



## Accessibility Advisory Committee - Site Plan Checklist

Date of AAC review: April 2, 2025

Address: Lyons Court and Ramblewood Drive

Planning Application: Costco – SP00524

Reviewed by (Staff/Planner): \_\_\_\_\_

Type of Application: 1st Submission of  Site Plan     Official Plan     Plan of Subdivision/Condominium

AAC feedback received and addressed:  Yes  No

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### Note:

IASR – Integrated Accessibility Standards Regulation

AODA – Accessibility for Ontarians with Disabilities Act, 2005

OBC – Ontario Building Code

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This checklist summarizes the key components of the Design of Public Spaces Standard under the Integrated Accessibility Standards Regulation (Ontario Regulation 191/11) (IASR). The IASR must be referenced in conjunction with this checklist. Exceptions under the IASR are permitted, where applicable.

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## 1. Accessible Parking - Reference 80.32 (IASR)

Item	Assessment	Response	Comments
1	Are there an appropriate number of parking spaces? Do they meet Town/Provincial requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Are the accessible parking spaces in an appropriate location?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3	Do the access aisles meet the 1.5 m width requirement and are they clearly marked and adjacent to accessible parking space? <b>Note:</b> two adjacent accessible parking spaces may share an access aisle.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Are the access aisles made of a surface that is firm, stable and slip resistant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Ensure ground surfaces are firm, stable and slip-resistant.
5	Is the access aisles marked by high colour contrast diagonal lines?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6	Is accessible parking signage vertically posted as per Town/Provincial requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
7	Is the path of travel from the parking spaces to the building appropriate?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
8	Are there curb ramps or depressed curbs provided at the end of each accessible aisle?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

### Additional Comments:

- Locate accessible parking spaces to the nearest accessible entrance.
- Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR
- Ensure curb cuts/ramps connecting sidewalks and parking/access aisles are included to allow exterior accessible routes. Where exterior paths of travel cross vehicular routes or intersections, ensure they are clearly marked.
- Two types of accessible parking spaces including Type A "Van Accessible Parking Spaces" minimum of 3.4m wide by 5.8m long and Type B "Accessible Parking Spaces" minimum of 2.4m wide by 5.8m long. Provide an access aisle 59in (minimum) adjacent to the accessible parking spaces (two adjacent accessible parking spaces can share an access aisle). Accessible parking spaces shall include vertical signage and pavement markings marked with the international symbol of accessibility.



## 2. Exterior Path of Travel - (not to provide a recreational experience) - Reference 80.23 (IASR)

Item	Assessment	Compliance	Comments
1	Are there external ground and paths of travel that enable a person to travel easily from one point to another on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Is the path of travel made of a surface that is firm, stable and slip-resistant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Ensure ground surfaces are firm, stable and slip-resistant.
3	Is the path of travel a minimum width of 1500 mm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	a) Where the clear width of is less than 1500 mm, have passing areas, 1800 mm x 1800 mm been provided at 30 m intervals or less?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	b) Do the entrances to exterior paths of travel have a clear opening of a minimum of 950 mm, whether the entrance includes a gate, bollard or other design feature?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Is the gradient of the path a maximum of 1:20 (5%) maximum and the cross slope a maximum of 1:50 (2%) Note: if walkway exceeds 5% ramp is required.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Is there an accessible path of travel adjacent to a vehicular route? - Ensure they are clearly marked - It will need to be separated by a cane-detectable curb, guard, or tactile attention indicator surface	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6	Is there clear headroom of at least 2100 mm? A rail or other barrier with a leading edge that is cane detectable must be provided around the object that is obstructing the head room clearance.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Additional Comments:</b> <ul style="list-style-type: none"> <li>• Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li> <li>• Ensure curb cuts/ramps connecting sidewalks and parking/access aisles are included to allow exterior accessible routes. Where exterior paths of travel cross vehicular routes or intersections, ensure they are clearly marked.</li> </ul>			



### 3. Exterior Path of Travel, Stairs – Reference 80.25 (IASR)

Item	Assessment	Response	Comments
1	Are there stairs that connect to exterior paths of travel?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Do the stairs have treads that have a finish that is slip resistant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3	Do the stairs have high tonal contrast markings that extend the full tread width of the leading edge of each step?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Do the stairs have tactile walking surface indicators?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Are the handrails graspable along the entire length of both sides of the ramp and terminate in a manner as to not obstruct pedestrian level or create a hazard?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Additional Comments:</b> <ul style="list-style-type: none"><li>• Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li></ul>			



#### 4. Exterior Path of Travel, Ramps – Reference 80.24 (IASR)

Item	Assessment	Response	Comments
1	Are there ramps to help people safely and independently negotiate level changes on walkways and other pedestrian routes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Is the ramp made of a surface that is firm, stable and slip-resistant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Ensure ground surfaces are firm, stable and slip-resistant.
3	Is the path of travel a minimum width of 900 mm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Is the running slope of the ramp a maximum of 1:15? And the cross slope a maximum of 1:50?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Is there a clear space/landing of 1670 mm x 1670 mm at the top and bottom of the ramp?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6	Are the handrails graspable along the entire length of both sides of the ramp and terminate in a manner as to not obstruct pedestrian level or create a hazard?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>Additional Comments:</b></p> <ul style="list-style-type: none"> <li>Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li> </ul>			



## 5. Exterior Path of Travel, Curb Ramps and Depressed Curbs – Reference 80.26, 80.27 (ISAR)

Item	Assessment	Response	Comments
1	Are there curb ramps or depressed curbs to help people safely and independently negotiate level changes on walkways and other pedestrian routes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Is the ramp and depressed curbs made of a surface that is firm and stable?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Ensure ground surfaces are firm, stable and slip-resistant.
3	Is the width of the curb ramp and depressed curbs a minimum 1200 mm, exclusive of any flared sides and does it have does it have suitable drainage, to prevent water, snow and ice accumulation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Are Tactile Walking Surface indicators provided on external path of travel where curb ramps and depressed curbs are provided?  (raised tactile profiles, high tonal contrast with adjacent surface, located at bottom of curb ramp, set back between 150 mm and 200 mm from the curb edge, extend full width and minimum of 610 mm in depth)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Is the depressed curb flush with the roadway and aligned with the direction of travel?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Additional Comments:</b> <ul style="list-style-type: none"> <li>Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li> </ul>			



## 6. Passenger Loading Zones – Reference 3.8.3.1 (OBC)

Item	Assessment	Response	Comments
1	Is a passenger loading zone provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Is the passenger loading zone as close as possible to the nearest accessible entrance? (within 30 m)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3	Has a side access aisle, curb ramp and signage been provided adjacent and parallel to the vehicular pull-up space?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Is there vertical signage indicating passenger loading zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Additional Comments:</b> <ul style="list-style-type: none"><li>• Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li></ul>			



## 7. Access and Entrances – Reference 3.8.3.3 (OBC)

Item	Assessment	Response	Comments
1	Is the entrance accessible?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2	Are there directional signage provided to guide users to nearest accessible entrance?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3	If the building has 4 or 5 pedestrian entrance, at least 2 entrances shall be barrier free If the building has more than 5 pedestrian entrances, at least 50% of the entrances shall be barrier free	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Is there a safe access route to the building entrance from the parking area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Is the access route well-lit at night?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>Additional Comments:</b></p> <ul style="list-style-type: none"> <li>Recommend no gratings or other openings are in located on exterior paths of travel, if opening is required, must meet requirements of IASR</li> </ul>			