITHIN LIMITS SPECIFIED WHEN TESTED TO ASTM C136. SIEVE SIZES TO CAN/CGSB 8.1.
- 4.4.4. HYDRATED LIME: TO ASTM C207.
- 4.4.5. LATEX ADDITIVE: FORMULATED FOR USE IN CEMENT MORTAR.
- 4.4.6. WATER: POTABLE AND FREE OF MINERALS WHICH ARE DETRIMENTAL TO MORTAR AND GROUT MIXES.
- 4.4.7. DRY SET MORTAR: TO ANSI A108.1.
- 4.4.7.2. WATER RETENTIVE CEMENT MORTAR.
- 4.4.8. ELASTOMERIC ADHESIVE: TO CGSB 71 GP 29M.
- 4.4.9. EPOXY ADHESIVE: TO CGSB 71 GP 30M, TYPE 1.
- 4.4.10. MODIFIED MORTAR ADHESIVE: TO CGSB 71 GP 30M, TYPE 2.
- 4.4.11. FURAN RESIN MORTAR TO ANSICIT1 A108.1.
- 4.4.12. COLOUR PIGMENT: NON FADING MINERAL OXIDES, UNAFFECTED BY LIME OR CEMENT AND WHICH WILL NOT STAIN TILE.
- 4.5. BOND COAT
- 4.5.1. FLOOR AND WALL TILE FOR TILE SIZE MORE THAN 330 X 330 MM / 13" X 13": TO ANSI A118.4 AND A118.11, POLYMER-MODIFIED, SAG-RESISTANT MORTAR HAVING THE FOLLOWING PHYSICAL CHARACTERISTICS:
- 4.5.1.1. 28 DAY SHEAR STRENGTH FOR GLAZED WALL TILE: 3.11 TO 4.14 MPA / 450 TO 600 PSI.
- 4.5.2. 28 DAY SHEAR STRENGTH FOR IMPERVIOUS CERAMIC TILE (PORCELAIN) MOSAICS: 2.50 TO 3.45 MPA / 375 TO 500 PSI.
- 4.5.3. 28 DAY SHEAR STRENGTH FOR QUARRY TILE: 2.42 TO 3.45 MPA / 350 TO 500 PSI.
- 4.5.4. 28 DAY SHEAR STRENGTH FOR QUARRY TILE / PLYWOOD: 1.21 TO 1.79 MPA / 175 TO 250 PSI.
- 4.5.5. INITIAL CURE: 24-48 HOURS.
- 4.5.6. FINAL CURE: 28 DAYS.
- 4.5.7. VOCs: 0 G/L.
- 4.5.8. ACCEPTABLE PRODUCT: '66SR' BY FLEXITILE LTD., OR EQUIVALENT BY MAPEI, OR EQUIVALENT BY LATACRETE, OR APPROVED ALTERNATE.

- 4.6. SCRATCH LEVELLING COAT UP TO 10mm, IF REQUIRED.
- 4.7. LEVELING COAT UP OVER 10mm UP TO 50mm, IF REQUIRED, OR MORTAR BED.
- 4.8. WALL GROUT
- 4.8.1. COLOURING PIGMENTS:
- 4.8.1.1. PURE MINERAL PIGMENTS, LIME PROOF AND NONFADING, COMPLYING WITH ASTM C 979.
- 4.8.1.2. COLOURING PIGMENTS TO BE ADDED TO GROUT BY MANUFACTURER.
- 4.8.1.3. JOB COLOURED GROUT ARE NOT ACCEPTABLE.
- 4.8.1.4. USE IN COMMERCIAL CEMENT GROUT, DRY-SET GROUT, AND LATEX CEMENT GROUT.
- 4.8.1.5. COLOUR: NOT MORE THAN ONE (1) COLOUR AS LATER SELECTED BY CONSULTANT FROM MANUFACTURER'S STANDARD COLOUR RANGE.
- 4.8.2. WALL GROUT FOR JOINT WIDTHS 1.5 MM / 1/16" TO 3MM / 1/8": POLYMER-MODIFIED, DENSE, HARD, WEAR RESISTANT, MOLD AND MILDEW RESISTANT, TO ANSI A118.6 AND A118.7.
- 4.8.2.1. SANDED GROUT FOR JOINTS 3MM / 1/8" TO 13 MM / 1/2" HAVING THE FOLLOWING PHYSICAL CHARACTERISTICS:
- 4.8.2.1.1. FLEXURAL STRENGTH, 7 DAY: 6.9 TO 10.3 (1000 TO 1500).
- 4.8.2.1.2. COMPRESSIVE STRENGTH, 28 DAY: 20.7 TO 31.0 (4000 TO 4500).
- 4.8.2.2. SHRINKAGE, 7 DAY: < 0.2 %.
- 4.8.2.3. WATER ABSORPTION, 50% HUMIDITY TO IMMERSION: < 5.0 %.
- 4.8.2.4. WATER ABSORPTION, IMMERSION TO DRY: < 7.0 %.
- 4.8.2.5. INITIAL CURE: 12-24HRS.
- 4.8.2.6. FINAL CURE: 28 DAYS.
- 4.8.2.7. VOCs: 0 G/L.
- 4.8.2.8. ACCEPTABLE PRODUCT: 'FLEXITILE 600' POLYMER-MODIFIED SANDED GROUT, BY FLEXITILE LTD, OR EQUIVALENT BY MAPEI, OR LATACRETE, OR APPROVED ALTERNATE.
- 4.8.3. FLOOR GROUT
- 4.8.3.1. FLOOR GROUT: STAIN RESISTANT, FAST SETTING, CRACK AND SHRINK RESISTANT, MOLD AND MILDEW RESISTANT, TO ANSI A118.3 AND A118.7, NOT MORE THAN ONE (1) COLOUR AS LATER SELECTED BY CONSULTANT, HAVING THE FOLLOWING CHARACTERISTICS:
- 4.8.3.1.1. 28 DAY COMPRESSIVE STRENGTH: 41.0-47.9 MPA / 6000-7000 PSI.
- 4.8.3.1.2. 28 DAY TENSILE STRENGTH: (4.1-4.8 MPA / 600-700 PSI).
- 4.8.3.1.3. 28 DAY FLEXURAL STRENGTH: 8.2-8.9 MPA / 1200-1300 PSI.
- 4.8.3.1.4. 27 DAY LINEAR SHRINKAGE: 0.07-0.08% SHRINKAGE.
- 4.8.3.1.5. WATER ABSORPTION: 2-3% ABSORPTION.
- 4.8.3.1.6. INITIAL CURE: 3 TO 4 HOURS.
- 4.8.3.1.7. FINAL CURE: 21 DAYS.
- 4.8.3.1.8. ACCEPTABLE PRODUCT: 'TEC POWER GROUT' BY H.B. FULLER CONSTRUCTION PRODUCTS INC., AS DISTRIBUTED BY CENTURA, OR APPROVED ALTERNATE.
- 4.9. ACCESSORIES
- 4.9.1. SEALANT: COLOUR OF EXPOSED SEALANTS AS LATER SELECTED BY CONSULTANT FROM MANUFACTURER'S STANDARD COLOUR RANGE. TRANSITION PROFILE (TP) PROVIDE A SMOOTH TRANSITION BETWEEN TILE COVERINGS AND LOWER ELEVATION OR FINISHED CONCRETE FLOOR. STAINLESS STEEL PROFILE WITH A TRAPEZOID-PERFORATED ANCHORING LEG, SECURED IN THE MORTAR BOND COAT BENEATH THE TILE, WITH A SLOPED SURFACE (APPROXIMATELY 25°), SIZE TO SUIT DOOR OPENING AND FRAME WIDTH.
- 4.9.2. ACCEPTABLE PRODUCT: 'RENO-U' BY SCHLUTER
- 4.9.3. EDGE PROTECTION PROFILE (EP): PROVIDE A FINISHING AND EDGE-PROTECTION PROFILE FOR ALL OUTSIDE CORNERS AND EXPOSED EDGES OF TILED SURFACES, INCLUDING BASE TILE. ANODIZED ALUMINIUM PROFILE WITH A TRAPEZOID-PERFORATED ANCHORING LEG SECURED IN THE MORTAR BOND COAT BENEATH THE TILE, AND AN 87° SLOPED VERTICAL WALL SECTION THAT PROVIDES A DECORATIVE FINISH.
- 4.9.3.1. ACCEPTABLE PRODUCT: 'JOLLY' BY SCHLUTER

5. ARCHITECTURAL WOODWORK
- 5.1. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS. INDICATE DETAILS OF CONSTRUCTION, PROFILES, JOINTING, FASTENING AND OTHER RELATED DETAILS CW THICKNESSES, FINISHES AND HARDWARE, TO CLEARLY DEFINE THE WORK.
- 5.2. SAMPLES: SUBMIT SAMPLES OF HARDWOOD, SOFTWOOD, PLYWOOD AND LAMINATED PLASTIC FOR REVIEW AND ACCEPTANCE OF EACH UNIT.
- 5.3. MATERIALS:
- 5.3.1. SOFTWOOD LUMBER MATERIAL, S4S, MOISTURE CONTENT 19% OR LESS IN ACCORDANCE WITH FOLLOWING STANDARDS:
- 5.3.1.1. CSA O141.
- 5.3.1.2. CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.1.3. N.L.G.A STANDARD GRADING RULES FOR CANADIAN LUMBER.
- 5.3.1.4. AWMAC PREMIUM GRADE, MOISTURE CONTENT AS SPECIFIED.
- 5.3.1.5. MACHINE STRESS-RATED LUMBER IS ACCEPTABLE.
- 5.3.2. HARDWOOD LUMBER, S4S, MOISTURE CONTENT 5 - 9% OR LESS IN ACCORDANCE:
- 5.3.2.1. NATIONAL HARDWOOD LUMBER ASSOCIATION (NHLA).
- 5.3.2.2. AWMAC PREMIUM GRADE, MOISTURE CONTENT AS SPECIFIED.
- 5.3.2.3. CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.4. DOUGLAS FIR PLYWOOD (DPF): TO CSA O121, STANDARD CONSTRUCTION, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.5. CANADIAN SOFTWOOD PLYWOOD (CSP): TO CSA O151, STANDARD CONSTRUCTION, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.6. HARDWOOD PLYWOOD: TO ANSHPVA HP-1, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.7. POPLAR PLYWOOD (PP): TO CSA O153, STANDARD CONSTRUCTION, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.

