



Accessibility Build Standards





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1 Introduction

Toronto Community Housing Corporation (TCHC) is committed to be a leader in accessible housing. We strive to create liveable, useable, and vibrant communities that are accessible to all our tenants.

As part of this commitment, TCHC works in collaboration with the Responsible Personal Accessibility in Toronto Housing (R-PATH) Committee. R-PATH, established in 2013, is a resident-led group with the goal of improving quality of life for people with physical disabilities.

Through this partnership, we work closely together to identify and remove accessibility barriers, improving the lives of tenants with physical disabilities.

The Accessibility Build Standards is the product of the ongoing collaboration between R-PATH and TCHC. These standards aim above and beyond the Ontario Building Code, using current mobility equipment and lived experience as reference points.

This unique partnership between a housing provider and an advocacy group has been a critical factor in enabling TCHC to develop Accessibility Build Standards that create spaces in which people with disabilities cannot just function, but actually enjoy and thrive.

The build ratio of accessible to non-accessible dwelling units will comply with the Government of Canada's National Housing Strategy and TCHC approved requirements.

Current build standards, including the Ontario Building Code, establish a minimum of accessibility which can be far from functional for many people with disabilities using today's mobility devices. In this way, we are building independence, resilience and dignity for a community that is often overlooked, and who cannot rely on the private market to provide affordable and accessible solutions.



We take great pride in having risen to the task of holistically considering the needs for people of all ability, creating and cultivating whole and healthy communities usable — and enjoyable — for all tenants now and in the future.

The TCHC Accessibility Build Standards were approved by the Board of Directors.



1.1 Standards Overview

The TCHC Accessibility Build Standards provide accessibility standards and technical guidelines for the design and construction of new buildings, retrofits, and renovation projects across the TCHC portfolio.

These accessibility standards have been developed with consideration to long-term operational efficiency, durability and life-cycle costing, sustainability and energy savings; all with the goal of providing safe and healthy housing that responds to the needs of its tenant community.

The TCHC Accessibility Build Standards apply to all TCHC properties and building typologies (including free-standing homes, townhomes, and multi-story apartments) and are compulsory requirements for all design and construction projects.

1.2 TCHC Standards and Other Related Codes and Regulations

In all cases, project designs are required to comply with the requirements of federal, provincial, municipal governments, and all authorities having jurisdiction. Code requirements, notably those contained in the Ontario Building Code (O.B.C.), serve as the underlining basis and foundation for TCHC's Accessibility Build Standards. For instance, the O.B.C. serves as an established set of minimum standards upon which the TCHC's standards are layered upon as measures that are above and beyond. Where the TCHC Accessibility Build Standards are silent or a contradiction is discovered, the O.B.C. must serve as a default set of requirements.

1.3 New Builds vs. Renovation

For renovation/capital improvement or conversion projects, it is recognized that existing conditions or user considerations may not allow for the full implementation of TCHC standards in all situations. In these cases, the O.B.C. will serve as the basis for minimum requirements. In these cases, approval should be obtained at the schematic or preliminary design stage



to ensure that alternate design solutions are in keeping with the objectives of the TCHC standards.

1.4 A Living Document

As the standards are the result of evidence-based research, collaboration and the ongoing exploration of new ideas; the TCHC Accessibility Build Standards is a living document that is subject to continual revision and update. For this reason, the document is organized in a way that sections may be removed and replaced with updated requirements and information without disturbing the continuity of the document at large.

1.5 How to Use the Standard

The TCHC Accessibility Build Standards are divided into 5 Parts for practical ease of use:

1. Introduction
An overview of the document and a guide to its use.
2. Exterior
Standards that pertain to exterior elements including amenity spaces, site circulation and access to the building.
3. Interior
Standards that pertain to interior elements including path of travel, common areas, washrooms and interior finishes, furnishings and equipment.
4. Wheelchair/Mobility Units
Standards that pertain to accessibility in individual tenant suites.
5. Systems and Controls
Standards for building systems including lighting, wayfinding, signals and controls.



Below is an outline guide to a typical section of the standards document:

Colour Coding
Identifies the section's Part (Exterior, Interior, etc.)

Part, Section and Sub-Section Identification

Related Sections An identified list of related sections that must be cross referenced as part of a complete understanding of scopes of work.

