



Accessibility Report

Yorkton

Accessibility Review and Prioritized Recommendations

Project Number: 2025-073

P3Architecture Partnership

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Regina, Saskatchewan
Canada, S4P 3M7





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We respectfully acknowledge that our work in Saskatchewan spans Treaties 2, 4, 5, 6, 8, 10, and that our head office is located in Treaty 4 territory, the traditional lands of the nēhiyawak, Anihšīnāpēk, Dakota, Nakoda, Lakota, and the homeland of the Métis/Michif Nation.

1.0 Introduction

1.1

Executive Summary

In August of 2025 P3Architecture Partnership (P3A) was engaged to undertake Facility Accessibility Reviews of municipal facilities for the City of Yorkton.

The reviews are an examination of the facilities interior and exterior environments and cover the following categories:

- Vehicular Access
- Exterior Approach and Entrance
- Interior Circulation
- Interior Services and Environment
- Sanitary Facilities
- Wayfinding and Signage
- Emergency Systems
- Additional Use of Spaces
- Mind-Friendly Environments, and
- Technology

Accessibility criteria have generally been based upon:

- Universal Design Principals
- Building Code Requirements
- National and International Standards
- Accessibility Best Practices and Guidelines

The reviews are based upon the established accessibility criteria outlined in the Rick Hansen Foundation Accessibility Certification (RHFAC) rating system, v4.0. This rating system measures the level of meaningful access and overall usability of facilities according to the needs of persons with disabilities.

The reviews look at the facilities holistically as they exist today and how to improve meaningful access in the existing facilities. This report does not provide recommendations for features to include in potential new facilities.

The review report includes commentary on each item identified, the priority level of items identified, a Level D cost (not including design fees and contingency) estimate per item, summary of costs and photos where appropriate. The following facilities were reviewed and are the focus of this report:

1. Airport Terminal
2. Brodie Recreation Corridor
3. City Hall
4. COC Office
5. Deer Park Golf Clubhouse
6. Gallagher Centre
7. Gloria Hayden Community Centre
8. Godfrey Dean Cultural Centre
9. Heritage Heights Park



10. Jackson Park
11. Kinsmen Arena
12. Knights of Columbus Park
13. Library
14. Logan Green
15. Silver Heights Park
16. Tourist Information Building
17. Weinmaster Park

Physical reviews of the facilities were conducted from September 29 to October 1, 2025.

The project team consisted of:

Client: City of Yorkton

Brad Hvidston – City Manager

Bob Montville – Manager of Capital Projects and Facilities Maintenance

Jeff Fawcett – Manager of Capital Projects

Consultant: P3Architecture Partnership

Wyatt Eckert - Principal, Technologist

Alice Davidson - Interior Designer, RHFAC Professional

Kirsten Wallin – Intern Architect

Lauren Liebe – Intern Architect

Carly Pockett – Contract Administrator

1.2 Definitions

This document uses the framework of disability from the World Health Organization (WHO). This framework defines disability as:

“The relationship between body structures and functions, daily activities and social participation, while recognizing the role of environmental factors. Persons with disabilities are those who reported difficulties with daily living activities, or who indicated that a physical, mental condition or health problem reduced the kind or amount of activities they could do.”

Disabilities Among Adults (World Health Organization Criteria):

Hard of Hearing: Difficulty hearing what is being said in a conversation with one other person, in a conversation with three or more persons, or in a telephone conversation.

Deaf or Profoundly Hard of Hearing: People unable to hear at a functional level for the activities of daily living.

Vision Impairment: Difficulty seeing ordinary newsprint or clearly seeing the face of someone from 4 metres (12 feet).

Blind: No perception of light or people with less than 20/200 vision (legally blind).

Mobility: Difficulty walking half a kilometre or up and down a flight of stairs, about 12 steps without resting, moving from one room to another, carrying an object of 5 kg (10 pounds) for 10 metres (30 feet), or standing for long periods.

Agility: Difficulty bending, dressing or undressing oneself, getting into and out of bed, using fingers to grasp or handling objects, or reaching in any direction.

Mobility/agility problems are the type of disability most reported by individuals over the age of 15. In 2001, nearly 2.5 million, or 10.5%, of Canadians reported having difficulties walking, climbing stairs, carrying an object for a short distance, standing in line for 20 minutes, or moving about from one room to another.

For all age groups, women were reported to be more likely to have mobility problems than men. Indeed, among individuals over the age of 15, there was a significant difference in the overall proportion of women (12.2%) and men (8.6%) with mobility-related disability. In addition, with respect to motor skills, activity limitations related to agility, affect a substantial number of persons aged 15 and over. In all, 2.3 million or 9.7% of adults reported having difficulties with everyday activities that require such skills as bending down to pick up an object, getting dressed or undressed, or cutting one's food.

Recommendations made in this report will identify a best practice approach based on six disability groups:

- People who are deaf
- People who are hard of hearing
- People who have vision impairments
- People who are blind
- People with mobility impairments
- People with agility impairments



The report recommendations will be listed as three categories prioritized by safety / liability issues, followed by code requirements, and finally convenience issues:

Short Term: Changes are needed to correct a safety/liability, to comply with the current building code access requirements, or otherwise provide meaningful, basic access. These items are recommended to be completed within 1-2 years.

Medium Term: Changes are needed to address important issues that are not covered by current code requirements, plus additional, cost-effective measures to improve access across the full range of disability groups. These items are recommended to be completed within 3-5 years.

Long Term: Identify a 'best practices' approach specific to the location needs and facilities through a combination of national and international standards, community preferences and the practical application of universal design. These items are recommended to be completed within 6-10 years.

NOTE: The recommendations made here do not list every possible access feature that could be deployed. Rather, they are presented as part of an inclusive strategy specific to these facilities, and takes into consideration the age, function, and future use of the properties to develop realistic recommendations for long term planning.

Additional Definitions:

TAls: Tactile Attention Indicators

AFF: Above Finished Floor

2.0 Facilities

2.1 Airport Terminal





2.1.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

The building has one designated accessible parking stall that has an access aisle with a curb cut/level threshold at the top of aisle. However, the aisle width is insufficient, and the parking stall does not have vertical signage. The stall also lacks a canopy.



Accessible Parking Stall

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Access aisle is insufficient width.	Increase size of access aisle adjacent parking. Access aisle to be a minimum of 2000 mm wide. Create curb cuts at access aisle location. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$5,000	
2	No signage on vertical surface designating accessible stall.	Provide signage on vertical surface designating accessible stall.	\$1,500		
3	No shelter above accessible stall.	Install shelter above designated accessible stall.			\$25,000
Sub-total			\$1,500	\$5,000	\$25,000



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is no designated drop-off zone for the building or any nearby transit stops.

General Vehicular Access

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop off zone.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	No nearby transit stops.	Provide municipal bus service to airport.	Consult with a Civil Engineer		
Sub-total			\$3,000	\$0	\$10,000

2.1.2 Exterior Approach and Entrance

Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building entrance is obvious with its signage and open space in front of the main doors. The main entrance has a variety of height with its long push button actuator, but the door is quite heavy when not using it. When using the power doors, they open and close too quickly and lack sufficient hold-open time. The entrance also lacks a canopy with seating and sufficient contrast between the entry door and adjacent glazing walls.



Building Entrance



Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors are heavy when not using push button actuators.	Adjust door to require less force to open. Exterior swing doors to require no more than 38 N of force.	\$500		
2	Power doors open and close too quickly and lack sufficient hold open time.	Program door actuator to close slower and to hold open longer.	\$500		
3	Entrance doors lack sufficient visual contrast.	Add colour-contrasting strips on full width of door glazing.	\$1,500		
4	Entrance doors lack sufficient contrast with adjacent glazed walls.	Refinish door to provide contrast with adjacent walls.			\$5,000
5	Entrance does not have canopy.	Provide canopy at main entrance.			\$15,000
6	Entrance does not have seating.	Install seating at the main entrance.		\$2,500	
7	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$2,500	\$3,000	\$20,000



2.1.3 Interior Circulation

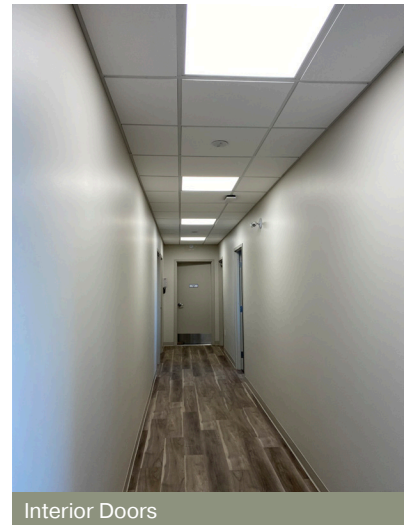
Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

The office and washroom doors have good contrast with the walls in the building, but they typically have insufficient clear width. Most doors have a kickplate with one missing at Office 102.



Interior Door



Interior Doors

Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors have insufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 6 doors.			\$18,000
2	Office 102 is missing a kickplate.	Install kickplate on door.	\$500		
Sub-total			\$500	\$0	\$18,000



2.1.4 Interior Services and Environment

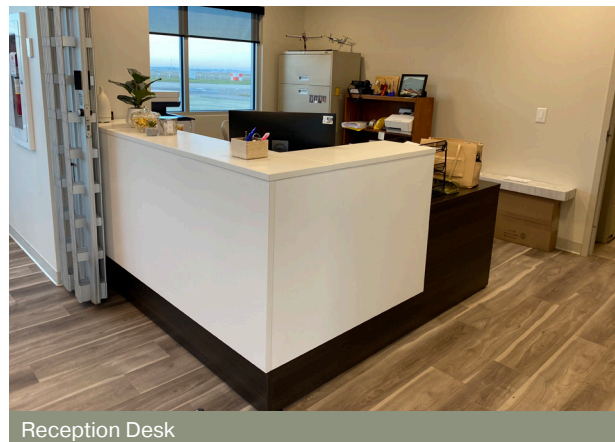
Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

The reception desk has contrast with the flooring and has a lower height portion, but it is not front and centre and lacks knee space on the public side. The staff side lacks height adjustability.



Reception Desk



Reception Desk

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lower height portion is not front and centre.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.	\$5,000		
2	Lower height portion lacks knee space on public side.	Provide accessible height knee space at reception desk.	\$5,000		
3	No height adjustability on staff side.	Provide multiple height options or height adjustable desk for staff.		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



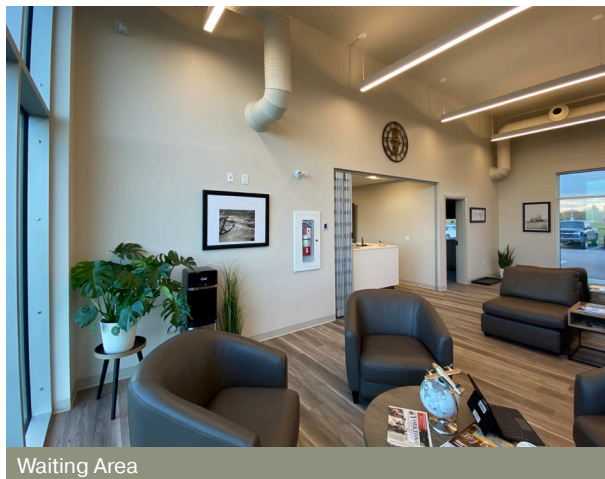
Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The waiting area is an open and bright space with a variety of seating options, but the glazed wall to air-side lacks sufficient visual contrast. The space also has a kitchenette with a microwave located at a good height and a lower fridge, however its counter is too high and lacks knee space at the sink.

In the boardroom, there is insufficient circulation space around a table with sharp corners.

There is a lounge for pilots located off the main lobby that has one style of seating.



Waiting Area



Boardroom

Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Glazed wall to air-side lacks sufficient visual contrast.	Add colour-contrasting strips on full width of glazing.	\$1,500		
2	Counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink + additional knee space for working.		\$10,000	



3	Sink lacks knee space.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
4	Boardroom table has sharp corners.	Replace table with version that has rounded corners.			\$10,000
5	Insufficient circulation space around table in boardroom.	Provide smaller table to ensure clear path of travel in and around boardroom.			Included in Meeting Rooms item #4
6	Pilot's lounge only has one style of seating.	Replace some soft seating with firmer seating to provide a variety of options.			\$5,000
Sub-total			\$1,500	\$12,500	\$15,000

Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

While the light switches are a good height, the thermostats are too high.

Acoustics are generally reasonable based on the use of the facility.

Acoustics, Illumination, and Building Systems					
Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Thermostats are too high.	Lower thermostats to no more than 1100 mm above floor.			\$5,000
Sub-total			\$0	\$0	\$5,000



2.1.5 Sanitary Facilities

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

There are two universal washrooms accessed from the main waiting area. The signage for the washrooms has Braille, but only for the gendered portion and lacks information for the indication of accessibility. While there is clearance for the doors on the lobby side, the doors swing into the lounge/ waiting area and lack the necessary 300mm clearance on the push side of the door.

While some components have been installed at good heights, several washroom accessories are mounted too high and/or too far from the toilet. The washrooms are missing several other components for accessibility. Generally, there is insufficient contrast between the floor, walls, and toilet in the washrooms.



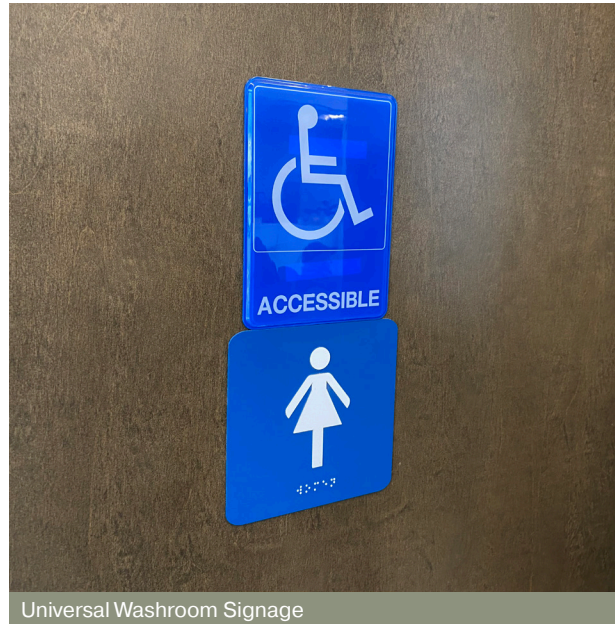
Universal Washroom



Universal Washroom



Universal Washroom



Universal Washroom Signage

Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Grab bars are two different heights.	Revise grab bars to be the same height. Centerline of horizontal grab bars to be 850 mm above floor.	\$1,500		
2	Tampon disposal is too high and too far from toilet.	Lower tampon disposal to no more than 700 mm above floor, mount adjacent toilet paper.	\$500		
3	Toilet paper is too far from toilet.	Move toilet paper to be closer to toilet.	\$500		
4	Paper towel is too high.	Lower paper towel to no more than 1100 mm above floor.	\$500		
5	Coat hook is located on the back of the door.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		



6	Insufficient contrast between floor, wall, and toilet.	Paint walls / install wall material that have at least 70% contrast with floor.			\$1,500
7	Door lacks 300 clear space on push side.	Install power door operator where clearances are lacking.	\$2,500		
8	Doors swing out into lounge / waiting area.	Revise doors to swing in or to sliding doors.			\$3,000
9	No adult change table.	Install height-adjustable adult change table.	\$50,000		
10	No outlet by toilet or sink.	Install power outlets near sink and toilet.			\$3,000
11	No emergency call button.	Install emergency call button adjacent toilet, no more than 450 above floor.			\$5,000
12	Signage has Braille but only for gendered portion. No Braille or tactile for accessibility signage.	Replace signage with version that has tactile and Braille for all components of sign.	\$1,500		
13	No occupancy indicators on doors.	Replace door hardware with version that has occupancy indicators.	\$1,500		
Sub-total			\$59,000	\$0	\$12,500

2.1.6 Wayfinding and Signage

Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

The room identification signage is mounted on doors. While the signage is tactile, it lacks Braille.



Room Identification Signage



Room Identification Signage

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Signage is located on doors.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$4,500		
2	Signage has tactile but no Braille.	Replace signage with versions that have both tactile and Braille components.	Included in Room Identification Signage item #1		
Sub-total			\$4,500	\$0	\$0

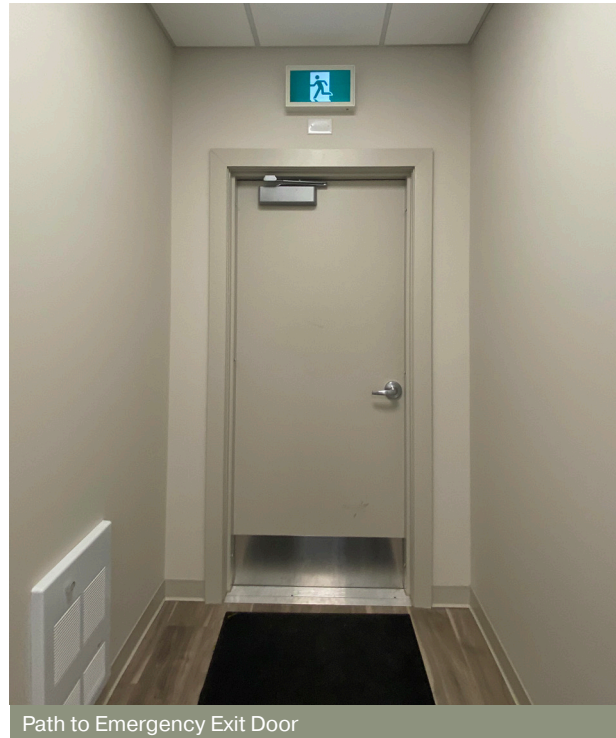


2.1.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The emergency exit door at the office corridor lacks sufficient contrast with the walls and could blend together for someone with visual impairment. The air-side emergency exit glazed door lacks sufficient visual contrast. Both of these exit doors lack an accessible path away from the building.



Path to Emergency Exit Door

Emergency Exits and Areas of Refuge

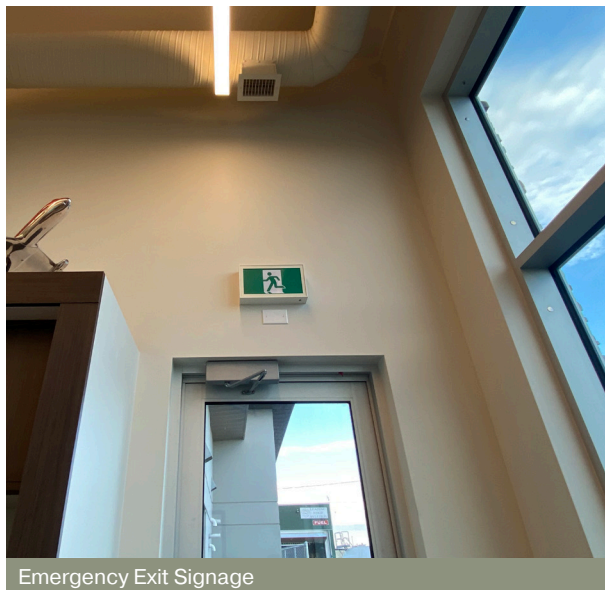
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Corridor emergency exit lacks visual contrast with walls.	Paint door to have at least 70% contrast with walls.			\$1,000
2	Air-side emergency exit glazed door lacks sufficient visual contrast.	Add colour-contrasting strips on full width of glazing.	\$1,500		
3	Both emergency exits lack accessible path away from building.	Provide smooth, stable, and slip resistant path of travel from all egress doors to designated muster point.			10000
Sub-total			\$1,500	\$0	\$11,000



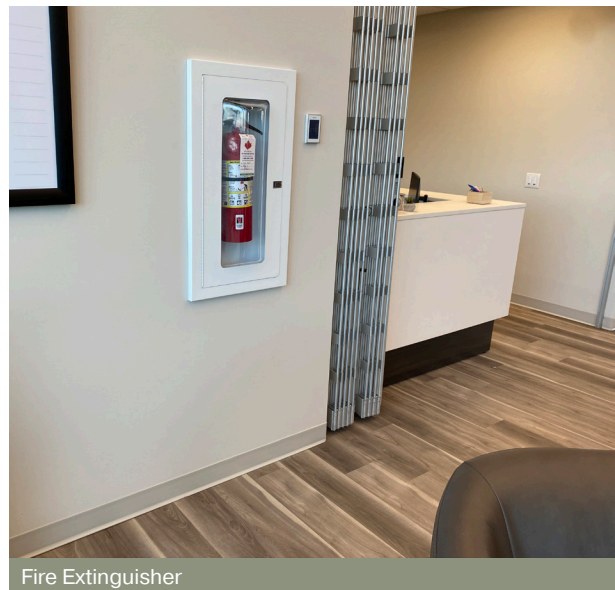
Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

Current standard green “running man” signage is used throughout the facility. However, the fire extinguisher is mounted to high and the building lacks fire strobes in the washrooms and offices.



Emergency Exit Signage



Fire Extinguisher

Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire extinguisher is too high.	Lower fire extinguisher to no more than 1100 mm above floor.			\$1,500
2	No fire strobes in washrooms or offices.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$5,000	
Sub-total			\$0	\$5,000	\$1,500



Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

No evacuation instructions were noted on site.

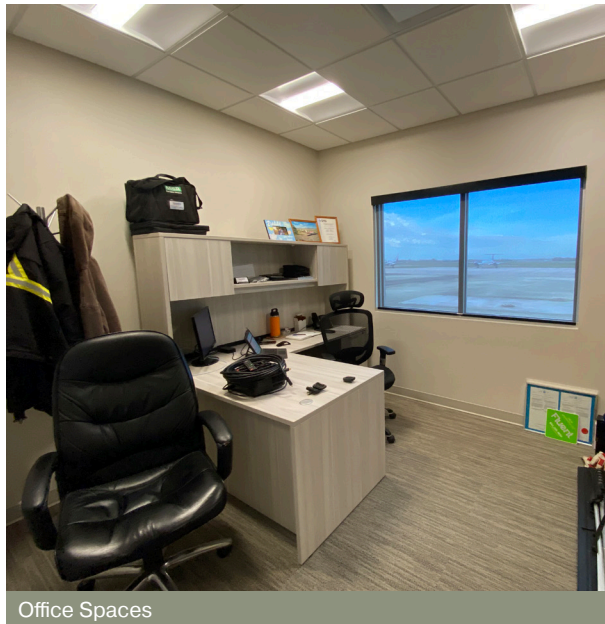
Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided on site.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.1.8 Additional Use of Spaces

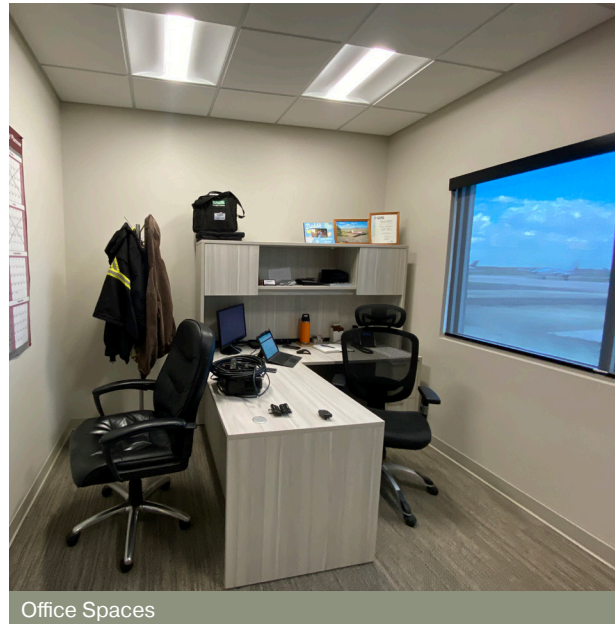
Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

The offices in the facility lack height adjustable desks.



Office Spaces



Office Spaces

Office Spaces					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No height adjustable desks.	Provide height adjustable desks. Budget is per desk.		\$1,500	
Sub-total			\$0	\$1,500	\$0

2.1.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room was noted on site.



Space

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Limited biophilic features noted on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.1.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$1,500	\$5,000	\$25,000
	General Vehicular Access		\$3,000	\$0	\$10,000
2	Exterior Approach and Entrance				
	Building Entrances		\$2,500	\$3,000	\$20,000
3	Interior Circulation				
	Interior Doors and Doorways		\$500	\$0	\$18,000
4	Interior Services and Environment				
	Reception Desks, Service Counters, and Self-Service Kiosks		\$10,000	\$2,500	\$0
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$1,500	\$12,500	\$15,000
	Acoustics, Illumination, and Building Systems		\$0	\$0	\$5,000
5	Sanitary Facilities				
	Universal Washrooms		\$59,000	\$0	\$12,500
6	Wayfinding and Signage				
	Room Identification Signage		\$4,500	\$0	\$0
7	Emergency Systems				
	Emergency Exits and Areas of Refuge		\$1,500	\$0	\$11,000
	Fire Alarm Systems and Equipment		\$0	\$5,000	\$1,500
	Evacuation Instructions		\$2,500	\$0	\$0
8	Additional Use of Space				
	Office Spaces		\$0	\$1,500	\$0
9	Mind-Friendly Environments				
	Space		\$5,000	\$0	\$0
	Restoration		\$0	\$10,000	\$0
Total			\$91,500	\$39,500	\$118,000



2.1.11 Key Takeaways

Areas of Success

- Accessible stall with access aisle and good pathway into building.
- Good contrast between floors, walls, and doors in most areas.

Areas of Improvement

- Washrooms have several accessories at poor distances and heights (i.e., toilet paper too far, sanitary disposal too high, grab bars at different heights, etc.).
- Lack of contrast between glazed walls and door at entrance.

2.2 Brodie Recreation Corridor





2.2.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

The parking lots for the Brodie Corridor are gravel and lack accessible stalls. Parking stalls also lack indication through painted lines or vertical signage. At the parking lot near the water tower, there is no accessible path to the paved pathway.



Parking Signage



Parking Lot

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Parking lots are gravel.	Pave parking lots.	\$95,000		
2	Parking lots lack accessible stalls.	Provide accessible stalls. Include 2 meter access aisle on at least one side of the stalls. Stall dimensions to meet or exceed CSA-B651-23. Include signage designating accessible stalls.	\$10,000		



3	Parking lots lack lines.	Paint lines to show parking stalls.	Included in Parking item # 1		
4	No accessible path from water tower parking lot to paved pathway.	Add designated pedestrian pathway from parking lot to pathway.		\$5,000	
Sub-total			\$105,000	\$5,000	\$0

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

General Vehicular Access

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Closest bus stop to north entrance is approximately 280 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
2	Closest bus stop to disc golf course is approximately 450 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$0	\$20,000	\$0

2.2.2 Interior Services and Environment

Acoustics, Illumination, and Building Systems

While there is no building being reviewed at this site, the acoustics from the adjacent train tracks are concerning and interfere with enjoyment and usability of the site.

The proximity to the active train tracks creates a loud environment adjacent to the pathway.



Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Loud and active train tracks run adjacent to the pathway.	Install sound barriers where train tracks abut walking path.			\$50,000
Sub-total			\$0	\$0	\$50,000

2.2.3 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The park features a large disk golf course. Each “Tee” has a concrete pad, but do not have an accessible path to them. The span of the course requires crossing a road without a designated path and curb cuts. The course is a bit unclear as it lacks a course plan and directional signage. Any signage for the course lacks tactile and Braille components.

The park also features a skate park which has an accessible path to its entrance.





Outdoor Recreation Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible paths to disc golf tee pads.	Provide smooth, stable, and level path of travel to disc golf tee pads.		\$10,000	
2	Disc golf course requires crossing road without a designated path and curb cuts.	Add curb cuts and designated pedestrian pathway for disc golf road crossings.	\$15,000		
3	Disc golf signage lacks tactile and Braille components.	Replace signage with versions that are high contrast, tactile, and include Braille.		\$2,500	
4	Disc golf course lacks course plan.	Provide signage showing disc golf course.	\$2,500		
5	Disc golf course lacks directional signage.	Add directional signage to disc golf course. Signage to be high contrast, tactile, and include Braille.		\$5,000	
Sub-total			\$17,500	\$17,500	\$0

Outdoor Eating Areas

Outdoor eating areas enhance the user experience of trails and outdoor recreation areas. When provided, they should include an accessible path to the area and accessible seating areas including spaces for wheelchair users. All surfaces, including tables, should be smooth, firm, and slip-resistant.

There is an area with tables and seating with chess tables, but they are not accessible and lack paving from the main pathway.



Outdoor Eating Area



Outdoor Eating Area

Outdoor Eating Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible / paved path to picnic / chess tables.	Provide designated accessible path to picnic / chess tables.		\$10,000	
2	No designated accessible seating at picnic / chess tables.	Provide accessible seating at picnic / chess tables.		\$2,500	
Sub-total			\$0	\$12,500	\$0



2.2.4 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The Brodie Corridor is a long park that has insufficient number of seating areas along the path. The seating that is provided in a few areas have arms and a clear space for wheelchairs, dogs, strollers, etc. The pathway is generally uneven and has high contrast repair lines throughout. The road crossings lack wayfinding, lighting, and paint lines which makes it confusing to navigate the extent of the park. The park also requires crossing train tracks and a road close to train tracks.



Facility Pathway



Facility Pathway



Facility Pathway



Facility Pathway



Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Insufficient number of seating areas along path.	Provide additional seating areas on path. Seating to be no more than 100 metres apart.		\$10,000	
2	Path is uneven and has high contrast repair lines.	Repave path to be smooth, stable, and slip-resistant. Ensure pavement is consistent colour.	\$20,000		
3	Road crossings lack lights and paint.	Add flashing lights and paint to road crossings.	\$10,000		
4	Path requires crossing train tracks.	Provide tactile and visual warning of train crossing.	\$5,000		
5	Path requires crossing road close to train tracks.	Provide wayfinding strategies and visual cues for crossing road close to train tracks.	\$2,500		
6	Insufficient shade / shelter along path.	Provide appropriate shelter along path. At a minimum shelter should be provided in every seating location.			\$50,000
Sub-total			\$37,500	\$10,000	\$50,000

Trail and Pathway Wayfinding and Signage

Wayfinding is crucial on trails and pathways as it provides important navigational information. Visual cues can include maps, directions, and symbols which guide users. A variety of formats should be used, where possible.

No wayfinding strategies were noted on site.



Trail and Pathway Wayfinding and Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No wayfinding provided on site.	Provide wayfinding and directional signage along path.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.2.5 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$105,000	\$5,000	\$0
		General Vehicular Access	\$0	\$20,000	\$0
2	Interior Services and Environment				
		Acoustics, Illumination, and Building Systems	\$0	\$0	\$50,000
3	Additional Use of Space				
		Outdoor Recreation Areas	\$17,500	\$17,500	\$0
		Outdoor Eating Areas	\$0	\$12,500	\$0
4	Trails and Pathways				
		Trails and Pathways Features	\$37,500	\$10,000	\$50,000
		Trails and Pathways Wayfinding and Signage	\$0	\$10,000	\$0
Total			\$160,000	\$75,000	\$100,000

2.2.6 Key Takeaways

Areas of Success

- Accessible path provided to the skate park entrance.
- Benches with ample space provided at the north end of the corridor.

Areas of Improvement

- General lack of wayfinding.
- Lack of seating when the pathway is quite long (lack of accessible seating at picnic table area).
- Parking lots are gravel and lack accessible parking stalls and an access path to the park paved pathway.

2.3 City Hall





2.3.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There are no designated parking spaces on site.



Designated Street Parking



Staff Parking Area

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking on site.	Create designated accessible stall close to building and ensure stall is of accessible width and had two meter access aisle.	\$10,000		
Sub-total			\$10,000	\$0	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

The extent of the loading zone at the main entrance lacks curb cut and is unclear with arrows on signage that are misleading. The closest bus stop is across the street without seating or a shelter.



Designated Loading Zone



Bus Stop Across Street from Facility

General Vehicular Access

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Extent of loading zone is unclear. Arrows on signs are misleading.	Provide additional signage and colour-contrasted curbs at drop off area.	\$2,500		
2	Loading zone lacks curb cuts.	Provide curb cuts at loading zone, ensure they contrast with surroundings.	\$2,500		
3	Closest bus stop is across the street and lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$5,000	\$10,000	\$0



2.3.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways have well-maintained planters along them. However, the sidewalk in front of the building is constructed of pavers.



Pathway Along Front of Facility



Pathway to Facility from Street

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Sidewalk in front of building is constructed of pavers.	Replace pavers with pavement that is smooth, stable, and slip-resistant.			\$20,000
Sub-total			\$0	\$0	\$20,000



Exterior Ramps

Exterior ramps should be provided as an alternative to stairs when there is a change in level on the exterior of a building. Ramps should be straight with 90 or 180 degree turns. Curved or circular ramps should be avoided.

While the entrance ramp has an intermediate landing, it is too steep with the surface in disrepair and lacks TAIs. There are no tactile or contrast strips on the ramp and intermediate landing.



Exterior Ramp



Exterior Ramp Top Landing

Exterior Ramps

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Ramp is too steep.	Replace ramp with low slope version. Ramp to be no steeper than 1:20 / 5%.			\$15,000
2	No tactile or contrast strips on ramp.	Install colour contrasted and tactile strips at top and bottom.		\$2,500	
3	No TAIs.	Provide TAIs at top of ramp and leading edge of landings.		\$5,000	
4	Surface is in disrepair.	Refinish ramp to be smooth, stable, and slip-resistant.	\$5,000		
Sub-total			\$5,000	\$7,500	\$15,000



Exterior Stairs

Stairs can be hazardous, especially exterior stairs which are subject to snow and rain. Exterior stairs should be firm and slip resistant with sufficient dimensions for users to traverse safely.

The exterior stairs are missing an intermediate handrail and do not have TAIs. While there are tactile nosings, they lack contrast.



Exterior Stairs



Exterior Stairs

Exterior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Missing intermediate handrail.	Provide intermediate handrails on stairs. Ensure handrail is accessible design with intermediate pickets.	\$2,500		
2	Has tactile nosings, but lack contrast nosings.	Add contrast strips to stair nosings.		\$2,500	
3	No TAIs.	Provide TAIs at top of stairs and leading edge of landings.		\$5,000	
Sub-total			\$2,500	\$7,500	\$0



Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building has one main entrance that is easy to identify, has a canopy and has well-maintained planters. However, there is no seating provided underneath the canopy. At the entrance doors, the push button actuators are too small, only at one height, and are not interconnected. The outside door does not have a sufficient hold open time.

Inside the vestibule, the flooring at the door threshold is in disrepair and the contrast between the flooring and walls is insufficient.



Main Building Entrance



Building Entrance Vestibule

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Glazing door lack visual contrast.	Add colour-contrasting strips on full width of door glazing.	\$1,500		
2	No visual contrast between door and adjacent wall.	Modify doors to have better visual separation from adjacent walls.			\$5,000



3	Push button actuators are too small and only at one height.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		
4	Push button actuators are not interconnected.	Program door actuator buttons to be interconnected.	\$500		
5	Outside door does not have sufficient hold open time.	Program door actuator to stay held open longer.	\$500		
6	Threshold is in disrepair.	Repair threshold to allow for level crossing into building.	\$2,500		
7	Insufficient floor to wall contrast in vestibule.	Paint / install base wall materials to ensure 70% contrast with floors.			\$1,500
8	No seat provided under entrance canopy.	Install seating at the main entrance.		\$2,500	
9	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$7,500	\$3,000	\$6,500

2.3.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

The doors throughout City Hall lack sufficient clear width and kickplates. Many interior doors have knobs. While some doors have vision glazing in doors, they are too high. At the council chambers, the back door does not have sufficient clearances on the pull side.



Interior Doors



Interior Doors

Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 70 doors.			\$210,000
2	Many doors lack kickplates.	Install kickplates on interior doors. Budget assumes 50 doors.	\$25,000		
3	Many doors have knobs.	Replace door handles with lever style or D pull. Budget assumes 50 doors.	\$75,000		
4	When provided, vision glazing in doors is too high.	Expand glazing in doors. Bottom of glazing to be no more than 900 mm above floor. Budget assumes 20 doors.		\$30,000	
5	Back door into council chambers does not have sufficient clearances on pull side.	Provide push button door actuator on back door into council chambers.	\$2,500		
Sub-total			\$102,500	\$30,000	\$210,000

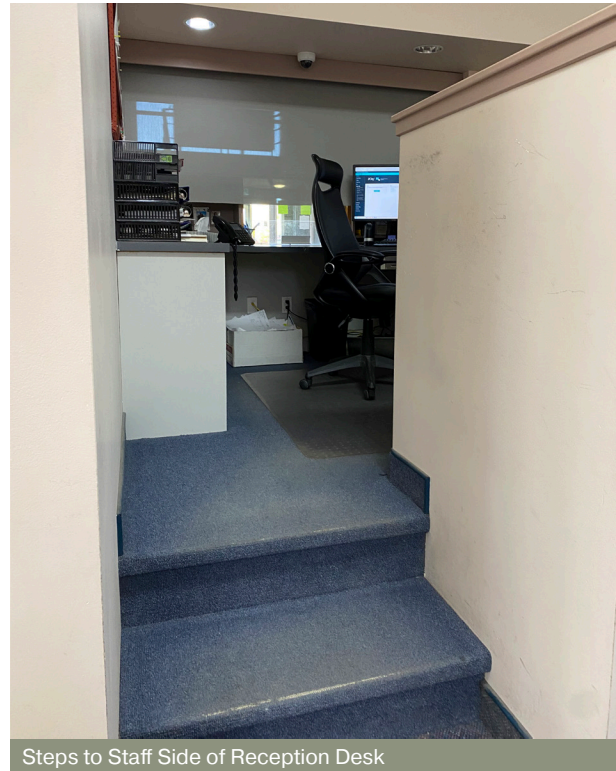


Path of Travel

A facility should have a logical and direct path of travel, ensuring all users are able to easily locate and access key facilities. The path should be free of obstructions, with minimal floor level changes.

The higher height portion of the main floor reception requires access up two steps which can be a tripping hazard. These steps lack handrails, are too narrow, and have overhanging nosings that lack tactile and contrast nosings.

The pathway to the council chambers from the back has multiple steps which has created a pinch point. There are more steps within the council chamber to create different levels of seating which has impacted the accessibility of the room. The steps throughout the space lack sufficient contrast, edge protection, and railings.



Steps to Staff Side of Reception Desk

Path of Travel

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Higher height of reception desk has steps on staff side.	Provide low slope ramp for access to reception desk.			\$5,000
2	Staff steps on reception desk lack handrails.	Provide handrails on both sides of all stairs.	\$2,500		
3	Staff steps on reception desk are too narrow.	Rebuild stairs to have a minimum of 1200 mm clear width.			\$5,000
4	Staff steps on reception desk lack tactile and contrast nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	



5	Staff steps on reception desk have overhanging nosings.	Infill stair risers to eliminate overhanging stair nosings.		\$2,500	
6	Multiple steps in council chamber.	Renovate council chambers to eliminate steps and changes in elevation.	\$25,000		
7	Step up in back corridor of council chamber creates pinch point.	Renovate back corridor to eliminate pinch point.			\$15,000
8	Steps in council chambers lack sufficient contrast on nosings.	If not completing Path of Travel item #6, add contrast strips to steps.		\$2,500	
9	Steps in council chambers lack edge protection.	If not completing Path of Travel item #6, add edge protection to steps.		\$5,000	
10	Steps in council chambers lack railings.	If not completing Path of Travel item #6, add handrails to steps.	\$2,500		
Sub-total			\$30,000	\$12,500	\$25,000

Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

The corridors are typically appropriate in width, but the corridor to the area of refuge is too narrow.



Main Floor Corridor



Second Floor Corridor

Corridors and Hallways

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Corridor to area of refuge is too narrow.	Renovate corridors to ensure a minimum clear width of 1500 mm.			\$15,000
Sub-total			\$0	\$0	\$15,000

Elevators and Platform Lifts

An elevator or passenger lift is the preferred method of travel between floors in a multi-storey building, especially for users who have difficulty with stairs or have mobility aids. Elevators or platform lifts should be located next to an accessible stairway to offer an alternative means of traveling between levels and should serve all levels of a building.

There is one elevator in the city hall portion of the building. While the buttons light up when pressed, there is no audible confirmation. There are minimal handrails in the elevator and the doors do not have sufficient contrast with the cab finishes.



Interior of Elevator



Interior of Elevator

Elevators and Platform Lifts

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Buttons light up when pressed but lack audible confirmation.	Modify buttons to provide audible feedback when pressed.		\$5,000	
2	Handrails are rectangular, non-accessible design.	Replace handrails with accessible design versions.	\$2,500		
3	Doors do not have sufficient contrast with cab finishes.	Revise door finish to have at least 70% contrast with elevator cab walls.			\$1,500
Sub-total			\$2,500	\$5,000	\$1,500



Interior Stairs

Stairs can be hazardous. They need to have sufficient rise and run to provide a stability and to ensure the safety of all users. They should be equipped with accessible handrails and tactile attention indicators and kept clear of all obstacles.

The lobby stairs are original to the building and lack accessibility features such as TAIs, contrast from the floor, and tactile nosings. While there are handrails on both sides of the stair, they are a flat, non-accessible design that does not extend 300mm past the top and bottom stair treads.

The emergency exit stairs lack TAIs, contrast, and tactile nosings. The stair width and landings are also too narrow with only one handrail.