- CERTIFIED.
- 5.3.2.8. INTERIOR MAT-FORMED WOOD PARTICLEBOARD: TO ANSINPA A208.1, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.9. BIRCH PLYWOOD: TO AWMAC NATURAL, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.10. FIBREBOARD: CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.11. HARDBOARD: TO CAN/CSG-11.3, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED.
- 5.3.2.12. MDF (MEDIUM DENSITY FIBREBOARD) CORE: TO ANSI A208.2, THICKNESS AS INDICATED, DENSITY 769 KG/M³, CAN/CSA-Z809 OR FSC OR SFI CERTIFIED
- 5.3.2.13. LAMINATED PLASTIC: REFER TO PLASTIC LAMINATE FINISHING.
- 5.4. FABRICATION AND INSTALLATION:
- 5.4.1. FABRICATE AND INSTALL ARCHITECTURAL WOODWORK AS INDICATED TO QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC), CUSTOM GRADE EXCEPT WHERE SPECIFIED OTHERWISE
- 5.4.2. SET NAILS AND COUNTERSINK SCREWS APPLY STAINED WOOD FILLER TO INDENTATIONS, SAND SMOOTH AND LEAVE READY TO RECEIVE FINISH.

6. PLASTIC LAMINATE FINISHING
- 6.1. LAMINATED PLASTIC FOR GENERAL FLATWORK(PL-1): TO NEMA LD3, MATT FINISH, NOT MORE THAN TWO (2) COLOURS AS LATER SELECTED BY CONSULTANT.
- 6.1.1. LAMINATED PLASTIC FOR HORIZONTAL FLATWORK: HIGH PRESSURE LAMINATE (HPL) 0.8mm THICK, TYPE 107
- 6.1.1.1. '7925-38 MONTICELLO MAPLE BY WILSONART OR APPROVED EQUIVALENT.
- 6.1.2. LAMINATED PLASTIC FOR VERTICAL FLATWORK: HIGH PRESSURE LAMINATE (HPL) 0.8mm THICK, TYPE 335 V
- 6.1.2.1. '7925-38 MONTICELLO MAPLE BY WILSONART, OR APPROVED EQUIVALENT.
7. SOLID SURFACE FOR WASHROOM VANITY COUNTER TOPS.
- 7.1. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS. INDICATE DETAILS OF CONSTRUCTION, PROFILES, JOINTING, FASTENING AND OTHER RELATED DETAILS CW THICKNESS, FINISHES AND HARDWARE TO CLEARLY DEFINE THE WORK.
- 7.2. SAMPLES: SUBMIT SAMPLES OF SOLID SURFACE MATERIAL AND RELATED DATA, MSDS.
- 7.3. MATERIAL: 100% ACRYLIC, THICKNESS: 12.7mm (1/2"), NON-POROUS, THERMO-FORMABLE WITH INCONSPICUOUS SEAMS. GREEN GUARD CERTIFIED; NSF 51; ISO 9002; ISO 14000; COMMERCIAL 10 YEAR WARRANTY.
- 7.3.1. ACCEPTABLE PRODUCT: STARON, BY SAMSUNG.
- 7.3.2. COLOUR: Q5287 QUARRY STARRED.
- 7.3.3. NOSING: PLAIN EDGE, BUILT UP WITH 1/4" CORNER ROUND.
- 7.3.4. LOCATIONS: REFER TO PLANS FOR LOCATIONS.
- 7.4. FABRICATION AND INSTALLATION: COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7.4.1. CUTOUTS: REFER TO MECHANICAL SPECIFICATIONS FOR RECESSED SINK TYPE AND FAUCETS.
- 7.4.2. FINISH/POLISH EXPOSED EDGES.

8. JOINT SEALANTS
- 8.1. SEALANT COLOURS: COLOURS OF EXPOSED SEALANTS AS LATER SELECTED BY CONSULTANT FROM MANUFACTURER'S STANDARD COLOUR RANGE.
- 8.1.1. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, PRODUCT CATALOGUE INSTALLATION INSTRUCTIONS, PRODUCT CARTON INSTALLATION INSTRUCTIONS, AND DATA SHEETS.
9. GYPSUM BOARD ASSEMBLIES
- 9.1. PRODUCTS:
- 9.1.1. PERFORMANCE / DESIGN CRITERIA:
- 9.1.1.1. PARTITION ASSEMBLY TO BE NON-COMBUSTIBLE CONSTRUCTION.
- 9.1.1.2. MINIMUM SOUND TRANSMISSION CLASS RATING OF INSTALLED PANEL PARTITION TO BE TESTED TO ASTM E 90, UNLESS NOTED OTHERWISE.
- 9.1.2. NON-STRUCTURAL METAL FRAMING:
- 9.1.2.1. NON-LOAD BEARING CHANNEL STUD FRAMING: TO ASTM C 845 STUD SIZE AS INDICATED, ROLL FORMED FROM 0.53 MM THICKNESS NOT DIPPED GALVANIZED STEEL SHEET, FOR SCREW ATTACHMENT OF GYPSUM BOARD. KNOCK-OUT SERVICE HOLES AT 460 MM (18") CENTRES.
- 9.1.2.2. FLOOR AND CEILING TRACKS: TO ASTM C 645, IN WIDTHS TO SUIT STUD SIZES, 32 MM (1 1/4") FLANGE HEIGHT.
- 9.1.2.3. METAL CHANNEL STIFFENER: 19 X 1.4 MM THICK COLD ROLLED STEEL, COATED WITH RUST INHIBITIVE COATING.
- 9.1.3. WATER/MOLD RESISTANT BOARD: TO ASTM C1396, ASTM D3273 AND CAN/CSA-A82.27, MOISTURE AND MOLD RESISTANT BOARD, 15.9 MM / 5/8" THICK TYPE X, 1200 MM / 4'-0" WIDE X MAXIMUM PRACTICAL LENGTH.
- 9.1.3.1. ACCEPTABLE PRODUCTS:

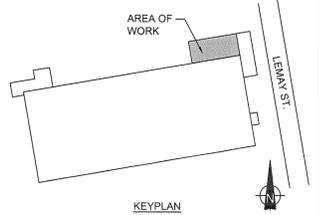
- 9.1.3.1.1. 'MOLD TOUGH INTERIOR PANEL' BY CGC.
- 9.1.3.1.2. 'M2TECH MOISTURE & MOLD RESISTANT GYPSUM BOARD' BY CERTAINTED GYPSUM, INC.
- 9.1.3.1.3. 'TOUGH ROCK MOLD-GUARD GYPSUM BOARD' BY GEORGIA-PACIFIC.
- 9.1.3.1.4. 'FIRE WATERCHECK' BY LAFARGE CANADA INC.
- 9.1.3.1.5. OR APPROVED ALTERNATE.
- 9.1.3.2. PROVIDE FOR WALLS IN WASHROOM
- 9.1.4. CEMENT BOARD, MOISTURE AND MOLD RESISTANT TO ASTM D3273, 13 MM THICK, 914 X 1524 MM / 36" X 60".
- 9.1.4.1. ACCEPTABLE PRODUCTS:
- 9.1.4.1.1. 'DUROCK NEXT GEN CEMENT BOARD' BY CGC.
- 9.1.4.1.2. 'FIBER CEMENT UNDERLAYMENT/BACKER BOARD' BY CERTAINTED GYPSUM, INC.
- 9.1.4.1.3. 'DUROCK CEMENT BOARD NEXT GEN' BY USG.
- 9.1.4.1.4. OR APPROVED ALTERNATE.

- 9.1.5. METAL FURRING RUNNERS, HANGERS, TIE WIRES, INSERTS, ANCHORS: TO CSA A82.30-M1980.
- 9.1.6. ACCESSORIES:
- 9.1.6.1. STEEL DRILL SCREWS: TO ASTM C 1002.
- 9.1.6.2. STUD ADHESIVE: TO CAN/CGSB-71.25, ASTM C 557.
- 9.1.6.3. CASING BEADS, CORNER BEADS, J BEADS, CONTROL JOINTS AND EDGE TRIM: TO ASTM C 1047, FILL TYPE ONLY, ZINC-COATED BY HOT-DIP PROCESS, 0.5 MM (25 GA.) BASE THICKNESS, PERFORATED FLANGES, ONE PIECE LENGTH PER LOCATION.
- 9.1.6.4. SEALANTS: IN ACCORDANCE WITH JOINT SEALANTS.
- 9.1.6.5. POLYETHYLENE DUST BARRIER: TO CAN/CGSB-51.34, TYPE 2, 0.10 MM (10 MIL THICK).
- 9.1.6.6. INSULATING STRIP: RUBBERIZED, MOISTURE RESISTANT, 3 MM (1/8") THICK CLOSED CELL NEOPRENE STRIP, 12 MM (1/2") WIDE, WITH SELF STICKING PERMANENT ADHESIVE ON ONE FACE, LENGTHS AS REQUIRED.

- 9.1.6.7. JOINT REINFORCEMENT FOR WATER RESISTANT BOARD AND TILE BACKER BOARD: GLASS-FIBER MESH TAPE, ALKALI-RESISTANT SELF-ADHERING GLASS-FIBER TAPE, 50MM (2" WIDE), 390 BY 390 OR 390 BY 780 THREADS/M (10 BY 10 OR 10 BY 20 THREADS/INCH).
- 9.1.6.8. JOINT COMPOUND: TO ASTM C 475, ASBESTOS-FREE, ACCEPTABLE PRODUCTS:
- 9.1.6.8.1. INTERIOR USE, ALL LOCATIONS UNLESS OTHERWISE NOTED: 'ALL PURPOSE JOINT COMPOUND' BY CGC, OR 'PROROC ALL PURPOSE JOINT COMPOUND' BY CERTAINTED, OR APPROVED ALTERNATE.
- 9.1.6.8.2. INTERIOR USE, ALL LOCATIONS TO RECEIVE WATER RESISTANT BOARD: 'DURABOND 90', BY CGC, OR 'PROROC MOISTURE AND MOLD RESISTANT 90' BY CERTAINTED, OR APPROVED ALTERNATE.
- 9.1.6.8.3. EXTERIOR USE: 'DURABOND 90', BY CGC, OR 'PROROC MOISTURE AND MOLD RESISTANT 90' BY CERTAINTED, OR APPROVED ALTERNATE.

