

Accessibility in Buildings Owned by The City of Clarence-Rockland

1. 466 Landry (Parks and Buildings garage)

Accessible features include:

- One (1) standard accessible parking stall at the east side
- One (1) standard accessible washroom stall in each of the Men's and Women's washrooms

We note the following AODA deficiencies:

- The current AODA-designated parking space needs to be widened to accommodate a van accessible stall (3.4m wide) as well as signage and high-contrast stripes at the access aisle, per IAS 80.34, .35, .36, .37
- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- The building does not have accessible washrooms that comply with current AODA standards.

2. 3154 Gendron Rd (Alphonse Carrière Community Centre)

Accessibility features include:

- One (1) accessible parking stall with signage installed at side of stall on the exterior building wall
- Ramp and handrails at the main entrance
- Accessible washrooms with suspended sinks

We note the following accessibility deficiencies:

- The accessible parking stalls are missing signage (per IAS 80.37) and an access aisle with high-contrast diagonal stripes (per IAS 80.35)
- The ramp is sloped at 1:12 per the drawings; the current requirement is a slope of 1:15 (per IAS 80.24)
- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- Current accessible washrooms do not comply to current accessibility standards and require renovations/improvements.

3. 1500 Du Parc (Arts Centre)

The building generally does not have accessible features. We note the following accessibility deficiencies:

- No accessible parking stalls are provided; 1 “Type A” stall is required per IAS 80.34, .35, .36, .37
- The building entrance is not accessible: there are two steps up to the main entrance door and no ramp is present; door hardware does not comply (requires operability with a closed fist per OBC 3.8.3.3); no power operator is provided (ideal but not required)
- The ground floor washroom is not accessible

4. 1500 Du Parc (Band Shell)

There is a sloped cast-in-place concrete ramp leading from the parking lot (complete with curb cut-outs) to the main entrance door. We note the following accessibility deficiencies:

- No accessible parking stalls are provided; 1 “Type A” stall is required per IAS 80.34, .35, .36, .37
- The sloped concrete sidewalk is too steep/not long enough and there are no handrails; ramp is not in accordance with IAS 80.24
- The building entrance is not accessible: there is a ~100 mm step at the main entrance door (not to exceed 13 mm in height per OBC 3.8.1.3); door hardware does not comply (requires operability with a closed fist per OBC 3.8.3.3); no power operator is provided (ideal but not required)
- The ground floor washroom is not accessible

5. 19 Lavigne St (Bourget Community Centre)

Accessible features include:

- Three (3) marked accessible parking stalls (located near the main building entrances)
- Designated access aisle between two accessible parking stalls
- Curb cut-outs between the paving and the sidewalks/entrances
- Central east entrance is complete with power operator at the main door

A fully-accessible washroom was constructed in 2022 complete with power operators. Additionally, the main washrooms underwent accessibility improvements, including stall, sinks and paper towel holders.

We note the following accessibility deficiencies:

- Per IAS 80.34, .35, .36, .37, based on the number of parking stalls there should be a minimum of two (2) Type A (3.4m width) and three (3) Type B (2.4m width). Based on these additional spaces are required.

6. 2130 Laval Rd (Bourget Fire and Paramedic Station)

Accessible features include:

- Two (2) marked accessible parking stalls (located near the main building entrances) Curb cut-outs between the paving and the sidewalks/entrances complete with tactile walking surface indicators (TWSI)
- The main entrance doors and select secondary doors are equipped with power operators for barrier-free access.
- Accessible washrooms with power door operators in the common office space of the fire station and within the common area of the paramedics. Washrooms are complete with grab bars and open sinks.
- There are accessible showers within the changerooms.

We note the following accessibility deficiencies:

- Accessible washrooms only have power operator hardware to get inside the washroom; once inside, there are no power operator controls to exit the washrooms Station 1 (Fire) and Station 9 (Paramedic)
- The accessible showers are located within each changeroom, however there is no accessible entrance hardware present to provide access
- No accessible signage was noted within the adjoining public areas

7. 2815 Chamberland (Parks and Public Works Garage)

Accessible features include:

- One (1) marked accessible parking stall at the northwest corner of the building
- Paving stone ramp on west side to main entrance

We note the following accessibility deficiencies:

- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- As per OBC 3.8.3.3, compliant clear floor space will be required at accessible entrances.
- The second-floor tenant space which is typically accessed from the ground floor has a secondary entrance on the south side. Currently there is no compliant

ramp or system to access the ground floor. A proper entrance and ramp are required.