Interior Stairs



Interior Stairs

Interior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Emergency stairs lack contrast and tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
2	Emergency stairs lack TAIs.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
3	Emergency stairs are too narrow and have too narrow of a landing.	Rebuild stairs to have a minimum of 1200 mm clear width. Ensure landings are at least 1200 mm deep.			\$100,000



4	Emergency stairs only have one handrail.	Provide handrails on both sides of all stairs. Ensure handrail is accessible design with intermediate pickets.	\$5,000		
5	Lobby stairs lack contrast and tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
6	Lobby stairs lack TAIs.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
7	Lobby handrail is flat, non-accessible design.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with surroundings.	\$5,000		
8	Neither handrail on the lobby stairs is continuous.	Replace handrails with continuous versions.	Included in Interior Stairs item #7		
9	Neither handrail on the lobby stairs carries 300 mm past top / bottom treads.	Extend handrails 300 mm beyond top and bottom treads.	Included in Interior Stairs item #7		
Sub-total			\$10,000	\$15,000	\$100,000

2.3.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

Yorkton City Hall has one central lobby and reception area, immediately inside the main doors. It is open with plenty of space for maneuvering, but the lack in floor to wall contrast. Additionally, there is a lack of contrast and a tactile path from the doors to reception desk in City Hall or the RCMP service counter. There is minimal seating provided in the City Hall lobby which is tucked in a corner near the Council Chambers entrance. There are dark mats on the flooring which could be confusing or appear as a void.

While there is seating provided in the RCMP lobby, there is no option with arms.



City Hall Lobby / Reception Area



Main Lobby / Reception Area

Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Insufficient floor to wall contrast.	Paint / install wall base material that has at least 70% contrast with floor.			\$1,500
2	Random dark mats on floor.	Replace mats with lighter colour mats.	\$1,500		
3	Seating in RCMP area lacks arms.	Provide armed options adjacent armless options.			\$2,500
4	Minimal seating provided in City lobby.	Provide additional seating, ensure a mix of chairs with and without arms.			\$10,000
5	No contrast and tactile path from doors to reception desk.	Provide clear signage and tactile path to designate path from main entrance to reception area.			\$3,000
Sub-total			\$1,500	\$0	\$17,000



Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

The main lobby has a lowered portion of the reception desk with a chair available, but it is not centered in front of the main entrance doors and lacks sufficient knee space for users. The desks on the staff side of reception do not have height adjustability and require narrow steps to access them.

The reception desks on the second floor suite lack lower height counters at the front and centre of desks.



City Hall Reception Desk



RCMP Reception Desk

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Suite reception desks lack lower height counters front and centre on the desks.	Provide accessible height counter, centred on reception desk counters. Ensure accessible portion has sufficient knee space.	\$10,000		
2	Suite reception desks lack height adjustable desks on the staff side.	Provide height adjustable desk for staff. Budget is per desk.		\$1,500	



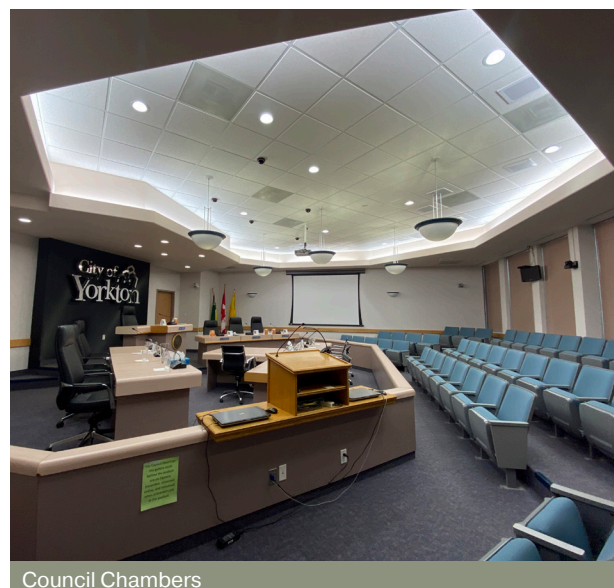
3	Suite reception desks have floor finishes carrying up base of desks.	Replace reception desk base materials to ensure 70% contrast with floor.			\$1,500
4	Main floor reception desk lower height counter is not front and centre on the lobby doors.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.	\$10,000		
5	Main floor reception desk does not have deep enough public space.	Provide deeper knee space on lower portion of reception counter.	Included in Reception Desks item #4		
6	Signage for lower counter on main floor reception desk is misleading.	Replace signage to be more clear to users.		\$1,500	
7	No height adjustability on staff side of main floor reception desk.	Provide multiple height options or height adjustable desk for staff.	\$10,000		
Sub-total			\$30,000	\$3,000	\$1,500

Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The council chamber generally lacks accessible design. There is no designated accessible seating at the council area or general seating. The speaking podium is too high, lacks height adjustability, and knee space. While there is one row of seating at the same floor level – the space in front is limited. At the council seating, all chairs have arms with the councilor and major seating is only accessible by steps.

In the second floor boardroom, the knee space at the coffee counter is too low. While there is ample room to move around in the space, the boardroom only has one option for seating.



Council Chambers



Boardroom



Council Chambers - Public Seating

Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Council counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.		\$10,000	
2	Council counter lacks knee space under sink.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
3	Council fridge is freezer-on-top style.	Replace fridge with freezer-on-bottom style.			\$2,500
4	Only one row of seating in council chambers is at level height.	Demolish raised platforms in council chambers.	\$15,000		
5	No designated accessible seating spots in council chambers.	Provide designated accessible seating in council chambers.		\$2,500	



6	Council chambers speaking podium is too high and lacks height adjustability and knee space.	Provide height adjustable podium in Council Chambers. Ensure podium has sufficient knee space.	\$1,500		
7	All chairs in council chambers have arms.	Provide armless options adjacent armed options.			\$10,000
8	Councilor and mayor seats only accessible by steps.	Provide low slope ramp for access to councilor and mayor seats.		\$2,500	
9	Coat rod only available at one height in councilor chambers.	Provide secondary, lower height coat rod in meeting room.	\$500		
10	Boardroom knee space in corner is too low.	Replace counter with lower, accessible version, between 730 and 860 mm above floor. Knee space to be at least 685 mm high.			\$5,000
11	Boardroom has only one option for seating.	Provide additional seating with and without arms.			\$10,000
Sub-total			\$17,000	\$17,500	\$27,500

Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

The staff kitchen on the second floor has natural lighting with a variety of seating options. The room has a fridge with a freezer at the bottom for better access. The microwave is located at a portion of the counter with a clear space beside it, which allows easier access for wheelchair users. However, the counter is too high and lacks a working knee space. The sink also lacks a knee space with the soap and paper towel located too high at the back of a very deep counter.



Staff Kitchen



Staff Kitchen



Staff Kitchen

Kitchens

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Sink lacks knee space	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
2	No working knee space at counter.	Replace counter with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
3	Counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink + additional knee space for working.		\$10,000	
4	Soap and paper towel are too high and located at back of very deep counter.	Lower soap and paper towel to be no more than 1100 mm above floor. Mount close to front edge of counter.	\$500		
Sub-total			\$500	\$15,000	\$0



Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

The thermostats, light switches, FOB readers, and keypads are generally too high throughout the building and would be difficult to reach for wheelchair users.

Acoustics are generally reasonable based on the use of the facility.



FOB Reader

Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Thermostats are too high.	Lower thermostats to no more than 1100 mm above floor.			\$10,000
2	Light switches are too high.	Lower light switches to no more than 1100 mm above floor.			\$10,000
3	FOB readers are too high.	Lower FOB readers to no more than 1100 mm above floor.			\$5,000
4	Keypads are too high.	Lower keypads to no more than 1100 mm above floor.			\$5,000
Sub-total			\$0	\$0	\$30,000



2.3.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

While there is signage for accessible washrooms on the second floor, they lack tactile and Braille components. The counters in the washrooms are at an appropriate height with the sink taps and soap dispensers accessible. However, the paper towel dispenser is too high. While there is an accessible stall in each of the main washrooms, they lack several components for accessibility. The men's room lacks an accessible urinal. Generally, the washrooms lack sufficient contrast between the floor and wall.



Accessible Washroom



Accessible Washroom



Accessible Stall



Non-Accessible Urinal



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Second floor washrooms have signage on doors which lack tactile and Braille components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$1,500		
2	Second floor washrooms lack fire strobes.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$5,000	
3	Second floor washrooms have insufficient contrast between floor and wall.	Paint / install wall base material that has at least 70% contrast with floor.			\$1,500
4	Second floor cubicles have coat hook on back of door, mounted too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
5	Second floor washrooms lack L grab bars and back grab bars.	Provide L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor.	\$12,000		
6	Second floor washroom paper towel is too high.	Lower paper towel to be no more than 1100 mm above floor.	\$500		
7	Second floor washrooms lack accessible urinal in men's room.	Provide accessible height urinal complete with 600 mm long grab bars on both sides.	\$8,000		
Sub-total			\$22,500	\$5,000	\$1,500



Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The universal washrooms located off the main lobby. While there is signage for the washrooms, they lack braille and tactile components. There are several accessibility components missing in the washrooms and some accessories are mounted too high.

The washrooms also have an insufficient turning radius. While the corridor has an appropriate width, the men's universal washroom lacks the clearance to open the door from the corridor side. The doors are also very heavy and lack kickplates.



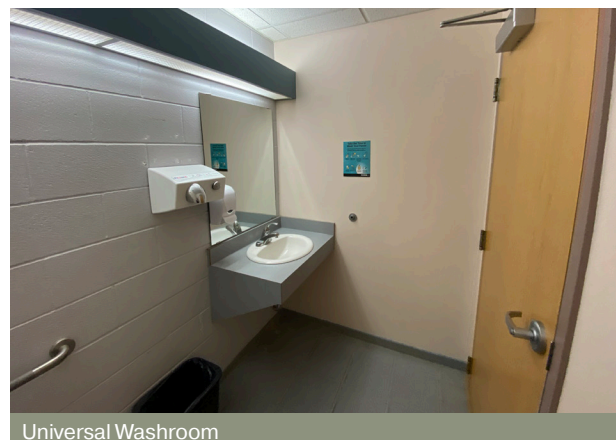
Universal Washroom



Universal Washroom - Signage



Universal Washroom



Universal Washroom



Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible universal washroom on staff / secure side of facility.	Provide at least one universal washroom on staff side of facility. Washroom to meet or exceed all requirements of CSA-B651-23. Budget is per washroom.	\$150,000		
2	Signage for staff washrooms is on the door and lacks Braille and tactile components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$1,500		
3	Lobby washrooms lack paper towels.	Provide paper towel dispenser. Mount at no more than 1100 mm above floor.	\$500		
4	Lobby washrooms dryer is too high.	Lower dryer to be no more than 1100 mm above floor.	\$1,000		
5	Lobby washrooms lack L grab bars and back grab bars are two separate bars.	Provide L shaped grab bar beside toilet and 600 mm single grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor.	\$12,000		
6	Lobby washroom transfer space is insufficient width and impeded by garbage.	Renovate washrooms to provide transfer space of no less than 1000 mm beside accessible toilets. Relocate garbage to not impede transfer space.		\$60,000	
7	Lobby washroom lacks back rest on the toilets.	Install back supports on toilets where a tank is not present.		\$3,000	
8	Lobby washroom toilet paper is too high.	Lower toilet paper to no more than 700 mm above floor.	\$500		
9	Lobby washrooms lack adult change tables.	Install height-adjustable adult change table. Budget is per table.	\$50,000		



10	Lobby washrooms lack outlets by sink and toilet.	Install power outlets near sink and toilet.			\$3,000
11	Lobby washrooms lack emergency call buttons.	Install emergency call button adjacent toilet, no more than 450 above floor.			\$5,000
12	Lobby washrooms lack power operated doors with push buttons.	Add power-activated operators with push buttons to washroom doors.	\$5,000		
13	Lobby washroom doors are very heavy and lack kickplates.	Adjust doors to require less force to open and install kickplates on doors. Interior swing doors to require no more than 22 N of force.	\$500		
14	Lobby washrooms have insufficient turning radius.	Renovate washroom to provide a minimum 2100 mm clear turning radius.		\$60,000	
15	Lobby washrooms lack occupancy indicators.	Replace door hardware with version that has occupancy indicators.	\$3,000		
16	Lobby washrooms have signage on doors which lack tactile and Braille components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$1,500		
Sub-total			\$225,500	\$123,000	\$8,000

2.3.6 Wayfinding and Signage

Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

The offices throughout the building generally do not have identification signage. The second level signage is glass which has glare. The signage also lacks tactile and braille components and is often located above or on doors.



Room Identification Signage



Room Identification Signage

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No room identification signage on offices.	Provide room identification signage where missing.	\$30,000		
2	Suite signage is glass with glare.	Replace signs with matte / non-glare versions.	\$2,500		
3	Suite signage lacks tactile and Braille components.	Replace with versions that have tactile and Braille components.	Included in Room Identification Sign item #2		
4	Signage is often located above or on doors and lacks tactile and Braille components.	Replace signs on / above doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$30,000		
Sub-total			\$62,500	\$0	\$0



2.3.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The second floor has an area of refuge but the signage lacks tactile and braille components. All emergency exits require passage navigating exterior stairs. The interior emergency exit stairs are generally too steep and lack contrast or tactile nosings, which is typical of a building from this period.



Area of Refuge Signage



Emergency Exit

Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Area of refuge signage lacks tactile and Braille components.	Replace with version that has tactile and Braille.	\$1,500		
2	All emergency exits require navigating exterior stairs.	Replace exterior egress stairs with low slope ramps. Budget is per ramp.			\$15,000
3	All emergency exit stairs lack contrast and tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	



4	All emergency exit stairs are too steep.	If not completing Emergency Exits and Areas of Refuge item #2, rebuild stairs to provide risers not more than 180 mm high and treads not less than 280 mm deep.		\$75,000	
Sub-total			\$1,500	\$77,500	\$15,000

Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

Yorkton City Hall has several fire strobes in the building. While there are AEDs in key areas and a first aid kit in the third floor gym, they are mounted too high in the gym and main lobby. The fire pulls throughout the building are also mounted too high. In the staff room, there is a fire extinguisher that is visually impeded by a vending machine.



Fire Hose



Fire Pull and EXIT Signage



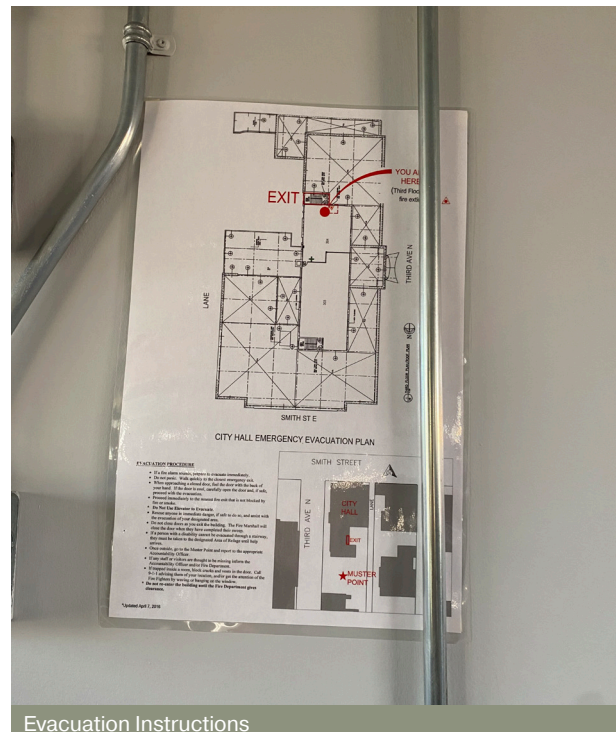
Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	AED in gym and lobby too high.	Lower AED to no more than 1100 mm above floor.	\$500		
2	First aid kit in gym too high.	Lower first aid kit to no more than 1100 mm above floor.	\$500		
3	Fire extinguisher in staff room is hidden beside fridge and impeded.	Relocate fire extinguisher to ensure visibility and clear access.			\$500
4	Fire pulls too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000
Sub-total			\$1,000	\$0	\$15,500

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

While this facility does have evacuation instructions posted, they are mounted very high, have glare, and are limited to one format only.





Evacuation Instructions

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Plans are mounted too high and have glare.	Lower evacuation instructions and provide matte / low-glare versions.	\$2,500		
2	Instructions are only provided in one other format.	Provide evacuation instructions in alternative formats.	\$2,500		
Sub-total			\$5,000	\$0	\$0

2.3.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

There are offices throughout the building with the majority located on the second floor for city operations. Some offices have height adjustable desks, but most are fixed height. The second floor print room counter is a good height for accessibility, but the cabinets/counters throughout remaining offices are too high and lack knee space. The flooring colour carries up the walls which can be difficult to differentiate for those with visual impairments.



Office Spaces



Office Spaces



Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Floor colour carries up the walls.	Paint / install wall base material that has at least 70% contrast with floor.			\$2,500
2	Cabinets/counter are too high and lack knee space.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under for working.		\$10,000	
3	Majority of offices do not have height adjustable desks.	Provide height adjustable desks. Budget is per desk.		\$1,500	
4	Only high height coat rod available.	Provide secondary, lower height coat rod in meeting room.	\$500		
Sub-total			\$500	\$11,500	\$2,500

Fitness and Sports Facilities

Fitness facilities are designed for activities related to fitness and health. They usually have a variety of exercise equipment but can also include dance rooms and yoga studios with minimal equipment. Where possible, equipment should be able to accommodate users with physical disabilities and provide clear space beside equipment for transferring or for companion / assistance dog use.

There is a fitness facility located on the third floor of City Hall, but it is only accessible by stairs and lacks designated accessible equipment. The floor to wall contrast is insufficient with very dark flooring. The paper towel is also mounted too high throughout the room.





Fitness Facility



Fitness Facility

Fitness and Sports Facilities

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible equipment.	Provide a variety of equipment that can be modified to suit accessibility needs.		\$50,000	
2	Insufficient floor to wall contrast.	Paint / install wall base material that has at least 70% contrast with floor.			\$1,500
3	Paper towel is too high.	Lower paper towel to no more than 1100 mm above floor.	\$500		
4	Floor is dark.	Replace dark flooring with lighter colour.			\$15,000
Sub-total			\$500	\$50,000	\$16,500



Outdoor Eating Areas

Outdoor eating areas enhance the user experience of trails and outdoor recreation areas. When provided, they should include an accessible path to the area and accessible seating areas including spaces for wheelchair users. All surfaces, including tables, should be smooth, firm, and slip-resistant.

There is a rooftop patio in the facility, but it is only accessible by stairs. The patio itself is on a raised platform that requires a step over a curb and crossing pavers and stones. The street level patio is constructed with pavers that are not level and lacks designated accessible seating areas.



Outdoor Eating Area



Outdoor Eating Area

Outdoor Eating Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Roof patio is only access by steps over curb and crossing pavers/stones.	Provide smooth, stable, and slip-resistant path to outdoor eating areas. Path to be low or no slope where possible.			\$10,000
2	Roof patio is on raised platform.	Provide low slope ramp for access to roof patio.		\$5,000	
3	Street level patio has no designated accessible seating areas.	Provide designated accessible seating area.		\$2,500	
4	Street level patio has pavers that are not level.	Replace pavers with surface that is smooth, stable, and slip-resistant.			\$10,000
Sub-total			\$0	\$7,500	\$20,000



2.3.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room was noted on site.

Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Limited biophilic features noted on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.3.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$10,000	\$0	\$0
	General Vehicular Access		\$5,000	\$10,000	\$0
2	Exterior Approach and Entrance				
	Exterior Pathways to Facilities on Site		\$0	\$0	\$20,000
	Exterior Ramps		\$5,000	\$7,500	\$15,000
	Exterior Stairs		\$2,500	\$7,500	\$0
	Building Entrances		\$7,500	\$3,000	\$6,500
3	Interior Circulation				
	Interior Doors and Doorways		\$102,500	\$30,000	\$210,000
	Path of Travel		\$30,000	\$12,500	\$25,000
	Corridors and Hallways		\$0	\$0	\$15,000
	Elevators and Platform Lifts		\$2,500	\$5,000	\$1,500
	Interior Stairs		\$10,000	\$15,000	\$100,000
4	Interior Services and Environment				
	Lobby and Reception Areas		\$1,500	\$0	\$17,000
	Reception Desks, Service Counters, and Self-Service Kiosks		\$30,000	\$3,000	\$1,500
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$17,000	\$17,500	\$27,500
	Kitchens		\$500	\$15,000	\$0
	Acoustics, Illumination, and Building Systems		\$0	\$0	\$30,000
5	Sanitary Facilities				
	Accessible Washrooms		\$22,500	\$5,000	\$1,500
	Universal Washrooms		\$225,500	\$123,000	\$8,000
6	Wayfinding and Signage				
	Room Identification Signage		\$62,500	\$0	\$0



7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$1,500	\$77,500	\$15,000
	Fire Alarm Systems and Equipment	\$1,000	\$0	\$15,500
	Evacuation Instructions	\$5,000	\$0	\$0
8	Additional Use of Space			
	Office Spaces	\$500	\$11,500	\$2,500
	Fitness and Sports Facilities	\$500	\$50,000	\$16,500
	Outdoor Eating Areas	\$0	\$7,500	\$20,000
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$548,000	\$410,500	\$548,000

2.3.11 Key Takeaways

Areas of Success

- Designated area of refuge on the second floor.
- Staff room has several accessible features (fridge/microwave at good heights, variety of seating, etc.).

Areas of Improvement

- Council room lacks accessibility.
- No accessible washrooms on the staff side of the building and public washrooms lack many accessibility components.

2.4 COC Office





2.4.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There are accessible parking stalls on site, but they lack access aisles, curb cuts, and a pedestrian path to the entrance. The stalls are missing vertical signage to help identify the stalls if the asphalt painting fades or if it is obscured by any snowfall for example.



Accessible Parking Stalls



Accessible Parking Stalls

Parking

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Accessible stalls lack access aisles.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	



2	Accessible stalls lack curb cuts.	Create curb cuts at every access aisle location noted in Parking item #1. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).	\$2,500		
3	No pedestrian path from accessible stalls to entrance.	Add designated pedestrian pathway from parking lot to main entrance.		\$10,000	
4	No vertical signage on accessible stalls.	Install vertical signage for accessible stalls.	\$1,500		
5	Accessible parking stall lacks shelter above.	Install appropriate shelter for the designated accessible stalls.			\$25,000
Sub-total			\$4,000	\$15,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

While there is a curb cut and a large paved area near the main entrance, there is no designated drop-off zone for the building. While the transit system passes the building, there are no bus stops close to the building.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	There is no bus stop within 800 metres walking distance of the facility.	Provide bus stop near facility. Include seating and shelter at stop.		\$10,000	
2	No designated drop off zone.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
Sub-total			\$3,000	\$10,000	\$10,000



2.4.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

There are well-maintained planters, however, they impede the pedestrian walkway around the building.



Pathway from Parking to Entrance



Pathway Along Facility

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Sidewalk clear width is impeded by planters.	Relocate planters to ensure a minimum of 1600 mm wide paths at all times.			\$2,500
Sub-total			\$0	\$0	\$2,500

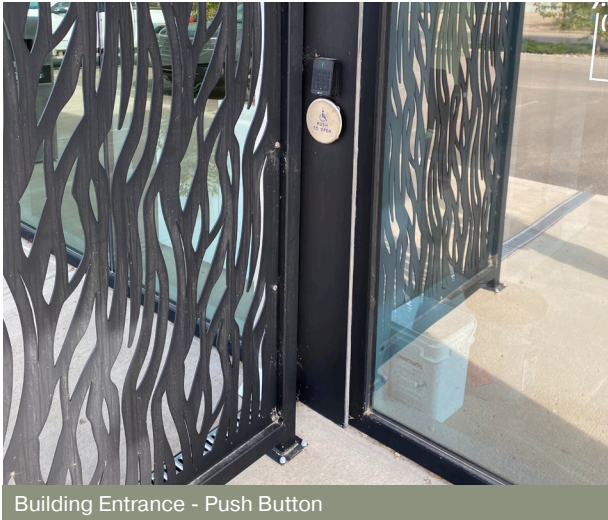


Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The entrance to the city operations centre is obvious and identifiable with clear signage, a canopy, and an extended sidewalk to the entrance doors. However, there is no seating provided beneath the canopy.

While there is an automatic door, the push button is only one height and is tucked behind a shading panel from the exterior. The doors generally lack visual contrast with the glazing walls.



Building Entrances					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only one height of push button actuator provided.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		
2	Vestibule doors not interconnected when actuator pushed.	Program openers to be interconnected between inside and outside doors.	\$500		



3	Entrance lacks seating under canopy.	Install seating at the main entrance, under the canopy.		\$2,500	
4	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
5	Insufficient visual contrast on glazing walls/door.	Add colour-contrasting strips on full width of door and glazing.	\$1,500		
Sub-total			\$4,500	\$3,000	\$0

2.4.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

The doors throughout the building contrast well with the walls but are typically insufficient in clear width. Some doors have narrow lites provided for vision glazing and while it may have been to code at the time of construction, they are too high. Some doors in the building lack kickplates.



Interior Door



Interior Door



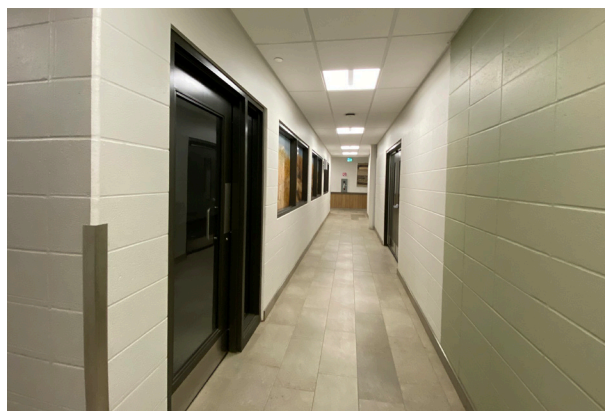
Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 50 doors.			\$150,000
2	Where vision glazing narrow lites are provided, they are too high.	Expand glazing in doors. Bottom of glazing to be no more than 900 mm above floor. Budget assume 20 doors.		\$30,000	
3	No kickplates on a few doors.	Provide kickplates on interior doors, where missing. Budget assumes 10 doors.	\$5,000		
Sub-total			\$5,000	\$30,000	\$150,000

Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

While the corridors have sufficient width, they lack contrast between the floors and walls.



Corridor / Hallway



Corridor / Hallway



Corridors and Hallways					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Insufficient contrast between floor and wall.	Paint walls or install wall materials to ensure 70% contrast with floors.			\$1,500
Sub-total			\$0	\$0	\$1,500

2.4.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The lobby is spacious with room to maneuver. There is only one type of seating provided and the floor colour carries up the wall.



Lobby / Reception Area



Lobby / Reception Area



Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only one type of seating available.	Replace seating to ensure a mix of chairs with and without arms.			\$10,000
2	Floor colour carries up the wall.	Paint walls or install wall materials to ensure 70% contrast with floors.			\$1,500
Sub-total			\$0	\$0	\$11,500

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

There is a lower height counter at the main entrance desk, but it is not located from and centre and lacks sufficient depth at its knee space while also being blocked by seating. There is a service bell button located between two of the higher reception desks that is mounted too high. On the staff side, the counter does not have height adjustability and the task chairs provided are not suitable in height for the higher counter.



Public Side of Reception Desk



Staff Side of Reception Desk



Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lower height counter is not located front and centre.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.	\$10,000		
2	No height adjustability for staff at the counter.	Provide height adjustable counter for staff.	Included in Reception Desks item #1		
3	Task chairs at higher counter are insufficient height.	Provide task chairs with higher cylinders to reach standing height counters.	\$1,500		
4	Knee space on public side lower counter is blocked by seating.	Relocate seating to ensure clear knee space at counter.	\$250		
5	Knee space on public side lower counter does not have sufficient depth.	Replace millwork with version that has sufficiently deep public knee space.	Included in Reception Desks item #1		
6	Reception bell is located too high.	Lower reception bell to be no more than 1100 mm above floor.			\$1,000
Sub-total			\$11,750	\$0	\$1,000

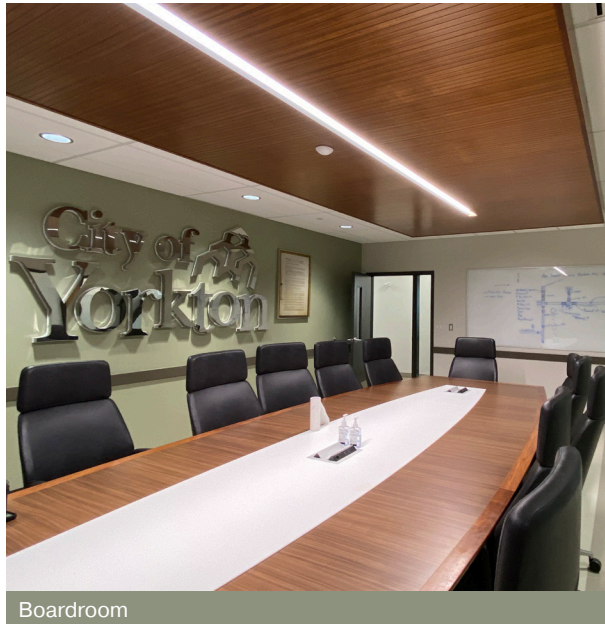
Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The counters in the meeting rooms are typically too high and lack knee space.

In the Admin kitchen, the tables are a good height but have sharp corners. In the maintenance area kitchenettes, the seating does not have an option with arms.

In the public breakout room, the floor colour carries up the wall which prevents contrast.



Boardroom



Public Breakout Room

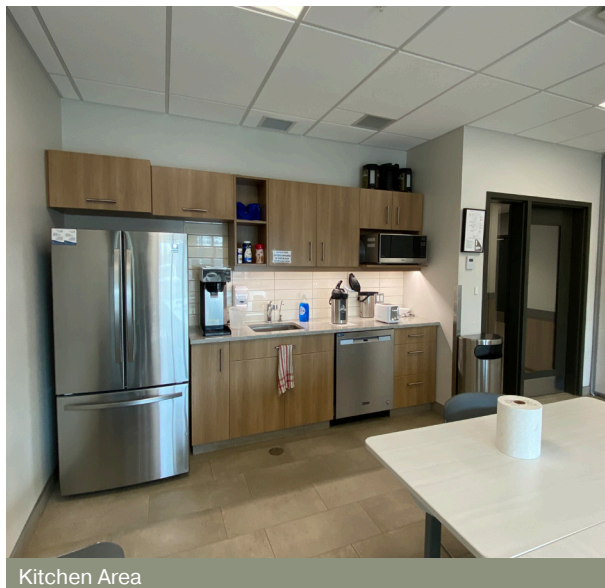
Waiting Areas, General Seating, Meeting Rooms, and Lounges					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters are too high.	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor.		\$25,000	
2	No knee space at counter.	Replace millwork with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
3	Floor colour carries up wall in public breakout room.	Install wall base materials to ensure 70% contrast with floors.			\$1,500
Sub-total			\$0	\$27,500	\$1,500



Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

There are several kitchenettes within the building (in the multipurpose meeting rooms and a staff room). While fridges with no freezer or freezer-on-bottom are used, the counters are typically too high with sharp corners. The counters lack knee space at the sinks and for a working area. The floor tile also carries up the wall and creates a lack of contrast.



Kitchens					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters are too high. (Maintenance and Admin)	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor.		\$25,000	
2	No knee space under sink. (Maintenance and Admin)	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	



3	Most microwaves are too high. (Maintenance)	Lower microwave to counter height. Ensure clear space beside.	\$500		
4	Floor colour carries up the wall. (Maintenance and Admin)	Install wall base materials to ensure 70% contrast with floors.			\$2,500
5	Chairs do not have options for arms. (Maintenance)	Provide armed options adjacent armless options.			\$10,000
6	Tables have sharp corners. (Admin)	Replace with rounded corner versions.			\$10,000
7	Counters have sharp corners. (Admin)	Replace with rounded corner version.			\$10,000
Sub-total			\$500	\$27,500	\$32,500

Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

The thermostats and the FOB readers are typically too high throughout. At the main reception desk, there is a door control button that is also mounted too high.



Water Bottle Filler



Thermostat and Light Switches



Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Thermostats are too high.	Lower thermostats to be no more than 1100 mm above floor.			\$5,000
2	FOB readers are too high.	Lower FOB readers to be no more than 1100 mm above floor.			\$2,000
3	Door control button in reception is too high.	Lower door control button to no more than 1100 mm above floor.			\$1,500
Sub-total			\$0	\$0	\$8,500

2.4.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

There are accessible cubicles in the admin area and within the change room washrooms. In the change room washrooms, a good transfer space is provided in the accessible stall and a fire strobe is provided. Typically, there are several elements mounted too high and some accessories for accessibility are missing.

The washrooms generally lack contrast between the floor and wall. The washroom doors have good contrast to the wall and have kickplates.

There is large scale signage used to identify washrooms near the administrative area, but they lack clarity from further down the hall (as a blade signage type). In the men's accessible washroom, there is a urinal with grab bars but it is mounted too high.



Accessible Washroom Stall



Accessible Stall Door



Accessible Urinal

Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters / sinks are too high. (Change Rooms and Admin)	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink to be at least 685 mm high.		\$20,000	
2	Mirrors are too high. (Change Rooms and Admin)	Lower height of mirror to no more than 1000 mm above floor from bottom of the mirror.	\$4,000		
3	Paper towel is too high. (Change Rooms and Admin)	Lower paper towel to be no more than 1100 mm above floor.	\$500		
4	Insufficient contrast between floor and wall. (Change Rooms and Admin)	Paint walls / install wall base material to have at least 70% contrast with floors.			\$2,500



5	Toilet paper too far from toilet. (Change Rooms and Admin)	Move toilet paper dispenser closer to toilet.	\$500		
6	Back grab bar is not continuous. (Change Rooms and Admin)	Replace with a continuous grab bar.	\$12,000		
7	No backrest on toilets. (Change Rooms and Admin)	Install back supports on toilets where a tank is not present.		\$6,000	
8	Coat hooks are located on the back of cubicle doors and are mounted too high. (Change Rooms and Admin)	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
9	No occupancy indicators. (Change Rooms and Admin)	Replace cubicle door hardware with version that has occupancy indicators.	\$3,000		
10	Men's urinal is too high. (Change Rooms and Admin)	Lower urinal to accessible height.	\$2,500		
11	Insufficient transfer space beside toilet. (Admin)	Renovate washroom area to expand clear transfer space to 1000 mm minimum.		\$60,000	
12	Insufficient identifying signage. (Admin)	Add more signage for room. Signage to be high contrast, tactile, and include Braille. Mount at 1500 mm on the latch side of doors / openings.	\$1,500		
Sub-total			\$24,500	\$86,000	\$2,500

Showers

When showers are provided, at least one should be accessible.

There are showers provided in the change rooms with an accessible stall available in each. The showers are zero-entry making them easier to access. However, the coat hooks are mounted too high and are located on the back of the stall doors. Additionally, the shower head is not adjustable and there is insufficient floor to wall contrast.



Accessible Shower



Accessible Shower

Showers

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Insufficient floor to wall contrast.	Paint walls / install wall base material to have at least 70% contrast with floors.			\$1,500
2	No height adjustable shower head.	Revise shower head to height adjustable version.	\$2,500		
3	No occupancy indicators.	Replace cubicle door hardware with version that has occupancy indicators.	\$1,500		



4	Coat hooks are on the back of the door and mounted too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
5	Missing grab bars.	Install additional horizontal grab bar on wall opposite fold down seat. Install additional vertical grab bar on wall with fold down seat at shower threshold.	\$6,000		
Sub-total			\$10,500	\$0	\$1,500

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

While there is a universal washroom located in the main lobby that may have met code for accessibility at the time of construction, it lacks several features for the current standard of accessibility.



Universal Washroom



Universal Washroom



Universal Washroom

Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Back grab bar is not continuous.	Replace with a continuous grab bar.	\$3,000		
2	No backrest on toilet.	Install back support on toilet where a tank is not present.		\$1,500	
3	Toilet paper too far from toilet.	Move toilet paper dispenser closer to toilet.	\$500		
4	Transfer space impeded by garbage.	Relocate garbage to ensure clear transfer space.	\$250		
5	Coat hook, paper towel, and mirror is too high.	Lower coat hooks and paper towel to no more than 1100 mm above floor. Lower height of mirror to no more than 1000 mm above floor from bottom of mirror.	\$1,500		



6	Sink / counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink to be at least 685 mm high.		\$5,000	
7	No outlets by toilet or sink. No emergency button by toilet.	Install power outlets near toilet and sink.			\$4,000
8	No door actuator push buttons provided at universal washroom doors.	Install door actuator control push button. Push button to be elongated actuator that can be activated from 400 mm to 1100 mm above floor on both sides of door. Budget is per door.	\$2,500		
9	No adult change table provided.	Install height-adjustable adult change table.	\$50,000		
10	No occupancy indicators.	Replace door hardware with version that has occupancy indicators.	\$1,500		
11	Insufficient identifying signage.	Add more signage for room. Signage to be high contrast, tactile, and include Braille. Mount at 1500 mm on the latch side of the door.	\$750		
Sub-total			\$60,000	\$6,500	\$4,000

2.4.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.



Provided Signage



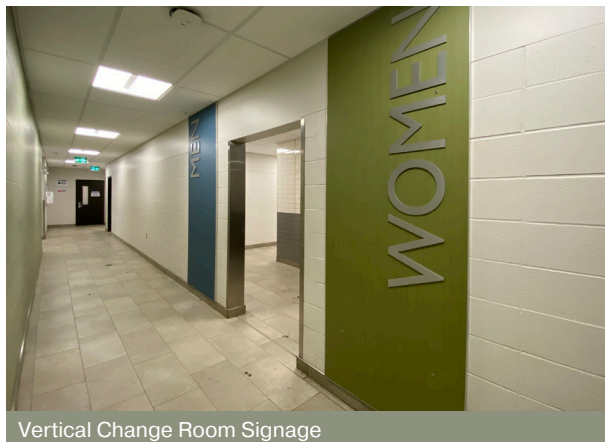
Wayfinding and General Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No blade signage in corridors.	Add blade signage to supplement room signage.			\$10,000
Sub-total			\$0	\$0	\$10,000

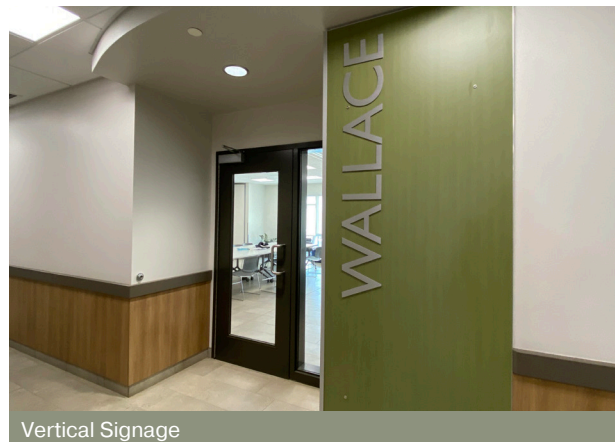
Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

While there is large vertical signage throughout the building for washrooms and multipurpose rooms, there is no signage adjacent to room doors or blade signage.



Vertical Change Room Signage



Vertical Signage

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No signage adjacent doors.	Provide latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$30,000		
Sub-total			\$30,000	\$0	\$0



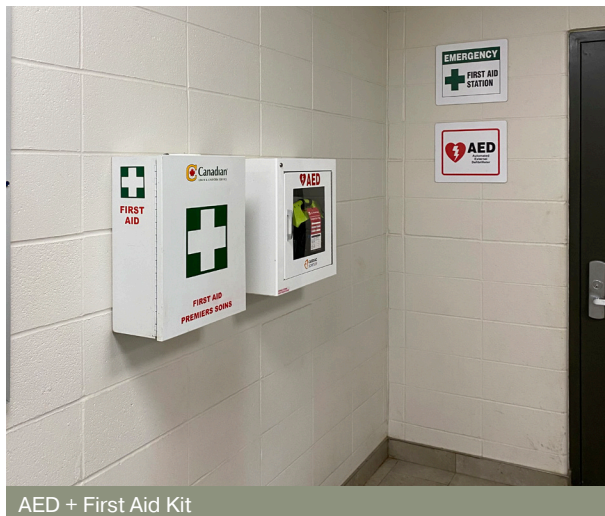
2.4.7 Emergency Systems

Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

The fire extinguisher locations are clear and visible but are mounted too high. The fire pulls, AEDs, and first aid kit are mounted too high as well. In the women's change room, an exit sign is provided to the secondary exit but it does not light up or is missing a bulb.

There are fire strobes in the corridors and change rooms, but none are provided in offices.



AED + First Aid Kit



Fire Extinguisher + Exit Signage

Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire extinguishers are too high.	Lower fire extinguisher to no more than 1100 mm above floor.			\$1,500
2	No fire strobes in offices.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$15,000	
3	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000

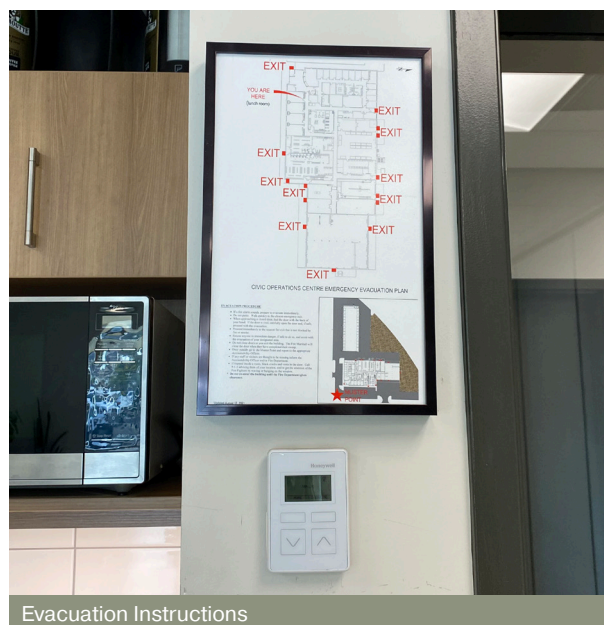


4	Exit sign in women's change room does not light up / bulb is not functioning.	Replace burnt out light in exit sign.	\$1,500		
5	AED and first aid kit in corridor is too high.	Lower AED and first aid kit to no more than 1100 mm above floor.	\$500		
Sub-total			\$2,000	\$15,000	\$16,500

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

There are evacuation instructions mounted throughout the building that are matte which prevents glare. However, they are mounted too high and are only provided in one format.