- 9.2. INSTALLATION:
- 9.2.1. COMPLY WITH MANUFACTURER'S WRITTEN DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, PRODUCT CATALOGUE INSTALLATION INSTRUCTIONS, PRODUCT CARTON INSTALLATION INSTRUCTIONS, AND DATA SHEETS.
10. ACOUSTICAL CEILING
- 10.1. COMPONENTS:
- 10.1.1. ACOUSTIC UNITS FOR SUSPENDED CEILING SYSTEM: LAT: TO CAN/CGSB-92.1, NON-FIRE RATED, WET-FORMED MINERAL FIBRE ACOUSTIC CEILING PANELS WITH FACTORY APPLIED VINYL LATEX PAINT.
- 10.1.1.1. ACCEPTABLE PRODUCT: CIRRUS SECOND LOOK III, SCORED, REGULAR LAY-IN / MEDIUM TEXTURED #511 BY ARMSTRONG.
- 10.2. ACOUSTICAL SUSPENSION: INTERMEDIATE DUTY SYSTEM TO ASTM C 635 FROM COMMERCIAL QUALITY COLD ROLLED STEEL, ZINC COATED, FIRE RATED, TWO DIRECTIONAL EXPOSED TEE BAR GRID, GALVANIZED SOFT ANNEALED STEEL WIRE, 3.8 MM / 3/16" DIAMETER HANGER WIRE WITH PURPOSE MADE HANGER INSERTS AND ALL ACCESSORIES AS RECOMMENDED BY SYSTEM MANUFACTURER TO COMPLEMENT SUSPENSION SYSTEM COMPONENTS.
- 10.2.1. ACCEPTABLE PRODUCT: 'PRELUDE XL' 24 MM 15/16" EXPOSED TEE SYSTEM BY ARMSTRONG, SURFACE FINISH: BAKED POLYESTER, 'TRADITIONAL SEISMIC 1220' / 48" SYSTEM BY CHICAGO METALLIC, SURFACE FINISH: BAKED ENAMEL, OR EQUIVALENT BY CGC.
- 10.2.1.1. COLOUR: WHITE.

11. INTERIOR PAINTING
- 11.1. PROVIDE TOP OF LINE PRODUCTS ONLY OF A SINGLE MANUFACTURER FOR PAINT MATERIALS FOR EACH COATING FORMULA.



No.	ISSUE / REVISION	DDMMYY
1	ISSUED FOR TENDER	24/07/2017

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CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS-ARCHITECTS-PLANNERS
www.jrichards.ca

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION

418 LEMAY ST. CLARENCE CREEK, ON

DRAWING:

ARCHITECTURAL SPECIFICATIONS 1 OF 2

DESIGN: TW/LM	DRAWING #:
DRAWN: TW	A03
CHECKED: PD/SR	
JLR #: 27003-07	

11.2. PRODUCTS SPECIFIED IN PART 3 INTERIOR FINISHES ARE BY DULUX TO LEED CANADA NC 2009 & CS 2009, UNLESS OTHERWISE NOTED. ONLY TOP OF LINE EQUIVALENT PRODUCTS BY BENJAMIN MOORE, CIL, DULUX PAINTS, MF PAINTS, PITTSBURG PAINTS AND PARA PAINTS WILL BE ACCEPTABLE FOR THIS PROJECT.

11.3. INTERIOR PAINTING SCHEDULE:

11.3.1. PLASTER AND GYPSUM BOARD (GYPSUM WALLBOARD, DRYWALL, "SHEET ROCK TYPE MATERIAL"); TO RECEIVE FLAT FINISH FOR CEILINGS, APPLY:

11.3.1.1. ONE COAT 'DULUX LIFEMASTER INTERIOR LATEX, NO 59113', BY DULUX.

11.3.1.2. TWO COATS 'DULUX DIAMOND MATT INTERIOR 100% ACRYLIC NO. 12110', BY DULUX.

11.3.1.3. PT1 COLOUR: SW7014 ELDER WHITE BY SHERWIN WILLIAMS.

11.3.2. PLASTER AND GYPSUM BOARD (WALLS) GYPSUM WALLBOARD, DRYWALL, "SHEET ROCK TYPE MATERIAL", AND TEXTURED FINISHES), EGG-SHELL FINISH FOR WALLS AND PIPES, APPLY:

11.3.2.1. ONE COAT 'DULUX LIFEMASTER INTERIOR LATEX, NO 59113', BY DULUX.

11.3.2.2. TWO COATS 'DULUX DIAMOND INTERIOR 100% ACRYLIC', NO. 13210' BY DULUX.

11.3.2.3. PT1 COLOUR: SW7014 ELDER WHITE BY SHERWIN WILLIAMS.

10.4 INTERIOR REPAINTING SCHEDULE

11.4.1. CONCRETE BLOCK, TO RECEIVE EGG-SHELL FINISH FOR WALLS, APPLY:

11.4.2.1. ONE COAT 'DULUX LIFEMASTER INTERIOR LATEX, NO 59113', BY DULUX.

11.4.2.2. TWO COATS 'DULUX DIAMOND INTERIOR 100% ACRYLIC', NO. 13210' BY DULUX.

11.4.2.3. PT1 COLOUR: SW7014 ELDER WHITE BY SHERWIN WILLIAMS.

11.4.3. GALVANIZED METAL DOORS & FRAMES, TO RECEIVE SEMI-GLOSS FINISH, APPLY:

11.4.3.1. ONE COAT 'DULUX METAL CLAD ANTI-RUST, NO. 216489, PRIMER BY DULUX.

11.4.3.2. TWO COATS 'DULUX DIAMOND INTERIOR 100% ACRYLIC', NO. 13210' BY DULUX.

11.4.3.2.1. PT2 COLOUR: 2121-30 PEWTER, BY BENJAMIN MOORE.

11.5. MANUFACTURER'S INSTRUCTIONS:

11.5.1. COMPLY WITH MANUFACTURER WRITTEN RECOMMENDATIONS OR SPECIFICATIONS, INCLUDING PRODUCT TECHNICAL BULLETINS, HANDLING, STORAGE AND INSTALLATION INSTRUCTIONS, AND DATA SHEETS.

11.5.1.1. APPLY PAINT MATERIALS IN ACCORDANCE WITH PAINT MANUFACTURER'S WRITTEN APPLICATION INSTRUCTIONS.

11.5.1.1. PERFORM PREPARATION AND OPERATIONS FOR INTERIOR PAINTING IN ACCORDANCE WITH MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL AND MPI MAINTENANCE REPAINTING MANUAL, EXCEPT WHERE SPECIFIED OTHERWISE.

11.6. EXAMINATION

11.6.1. INVESTIGATE EXISTING SUBSTRATES FOR PROBLEMS RELATED TO PROPER AND COMPLETE PREPARATION OF SURFACES TO BE PAINTED. REPORT TO CONSULTANT DAMAGES, DEFECTS, UNSATISFACTORY OR UNFAVOURABLE CONDITIONS BEFORE PROCEEDING WITH WORK.

12. TOILET PARTITION SYSTEM

12.1. SUBMITTALS

12.1.1. SUBMIT UNDER PROVISIONS OF SECTION 01300.

12.1.2. SUBMIT PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:

12.1.2.1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

12.1.2.2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

12.1.2.3. INSTALLATION METHODS.

12.1.3. SUBMIT SHOP DRAWINGS: MANUFACTURER'S SHOP DRAWINGS FOR EACH PRODUCT SPECIFIED, INCLUDING THE FOLLOWING:

12.1.3.1. PLANS, ELEVATIONS, DETAILS OF CONSTRUCTION AND ATTACHMENT TO ADJACENT CONSTRUCTION.

12.1.3.2. SHOW ANCHORAGE LOCATIONS AND ACCESSORY ITEMS.

12.1.3.3. VERIFY DIMENSIONS WITH FIELD MEASUREMENTS PRIOR TO FINAL PRODUCTION OF TOILET COMPARTMENTS.

12.1.4. SELECTION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS.

12.1.5. VERIFICATION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SAMPLES, MINIMUM SIZE 6 INCHES (150 MM) SQUARE REPRESENTING ACTUAL PRODUCT, COLOR, AND PATTERNS.

12.2. QUALITY ASSURANCE

12.2.1. MANUFACTURER QUALIFICATIONS: MINIMUM 10 YEAR EXPERIENCE MANUFACTURING SIMILAR PRODUCTS.

12.2.2. INSTALLER QUALIFICATIONS: MINIMUM 2 YEAR EXPERIENCE INSTALLING SIMILAR PRODUCTS.

22.2.3. SINGLE SOURCE REQUIREMENTS: TO THE GREATEST EXTENT POSSIBLE PROVIDE PRODUCTS FROM A SINGLE MANUFACTURER.

12.3. PRODUCTS

12.3.1. MANUFACTURERS

12.3.1.1. ACCEPTABLE MANUFACTURER: BOBRICK WASHROOM EQUIPMENT, INC. WHICH IS LOCATED AT: 6901 TUJUNGA AVENUE, NORTH HOLLYWOOD, CA 91605-6213 TEL: 818-764-1000; FAX: 818-503-1930; EMAIL: REQUEST INFO (INFO@BOBRICK.COM); WEB: WWW.BOBRICK.COM

12.3.1.1.1. OR APPROVED EQUAL.

12.3.1.2. PARTITIONS AND SCREENS WITH HIGH PRESSURE LAMINATE SURFACES AND EDGES (CLASSICSERIES); STILES, PANELS AND DOORS SHALL HAVE A FINISHED THICKNESS OF 25MM (1"). CORES OF STILES, PANELS AND DOORS SHALL BE 3-PLY, 20.4KG (45LB) DENSITY RESIN-IMPREGNATED PARTICLE BOARD. WOOD LOOK PATTERN.

12.3.1.3. HIGH PRESSURE LAMINATE (HPL) TOILET PARTITIONS: BOBRICK, CLASSICSERIES.

12.3.1.3.1. DESIGN TYPE:

12.3.1.3.1.1. STANDARD HEIGHT.

12.3.1.3.1.2. DOOR/PANEL HEIGHT: 58 INCHES (147 CM).

12.3.1.3.1.3. FLOOR CLEARANCE: 12 INCHES (30 CM).

12.3.1.4. GAP-FREE INTERLOCKING DESIGN.

12.3.1.5. MOUNTINGS:

12.3.1.5.1. FLOOR MOUNTED, OVERHEAD-BRACED WITH SATIN FINISH, EXTRUDED ANODIZED ALUMINUM HEADRAILS, 0.065 INCH (1.65 MM) THICK WITH ANTI-GRIP PROFILE.