- The washrooms are not accessible.

8. 1517 Laurier Street (Centre Chamberland)

Accessible features include:

- There is a unit-paved ramp with a metal handrail leading to the Chamberland Centre exterior door; the door is not equipped with a power operator.
- The Youth Wellness Hub exterior door is equipped with a power operator.

We note the following accessibility deficiencies:

- No accessible parking stalls are provided. Based on the total number of stalls provided (10), at least 1 stall must comply as Type A (3.4m in width) as per IAS 80.34, .35, .36, .37.
- Accessible washroom door handle is not operable with a closed fist
- Kitchenette counters are not at an accessible height
- There are no power door operators provided to the Chamberland Center portion of the building.

9. 418 Lemay Street (Clarence Creek Arena)

The building was constructed in about 1962 when barrier-free design requirements were generally not included. Since then, barrier-free improvements have included the installation of an elevator (2004) and washroom renovations (2018).

A summary of accessibility features is provided below.

- Two (2) marked accessible parking stalls at the parking lot
- Level transition between the asphalt paving and the sidewalks/entrances
- Power-operated swing doors at the east elevation, south entrance
- Barrier-free washrooms and changerooms identified
- Elevator serving both floors

Non-compliant conditions include:

- Four (4) marked accessible parking stalls are required
- Accessible parking stall signage is missing text indicating it is “van accessible”
- Accessible parking stalls missing high-contrast diagonal striped lines
- Changeroom showers are not level/barrier-free

10. 1484 Landry St (Clarence Creek Fire Station)

The station has no accessible features. We note the following accessibility deficiencies:

- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- The washrooms are not accessible.

11. 1833 Claude Street (Public Works Storage)

There are no accessible features. The building is used for storage and does not incorporate public spaces, so the accessibility requirements would typically only be required if the building were to undergo a major renovation.

We note the following accessibility deficiencies:

- There is no accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- Accessible routes (i.e., asphalt pavement) from municipal roads are not wide enough as per IAS 80.23
- The concrete steps prohibit accessible access. As per IAS 80.24 a proper ramp and handrails is required.

12. 2475 St Pascal Rd (Archives)

There are no accessible features. The building is used for storage and does not incorporate public spaces, so the accessibility requirements would typically only be required if the building were to undergo a major renovation.

We note the following accessibility deficiencies:

- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- Raised doorway thresholds exceed the 13mm maximum height deviation as per OBC 3.8.1.3.

13. 117 Edwards (House at Parc Du Moulin)

This building is not open to public access and therefore has no accessibility features. As the building is a single-family residential home, compliance with AODA standards is not strictly required.

However, the following accessibility improvements are recommended:

- There is no accessible route from the parking pad to the building entrance. A ramp with handrails would need to be installed. The accessible entrance door would need to be widened and incorporate accessible hardware (ideally including a power door operator)
- The washroom would need to be renovated to incorporate accessible features
- Renovations to the interior corridors may be required to conform to width standards
- Due to the sunken nature of the rear living room, major modifications would be required to raise the living room floor, install a powered lift, or install an accessible ramp.

If the single-family home were to be converted to a fully accessible rental property or alternative use (e.g. public-facing building), further assessment (beyond the scope of this report) will be required.

14. 417 Lemay Street (Public Works Garage)

There are no accessibility features. The building does not incorporate public spaces, so the accessibility requirements would typically only be required if the building were to undergo a major renovation.

We note the following accessibility deficiencies:

- There is no dedicated van-accessible or standard accessible AODA-designated spaces provided, signage or adjacent access aisles, per IAS 8-.34, .35, .36 and .37
- There is no accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.

15. 415 Lemay Street (Council Hall)

There is a cast-in-place concrete ramp leading from the east parking lot to the east entrance, that is equipped with power operators.

We note the following accessibility deficiencies:

- No high-contrast striped line at accessible parking spots as per IAS 80.35

- Ramp to accessible entrance is generally non-compliant with current standards
- The ground floor washroom is designated barrier-free, but is non compliant in various respects: it is missing a power operator and controls, the light switch is too high, the piping below the sink is not insulated and there is inadequate depth below the sink, there is no emergency call system,
- No barrier-free access to the basement level
- One accessible parking stall is provided (two are required)
- The basement washroom signage includes the International Symbol of Accessibility, although it is not a barrier-free washroom

16. 1550 Laurier St (Rockland Fire Station)

Accessible features include:

- Two (2) marked accessible parking stalls (located near the main building entrances)
- Curb cut-outs between the paving and the sidewalks/entrances complete with tactile walking surface indicators (TWSI)
- The main entrance doors and select secondary doors are equipped with power operators for barrier-free access.
- Accessible washrooms with power door operators in the common office space of the fire station and within the garage area of the paramedics. Washrooms have grab bars and open sinks
- There are accessible showers within the changerooms

We note the following accessibility deficiencies:

- Accessible washrooms only have power operator hardware to get inside the washroom; once inside, there are no power operator controls to exit the washrooms
- The accessible showers are located within each changeroom, however there is no accessible entrance hardware present to provide access
- No accessible signage was noted within the adjoining public areas

17. 1525 Du Parc Avenue (YMCA)

Architectural drawings indicate the building permit set was issued on September 7, 2006 and incorporated barrier-free design per Section 3.8 of the OBC. The requirements of the 2006 Ontario Building Code (OBC) were in effect as of December 31, 2006. Assuming the building permit set was filed prior to this, the 1997 OBC would have been in effect at the time of building permit application.

The building incorporates most major accessible features. Minor deficiencies are noted.

A summary of accessibility features is provided below.

- Five (5) marked accessible parking stalls near the south entrance
- Curb cut-outs between the paving and the sidewalks/entrances
- Concrete ramp with handrails at the lower-level entrance
- Automatic sliding doors with occupant sensors at the north and south entrances
- Barrier-free washrooms and changerooms identified
- Ramps and handrails into the lane pool and leisure pool
- Elevator serving both floors

18. 687 Laurier St (Museum)

The building was constructed in 1905, prior to barrier-free design requirements. There have been no modifications to the building or site to address accessibility in the public areas. Given the date of construction, full compliance is not likely practical. A budget is included for modification of the main entrance, including installation of a ramp, and door operator installation. Other accessible features such as vertical transportation, door widening, and universal washrooms are not budgeted for here.

19. 1560 Laurier St (Rockland City Hall)

Renovation architectural drawings indicate the building permit set was issued on August 01, 2000 and incorporated barrier-free design per Section 3.8 of the OBC (1997).

The building incorporates most major accessible features, but some have been superseded by later editions of the OBC. Minor deficiencies are noted.

A summary of accessibility features is provided below.

- Four (4) marked accessible parking stalls at the north entrance
- Curb cut-outs between the paving and the sidewalks/entrances
- Bottom operator at public accessible entrance
- Barrier-free washrooms identified
- Service desk has an accessible counter
- Tactile walking surface indicators (TWSIs) at the top of the main/east entrance steps

Non-compliant conditions include:

- Slope on concrete ramps at the south wing entrance is too steep
- Slope on interior ramp is too steep

20.2564 St Pascal Road (Ronald Lalonde Community Centre)

Accessibility features include:

- One (1) accessible parking stall with signage at head of stall
- Poured concrete ramp with handrails providing access to the main entrance
- Accessible stalls within each washroom with suspended sinks

We note the following accessibility deficiencies:

- There is an access aisle present, however the aisle does not need the width requirements and is missing high-visibility markings/stripes, per IAS 80.35
- There is not a properly provided accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.
- Although washrooms are labelled as accessible, they do not conform current requirements.

21. 2457 Lalonde Road (Public Works Storage)

There are no accessibility features. The building is used for storage and does not incorporate public spaces, so the accessibility requirements would typically only be required if the building were to undergo a major renovation.

We note the following accessibility deficiencies:

- There is no accessible entrance per OBC 3.8.1.2. Accessible entrances are required to be a minimum 0.86m when door is opened, require compliant clear floor space on each side and compliant automatic hardware installed per OBC 3.8.3.3.

22. 1450 Du Parc Avenue (Jean-Marc Lalonde)

Due to the condition of the building, and the permanent closure no accessibility review was conducted.

23. 2335 Lalonde Road (Landfill Scale House)

Architectural drawings indicate the design was based on the 2012 Ontario Building Code requirements. The building incorporates accessible features per Section 3.8 of the OBC, including:

- A 36" wide wooden ramp at the north side
- A barrier-free washroom, which includes wall-mounted fold-down grab bars adjacent the toilet, and accessible shower stall, and emergency call system

We note the following accessibility deficiencies:

- At least one Type A (3.4m wide) accessible parking stall is required with proper signage and access aisles, per IAS 80.34, .35, .36, .37
- There is no accessible route from the parking area to the main entrance on the north side, per IAS 80.23
- The entrances do not have power door operators
- The accessible washroom does not have a power door operator