Evacuation Instructions

Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Evacuation instructions are mounted too high.	Lower evacuation instructions.	\$500		
2	Evacuation instructions are only provided in one format.	Provide evacuation instructions in alternative formats.	\$2,500		
Sub-total			\$3,000	\$0	\$0

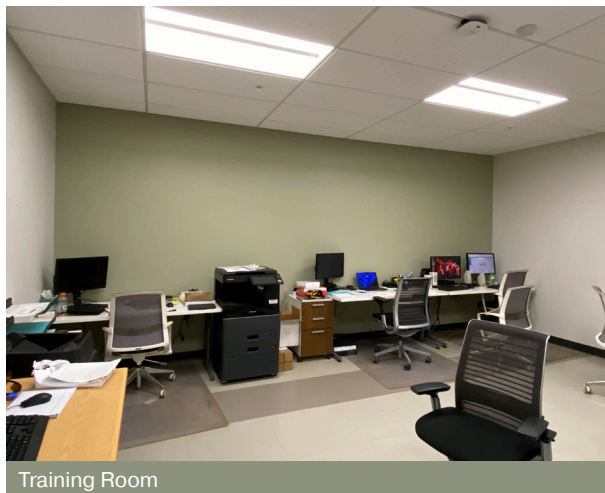


2.4.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

The offices have a mixture of fixed and height-adjustable desks. It was noted during the walkthrough that height-adjustable desks are available upon request for city employees. However, the training room lacks height-adjustable desks. In the print room, the counter is too high and lacks a portion with knee space.



Training Room



Office Space

Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Training room lacks height adjustable desks.	Provide height adjustable desks in training room. Budget is per desk.		\$1,500	
2	Print room counter is too high and lacks knee space.	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor. Knee space to be at least 685 mm high.		\$10,000	
Sub-total			\$0	\$11,500	\$0



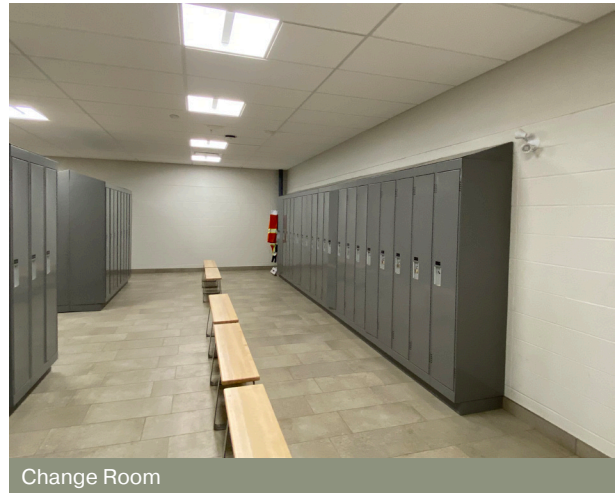
Change Rooms

Accessible change rooms provide equitable access for all users to participate in recreational activities. Accessible lockers, multiple seating options, and adult change tables in private areas all contribute to an accessible change room.

The change rooms have ample space but only have full-height lockers provided. There are several benches, but there are no options with arms or backs for seating.



Change Room



Change Room

Change Rooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only full height lockers provided.	Provide at least 50% lower height lockers.		\$10,000	
2	No options for arms or backs on benches.	Provide a variety of seating, backless, with back, armless, and with arms.			\$5,000
Sub-total			\$0	\$10,000	\$5,000



Shared Laundry Rooms

Each change room has facilities for washing clothes. While a counter is provided and there is lots of room for circulation and access, the washers themselves are missing some key accessibility features.



Laundry Machines



Folding Counter in Laundry Area

Shared Laundry Rooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Washer are top load models.	Replace washers with front loading models.			\$5,000
2	Controls for machines are located at the back of the appliance.	Replace washer with versions that have controls on the front of the appliance.			Included in Shared Laundry Rooms item #1
3	A counter is provided for folding, but it is too high and lacks knee space.	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor. Knee space to be at least 685 mm high.		\$15,000	
Sub-total			\$0	\$15,000	\$5,000



Outdoor Eating Areas

Outdoor eating areas enhance the user experience of trails and outdoor recreation areas. When provided, they should include an accessible path to the area and accessible seating areas including spaces for wheelchair users. All surfaces, including tables, should be smooth, firm, and slip-resistant.

There is an outdoor patio with two tables provided outside of the staff room. However, it is only accessible from the exterior and lacks accessible seating and seating with arms.



Outdoor Eating Area

Outdoor Eating Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible seating area provided.	Provide designated seating area.		\$2,500	
2	No arms on benches or seating.	Provide a variety of seating, backless, with back, armless, and with arms.			\$2,500
Sub-total			\$0	\$2,500	\$2,500

2.4.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.



Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Minimal biophilic elements on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.4.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$4,000	\$15,000	\$25,000
	General Vehicular Access		\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
	Exterior Pathways to Facilities on Site		\$0	\$0	\$2,500
	Building Entrances		\$4,500	\$3,000	\$0
3	Interior Circulation				
	Interior Doors and Doorways		\$5,000	\$30,000	\$150,000
	Corridors and Hallways		\$0	\$0	\$1,500
4	Interior Services and Environment				
	Lobby and Reception Areas		\$0	\$0	\$11,500
	Reception Desks, Service Counters, and Self-Service Kiosks		\$11,750	\$0	\$1,000
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$0	\$27,500	\$1,500
	Kitchens		\$500	\$27,500	\$32,500
	Acoustics, Illumination, and Building Systems		\$0	\$0	\$8,500
5	Sanitary Facilities				
	Accessible Washrooms		\$24,500	\$86,000	\$2,500
	Showers		\$10,500	\$0	\$1,500
	Universal Washrooms		\$60,000	\$6,500	\$4,000
6	Wayfinding and Signage				
	Wayfinding and General Signage		\$0	\$0	\$10,000
	Room Identification Signage		\$30,000	\$0	\$0
7	Emergency Systems				
	Fire Alarm Systems and Equipment		\$2,000	\$15,000	\$16,500
	Evacuation Instructions		\$3,000	\$0	\$0



8	Additional Use of Space			
	Office Spaces	\$0	\$11,500	\$0
	Change Rooms	\$0	\$10,000	\$5,000
	Shared Laundry Rooms	\$0	\$15,000	\$5,000
	Outdoor Eating Areas	\$0	\$2,500	\$2,500
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$163,750	\$269,500	\$291,000

2.4.11 Key Takeaways

Areas of Success

- Height adjustable desks available and provided in reception.
- Good clearances in multipurpose / meeting rooms.
- Obvious entrance canopy and accessible parking stalls.

Areas of Improvement

- Vertical, rotated wayfinding signage is difficult to read.

2.5

Deer Park Clubhouse





2.5.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

Three accessible parking stalls are provided for the Deer Park Clubhouse and Golf Course. They are sufficient in width but lack access aisles, canopy coverage, and a tactile path to the Clubhouse entrance.



Accessible Parking Stall



Accessible Parking Stall - No Curb Cut

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No access aisles adjacent accessible stalls.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	



2	No canopy above accessible stalls.	Install appropriate canopy for the designated accessible stalls.			\$25,000
3	No designated pedestrian path to entrance.	Add designated pedestrian pathway from parking lot to main entrance.		\$10,000	
Sub-total			\$0	\$15,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is a designated drop off zone in front of the main entrance but it does not have any signage indicating it as such. The facility is not near a public transit line.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Designated drop off zone does not have any signage indicating it as such.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	There is no bus stop within 800 metres walking distance of the facility.	Provide bus stop near facility. Include seating and shelter at stop.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000

2.5.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways that lead to the Deer Park Clubhouse are generally smooth with rounded curbs adjacent to the entry. The curb lacks contrast and does not have any tactile surfaces. There is also a slight surface elevation change in paving at the Pro Shop entrance.



Curb Cut from Parking to Pathway



Pathway Along Facility

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curb lack contrast and has no tactile surfaces.	Paint curb cuts to contrast with surroundings. Install tactile surfaces on curb cuts.		\$2,500	
2	No edge protection where pedestrian paths drop to landscaping.	Provide edge protection or tactile warning in areas where path drops to landscaping.		\$2,500	
3	No toe kicks at exterior lookout railing.	Install toe-kick guard at railing.		\$1,500	
4	Path has non-level transition at pro-shop entrance.	Modify entrance to provide level access.	\$2,500		
Sub-total			\$2,500	\$6,500	\$0



Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building has three main entrances. The primary main entrance is easily distinguishable with landscaping and architectural features flanking it. The main building entrance also includes a canopy which further helps distinguish it as an entrance. The secondary entrances are located at back of the building for access from the golf course and tucked along the front façade is the Pro Shop main entrance. All doors lack sufficient contrast with the adjacent glazed walls. Multilevel push button actuators are used but some have impeded access or are located too high.



Main Entrance Doors, with Canopy



Pro-shop Entrance

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No seating provided.	Install seating at main entrance.		\$2,500	
2	No edge protection where pedestrian paths drop to gravel.	Provide edge protection or tactile warning in areas where path drops to gravel.		\$2,500	



3	Doors lack sufficient contrast from adjacent glazed walls.	Refinish doors to provide contrast from adjacent walls.			\$5,000
4	Doors open and close quickly.	Program door actuator to open and close slower.	\$500		
5	Interior doors at main entrance do not hold open for a sufficient amount of time.	Program door actuator to hold open longer.	\$500		
6	Exterior push button door actuator at main entrance is too high.	Revise door actuator control push button to be an elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		
7	Interior push button door actuator at main entrance has impeded access.	Move push button to provide clear access.	\$2,500		
8	Interior push button door actuator at back entrance has impeded access from chair storage.	Move chair storage to provide clear access to push button.	\$250		
9	Exterior doors are heavy.	Adjust door to require less force to open. Budget assumes 4 doors (main entry). Exterior doors to require no more than 38 N of force.	\$1,000		
10	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$7,250	\$5,500	\$5,000

2.5.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

Interior doors and doorways within the Clubhouse have good contrast with surroundings and use sufficient hardware. However, washroom and meeting room doors are an insufficient width.



Interior Doors and Doorways (not including Washrooms)					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Meeting room and office doors have an insufficient width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 5 doors.			\$15,000
2	Meeting room doors are heavy.	Adjust door to require less force to open. Budget assumes 2 doors. Interior doors to require no more than 22 N of force.	\$500		
3	Pro-Shop interior door handle is too high.	Lower handles on door. Centre of handle to be located no more than 1100 mm above floor. Budget assumes 2 doors.	\$1,000		



4	Kitchen pass-through door vision glazing too high.	Expand glazing in door. Bottom of glazing to be no more than 900 mm above floor.		\$1,500	
Sub-total			\$1,500	\$1,500	\$15,000

2.5.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The Deer Park Clubhouse has a central lobby space connected to the main building entrance and the Golf Course entrance. While there is good contrast between the floors and the walls, there is a lack of contrast between the floors and the cabinetry. Additionally, black mat is laid out throughout the lobby space and the visitor sign in counter is too high and only at one height. There is no seating provided within the lobby space.



Lobby / Reception Area



Lobby / Reception Area



Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of contrast between floors and cabinets.	Refinish cabinets to ensure at least 70% contrast with floors.			\$5,000
2	Cabinet hardware insufficient.	Replace hardware with D pull style, ensure new hardware is contrasting colour.	\$1,500		
3	Lobby has black floor mat on floor.	Replace mat with lighter colour version.	\$500		
4	Countertop at one height.	Provide accessible height counter, centred on existing counter. Ensure accessible portion has sufficient knee space.	\$10,000		
5	Only one height of coat rod.	Provide secondary, lower height coat rod. Mount at no more than 1100 mm above floor.	\$500		
Sub-total			\$12,500	\$0	\$5,000

Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

There is one meeting room – the Green Room – located in the Clubhouse directly off the lobby and restaurant. The room provides only one type of seating, and the counters are too high and lack knee space. Cabinet hardware is also insufficient as they utilize flat edge pulls that require dexterity to use.



Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only one type of seating provided [The Green Room].	Provide a variety of seating options.			\$10,000
2	Counter too high and lacks knee space. [The Green Room].	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure sufficient knee space below, minimum of 685 mm high.		\$10,000	
3	Cabinet hardware insufficient [The Green Room].	Replace hardware with D pull style, ensure new hardware is contrasting colour.	\$1,500		
Sub-total			\$1,500	\$10,000	\$10,000



Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

The Deer Park Clubhouse has a restaurant with a commercial kitchen that serves the dining area, along with a Snack Shack that is accessed from the exterior of the building. The kitchen lacks accessible features for receiving, serving and preparing food. Many of the counters, fixtures, and equipment are located too high and pinch points are created between walls and workspaces.



Pinch Point



Handwash Sink - Impeded

Kitchens

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters in kitchen are not at accessible height.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink and additional knee space for working.		\$10,000	



2	No knee space under dishwashing sinks.	Replace sinks with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
3	Dishwashing sinks are too high.	Replace sink with lower version. Rim of sink to be no more than 860 mm above floor.		\$2,500	
4	Dishwashing sink faucet has knobs.	Replace knob faucets with lever style faucets.	\$1,500		
5	Paper towel is too high.	Lower paper towel to be no more than 1100 mm above floor.	\$500		
6	Microwave is too high.	Lower microwave to counter height. Ensure clear space beside.	\$500		
7	Lack of contrast between floors and walls in kitchen.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500
8	Lack of contrast between cabinets and hardware.	Replace hardware with new hardware in contrasting colour.	\$1,500		
9	Pinch point in kitchen between wall and worksurface.	Expand kitchen footprint to eliminate pinch points.			\$20,000
10	Handwashing sink and facilities impeded by storage in kitchen.	Remove storage to ensure clear access to sink and facilities in kitchen.	\$250		
Sub-total			\$4,250	\$15,000	\$21,500

Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

Most building systems throughout the Deer Park Clubhouse are too high. Additionally, the only water fountain in the building is impeded by merchandise.

The outdoor seating area within the restaurant has ceiling fans that create a strobing effect when the above lights are turned on.



Water Fountain



Light Switches

Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Thermostats are too high.	Lower thermostats to no more than 1100 mm above floor.			\$5,000
2	Light switches are too high.	Lower switches to no more than 1100 mm above floor.			\$5,000
3	Security panel is too high.	Lower security panel to no more than 1100 mm above floor.			\$1,000
4	Water fountain has impeded access by merchandise.	Relocate merchandise to ensure clear access to fountain.	\$250		
5	Ceiling fans create strobe effects in patio dining space.	Adjust spacing of lights to minimize strobe effect.			\$15,000
Sub-total			\$250	\$0	\$26,000



2.5.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

There are accessible washrooms located off the lobby space of the Clubhouse. The washroom stalls are generally aligned with accessible guidelines; however, while an upper and lower hook are provided, they are on the doors and the lower hook is still too high. The mirror above the sink is too high, but a secondary standing mirror is provided adjacent to the sinks. There is no sign on the accessible stalls within the washrooms to indicate as such.



Handwash Sink Faucet



Accessible Washroom Sink Counter



Accessible Stall Door and Hardware



Accessible Washroom Stall



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Upper and lower coats hooks are mounted on doors.	Relocate coat hooks to walls.	\$500		
2	Lower coat hook too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
3	Mirror above sink counter is too high.	Lower height of mirror to no more than 1000 mm above floor from bottom of the mirror.	\$1,000		
4	Lack of contrast between floors and walls.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500
5	Washroom doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure accessible hardware and kickplates are included. Budget assumes 4 doors.			\$12,000
Sub-total			\$2,000	\$0	\$13,500

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The Deer Park Golf Course Clubhouse does not have a designated universal washroom within the facility.



Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washroom provided.	Provide at least one universal washroom. All requirements for universal washrooms, as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0

2.5.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

There is a lack of directional signage throughout the Deer Park Clubhouse.

Wayfinding and General Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of directional signage.	Add directional signage. Signage to be high contrast, tactile, and include Braille.		\$2,500	
Sub-total			\$0	\$2,500	\$0



Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

Room identification signage is utilized throughout the Deer Park Clubhouse; however, some signage is located on doors and there are no alternative formats provided.



Room Identification Signage



Room Identification Signage

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most signage is located on doors.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$10,000		
2	Lack of tactile and Braille components.	Replace signs with signage that has tactile and Braille.	Included in Room Identification Signage item #1.		
3	Some rooms lack signage.	Provide room identification signage where missing.		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



2.5.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The Deer Park Clubhouse has generally sufficient emergency exits which all lead out to even and smooth surfaces. One of the kitchen emergency exits does not have a push bar and is slightly impeded as the adjacent space is being used for storage and the other kitchen emergency exit has black mats on the floor.



Emergency Exit Door



Non-Compliant Emergency Exit

Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Kitchen emergency exit lacks a push bar, is partially impeded by storage items and has a deadbolt.	Replace hardware with crash bar or easier to use version. Remove storage items blocking exit and remove deadbolt to ensure easy exit.	\$1,500		
2	Kitchen and kitchen office emergency exits have black mat on floor.	Replace mat with lighter colour version.	\$1,500		
Sub-total			\$3,000	\$0	\$0



Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There are fire alarm pulls, extinguishers, AEDs and strobes dispersed throughout the facility. Fire alarm pulls, AEDs and extinguishers are mounted too high and the extinguishers and AEDs should have blade signage to help with locating them.



Pro-shop Fire Pull



Fire Extinguisher

Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$5,000
2	Fire extinguishers are too high and lack blade signage.	Lower fire extinguishers to no more than 1100 mm above floor.			\$1,500
3	AED is too high and lacks blade signage.	Lower AED to no more than 1100 mm above floor.	\$500		
4	Pro-Shop merchandise impeding fire pull access.	Relocate merchandise to ensure clear access to fire pull.	\$250		
Sub-total			\$750	\$0	\$6,500



Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

The Deer Park Clubhouse does not have any posted evacuation instructions.

Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.5.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

There are five office spaces within the Clubhouse. Two are located directly off the lobby and are currently not being used, one is located within the Pro Shop, and the last two are located within the restaurant. None of the desks are height adjustable and only one type of seating option is provided.



Unused Office Space



Restaurant Office Space

Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Desks are not height adjustable.	Provide height adjustable desks. Budget is per desk.		\$1,500	
2	Pinch points in offices caused by furniture placement.	Rearrange offices to minimize pinch points.		\$2,500	
3	Insufficient contrast between lockers and surroundings.	Paint / replace lockers to ensure at least 70% contrast with surroundings.			\$2,500
4	Only one type of seating option.	Provide a variety of seating options.			\$10,000
5	Insufficient cabinet handles.	Replace hardware with D pull style, ensure new hardware is contrasting colour.	\$1,500		
6	Doors lack sufficient contrast from adjacent glazed walls.	Refinish doors to provide visual contrast from adjacent walls.			\$2,000
Sub-total			\$1,500	\$4,000	\$14,500



Cafeterias, Restaurants, and Bars

All users of cafeterias, restaurants, and bars must have equitable access to the facilities. This can be achieved through accessible paths of travel to accessible seating, appropriate heights of bars and transaction counters, and menu boards in multiple formats.

The Deer Park Clubhouse has a restaurant and bar that serves the golf course and general public. Within the dining area there are multiple areas for sitting along with different seating options available; however, no designated accessible seating is provided. The bar is intended for preparation of drinks only; however, the staff side lacks an accessible counter and the knee space under the till is insufficient width.



Bar Area



Restaurant Seating

Cafeterias, Restaurants, and Bars

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Paper towel is too high in bar.	Lower paper towel to be no more than 1100 mm above floor.	\$500		
2	Knee space under POS is an insufficient width.	Replace millwork to accommodate 800 mm wide knee space at POS.		\$10,000	
3	Cabinet hardware style insufficient in bar.	Replace hardware with D pull style, ensure new hardware is contrasting colour.	\$1,500		
4	Lack of contrast between floors and cabinets in bar.	Refinish cabinets to provide contrast with floors.			\$5,000



5	Serving window requires dexterity to operate.	Modify or replace hardware to be easy-to-use.	\$1,500		
6	Serving counter at snack shack is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.			\$10,000
7	Bar only has higher height of counter, no accessible height area provided.	Provide accessible height counter, centred on bar counter. Ensure accessible portion has sufficient knee space.	\$5,000		
8	Narrow space behind snack shack serving counter.	Renovate to provide wider corridor behind counter.			\$10,000
9	Lack of contrast between floors and fireplace.	Provide visual contrast strip at base of fireplace / edge of floor.		\$2,500	
10	Only one height of podium.	Provide a height adjustable podium.	\$1,500		
11	No designated accessible seating.	Provided designated accessible seating areas.		\$2,500	
12	Glazing / screening around 3 season seating lacks sufficient visual contrast.	Add colour-contrasting strips on full width of glazing. Strips to be installed between 1350 and 1500 mm above floor.	\$1,500		
Sub-total			\$11,500	\$15,000	\$25,000

Retail Outlets

Retail outlets should have accessible paths of travel and be arranged in a regular and logical manner. Goods need to be clearly visible and display units should be stable with rounded edges.

The Deer Park Clubhouse has a Pro Shop that sells golf related merchandise. There is an accessible service counter at the tills; however, it is being used as additional shelving for products and the staff side does not have a sufficient knee clearance depth. Prices for products are not clearly displayed, and golf course and rental fees are not displayed. There is also a fitting room within the Pro Shop, but it is being used for storage purposes.



Accessible Counter in Pro Shop



Staff Side of Pro Shop Desk

Retail Outlets

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Accessible counter access impeded.	Remove / relocate items impeding access to ensure clear access space.	\$250		
2	Accessible counter knee clearance depth insufficient.	Replace counter with one that has sufficiently deep knee space.	\$5,000		
3	Staff accessible counter has insufficient depth.	Replace counter with one that has sufficiently deep knee space.	Included in Retail Outlets item #2		
4	Cabinet drawer hardware insufficient.	Replace hardware with D pull style, ensure new hardware is contrasting colour.	\$1,500		
5	Lack of contrast between floors and walls in merchandise spaces.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500



6	Prices are not clearly displayed; users are required to move items to determine pricing.	Provide clear and easy-to-read pricing for all items.		\$1,500	
7	Golf course fees and rental fees are not displayed.	Provide clear and easy-to-read fees for all items.		\$1,500	
8	Pro-Shop has dark and busy floor mats.	Replace mats with simple, non-busy and lighter colour version. Ensure mats have sufficient contrast from wall.	\$1,500		
9	Fitting room bench lacks arms.	Provide option for arms fitting room benches.			\$2,500
Sub-total			\$8,250	\$3,000	\$4,000

Outdoor Eating Areas

Outdoor eating areas enhance the user experience of trails and outdoor recreation areas. When provided, they should include an accessible path to the area and accessible seating areas including spaces for wheelchair users. All surfaces, including tables, should be smooth, firm, and slip-resistant.

The Deer Park Clubhouse has an outdoor patio and eating area adjacent to the restaurant. While there are multiple types of seatings and table heights available, there are no armless seating options available. The railing surrounds the patio also lacks a toe kickplate.



Outdoor Eating Area



Outdoor Eating Area



Outdoor Eating Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of contrast between floor and exterior wall.	Refinish door to provide visual contrast with adjacent wall.			\$5,000
2	No kickplates at railing.	Install toe-kick guard at railing.	\$1,500		
3	No armless seating options available.	Provide armless seating options adjacent armed options.			\$2,500
4	No designated accessible seating.	Provided designated accessible seating areas for outdoor eating area.		\$2,500	
Sub-total			\$1,500	\$2,500	\$7,500

2.5.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.

Space

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0



2.5.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$0	\$15,000	\$25,000
		General Vehicular Access	\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
		Exterior Pathways to Facilities on Site	\$2,500	\$6,500	\$0
		Building Entrances	\$7,250	\$5,500	\$5,000
3	Interior Circulation				
		Interior Doors and Doorways	\$1,500	\$1,500	\$15,000
4	Interior Services and Environment				
		Lobby and Reception Areas	\$12,500	\$0	\$5,000
		Waiting Areas, General Seating, Meeting Rooms, and Lounges	\$1,500	\$10,000	\$10,000
		Kitchens	\$4,250	\$15,000	\$21,500
		Acoustics, Illumination, and Building Systems	\$250	\$0	\$26,000
5	Sanitary Facilities				
		Accessible Washrooms	\$2,000	\$0	\$13,500
		Universal Washrooms	\$150,000	\$0	\$0
6	Wayfinding and Signage				
		Wayfinding and General Signage	\$0	\$2,500	\$0
		Room Identification Signage	\$10,000	\$2,500	\$0
7	Emergency Systems				
		Emergency Exits and Areas of Refuge	\$3,000	\$0	\$0
		Fire Alarm Systems and Equipment	\$750	\$0	\$6,500
		Evacuation Instructions	\$2,500	\$0	\$0



8	Additional Use of Space			
	Office Spaces	\$1,500	\$4,000	\$14,500
	Cafeterias, Restaurants, and Bars	\$11,500	\$15,000	\$25,000
	Retail Outlets	\$8,250	\$3,000	\$4,000
	Outdoor Eating Areas	\$1,500	\$2,500	\$7,500
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
Total		\$228,750	\$93,000	\$188,500

2.5.11 Key Takeaways

Areas of Success

- Lots of natural light throughout the spaces.
- Multiple types of seating options in the dining areas.
- Pro shop provided multiple levels of merchandise and a lower serving counter.

Areas of Improvement

- Renovate washrooms to provide universal washroom on site.
- Provide a designated pathway from the parking lot to the front entrance.
- Provide height adjustable furniture in office spaces.

2.6

Gallagher Centre





2.6.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

Eight accessible parking stalls are provided for the main building entrance and nine accessible parking stalls are provided for the east building entrance. They are sufficient in width, but lack access to aisles, curb cuts, canopy coverage, and a tactile path to the entrance.



Accessible Parking at Front of Facility



Accessible Parking at Back of Facility

Parking

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No access aisles adjacent accessible stalls.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	
2	No canopy above accessible stalls.	Install appropriate canopy for the designated accessible stalls.			\$25,000



3	No designated pedestrian path to east entrance.	Add designated pedestrian pathway from parking lot to east entrance.		\$10,000	
4	No curb cuts at accessible stalls.	Create curb cuts at every access aisle location noted in Parking item #1. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).	\$2,500		
Sub-total			\$2,500	\$15,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is a designated drop off zone in front of the main entrance but it does not have any signage indicating it as such. There is no indicated drop off zone at the east entrance of the facility. The closest bus stop is across the street and down the block without shelter but seating is provided.



Drop-Off Zone

General Vehicular Access

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop off zones provided.	Add designated drop off zone adjacent to main entrance. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	Closest bus stop is approximately 350 metres away. Stop lacks shelter and seating.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000



2.6.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways that lead to the Gallagher Centre is generally smooth with some areas in disrepair. There is a lack of designated pathways from the parking to the east building entrance.



Pathway to Convention Centre Entrance



Surface at Main Entrance

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curb cuts lack contrast and have no tactile surfaces.	Paint curb cuts to contrast with surroundings. Install tactile surfaces on curb cuts.		\$2,500	
2	No edge protection where pedestrian paths drop to gravel at the east entrance.	Provide edge protection or tactile warning in areas where path drops to gravel.		\$2,500	



3	Concrete at main entrance is generally smooth, but some is in disrepair.	Repave to be smooth, level, and stable.	\$10,000		
4	Concrete on east side of building generally in disrepair.	Repave to be smooth, level, and stable.	\$10,000		
Sub-total			\$20,000	\$5,000	\$0

Exterior Stairs

Stairs can be hazardous, especially exterior stairs which are subject to snow and rain. Exterior stairs should be firm and slip resistant with sufficient dimensions for users to traverse safely.

The exterior fire escape stairs are located along the east and north sides of the facility, leading out of the Arena and Flexihall spaces. The stairs lead onto concrete pads that are directly adjacent to no park zones. They have open risers, lack contrast and tactile nosing, and do not have TAIs on landings. While there are appropriately positioned and height handrails, they do not extend 300mm past the last tread.



Exterior Stairs



Exterior Stairs - Close Up



Exterior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire escape stairs lack TAs on landings.	Provide TAs at top of stairs and leading edge of landings.		\$5,000	
2	Fire escape stairs have no contrast or tactile nosings.	Provide contrast and tactile strips on stair nosings.		\$2,500	
3	Fire escape stairs have open risers.	Infill stair risers to eliminate open risers.		\$15,000	
4	Fire escape railings do not extend 300mm past the last stair.	Provide extended handrails to be at least 300 mm past bottom tread.	\$5,000		
5	Concrete landing at the bottom of the fire escape stair is not level.	Repave to be smooth, level, and stable.	\$5,000		
Sub-total			\$10,000	\$22,500	\$0

Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building has two public entrances. The main entrance at the south of the building is easy to identify, has a canopy, and has well-maintained planters and landscaping. While seating is provided at the entry, there is none provided under the canopy. The east building entrance is harder to identify and does not have a canopy. At the main entrance doors, the push button actuator is too small and only at one height, but they are interconnected. At the east building entrance the push button actuator is at multiple levels.

Inside the vestibule, the contrast between the flooring and walls is insufficient and there is a black mat on the floor.



Main Building Entrance



Main Entrance Doors



Main Entrance Doors

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Glazed doors lack sufficient visual contrast. [Main Entrance].	Add colour-contrasting strips on full width of door glazing.	\$1,500		
2	Doors lack sufficient contrast from adjacent glazed walls. [Main Entrance].	Refinish doors to provide visual contrast from adjacent walls.			\$5,000
3	Only one height of push button door actuator provided. [Main Entrance].	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		
4	Entrance vestibule lacks sufficient contrast between floor and wall. [Main Entrance].	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500



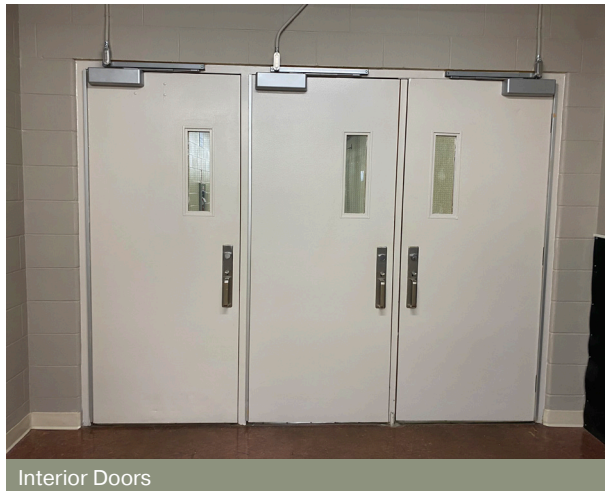
5	Entrance vestibule has black mat on floor. [Main Entrance].	Replace mat with lighter colour version.	\$1,500		
6	Seating provided, but not below entrance canopy [Main Entrance].	Relocate seating to be below entrance canopy.		\$1,500	
7	Door hardware is not accessible. [Main Entrance].	Replace door handle with lever style or d pull.	\$3,000		
8	No seating provided below entrance canopy. [East Entrance].	Relocate seating to be below entrance canopy.		\$2,500	
9	Accessible door has an insufficient clear width. [East Entrance].	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included.			\$5,000
10	Vision glazing on exterior doors are too high. [East Entrance].	Expand glazing in doors. Bottom of glazing to be no more than 900 mm above floor.		\$5,000	
11	Some non-powered doors are heavy and difficult to open. [East Entrance].	Adjust doors to require less force to open. Exterior doors to require no more than 38 N of force.	\$500		
12	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$9,000	\$9,500	\$11,500

2.6.3 Interior Circulation

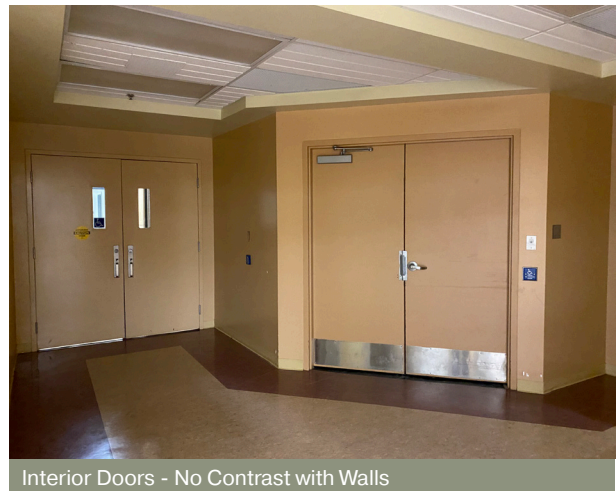
Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

It is important to ensure that doors are equipped with proper hardware, accessible opening widths and are sufficiently contrasted with their surroundings.



Interior Doors



Interior Doors - No Contrast with Walls

Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vision glazing on interior doors are too high.	Expand glazing in doors. Bottom of glazing to be no more than 900 mm above floor. Budget assumes 50 doors.		\$75,000	
2	Some interior doors lack kickplates.	Install kickplates on interior doors. Budget assumes 75 doors.	\$37,500		
3	Most doors lack sufficient contrast with surroundings.	Paint doors and frames to ensure 70% contrast with surroundings. Budget assumes 100 doors.			\$100,000
4	Doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 150 doors.			\$450,000
5	Second floor hardware has thumb latches.	Replace door handle with lever style or d pull. Budget assumes 50 doors.	\$75,000		

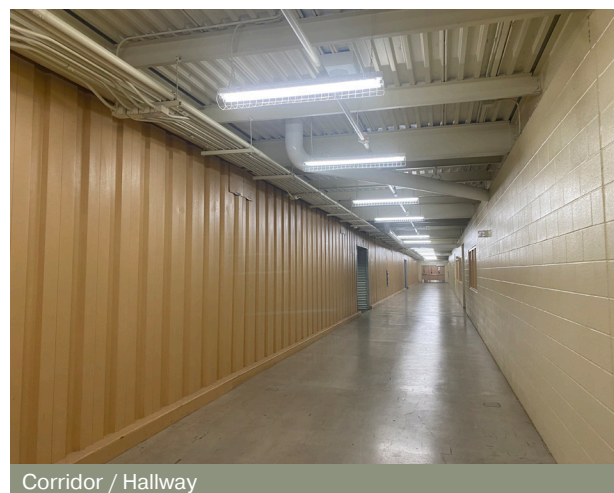


6	Advertisement on doors create insufficient contrast with surroundings at Arena and Sports Lounge entrances.	Relocate ads to ensure sufficient contrast between doors and surroundings.			\$5,000
7	Curling Rink bar door has knob hardware.	Replace door handle with lever style or d pull.	\$1,500		
8	Arena referee room has knob hardware.	Replace door handle with lever style or d pull.	\$1,500		
9	Only one height of push button door actuator provided at second floor arena entrance.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above floor on both sides of door.	\$2,500		
10	Change room doors in Flexihall are heavy.	Adjust door to require less force to open. Interior doors to require no more than 22 N of force.	\$500		
11	Power-operated door on the second floor of the Flexihall closes fast.	Program actuator to close slower.	\$500		
Sub-total			\$119,000	\$75,000	\$555,000

Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

Corridors in the Gallagher center are sufficiently wide enough and allow for a logical and direct facility layout. Corridors have contrasting patterns and colours within the floor and do not have enough contrast between the floors and the walls.



Corridor / Hallway



Corridor / Hallway



Corridor / Hallway

Corridors and Hallways

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Corridors and hallways lack sufficient contrast between floors and walls.	Paint / install wall base materials to ensure at least 70% contrast with floors.			\$2,500
2	Benches provided in pool corridor lack option for arms.	Provide armed options adjacent armless options.			\$2,500
Sub-total			\$0	\$0	\$5,000

Elevators and Platform Lifts

An elevator or passenger lift is the preferred method of travel between floors in a multi-storey building, especially for users who have difficulty with stairs or have mobility aids. Elevators or platform lifts should be located next to an accessible stairway to offer an alternative means of traveling between levels and should serve all levels of a building.

There is one platform lift in the general commons area of the Gallagher Centre; however, it lacks many accessible features like audible indications, alternative sign formats, and flat, square handrails.



Interior of Elevator



Interior of Elevator

Elevators and Platform Lifts

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Buttons light up when pressed, but lack audible confirmation.	Modify elevator buttons to provide audible confirmation when pressed.		\$5,000	
2	No audible indication of travel direction or floor arrival.	Modify elevator to provide audible indication of travel direction and floor arrival.		\$10,000	
3	Call buttons lack Braille.	Add Braille to hall call buttons.	\$1,500		
4	Handrails are a flat, square, non-accessible.	Replace handrails with accessible design version.	\$2,500		
Sub-total			\$4,000	\$15,000	\$0

Interior Stairs

Stairs can be hazardous. They need to have sufficient rise and run to provide a stability and to ensure the safety of all users. They should be equipped with accessible handrails and tactile attention indicators and kept clear of all obstacles.

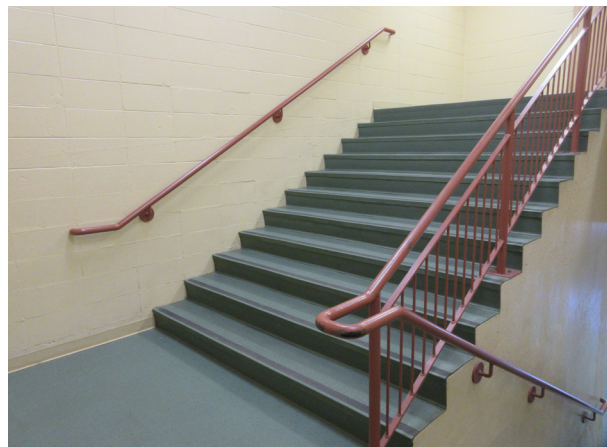
There are three feature interior stairs at the Gallagher Centre that are easily located. However, they lack many accessibility features making ease of use more difficult for a variety of users.



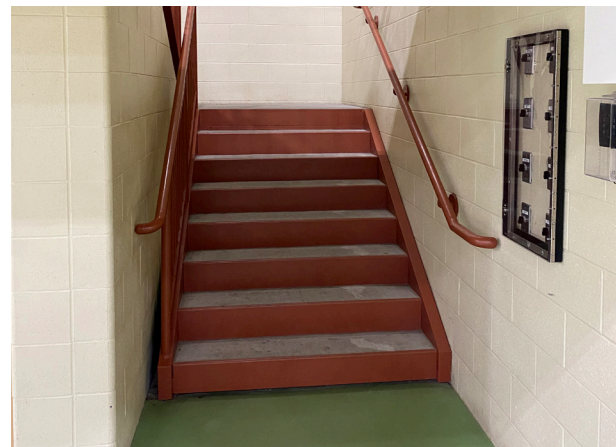
General Commons Stairs



Main Lobby Stairs



General Commons Stairs



Flexi-Hall Stairs

Interior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Stairs lack TAIs on landings.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
2	Stairs lack tactile strips and contrast on nosings.	Provide contrast and tactile strips on stair nosings.		\$2,500	



3	Feature stairs only have one continuous handrail.	Provide additional continuous handrail on opposite side of stairs.	\$2,500		
4	Lobby feature stair impedes head clearances.	Provide cane detectable warning rails where head clearance is less than 2050 mm. [Short Term] Enclose area under stairs where head clearance is less than 2050 mm. [Long Term]	\$3,000		\$10,000
5	Lobby feature stair has insufficient clear width.	Rebuild stairs to have at least 1200 mm clear width.			\$75,000
6	Lobby feature stair lacks toe kick protection at the landing.	Install toe-kick guard at landing.			\$1,500
7	Landing at the top of the lobby feature stair is high gloss and slippery.	Replace flooring with a non-glare/matte, slip-resistant version.		\$5,000	
8	No intermediate handrail at east entry stairwell.	Provide intermediate, continuous handrail.	\$2,500		
Sub-total			\$8,000	\$12,500	\$86,500

2.6.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The Gallagher Centre has one central lobby and reception area directly followed by the main building entrance. It is open with plenty of space for maneuvering, but the lack of contrast throughout and various flooring colours might be difficult for some users with visual or cognitive disabilities to interact with. Additionally, only one type of seating option is provided.



Lobby / Reception Area



Lobby / Reception Area



Lobby / Reception Area



Lobby / Reception Area

Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Floor has high contrast patterns throughout.	Replace flooring with simple design version, ensure new flooring has at least 70% contrast with surroundings.			\$25,000



2	No tactile path from main entrance to reception.	Provide tactile path from main entrance to reception.			\$10,000
3	Only one type of seating is provided.	Provide a variety of seating options.			\$10,000
4	No designated accessible spots at tables.	Provided designated accessible seating spots at tables.		\$2,500	
5	Lobby and reception areas lack sufficient contrast between floor and wall.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$2,500
6	Cafeteria serving counter is too high and lacks a lower counter height.	Provide accessible height counter, centred on serving counter. Ensure accessible portion has sufficient knee space.		\$10,000	
7	Cafeteria serving counter lacks sufficient contrast with surroundings and metal is reflective and glaring.	Replace counter with a matte / non-glare version that has at least 70% contrast with surroundings.		Included in Lobby and Reception item #6	
8	Light in slushy machine in cafeteria is bright and glaring.	Provide shield on slushy machine light.	\$500		
9	Cafeteria menus only available in one format with some prices not clearly displayed.	Provide menus in additional formats. Provide clear and easy-to-read pricing for all items.	\$1,500		
Sub-total			\$2,000	\$12,500	\$47,500



Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

Reception desks are located directly off the main building entrance. While it is a straight path from the entrance to the desk, there is a lack of contrast between the desk and the surroundings. The service counter is only provided at one height and lacks knee space. Additionally, the staff side has desks that are too high and lack adjustability.