12.3.1.5.1.1. STILE STANDARD HEIGHT: 70 INCHES (178 CM).

12.3.1.5.1.2. STILE MAXIMUM HEIGHT: 83 INCHES (211 CM).

12.3.1.6. HIGH PRESSURE LAMINATE (HPL) URINAL SCREENS: BOBRICK, CLASSICSERIES.

12.3.1.6.1. MOUNTING CONFIGURATION:

12.3.1.6.1.1. POST-TO-CEILING.

12.3.1.6.1.2. SCREEN HEIGHT: 48 INCHES (122 CM) WITH 12 INCHES (30 CM) FLOOR CLEARANCE.

13. WASHROOM ACCESSORIES.

13.1. MATERIALS

13.1.1. SHEET STEEL: TO ASTM A 653/A 653M WITH ZF001 DESIGNATION ZINC COATING.

13.1.2. STAINLESS STEEL SHEET METAL: TO ASTM A 167, TYPE 304, WITH SATIN FINISH.

13.1.3. STAINLESS STEEL TUBING: TO AISI NO. 4, COMMERCIAL GRADE, SEAMLESS WELDED, 1.2 MM WALL THICKNESS, SATIN LUSTER FINISH.

13.1.4. FASTENERS: CONCEALED SCREWS AND BOLTS HOT DIP GALVANIZED, EXPOSED FASTENERS TO MATCH FACE OF UNIT. EXPANSION SHIELDS FIBRE, LEAD OR RUBBER AS RECOMMENDED BY ACCESSORY MANUFACTURER FOR COMPONENT AND ITS INTENDED USE.

13.2. MANUFACTURER

13.2.1. PRODUCTS SPECIFIED ARE MANUFACTURED BY FROST UNLESS OTHERWISE INDICATED. SHOULD AN ALTERNATE PRODUCT TO FROST BE SPECIFIED, PROVIDE ONLY THE SPECIFIED PRODUCT OR AN APPROVED ALTERNATE.

13.2.2. EQUIVALENT PRODUCTS BY BOBRICK OR WATROUS WILL BE ACCEPTABLE TO FROST PRODUCTS UNLESS OTHERWISE INDICATED.

13.2.3. SUPPLY ONLY THOSE PRODUCTS LISTED OR APPROVED ALTERNATES IN ACCORDANCE WITH PART A - INSTRUCTIONS TO BIDDERS.

13.2.4. PROVIDE ALL ACCESSORIES WITH CONCEALED FASTENERS AND CONCEALED TAMPERPROOF SCREWS.

13.3. COMPONENTS

13.3.1. TOILET TISSUE DISPENSER (TTD): DOUBLE ROLL TYPE 320 MM / 12 5/8" LONG X 83 MM / 83 1/8" HIGH X 113 MM (4 1/4" DEEP, SURFACE MOUNTED, CHROME PLATED STEEL FRAME, CAPACITY OF 500 DOUBLE PLY ROLL, ROLL UNDER SPRING TENSION FOR CONTROLLED DELIVERY.

13.3.1.1. ACCEPTABLE PRODUCT (DOUBLE ROLL): 'CODE 150' BY FROST.

13.3.2. SURFACE MOUNTED HAND DRYER, 22-GAUGE GALVANIZED STEEL WITH EXPOSED SURFACE TYPE-304 STAINLESS STEEL WITH #4 SATIN FINISH VERTICAL GRAIN (B-7128). COVER EQUIPPED WITH UNIQUELY DESIGNED DUAL AIR OUTLETS. AIR-INLET IS EQUIPPED WITH VANDAL-RESISTANT GRILLE. ELECTRONIC CONTROL - INFRARED SENSOR:

13.3.2.1. ACCEPTABLE PRODUCT: MODEL B-7128 QUIET SERIES, TRIM DRY ADA DRYER, BY BOBRICK WASHROOM EQUIPMENT.

13.3.2.1.1. VOLTAGE AND AMPERAGE TO MATCH EXISTING.

13.3.3. WALL MOUNTED/MIRROR MOUNTED FOAM DISPENSER, AISI 304 STAINLESS STEEL HOUSING WITH SATIN FINISH; STAINLESS STEEL OPERATING LEVER; METAL LOCK AND KEY; SOAP LEVEL INDICATOR, INTERCHANGEABLE PLASTIC CONTAINERS WITH PLASTIC PUMPS.

13.3.3.1. ACCEPTABLE PRODUCT: MODEL B-26627 TRIMLINE SERIES, BY BOBRICK WASHROOM EQUIPMENT.

13.3.4. SANITARY NAPKIN DISPOSAL BIN (SND): SURFACE MOUNTED, 203MM / 8" WIDE X 336MM 13 1/4" HIGH X 114MM 4 1/2" DEEP, STAINLESS STEEL, TYPE 304 NO.4 BRUSHED FINISH:

13.3.4.1. ACCEPTABLE PRODUCT: 'CODE 622' BY FROST.

13.3.5. ROBE HOOK (RH): STAINLESS STEEL , DOUBLE ROBE HOOK.

13.3.5.1. ACCEPTABLE PRODUCT: 'CODE 11398' BY FROST.

13.3.6. FIXED MIRROR: ONE PIECE STAINLESS STEEL CHANNEL FRAME WITH MITERED CORNERS, BRIGHT ANNEAL FINISH, VANDAL RESISTANT, CONCEALED FASTENING, 4 MM GLASS WITH SHOCK RESISTANT FULL

13.3.6.1. (MIR 1): 610mm X 915mm

13.3.6.2. (MIR 2): 3460mm X 915mm

13.4. SCHEDULE

13.4.1. LOCATE ACCESSORIES WHERE INDICATED ON DRAWINGS. EXACT LOCATIONS DETERMINED BY CONSULTANT.

13.4.2. PROVIDE UNITS AS SHOWN ON DRAWINGS AND IN THE FOLLOWING MINIMUM QUANTITIES.

13.4.2.1. TOILET TISSUE DISPENSERS: TEN (10) .

13.4.2.2. ELECTRIC HAND DRYER: TWO (2).

13.4.2.3. SOAP DISPENSERS: FIVE (5).

13.4.2.4. FEMININE NAPKIN DISPOSAL BIN: SIX (6).

13.4.2.5. UNIT MIRRORS: THREE (3).

13.4.2.6. ROBE HOOKS: TEN (10). ALL WASHROOM PARTITION DOORS.

13.4.2.7. OTHER ACCESSORIES WHERE INDICATED AND ON DRAWINGS.

14. SPRAYED INSULATION - POLYURETHANE FOAM:

14.1. SPRAY POLYURETHANE TO CANULC-S705.1, WATER VAPOUR PERMEANCE OF 41 NGPA-S-SQ M (0.70 PERMS) TO ASTM E98, FLAME SPREAD CLASSIFICATION WITH FLAME SPREAD < 500 TO CANULC S102, THICKNESS AS INDICATED.

14.1.1. LONG TERM THERMAL RESISTANCE (LTTR): CONFORM TO THE FOLLOWING WHEN TESTED TO CANULC S770.

14.1.1.1. RSI 1.16 / 25.4 MM / R6.6 / INCH .

14.1.1.2. ACCEPTABLE MATERIAL: 'WALLTITE ECO V2' BY BASF CANADA, OR 'POLAR FOAM 7300' BY POLYURETHANE FOAM SYSTEMS INC. OR 'FOAMULSULATE-ECO' BY PREMIUM SPRAY PRODUCTS CANADA - HESTERMAN TECHNICAL SERVICES INC., OR APPROVED ALTERNATE.

14.2. PRIMERS: IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR SURFACE CONDITIONS.

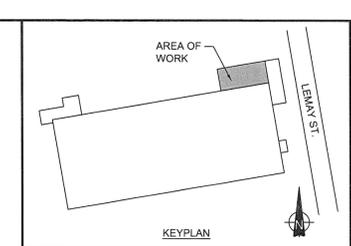
14.3. MANUFACTURER'S INSTRUCTIONS:

14.3.1. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS OR SPECIFICATIONS, INCLUDING PRODUCT TECHNICAL BULLETINS, HANDLING, STORAGE AND INSTALLATION INSTRUCTIONS, AND DATA SHEETS.

14. APPLICATION:

1. APPLY INSULATION TO CLEAN SURFACES IN ACCORDANCE WITH CANULC-S705.2 AND MANUFACTURER'S PRINTED INSTRUCTIONS.

14. SOLID SURFACE



1	ISSUED FOR TENDER	24/07/17
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VERIFY SHEET SIZE AND SCALES: BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 0 25mm

CLIENT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION

418 LEMAY ST. CLARENCE CREEK, ON

DRAWING:

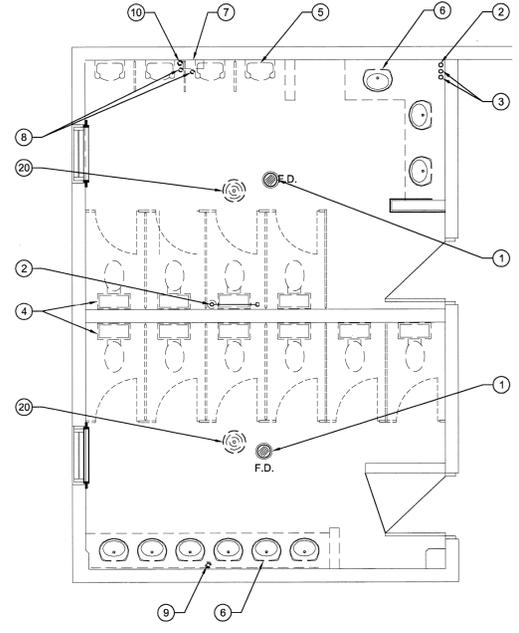
ARCHITECTURAL SPECIFICATIONS 2 OF 2

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DRAWN: TW	
CHECKED: PD/SR	
JLR # 27003-07	

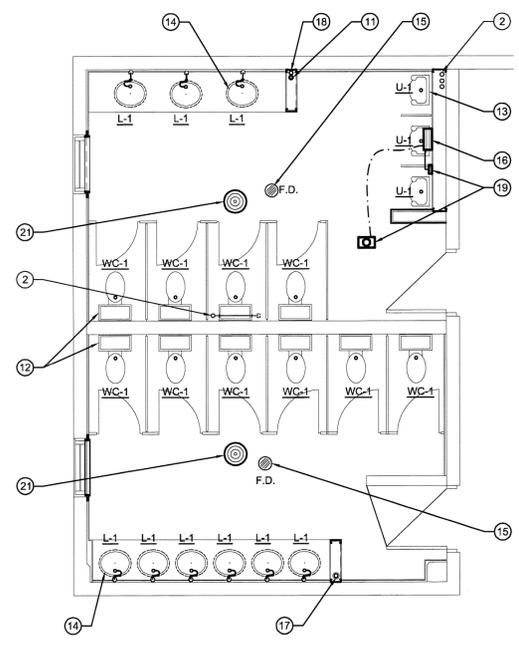
A04

File Location: R:\27000\27003-07 - Clarence Arena - Washroom Reno\LR DWG\Arch\A03 SPECIFICATIONS.dwg