Build Standards - New and Existing Builds
Illustrated Guide

2.5 Exterior Furnishings, Equipment and Street Elements

2.5.1 Benches and Seats

Functional Goal:
Tenants and visitors have convenient seating options along pathways and through the site.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Areas
- 5.1.2 Lighting for Exterior Areas not Including Roads

Elements of Accessibility:

- Benches are located on accessible routes.
- Benches and seats are stable and have backrests and armrests.
- Seat-height facilitates sitting and rising.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Provide accessible benches with backrests and armrests that are strategically placed throughout the site, preferably located in the shade.		
2	Benches to be mounted to floor.		
3	Benches to have arms on both sides of benches.		
4	Benches to have seat height at 405 – 460 mm (16 – 18 in.) above ground.		

2.5.1a – Accessible Bench

Date

V1.0

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Checklist Labels
Each section contains a 2-column checklist. The columns are labelled A and B to allow them to be used for multiple purposes.

Technical Requirements
An itemized list of technical requirements associated with the section. This includes specific requirements such as dimensions, clearances, compulsory provisions and material properties. The technical Requirements of each section have been laid out in a manner so that they may serve as a veritable checklist during design and site review.



1.6 Drawing Conventions

Architects and consultants must ensure that design aspects of the accessibility standards are called out and clearly delineated on drawing sets as applicable. This includes, but is not limited to, features such as new and existing door widths, paths of travel, clearances and turning diameters. When various standards are used (i.e. O.B.C. vs. TCHC Standards), these should be differentiated on the drawing by label. This allows for a more effective compliance review of drawings and existing conditions.

2 Exterior

2.1 Exterior Paths of Travel

2.1.1 Exterior Accessible Path of Travel

Functional Goal:

Tenants and their visitors can move through the site independently to access parking, passenger drop-off areas, and entrances, as well as all common-space exterior amenities and areas.

Elements of Accessibility:

- Accessible routes are provided throughout the site giving access to all entrances and amenities.
- All routes are accessible to everyone.
- Routes are configured to accommodate larger wheelchairs and other types of mobility devices.
- Curb cuts are provided and consistently configured at all locations where pedestrian routes intersect with vehicular routes.
- Amenities encountered along accessible routes, such as gates and picnic tables, are accessible to and usable by everyone.
- Obstacles along accessible routes are cane-detectable.
- Signage is provided along accessible routes that is visible, reachable and usable by everyone.

Related Sections:

- 2.1.2 Rest Areas
- 2.1.3 Handrails
- 2.1.4 Guards
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.2.1 Depressed Curbs and Curb Ramps
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage



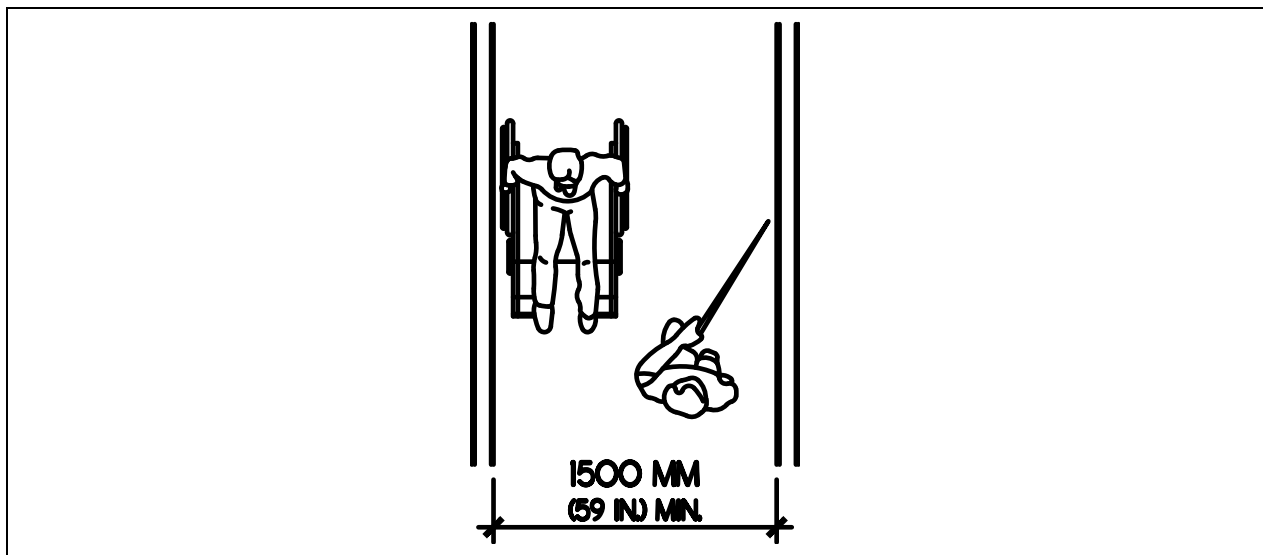
Technical Requirement(s):