Reception Desk



Reception Desk



Reception Desk



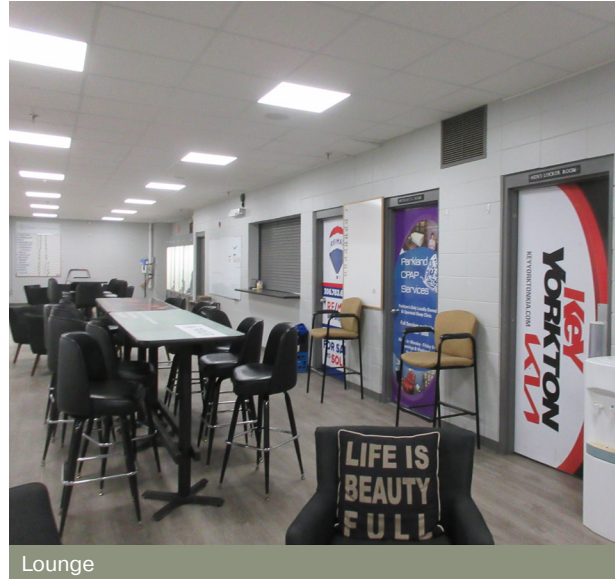
Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counter lacks sufficient contrast with surroundings.	Replace counter with version that has at least 70% contrast with surroundings.	Included in Reception Desks item #2		
2	No lower height counter provided.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.	\$10,000		
3	Lacks height adjustability on staff side.	Provide multiple height options or height adjustable desk for staff.	Included in Reception Desks item #2		
4	Counters too high on staff side.	Provide multiple height options or height adjustable desk for staff.		\$10,000	
5	Counter lacks lower height and knee space in the administration reception.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.		\$2,500	
Sub-total			\$10,000	\$12,500	\$0

Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

There are multiple general seating areas, meeting rooms and lounges in the Gallagher Centre for the various spaces and activities within the facility. Many of these areas only have one type of seating option available. Additionally, many of the counters and fixtures are located too high in these spaces.



Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Freezer-on-top style of fridge throughout.	Replace fridges with freezer-on-bottom style. Budget is per fridge.			\$2,500
2	Pool meeting room soap is too high.	Lower soap to be no more than 1100 mm above floor.	\$500		
3	Pool meeting room, Ravine meeting room, and Administration boardroom counters are too high and lack knee space under the sink.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink.		\$30,000	
4	Cabinets lacks sufficient contrast with hardware.	Replace hardware with versions that have at least 70% contrast with cabinets.	\$1,500		



5	Pool meeting room, Ravine meeting room, and Administration board room lack sufficient contrast between floor and wall.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500
6	Ravine meeting room paper towel dispenser too high.	Lower paper towel to be no more than 1100 mm above floor.	\$500		
7	Curling Rink lounge has no designated accessible seats.	Provided designated accessible seating areas for Curling Rink lounge.		\$2,500	
8	Only one height of coat rods provided.	Install secondary, lower height coat rod. Mount at no more than 1100 mm above floor.	\$500		
9	Only one type of seating provided in the second-floor lounge.	Provide a variety of seating options in second-floor lounge.			\$10,000
10	Only one type of seating provided in the Convention Centre.	Provide a variety of seating options in Convention Centre.			\$10,000
11	Sports Lounge has no armless seating options and chairs are heavy.	Provide armless seating options adjacent armed options. Provide lighter chairs.			\$10,000
12	Sports Lounge televisions impede head clearances.	Provide cane detectable warning rails where head clearance is less than 2050 mm.	\$3,000		
13	Sports Lounge counter only at one height.	Provide accessible height counter, centred on counter. Ensure accessible portion has sufficient knee space.		\$10,000	
14	Sports Lounge lacks contrast on glass walls.	Add colour-contrasting strips on full width of glazing.	\$1,500		
15	Convention Centre floor has high contrast patterns throughout.	Replace flooring with simple design version, ensure new flooring has at least 70% contrast with surroundings.			\$25,000



16	No height adjustable speaking pedestal available.	Provide height adjustable speaking pedestal.	\$1,500		
17	Convention Centre threshold to terrace is non-level and has a large drop.	Provide low slope ramp to access terrace.		\$2,500	
18	No toe kick protection at railing of Convention Centre terrace.	Install toe-kick guard at railing.			\$1,500
19	Serving bars only at one height.	Provide accessible height counter, centred serving counter. Ensure accessible portion has sufficient knee space.		\$10,000	
Sub-total			\$9,000	\$55,000	\$60,500

Kitchens (Sports Lounge and Curling Kitchens Only)

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

The curling rink has a kitchen on both the main floor and second floor. Both kitchens lack accessible features for receiving, serving, and preparing. Additionally, the lobby space has a canteen, but the kitchen was not reviewed as it is not within the city's scope.



Second Floor Kitchen



Main Floor Kitchen



Kitchens

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Serving counters are too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.		\$10,000	
2	Curling kitchen serving counter only at one height with no knee space.	Provide accessible height counter, centred counter. Ensure accessible portion has sufficient knee space.		\$10,000	
3	Curling kitchen paper towel dispenser and soap dispenser too high.	Lower paper towel and soap to be no more than 1100 mm above floor.	\$500		
4	Curling kitchen microwave too high.	Lower microwave to counter height. Ensure clear space beside.	\$500		
5	Sports Lounge serving counter only at one height along corridor side.	Provide accessible height counter, centred counter. Ensure accessible portion has sufficient knee space.		\$10,000	
6	Sports Lounge paper towel dispenser too high.	Lower paper towel to be no more than 1100 mm above floor.	\$500		
7	No knee space under sinks and counters in sports lounge kitchen.	Replace sink cabinets with version that has knee space. Knee space to be no less than 685 mm high.		\$2,500	
8	Sports Lounge sink faucet is a knob style handle.	Replace knob faucets with lever faucets.	\$1,500		
9	Sports Lounge cabinet hardware does not have sufficient contrast.	Replace hardware new hardware in contrasting colour.	\$1,500		
Sub-total			\$4,500	\$32,500	\$0



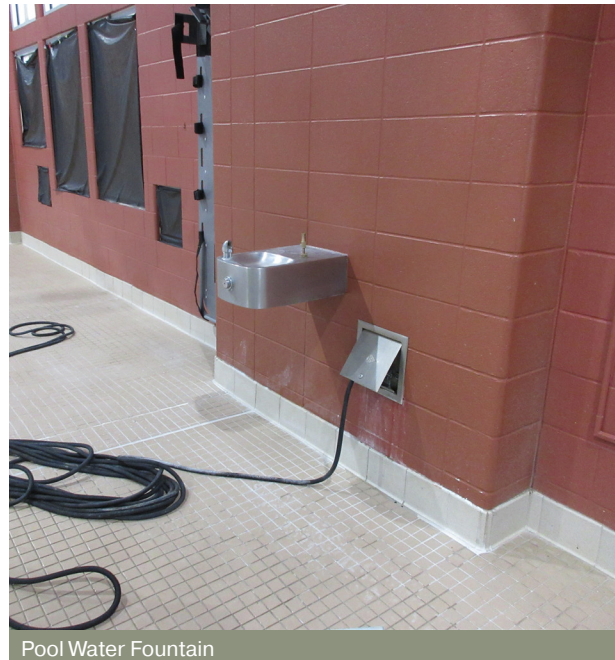
Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

Most building systems throughout the Gallagher Centre are located too high.



Switches and Thermostat



Pool Water Fountain

Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Light switches are too high and require dexterity to use.	Lower light switches to no more than 1100 mm above floor. Replace switches with easy-to-use rockers.			\$10,000
2	Thermostats are too high.	Lower thermostats to no more than 1100 mm above floor.			\$10,000



3	Security panel is too high.	Lower security panel to no more than 1100 mm above floor.			\$1,500
4	Sharps containers are too high.	Lower sharps container to no more than 1100 mm above floor.	\$500		
5	Pool water fountains are too high.	Lower fountain to accessible height. Spout to be 900 mm above floor.	\$1,500		
6	Pool change rooms have echoes.	Install sound absorbing materials in change rooms to mitigate some of the noise.		\$10,000	
7	Administration telephone is too high.	Lower telephone to no more than 1100 mm above floor.			\$1,500
Sub-total			\$2,000	\$10,000	\$23,000

2.6.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

Accessible washrooms are located off the lobby and general seating areas. There are additional accessible washrooms found in the Flexihall and pool changing rooms. Adjustments to these washrooms are required for them to comply with accessibility guidelines.



Accessible Washroom Stall



Accessible Washroom Urinals



Accessible Washroom - Sink Area



Accessible Washroom - Signage

Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curling Rink and Hockey Arena have no accessible washrooms.	Renovate washrooms to meet or exceed all requirements of CSA-B651-23. Budget is per washroom.	\$75,000		
2	Counters are too high.	Provide accessible height counter, no more than 860 mm above floor.		\$10,000	
3	No L grab bar or back grab bar provided.	Provide L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor. Budget assumes 4 accessible stalls.	\$12,000		
4	No backrest provided.	Install back supports on toilets where a tank is not present. Budget assumes 4 accessible stalls.		\$6,000	



5	No D-pull in inside of stall.	Install D-pull inside of stall, ensure it is mounted on latch side of door. Budget assumes 4 accessible stalls.	\$2,000		
6	Coat hooks are located on the backs of doors and are mounted too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
7	Transfer space is insufficient.	Renovate washrooms to provide transfer space of no less than 1000 mm beside accessible toilets. Budget assumes 4 accessible stalls.		\$120,000	
8	Sink faucets have knob handles.	Replace manual faucets with automatic faucets. Budget assumes 4 sinks.	\$10,000		
9	Women's pool washroom tampon disposal is located behind the toilet and too high.	Move tampon disposal to be on side wall adjacent toilet paper dispenser. Mount at 700 mm above floor.	\$500		
10	No coat hooks in the men's pool washroom.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
11	Men's pool washroom accessible urinal only has one grab bar.	Provide grab bars on both sides of urinal, grab bars to be no less than 600 mm long.	\$3,000		
12	Men's and women's pool washroom aisles too narrow.	Renovate aisles to provide minimum 1500 mm clear.			\$10,000
13	Lobby washroom tampon dispenser too high.	Lower tampon dispenser to be no more than 1100 mm above floor.	\$500		
14	Lobby washroom baby change table is too high.	Lower child change table with access handle no more than 1100 mm above floor.	\$1,000		



15	Lobby washroom and sports lounge washroom soap dispenser is too high.	Lower soap to be no more than 1100 mm above floor.	\$500		
16	Lobby washroom and sports lounge washroom toilet paper too high.	Lower toilet paper to 700 mm above floor.	\$500		
17	Lobby washroom and sports lounge washroom lack sufficient contrast between floors and walls.	Paint / install wall base material to ensure at least 70% contrast with surroundings.			\$2,500
18	Ravine room does not have an accessible washroom but room is large enough to accommodate one.	Renovate washroom to meet or exceed all requirements of CSA-B651-23.			\$75,000
19	Sports Lounge mirror too high.	Lower height of mirror to no more than 1000 mm above floor from the bottom of the mirror.	\$1,000		
Sub-total			\$107,000	\$136,000	\$87,500

Showers

When showers are provided, at least one should be accessible.

The Gallagher Centre has multiple different shower locations throughout the facility. At the time of review, the only functioning accessible shower was noted in the aquatic facilities family changeroom. All other showers within the Arena and Flexi-hall were either not accessible or non operating.



Shower



Showers					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	There are no designated accessible showers in any gendered changing room spaces.	Provide at least one accessible shower for each gender that meets or exceed all requirements of CSA-B651-23. Budget is for two showers.	\$150,000		
2	Drop trough tray throughout the men's and women's pool shower spaces.	Provide visual and tactile warning for drop trough.		\$5,000	
3	There are no functioning accessible showers in the Flexi-Hall.	Provide at least one accessible shower that meets or exceed all requirements of CSA-B651-23. Budget is per shower.	\$75,000		



4	Showers lack sufficient contrast between floors and walls.	Paint / install wall base material to ensure at least 70% contrast with surroundings.			\$2,500
5	There are no accessible showers in the arena changerooms.	Provide at least one accessible shower that meets or exceed all requirements of CSA-B651-23. Budget is per shower.	\$75,000		
6	No accessible staff showers in the pool area.	Provide at least one accessible shower that meets or exceed all requirements of CSA-B651-23. Budget is per shower.			\$75,000
7	Hooks are too high.	Lower hooks to be no more than 1100 mm above floor.	\$500		
8	No fire strobes.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$20,000	
9	Insufficient grab bars in accessible showers.	Install grab bars to meet or exceed the requirements of CSA-B651-23.	\$12,000		
Sub-total			\$312,500	\$25,000	\$77,500

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The Gallagher Centre has two universal washrooms provided and one more in development within the aquatics facility. Additionally, the Flexihall has one universal washroom. Only one of the universal washrooms is currently equipped with an adult change table. All washrooms have insufficient or impeded transfer space and are not equipped with an emergency call button or outlet by the toilet.





Universal Washroom



Aquatic Centre Staff Universal Washroom

Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Pool universal washrooms have insufficient clear width of doors.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure accessible hardware and kickplates are included.			\$6,000
2	Pool universal washroom counters are too high.	Lower counters to no more than 860 mm high. Ensure sufficient knee space under sink.		\$5,000	
3	Insufficient or impeded transfer spaces.	Renovate washrooms to provide transfer space of no less than 1000 mm beside accessible toilets.		\$60,000	
4	No emergency call button or outlet by toilets.	Install emergency call button adjacent toilet, no more than 450 above floor. Install outlet adjacent emergency call button.			\$4,000



5	No backrest provided.	Install back supports on toilets where a tank is not present.		\$3,000	
6	Lack sufficient contrast between floors and walls.	Paint / install wall base material to ensure at least 70% contrast with surroundings.			\$2,500
7	No adult change table in the second pool universal washroom or the lifeguard universal washroom.	Install height-adjustable adult change table. Budget is per adult change table.	\$50,000		
8	No kickplates in lifeguard washroom.	Install kickplates on door.	\$500		
9	No signage denoting lifeguard universal washroom.	Provide additional signage denoting universal washroom. Signage to be high contrast, tactile, non-glare, and include Braille.	\$750		
10	Pool universal washrooms lack fire strobes.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$10,000	
11	Flexihall button actuators only located at one height.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above floor on both sides of door.	\$2,500		
12	Flexihall has insufficient grab bars.	Replace grab bars with L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor.	\$6,000		
13	Flexihall toilet paper dispenser is too high.	Lower toilet paper to 700 mm above floor.	\$500		
Sub-total			\$60,250	\$78,000	\$12,500



2.6.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

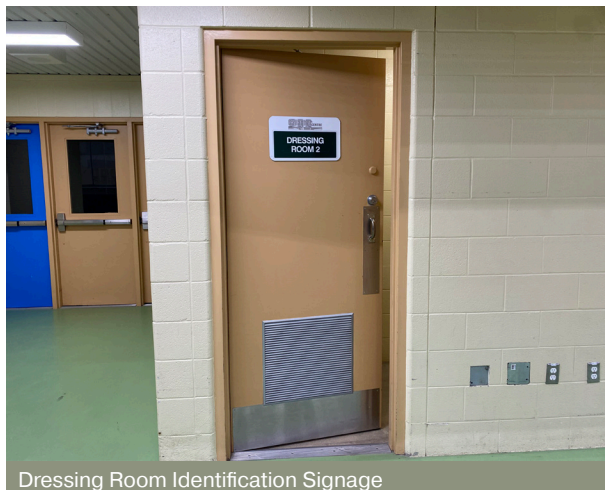
There is a lack of directional signage throughout the Gallagher Centre.

Wayfinding and General Signage					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of directional signage.	Add directional signage. Signage to be high contrast, tactile, and include Braille.		\$5,000	
Sub-total			\$0	\$5,000	\$0

Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

Room identification signage is utilized throughout the Gallagher Centre; however, signage is located on doors and does not have alternative formats. Additionally, there is a lack of signage denoting the accessible washrooms, showers and changerooms in the facility.



Dressing Room Identification Signage



Aquatics Centre Change Room Identification Signage



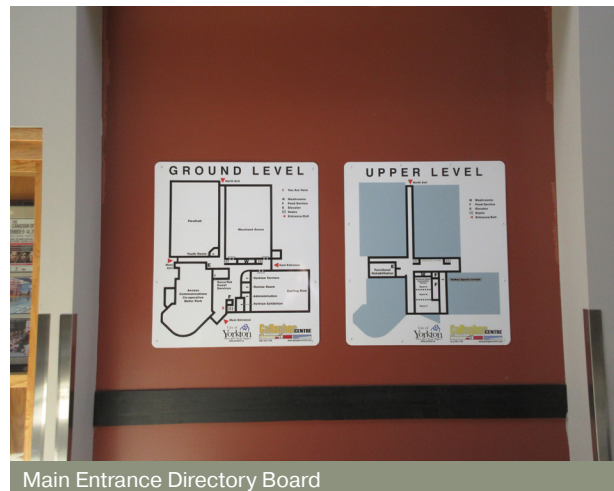
Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Signs on doors, lack of tactile, contrast, and Braille.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$25,000		
2	No sign denoting accessible shower in pool family changeroom.	Provide room identification signage where missing.	\$1,500		
3	No sign denoting accessible changeroom in pool family changeroom.	Provide room identification signage where missing.	\$1,500		
Sub-total			\$28,000	\$0	\$0

Directory Boards and Information Kiosks

When provided, directory boards provide information to users to help them understand the layout of the facility. This information should be available in a variety of formats.

There is a single directory board located at the main building entrance. It provides a general overview of the rooms located on the ground level and upper level.





Directory Boards and Information Kiosks					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Directory at entrance only provided in one format.	Provide directory signage in multiple formats.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.6.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The Gallagher Centre has multiple emergency exit thresholds that are uneven with the outdoor pavement and require a step down. Emergency exits from the curling rink all have smooth transitions onto even concrete surfaces.

An area of refuge is noted within the aquatics facility with signage; however, it is unclear where the sign is referring too.



Arena Emergency Exit



Aquatics Centre Area of Refuge Signage



Emergency Exits and Areas of Refuge

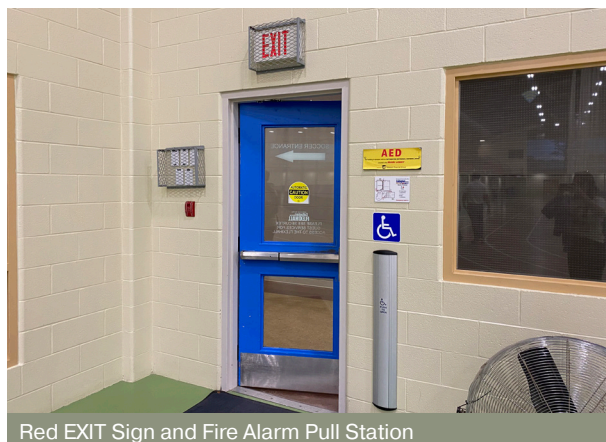
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Multiple emergency exits have step down and/or lead to gravel or concrete in disrepair.	Provide smooth, stable, and slip resistant path of travel from all egress doors to designated muster point.		\$30,000	
2	Area of refuge sign, but area not clear.	Provide additional signage noting area of refuge.	\$1,500		
3	Emergency exit from west side of Flexihall leads to grass.	Provide smooth, stable, and slip resistant path of travel from all egress doors to designated muster point.		\$10,000	
Sub-total			\$1,500	\$40,000	\$0

Fire Alarm Systems and Equipment

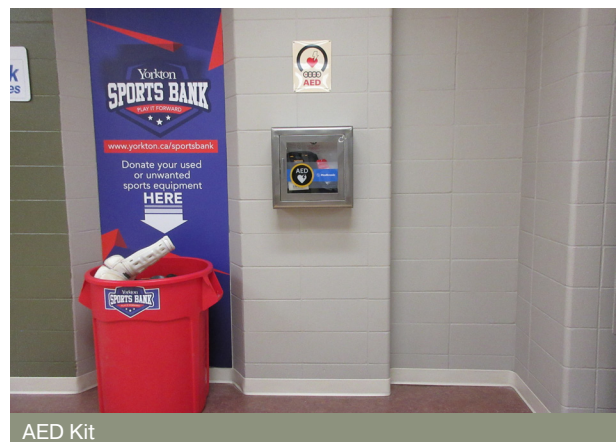
Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There are fire alarm pulls, extinguishers, AEDs and strobes dispersed throughout the facility. Fire alarm pulls, AEDs and extinguishers are mounted too high to be accessible and the extinguishers and AEDs should have blade signage to help with locating them.

Emergency exits are all denoted with old signage that uses red EXIT text and should be updated to the new green running man signage.



Red EXIT Sign and Fire Alarm Pull Station



AED Kit



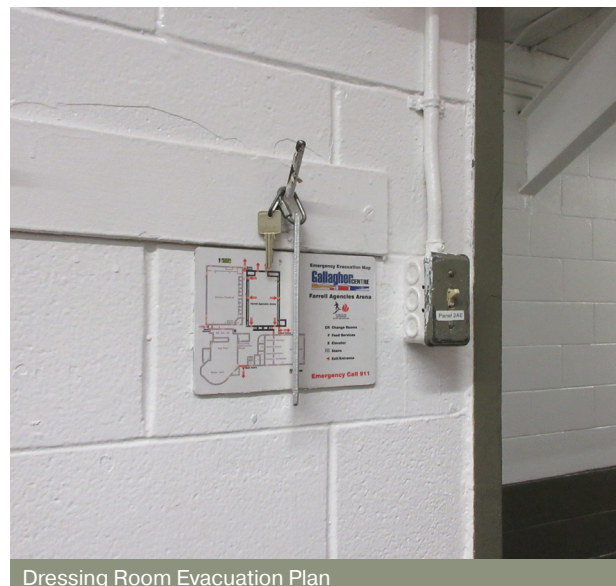
Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000
2	Exit signage is old style red EXIT text	Replace exit signage with green running man style signage.	\$15,000		
3	AED is mounted too high.	Lower AED to no more than 1100 mm above floor.	\$500		
4	Rink AED is not easily located.	Provide additional signage for AED. Signage to be high contrast, tactile, non-glare, and include Braille.	\$750		
5	No blade signage at fire extinguishers.	Add blade signage above fire extinguishers.	\$750		
Sub-total			\$17,000	\$0	\$15,000

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

There are evacuation instructions located throughout the facility. These instructions are only presented in one format and are difficult to read.





Evacuation Instructions

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Evacuation instructions are only presented in one format.	Provide evacuation instructions in alternative formats.	\$2,500		
2	Evacuation instructions are small and difficult to read.	Provide large, easy-to-read evacuation instructions.	\$2,500		
3	Curling Rink evacuation instructions mounted on door.	Replace signs on doors with latch-side, wall mounted signs.	\$2,500		
Sub-total			\$7,500	\$0	\$0

2.6.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

Offices are located on the lower level of the Gallagher Centre. There are some pinch points in the office spaces caused by furniture placement and there is a lack of height adjustable desks throughout.



Administration Office



Administration Office



Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most desks are not height adjustable.	Provide height adjustable desks. Budget is per desk.		\$1,500	
2	Lack sufficient contrast between floor and wall.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500
3	Counters are too high.	Replace counter with lower, accessible version, no more 860 mm above floor. Ensure knee space for working.		\$10,000	
4	Lifeguard office paper towel and soap dispensers are too high.	Lower paper towel and soap to be no more than 1100 mm above floor.	\$500		
5	Pinch points in administration office caused by furniture placement.	Reconfigure furniture layout to provide more travel space.			\$10,000
6	Corridor widths insufficient.	Renovate office area to ensure 1500 mm clear minimum corridor.			\$10,000
Sub-total			\$500	\$11,500	\$21,500

Assembly Areas and Lecture Theatres

Assembly and lecture theatres can be difficult to navigate for users with disabilities. Ample accessible seating should be provided. Ensure accessible seating has sufficient clear space, lines of sight, and companion seating adjacent. Also ensure that any stage or platform is fully accessible from backstage or the wings.

The ice arena has a seating capacity of 1,425 people, with tiered stands located along the long sides of the rink. Additional seating is provided behind the goal nets, along with standing drink rails in the upper corridor. However, there is no designated accessible seating within the arena, and the drink rails do not incorporate height variations.

The Flexihall has a seating capacity of 300 people in upper-level bleachers. While a designated accessible seating zone is provided, it is unlabeled and does not include companion seating options.



Arena Drink Rail Only at One Height



Flexi-Hall Seating

Assembly Areas and Lecture Theatres

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Upper viewing areas only have unarmed chairs.	Provide armed seating options adjacent armless options.			\$10,000
2	Lower arena viewing area only has armed chairs.	Provide armless seating options adjacent armed options.			\$10,000
3	Viewing areas only have one type of seating.	Provide a variety of seating options.			\$10,000
4	Arena drink rail only at one height.	Provide secondary, lower height railing.		\$5,000	
5	No signage or companion seating for designated accessible seating in the Flexi-Hall.	Provide clear signage and designate / label seating in Flexi-Hall. Provide designated companion seating area adjacent accessible seating.		\$2,500	
6	No contrast or tactile nosing at stairs.	Add contrast and tactile strips on stair nosings.		\$2,500	
7	No TALs at top of stairs or landings.	Add TALs to top landing and intermediate landing of stairs.		\$5,000	



8	No TAIs, contrast or tactile at start or end of arena ramps.	Add TAIs to top landing and intermediate landing of ramps. Add contrast and tactile strips on top and bottom of ramps.		\$7,500	
9	Arena ramp behind goal net is too steep.	Replace ramp with longer, low slope ramp. Ramp to be no steeper than 1:20 / 5%.			\$10,000
10	Arena ramp behind goal net is not a sufficient width.	Rebuild ramp with minimum clear width of 1200 mm.			Included in Assembly Areas item #9
11	Lacks sufficient contrast between arena ramp and wall.	Paint / install wall base material to ensure at least 70% contrast with ramp.			\$1,500
12	Arena stairs have inconsistent rise/runs.	No cost effective measure available for this concern. Complete structural redesign of the facility would be required to remedy.	Consult with a Structural Engineer		
13	Arena interior stadium seating stairs lack handrails.	Install handrails, ensure accessible design versions. Ensure new handrails have at least 70% contrast with surroundings.	\$5,000		
14	Large nosing overhang and inconsistent rise/run at arena stairs behind goal net.	Infill stair risers to eliminate overhang nosings. Provide stairs with consistent rise/run.		\$10,000	
15	Non-accessible handrail is too low in arena.	Install handrails, ensure accessible design versions. Ensure new handrails have at least 70% contrast with surroundings.	\$5,000		
16	Round railing in arena too high.	Lower railing to accessible height.	\$2,500		
17	Pinch points in Flexihall caused by column and railing.	Provide visual and tactile warning of reduced width.			\$3,000
Sub-total			\$12,500	\$32,500	\$44,500



Fitness and Sports Facilities

Fitness facilities are designed for activities related to fitness and health. They usually have a variety of exercise equipment but can also include dance rooms and yoga studios with minimal equipment. Where possible, equipment should be able to accommodate users with physical disabilities and provide clear space beside equipment for transferring or for companion / assistance dog use.

The Gallagher Centre consists of an eight-sheet curling ice surface, an ice arena, an aquatic centre, and an indoor fieldhouse with a four-lane track. Each of these facilities is compartmentalized into its own dedicated area within the Gallagher Centre.



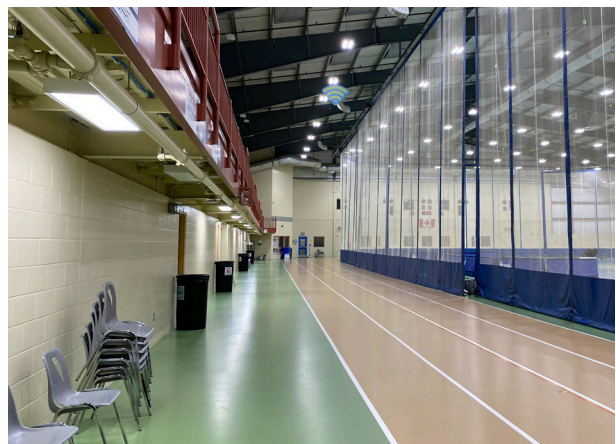
Curling Rink



Ice Arena



Fieldhouse Courts



Fieldhouse Running Track



Fitness and Sports Facilities

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curling rink waiting platform is uneven, unstable and lacks slip resistance.	Provide smooth, stable, and slip-resistant waiting platform in curling rink.			\$5,000
2	Curling rink lounge coffee tables too high.	Provide lower height, accessible table options.			\$10,000
3	Arena gates onto ice are too narrow and require dexterity to operate.	Modify or replace hardware to be easy-to-use. Ensure 50% of gates have 860 mm clear openings.			\$12,000
4	Arena player benches and penalty boxes have a step up.	Provide portable ramps for access to player benches and penalty boxes when required.	\$2,500		
5	Arena player benches and penalty box benches lack arms.	Provide option for arms on player and penalty box benches.			\$2,500
6	Arena player benches lack backrests.	Provide backs on some player benches.			\$2,500
7	Access to one player bench from ice only.	Provide accessible path of travel from change room to player benches.			\$10,000
8	Flexihall coat rods only at one height.	Provide additional, lower height coat rod. Mount at no more than 1100 mm above floor.	\$500		
9	Flexihall lacks sufficient contrast between walls and floors.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$1,500
10	Flexihall lacks tactile between walking track and surroundings.	Provide tactile warning when entering walking track.		\$5,000	
11	Flexihall walking track has some areas of disrepair.	Repair walking track to ensure smooth, stable, and slip-resistant path of travel.	\$7,500		
Sub-total			\$10,500	\$5,000	\$43,500



Pools

Safety in pool areas is crucial, and many accessibility interventions will improve safety for both disabled and non-disabled users. Pool decks should be firm and slip-resistant, with colour-contrasting edges around the pool. Ideally pools have a zero-entry ramp to access the pool so access is not dependent on the availability of mechanical pool lifts.

The aquatics facility within the Gallagher Centre includes a lap/diving pool, a hot tub, a zero entry wave pool that connects to a lazy river, and an independent waterslide. Each of the three pools has a permanent lift and good contrast around pool edges. There is a lack of tactile components around pool edges, obstacles and the beginning and end of ramps. An accessible path to the zero entry is provided but it is long and the path is unclear with no directional signage denoting it.



Zero-entry Wave Pool



Waterslide



Lane Swimming Pool



Steam Room



Pools

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lacks sufficient contrast at perimeter walls and floors.	Install colour-contrasting and tactile flooring around perimeter walls and floors.			\$2,500
2	No colour contrast or tactile around obstacles.	Install colour-contrasting and tactile flooring around all floor obstacles.		\$15,000	
3	No tactile around pool edges.	Install colour-contrasting and tactile flooring around pool edges.	\$50,000		
4	Pool stairs only have one handrail.	Provide secondary handrail on opposite side of pool stairs.	\$2,500		
5	No contrast or tactile at beginning and end of ramps.	Install colour contrasted and tactile strips at top and bottom of ramp.		\$2,500	
6	No clear path to zero entry.	Provide clear and accessible path to zero entry pool.			\$10,000
7	Wave pool emergency stop too high.	Lower emergency stop to be no more than 1100 mm above floor.			\$1,500
8	Head clearance impeded at waterslide with no visual or tactile warning.	Provide cane detectable warning rails where head clearance is less than 2050 mm.	\$3,000		
9	Waterslide red stair treads lack contrast and tactile nosing.	Add colour-contrast and tactile strips to stair nosings.		\$2,500	
10	Waterslide handrail lacks contrast with surroundings.	Replace handrail with version that has at least 70% contrast with surroundings.	\$2,500		
Sub-total			\$58,000	\$20,000	\$14,000



Change Rooms

Accessible change rooms provide equitable access for all users to participate in recreational activities. Accessible lockers, multiple seating options, and adult change tables in private areas all contribute to an accessible change room.

Various change rooms are found throughout the Gallagher Centre. Change rooms within the Flexihall and Arena are notable not to accessible guideline standards. Change rooms within the aquatic facility lack sufficient floor to wall contrast and seating options.



Arena Change Room



Flexi-Hall Change Room



Aquatic Centre Change Room



Aquatic Centre Change Room



Change Rooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack sufficient contrast between floor and wall.	Paint / install wall base material to ensure at least 70% contrast with floors.			\$2,500
2	Coat hooks are too high.	Lower coat hooks to be no more than 1100 mm above floor.	\$500		
3	Contrast between lockers and surroundings insufficient.	Paint / replace lockers to ensure at least 70% contrast with surroundings.			\$5,000
4	No arms or backs on benches.	Provide option for arms and backs on seating in change rooms.			\$2,500
5	Flexihall change rooms are not accessible.	Renovate 50% of change rooms to be fully accessible. All requirements of CSA-B651-23 to be met or exceeded. Budget is per changeroom.	\$75,000		
6	Arena change rooms are not accessible.	Renovate 50% of change rooms to be fully accessible. All requirements of CSA-B651-23 to be met or exceeded. Budget is per changeroom.	\$75,000		
7	Arena change room corridor lacks handrails.	Add continuous handrails in long corridors.		\$5,000	
8	Arena change room corridor is an insufficient width.	Modify corridor to increase clear width to 1500 mm.			\$10,000
9	Arena change room corridor has gaps in the flooring.	Repair flooring to ensure firm, stable, and gap-free surface.	\$10,000		
Sub-total			\$160,500	\$5,000	\$20,000



2.6.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.

Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Limited biophilic features noted on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.6.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$2,500	\$15,000	\$25,000
	General Vehicular Access		\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
	Exterior Pathways to Facilities on Site		\$20,000	\$5,000	\$0
	Exterior Stairs		\$10,000	\$22,500	\$0
	Building Entrances		\$9,000	\$9,500	\$11,500
3	Interior Circulation				
	Interior Doors and Doorways		\$119,000	\$75,000	\$555,000
	Corridors and Hallways		\$0	\$0	\$5,000
	Elevators and Platform Lifts		\$4,000	\$15,000	\$0
	Interior Stairs		\$8,000	\$12,500	\$86,500
4	Interior Services and Environment				
	Lobby and Reception Areas		\$2,000	\$12,500	\$47,500
	Reception Desks, Service Counters, and Self-Service Kiosks		\$10,000	\$12,500	\$0
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$9,000	\$55,000	\$60,500
	Kitchens		\$4,500	\$32,500	\$0
	Acoustics, Illumination, and Building Systems		\$2,000	\$10,000	\$23,000
5	Sanitary Facilities				
	Accessible Washrooms		\$107,000	\$136,000	\$87,500
	Showers		\$312,500	\$25,000	\$77,500
	Universal Washrooms		\$60,250	\$78,000	\$12,500



6	Wayfinding and Signage			
	Wayfinding and General Signage	\$0	\$5,000	\$0
	Room Identification Signage	\$28,000	\$0	\$0
	Directory Boards and Information Kiosks	\$2,500	\$0	\$0
7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$1,500	\$40,000	\$0
	Fire Alarm Systems and Equipment	\$17,000	\$0	\$15,000
	Evacuation Instructions	\$7,500	\$0	\$0
8	Additional Use of Space			
	Office Spaces	\$500	\$11,500	\$21,500
	Assembly Areas and Lecture Theatres	\$12,500	\$32,500	\$44,500
	Fitness and Sports Facilities	\$10,500	\$5,000	\$43,500
	Pools	\$58,000	\$20,000	\$14,000
	Change Rooms	\$160,500	\$5,000	\$20,000
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$986,250	\$655,000	\$1,160,000

2.6.11 Key Takeaways

Areas of Success

- Plenty of space for turning and navigating space.
- Easy to open doors with high visibility.
- Universal washroom provided within the aquatic centre changerooms.

Areas of Improvement

- Add wayfinding signage to improve building navigability.
- Remove advertisements from doors to ensure a high enough contrast.
- Renovate lobby washroom to provide universal washroom for the entire facility.
- Lower / resize millwork to accessible heights.
- Add sufficient floor to wall contrast throughout the facility.

2.7

Gloria Hayden Community Centre





2.7.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

One accessible parking stalls is provided for the Gloria Hayden Community Centre. The stall is insufficient in width but has a wide pedestrian pathway adjacent to it.



Accessible Parking Stall



Accessible Parking Stall Vertical Signage

Parking

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No access aisles adjacent accessible stalls.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	
2	No canopy above accessible stalls.	Install appropriate canopy for the designated accessible stalls.			\$25,000



3	Pedestrian path impeded by bicycle rack.	Relocate bicycle rack to ensure clear path of travel on pedestrian path.	\$1,000		
Sub-total			\$1,000	\$5,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is a designated drop off zone in front of the main entrance but it does not have any signage indicating it as such. The facility is not near any public transit lines.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Designated drop off zone does not have any signage indicating it as such.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	There is no bus stop within 800 metres walking distance of the facility.	Provide bus stop near facility. Include seating and shelter at stop.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000

2.7.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways that lead to the Gloria Hayden Community Centre are clearly defined and generally smooth, with a slight elevation change in the concrete right at the building entrance. Most curb cuts lack contrast and have no tactile surfaces, and one pathway is impeded by bike racks. The facility does not have any walkways connecting to the city sidewalk.



Pathway from Parking Lot



Exterior Pathway Impeded by Bike Rack

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curb cuts lack contrast and have no tactile surfaces.	Paint curb cuts to contrast with surroundings. Install tactile surfaces on curb cuts.		\$2,500	
2	Concrete elevation change at entrance door.	Provide low slope ramp at entrance door.		\$2,500	
Sub-total			\$0	\$5,000	\$0

Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building's main entrance is clearly defined with a canopy over the entrance and a clear path flanked by landscaping. There is no seating provided on the exterior of the facility.

The push button actuators are too small, only at one height, and the vestibule to lobby operable door does not work.



Main Entrance Doors with Actuator



Main Entrance Vestibule Door Actuator

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Entrance pathway is too steep and lacks ramp provisions.	Provide low slope ramp. Ramp to be no steeper than 1:20 / 5%. Include all ramp provisions.			\$15,000
2	No seating provided near entrance.	Install seating at the main entrance.		\$2,500	
3	Only one height of push button door actuator provided.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$5,000		
4	Operable door opens and closes fast, does not stay open long enough.	Program door actuator to open and close slower, and have longer hold open time.	\$500		
5	Non-power-operated exterior doors are heavy.	Adjust doors to require less force to open. Exterior doors to require no more than 38 N of force.	\$500		
6	Entrance vestibule has black mat on floor.	Replace mat with lighter colour version.	\$1,500		



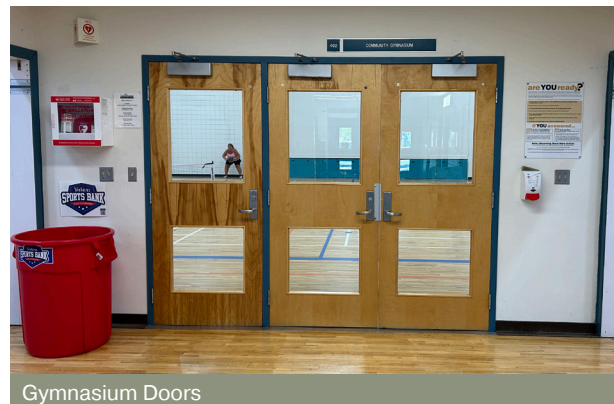
7	Interior push button door actuator does not work.	Repair push button to ensure functionality.	Included in Building Entrances item #3.		
8	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$7,500	\$3,000	\$15,000

2.7.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

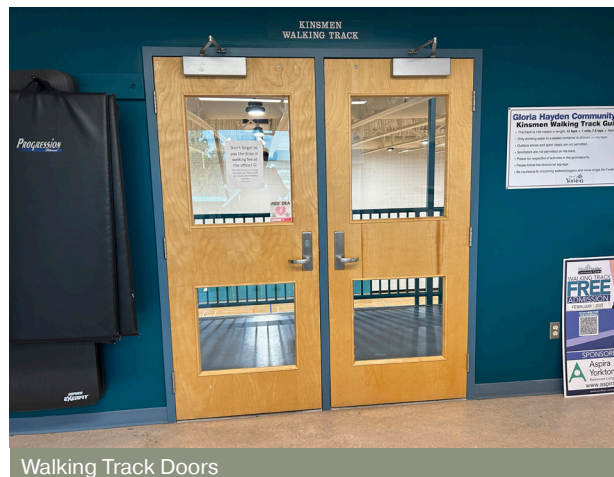
The interior doors and doorways generally have good contrast throughout the facility. Most doors lack sufficient clear width, and some doors use inaccessible hardware. The facility uses double glass lite doors into the gymnasium and walking track.



Gymnasium Doors



Typical Single Leaf Door



Walking Track Doors



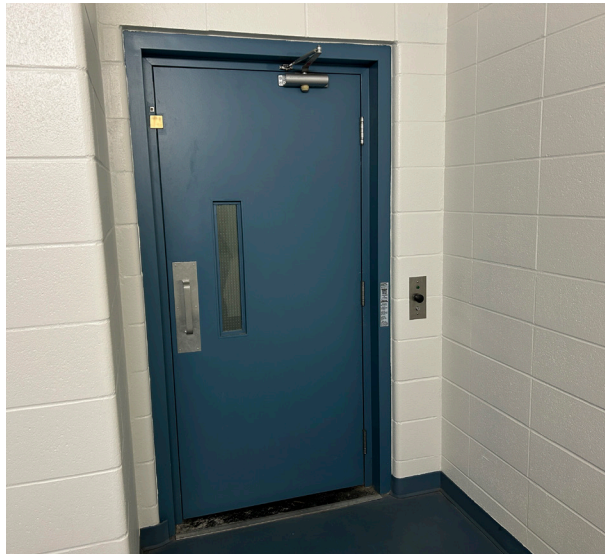
Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 12 doors.			\$36,000
2	Walking track door lacks a hold open latch.	Install hold open latch. Budget assumes 2 doors.	\$3,000		
3	Storage doors and intermediate walking track doors have recessed plate handles.	Replace hardware with lever style handles or d-pulls. Budget assumes 6 doors.	\$9,000		
4	Walking track intermediate doors lack a hold open latch.	Install hold open latch. Budget assumes 4 doors.	\$6,000		
5	Stairwell emergency exit door lacks push bar.	Replace hardware with crash bar.	\$1,500		
6	Squash doors lack sufficient contrast from adjacent glazed walls.	Add colour-contrasting strips on full width of door glazing.	\$1,500		
Sub-total			\$21,000	\$0	\$36,000

Elevators and Platform Lifts

An elevator or passenger lift is the preferred method of travel between floors in a multi-storey building, especially for users who have difficulty with stairs or have mobility aids. Elevators or platform lifts should be located next to an accessible stairway to offer an alternative means of traveling between levels and should serve all levels of a building.