PLOT DATE: April 21, 2017 3:18:55 PM



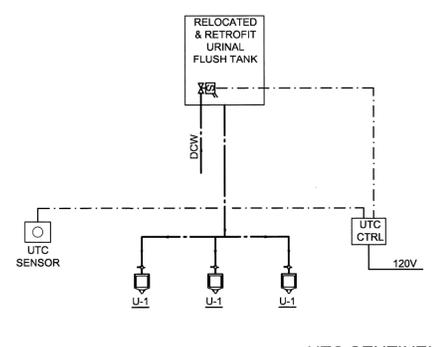
1 PLUMBING- EXISTING AND DEMOLITION
M01
SCALE: 1:50



2 PLUMBING- EXISTING AND NEW WORK
M01
SCALE: 1:50

DRAWING NOTES:

- 1 EXISTING FLOOR DRAIN TO BE MODIFIED. REFER TO DRAWING NOTE 15 ON NEW WORK PLAN.
- 2 EXISTING SANITARY STACK TO REMAIN.
- 3 EXISTING DOMESTIC COLD WATER BELOW COUNTER TO BE RE-ROUTED TO SUIT NEW WASHROOM LAYOUT. EXTEND EXISTING DOMESTIC HOT WATER AND RE-ROUTE PIPE IN CEILING SPACE AND DOWN TO NEW PLUMBING CHASE LOCATION. REFER TO NEW WORK PLAN.
- 4 REMOVE AND DEMOLISH EXISTING WATER CLOSETS, DISCONNECT AND TEMPORARILY CAP EXISTING PIPING (SANITARY, VENT, AND DOMESTIC COLD WATER) FOR RECONNECTION. REFER TO DRAWING NOTE 12 ON NEW WORK PLAN.
- 5 REMOVE AND DEMOLISH EXISTING URINALS. DISCONNECT, CUT BACK EXISTING PIPING (SANITARY, VENT, DOMESTIC HOT AND COLD WATER) AS REQUIRED AND TEMPORARILY CAP PIPE FOR RECONNECTION. REFER TO NEW WORK PLAN.
- 6 REMOVE AND DEMOLISH EXISTING LAVATORIES. DISCONNECT, CUT BACK EXISTING PIPING (SANITARY, VENT, DOMESTIC HOT AND COLD WATER) AS REQUIRED AND TEMPORARILY CAP PIPE FOR RECONNECTION OF NEW PLUMBING FIXTURES. REFER TO NEW WORK PLAN.
- 7 RELOCATE AND MODIFY EXISTING URINAL FLUSH TANK FOR RE-USE. REFER TO DRAWING NOTE 16.
- 8 MODIFY AND CAP EXISTING COLD WATER PIPING (INLET AND OUTLET) SERVING EXISTING URINAL FLUSH TANK TO SUIT NEW WASHROOM LAYOUT FOR RECONNECTION. REFER TO NEW WORK PLAN.
- 9 CUT BACK EXISTING SANITARY PIPING SERVING LAVATORIES IN FEMALE WASHROOM AND RE-ROUTE PIPE FOR VENT CONNECTION IN THE CEILING SPACE AND DOWN TO NEW PLUMBING CHASE LOCATION. TEMPORARY CAP PIPE FOR RECONNECTION. REFER TO NEW WORK PLAN.
- 10 CUT BACK EXISTING SANITARY PIPING SERVING URINALS IN MALE WASHROOM AND RE-ROUTE PIPE FOR VENT CONNECTION IN THE CEILING SPACE AND DOWN TO NEW PLUMBING CHASE LOCATION. TEMPORARY CAP PIPE FOR RECONNECTION. REFER TO NEW WORK PLAN.
- 11 NEW LOCATION OF DOMESTIC HOT WATER, SERVING NEW LAVATORIES IN MALE WASHROOM.
- 12 PROVIDE NEW WATER CLOSET WC-1 AND RECONNECT TO EXISTING SANITARY, VENT, AND DOMESTIC COLD WATER. TYPICAL.
- 13 PROVIDE NEW URINAL U-1 AND RECONNECT TO EXISTING NEAREST SANITARY, VENT, AND DOMESTIC COLD WATER. TYPICAL.
- 14 PROVIDE NEW LAVATORY L-1, ELECTRONIC HAND WASHING FAUCET AND ACCESSORIES. RECONNECT NEW LAVATORY TO RELOCATED SANITARY, VENT, AND DOMESTIC HOT AND COLD WATER. TYPICAL.
- 15 REPLACE EXISTING FLOOR DRAIN'S STRAINER WITH NEW 150mm (6") SQUARE STAINLESS STEEL STRAINER TO SUIT NEW FLOOR FINISH.
- 16 RE-INSTALL EXISTING URINAL FLUSH TANK AT NEW LOCATION. RETROFIT TANK WITH NEW UTC SENTINEL PROGRAMMABLE URINAL WATER FLUSHING UNIT.
- 17 NEW LOCATION OF SANITARY VENT, SERVING NEW LAVATORIES IN FEMALE WASHROOM.
- 18 NEW LOCATION OF SANITARY VENT, SERVING NEW LAVATORIES IN MALE WASHROOM.
- 19 PROVIDE A CEILING MOUNTED HIGH QUALITY PASSIVE INFRARED UTC MOTION SENSOR AND UTC CONTROLLER.
- 20 REMOVE EXISTING DIFFUSER AND REPLACE WITH NEW. REFER TO DRAWING NOTE 21 ON NEW WORK PLAN.
- 21 PROVIDE NEW ROUND CONE DIFFUSER AND CONNECT TO EXISTING DUCT WORK.

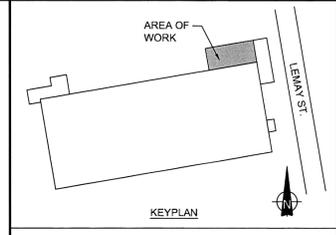


3 UTC SENTINEL URINAL RETROFIT SCHEMATIC
M01
SCALE: NTS

MECHANICAL SPECIFICATIONS:

1. **DOCUMENTS**
 - 1 THESE DOCUMENTS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS OF THE ARCHITECTURAL DOCUMENTS ARE FULLY BINDING TO THE MECHANICAL CONTRACT.
 - 2 REFER TO OTHER DIVISIONS TO ENSURE FULL COORDINATION.
 - 3 "PROVIDE" IN THIS DIVISION MEANS TO "SUPPLY AND INSTALL."
2. **COMMISSIONING**
 - 1 PLAN, ORGANIZE AND IMPLEMENT THE COMMISSIONING PROCESS FOR MECHANICAL SYSTEMS AND EQUIPMENT. SUPPLY COMPLETE INSTRUCTIONS AND INFORMATION RELATING TO THE OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS. DELIVER A SYSTEM WHICH PERFORMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.
3. **MECHANICAL SYSTEM SUPPORT, ANCHORAGE AND SEISMIC RESTRAINT**
 - 1 PROVIDE SUPPORT, ANCHORAGE AND RESTRAINT OF MECHANICAL DISTRIBUTION SYSTEMS AND EQUIPMENT. DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE; ASHRAE APPLICATIONS; SEISMIC RESTRAINT DESIGN; SMACNA DUCT CONSTRUCTION STANDARDS; AND ANS/IN-PA 13 INSTALLATION OF SPRINKLER SYSTEMS.
 - 2 COORDINATE MECHANICAL SYSTEM SUPPORT, ANCHORAGE AND RESTRAINT SYSTEM WITH THE REQUIREMENTS AND CONSTRAINTS OF THE STRUCTURE, VIBRATION ISOLATION SYSTEMS AND THE SUPPORT, ANCHORAGE AND RESTRAINT SYSTEMS FOR ELECTRICAL AND ARCHITECTURAL COMPONENTS OF THE BUILDING.
 - 3 SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY CONTRACTOR'S STRUCTURAL ENGINEER OR BE ACCOMPANIED BY A SIGNED LETTER INDICATING THEIR REVIEW AND ACCEPTANCE OF THE SEISMIC DESIGN.
4. **PROJECT SCHEDULE**
 - 1 PHASE WORK IN ACCORDANCE WITH DIVISION 1. PROVIDE CONSULTANT WITH MATERIAL DELIVERY SCHEDULE WITHIN ONE (1) WEEK OF EXECUTING THE AGREEMENT.
5. **DRAWINGS AND MEASUREMENTS**
 - 1 DRAWINGS DO NOT INDICATE EXACT ARCHITECTURAL, STRUCTURAL OR ELECTRICAL FEATURES. EXAMINE DRAWINGS PRIOR TO LAYING OUT, FABRICATING AND INSTALLING WORK TO ENSURE NO INTERFERENCE EXISTS. REPORT CONFLICT WITH WORK TO CONSULTANT BEFORE PROCEEDING.
 - 2 DRAWINGS SHOW GENERAL DESIGN AND ARRANGEMENT OF MECHANICAL SYSTEM INSTALLATION AND ARE DIAGRAMMATIC IN SOME DETAILS. COORDINATE WITH ALL TRADES FOR COMPLETE OPERATIONAL SYSTEM.
 - 3 DO NOT SCALE DRAWINGS TO ORDER MATERIAL. TAKE FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND MAKE MATERIAL CONFORM TO SITE CONDITIONS.
6. **EXAMINATION**
 - 1 THIS PROJECT INVOLVES RENOVATIONS TO AN EXISTING BUILDING. EXAMINE THE SITE AND MAKE ALLOWANCE FOR ALL LOCAL CONDITIONS AFFECTING WORK UNDER THIS CONTRACT PRIOR TO SUBMITTING FINAL PRICE.
7. **PERMITS AND FEES**
 - 1 GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ALL FEES IN ORDER THAT THE WORK SPECIFIED HEREIN MAY BE COMPLETED.
8. **CODES AND BY-LAWS**
 - 1 COMPLY WITH ALL CODES AND BY-LAWS RELATING TO INSTALLATION AND EQUIPMENT. PROVIDE CERTIFICATES TO VERIFY THAT THE WORK INSTALLED CONFORMS TO THE LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
9. **SHOP DRAWINGS**
 - 1 PRIOR TO MANUFACTURE, SUBMIT SIX (6) COPIES OF SHOP DRAWINGS OF SPECIFIED EQUIPMENT FOR REVIEW. DRAWINGS WILL BE REVIEWED FOR SPECIFICATION COMPLIANCE AND ARE TO BE REVISED AS OFTEN AS NECESSARY TO SATISFACTION OF CONSULTANT.
10. **INTERRUPTION OF EXISTING SERVICES**
 - 1 ARRANGE SCHEDULE AND PERFORM WORK WITH MINIMUM DISTURBANCE TO EXISTING FACILITIES AND SERVICES. NOTIFY CONSULTANT IN WRITING AT LEAST 48 HOURS IN ADVANCE OF PLANNED INTERRUPTION TO EXISTING SERVICE.
11. **REMOVAL AND REUSE OF EXISTING SERVICES**
 - 1 PRESENT EXISTING MATERIAL AND EQUIPMENT REMOVED FROM WORK BUT NOT IDENTIFIED FOR REUSE ON SITE TO OWNER/OTHERS. WHERE DEEMED UNSUITABLE, REMOVE FROM SITE.
12. **PROTECTION OF WORK**
 - 1 PROTECT ALL FINISHED AND UNFINISHED WORK FROM DAMAGE. REPAIR DAMAGE CAUSED TO SURFACES OF BUILDING WITHOUT COST TO OWNER AND TO SATISFACTION OF OWNER.
 - 2 BE RESPONSIBLE FOR CONDITION OF ALL MATERIALS AND EQUIPMENT SUPPLIED AND/OR INSTALLED. PROVIDE PROTECTION PRIOR TO, DURING AND AFTER INSTALLATION UNTIL TAKEOVER BY OWNER.
13. **CLEANING**
 - 1 DURING COURSE OF CONSTRUCTION AND UPON COMPLETION, REMOVE FROM PROJECT SITE ALL RUBBISH AND WASTE RESULTING FROM THIS WORK TO COMPLETE SATISFACTION OF OWNER.
14. **CUTTING AND PATCHING**
 - 1 ALL CUTTING AND PATCHING REQUIRED TO PERFORM WORK TO BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR TO IDENTIFY LOCATIONS FOR ALL OPENINGS FOR PIPES, DUCTS, ETC., AND PROVIDE SLEEVES REQUIRED TO EXECUTE THE MECHANICAL INSTALLATION.
15. **TESTS**
 - 1 GIVE WRITTEN NOTICE 48 HOURS IN ADVANCE OF SCHEDULED TEST DATES. BEAR ALL COSTS IN CONNECTION WITH EQUIPMENT AND SYSTEM TESTS. ALL TESTS TO BE PERFORMED TO SATISFACTION OF CONSULTANT BEFORE BACKFILLING OR FURRING.
 - 2 PIPING PRESSURE TESTS: FILL SYSTEMS REQUIRING PRESSURE TEST WITH POTABLE WATER OR APPROPRIATE GAS AND TEST AT 1-1/2 TIMES SYSTEM OPERATING PRESSURE. MAINTAIN TEST PRESSURE WITHOUT LOSS FOR FOUR (4) HOURS. REPAIR LEAKS AND DEFECTS. RETEST UNTIL ACCEPTED.
 - 3 FLUSHING AND CLEANING: AFTER PRESSURE TESTS ARE COMPLETED AND ACCEPTED, PRIOR TO START-UP AND PLACING INTO OPERATION, FLUSH AND CLEAN OUT PIPING SYSTEMS.
16. **OPERATIONAL TESTS**
 - 1 PERFORM SYSTEMATIC CHECK, TEST COMPONENTS IN ALL SYSTEMS. ENSURE THAT EACH SYSTEM FUNCTIONS CORRECTLY BEFORE COMMENCING BALANCING WORK. PROVIDE ALL PRIMARY ELEMENTS, TEST WELLS, BALANCING DAMPERS, BALANCING VALVES AND OTHER DEVICES WHICH ARE REQUIRED FOR TESTING AND BALANCING.
 - 2 RECORD ALL CHECKS AND TESTS. MANUFACTURER OR SUPPLIER OF COMPONENT TESTED TO SIGN FORM INDICATING THAT INSTALLATION IS IN ACCORDANCE WITH THEIR REQUIREMENTS. COUNTERSIGN AS CONTRACTOR.
17. **TEMPORARY AND TRIAL USE**
 - 1 OBTAIN WRITTEN PERMISSION FROM OWNER TO USE AND TEST PERMANENT EQUIPMENT AND SYSTEMS PRIOR TO SUBSTANTIAL PERFORMANCE.