ID	Requirement(s)	A	B
1	All exterior paths of travel elements are to comply with TCHC accessibility requirements for: .1 ramps (See Ramps & Ramp Handrails), .2 stairs (See Stairs), .3 curb ramps, .4 depressed curbs, .5 accessible signage and way finding, and .6 rest areas.		
2	Accessible pathways are to be hard-surface throughout the site to accommodate anyone using a mobility device (e.g., a cane, walker, wheelchair, scooter) and minimizes injuries from falls.		

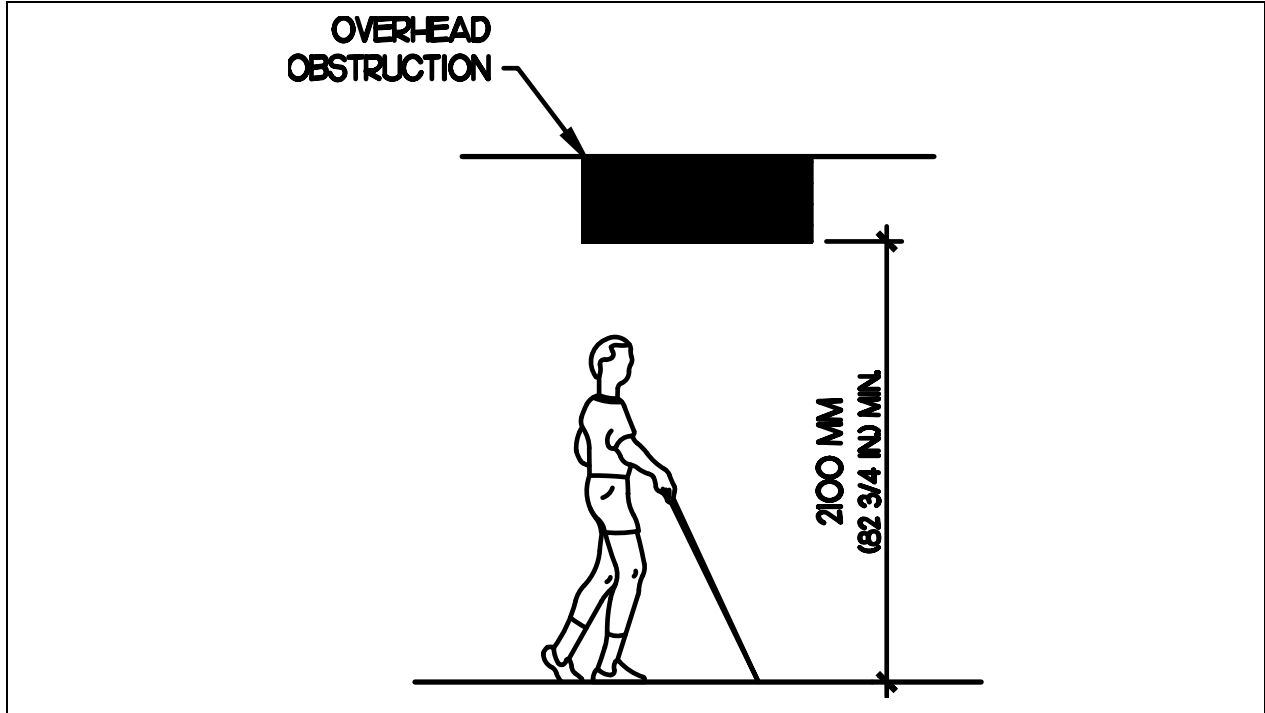


ID	Requirement(s)	A	B
3	<p>New or redeveloped, exterior paths of travel must:</p> <ul style="list-style-type: none"> .1 Meet minimum clear width of 1500 mm (59 in.) and clear height of 2100 mm (82 3/4 in.), .2 Have cane detectability requirements for head room obstructions, .3 Meet maximum running slope ratios (no greater than 1:20 (5%) and cross slopes no greater than 1:50 (2%)), .4 Have a firm, stable and slip-resistant surface, .5 Meet restrictions on the size of surface, openings (must not allow passage of an object that has a diameter of more than 13 mm (1/2 in.)), and orient elongated openings perpendicular to the direction of travel, and .6 Accessible pathways are to be hard-surface throughout the site to accommodate anyone using a mobility device (e.g., a cane, walker, wheelchair, scooter) and minimizes injuries from falls. 		
