

Samir Thapa

From: Diane Morrell
Sent: Friday, February 7, 2025 1:16 PM
To: Samir Thapa; Jonathan Kircal
Subject: 22 MacDonald Avenue Rezoning

Hi Samir and Jonathan,

Please see below for the comments from the Site Plan Sub-Committee of for Accessibility.

Jon, please feel free to suggest any changes as I know we will try to meet with the developer at a later date.

Exterior:

- Given that this development is described as **'Age at home community'** the following recommendations are provided:
- The turning circle is not sufficient for the largest Parabus to access; 47' turning radius has been identified by Transit
- Ensure the canopy covering the main entrances are minimum 12' high to ensure the Parabus can load/unload passengers under the canopy; This clearance has been identified by Transit
- Ensure all door frames have adequate colour contrast to be easily identified by persons with vision loss
- The pathways connecting the buildings to the McDonald Avenue sidewalk should be marked by signage to assist both users and drivers with identifying these locations.
- It appears that most, if not all of the barrier free parking spaces are located outside. While some should be provided near the front doors for visitors, it is very difficult for tenants with disabilities to access vehicles which are parked outside in inclement weather. It is strongly encouraged that barrier free parking spaces be provided indoors. Pedestrian walkways from these spaces to the elevators should avoid crossing driving aisles.
- Ensure all emergency exits are accessible with zero step and safe path of travel away from the building so everyone can exit the building safely in an emergency.
- It appears that one of the outdoor walking paths ends where the vehicular ramp enters the underground parking area. Appropriate railings should be provided to prevent accidental falls, especially for safety of persons with vision loss.
- The walkway that runs adjacent to the building, on the south side, appears to merge onto the turning circle for the bus; please ensure the walkway continues around the building and not onto the turning circle.
- Ensure all outdoor amenity spaces are accessible to persons with physical disabilities, i.e., if the covered garage area is an amenity space, please ensure it is accessible to everyone

- Ensure high quality lighting for outdoor paths of travel from sidewalk to building for safety of all residents, for the entire night
- It's preferred that the entire width of the front loading-zone be at-grade to provide access for people with mobility devices, regardless of vehicles picking up/dropping off passengers; See attached screen shot with suggested area of at-grade entrance.
- The rest of the sidewalk on the south side of the building should be raised to prevent cars from parking on the sidewalk, thereby protecting the path of travel for residents and visitors
- According to the Integrated Accessibility Standards Regulations, all amenities that persons with disabilities use require both preventive and emergency maintenance. Please ensure these amenities, i.e., painted crosshatching for pedestrian walkways, receive regular preventive maintenance to ensure safety

Site Specific:

- The far west side of the property has scrubby brush growing directly beside the sidewalk; this area is a hazard for vulnerable people such as seniors and people with disabilities as this area is frequently occupied by homeless people; this area needs to be cleared of brush to ensure safety of all residents

Additionally, the Site Plan Sub-Committee would like an opportunity to meet with the Developer to provide suggestions on age friendly/accessibility features for their consideration.

Diane Morrell

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There are two primary choices in life: To accept conditions as they exist, or to take responsibility for changing them. (Unknown)

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