2. **PROVIDE LABOUR, MATERIAL AND INSTRUMENTS REQUIRED FOR TESTING. RECTIFY INCOMPLETE WORK IMMEDIATELY TO SATISFACTION OF OWNER. CLEAN AND RENEW EQUIPMENT AND SYSTEM TESTED PRIOR TO ACCEPTANCE.**
16. **BALANCING**
 - 1 BALANCING TO BE PERFORMED BY A CERTIFIED BALANCING COMPANY.
 - 2 BALANCE AND ADJUST ALL AIR HANDLING SYSTEMS, EQUIPMENT, DUCTWORK, DIFFUSERS, REGISTERS, ETC., TO OBTAIN AIR QUANTITIES INDICATED. ADJUST FAN SPEEDS AS REQUIRED TO ACHIEVE BALANCE. INCLUDING PROVISION OF REPLACEMENT SHEAVES AND BELTS, AS REQUIRED. BALANCE AND ADJUST ALL WATER SYSTEMS TO WATER FLOWS INDICATED.
 - 3 COMPILE DATA FOR ALL TESTING AND BALANCING AND SUBMIT TWO (2) COMPLETE REPORTS TO CONSULTANT.
19. **AS-CONSTRUCTED DRAWINGS**
 - 1 AFTER AWARD OF CONTRACT, CONSULTANT WILL PROVIDE CONTRACTOR WITH A SET OF DRAWINGS FOR PURPOSE OF MAINTAINING AS-CONSTRUCTED DRAWINGS. ACCURATELY AND NEATLY RECORD DEVIATIONS FROM CONTRACT DOCUMENTS WHICH ARE THE RESULT OF SITE CONDITIONS AND CHANGE ORDERS. RECORD CHANGES IN SAME SCALE AND QUALITY OF ORIGINAL DRAWINGS. IDENTIFY ALL REVISIONS MADE TO CONTRACT DRAWINGS AND REFERENCE FABRICATION DRAWINGS INCLUDED.
 - 2 ON COMPLETION OF WORK AND PRIOR TO FINAL INSPECTION, SUBMIT DOCUMENTS TO OWNER.
20. **OPERATING AND MAINTENANCE MANUALS**
 - 1 FURNISH OWNER WITH THREE (3) COPIES OF SERVICE, MAINTENANCE, SPARE PARTS AND OPERATING INSTRUCTIONS. SHOP DRAWINGS AND BULLETINS FOR ALL ITEMS INSTALLED. SUBMIT BALANCING REPORT. SUBMIT IN LOOSE-LEAF BINDERS. PROVIDE BINDERS WITH PROPER INDEX AND LIST OF MANUFACTURER'S SERVICE REPRESENTATIVES, INCLUDING ADDRESSES AND TELEPHONE NUMBERS. PROVIDE STEP-BY-STEP SEQUENCE OF OPERATION DESCRIPTION FOR AUTOMATIC CONTROL SYSTEM.
21. **INSTRUCTION OF OPERATING STAFF**
 - 1 PROVIDE TRAINED PERSONNEL TO INSTRUCT OPERATING STAFF IN MAINTENANCE, ADJUSTMENT AND OPERATION OF MECHANICAL EQUIPMENT. PROVIDE INSTRUCTION DURING REGULAR WORK HOURS PRIOR TO ACCEPTANCE AND TURNOVER TO OPERATING STAFF. USE OPERATING AND MAINTENANCE MANUAL AND UPDATED AS-CONSTRUCTED DRAWINGS FOR INSTRUCTION PURPOSES.
22. **WARRANTY**
 - 1 FURNISH OWNER WITH WRITTEN WARRANTY FOR SATISFACTORY OPERATION OF ALL WORK INSTALLED UNDER THIS CONTRACT. REPLACE ANY PART WHICH MAY FAIL OR PROVE DEFECTIVE AFTER SUBSTANTIAL PERFORMANCE. PROVIDE SUCH FAILURE IS NOT DUE TO IMPROPER USAGE OR ORDINARY WEAR AND TEAR. WARRANTY WORK TO BE PROVIDED BY AUTHORIZED REPRESENTATIVE OF MANUFACTURER.
 - 2 PROVIDE TWELVE (12) MONTH MANUFACTURER EQUIPMENT WARRANTY, INCLUDING COMPONENT AND EQUIPMENT REPLACEMENT AND LABOUR TO EXECUTE WARRANTY WORK. WARRANTY WORK TO BE PERFORMED BY MANUFACTURER'S FORCES.
23. **INSULATION**
 - 1 HOT PIPING: RIGID GLASS FIBRE, PREFORMED SECTIONAL, 88 Kg/M³, 316°C, 0.035 W/m²°C @ 24°C. THICKNESS: 25 mm.
 - 2 COLD PIPING: RIGID GLASS FIBRE, PREFORMED SECTIONAL, 88 Kg/M³, 316°C, 0.035 W/m²°C @ 24°C. WITH FACTORY APPLIED RFRK VAPOUR BARRIER JACKET. THICKNESS: 25 mm.
24. **PLUMBING**
 - 1 MATERIALS AND INSTALLATION TO COMPLY WITH ONTARIO BUILDING CODE PART 7.
 - 2 CONNECTIONS BETWEEN DISSIMILAR METALS TO BE BY MEANS OF DIELECTRIC COUPLINGS.
 - 3 DOMESTIC HOT AND COLD WATER PIPING TO BE TYPE 'L' STANDARD STREAMLINED COPPER PIPE WITH CAST BRASS SOLDER FITTINGS. SOLDER TO BE 95/5.
 - 4 SANITARY DRAINAGE PIPING TO BE DWV COPPER PIPE WITH WROUGHT COPPER OR CAST BRASS JOINTS. SOLDER TO BE 50/50.
 - 5 VALVES:
 - 1 ALL VALVES TO BE FROM ONE MANUFACTURER AND BE CLASS 880/1380 KPa.
 - 2 GATE VALVES TO BE BRONZE, SOLDER END, NON-RISING STEM: CRANE 1701S; KITZ 41; TOYO 281.
 - 3 GLOBE VALVES TO BE BRONZE, SOLDER END: CRANE 1310; KITZ 10; TOYO 222.
 - 4 BALL VALVES TO BE BRONZE/BRASS, TWO PIECE BODY, CHROME PLATED BALL, PTFE SEAT AND LEVER ACTUATOR WITH MEMORY STOP: CRANE F9202; KITZ 23; TOYO 237.
 - 5 CHECK VALVES TO BE Y-PATTERN, BRONZE SWING TYPE: CRANE 1342; KITZ 23; TOYO 237.
 - 6 FIXTURES:
 - 1 WC-1: WATER CLOSET, FLOOR MOUNTED TANK TYPE: SIPHON JET, CLOSE-COUPLED, ELONGATED BOWL, VITREOUS CHINA, INSULATED TANK, WHITE. SEAT TO BE OPEN FRONT MOLDED, WITH COVER, WHITE. SPECIFIED PRODUCTS: AMERICAN STANDARD 215AA.104.020 BOWL AND TANK, CENTOCO 820STS.001 SEAT.
 - 2 L-1: LAVATORY, UNDER-MOUNT TYPE, ELECTRONIC HAND WASHING FAUCET: VITREOUS CHINA, SELF RIMMING, FRONT OVERFLOW, REAR OUTLET, 100 mm CENTRE SUPPLIES, WITH POP-UP DRAIN AND AERATOR. TRIM TO BE ELECTRONIC PROXIMITY SENSOR TYPE. PROVIDE WATERPROOF, IMPACT RESISTANT STAINLESS STEEL SHEATHED SENSOR, MODULAR PLUG TYPE SOLENOID CONNECTIONS AND 24 VAC SLOW CLOSING SOLENOIDS RATED FOR 860 KPa @ 85°C. SPECIFIED PRODUCTS: KOHLER K-2210, SLOAN OPTIMA ETF-600 TRIM AND EL-205 TRANSFORMER.
 - 3 U-1: URINAL: WALL HUNG, TANK TYPE FLUSH, GRAVITY FLOW, VITREOUS CHINA CONSTRUCTION, SIPHON JET FLUSH ACTION, FLUSH RIM STYLE, INTEGRAL P-TRAP. SPECIFIED PRODUCT: AMERICAN STANDARDS ALL BROOK FLOWISE.
 - 4 WALL MOUNTED URINAL SUPPORT SYSTEM: URINAL CARRIER FLOOR MOUNTED TUBULAR WITH HEAVY GAUGE STEEL CONSTRUCTION CONICAL CARRIER TO MATCH URINAL. SUPPLIED AND PIPING CONNECTIONS, ADJUSTABLE HEIGHT, GASKET FACE WITH EXTENSIONS AND BOLT CONNECTIONS SUITABLE FOR WALL DEPTH. SPECIFIED PRODUCT: WATTS CA-321.
 - 5 FLOOR DRAIN STRAINER: 150mm (6") SQUARE STAINLESS STEEL. SPECIFIED PRODUCT: WATTS 4S0SS.
 - 6 UTC SENTINEL: FOR URINAL TANK RETROFIT. SPECIFIED PRODUCT: WATER MATRIX - UTC SENTINEL.
25. **GRILLES AND DIFFUSERS**
 - 1 PROVIDE DIFFUSERS COMPLETE WITH ACCESSORIES, AS INDICATED ON DRAWINGS. POSITIONS INDICATED ARE APPROXIMATE ONLY. MECHANICAL CONTRACTOR TO VERIFY LOCATION OF ALL OUTLETS AND MAKE SUCH ADJUSTMENTS AS NECESSARY TO CONFORM WITH ARCHITECTURAL FEATURES.
 - 2 TYPE 'A': ROUND CONE DIFFUSER, SIZE TO MATCH EXISTING. SPECIFIED PRODUCT: E.H. PRICE, RCD SERIES