4	Provide accessible height and knee clearances at tables (e.g., picnic tables) and reach ranges (e.g., gate latches).		
5	Identify pedestrian routes across and along vehicle driveways with diagonal striping painted yellow. Paint to be slip-resistant.		
6	<p>Where an accessible path of travel is adjacent to a vehicular route, be separated by:</p> <ul style="list-style-type: none"> .1 a curb with a curb ramp; .2 a railing or other barrier; or .3 a tactile attention indicator surface. 		

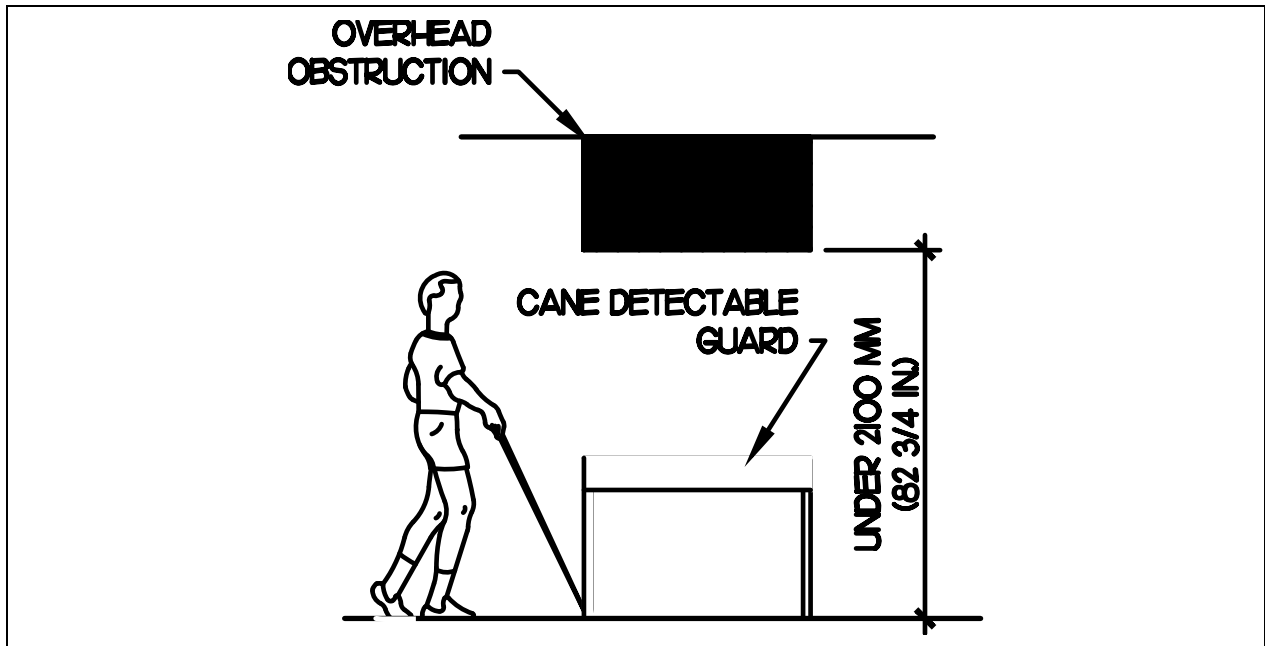
ID	Requirement(s)	A	B
7	<p>Where an accessible path of travel is adjacent to a vertical drop, edge protection or hand rails should be provided as follows:</p> <ul style="list-style-type: none"> .1 Where the drop is between 75 and 600 mm (3 – 23 5/8 in.) deep, there shall be edge protection with a minimum height of 100 mm (4 in.); and .2 If the vertical drop is greater than 600 mm (23 5/8 in.) the edge protection shall consist of a handrail that meets OBC requirements. 		