There is one passenger lift in the Gloria Hayden Community Centre that provides access to the walking track; however, it lacks many features that would make it accessible. The lift does not have sufficient width, requires an attendant to operate and is not an enclosed space. It also lacks contrast, handrails, signage and is overall insufficient.



Passenger Lift Entrance



Interior Cab of Lift

Elevators and Platform Lifts

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Buttons do not light up when pressed and lack audible confirmation.	Modify elevator buttons to light up and provide audible confirmation when pressed.		\$5,000	
2	No audible indication of travel direction or floor arrival.	Modify elevator to provide audible indication of travel direction and floor arrival.		\$10,000	
3	Call button lacks signage.	Provide signage for call button.	\$1,500		
4	No handrails.	Install handrails that meet or exceed CSA-B651-23.	\$2,500		
5	Lift has insufficient width.	Upgrade lift to larger elevator.			Included in Elevators item #9.
6	Lift has insufficient contrast between floors and walls.	Modify wall finish material to ensure at least 70% contrast with floors.			\$1,500

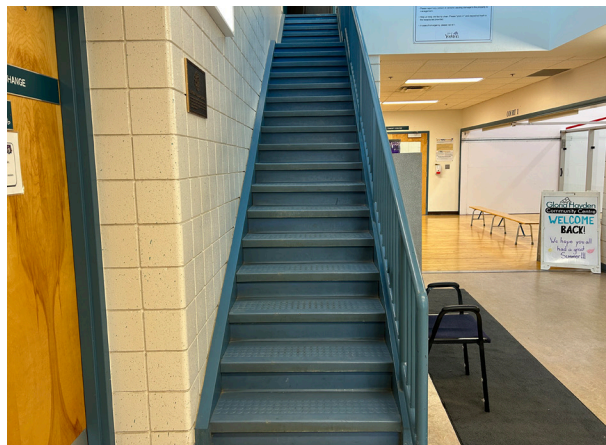


7	Must travel with attendant.	Upgrade lift to conventional elevator.			Included in Elevators item #9.
8	Must push directional button for entire duration of ride.	Revise programming to only require singular push to operate lift.		\$5,000	
9	Lift not sufficiently enclosed.	Upgrade lift to enclosed elevator.			\$500,000
Sub-total			\$4,000	\$20,000	\$501,500

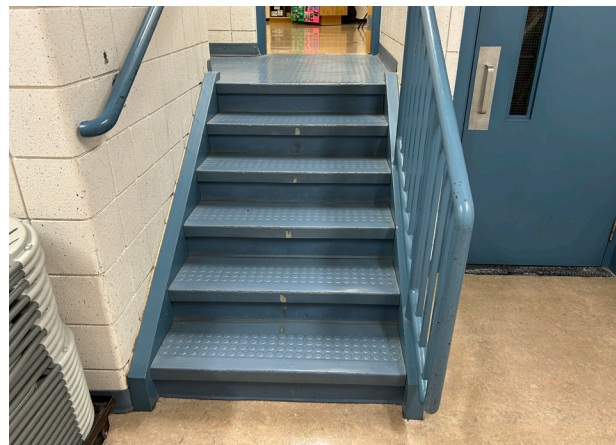
Interior Stairs

Stairs can be hazardous. They need to have sufficient rise and run to provide a stability and to ensure the safety of all users. They should be equipped with accessible handrails and tactile attention indicators and kept clear of all obstacles.

There are two interior stairs within or used by the Gloria Hayden Community Centre. Both stairwells have insufficient widths, lack contrast and tactile strips on nosings, and lack TAIs on landings.



Interior Stairs



Interior Stairs



Interior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Stairs lack TAIs on landings.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
2	Stairs lack tactile strips and contrast on nosings.	Add contrast and tactile strips on stair nosings.		\$2,500	
3	Stairs only have one continuous handrail.	Provide second continuous handrail on other side of stairs.	\$2,500		
4	Stair width is insufficient.	Rebuild stairs to have a minimum of 1200 mm clear width.			\$100,000
Sub-total			\$2,500	\$7,500	\$100,000

2.7.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The Gloria Hayden Community Centre lobby is directly off the main building entrance. There is no designated reception area in the facility.



Lobby Boot Rack



Lobby Area



Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lobby has black mats on floor.	Replace mats with lighter colour version.	\$1,500		
2	Floor transition is not level.	Replace floor transition with level version.	\$1,500		
3	Only one type of seating is provided.	Replace seating to ensure a mix of chairs with and without arms.			\$5,000
Sub-total			\$3,000	\$0	\$5,000

Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The Gloria Hayden Community Centre has one meeting room that is currently being used for storage. The second floor has a general seating area adjacent to the walking track entrance.



Seating Area

Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Meeting room 407 lacks sufficient contrast between floor and wall.	Paint / install wall base materials to ensure 70% contrast with floors.			\$1,500

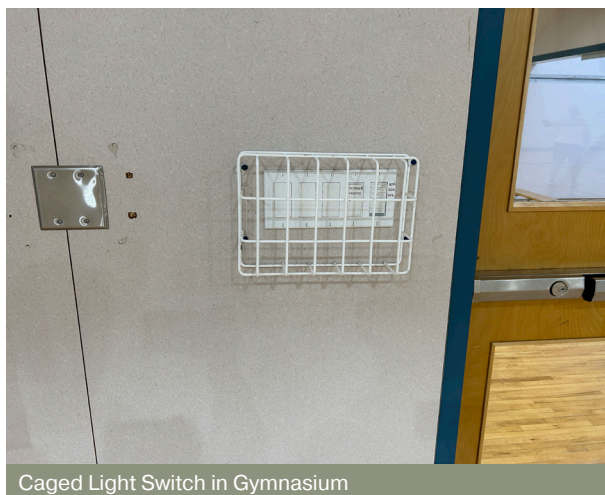


2	Walking track general seating area only has one type of seating provided.	Replace seating to ensure a mix of seating with and without arms.			\$10,000
3	Walking track general seating area only has one coat rack and hook height.	Provide additional, secondary coat rack. Mount at no more than 1100 mm above floor.	\$500		
4	No toe kick at second floor railing.	Install toe-kick guard at railing.			\$1,500
Sub-total			\$500	\$0	\$13,000

Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

Most building systems throughout the Gloria Hayden Community Centre are too high or require dexterity to operate.





Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Light switches are too high and dimmers require dexterity to use.	Lower switches throughout to be no more than 1100 mm above finished floor. Replace dimmers with easy to use sliders.			\$10,000
2	Thermostats are too high.	Lower thermostats to be no more than 1100 mm above finished floor.			\$2,000
3	Security panel is too high.	Lower panel throughout to be no more than 1100 mm above finished floor.			\$2,000
4	Sharps containers are too high.	Lower sharps container to be no more than 1100 mm above finished floor.	\$500		
5	Water fountains are too high.	Lower fountain to accessible height. Spout to be 900 mm above floor.	\$1,500		
6	Fan operator and lights in gym are too high and caged with no way of opening.	Lower controls to no more than 1100 mm above floor. Provide easy to open cages.			Included in Building Systems item #1
7	Gymnasium thermostat is too high and caged, requires dexterity to open.	Lower controls to no more than 1100 mm above floor. Provide easy to open cages.			Included in Building Systems item #2
8	Window blind uses opening devices that require dexterity.	Modify or replace hardware to be easy-to-use.	\$1,500		
9	Squash area has echoes that transfer into lobby.	Install sound absorbing materials in squash area to mitigate some of the noise.		\$10,000	
Sub-total			\$3,500	\$10,000	\$14,000



2.7.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

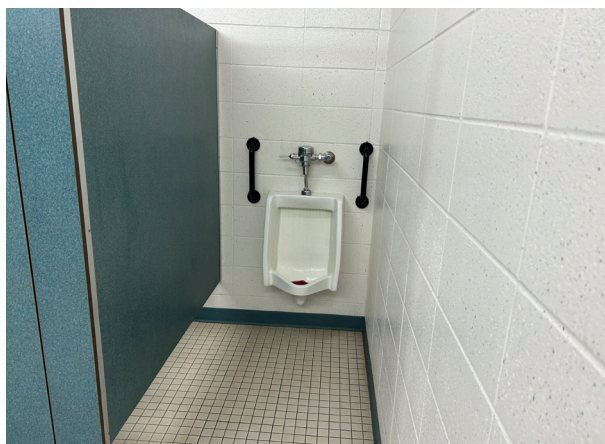
Gendered accessible washrooms are located off the main floor lobby. Adjustments to these washrooms are required for them to comply with accessibility guidelines.



Washroom Vanity



Accessible Stall with Grab Bars



Accessible Urinal with Grab Bars



Accessible Stall Coat Hook and Latch



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No L grab bar and no back grab bar provided.	Provide L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor. Budget assumes 2 stalls.	\$12,000		
2	No backrest provided.	Install back supports on toilets where a tank is not present. Budget assumes 2 stalls.		\$3,000	
3	Transfer space is insufficient.	Renovate washroom area to expand clear transfer space to 1000 mm minimum.		\$60,000	
4	Coat hooks too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
5	Lock in women's washroom requires dexterity.	Modify or replace hardware to be easy-to-use.	\$1,500		
6	Paper towel dispenser too high and access impeded.	Lower paper towel to be no more than 1100 mm above floor. Ensure clear access.	\$500		
Sub-total			\$14,500	\$63,000	\$0

Showers

When showers are provided, at least one should be accessible.

The Gloria Hayden Community Centre has gendered showers located off the main floor lobby. These showers are not operating.



Shower with Grab Bar



Showers with Out of Order Signs

Showers

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible showers provided on site.	Provide at least one accessible shower that meets or exceeds all requirements of CSA-B651-23. Budget is per shower.	\$75,000		
Sub-total			\$75,000	\$0	\$0

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The Gloria Hayden Community Centre does not have a designated universal washroom within the facility.



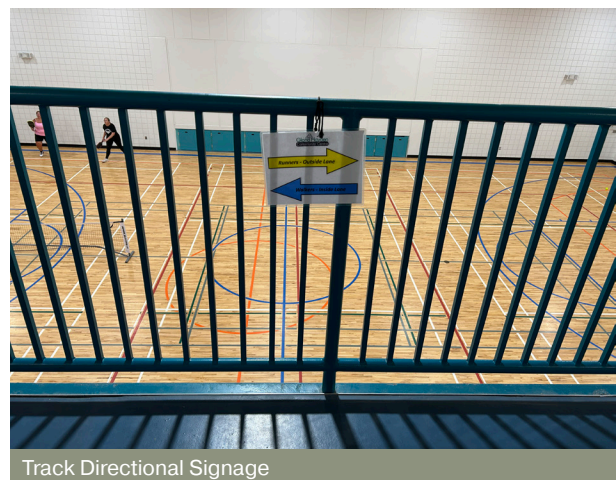
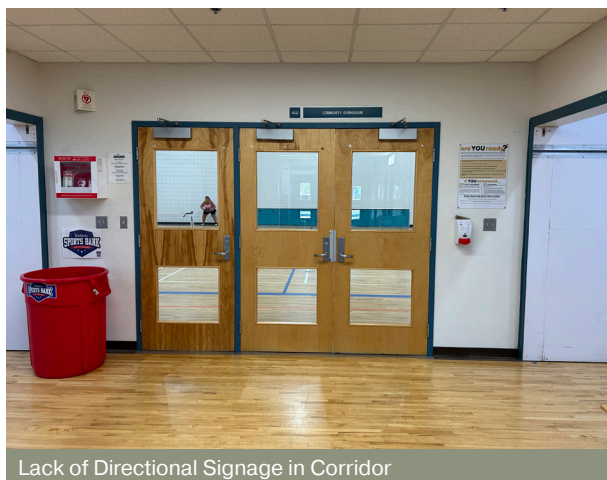
Universal Washrooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washrooms provided.	Provide at least one universal washroom. All requirements for universal washrooms, as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0

2.7.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

There is a lack of directional signage throughout the Gloria Hayden Community Centre.





Wayfinding and General Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No directional signage.	Add directional signage. Signage to be high contrast, tactile, and include Braille.		\$5,000	
Sub-total			\$0	\$5,000	\$0

Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

Room identification signage is utilized throughout the Gloria Hayden Community Centre; however, signage is located on doors and does not have alternative formats.



Room Identification Signage on Door



Room Identification Signage on Door

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Signs are mounted on doors, lack of tactile and Braille components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$5,000		
Sub-total			\$5,000	\$0	\$0

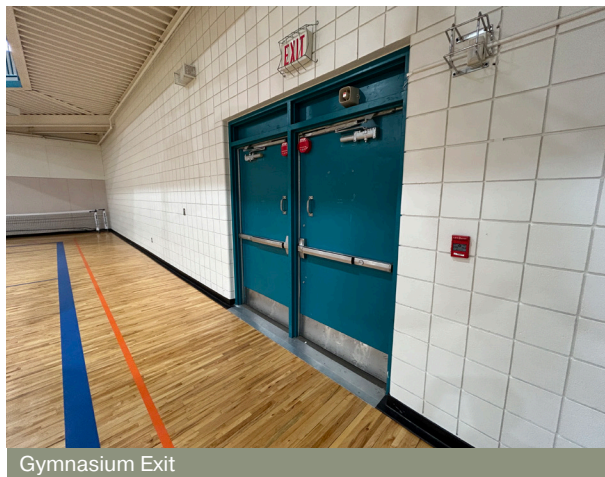


2.7.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The Gloria Hayden Community Centre is attached to two public schools and shares emergency exit with both M.C. Knoll and St. Michael's Schools. These exits are not within the Community Centre's scope and were not extensively reviewed. There was no noted area of refuge or muster point for the Community Centre.



Gymnasium Exit



Muster Point

Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Exit door on school side has no panic bar and leads to school roof.	Provide panic bar on door and means of escape from the roof.	\$1,500		
2	No areas of refuge.	Provide clear area of refuge with sufficient fire rated partition(s). Provide clear signage noting area of refuge.	\$25,000		
3	No additional emergency exits from community centre side.	Provide additional emergency exits.		\$15,000	
Sub-total			\$26,500	\$15,000	\$0



Fire Alarm Systems and Equipment

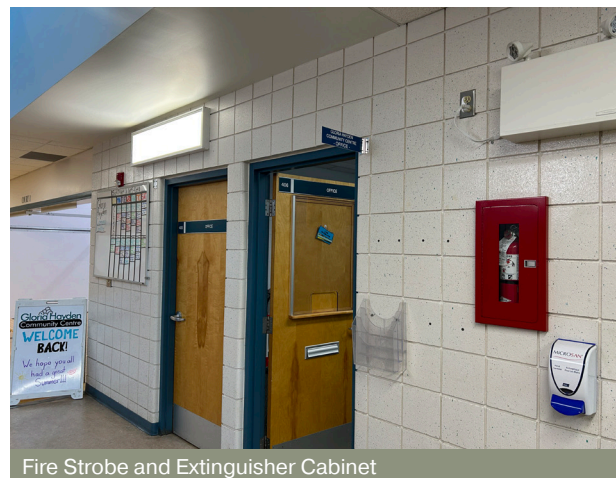
Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There are fire alarm pulls, extinguishers, and an AED dispersed throughout the facility. Fire alarm pulls, AEDs and extinguishers are mounted too high to be accessible and the extinguishers and AEDs should have blade signage to help with locating them.

Emergency exits are all denoted with old signage that uses red EXIT text and should be updated to the new green running man signage.



AED Station



Fire Strobe and Extinguisher Cabinet

Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire extinguishers and pulls are too high.	Lower fire extinguishers and pulls to be no more than 1100 mm above floor.			\$10,000
2	Sharps are too high.	Lower sharps to be no more than 1100 mm above floor.	\$500		
3	No strobes in washrooms.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$15,000	



4	Exit signage is old style red EXIT text.	Replace exit signage with green running man style signage.	\$15,000		
5	AED too high and access is impeded.	Lower AED to no more than 1100 mm above floor. Ensure clear access.	\$500		
Sub-total			\$16,000	\$15,000	\$10,000

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

The Gloria Hayden Community Centre does not have any posted evacuation instructions.

Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided on site.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

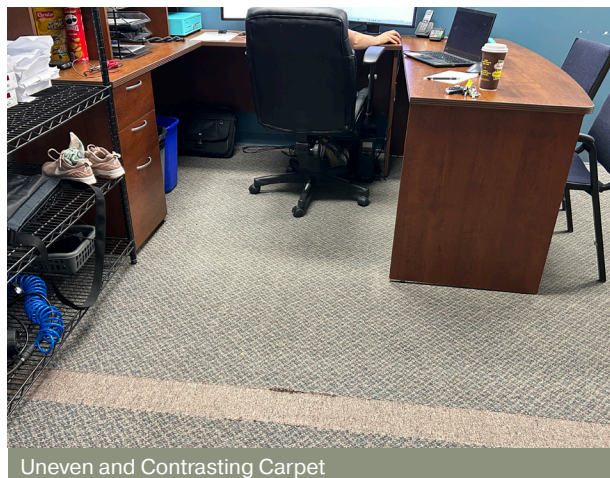


2.7.8 Additional Use of Spaces

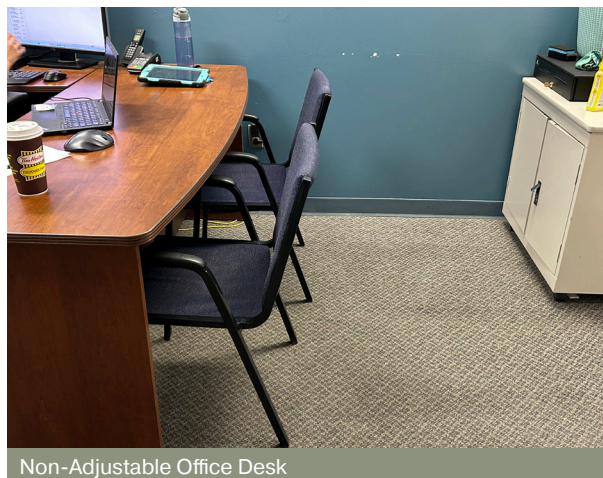
Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

The Gloria Hayden Community Centre has one office directly off of the lobby. A floor patch where a previous was used to be has created uneven and contrasting floors. No height adjustable desks is available and only one type of seating is provided.



Uneven and Contrasting Carpet



Non-Adjustable Office Desk

Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Offices lack sufficient contrast between floor and wall.	Paint / install wall base materials to ensure 70% contrast with floors.			\$1,500
2	Desks are not height adjustable.	Provide height adjustable desks. Budget is per desk.		\$1,500	
3	Only one type of seating is provided.	Replace seating to ensure a mix of chairs with and without arms.			\$5,000



4	Coat hooks at one height and are too high.	Provide additional, secondary height coat hooks. Mount at no more than 1100 mm above floor.	\$500		
5	Different flooring patches cause uneven surface and contrast.	Repair flooring to smooth and stable surface. Floor to be consistent colour.	\$10,000		
Sub-total			\$10,500	\$1,500	\$6,500

Fitness and Sports Facilities

Fitness facilities are designed for activities related to fitness and health. They usually have a variety of exercise equipment but can also include dance rooms and yoga studios with minimal equipment. Where possible, equipment should be able to accommodate users with physical disabilities and provide clear space beside equipment for transferring or for companion / assistance dog use.

The Gloria Hayden Community Centre consists of a gymnasium, two squash courts and a walking track. The squash courts are directly off the lobby, followed by the gymnasium. The walking track is located on the second floor and is accessed by a stairwell or a back-of-house elevator within the school transition zone. Half of the walking track is located within the Community Centre and the other half is located within the schools; however, the Community Centre maintains the track in its entirety.



Squash Court



Gymnasium with Walking Track Above



Fitness and Sports Facilities

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No arms or backs on benches.	Provide option for arms and backs on benches.			\$2,500
2	Only one type of seating provided.	Replace seating to ensure a mix of chairs with and without arms.			\$10,000
3	Squash court entrance has a curb and handle is too high.	Remove curb at entrance and lower handle to no more than 1100 mm.	\$2,500		
4	Insufficient contrast between floors and walls.	Paint \ install wall base materials to ensure 70% contrast with floors.			\$1,500
5	No toe kick at walking track railing.	Install toe-kick guard at railing.			\$1,500
6	Storage under stage has no handles.	Install accessible hardware for storage under stage.	\$1,500		
7	No contrast at sloped portion of walking track. [School side]	Provide contrast at top and bottom of sloped area.		\$2,500	
8	Sloped portion of walking track is slippery. [School side.]	Replace flooring with slip-resistant version.		\$5,000	
Sub-total			\$4,000	\$7,500	\$15,500

Change Rooms

Accessible change rooms provide equitable access for all users to participate in recreational activities. Accessible lockers, multiple seating options, and adult change tables in private areas all contribute to an accessible change room.

Gendered change rooms are located off of the lobby. The lockers have good contrast with their surroundings and have varying heights. The benches lack an option with a backrest and arms.



Change Rooms



Change Rooms

Change Rooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Floor transition is not level.	Replace floor transition with level version.	\$2,500		
2	No arms or backs on benches.	Provide option for arms and backs the benches.			\$2,500
Sub-total			\$2,500	\$0	\$2,500

2.7.9 Mind Friendly Environments

Spaces

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room was noted on site.



Space

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Limited biophilic features noted on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.7.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$1,000	\$5,000	\$25,000
	General Vehicular Access		\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
	Exterior Pathways to Facilities on Site		\$0	\$5,000	\$0
	Building Entrances		\$7,500	\$3,000	\$15,000
3	Interior Circulation				
	Interior Doors and Doorways		\$21,000	\$0	\$36,000
	Elevators and Platform Lifts		\$4,000	\$20,000	\$501,500
	Interior Stairs		\$2,500	\$7,500	\$100,000
4	Interior Services and Environment				
	Lobby and Reception Areas		\$3,000	\$0	\$5,000
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$500	\$0	\$13,000
	Acoustics, Illumination, and Building Systems		\$3,500	\$10,000	\$14,000
5	Sanitary Facilities				
	Accessible Washrooms		\$14,500	\$63,000	\$0
	Showers		\$75,000	\$0	\$0
	Universal Washrooms		\$150,000	\$0	\$0
6	Wayfinding and Signage				
	Wayfinding and General Signage		\$0	\$5,000	\$0
	Room Identification Signage		\$5,000	\$0	\$0
7	Emergency Systems				
	Emergency Exits and Areas of Refuge		\$26,500	\$15,000	\$0
	Fire Alarm Systems and Equipment		\$16,000	\$15,000	\$10,000
	Evacuation Instructions		\$2,500	\$0	\$0



8	Additional Use of Space			
	Office Spaces	\$10,500	\$1,500	\$6,500
	Fitness and Sports Facilities	\$4,000	\$7,500	\$15,500
	Change Rooms	\$2,500	\$0	\$2,500
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$357,500	\$177,500	\$754,000

2.7.11 Key Takeaways

Areas of Success

- Lots of natural light throughout the spaces.
- Good floor to wall contrast in common areas.
- Clearly defined pedestrian pathway from parking lot.

Areas of Improvement

- Renovate washrooms to provide universal washroom on site.
- Upgrade push door actuators to have multiple heights and ensure they work.
- Upgrade office furniture to include height adjustable features.
- Upgrade platform lift to be a sufficient size.
- Provide additional seating options with backs as well as arm and no arm options.

2.8

Godfrey Dean Cultural Centre





2.8.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There are no designated parking spaces. The staff parking lot is gravel that is in disrepair with a significant slope.



Parking Area



Parking Area

Parking

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking stalls.	Create designated accessible stalls close to the building and ensure stalls are of accessible width and have two meter access aisle.	\$10,000		
2	Staff parking is gravel / in disrepair with significant slope.	Pave parking lot to be smooth, level, and stable. Paint parking lines to designate stalls.		\$20,000	
Sub-total			\$10,000	\$20,000	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

The facility lacks a designated drop-off zone with curb cuts. The closest bus stop is located in front of City Hall, approximately 90 metres away. This bus stop lacks seating or shelter.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop of zones.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	Closest bus stop is approximately 90 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000

2.8.2 Exterior Approach and Entrance

Exterior Stairs

Stairs can be hazardous, especially exterior stairs which are subject to snow and rain. Exterior stairs should be firm and slip resistant with sufficient dimensions for users to traverse safely.

There are exterior stairs located at the Land Titles entrance which have an inconsistent rise/run, with the tread depth too short. The treads also lack TAIs as well as tactile and contrast nosings. The handrail is not an accessible design with its square profile and lack of continuity.



Land Titles Building Stairs



Land Titles Building Stair Treads and Handrail

Exterior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Stairs have inconsistent rise/run.	Rebuild stairs to ensure rise and run is consistent.	\$15,000		
2	Run on stairs is too short.	Provide stairs where the rise is no more than 180mm high and treads depth is no less than 280mm deep.	Included in Exterior Stairs item #1		
3	Stairs lack tactile and contrast nosings.	Add contrast and tactile strips to stair nosings.		\$2,500	
4	Stairs lack TAIs.	Provide TAIs at top of stairs and leading edge of landings.		\$5,000	
5	Handrail is not accessible design.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with wall behind.	\$2,500		
Sub-total			\$17,500	\$7,500	\$0

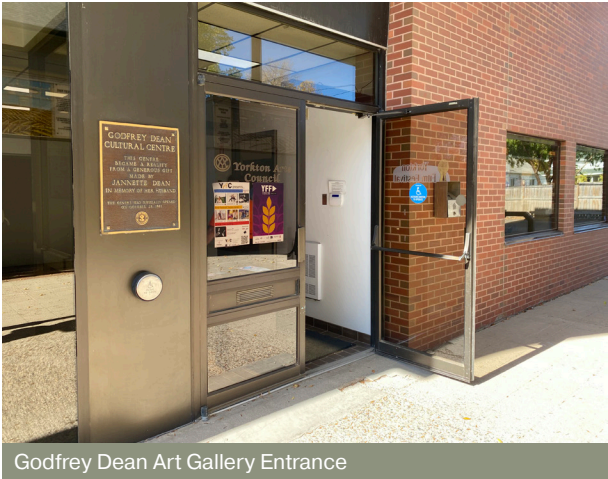


Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The entrance to the Godfrey Dean Art Gallery is very clear from the street and has a large canopy with seating. The push buttons are interconnected but lack sufficient hold-open time and close too quickly. At the vestibule, the floor finishes carry up the wall which confuses where the walls and floor terminate.

The Land Titles entrance has heavy doors with handrails that are not graspable. The exterior doors also lack visual contrast to the building at both entrances.



Building Entrances					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Push buttons are interconnected but lack sufficient hold open time and close too quickly.	Program door actuator to close slower and stay open longer.	\$500		
2	Insufficient visual contrast on glazed doors for both main entrance and non-accessible entrance.	Add colour-contrasting strips on full width of door glazing.	\$1,500		



3	Vestibule floor finishes carry up wall.	Paint / install wall base materials to ensure 70% contrast with floors.			\$1,500
4	Non-accessible entrance has heavy doors.	Adjust door to require less force to open. Exterior doors to require no more than 38 N of force.	\$500		
5	Non-accessible entrance handrails are not graspable design.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with wall behind.	\$2,500		
6	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$5,000	\$500	\$1,500

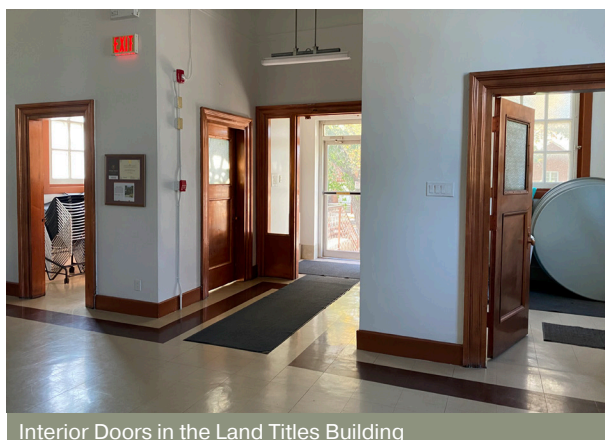
2.8.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

The door handles throughout the building are typically thumb latches or knobs which can be difficult to grasp/use. Some vision glazing is provided but is too high. The doors do not have kickplates. One kitchen door lacks sufficient clear space on the pull side due to the cabinets.

Doors in the Land Titles building lack sufficient clear width.





Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors have thumb latches or knobs.	Replace door handles with lever style or D pull. Budget assumes 30 doors.	\$45,000		
2	When vision glazing is provided, it is too high.	Expand glazing in doors. Bottom of glazing to be no more than 900 mm above floor. Budget assumes 15 doors.		\$22,500	
3	No kickplates on doors.	Install kickplates on interior doors. Budget assumes 30 doors.	\$15,000		
4	Land titles doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 3 doors.			\$9,000
5	One kitchen door lacks sufficient clear space on pull due to cabinets.	Modify cabinets to provide 600 mm clear space on pull side of door.		\$5,000	
Sub-total			\$60,000	\$27,500	\$9,000

Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

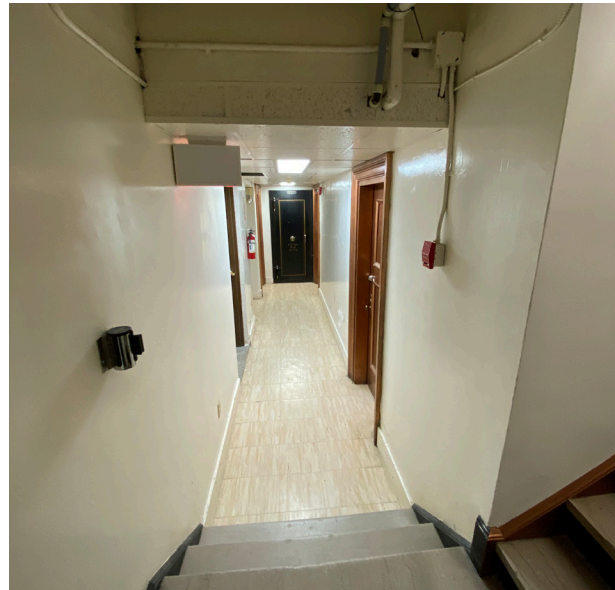
The corridors in the building are quite long without railings or seating in them. The second floor corridor zigzags which can be a bit confusing.



Typical Corridor



Second Floor Corridor



Corridor Toward Land Titles Building Stairs

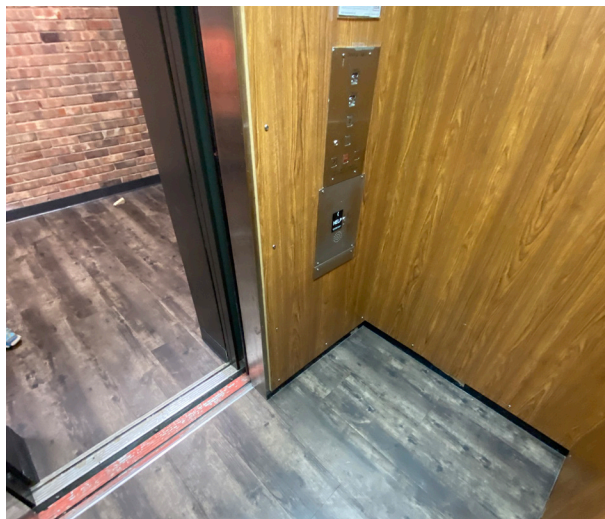
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No railings in long corridors.	Install continuous handrails in long corridors.		\$5,000	
2	No seating in long corridors.	Install intermediate benches in long corridors.		\$2,500	
3	Upstairs corridor zig zags.	Renovate corridor to be straight. If turns are required ensure they are 90 degrees.			\$10,000
Sub-total			\$0	\$7,500	\$10,000



Elevators and Platform Lifts

An elevator or passenger lift is the preferred method of travel between floors in a multi-storey building, especially for users who have difficulty with stairs or have mobility aids. Elevators or platform lifts should be located next to an accessible stairway to offer an alternative means of traveling between levels and should serve all levels of a building.

The elevator is quite far from the accessible entrance and lacks several accessibility features such as railings, audible indication of floors, Braille on buttons, etc. There is a lift at the stairs in the Land Titles building, but it requires a key to use.



Interior of Elevator Can



Land Titles Lift

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of contrast between door and wall on interior of cab.	Modify door finish to provide 70% contrast with adjacent cab wall finishes.			\$1,500
2	No Braille on buttons.	Provide Braille on elevator buttons.	\$1,500		
3	No audible confirmation of buttons pressed.	Modify elevator buttons to provide audible feedback when pressed.		\$5,000	
4	No audible indication of travel direction or floor arrival.	Modify elevator to provide audible feedback indicating travel direction and floor arrival.		\$10,000	



5	No mirror in elevator.	Install mirror on back wall of elevator.	\$1,000		
6	No sensor to reopen doors.	Upgrade elevator to have sensor to reopen doors.	\$10,000		
7	Only one small handrail.	Install accessible design handrails. Ensure new handrails have at least 70% contrast with wall behind.	\$2,500		
8	Elevator is very far from accessible entrance.	Install limited height elevator adjacent accessible entrance that is capable of reaching all floor levels. Elevator to have: <ul style="list-style-type: none"> - Dual doors to allow for flow through. - Synthesized voice floor callers announcing the direction and destination of the elevator. - Audible indicators when the elevator is answering a call / has arrived / has stopped / doors are opening / doors are closing. - Buttons emit audible signal when pressed. - Visual indicators when elevator is answering a call / has arrived / has stopped / the current floor position / direction of travel. - Hall call and cab controls illuminate when pressed. 			\$250,000
Sub-total			\$15,000	\$15,000	\$251,500



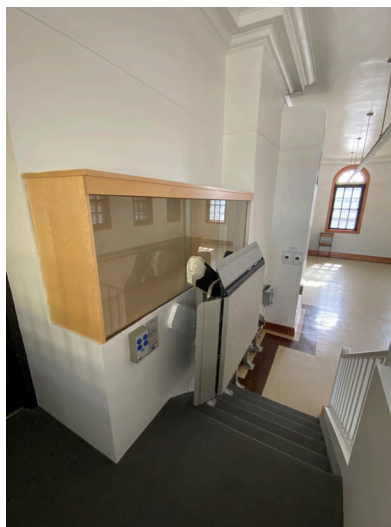
Interior Stairs

Stairs can be hazardous. They need to have sufficient rise and run to provide a stability and to ensure the safety of all users. They should be equipped with accessible handrails and tactile attention indicators and kept clear of all obstacles.

There are several accessibility issues with the stairs at the Land Titles building which is typical of heritage buildings. The lower stairs connect to the main level of the Godfrey Dean are narrow with several tripping hazards and missing accessibility features.

The upper stairs (at the lift) connect to the second floor of the Godfrey Dean. While the addition of these stairs was an effort to make the space accessible, the landing is too small without appropriate space to maneuver in a wheelchair with the lift impeding on the space as well. The handrail at these stairs is not graspable and does not continue beyond the bottom tread.

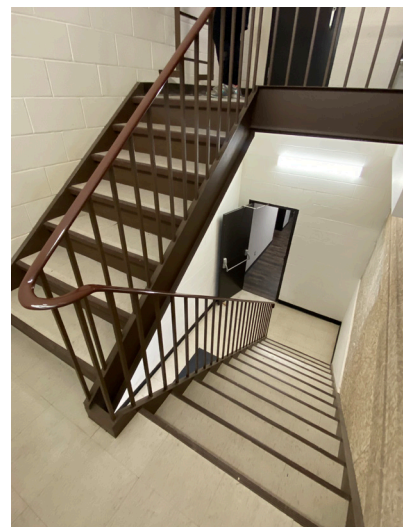
The emergency exit stairs have ample space at the top landing. However, the steps are too steep and have insufficient tactile and contrast nosings. There is only one handrail which flat and does not carry past the bottom tread.



Land Titles Building Stairs



Land Titles Building Stairs



Emergency Exit Stairs



Interior Stairs

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Land titles upper stairs do not have contrast or tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
2	Land titles upper stairs have overhanging nosings.	Infill stair risers to eliminate overhanging stair nosings.		\$7,500	
3	Land titles upper stairs landing too small.	Expand upper landing to provide 2100 turning radius.			\$25,000
4	Land titles upper stairs too narrow due to platform lift.	Rebuild stairs to have a minimum of 1200 mm clear width.			\$25,000
5	Land titles upper stairs handrail is not graspable.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with wall behind.	\$2,500		
6	Land titles upper stairs handrail does not continue 300 mm beyond bottom tread.	Provide extended handrails to be at least 300 mm past bottom tread.	Included in Interior Stairs item #5		
7	Land titles lower stairs has winders.	Rebuilding stairs to eliminate winder treads.	\$15,000		
8	Land titles lower stairs only has one handrail.	Provide handrails on both sides of stairs. Ensure handrail is accessible design.	\$5,000		
9	Land titles lower stairs are too narrow.	Rebuild stairs to have a minimum of 1200 mm clear width.	Included in Interior Stairs item #7		
10	Land titles lower stairs do not have contrast or tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
11	Land titles lower stairs have overhanging nosings.	Infill stair risers to eliminate overhanging stair nosings.		\$7,500	



12	Land titles lower stairs handrail does not continue 300 mm beyond bottom tread.	Provide extended handrails to be at least 300 mm past bottom tread.	Included in Interior Stairs item #8		
13	Emergency stairs have insufficient tactile and contrast nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
14	Emergency stairs have overhanging nosings.	Infill stair risers to eliminate overhanging stair nosings.		\$7,500	
15	Emergency stairs handrail is not accessible design.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with wall behind.	\$5,000		
16	Emergency stairs handrail does not carry 300 mm beyond bottom tread.	Provide extended handrails to be at least 300 mm past bottom.	Included in Interior Stairs item #15		
17	Emergency stairs only have one handrail.	Provide handrails on both sides of stairs. Ensure handrail is accessible design with intermediate pickets.	Included in Interior Stairs item #15		
18	Emergency stairs are too steep.	Rebuild stairs to provide risers not more than 180 mm high and treads not less than 280 mm deep.			\$100,000
19	Lobby stairs handrail is not of accessible design.	Replace handrails with accessible design versions. Ensure new handrails have at least 70% contrast with wall behind.	\$5,000		
20	Lobby stairs lack solid risers.	Infill stairs with solid risers. Ensure infill does not result in overhanging nosings.		\$25,000	
21	Lobby stairs lack contrast and tactile nosings.	Install colour contrasted and tactile strips on nosing of stair treads.		\$2,500	
22	Lobby stairs lack TAIs.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
Sub-total			\$32,500	\$62,500	\$150,000

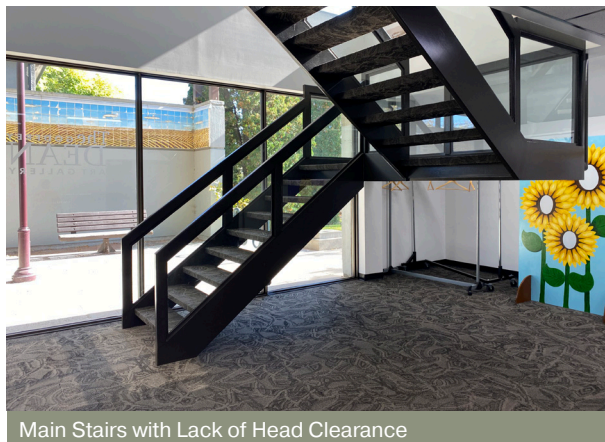


2.8.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The main lobby is a generally open and maneuverable space. However, the stairs to the second floor do not have sufficient head clearance and the glazing wall to the exterior lacks visual contrast. The lobby has one height of coat rod that is too high.



Main Stairs with Lack of Head Clearance



Main Entrance

Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Stairs do not have sufficient head clearance.	Provide cane detectable warning rails where head clearance is less than 2050 mm. [Short Term] Enclose area under stairs where head clearance is less than 2050 mm. [Long Term]	\$3,000		\$10,000
2	Only one height of coat rod.	Provide secondary, lower height coat rod in meeting room.	\$500		
3	Glazing wall to exterior lacks sufficient visual contrast.	Add colour-contrasting strips on full width of wall glazing.	\$1,500		
Sub-total			\$5,000	\$0	\$10,000

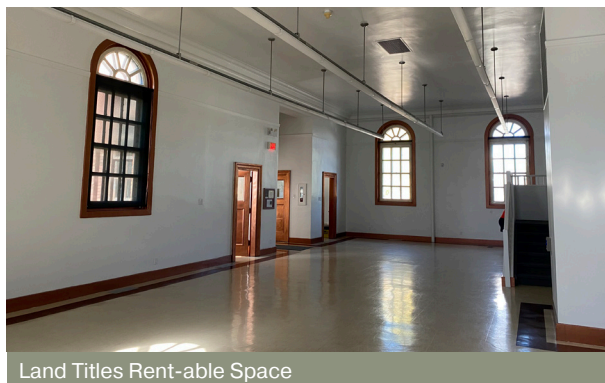


Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The Land Titles main level is elevated from the ground level which has created issues in accessibility. Getting to the rent-able space requires traveling through the building, up an elevator, and down a stair lift. The room has a dark strip around the perimeter of the room, only one height of coat rod, and lacks variety in seating.