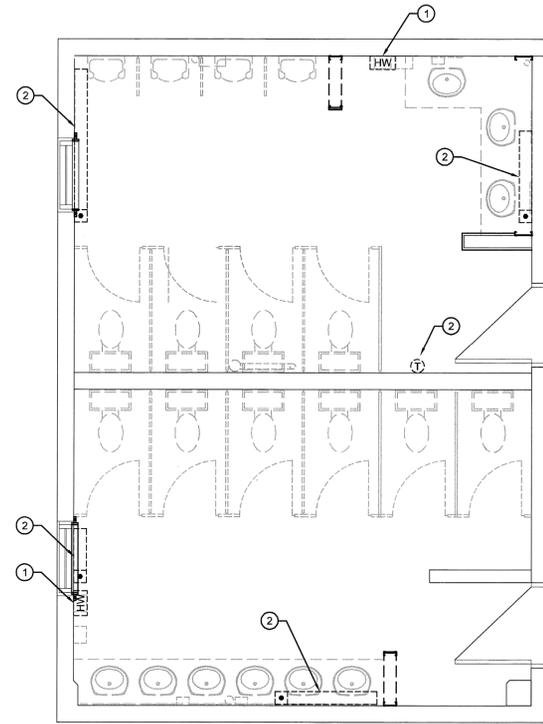


GENERAL NOTES:

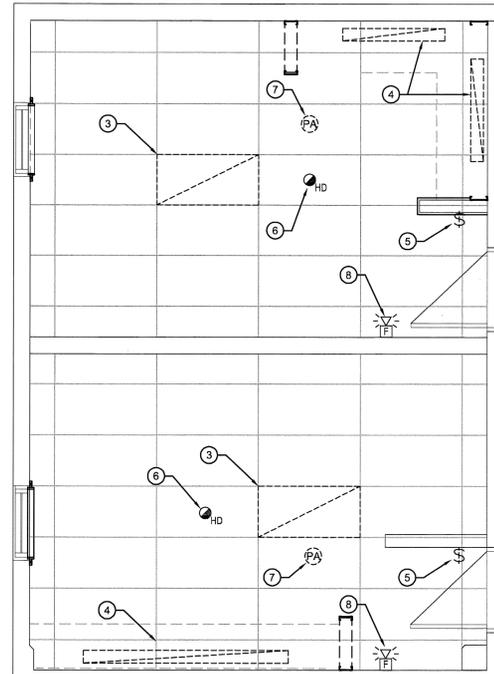
1. PROVIDE ISOLATION VALVES AT TAKE-OFFS FROM MAINS, BRANCHES AND AT EACH FIXTURE.
2. INSTALL ALL PLUMBING IN ACCORDANCE WITH THE REQUIREMENTS OF O.B.C. PART 7.
3. PLUMBING PIPING NOT SHOWN. REFER TO PLUMBING FIXTURE SCHEDULE FOR PIPE SIZE. PROVIDE SANITARY VENT PIPING AS REQUIRED TO MEET O.B.C.
4. UNLESS OTHERWISE INDICATED, SLOPE ALL SANITARY DRAINAGE PIPING 1% MINIMUM.

A		ISSUED FOR TENDER	24/04/2017
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 J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS www.jlrichards.ca			
CONSULTANT:			
PROFESSIONAL STAMP		PROJECT NORTH	
PROJECT:			
CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION 418 LEMAY ST. CLARENCE CREEK, ON			
DRAWING:			
MECHANICAL SPECIFICATIONS, PLUMBING AND HVAC DEMO AND NEW WORK			
DESIGN: MN		DRAWING #:	
DRAWN: MN		M01	
CHECKED: JE			
JLR # 27003-07			

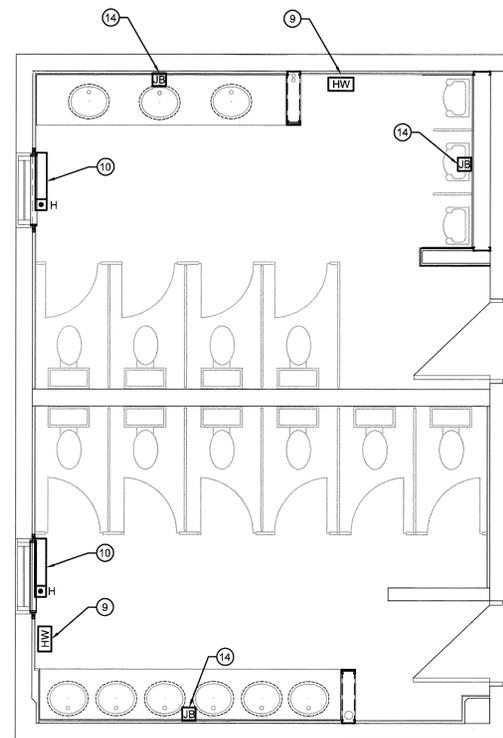
PLUMBING FIXTURE SCHEDULE										
I.D.	DESCRIPTION	MANUF./MODEL	CONNECTION SIZE				ACCESSORIES			COMMENTS
			SAN NPS	VENT NPS	DWV NPS	DHW NPS	TRAP	TRIM	MISC.	
WC-1	WATER CLOSET, FLUSH TANK, FLOOR MOUNTED	AMERICAN STANDARDS	3	1 1/2	1	-	INTEGRAL			
UR-1	WALL HUNG URINAL, FLUSH TANK	AMERICAN STANDARD/	2	1 1/4	1/2	-	INTEGRAL			
L-1	UNDER-MOUNT BASIN	KOHLER	1 1/4	1 1/4	1/2	1/2	P-TRAP	-	SENSOR ACTIVATED ELECTRONIC HAND WASHING FAUCET	



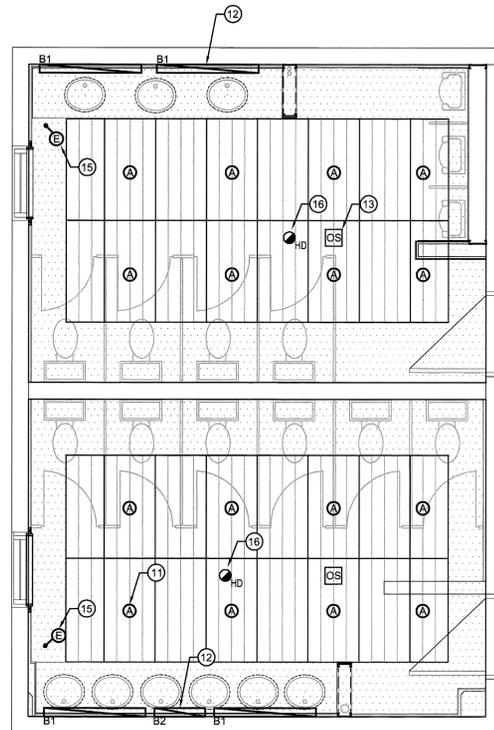
1 POWER - DEMOLITION PLAN
E01 SCALE: AS INDICATED