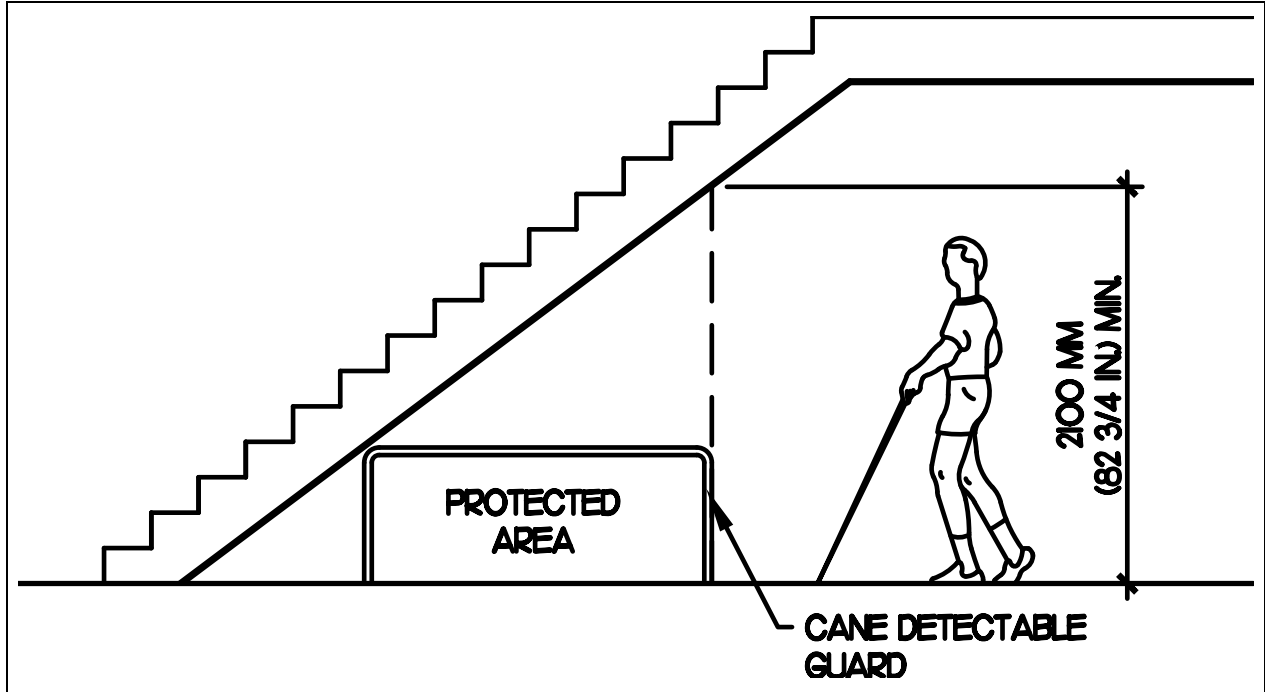
2.1.1a – Clear Width



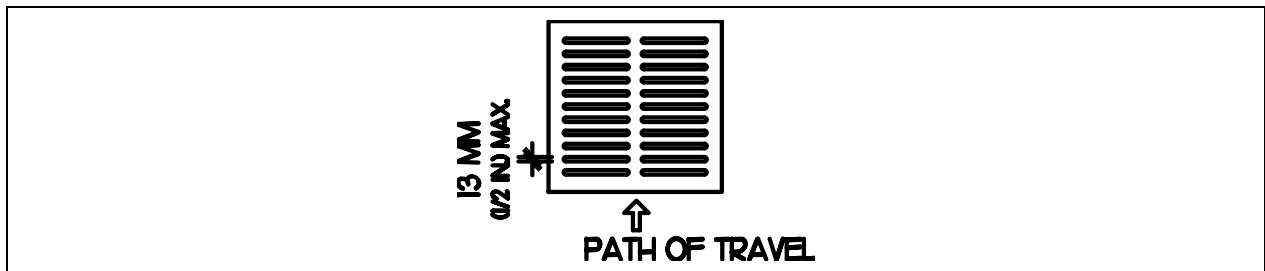
2.1.1b – Overhead Clearance



2.1.1c – Overhead Obstruction



2.1.1d – Overhead Protection



2.1.1e – Floor Grate

2.1.2 Rest Areas

Functional Goal:

Tenants and their visitors can stop and, if necessary, sit-down and rest while moving through the site.