The rent-able space in the Godfrey Dean is very open and accessible, and close to the accessible entrance of the building.



Land Titles Rent-able Space



Godfrey Dean Rent-able Space

Waiting Areas, General Seating, Meeting Rooms, and Lounges					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Land titles room requires traveling through building, up an elevator and down a stair lift.	Provide exterior stair lift on land titles entrance.	\$10,000		
2	Land titles room has dark strip around perimeter of room.	Replace dark perimeter with lighter colour version, that matches the rest of the flooring.			\$20,000
3	Land titles room only has one height of coat rod.	Provide secondary, lower height coat rod in meeting room.	\$500		
4	Land titles rooms only has chairs without arms.	Provide armed options adjacent armless options.			\$10,000
Sub-total			\$10,500	\$0	\$30,000



Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

The main floor has a kitchen located adjacent to the rent-able space. The kitchen is generally inaccessible with high counters without a working knee space or knee space at the sink. The soap and paper towel dispensers are mounted too high. The fridge is a freezer-on-top style with recessed handles and then stove controls are located at the back of the appliance. While the floor has good contrast to the cabinets, the handles do not contrast sufficiently from the cabinet faces.



Kitchen



Kitchen

Kitchens					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters have sharp edges.	Replace counter with version that has rounded edges.			\$10,000
2	Fridge is freezer-on-top style.	Replace fridge with freezer-on-bottom style.			\$2,500
3	Fridge has recessed handles.	Replace fridge with D pull style door handles.			Included in Kitchens #2
4	Counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.		\$10,000	



5	No knee space under sink.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
6	No working knee space.	Replace counter with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
7	Soap and paper towel are too high.	Lower soap and paper towel to be no more than 1100 mm above floor.	\$500		
8	Stove has controls on back of appliance.	Replace stove so all controls are located on front of appliance.			\$2,500
9	Cabinet handles do not contrast with cabinet faces.	Replace hardware with contrasting version.	\$1,500		
Sub-total			\$2,000	\$15,000	\$15,000

Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

The light switches throughout the building are generally too high. The building security panel is also mounted too high.



Building Security Panel



Typical Light Switch Height



Acoustics, Illumination, and Building Systems

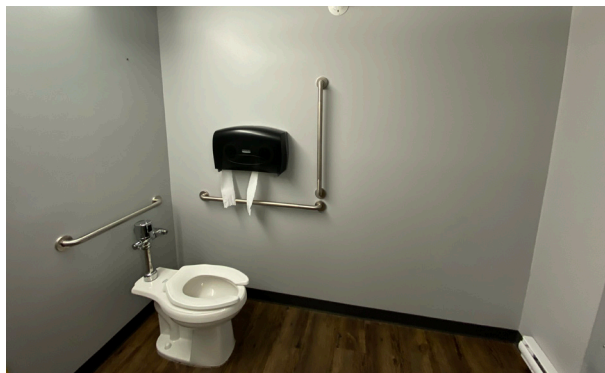
Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Light switches are too high.	Lower light switches to be no more than 1100 mm above floor.			\$10,000
2	Land titles room has echoes.	Install sound absorbing materials in land titles room to mitigate some of the noise.		\$10,000	
3	Building security panel too high.	Lower security panel to be no more than 1100 mm above floor.			\$1,500
Sub-total			\$0	\$10,000	\$11,500

2.8.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

There are accessible washrooms located on the main floor. The signage is mounted on the doors and lacks tactile and braille components. There are grab bars provided in accessible stalls and one urinal, but there is insufficient transfer space to the toilets that also lack back rests. The coat hook is mounted on the back of the stall door and does not have a 'D' pull handle. In the women's washroom, the tampon disposal is located behind the toilet and is mounted too high. The toilet paper dispenser is also mounted too high. At the vanities, the soap dispensers and mirrors are mounted too high. The washrooms also lack fire strobe and kickplates on the doors.



Accessible Washroom



Washroom Sink Area



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No back rest on toilet.	Install back supports on toilets where a tank is not present.		\$3,000	
2	Insufficient transfer space.	Renovate washrooms to provide transfer space of no less than 1000 mm beside accessible toilets.		\$60,000	
3	Toilet paper is too high.	Lower toilet paper to no more than 700 mm above floor.	\$500		
4	Tampon disposal is too high and located behind toilet.	Lower tampon disposal to no more than 700 mm above floor, mount on side wall of toilet, adjacent toilet paper.	\$500		
5	Coat hook is on back of cubicle door.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
6	Soap is too high.	Lower soap to be no more than 1100 mm above floor.	\$500		
7	Mirrors are too high.	Lower height of mirror to no more than 1000 mm above floor for the bottom of the mirror.	\$1,000		
8	No d-pull on outside of cubicle door.	Provide d-pulls on outside of cubicle doors, ensure they are mounted on latch side.	\$500		
9	No kickplates on doors.	Install kickplates on interior doors.	\$2,000		
10	No fire strobes in washrooms.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$10,000	
Sub-total			\$5,500	\$73,000	\$0



Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

No universal washrooms were noted on site.

Universal Washrooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washrooms provided on site.	Provide at least one universal washroom. All requirements for universal washrooms, as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0

2.8.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

While there is readable signage that indicates the corridor to get to the washrooms and elevator, there is no blade signage in the following corridor to continue navigation. The elevator directional signage at the end of the corridor lacks symbols and is quite small. The directional wayfinding throughout the building is generally unclear when navigating to the Land Titles space or the art gallery.



Wayfinding Sign in Main Entrance



Wayfinding Sign Mounted on Door



Wayfinding and General Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No blade signage in corridor for washrooms.	Add blade signage to supplement room signage.		\$5,000	
2	Lack of directional signage from accessible entrance to art gallery.	Add more directional signage. Signage to be high contrast, tactile, and include Braille.		\$2,500	
Sub-total			\$0	\$7,500	\$0

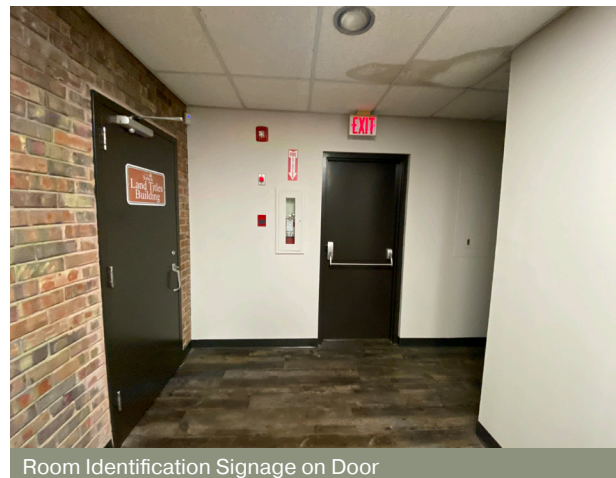
Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

The room identification signage is mounted on or above doors. The signage also lacks tactile and Braille components.



Room Identification Signage on Kitchen Door



Room Identification Signage on Door



Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Signage is located on or above doors.	Replace signs on / above doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$22,500		
2	Signage lacks tactile and Braille components.	Replace signs with versions that have tactile and Braille components.	Included in Room Identification Signage item #1		
Sub-total			\$22,500	\$0	\$0

Directory Boards and Information Kiosks

When provided, directory boards provide information to users to help them understand the layout of the facility. This information should be available in a variety of formats.

There is one directory board located in the main entrance lobby. The map has glare with graphics that are not clear (i.e. Light weights, contrast, symbols, etc.).



Directory Board Location



Directory Board



Directory Boards and Information Kiosks

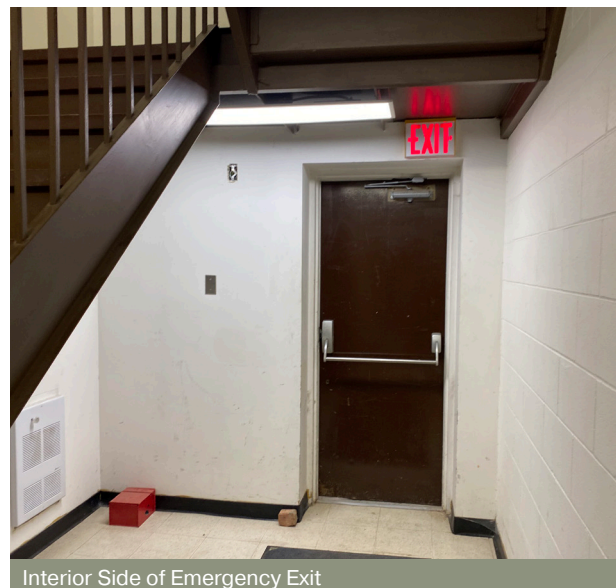
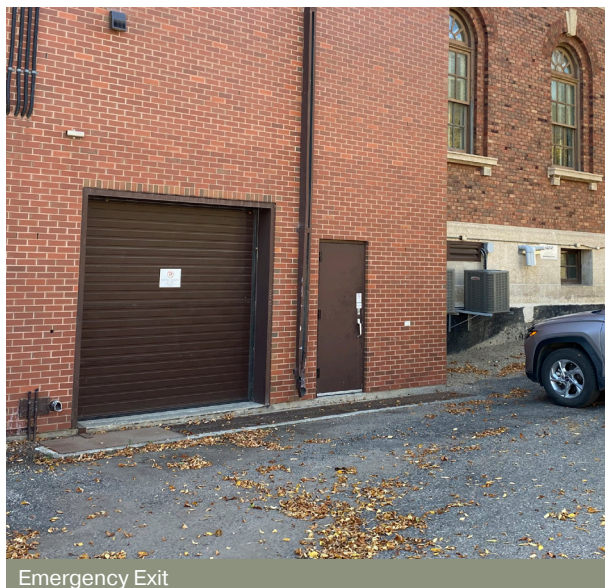
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only provided in one format.	Provide directory signage in alternative formats.	\$2,500		
2	Signage has glare.	Replace directory signage with matte / non-glare version.	\$1,500		
Sub-total			\$4,000	\$0	\$0

2.8.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

There is no designated area of refuge in the building. The emergency exit from the main floor stair corridor has an elevation change to grate on the exterior.





Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated area of refuge.	Provide clear area of refuge with sufficient fire rated partition(s). Provide clear signage noting area of refuge.	\$25,000		
2	Emergency exit from main floor stair corridor has elevation change to grate on exterior.	Provide level threshold or low slope ramp from emergency exit.	\$2,500		
3	Emergency exit stair corridor has insufficient head clearance under stairs.	Provide cane detectable warning rails where head clearance is less than 2050 mm. [Short Term] Enclose area under stairs where head clearance is less than 2050 mm. [Long Term]	\$3,000		\$10,000
Sub-total			\$30,500	\$0	\$10,000

Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

The fire alarms and extinguishers are mounted too high throughout the building. The exit signage is the old style red EXIT signs.

In the Land Titles Building, the EXIT sign above the door at the lift lacks illumination.





Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire extinguishers are too high.	Lower fire extinguishers to no more than 1100 mm above floor.			\$1,500
2	Exit signage is old style red EXIT signs.	Replace exit signage with green running man style signage.	\$15,000		
3	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000
Sub-total			\$15,000	\$0	\$16,500

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

No evacuation instructions noted on site.

Evacuation Instructions

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided on site.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0



2.8.8 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.

Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No biophilic features noted in facility.	Provide biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.8.9 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
	Parking		\$10,000	\$20,000	\$0
	General Vehicular Access		\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
	Exterior Stairs		\$17,500	\$7,500	\$0
	Building Entrances		\$5,000	\$500	\$1,500
3	Interior Circulation				
	Interior Doors and Doorways		\$60,000	\$27,500	\$9,000
	Corridors and Hallways		\$0	\$7,500	\$10,000
	Elevators and Platform Lifts		\$15,000	\$15,000	\$251,500
	Interior Stairs		\$32,500	\$62,500	\$150,000
4	Interior Services and Environment				
	Lobby and Reception Areas		\$5,000	\$0	\$10,000
	Waiting Areas, General Seating, Meeting Rooms, and Lounges		\$10,500	\$0	\$30,000
	Kitchens		\$2,000	\$15,000	\$15,000
	Acoustics, Illumination, and Building Systems		\$0	\$10,000	\$11,500
5	Sanitary Facilities				
	Accessible Washrooms		\$5,500	\$73,000	\$0
	Universal Washrooms		\$150,000	\$0	\$0
6	Wayfinding and Signage				
	Wayfinding and General Signage		\$0	\$7,500	\$0
	Room Identification Signage		\$22,500	\$0	\$0
	Directory Boards and Information Kiosks		\$4,000	\$0	\$0



7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$30,500	\$0	\$10,000
	Fire Alarm Systems and Equipment	\$15,000	\$0	\$16,500
	Evacuation Instructions	\$2,500	\$0	\$0
8	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$395,500	\$266,000	\$525,000

2.8.10 Key Takeaways

Areas of Success

- Entrance is obvious with a large canopy, seating, and doors with a push button actuator.
- Men's washroom has an accessible urinal.
- Godfrey Dean multipurpose room is easy to access from the accessible entrance.

Areas of Improvement

- Location of the elevator makes access to the art gallery more difficult.
- Access to the Land Titles Building is challenging with a long path of travel from the accessible entrance and a stair lift with pinch points.
- No designated parking stalls with uneven gravel parking lot.

2.9

Heritage Heights Park





2.9.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There is only street parking available at Heritage Heights Park.



Street Parking



Street Parking

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking areas.	Provide designated accessible street parking adjacent entrance to park. Include signage and painted curbs.	\$10,000		
2	No curb cuts from street parking to pathway.	Create curb cuts from parking to pathway. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

The main entrance does not have any designated drop off areas and curb cuts lack contrast and tactile components. The park is not near any public transit lines.



Park Sidewalk



Curb Cut from Street to Park Pathway

General Vehicular Access

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Closest bus stop is approximately 500 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.9.2 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The outdoor rink at Heritage Heights Park has a generally smooth floor surface with some uneven areas. A warm-up shack is provided but is inaccessible due to its threshold, uneven surface and lack of seating options.

The tennis courts have an even surface with good contrast between the courts and perimeter floors; however, doors only swing inwards and there is a lack of contrast between the fence slats and the floor.



Skate Shack



Tennis Court

Outdoor Recreation Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curb into rink warm-up shack. [Rink]	Replace threshold to allow for level crossing into seating area.	\$2,500		
2	Uneven floor surface in warm-up shack. [Rink]	Repair flooring to ensure firm, stable, gap-free surface.			\$5,000
3	Only one type of seating is provided in the warm-up shack, no arms. [Rink]	Provide a variety of seating, ensure a mix of armless, with arms, backless, and with backs.			\$5,000
4	Some uneven surfaces in rink paving. [Rink]	Repave to ensure smooth, stable, and gap-free surface.			\$5,000
5	Tennis court exit gate latches too high. [Tennis Courts]	Lower exit gate latch to accessible height.	\$1,000		
6	Exterior lighting insufficient in pickleball courts. [Tennis Courts]	Adjust / replace lighting in pickleball courts.		\$2,500	
7	Lack of contrast between green fence slats and court floor. [Tennis Courts]	Modify or replace fence slats to be contrasting colour.			\$75,000
Sub-total			\$3,500	\$2,500	\$90,000



Playgrounds

Playgrounds should have sufficient space for all children and their caregivers, with accessible play components. Seating and shelter should also be provided for all children and caregivers.

The playground at Jackson Park does not have any accessible features. The playground surface is sand and there is only one seating option provided.



Playground Area



Playground Area Seating Space

Playgrounds

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Sand floor surface at playground.	Renovate play areas to have smooth and stable rubber pavement instead of sand. Ensure rubber pavement is level with surrounding pathways.	\$15,000		
2	No accessible playground features.	Install or supply additional accessible play structures.		\$50,000	
Sub-total			\$15,000	\$50,000	\$0



2.9.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The trails throughout Heritage Heights Park are gravel and do not connect to seating areas, benches, or the Tennis Court. Additionally, a chain is impeding park access from the sidewalk. The pathway that leads to the rink is angled and uses rougher gravel.



Pathway Around Park



Pathway Around Park



Pathway Around Park



Pathway Around Park



Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No edge protection where paved seating area drops to grass.	Install tactile warning or edge protection where paved seating area ends.			\$5,000
2	No canopy provided at entrances to park.	Provide shelter at entrance to park.			\$15,000
3	Chain impeding path access into park.	Remove chain during opening hours.	\$250		
4	Benches lack clear paved space beside for wheelchairs or service dogs.	Provide clear paved space beside benches to ensure space for wheelchairs or service dogs. Space to be smooth, level, and slip-resistant.		\$5,000	
5	Gravel pathways throughout park.	Replace gravel pathways with paved pathways that are smooth, stable, and slip-resistant.	\$20,000		
6	No pathways to seating areas, benches, or garbage and recycling facilities.	Provide smooth, stable, and slip-resistant pathway to all amenities.		\$10,000	
7	No edge protection at picnic table locations.	Install tactile warning or edge protection at edge of picnic table locations.			\$5,000
8	No designated accessible seating.	Provide designate accessible seating areas with sufficient clear space around.		\$2,500	
9	Pathways to rink in disrepair.	Repair pathways to be smooth, stable, and slip-resistant.	\$10,000		
10	No pathway to tennis courts.	Provide smooth, stable, and slip-resistant pathway to tennis courts.	\$10,000		
Sub-total			\$40,250	\$17,500	\$25,000



2.9.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$10,000	\$2,500	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Outdoor Recreation Areas	\$3,500	\$2,500	\$90,000
		Playgrounds	\$15,000	\$50,000	\$0
3	Trails and Pathways				
		Trails and Pathways Features	\$40,250	\$17,500	\$25,000
Total			\$68,750	\$82,500	\$115,000

2.9.5 Key Takeaways

Areas of Success

- Lots of mature trees and plantings throughout the park.
- Good exterior lighting provided at the rink and tennis courts.

Areas of Improvement

- Provide paved pathways throughout the park.
- Provide accessible playground features and surfaces.
- Provide an accessible drop off and park entrance.
- Provide pathways to all key features in the park.

2.10

Jackson Park





2.10.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There is only street parking available at Jackson Park.

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking areas.	Provide designated accessible street parking adjacent entrance to park. Include signage and painted curbs.	\$10,000		
2	No curb cuts from street parking to pathway.	Create curb cuts at every parking stall to pathway. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$2,500	
Sub-total			\$10,000	\$2,500	\$0

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is no designated drop off zone at the park, and there are no curb cuts at the main entrance. The park is near a public transit line, but the nearest stop does not have shelter, seating, and is a grass surface.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Closest bus stop is approximately 200 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$0	\$10,000	\$0



2.10.2 Additional Use of Spaces

Playgrounds

Playgrounds should have sufficient space for all children and their caregivers, with accessible play components. Seating and shelter should also be provided for all children and caregivers.

The playground at Jackson Park does not have any accessible features. The playground surface is sand and there is only one seating option provided.



Playground Area



Playground Area Seating Space

Playgrounds					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Sand floor surface at playground.	Renovate play areas to have smooth and stable rubber pavement instead of sand. Ensure rubber pavement is level with surrounding pathways.	\$15,000		
2	No accessible playground features.	Install or supply additional accessible play structures.		\$50,000	
3	No seating options provided.	Provide a variety of seating options.	\$10,000		
Sub-total			\$25,000	\$50,000	\$0



2.10.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The paved pathways at Jackson Park are in disrepair and do not connect to the park or the covered seating area. The slopes from the sidewalk into the park are also too steep.



Park Pathway



Park Pathway



Park Pathway



Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	One type of seating provided, no backs, no arms.	Replace seating to ensure a mix of seating with and without arms and backs.			\$10,000
2	No designated accessible seating.	Provide designated accessible seating area.		\$2,500	
3	Entrance from sidewalk has a steep slope and no ramp provisions.	Repave entrance to reduce slope.			\$15,000
4	Paved path in disrepair and insufficient.	Repair / repave path to provide smooth, stable, and slip-resistant path.	\$20,000		
5	No pathway to playground.	Provide smooth, stable, and slip-resistant path of travel to playground.	\$10,000		
6	No pathway to covered seating.	Provide smooth, stable, and slip-resistant path of travel to covered seating.	\$10,000		
Sub-total			\$40,000	\$2,500	\$25,000

2.10.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$10,000	\$2,500	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Playgrounds	\$25,000	\$50,000	\$0
3	Trails and Pathways				
		Trails and Pathways Features	\$40,000	\$2,500	\$25,000
Total			\$75,000	\$65,000	\$25,000



2.10.5 Key Takeaways

Areas of Success

- Park has a covered concrete pad with picnic bench seating.
- Park entrance clearly denoted with a sign and planter box.

Areas of Improvement

- Provide pathways throughout the park.
- Provide an accessible drop-off and park entrance.
- Provide pathways to all park features.
- Provide accessible playground features and surfaces.
- Provide seating options at the playground and throughout the parks pathways.

2.11

Kinsmen Arena





2.11.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

Four accessible parking stalls are provided for the Kinsmen Arena. They are sufficient in width, but lack access to aisles, canopy coverage, and a tactile path to the entrance.



Accessible Parking Stalls



Accessible Parking Stalls

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No access aisles adjacent accessible stalls.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	



2	No canopy above accessible stalls.	Install appropriate canopy for the designated accessible stalls.			\$25,000
3	No pedestrian paths provided for crossing.	Add designated pedestrian pathway from parking lot to main entrance.		\$10,000	
4	Parking sign located on the road, no vertical signage provided.	Provide vertical signage for accessible stalls. Signage to be high contrast and remain visible at all times.	\$3,000		
Sub-total			\$3,000	\$15,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There no designated drop off zone in front of the main entrance. The closest bus stop is down the road and across to street and has a bus shelter but no seating and a gravel path to the road.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop off zone at main entrance.	Add designated drop off zone adjacent main entrance. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	Closest bus stop is approximately 270 metres away. Bus stop lacks shelter and seating.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000



2.11.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways that lead to the Kinsmen Arena are flush with the adjacent parking surface and laneways without any contrasting or tactile surfaces at the thresholds. The pathways are also impeded at downspouts where weeping tile has been attached and laid out.



Pathway Adjacent Parking Area



Pathway Adjacent Parking Area

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No tactile surfaces or colour contrast where pathway turns to road.	Provide tactile warnings at edge of sidewalk to warn users.	\$3,000		
2	Pathway impeded by weeping tile at downspouts.	Remove weeping tile from path of travel.	\$500		
Sub-total			\$3,500	\$0	\$0



Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The main entrance is easily identified; however, lacks an entrance canopy, vestibule, and sufficient contrast between the door and adjacent glazing. The push button door actuator is only at one level and was not tested due to the ongoing construction occurring in the building.



Main Entrance



Main Entrance

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No building entrance canopy.	Install canopy at building entrance.			\$15,000
2	Only one height of push button door actuator provided.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		
3	No seating on the exterior of the building.	Install seating at the main entrance.		\$2,500	

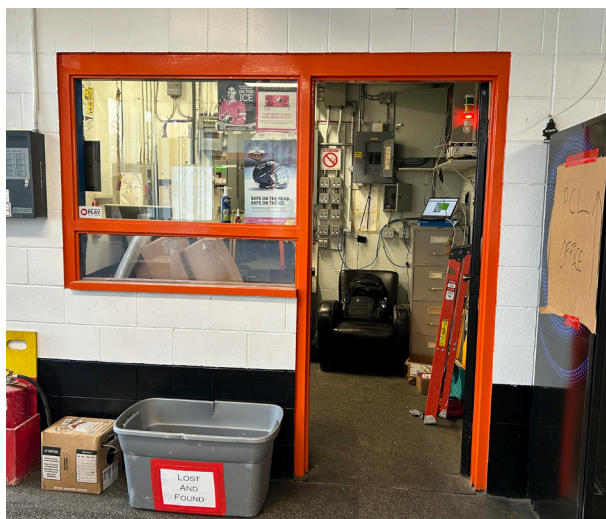


4	Door width insufficient.	Replace entrance doors with doors that are a minimum of 1000 mm wide. Budget assumes 2 doors.			\$10,000
5	Contrast between door and interior surroundings is insufficient.	Paint doors and frames to ensure at least 70% contrast with surroundings.			\$3,000
6	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$2,500	\$3,000	\$28,000

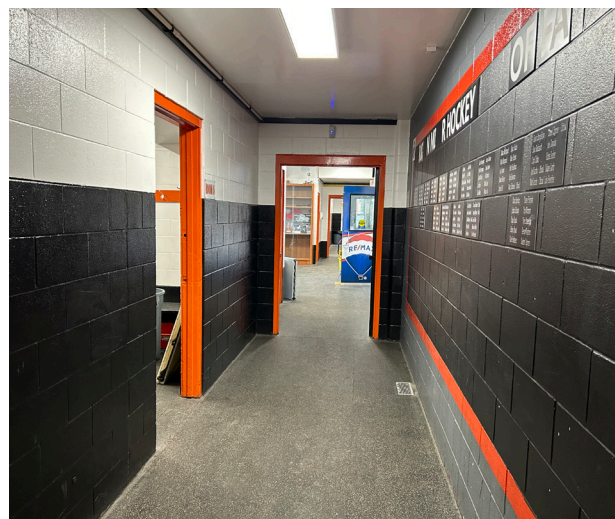
2.11.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility. It is important to ensure that doors are equipped with proper hardware, accessible opening widths and are sufficiently contrasted with their surroundings.



Interior Door



Interior Door



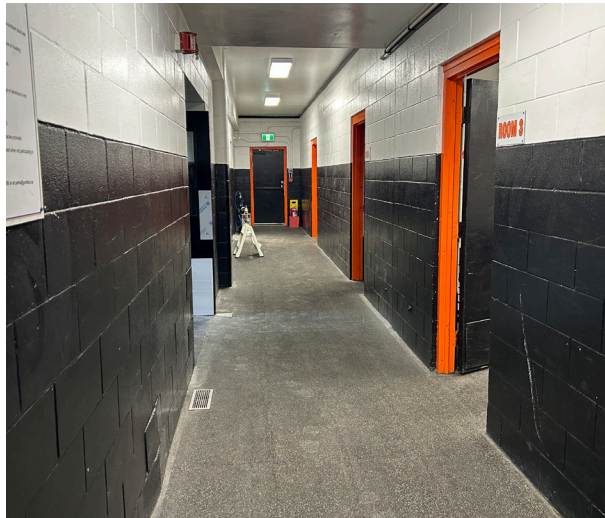
Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 20 doors.			\$60,000
2	Most doors use knob style door handles.	Replace knobs with lever style handles or D pulls. Budgets assumes 20 doors.	\$30,000		
3	Some doors have advertisements on panels that provide poor contrast with surroundings.	Relocate ads to not impede visibility through glass.		\$5,000	
4	Most doors have insufficient contrast with surroundings.	Paint doors and frames to ensure at least 70% contrast with surroundings. Budget assumes 20 doors.			\$20,000
5	Arena door opens quickly.	Program door actuator to open slower.	\$500		
Sub-total			\$30,500	\$5,000	\$80,000

Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

The corridors in the Kinsmen Arena are sufficiently wide enough but lack contrast between the walls and floors. Long stretches or hallway should include a railing.



Corridor / Hallway



Corridor / Hallway

Corridors and Hallways

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Corridors lack handrails.	Install continuous handrails in long corridors.		\$5,000	
2	Corridors lack sufficient contrast between floors and walls.	Paint / install wall base materials to ensure 70% contrast with floors.			\$1,500
Sub-total			\$0	\$5,000	\$1,500

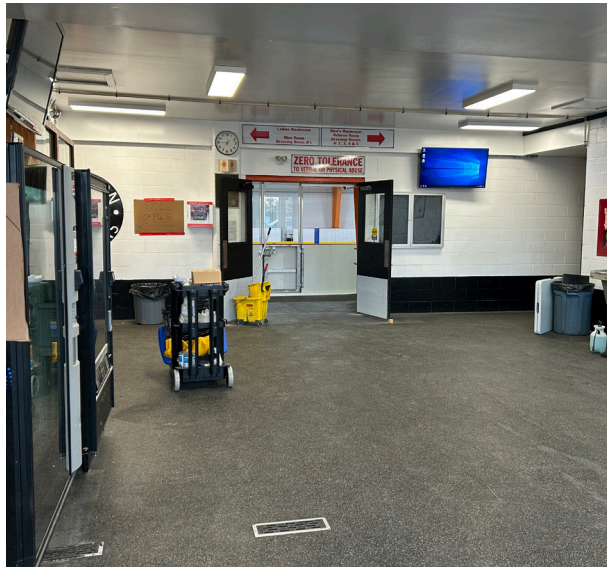
2.11.4 Interior Service and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The Kinsmen Arena lobby is directly attached to the main entrance and acts as a central gathering space in which all other spaces branch off of. At the time of review, no seating options were provided within the area.

The Kinsmen Arena does not have a permanent reception / ticket booth area.



Lobby / Reception Area



Lobby / Reception Area

Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of contrast between floors and walls.	Paint / install wall base materials to ensure 70% contrast with floors.			\$1,500
2	No seating provided.	Provide seating, ensure there is a mix of chairs with and without arms.			\$10,000
Sub-total			\$0	\$0	\$11,500

Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

The Kinsmen Arena has a kitchen concession adjacent to the main entrance and within the lobby area. The concession lacks accessible features for the receiving, serving, and preparing.



Kitchen Paper Towel + Soap



Kitchen Space

Kitchens

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters are too high.	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor.		\$10,000	
2	Serving counter only at one height with no knee space.	Provide accessible height counter, centred on serving counter. Ensure accessible portion has sufficient knee space.	\$5,000		
3	No knee space under sinks.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
4	Paper towel dispenser and soap dispenser too high in concession.	Lower paper towel and soap to be no more than 1100 mm above floor.	\$500		



5	Multiple types of floor tiles patched throughout concession creating an uneven surface.	Repair flooring to ensure firm, stable, and smooth surface.		\$10,000	
6	Only one height of coat hooks provided.	Provide secondary, lower height coat hooks. Mount at no more than 1100 mm above floor.	\$500		
7	Lack of contrast between floors and cabinets.	Replace cabinet finishes with versions that have at least 70% contrast with floors.			\$5,000
8	Pinch points in concession caused by furniture placement.	Rearrange furniture to eliminate pinch points.			\$5,000
Sub-total			\$6,000	\$22,500	\$10,000

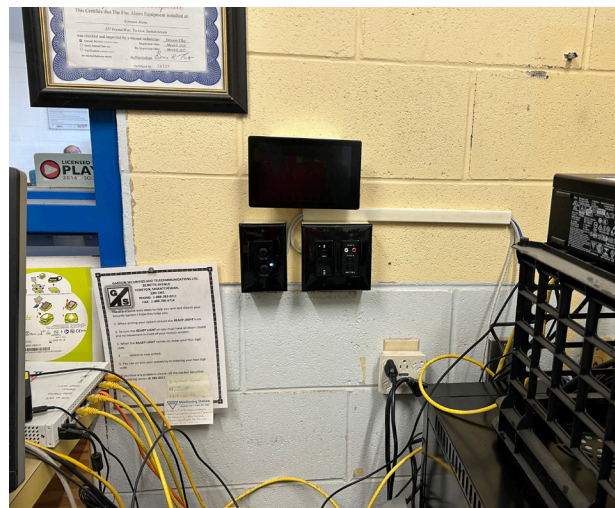
Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

Most building systems throughout the Kinsmen Arena are too high.



Security System Panel



Building System



Acoustics, Illumination, and Building Systems

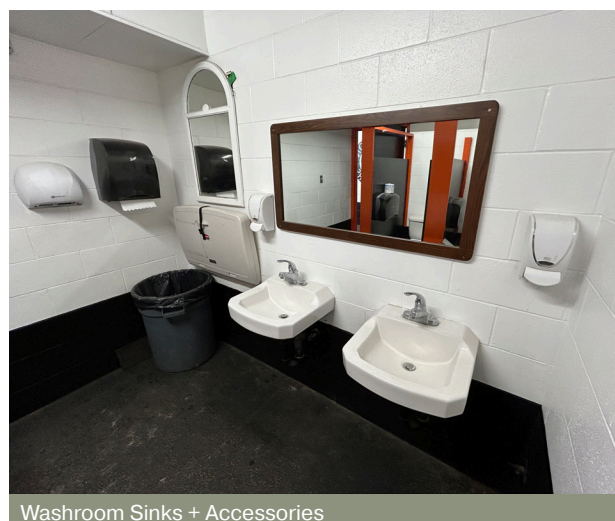
Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Light switches too high.	Lower switches throughout to be no more than 1100 mm above floor.			\$10,000
2	Security panel too high.	Lower panel throughout to be no more than 1100 mm above floor.			\$1,500
3	Water fountain too high.	Lower fountain to accessible height. Spout to be at 900 mm above floor.	\$1,500		
4	No sharps containers.	Provide sharps containers, where appropriate. Mount no more than 1100 mm above floor.	\$500		
5	Thermostat too high.	Lower thermostats to be no more than 1100 mm above floor.			\$1,500
Sub-total			\$2,000	\$0	\$13,000

2.11.5 Sanitary Facilities

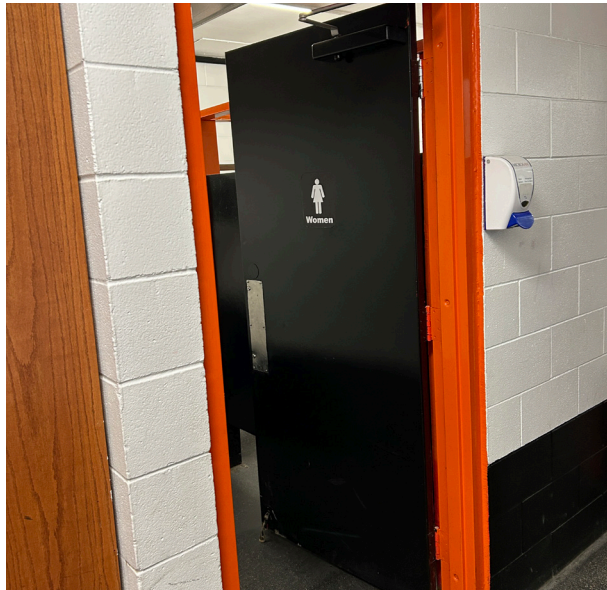
Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

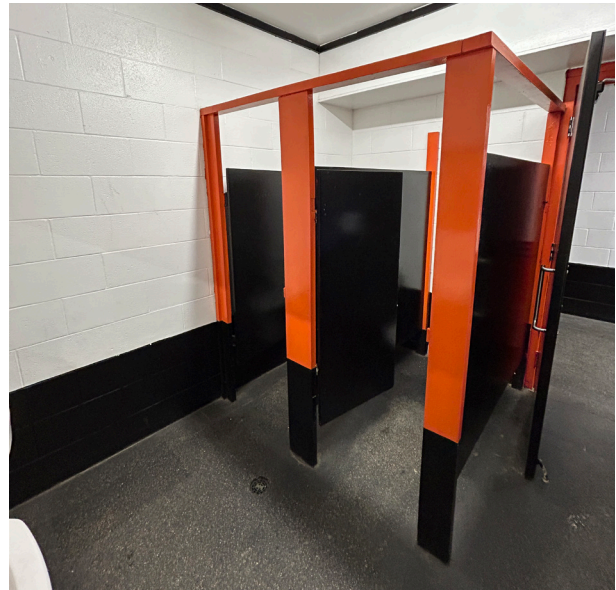
The Kinsmen Arena does not have any accessible washrooms.



Washroom Sinks + Accessories



Washroom Door + Signage



Washroom Stalls - No Accessible Stall

Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible washrooms provided on site.	Provide at least one washroom cubicle that meets or exceeds all requirements of CSA-B651-23. Budget is per washroom.	\$75,000		
Sub-total			\$75,000	\$0	\$0



Showers

When showers are provided, at least one should be accessible.

The Kinsmen Arena does not have any accessible showers.



Non-Accessible Shower

Showers					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible showers provided on site.	Provide at least one accessible shower that meets or exceeds all requirements of CSA-B651-23. Budget is per shower.	\$75,000		
Sub-total			\$75,000	\$0	\$0

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The Kinsmen Arena does not have any universal washrooms.



Universal Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washrooms provided on site.	Provide at least one universal washroom. All requirements for universal washrooms, as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0

2.11.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

There is a lack of directional signage throughout the Kinsmen Arena.

Wayfinding and General Signage

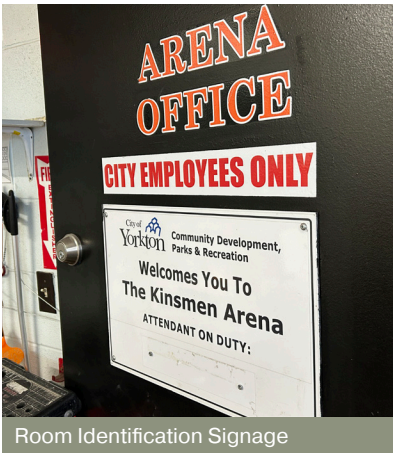
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack of directional signage.	Add directional signage. Signage to be high contrast, tactile, and include Braille.		\$5,000	
Sub-total			\$0	\$5,000	\$0



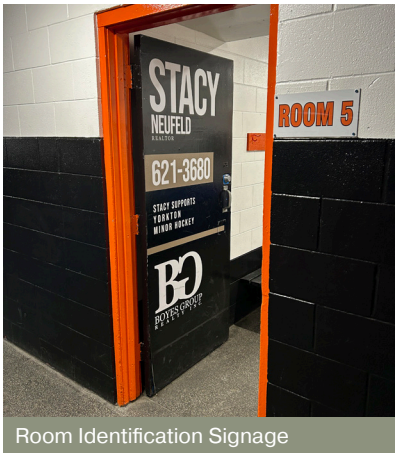
Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

Room identification signage is utilized throughout the Kinsmen Arena with most signs being located on walls with good contrast; however they lack alternative formats.



Room Identification Signage



Room Identification Signage

Room Identification Signage					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Some signs on doors.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$10,000		
2	Lack of tactile and Braille components.	Replace with versions that have tactile and Braille.	Included in Room Identification Signage item #1		
Sub-total			\$10,000	\$0	\$0

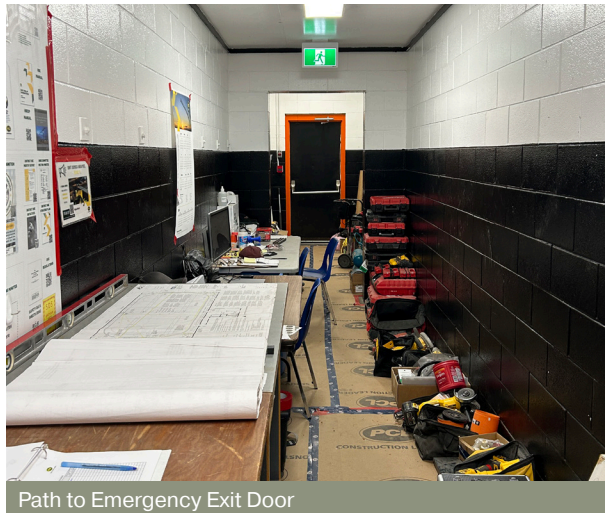


2.11.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The Kinsmen Arena has multiple emergency exits throughout the facility. Some exit thresholds require a step up, some lead grass path, and some are even but have gaps between the concrete and the building. Hardware is also inconsistent throughout and many exterior pathways are impeded at downspouts where weeping tile has been attached and laid out.



Path to Emergency Exit Door



Surface at Emergency Exit

Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most exit doors are insufficient widths.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 12 doors.			\$60,000



2	No exits have accessible path of travel away from building.	Provide level path from exit doors to playground exit. Ensure no change of level exists along this path.	\$15,000		
3	Exit pathways are impeded by weeping tile at downspouts.	Remove weeping tile from exit pathway.	\$500		
Sub-total			\$15,500	\$0	\$60,000

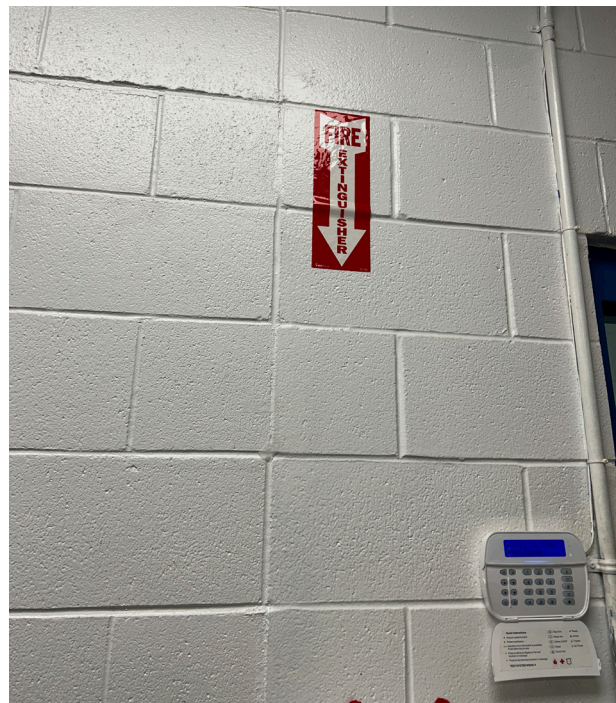
Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There are fire pulls, an AED and fire extinguishers located throughout the building and strobes located in the Arena. The pulls and AED are located too high. The fire extinguishers are either located too high or have been placed on the ground, in both situations there are no blade signs noting their location. Most exit signs use the green running man, but there is one exit sign that uses red EXIT text in the south west wing.