2 LIGHTING & FIRE ALARM - DEMOLITION PLAN
E01 SCALE: AS INDICATED



3 POWER - NEW WORK PLAN
E01 SCALE: AS INDICATED



4 LIGHTING & FIRE ALARM - NEW WORK PLAN
E01 SCALE: AS INDICATED

LIGHTING	
X	CEILING MOUNTED STRIP LIGHT TYPE AS INDICATED
A	T-BAR MOUNTED DOWNLIGHT FIXTURE TYPE AS INDICATED
E	CEILING MOUNTED EMERGENCY FIXTURE TYPE AS INDICATED
[Symbol]	CEILING MOUNTED 2x4 FLUORESCENT FIXTURE
OS	CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR
\$	LIGHT SWITCH

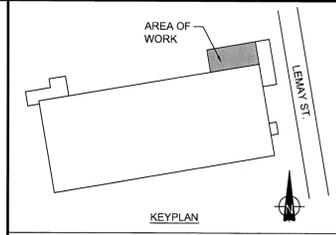
POWER	
JB	JUNCTION BOX
HW	HARDWIRED CONNECTION TO MECHANICAL EQUIPMENT
[Symbol]	WALL MOUNTED ELECTRIC HEATER. REFER TO HEATER SCHEDULE

FIRE ALARM	
[Symbol]	WALL MOUNTED HORN AND STROBE
HD	FIRE ALARM HEAT DETECTOR
PA	PUBLIC ADDRESS SPEAKER

LINE TYPE	
[Solid Line]	EXISTING TO REMAIN
[Dashed Line]	EXISTING TO BE REMOVED AND/OR RELOCATED
[Dotted Line]	NEW OR RELOCATED

LUMINAIRE SCHEDULE	
TYPE:	DESCRIPTION:
"A"	102mm RECESSED LED DOWNLIGHT, 1500 LUMENS, 3500K, 80 CRI MIN., WIDE DISTRIBUTION, WHITE FINISH, 120V, 60HZ, 0-10V DIMMING EATON PORTFOLIO : LD4B 15 D010 E4B 1020 80 35 4LB W 0 MW H.E.WILLIAMS : L45 L15C 8 35 WHM DIM 120 PRE-APPROVED EQUAL
"B1"	1220mm SURFACE MOUNTED NARROW LED STRIP LIGHT FOR VALANCE LIGHTING, 120V, 60HZ, 5000 LUMENS, 3500K, 80 CRI MIN., 0-10V DIMMING EATON METALUX : 4SNLED LD4 48SL UNV L835 CD 1 U H.E.WILLIAMS : 75 4 L50/835 DIM UNV PRE-APPROVED EQUAL
"B2"	610mm SURFACE MOUNTED NARROW LED STRIP LIGHT FOR VALANCE LIGHTING, 120V, 60HZ, 2000 LUMENS, 3500K, 80 CRI MIN., 0-10V DIMMING EATON METALUX : 2 SNLED LD4 20SL UNV L835 CD 1 H.E.WILLIAMS : 75 2 L20/835 DIM UNV PRE-APPROVED EQUAL

ELECTRIC HEATER SCHEDULE	
TYPE:	DESCRIPTION:
"H"	WALL MOUNTED, WHITE, 208V, 10, 2000W, SLOPED CONVEXOR HEATER CW LOCKABLE AND TAMPERPROOF INTEGRAL THERMOSTAT. OUELLET MODEL # OLI2008BL OR PRE-APPROVED EQUAL.



GENERAL NOTES:
A. EXISTING ELECTRICAL SYSTEM SHOWN IS DIAGRAMMATIC AND MAY NOT REPRESENT "AS-BUILT" CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE, PRIOR TO ISSUE TENDER BID, THE EXTENT AND CONFIGURATION OF EXISTING ELECTRICAL SYSTEM AND ALLOW FOR ADDITIONAL REMOVAL/RELOCATION AS REQUIRED ON SITE TO MEET THE INTENT OF THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR IN COMPLETING A THOROUGH REVIEW OF THE SITE PRIOR TO SUBMITTING TENDER BID.

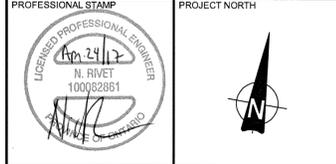
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SCALE: AS INDICATED

CLIENT:
CONSULTANT:



CONSULTANT:



PROJECT:
CLARENCE CREEK SECOND FLOOR WASHROOM RENOVATION
418 LEMAY ST. CLARENCE CREEK, ON

DRAWING:
ELECTRICAL WORK

DESIGN: CD
DRAWN: CD / JP
CHECKED: NR
J.L.R.#: 27003-07
DRAWING #: **E01**

DRAWING NOTES:

- DISCONNECT AND REMOVE EXISTING HAND DRYER. MODIFY EXISTING CONDUIT AND WIRING FOR CONNECTION TO NEW NEW HAND DRYER.
- DISCONNECT AND REMOVE EXISTING BASEBOARD HEATER CW THERMOSTAT, CONDUIT AND WIRING BACK TO SOURCE. IF CIRCUIT IS A DEDICATED SOURCE, PUT BREAKER IN OFF POSITION AND LABEL. SPARE CONDUIT IN CONCRETE WALL AND FLOOR SLAB TO BE ABANDONED. ENSURE FIRE RATING OF FLOOR SLAB IS MAINTAINED AFTER DEMOLITION/REMOVAL OF CONDUIT.
- DISCONNECT AND REMOVE EXISTING RECESSED FLUORESCENT FIXTURE. CONDUIT AND WIRING TO BE RETAINED AND MODIFIED AS REQUIRED TO SUIT NEW FIXTURES.
- DISCONNECT AND REMOVE EXISTING CEILING MOUNTED FLUORESCENT STRIP LIGHT. CONDUIT AND WIRING TO BE RETAINED AND MODIFIED AS REQUIRED TO SUIT NEW FIXTURES.
- DISCONNECT AND REMOVE EXISTING LIGHT SWITCH. MODIFY WIRING TO ACCOUNT FOR NEW LIGHTING CONTROL AND LAYOUT. PROVIDE BLANK STAINLESS STEEL COVER PLATE.
- EXISTING FIRE ALARM HEAT DETECTOR TO REMAIN. PROVIDE TEMPORARY SUPPORT DURING DEMOLITION AND INSTALLATION OF NEW CEILING GRID.
- EXISTING PUBLIC ADDRESS SPEAKER TO BE DISCONNECTED AND REMOVED CW ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE.
- EXISTING WALL MOUNTED FIRE ALARM HORN AND STROBE TO REMAIN.
- PROVIDE NEW HARDWIRED CONNECTION TO NEW HAND DRYER. RE-USE EXISTING CIRCUIT, EXTEND/MODIFY EXISTING CONDUIT AND WIRING AS REQUIRED. CONDUIT TO BE INSTALLED INSIDE WALL. SURFACE CONDUIT IS NOT ACCEPTABLE. COORDINATE INSTALLATION WITH ARCHITECTURAL.
- PROVIDE NEW SURFACE MOUNTED ELECTRIC HEATER CW NEW CONDUIT AND WIRING FED FROM NEW 15A, 2P BREAKER IN EXISTING PANEL "K" IN MAIN ELECTRICAL ROOM ON GROUND FLOOR. SCAN, CORE AND PROVIDE FIRE RATED SLEEVE AT CONDUIT OPENING TO RETAIN THE FIRE RATING. EXACT CONDUIT ROUTING TO BE CONFIRMED ON SITE WITH BUILDING OWNER PRIOR TO CORING. REFER TO ELECTRICAL HEATING SCHEDULE. BREAKER KA RATING TO MATCH PANEL RATING. REFER TO ARCHITECTURAL DRAWING FOR MOUNTING HEIGHT.
- PROVIDE NEW RECESSED IN T-BAR LED POT LIGHT FIXTURES. RE-USE EXISTING LIGHTING CIRCUIT, EXTEND/MODIFY CONDUIT AND WIRING AS REQUIRED. REFER TO LUMINAIRE SCHEDULE. (TYPICAL).
- PROVIDE NEW VALANCE STRIP LIGHT FIXTURE. RE-USE EXISTING CIRCUIT, EXTEND/MODIFY CONDUIT AND WIRING AS REQUIRED. REFER TO LIGHTING SCHEDULE. REFER TO ARCHITECTURAL DRAWINGS FOR VALANCE CONSTRUCTION DETAIL. (TYPICAL).
- PROVIDE NEW CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR TO CONTROL LIGHTING IN WASHROOM. MODIFY LIGHTING CIRCUIT AND EXTEND CONDUIT AND WIRING AS REQUIRED TO SUIT. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE TO PROVIDE AND INSTALL A COMPLETE AND FUNCTIONAL LIGHTING CONTROL SYSTEM. (TYPICAL).
- PROVIDE NEW JUNCTION BOX MOUNTED IN CEILING SPACE FOR CONNECTION TO NEW CONTROL TRANSFORMERS FOR MOTION CONTROLLED URINAL SENSORS AND NEW JUNCTION BOX UNDER COUNTER FOR CONNECTION TO CONTROL TRANSFORMER FOR ELECTRONIC FAUCET (LOW VOLTAGE EQUIPMENT AND TRANSFORMER PROVIDED AND INSTALLED BY MECHANICAL). PROVIDE NEW CONDUIT AND WIRING FED FROM NEW 15A, 1P BREAKER IN EXISTING PANEL "F" IN MAIN ELECTRICAL ROOM ON GROUND FLOOR. SCAN, CORE AND PROVIDE FIRE RATED SLEEVE AT CONDUIT OPENING TO RETAIN THE FIRE RATING. EXACT CONDUIT ROUTING TO BE CONFIRMED ON SITE WITH BUILDING OWNER PRIOR TO CORING. BREAKER KA RATING TO MATCH PANEL RATING.
- PROVIDE NEW SURFACE MOUNTED ON BULK-HEAD SINGLE HEAD EMERGENCY LIGHTING FIXTURE. PROVIDE NEW CONDUIT AND WIRING FED FROM NEAREST EMERGENCY CIRCUIT. ALLOW FOR 23M OF CONDUIT AND LOW VOLTAGE WIRING. COORDINATE TIE-IN LOCATION ON SITE.
- REINSTALL HEAT DETECTOR TO NEW CEILING TILE. LOCATION AS SHOWN.



BLV. DOCTEUR CORBEIL BLVD.

ST- JEAN STREET

GAZEBO

HILL / COLLINE

GAZEBO

ICE RINK /
PATINOIRE

PICNIC TABLE AREA

FUTUR PARKING/
STATIONNEMENT
FUTURE

POND / ÉTANG

PARC MORRIS VILLAGE PARK