Fire Extinguisher - Located on Floor



Fire Extinguisher Signage - Fire Extinguisher Missing



Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000
2	Combination of red EXIT signage and green running man signs are in facility.	Remove red EXIT signs and replace exit with green running man style signage.	\$5,000		
3	South facing west wing exit does not have an exit sign directly above it.	Install exit signage where missing.	\$1,500		
4	AED is mounted too high.	Lower AED to no more than 1100 mm above floor.	\$500		
5	Where fire extinguishers are mounted to walls they are mounted too high.	Lower fire extinguishers to no more than 1100 mm above floor.			\$1,500
6	No blade signage at fire extinguishers	Add blade signage in fire extinguisher locations.			\$1,500
7	No strobes in washrooms, lounges, kitchens, or changerooms.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$15,000	
8	Fire extinguisher sign on door.	Replace signs on doors with latch-side, wall mounted signs.	\$750		
Sub-total			\$7,750	\$15,000	\$18,000

Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

The Kinsmen Arena does not have any posted evacuation instructions.



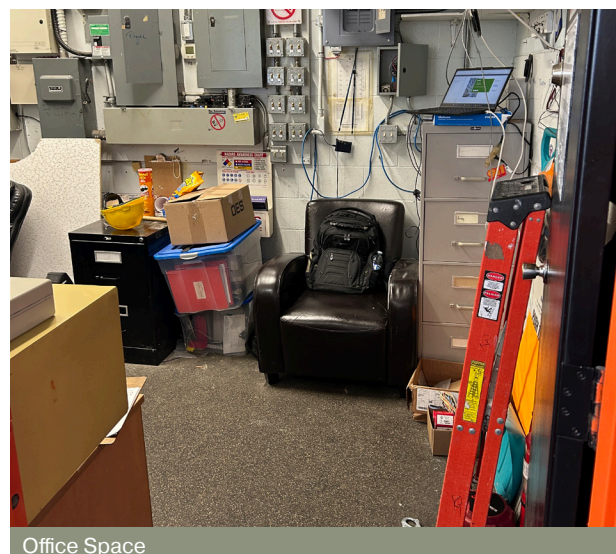
Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.11.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

The Kinsmen Arena has one office directly off the lobby space that used to be the reception space. The desk is not height adjustable and while multiple chair options are available, they are both arm style.



Office Space



Office Space



Office Space

Office Spaces

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most desks are not height adjustable.	Provide height adjustable desks. Budget is per desk.		\$1,500	
2	Chair options only have arms.	Provide armless options adjacent armed options.			\$5,000
Sub-total			\$0	\$1,500	\$5,000

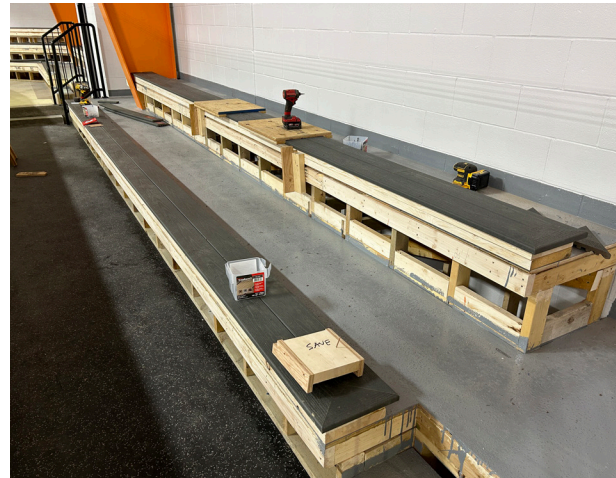
Assembly Areas and Lecture Theatres

Assembly and lecture theatres can be difficult to navigate for users with disabilities. Ample accessible seating should be provided. Ensure accessible seating has sufficient clear space, lines of sight, and companion seating adjacent. Also ensure that any stage or platform is fully accessible from backstage or the wings.

The ice arena utilizes tiered bench seating on the south side of the rink for spectator viewing. A designated accessible seating area is located near the main doors and accessed by ramp. There is no companion seating next to the accessible seating and no toe kicks at the railings. Contrast between the walls and floors is sufficient but it is insufficient between the floors and arena boards. Structural columns impeded headroom throughout the arena and are not denoted with tactile flooring.



Ice Arena Seating



Ice Arena Seating

Assembly Areas and Lecture Theatres

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No signage or companion seating for designated accessible seating.	Add signage denoting accessible seating area. Provide seating for companion use.		\$1,500	
2	No contrast or tactile nosing at stairs.	Provide contrast and tactile strips on stair nosings.		\$2,500	
3	No TAIs at top of stairs or landings.	Add TAIs to top landing and intermediate landing of stairs.		\$5,000	
4	Lacks sufficient contrast between floors and arena boards.	Install board base materials to ensure 70% contrast with flooring.			\$1,500
5	Only one type of seating, no arms, no backs.	Replace seating to ensure a mix of seating with and without arms and backs.			\$10,000
6	No toe kicks at railings.	Install toe-kick guard at railing.			\$1,500



7	Handrail too high.	Lower handrail to accessible height.	\$1,500		
8	No contrast or tactile at beginning and end of ramps.	Install colour-contrasted and tactile strips at top and bottom of ramp.		\$2,500	
9	No TAIs at top of ramps or landings.	Add TAIs to top landing and intermediate landing of ramps.		\$5,000	
10	Ramps are too steep.	Replace ramps with low slope versions. Ramps to be no steeper than 1:20 / 5%.			\$10,000
11	Head clearance impeded at columns with no visual or tactile warning.	Install cane detectable guards where the head clearance is less than 2050 mm.	\$3,000		
12	Pinch points along east arena path caused by columns and arena boards.	Provide alternative path along east path that is a minimum of 1500 mm wide.			\$10,000
13	Clear width into sound booth insufficient.	Provide minimum clear opening of 860 mm into sound booth.			\$3,000
14	Clear stair width into sound booth insufficient.	Rebuild stairs to have a minimum of 1200 mm clear width.			\$100,000
15	Lack of contrast between floors, walls and surroundings in the sound booth.	Paint / install wall base material to ensure at least 70% contrast with surroundings / floors.			\$1,500
16	No colour contrast or tactile around obstacles in sound booth.	Provide contrast and tactile warnings around obstacles in sound booth.		\$5,000	
Sub-total			\$4,500	\$21,500	\$137,500



Cafeterias, Restaurants, and Bars

All users of cafeterias, restaurants, and bars must have equitable access to the facilities. This can be achieved through accessible paths of travel to accessible seating, appropriate heights of bars and transaction counters, and menu boards in multiple formats.

The Kinsmen Arena has a bar located in the south west corner of the facility with an adjacent seating area. The concession lacks accessible features for the receiving, serving, and preparing. The seating area was under construction at the time of review.



Public Side of Concession Counter



Staff Side of Bar Counter

Cafeterias, Restaurants, and Bars

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counters are too high.	Replace millwork to accommodate lower counter. Top of counter to be no more than 860 mm above finished floor.		\$10,000	
2	Serving counter only at one height with no knee space.	Provide accessible height counter, centred on serving counter. Ensure accessible portion has sufficient knee space.	\$5,000		



3	No knee space under sinks.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
4	Bar sink faucet has knob style handles.	Replace knob faucet handles with lever style faucet.	\$1,500		
5	Freezer-on-top style of fridge in bar.	Replace fridge with freezer-on-bottom style.			\$2,500
6	Microwave is too high.	Lower microwave to counter height. Ensure there is clear space beside.	\$500		
7	Uneven floor surface.	Repair flooring to ensure firm, stable, and smooth surface.	\$10,000		
8	Cabinetry has recessed handles and lacks contrast.	Replace with d-pull style hardware, ensure new hardware has at least 70% contrast with cabinetry.	\$1,500		
Sub-total			\$18,500	\$12,500	\$2,500

Fitness and Sports Facilities

Fitness facilities are designed for activities related to fitness and health. They usually have a variety of exercise equipment but can also include dance rooms and yoga studios with minimal equipment. Where possible, equipment should be able to accommodate users with physical disabilities and provide clear space beside equipment for transferring or for companion / assistance dog use.

The arena has an ice arena that encompasses the entire north portion of the facility. Player benches, penalty boxes, and the scorekeeper bench are all accessed from the ice sheet and player gates onto and off the ice are too narrow and require a step up.



Scorekeeper Counter



Step Up to Player Bench



Player Benches

Fitness and Sports Facilities

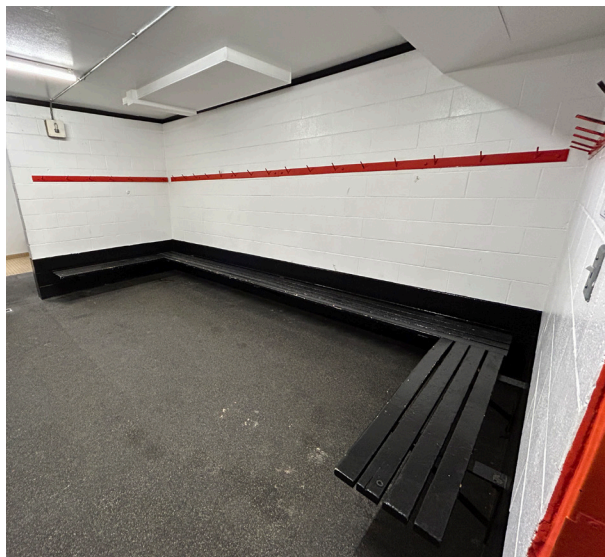
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Player gates onto ice are too narrow.	Modify 50% of gates to have a minimum of 860 mm clear.			\$6,000
2	Arena player benches and penalty boxes have a step up.	Provide portable ramps for access when required.		\$2,500	
3	Arena player benches and penalty box benches lack arms and backrests.	Provide option for arms and backs on player benches and penalty box benches.			\$2,500
4	Access to player benches from ice only.	Provide accessible path of travel from change room to player benches.			\$10,000
5	Scorekeeper counter only at one height.	Replace stationary scorekeeping counter with height adjustable version.		\$1,500	
Sub-total			\$0	\$4,000	\$18,500



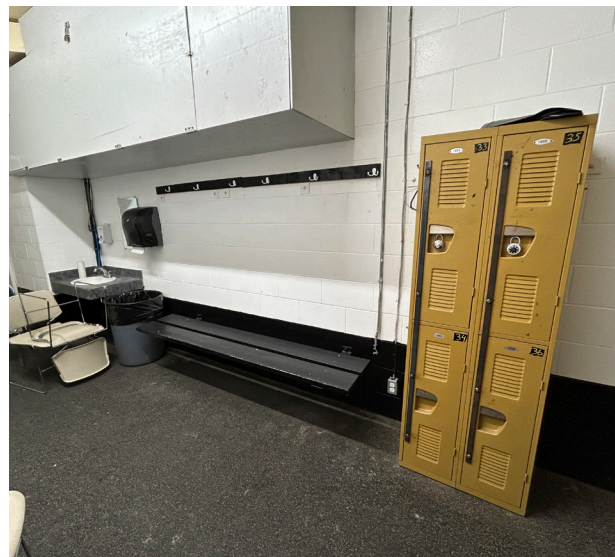
Change Rooms

Accessible change rooms provide equitable access for all users to participate in recreational activities. Accessible lockers, multiple seating options, and adult change tables in private areas all contribute to an accessible change room.

The Kinsmen Arena has five player changerooms and one referee changeroom. All change rooms require intervention to meet accessible guideline standards. There are no accessible washrooms or showers within the change rooms.



Change Room Benches



Change Room Lockers

Change Rooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Lack sufficient contrast between floor and wall.	Paint / install wall base material to ensure at least 70% contrast with floor.			\$2,500
2	Shelves and coat hooks are too high and only at one level.	Provide secondary, lower height coat hooks. Mount at no more than 1100 mm above floor.	\$500		
3	Only one type of seating provided.	Provide a variety of seating in change rooms.			\$10,000



4	No arms on benches.	Provide option for arms benches in team change rooms.			\$5,000
5	Some floors patched and uneven.	Repair flooring to ensure firm, stable, and smooth surface.	\$20,000		
6	Deadbolts on doors are too high.	Lower deadbolts to be no more than 1100 mm above floor.	\$1,500		
7	Referee changeroom has two hook heights but they are impeded by bench.	Relocate hooks or benches to ensure clear access.	\$500		
8	Lockers lack sufficient contrast with walls.	Paint walls / install wall material to ensure at least 70% contrast with lockers.			\$2,500
Sub-total			\$22,500	\$0	\$20,000

2.11.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.

Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0



Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Limited biophilic features noted on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.11.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$3,000	\$15,000	\$25,000
		General Vehicular Access	\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
		Exterior Pathways to Facilities on Site	\$3,500	\$0	\$0
		Building Entrances	\$2,500	\$3,000	\$28,000
3	Interior Circulation				
		Interior Doors and Doorways	\$30,500	\$5,000	\$80,000
		Corridors and Hallways	\$0	\$5,000	\$1,500



4	Interior Services and Environment			
	Lobby and Reception Areas	\$0	\$0	\$11,500
	Kitchens	\$6,000	\$22,500	\$10,000
	Acoustics, Illumination, and Building Systems	\$2,000	\$0	\$13,000
5	Sanitary Facilities			
	Accessible Washrooms	\$75,000	\$0	\$0
	Showers	\$75,000	\$0	\$0
	Universal Washrooms	\$150,000	\$0	\$0
6	Wayfinding and Signage			
	Wayfinding and General Signage	\$0	\$5,000	\$0
	Room Identification Signage	\$10,000	\$0	\$0
7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$15,500	\$0	\$60,000
	Fire Alarm Systems and Equipment	\$7,750	\$15,000	\$18,000
	Evacuation Instructions	\$2,500	\$0	\$0
8	Additional Use of Space			
	Office Spaces	\$0	\$1,500	\$5,000
	Assembly Areas and Lecture Theatres	\$4,500	\$21,500	\$137,500
	Cafeterias, Restaurants, and Bars	\$18,500	\$12,500	\$2,500
	Fitness and Sports Facilities	\$0	\$4,000	\$18,500
	Change Rooms	\$22,500	\$0	\$20,000
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$436,750	\$130,000	\$440,500



2.11.11 Key Takeaways

Areas of Success

- Designated accessible seating in the arena with ramp access.
- Good exterior entrance signage denoting the building and main entry.
- Door frames provide good contrast between the doors and the walls.

Areas of Improvement

- Renovate washrooms to provide universal washroom on site.
- Renovate washrooms to provide accessible washrooms on site.
- Lower / resize millwork to accessible heights.
- Renovate changerooms to provide an accessible changeroom on site.
- Provide multiple types of seating in lobby and common areas.

2.12

Knights of Columbus Park





2.12.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There are no designated parking areas for the park. The street is utilized for parking but lacks curb cuts for access.



Street Parking Area



Street Parking Area

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated parking areas.	Provide designated accessible street parking adjacent entrance to park. Include signage and painted curbs.	\$10,000		
2	No curb cuts from street parking to pathway.	Create curb cuts at every parking stall to pathway. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	There is no bus stop within 800 metres walking distance of the park.	Provide bus stop near park. Include seating and shelter at stop.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.12.2 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The park features an outdoor rink and tennis court, but they lack an accessible paved path to their respective entrances. The tennis court entrance is difficult to see and blends in with the remaining walls/fencing. A skate shack is provided beside the outdoor rink but it has a curb at its entrance. Overall, there is no seating or shelter provided around the sports facilities. The park also has a slow pitch diamond, but it lacks an accessible pathway to the backstop or field.



Skate Shack



Ice Surface / Court Area



Ice Surface / Court Area

Outdoor Recreation Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Tennis court and outdoor rink lack accessible / paved path to entrance.	Provide smooth, level, and stable path of travel from tennis court and outdoor rink to entrance.		\$10,000	
2	Slow pitch lacks accessible path to backstop or field.	Provide smooth, level, and stable path of travel to backstop and outer field.		\$10,000	
3	Entrance to tennis court is not obvious.	Modify gate door finishes to provide contrast with adjacent fencing.			\$5,000
4	Skate shack has curb at entrance.	Demolish curbs to ensure smooth, stable, and level path of travel to skate shack.	\$2,500		
5	No seating provided around sports facilities.	Provide a variety of seating around sport facilities.		\$5,000	
6	No shelter provided around sports facilities.	Provide an appropriate shelter around sports facilities.			\$15,000
Sub-total			\$2,500	\$25,000	\$20,000



Playgrounds

Playgrounds should have sufficient space for all children and their caregivers, with accessible play components. Seating and shelter should also be provided for all children and caregivers.

The playground surface is rubber mulch with no accessible play structures provided. There is also a curb around the play area without a cut for access.



Playground



Playground

Playgrounds

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible play structures provided.	Install or supply accessible play structures.		\$50,000	
2	Ground surface is rubber mulch.	Renovate play areas to have rubber paving, level with surrounding ground.	\$15,000		
3	Curb around play area.	Renovate play areas to eliminate curb and be level with surroundings.		\$5,000	
Sub-total			\$15,000	\$55,000	\$0



Outdoor Eating Areas

Outdoor eating areas enhance the user experience of trails and outdoor recreation areas. When provided, they should include an accessible path to the area and accessible seating areas including spaces for wheelchair users. All surfaces, including tables, should be smooth, firm, and slip-resistant.

There is an area with tables and seating with chess tables, but they do not have accessible seating and lack paving from the main pathway.



Outdoor Eating Area

Outdoor Eating Areas					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No accessible / paved path to picnic / chess tables.	Provide smooth, stable, and level path to picnic / chess area.		\$10,000	
2	No designated accessible seating at picnic / chess tables.	Provide designated seating area at picnic / chess space.		\$2,500	
Sub-total			\$0	\$12,500	\$0



2.12.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The park has a paved pathway that extends to each entrance. There are benches provided on site, but they lack a shelter and a clear paved space beside them for wheelchairs, service dogs, or strollers. The benches also lack an option with arms.



Pathway Around Park



Pathway Around Park

Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Benches lack clear paved space beside for wheelchairs or service dogs.	Provide clear paved space beside benches to ensure space for wheelchairs or service dogs. Space to be smooth, level, and slip-resistant.			\$10,000
2	Benches lack option for arms.	Provide some armed options for benches.			\$2,500
3	No shelter provided over benches.	Install an appropriate shelter above seating.			\$10,000
Sub-total			\$0	\$0	\$22,500



2.12.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$10,000	\$2,500	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Outdoor Recreation Areas	\$2,500	\$25,000	\$20,000
		Playgrounds	\$15,000	\$55,000	\$0
		Outdoor Eating Areas	\$0	\$12,500	\$0
3	Trails and Pathways				
		Trails and Pathways Features	\$0	\$0	\$22,500
Total			\$27,500	\$105,000	\$42,500

2.12.4 Itemized Summary

Areas of Success

- One paved path provided.
- Some benches provided.

Areas of Improvement

- No designated accessible seating at tables.
- Benches lack arms and a paved space for strollers, wheelchairs or service dogs.
- No accessible play structures provided.

2.13 Library





2.13.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

The Public Library has two accessible parking stalls, but they lack access aisles and curb cuts. There is also no path of travel for pedestrians from the parking lot to the entrance. At the back parking lot, there are no accessible parking stalls.



Accessible Parking Stalls



Parking Lot

Parking

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Accessible stalls lack access aisles.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	



2	Accessible stalls lack curb cuts.	Provide curb cuts at accessible stall. Ensure curb cuts are colour contrasted and have TAIs.	\$2,500		
3	No pedestrian path of travel from parking to entrance.	Provide paved designated pedestrian walkway to entrance. Ensure pathway is smooth, level, and stable.		\$10,000	
4	No accessible stall adjacent back entrance.	Provide designated accessible parking stall in close proximity to back entrance. Include access aisles and designated pedestrian pathway to back door.	\$10,000		
Sub-total			\$12,500	\$15,000	\$0

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is no designated drop off zone for the building. There is a transit stop across the street from the facility, but it does not have shelter or seating.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop off zone.	Add designated drop off zone. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	Closest bus stop is approximately 130 metres away from entrance.	Provide designated path of travel to nearby bus stops and install shelter with seating below.		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000



2.13.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

There is a pathway at the west end of the building that leads to the back of the building that has a drop-off and lacks edge protection.



Edge Drop on Path



Edge Drop on Path

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Edge drop off on path from front door to back lacks edge protection.	Add colour contrasting edge protection and tactile strips at edge of path.			\$5,000
Sub-total			\$0	\$0	\$5,000



Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The entrance to the library is obvious and has a canopy, however, there is no seating provided. The book return box identifiable in its location adjacent to the front doors, but it is too high. The entry doors are glazed and have insufficient contrast with the building. The push button actuators for the doors are single height and blend into the surrounding wall.

At the back entrance, there is no canopy or seating. The concrete in the area is in disrepair while being sloped.



Main Entrance



North Entrance



Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No seating below canopy.	Install seating at the main entrance under canopy.		\$2,500	
2	Push button actuators are single height and blend into surroundings.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door. Ensure location of actuators is obvious and contrasts with surroundings.	\$2,500		
3	Book deposit slot is too high.	Lower book deposit slot to no more than 1100 mm above ground.		\$5,000	
4	Insufficient visual contrast on glazed doors.	Add colour-contrasting strips on full width of door glazing.	\$1,500		
5	Concrete in disrepair at back entrance.	Repair concrete to ensure smooth path of travel at back entrance.	\$10,000		
6	No canopy or seating at back entrance.	Install seating and canopy at back entrance.			\$15,000
7	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$14,000	\$8,000	\$15,000

2.13.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

The interior doors typically do not have kickplates and have knobs for hardware—making them difficult to grasp. Additionally, the doors have insufficient clear width.



Interior Doors



Interior Doors

Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No kickplates.	Install kickplates on interior doors. Budget assumes 20 doors.	\$10,000		
2	Knobs on doors.	Replace door handles with lever style or D pull. Budget assumes 20 doors.	\$30,000		
3	Insufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 20 doors.			\$60,000
Sub-total			\$40,000	\$0	\$60,000



Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

The corridors have sufficient width, but are quite long while lacking handrails.



Corridor / Hallway



Corridor / Hallway

Corridors and Hallways

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Long corridor lacks handrails.	Install continuous handrails in long back corridor.		\$5,000	
Sub-total			\$0	\$5,000	\$0



2.13.4 Interior Services and Environment

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

There is an accessible height portion available at the front desk, however, it is far from the entrance and is covered with pamphlets and materials. On the staff side, the desk does not have height adjustability.



Reception Desk

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Accessible height portion is far from entrance and is covered with pamphlets / debris.	Replace desk with version that has accessible height counter front and centre. Ensure counter is kept clear from pamphlets and materials.	\$10,000		
2	No height adjustability on staff side.	Provide height adjustable desk for staff.	Included in Reception Desks item #1		
Sub-total			\$10,000	\$0	\$0



Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The meeting rooms have ample space and tables with rounded corners, but only one style of chair is provided. The counters in these rooms are too high and lack knee space at the sinks. There is a coat rack provided, but it is a higher height.



Meeting Room



Meeting Room

Waiting Areas, General Seating, Meeting Rooms, and Lounges

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only one style of chair provided.	Replace seating to ensure a mix of chairs with arms, armless, backless, and with backs.			\$10,000
2	Counters are too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.		\$10,000	



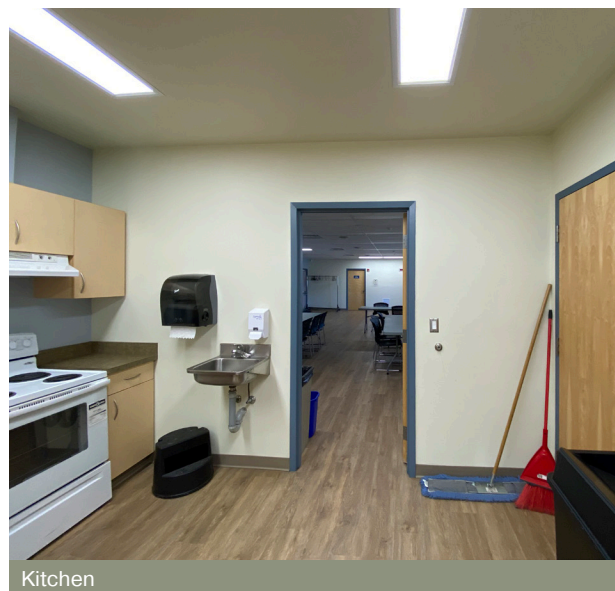
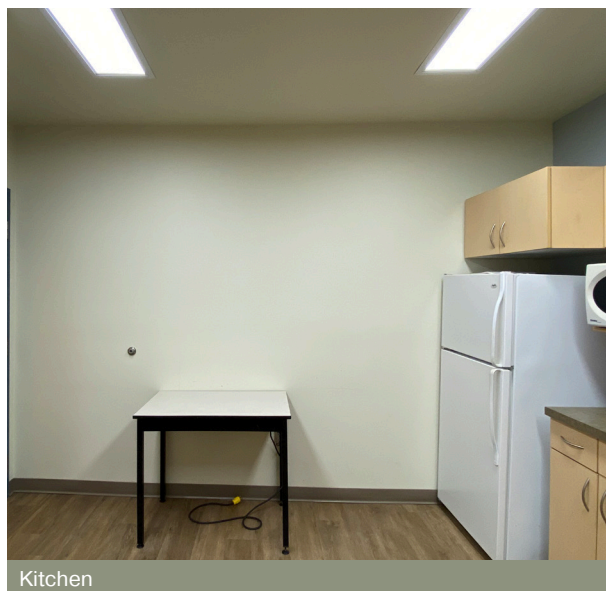
3	Counter / sink lacks knee space.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
4	Only higher height of coat rod.	Provide secondary, lower height coat rod in meeting room.	\$500		
Sub-total			\$500	\$12,500	\$10,000

Kitchens

There are many options for improving accessibility of kitchens. Along with being located on an accessible route and adjacent to dining areas, they should have open layouts, cupboards, appliances, and storage within reach, and work surfaces with knee spaces adjacent appliances.

There is a kitchen located off one of the multipurpose/meeting rooms, but it is generally inaccessible. The microwave and freezer are too high, and the stove controls are located at the back of the appliance with its venting controls above as well.

The counter is too high and lacks knee space at the sink with the soap and paper towel dispensers mounted too high. The handwash sink at the entrance is also too high.





Kitchens

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Microwave is too high.	Lower microwave to counter height. Ensure clear space beside microwave is provided.	\$500		
2	Stove has controls on back of appliance.	Replace stove so all controls are located at front of appliance.			\$2,500
3	Fridge is freezer-on-top style.	Replace fridge with freezer-on-bottom style.			\$2,500
4	Sinks lacks knee space.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
5	Handwash sink is too high.	Replace sink cabinet with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
6	Paper towel is too high.	Lower paper towel to no more than 1100 mm above floor.	\$500		
7	Counters are too high.	Replace counter with lower, accessible version, no more than 860 mm above floor.		\$10,000	
Sub-total			\$1,000	\$15,000	\$5,000

Acoustics , Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

The thermostats, light switches, and security panel are typically too high throughout the building. There is a water fountain near the washrooms, but it is too high and lacks sufficient knee space.



Thermostat + Light Switches



Light Switches + Security Panel

Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Thermostats are too high.	Lower thermostats to no more than 1100 mm above floor.			\$5,000
2	Light switches are too high.	Lower light switches to be no more than 1100 mm above floor.			\$10,000
3	Fountain is too high and lacks sufficient knee space.	Replace drinking fountains with accessible knee space fountains. Ensure new fountains are mounted at accessible height. Include TAIs or guards to make fountains cane detectable.	\$2,500		
4	Security panel is too high.	Lower security panel to be no more than 1100 mm above floor.			\$1,500
Sub-total			\$2,500	\$0	\$16,500



2.13.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

The washrooms are located toward the back of the library and require asking staff for access. There is signage provided on the doors, but it lacks tactile and Braille components. The doors also lack sufficient clear width.

There are several accessibility issues within the accessible stalls with lack of clearances and insufficient accessories. In the men's room, there is no accessible urinal provided. The washroom doors have kickplates and the stall doors have occupancy indicators, however, the stall doors lack a 'D' pull hardware on the exterior side. Generally, the washrooms lack contrast between the floor and walls.



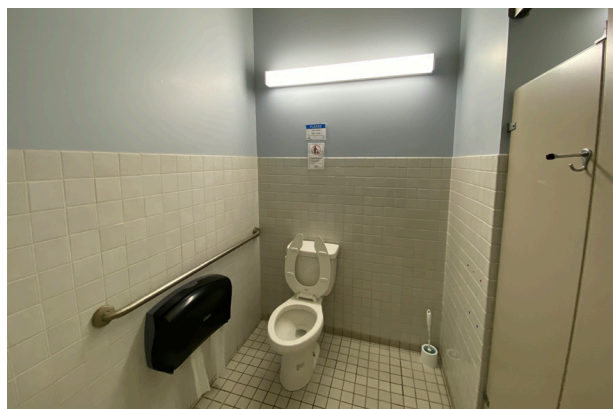
Accessible Washroom - Circulation Space



Accessible Washroom - Sink Area



Accessible Washroom - Urinals



Accessible Washroom Stall



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Washrooms require asking librarian for a key to access.	Revise doors to allow access without key.	\$250		
2	Some signage is on doors.	Replace signs on doors with latch-side, wall mounted signs. Signage to be high contrast, tactile, and include Braille.	\$1,500		
3	Signage lacks tactile and Braille components.	Replace with versions that have tactile and Braille.	\$1,500		
4	No accessible urinal provided.	Provide accessible height urinal. Install 600 mm long grab bars on both sides.	\$8,000		
5	Coat hook is too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
6	No d-pull on exterior of cubicle door.	Provide d-pull on exterior of cubicle door, ensure it is mounted on the latch side no more than 1100 mm above floor.	\$500		
7	Transfer space lacks sufficient clear width.	Renovate washrooms to provide transfer space of no less than 1000 mm beside accessible toilets.		\$60,000	
8	No L grab bar and no back bar.	Provide L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor.	\$12,000		
9	Insufficient contrast between floor and wall.	Paint / install wall base material to have at least 70% contrast with floors.			\$1,500
10	Soap in women's is too high.	Lower soap to be no more than 1100 mm above floor.	\$500		



11	Tampon disposal is too high and too far from the toilet.	Lower tampon disposal to no more than 700 mm above floor, mount adjacent toilet paper.	\$500		
12	Doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure accessible hardware and kickplates are included.			\$6,000
Sub-total			\$25,250	\$60,000	\$7,500

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

No universal washroom was noted on site.

Universal Washrooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washrooms provided on site.	Provide at least one universal washroom. All requirements for universal washrooms as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0



2.13.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.



Library Shelving Wayfinding



Library Shelving Wayfinding

Wayfinding and General Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most signage has glare.	Replace signage with matte / non-glare versions.	\$10,000		
2	Most signage lacks tactile and Braille components.	Replace with versions that have tactile and Braille.	Included in General Signage item #1		
3	Corridor lacks blade signage for meeting rooms and parenting room.	Add blade signage to supplement room signage.		\$5,000	
Sub-total			\$10,000	\$5,000	\$0



Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

There is room identification signage provided on doors that lacks tactile and Braille components.



Room Identification Signage



Room Identification Signage

Room Identification Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Signage is located on doors and lacks tactile and Braille components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$15,000		
Sub-total			\$15,000	\$0	\$0



2.13.7 Emergency Systems

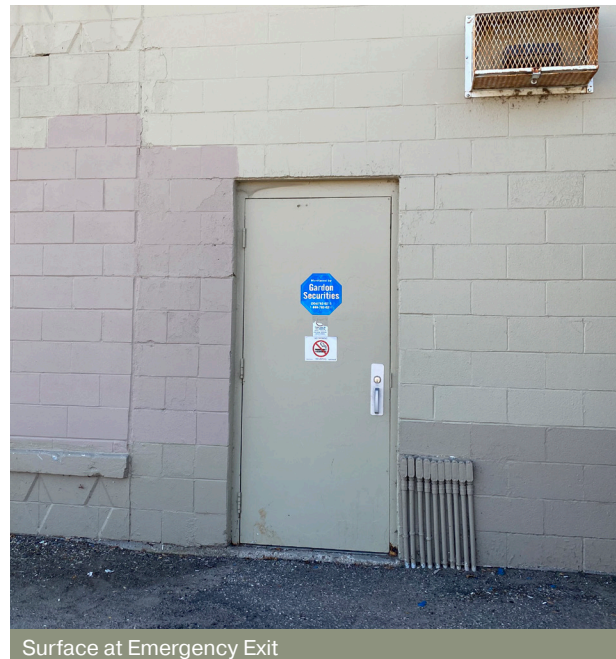
Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

While the exits have pathways leading away from the building, they have non-level thresholds.



Path to Emergency Exit Door



Surface at Emergency Exit

Emergency Exits and Areas of Refuge

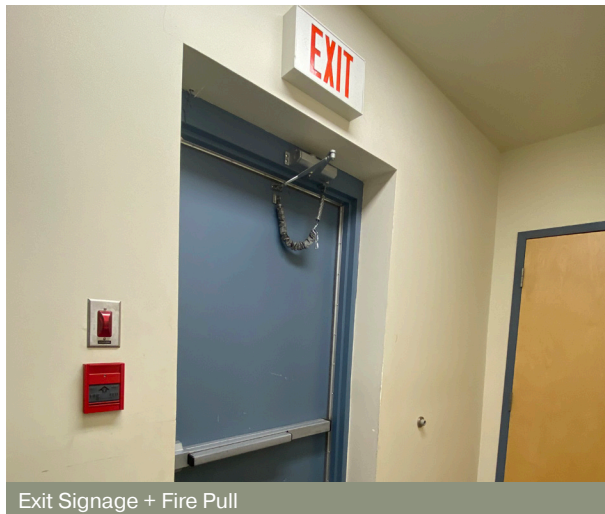
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	All exits have pathways leading away from building but have non-level thresholds.	Revise door thresholds to be level or have low slope ramp to pathways.	\$7,500		
Sub-total			\$7,500	\$0	\$0



Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There is an AED and fire extinguisher provided on site but they are mounted too high. The exit signage is the old style red EXIT signs, rather than the current standard green signage. The fire pulls are also too high throughout the facility.



Exit Signage + Fire Pull



AED + Fire Extinguisher

Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire extinguishers are too high.	Lower fire extinguishers to no more than 1100 mm above floor.			\$1,500
2	Kitchen extinguisher is impeded.	Relocate fire extinguisher to ensure there is clear access.	\$500		
3	Exit signage is old style red EXIT signs.	Replace exit signage with green running man style signs.	\$15,000		
4	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$15,000
5	AED is too high.	Lower AED to no more than 1100 mm above floor.	\$500		
Sub-total			\$16,000	\$0	\$16,500



Evacuation Instructions

Evacuation instructions provide clear and concise information on exiting during an emergency. They should be provided in multiple formats to ensure all users are able to utilize the information in the event of an emergency.

No evacuation instructions were noted on site.

Evacuation Instructions					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No evacuation instructions provided on site.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.13.8 Additional Use of Spaces

Family and Nursing Rooms

Family and nursing rooms are spaces dedicated to providing privacy for nursing, feeding, or comforting infants. At a minimum these spaces should have comfortable seating, a change table, a sink, and cleaning supplies.

There is a parenting room located near the washrooms but lacks an occupancy indicator. A baby change table is provided and is mounted at a good height. A mirror, paper towel dispenser, counter and sink are also provided but are too high.



Family Nursing Room



Family Nursing Room

Family and Nursing Rooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Counter is too high.	Replace counter with lower, accessible version, no more than 860 mm above floor. Ensure knee space under sink and additional knee space for working.		\$10,000	
2	Paper towel is too high.	Lower paper towel to no more than 1100 mm above floor.	\$500		
3	Mirror is too high.	Lower height of mirror to no more than 1000 mm above floor for the bottom of the mirror.	\$1,000		
4	No occupancy indicator on door.	Replace door hardware with version that has occupancy indicator.	\$1,500		
Sub-total			\$3,000	\$10,000	\$0



Libraries

Beyond lending books, libraries are used to access the internet, provide quiet study spaces, and host community events. They are often central hubs for the community and providing meaningful access is crucial. Ensuring books are at accessible heights and a variety of seating options are available are two easy ways to improve library accessibility.

The library has signage at the end of the book stacks, but they are provided in only one format. There are study carrels available, but they lack height adjustability.



Library Area



Library Area



Library Area



Libraries

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Row signage is only in one format.	Provide signage in alternative formats.			\$10,000
2	Study carrels and computer stations lack height adjustability.	Provide height adjustable study carrels and computer stations throughout. Budget is per carrel.		\$1,500	
Sub-total			\$0	\$1,500	\$10,000

2.13.9 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room was noted on site.

Space

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0



Restoration

Typical attributes of restorative spaces include daylighting and outdoor views, biophilic design features, and the availability of sensory friendly resources.

Restoration					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Minimal biophilic features provided on site.	Provide additional biophilic features such as plants and finishes that mimic natural patterns (wood, leaves, grass, etc.) throughout facility.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.13.10 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$12,500	\$15,000	\$0
		General Vehicular Access	\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
		Exterior Pathways to Facilities on Site	\$0	\$0	\$5,000
		Building Entrances	\$14,000	\$8,000	\$15,000
3	Interior Circulation				
		Interior Doors and Doorways	\$40,000	\$0	\$60,000
		Corridors and Hallways	\$0	\$5,000	\$0



4	Interior Services and Environment			
	Reception Desks, Service Counters, and Self-Service Kiosks	\$10,000	\$0	\$0
	Waiting Areas, General Seating, Meeting Rooms, and Lounges	\$500	\$12,500	\$10,000
	Kitchens	\$1,000	\$15,000	\$5,000
	Acoustics, Illumination, and Building Systems	\$2,500	\$0	\$16,500
5	Sanitary Facilities			
	Accessible Washrooms	\$25,250	\$60,000	\$7,500
	Universal Washrooms	\$150,000	\$0	\$0
6	Wayfinding and Signage			
	Wayfinding and General Signage	\$10,000	\$5,000	\$0
	Room Identification Signage	\$15,000	\$0	\$0
7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$7,500	\$0	\$0
	Fire Alarm Systems and Equipment	\$16,000	\$0	\$16,500
	Evacuation Instructions	\$2,500	\$0	\$0
8	Additional Use of Space			
	Family and Nursing Rooms	\$3,000	\$10,000	\$0
	Libraries	\$0	\$1,500	\$10,000
9	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
	Restoration	\$0	\$10,000	\$0
Total		\$317,750	\$152,000	\$155,500

2.13.11 Key Takeaways

Areas of Success

- Parenting room provided.
- Meeting rooms are spacious and have fire strobes.
- Accessible parking stalls provided.

Areas of Improvement

- Washrooms lack several accessibility components.
- Kitchen is generally inaccessible.
- Reception desk is far from the entrance and cluttered.

2.14

Logan Green





2.14.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

The parking lots for Logan Green are gravel and lack accessible stalls. Parking stalls also lack indication through painted lines or vertical signage. The entrance from the north parking lot is blocked by a gate and the south entrance lacks an accessible path to the parks facilities.



Gravel Parking Lot



Gravel Parking Lot

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Parking lots are gravel.	Pave parking lots to provide smooth, stable, and slip resistant surface.	\$500,000		
2	Parking lots lack accessible stalls.	Provide accessible stalls. Include 2 meter access aisle on at least one side of the stalls. Stall dimensions to meet or exceed CSA-B651-23. Include signage designating accessible stalls.	\$10,000		



3	Parking lots lack lines.	Paint lines to show parking stalls.	Included in Parking item #1		
4	Entrance from north parking lot is blocked by gate.	Open gate during park opening times.	\$250		
5	South parking lot lacks accessible path to facilities.	Add designated pedestrian pathway from parking lot to main entrance.		\$10,000	
Sub-total			\$510,250	\$10,000	\$0

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

There is a bus stop located on one side of the park, but it lacks accessibility features.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	There is a bus stop located on the east side of the park, but it lacks seating and shelter.	Install bench and shelter at bus stop.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.14.2 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The park features a ravine with a dock that has edge protection; however, it requires traveling over grass and a curb to access. There are soccer fields at the west side, but they lack seating and shelter.



Ravine and Dock



Soccer Field Entrance

Outdoor Recreation Areas					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fishing dock requires traversing grass and over a curb to access.	Provide smooth, stable, and level path to fishing dock.		\$10,000	
2	Soccer field lacks seating areas and shelter.	Provide seating at soccer field. Ensure an appropriate shelter is installed above seating.			\$25,000
Sub-total			\$0	\$10,000	\$25,000

2.14.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The north entrance leads to a paved pathway, but most paths are gravel or sand. In some areas, the sand is very soft and more difficult to walk through. While there are some benches provided along the pathways, they are not placed on a paved surface. Generally, there is an insufficient amount of seating provided with shelter or shading.



Park Pathway



Park Pathway



Park Pathway



Park Pathway

Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Most paths are gravel or sand.	Pave paths to provided equitable access to all users.	\$50,000		
2	No canopy provided at entrances to park.	Provide shelter at entrance to park.			\$15,000
3	Insufficient shade / shelter along paths.	Provide intermittent shade along paths.			\$50,000



4	Insufficient number of seating areas along paths.	Provide intermittent seating along path. Ensure seating area is paved and connected to paved path.		\$10,000	
5	Benches that are provided are not on paved / smooth surface.	Pave under existing benches and provide paved connection to main path.	\$10,000		
Sub-total			\$60,000	\$10,000	\$65,000

Trail and Pathway Wayfinding and Signage

Wayfinding is crucial on trails and pathways as it provides important navigational information. Visual cues can include maps, directions, and symbols which guide users. A variety of formats should be used, where possible.

There are many information signs at the park, but wayfinding is lacking. All signs could benefit from accessibility features.



Information Signage



Information Signage

Trail and Pathway Wayfinding and Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Minimal wayfinding provided on site.	Add more directional signage. Signage to be high contrast, tactile, and include Braille.	\$5,000		
2	Informational signs are faded and lack tactile and Braille components.	Replace signage with versions that are high contrast, tactile, and include Braille.		\$5,000	
Sub-total			\$5,000	\$5,000	\$0



2.14.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$510,250	\$10,000	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Outdoor Recreation Areas	\$0	\$10,000	\$25,000
3	Trails and Pathways				
		Trails and Pathways Features	\$60,000	\$10,000	\$65,000
		Trails and Pathways Wayfinding and Signage	\$5,000	\$5,000	\$0
Total			\$575,250	\$45,000	\$90,000

2.14.5 Key Takeaways

Areas of Success

- Edge protection provided on fishing dock.
- Some benches provided.

Areas of Improvement

- A large portion of the pathway is gravel or sand. Some areas of sand have softened significantly and could cause a wheelchair or stroller to get stuck.
- Insufficient amount of seating provided with a lack of paved or smooth surfaces at existing benches.
- Entrances and parking lots are generally inaccessible.

2.15

Silver Heights Park





2.15.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There are no designated parking areas for the park. The street is utilized for parking but lacks curb cuts for access.



Street Parking and Park Entrance



Park Entrance

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking areas.	Provide designated accessible street parking adjacent entrance to park. Include signage and painted curbs.	\$10,000		
2	No curb cuts from street parking to pathway.	Create curb cuts from street parking to pathway. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	There is no bus stop within 800 metres walking distance of the park.	Provide bus stop near park. Include seating and shelter at stop.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.15.2 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The park has a skate shack adjacent to the outdoor rink and has a curb at the entrance. The outdoor rink has a paved path to its entrance with a narrow paved path around the perimeter as well.



Skate Shack and Outdoor Rink Entrance



Outdoor Rink



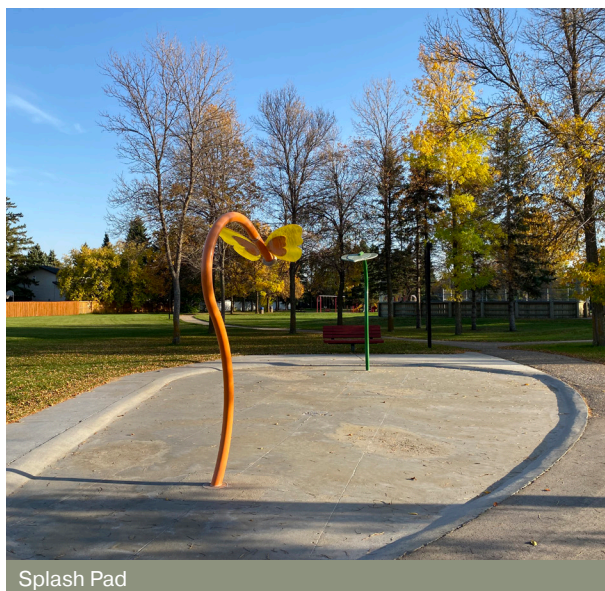
Outdoor Recreation Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Skate shack has curb at entrance.	Demolish curbs to ensure smooth, stable, and level path of travel to skate shack.	\$2,500		
Sub-total			\$2,500	\$0	\$0

Playgrounds

Playgrounds should have sufficient space for all children and their caregivers, with accessible play components. Seating and shelter should also be provided for all children and caregivers.

The playground surface is sand with no accessible play structures provided. The playground features a splash pad, but it lacks contrast and tactile edge protection. A bench is provided near the splash pad, but it lacks an option with arms or a shelter above.





Playgrounds

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Ground surface is sand.	Renovate play areas to have rubber paving, level with surrounding ground.	\$15,000		
2	No accessible play structures provided.	Install or supply accessible play structures.		\$50,000	
3	Splash pad lacks contrast and tactile edge protection.	Install tactile and contrast edge protection on splash pad.		\$5,000	
4	Splash pad bench lacks option for arms.	Provide arms on 50% of the benches.			\$2,500
5	Splash pad bench lacks shelter above.	Install an appropriate shelter above splash pad seating.			\$15,000
Sub-total			\$15,000	\$55,000	\$17,500

2.15.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

There is no seating or garbage receptacles provided along the paved, accessible pathway.



Paved Pathway



Paved Pathway



Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No seating along paved, accessible path.	Provide intermittent seating along pathway.		\$10,000	
2	No garbage on paved, accessible path.	Provide intermittent garbage along pathway.		\$5,000	
Sub-total			\$0	\$15,000	\$0

2.15.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$10,000	\$2,500	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Outdoor Recreation Areas	\$2,500	\$0	\$0
		Playgrounds	\$15,000	\$55,000	\$17,500
3	Trails and Pathways				
		Trails and Pathways Features	\$0	\$15,000	\$0
Total			\$27,500	\$82,500	\$17,500

2.15.5 Key Takeaways

Areas of Success

- Paved path provided to outdoor rink entrance.
- Paved path provided around the perimeter of the rink.
- Main park pathway is paved and smooth.

Areas of Improvement

- Playground surface is sand with no accessible play structures provided.
- No seating provided along paved path.
- Lack of curb cuts with no designated accessible parking.

2.16

Tourist Information Building





2.16.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

One accessible parking stalls is provided for the Tourist Information Building. The stall is sufficient in width, but lack access to aisles, signage, canopy coverage, and a tactile path to the entrance.



Accessible Parking Stall



Accessible Parking Stall

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No access aisles adjacent accessible stalls.	Create shared access aisles between accessible stalls. Access aisles to be a minimum of 2000 mm wide. Width of accessible parking stalls shall not be reduced to less than 2600 mm to create access aisles. Access aisles can be shared between two adjacent stalls.		\$5,000	



2	No canopy over accessible stalls.	Install appropriate canopy over designated accessible stalls.			\$25,000
3	No vertical signage denoting accessible stall.	Install signage denoting accessible stall. Ensure it is glare-free and clearly visible.	\$3,000		
Sub-total			\$3,000	\$5,000	\$25,000

General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

The facility has no designated drop off zone and is not near any public transit lines.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated drop off zone at main entrance.	Add designated drop off zone adjacent to main entrance. [Short Term]. Provide shelter and seating along drop off area. [Long Term].	\$3,000		\$10,000
2	There is no bus stop within 800 metres walking distance of the facility.	Provide bus stop near facility. Include seating and shelter at stop. [Long Term]		\$10,000	
Sub-total			\$3,000	\$10,000	\$10,000



2.16.2 Exterior Approach and Entrance

Exterior Pathways to Facilities on Site

The exterior approach and entrance includes any pathways, ramps, or stairs found on the site. It should provide a continuous path of travel without any obstacles to ensure the security and safety of its users. Where possible, all routes should be inclusive, convenient, and accessible for everyone, without labeling or segregating people with disabilities.

The exterior pathways that lead to the Tourist Information Building are a mix of concrete and pavers. The extent of the pathways is limited to the immediate building surround as there are no public sidewalks or walking paths that lead to the facility.



Pathway from Parking to Entrance



Curb Cut from Parking to Pathway

Exterior Pathways to Facilities on Site

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Curb cuts lack contrast and have no tactile surfaces.	Paint curb cuts to contrast with surroundings. Install tactile surfaces on curb cuts.			\$1,500
2	Edge protection not sufficient where pedestrian paths drop to landscaping.	Provide edge protection or tactile warning in areas where path drops to landscaping.			\$1,500
3	Concrete elevation change at entrance door.	Repair / replace threshold to allow for level crossing into entrance.	\$2,500		
Sub-total			\$2,500	\$0	\$3,000



Building Entrances

The main entrance to a facility must be welcoming to all intended users and easy to find. Everyone who is meant to have access to a facility should be able to safely enter or exit the premises with minimal effort, independently, and using the same entrances and exits as non-disabled users.

The building entrance is clearly denoted by the canopy and architectural features. While the entrance is easily distinguishable as such, there is a lack of contrast between the door and the glazing and the building signage is not easily readable. At the time of review, there was no exterior seating provided near the entrance.

There is a push button actuator at one height that opens the exterior door into the vestibule. There is no push button actuator from the vestibule into the facility. The vestibule push button actuator to the exterior was additionally impeded due to chair storage.



Building Entrance



Building Entrance

Building Entrances

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Doors lack sufficient contrast from adjacent glazed walls.	Revise door finishes to provide visual contrast from adjacent walls.			\$5,000
2	Only one height of push button door actuator is provided.	Revise door actuator control push button to be elongated actuator that can be activated from 400 mm to 1100 mm above ground on both sides of door.	\$2,500		



3	Door closes too quickly when using push button actuator.	Program door actuator to close slower.	\$500		
4	Door has insufficient clear width.	Replace entrance doors with doors that are a minimum of 1000 mm. Ensure accessible hardware is included. Budget assumes 1 door.			\$5,000
5	Entrance vestibule has dark grey mat on floor.	Replace mat with lighter colour version.	\$1,500		
6	No seating provided near entrance.	Install seating at the main entrance.		\$2,500	
7	Entrance is easily identified but building signage is insufficient.	Provide additional signage for building.	\$2,500		
8	No push door actuator provided from the vestibule into the building.	Add power-activated door operators to vestibule.	\$2,500		
9	Access to push button actuator from vestibule to outside is impeded by furniture.	Relocate furniture to ensure clear access to push button actuator from vestibule.	\$500		
10	No designated service dog relief area.	Designate area close to main entrance as a service dog relief area. Ensure designated area is clearly marked and accessible.		\$500	
Sub-total			\$10,000	\$3,000	\$10,000

2.16.3 Interior Circulation

Interior Doors and Doorways (not including Washrooms)

Doors by their very nature act as barriers and can significantly impact the accessibility of a facility.

It is important to ensure that doors are equipped with proper hardware and accessible opening widths.



Interior Door



Interior Door

Interior Doors and Doorways (not including Washrooms)

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Some interior doors lack kickplates.	Install kickplates on interior doors where missing. Budget assumes 6 doors.	\$3,000		
2	Most doors lack sufficient clear width.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure vision glazing, accessible hardware, and kickplates are included. Budget assumes 6 doors.			\$18,000
3	Some doors have knob style handles.	Replace knobs with lever style handles or D pulls. Budget assumes 6 doors.	\$9,000		
4	Deadbolt on conference room door to vestibule.	Remove deadbolt and replace with lever lockset.	\$1,500		
Sub-total			\$13,500	\$0	\$18,000



Path of Travel

A facility should have a logical and direct path of travel, ensuring all users are able to easily locate and access key facilities. The path should be free of obstructions, with minimal floor level changes.



Path of Travel - Impeded by Furniture / Equipment

Path of Travel

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Path of travel to emergency exit is impeded by furniture.	Remove / relocate furniture to ensure clear path of travel to emergency exit.	\$500		
Sub-total			\$500	\$0	\$0

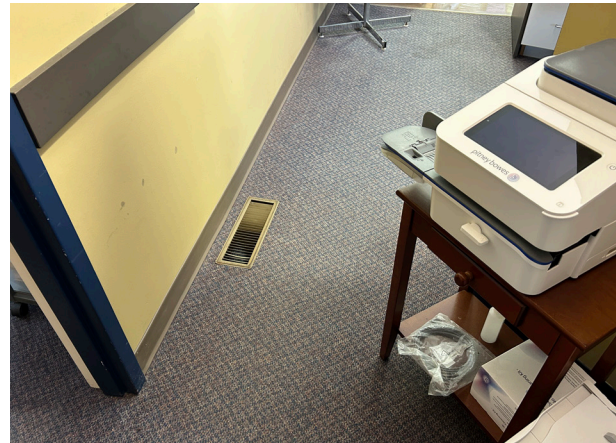
Corridors and Hallways

Corridors and hallways should be wide to easily accommodate people moving in both directions. They should be well illuminated and free of obstacles.

There are very few corridors within the Tourist Information Building; however, within them pinch points have been created furniture and merchandise placements.



Corridor / Hallway - Impeded by Furniture



Corridor / Hallway - Impeded by Furniture

Corridors and Hallways

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Pinch points in staff areas caused by furniture and merchandise placement.	Move furniture / equipment and merchandise to eliminate pinch points	\$500		
Sub-total			\$500	\$0	\$0

2.16.4 Interior Services and Environment

Lobby and Reception Areas

Lobby and reception areas should be welcoming and accessible for all users, while providing clear information and orientation to the site. How to proceed from the lobby area should be straightforward and without obstructions.

The Tourist Information building's lobby and reception area is a straightforward open concept space that allows for easy maneuvering and a straightforward path of travel. The curtain wall allows natural light into the room but causes some glare, and there is a lack of contrast on the glass.



Lobby / Reception Area



Lobby / Reception Area

Lobby and Reception Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No tactile path from main entrance to reception.	Provide tactile path to from main entrance to reception.			\$5,000
2	Only one type of seating is provided.	Replace seating to ensure a mix of chairs with and without arms.			\$5,000
3	Lobby and reception lacks sufficient contrast between floor and wall.	Paint / install wall base materials to ensure at least 70% contrast with floor.			\$1,500
4	Lobby glazing wall lacks visual contrast.	Add colour-contrasting strips on full width of glazing.	\$1,500		
5	Floor is high gloss and slippery.	Replace floor with matte version. Ensure flooring materials are slip-resistant.		\$10,000	
Sub-total			\$1,500	\$10,000	\$11,500



Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Reception desks should be easy to find, extremely visible, and on a direct path from the entrance. Both standing height and sitting height counters are desirable on both the public and private side of the desk, to accommodate the largest number of users.

Reception desks are located directly off the main building entrance. While it is a straight path from the entrance to the desk, the service counter is only provided at one height and lacks knee space. Additionally, the staff side has desks that are too high and lack adjustability.



Reception Desk



Reception Desk

Reception Desks, Service Counters, and Self-Service Transaction Kiosks

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No lower height counter provided.	Provide accessible height counter, centred on reception desk counter. Ensure accessible portion has sufficient knee space.	\$10,000		
2	No height adjustable desk provided.	Provide height adjustable desk.	Included in Reception Desk item #1		
Sub-total			\$10,000	\$0	\$0



Waiting Areas, General Seating, Meeting Rooms, and Lounges

This category refers to areas where users wait, rest, or meet. These types of spaces should offer a variety of seating options to accommodate all types of users.

The boardroom within the Tourist information building lacks many guideline components to make it accessible. Many items are too high and there is a lack of height variation throughout the space.



Boardroom



Boardroom

Waiting Areas, General Seating, Meeting Rooms, and Lounges					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Only one type of seating is provided in boardroom.	Replace seating to ensure a mix of chairs with and without arms.			\$10,000
2	No designated accessible seating.	Provide designated accessible seating areas.		\$2,500	
3	Whiteboard behind cabinet doors lacks handles.	Provide accessible handles on cabinet whiteboard.	\$500		
4	Coat rod too high and only one height is provided.	Provide secondary, lower height coat rod. Mount at no more than 1100 mm above floor.	\$500		



5	Counters are too high and lack knee space under sink.	Replace millwork with version that has knee space. Knee space to be at least 685 mm high.		\$2,500	
6	Sink faucet has knob style handles.	Replace manual faucets with automatic faucets.	\$2,500		
7	Boardroom lacks sufficient contrast between floor and wall.	Paint / install wall base materials to ensure at least 70% contrast with floor.			\$1,500
8	Cabinets lacks sufficient contrast with hardware.	Replace hardware with version that has at least 70% contrast with cabinets.	\$1,500		
9	Microwave is too high.	Lower microwave to counter height. Ensure clear space beside.	\$500		
Sub-total			\$5,500	\$5,000	\$11,500

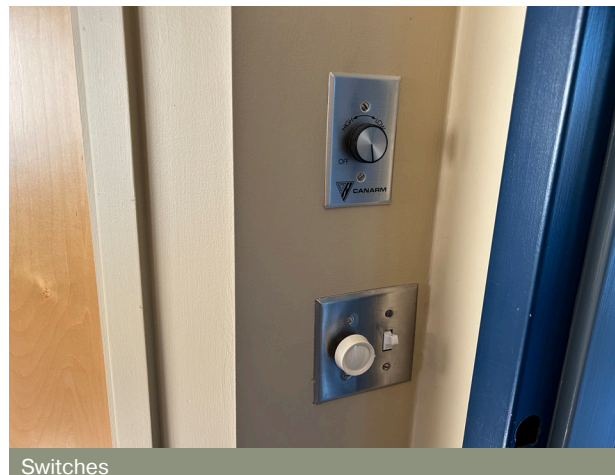
Acoustics, Illumination, and Building Systems

The acoustics within a facility should allow all users to hear clearly with minimal background interference and reverberation. Illumination in a facility should be sufficient to allow users to move safely and independently, but also consistent enough to eliminate glare and hot spots. Building controls should be mounted at accessible height, when expected to interact with users.

Most building systems throughout the Tourist Information Building are located too high. While the tall ceilings in the lobby are a nice feature, they also create a space with insufficient sound control and echoes. Window blinds and operability also require dexterity to use.



Window Blinds



Switches



Acoustics, Illumination, and Building Systems

Item	Scope	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Light switches are too high and require dexterity to use.	Lower switches throughout to be no more than 1100 mm above finished floor. Replace switches with rocker style.			\$5,000
2	Thermostats are too high.	Lower thermostats to be no more than 1100 mm above finished floor.			\$5,000
3	Security panels are too high.	Lower panel throughout to be no more than 1100 mm above finished floor.			\$1,500
4	Sharps containers are too high.	Lower sharps container to be no more than 1100 mm above finished floor.	\$500		
5	Lobby and reception spaces have echoes.	Install sound absorbing materials in lobby and reception spaces to mitigate some of the noise.		\$10,000	
6	Window blinds use opening devices that require dexterity.	Replace mechanism with easy-to-use versions.	\$2,500		
7	Window open and close mechanism requires dexterity.	Replace mechanism with easy-to-use versions.	\$2,500		
Sub-total			\$5,500	\$10,000	\$11,500

2.16.5 Sanitary Facilities

Accessible Washrooms

Every facility must provide accessible and user-friendly washrooms. Washroom facilities should be logically arranged and cater to a variety of users, regardless of disability.

Accessible washrooms are located off the entry vestibule. Adjustments to these washrooms are required for them to comply with accessibility guidelines.



Urinal



Accessible Washroom - Child Change Table



Vanity



Accessible Stall



Accessible Washrooms

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No L grab bar and no back grab bar provided.	Provide L shaped grab bar beside toilet and 600 mm grab bar behind toilet. Centreline of horizontal grab bars to be 850 mm above floor.	\$12,000		
2	No backrest provided.	Install back supports on toilets where a tank is not present.		\$3,000	
3	Coat hooks are located on the backs of doors and are mounted too high.	Install coat hooks no more than 1100 mm above floor and ensure coat hooks are on walls and not the backs of stall doors.	\$500		
4	Transfer space is insufficient.	Renovate washroom area to expand clear transfer space to 1000 mm minimum.		\$60,000	
5	No D-pull in inside of cubicle.	Provide d-pull on interior of cubicle, ensure it is mounted on latch side of door.	\$500		
6	Soap dispensers are too high.	Lower soap dispensers to be no more than 1100 mm above floor.	\$500		
7	Door width is insufficient, has no push button, and is heavy.	Replace single leaf doors with 1000 mm wide doors, minimum. Ensure accessible hardware and kickplates are included.			\$6,000
8	Door is heavy and lacks push button actuator.	Adjust door to require less force to open. Interior doors to require no more than 22 N of force. [Short Term] Provide push button actuator. [Mid Term]	\$500	\$5,000	
9	No accessible urinal.	Lower urinal to accessible height. Provide 600 mm long vertical grab bars on both sides.	\$8,000		



10	Tampon disposal is located behind the toilet.	Relocate tampon disposal to be on side wall, adjacent toilet paper.	\$500		
11	Toilet Paper and paper towel dispensers are too high.	Lower toilet paper to 700 mm above floor. Lower paper towel to no more than 1100 mm above floor.	\$500		
12	Knee space under sink is impeded by garbage can.	Relocate garbage can to ensure clear knee space at sink.	\$250		
13	Insufficient contrast between floors and walls.	Paint / install wall base materials to ensure at least 70% contrast with floor.			\$1,500
Sub-total			\$23,250	\$68,000	\$7,500

Universal Washrooms

A universal washroom is an accessible washroom providing privacy for one user and their care attendant (if required). These rooms are not assigned to any gender and are intended to be located close to other washroom facilities in the building. Typically, they have a single toilet and lavatory in one enclosed space. They may also have an accessible urinal.

The Tourist Information Building does not have a designated universal washroom within the facility.

Universal Washrooms					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No universal washrooms provided.	Provide at least one universal washroom. All requirements for universal washrooms, as per CSA-B651-23 to be included.	\$150,000		
Sub-total			\$150,000	\$0	\$0



2.16.6 Wayfinding and Signage

Wayfinding and General Signage

Wayfinding is the way in which people orientate and navigate through a space. It is especially important in large or complex facilities. Wayfinding strategies should accommodate the broadest number of users possible.

There is a lack of directional signage throughout the Tourist Information Building.

Wayfinding and General Signage					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No directional signage.	Add directional signage. Signage to be high contrast, tactile, and include Braille.		\$2,500	
Sub-total			\$0	\$2,500	\$0

Room Identification Signage

Room identification signage is used to identify rooms, usually by room name and number. Signage should be in multiple formats and mounted on the wall adjacent doors, never on the door itself.

Room identification signage is utilized throughout the Tourist Information Building; however, signage is located on doors and does not have alternative formats.



Room Identification Signage



Washroom Signage



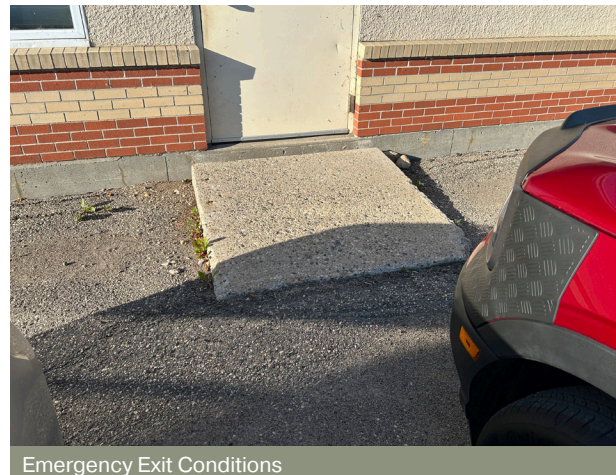
Room Identification Signage					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Some doors do not have signs.	Provide signage where missing, ensure they are wall mounted, high contrast, tactile, and include Braille.	\$1,500		
2	Signs on doors, lack of contrast and lack of tactile and Braille components.	Replace signs on doors with latch-side, wall mounted signs at 1500 mm. Signage to be high contrast, tactile, and include Braille.	\$3,000		
Sub-total			\$4,500	\$0	\$0

2.16.7 Emergency Systems

Emergency Exits and Areas of Refuge

Exiting from a facility should be logical and direct, without obstacles. In the case of multi-storey buildings, areas of refuge should be provided to provide a safe space for users who cannot evacuate. These areas should be located within fire rated rooms or stairs and be easily identified by users.

The Tourist Information Building has two exterior exiting doors and a denoted muster point. The door at the back of the building does not have a push bar or proper door hardware. The door also leads directly into parking with no designated no parking area adjacent to it.





Emergency Exits and Areas of Refuge

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Exit door has a deadbolt, no hold open, and no panic bar.	Remove deadbolt from door and modify to have hold open mechanism. Replace hardware with crash bar or easier to use version.	\$1,500		
2	Elevation change at emergency exit.	Provide low slope ramp or level threshold at emergency exit.	\$2,500		
3	Emergency exit leads into parking, not designated no parking area.	Provide designated muster point complete with signage and painted delineation.		\$10,000	
4	Emergency exit door has black mat on floor.	Replace mat with a lighter colour version.	\$1,500		
Sub-total			\$5,500	\$10,000	\$0

Fire Alarm Systems and Equipment

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

There are fire alarm pulls and extinguishers dispersed throughout the facility. Fire alarm pulls and extinguishers are mounted too high to be accessible and the extinguishers is located within a storage closet with the sign on the door.

Emergency exits are all denoted with old signage that uses red EXIT text and should be updated to the new green running man signage.

There is no AED or fire strobes in the building.



Emergency Exit Signage



Fire Alarm Systems and Equipment

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Fire pulls are too high.	Lower fire pulls to no more than 1100 mm above floor.			\$10,000
2	Exit signage is old style red EXIT text.	Replace exit signage with green running man style signage.	\$10,000		
3	Fire extinguishers are too high.	Lower fire extinguishers to no more than 1100 mm above floor.			\$1,500
4	No blade signage at fire extinguishers.	Add blade signage above fire extinguishers.			\$1,500
5	No fire strobes.	Install visual and audible strobes in all locations where users or staff are likely to be alone.		\$10,000	
Sub-total			\$10,000	\$10,000	\$13,000

Evacuation Instructions

Fire alarm systems and equipment includes fire extinguishers, emergency pull stations, alarms, and first aid supplies. It is imperative that these are mounted at heights accessible to all, and that alarms are both visual and audible.

The Tourist Information Building does not have any posted evacuation instructions.



Evacuation Instructions		Recommendation	Priority and Budget		
Item	Current		Short Term	Mid Term	Long Term
1	No evacuation instructions provided.	Provide evacuation instructions that are clear and easy to read, with large simple font. Instructions should include: current floor plan, evacuation route in colour, colour-coded location of fire extinguishers, fire alarm pull stations, first aid supplies, "You are Here" indication, muster point(s). Clearly show doors with level egress. Mount at 1500mm with clear colour contrasting to wall, no glare on sign, and clear floor space for access at all times.	\$2,500		
Sub-total			\$2,500	\$0	\$0

2.16.8 Additional Use of Spaces

Office Spaces

This category includes both enclosed offices and open office workstations. Desks within working spaces should be height adjustable and be sized appropriately for the expected taskwork. Adjustable task chairs should be provided with each desk and where possible desks should be orientated perpendicular to windows.

There are two individual offices and one shared office within the Tourist Information Building. The two individual offices are very large with sufficient maneuvering space. The shared office has some pinch points caused by furniture placement. There are no height adjustable desks and only one type of seating is provided.



Typical Office



Office Space



Office Space

Office Spaces					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Desks are not height adjustable.	Provide height adjustable desks. Budget is per desk.		\$1,500	
2	Only one type of seating is provided.	Replace seating to ensure a mix of chairs with and without arms.			\$5,000
3	Lack sufficient contrast between floor and wall.	Paint / install wall base materials to ensure at least 70% contrast with floor.			\$1,500
4	Pinch points in office caused by furniture placement.	Rearrange offices to minimize pinch points.	\$1,500		
5	Lack sufficient contrast between cabinetry and handles.	Replace hardware with version that has at least 70% contrast with cabinets.	\$1,500		
6	Some cabinets lack handles.	Provide hardware where missing. Ensure new hardware has contrast with cabinets and is d-pull style.	\$500		
7	Offices lack visual contrast on sidelites.	Add colour-contrasting strips on full width of sidelites.	\$1,500		
Sub-total			\$5,000	\$1,500	\$6,500



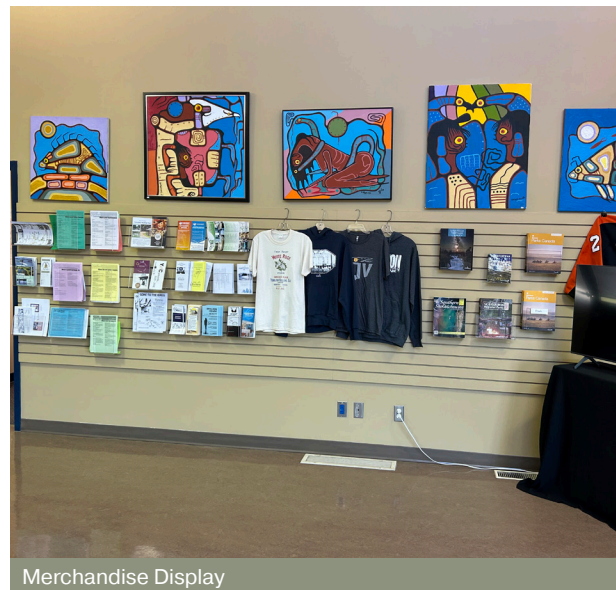
Retail Outlets

Retail outlets should have accessible paths of travel and be arranged in a regular and logical manner. Goods need to be clearly visible and display units should be stable with rounded edges.

A retail outlet is attached to the reception area and lobby. The retail sells local artwork and some clothing items. The prices for the merchandise are not clearly displayed, and some of the products are impeding travel paths.



Merchandise Display



Merchandise Display

Retail Outlets

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Prices for merchandise are insufficiently displayed.	Provide clear and easy-to-read pricing for all items.		\$2,500	
Sub-total			\$0	\$2,500	\$0



2.16.9 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The Tourist Information building has additional outdoor spaces that include pathways to a picnic seating area and an outdoor educational crop walking tour.



Pathway to Outdoor Seating Area

Trail and Pathway Features					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No wheelchair or service dog area designated beside benches.	Ensure all benches have additional concrete area adjacent for wheelchairs or service dogs.		\$5,000	
2	Pathway to seating uses pavers.	Replace pavers with surface that is smooth, stable, and slip-resistant.		\$10,000	
3	Only one type of seating is provided.	Provide a variety of seating options.			\$10,000
4	Curb cut lacks contrast and tactile.	Paint curb cuts to contrast with surroundings. Install tactile surfaces on curb cuts.		\$1,500	
5	Crop walking tour has no accessible pathway.	Provide paved pathway that is smooth, stable, and slip-resistant.	\$20,000		
Sub-total			\$20,000	\$16,500	\$10,000



2.16.10 Mind Friendly Environments

Space

Respite or sensory rooms can provide a calm area to reduce stress and assist users to regain emotional balance.

No respite room noted on site.

Space					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated Respite or Sensory room found on site.	Designate a room to reduce or minimize sensory stimulation. Room to be physically enclosed and provide acoustic separation from rest of building. Room to have access to sensory friendly toys/equipment.	\$5,000		
Sub-total			\$5,000	\$0	\$0

2.16.11 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$3,000	\$5,000	\$25,000
		General Vehicular Access	\$3,000	\$10,000	\$10,000
2	Exterior Approach and Entrance				
		Exterior Pathways to Facilities on Site	\$2,500	\$0	\$3,000
		Building Entrances	\$10,000	\$3,000	\$10,000



3	Interior Circulation			
	Interior Doors and Doorways	\$13,500	\$0	\$18,000
	Path of Travel	\$500	\$0	\$0
	Corridors and Hallways	\$500	\$0	\$0
4	Interior Services and Environment			
	Lobby and Reception Areas	\$1,500	\$10,000	\$11,500
	Reception Desks, Service Counters, and Self-Service Kiosks	\$10,000	\$0	\$0
	Waiting Areas, General Seating, Meeting Rooms, and Lounges	\$5,500	\$5,000	\$11,500
	Acoustics, Illumination, and Building Systems	\$5,500	\$10,000	\$11,500
5	Sanitary Facilities			
	Accessible Washrooms	\$23,250	\$68,000	\$7,500
	Universal Washrooms	\$150,000	\$0	\$0
6	Wayfinding and Signage			
	Wayfinding and General Signage	\$0	\$2,500	\$0
	Room Identification Signage	\$4,500	\$0	\$0
7	Emergency Systems			
	Emergency Exits and Areas of Refuge	\$5,500	\$10,000	\$0
	Fire Alarm Systems and Equipment	\$10,000	\$10,000	\$13,000
	Evacuation Instructions	\$2,500	\$0	\$0
8	Additional Use of Space			
	Office Spaces	\$5,000	\$1,500	\$6,500
	Retail Outlets	\$0	\$2,500	\$0
9	Trails and Pathways			
	Trails and Pathways Features	\$20,000	\$16,500	\$10,000
10	Mind-Friendly Environments			
	Space	\$5,000	\$0	\$0
Total		\$281,250	\$154,000	\$137,500



2.16.12 Key Takeaways

Areas of Success

- Lots of natural light throughout the spaces.
- Lots of biophilic plants throughout.
- Exterior muster point clearly noted.

Areas of Improvement

- Replace all knob style door hardware with ADA compliant lever style hardware.
- Renovate washrooms to provide universal washroom on site.
- Add push door actuator from the vestibule into the building.
- Renovate millwork to include accessible heights.
- Upgrade office furniture to include height adjustable features.

2.17

Weinmaster Park





2.17.1 Vehicular Access

Parking

Parking should be accessible, easy to use, and support the needs of all intended users.

There is only street parking available at Weinmaster Park.



South Entry Parking



North Entry - No Parking Zone

Parking					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No designated accessible parking areas.	Provide designated accessible street parking adjacent entrance to park. Include signage and painted curbs.	\$10,000		
2	No curb cuts from street parking to pathway.	Create curb cuts from street parking to pathway. Ensure curb cuts are colour contrasted and have tactile attention indicators (TAIs).		\$2,500	
Sub-total			\$10,000	\$2,500	\$0



General Vehicular Access

General vehicular access includes passenger drop-off and pick-up zones and nearby public transit.

The main entrance does not have any curb cuts, but the north park entrance has rounded curbs and a designated no parking zone at the entrance. The park is not near any public transit lines.

General Vehicular Access					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Closest bus stop is approximately 650 metres away. Bus stop lacks seating or shelter.	Provide designated path of travel to nearby bus stop and install shelter with seating below.		\$10,000	
Sub-total			\$0	\$10,000	\$0

2.17.2 Additional Use of Spaces

Outdoor Recreation Areas

Outdoor recreation areas should have accessible routes throughout, along with a variety of seating options and shelter.

The water park at Weinmaster park has a generally smooth concrete surface and well spaced water-park features with good contrast.

The outdoor rink at Weinmaster park has a generally smooth floor surface with some uneven areas. A warm-up shack is provided but is inaccessible due to its threshold, uneven surface and lack of seating options.



Water Park



Outdoor Rink



Outdoor Recreation Areas

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Warm-up shack has curb at threshold. [Rink]	Replace threshold to allow for level crossing into warm-up shack.	\$2,500		
2	Uneven floor surface in warm-up shack. [Rink]	Repair flooring to ensure firm, stable, gap-free surface.	\$2,500		
3	Only one type of seating provided, no arms. [Rink]	Provide a variety of seating, ensure a mix of armed, armless, backed, and backless.			\$5,000
Sub-total			\$5,000	\$0	\$5,000

Playgrounds

Playgrounds should have sufficient space for all children and their caregivers, with accessible play components. Seating and shelter should also be provided for all children and caregivers.

The playground at Weinmaster park has some accessibility features, including a smooth black rubber floor surface, ramp entry onto the play structure and designated accessible seating at the picnic tables.



Playground



Accessible Seating Picnic Table



Playgrounds					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No seating provided with arms.	Provide a variety of seating, ensure a mix of armed, armless, backed, and backless.			\$5,000
2	Ramps are provided onto the play structure, but are too steep.	Replace ramps with low slope versions. Ramps to be no steeper than 1:20 / 5%.			\$15,000
3	No accessible play structures or equipment provided.	Install or supply accessible play structures.		\$50,000	
Sub-total			\$0	\$50,000	\$20,000

2.17.3 Trails and Pathways

Trail and Pathway Features

All users should have safe, equitable access to trails and pathways. This includes removing obstacles, providing sufficient illumination, and including ramps or stairs where required.

The trails throughout the Weinmaster park are gravel and do not connect to the playground or the water park. Some benches are directly off the path while others are not. There are many additional park inlets throughout the space that are composed of grass pathways.



Park Pathway



Park Pathway



Trail and Pathway Features

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Gravel pathway throughout park.	Revise pathway to be paved, ensure it is smooth, stable, and slip-resistant.	\$20,000		
2	No pathway to water park.	Provide smooth, stable, and slip-resistant path of travel to water park.		\$10,000	
3	No pathway to benches.	Provide smooth, stable, and slip-resistant path of travel to benches.		\$10,000	
4	No pathway to playground.	Provide smooth, stable, and slip-resistant path of travel to playground.		\$10,000	
Sub-total			\$20,000	\$30,000	\$0

Trail and Pathway Wayfinding and Signage

Wayfinding is crucial on trails and pathways as it provides important navigational information. Visual cues can include maps, directions, and symbols which guide users. A variety of formats should be used, where possible.

There are no wayfinding signs for the Weinmaster park. There is a singular sign at the main entrance of the park that denotes which park it is and helps to mark it as the main entrance. There are no signs at any of the other park entrances denoting the park or the street.

Trail and Pathway Wayfinding and Signage

Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No directional signage.	Provide directional signage and wayfinding in the park.		\$5,000	
Sub-total			\$0	\$5,000	\$0



2.17.4 Itemized Summary

Item	Title	Scope	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Vehicular Access				
		Parking	\$10,000	\$2,500	\$0
		General Vehicular Access	\$0	\$10,000	\$0
2	Additional Use of Space				
		Outdoor Recreation Areas	\$5,000	\$0	\$5,000
		Playgrounds	\$0	\$50,000	\$20,000
3	Trails and Pathways				
		Trails and Pathways Features	\$20,000	\$30,000	\$0
		Trails and Pathways Wayfinding and Signage	\$0	\$5,000	\$0
Total			\$35,000	\$97,500	\$25,000

2.17.5 Key Takeaways

Areas of Success

- Black rubber floor surface provided along with a ramp onto the play structure.
- Designated accessible bench seating provided.
- Lots of mature trees and plantings throughout the park.

Areas of Improvement

- Provide paved pathways throughout the park.
- Provide an accessible drop-off and park entrance.
- Provide pathways to all park features.

2.18

Website & Technology

Technology Use

Effective technology use can improve meaningful access by enhancing the features of the facility. This can be supported by a combination of solutions, with each facility using the technology most appropriate for its users and its function.

Technology Use					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	No assistive listening devices on site. (All Facilities)	Install hearing loops in reception areas and meeting rooms. [Long Term]. If permanent hearing loop not installed, purchase portable hearing loop. [Short Term]. Budget is per room.	\$1,000		\$10,000
Sub-total			\$1,000	\$0	\$10,000

Website Information

Accessibility features and information should be provided on the website for any facility. This helps users understand what to expect and how they may be accommodated while on site.

Website Information					
Item	Concern	Recommendation	Priority and Budget		
			Short Term	Mid Term	Long Term
1	Minimal accessibility messaging (All facilities)	Update website to include details of accessible amenities available.		\$250	
2	No dedicated accessibility contact (All facilities)	Update website to have accessibility-specific contact information.		\$250	



3	Lack of physical access details (All facilities)	Update website to have information on accessing the site, including but not limited to: Location of accessible parking spaces, location of drop off/loading zones, location of nearby transit stops and the bus routes serviced by the stops		\$250	
4	No mention of amenities or communication supports (All facilities)	Update website to have information on communication technologies available, such as: Wi-Fi, ASL trained staff, assistive listening devices		\$250	
5	No indication of on-site aids (All facilities)	Update website to have information on accessibility aids available, such as: sensory toys/kits, noise-canceling headphones, mobility devices, strollers.		\$250	
Sub-total			\$0	\$1,250	\$0

3.0 Conclusion

3.1 Summary

Item	Facility	Priority and Budget			
		Short Term	Mid Term	Long Term	Sub-total
1	Airport Terminal	\$91,500	\$39,500	\$118,000	\$249,000
2	Brodie Recreation Corridor	\$160,000	\$75,000	\$100,000	\$335,000
3	City Hall	\$548,000	\$410,500	\$548,000	\$1,506,500
4	COC Office	\$163,750	\$269,500	\$291,000	\$724,250
5	Deer Park Golf Clubhouse	\$228,750	\$93,000	\$188,500	\$510,250
6	Gallagher Centre	\$986,250	\$655,000	\$1,160,000	\$2,801,250
7	Gloria Hayden Community Centre	\$357,500	\$177,500	\$754,000	\$1,289,000
8	Godfrey Dean Cultural Centre	\$395,500	\$266,000	\$525,000	\$1,186,500
9	Heritage Heights Park	\$68,750	\$82,500	\$115,000	\$266,250
10	Jackson Park	\$75,000	\$65,000	\$25,000	\$165,000
11	Kinsmen Arena	\$436,750	\$130,000	\$440,500	\$1,007,250
12	Knights of Columbus Park	\$27,500	\$105,000	\$42,500	\$175,000
13	Library	\$317,750	\$152,000	\$155,500	\$625,250
14	Logan Green	\$575,250	\$45,000	\$90,000	\$710,250



15	Silver Heights Park	\$27,500	\$82,500	\$17,500	\$127,500
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16	Tourist Information Building	\$281,250	\$154,000	\$137,500	\$572,750
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17	Weinmaster Park	\$35,000	\$97,500	\$25,000	\$157,500
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18	Website & Technology	\$1,000	\$1,250	\$10,000	\$12,250
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Total		\$4,777,000	\$2,900,750	\$4,743,000	\$12,420,750
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Soft Costs

Design Fee (13%)	\$621,010	\$377,098	\$616,590	\$1,614,698
Contingency (20%)	\$955,400	\$580,150	\$948,600	\$2,484,150

Grand Total	\$6,353,410	\$3,857,998	\$6,308,190	\$16,519,598
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3.2 Conclusion

This document takes the view that the City of Yorkton must anticipate the use of their facilities by an increasing active community of people with disabilities and at the same time, accommodate the needs of a steadily aging population. The reality is that in the new millennium, it is normal to have a disability.

'Access' no longer refers to a narrow list of accommodations for wheelchair users. Accessibility environments today must also anticipate the needs of a much broader demographic that encompasses physical, sensory, and intellectual disabilities and seek to create a higher level of inclusion for all users.

The goal is to create a seamlessly integrated facility providing all users with appropriate access, safety, and dignity as part of the core operating principles.

As building codes change and awareness of disabilities increases, the requirements for meeting the needs of users with disabilities changes. This generally results in larger footprints in buildings, especially in sanitary areas. While grandfathering of existing conditions is a widely accept approach, this does not protect the facility from action arising from a human rights complaint. Human rights legislation overrules nearly all other conventions and practices. The longer a facility remains functionally non-accessible, the higher the risk of a human rights complaint to be filed.



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