Elements of Accessibility:

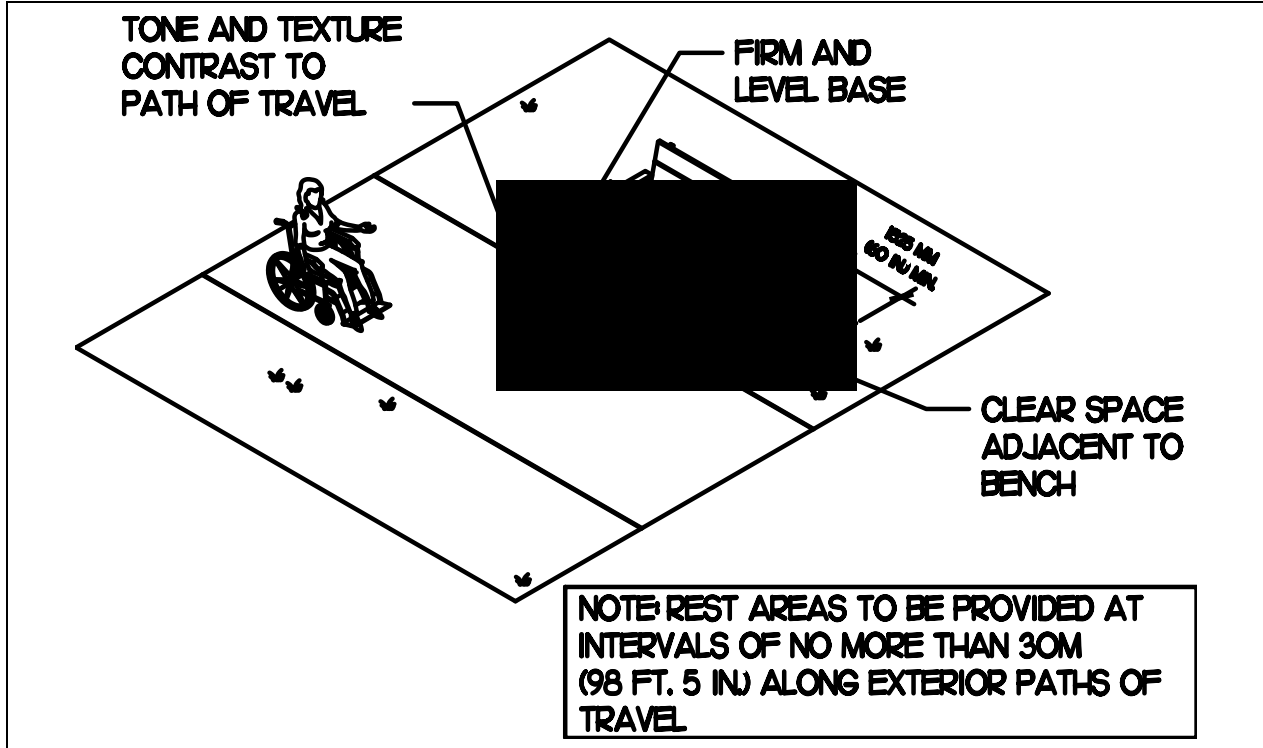
- Rest areas are provided at intervals along exterior routes.
- Rest areas are sized to accommodate larger wheelchairs and other types of mobility devices.
- Rest areas are accessible to and usable by everyone.
- Appropriately configured benches are provided within rest areas.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.4.6 Accessible Outdoor Waste Area
- 2.5.1 Benches and Seats
- 2.5.2 Waste Receptacles and Recycling Bins
- 5.1.2 Lighting for Exterior Areas not Including Roads

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Provide rest area along exterior paths of travel spaced no more than 30 m (98 ft. 5 in.) apart.		
2	Bench seating to be provided, mounted on a firm and level base, such as a concrete pad, or brick pavers. Bench to have armrests on each end, as well as back support. and backrest, armrest.		
3	Provide a clear and level area at least 1525 mm (60 in.) wide adjacent to one side of the bench within the rest area. Use distinct color contrast in ground finish, texture and tone to distinguish the rest area from the adjacent path of travel.		



2.1.2 – Rest Area

2.1.3 Handrails

Functional Goal:

Tenants and their visitors have access to handrails for safety and support on stairs and ramps, as well as other locations where handrails are beneficial.

Elements of Accessibility:

- Handrails are provided both sides of stairs and ramps, configured to be continuous at landings where possible.
- Handrails extend beyond the top and bottom of stairs and ramps.
- Handrails are visible, reachable, graspable and usable for/by everyone.

Related Sections:

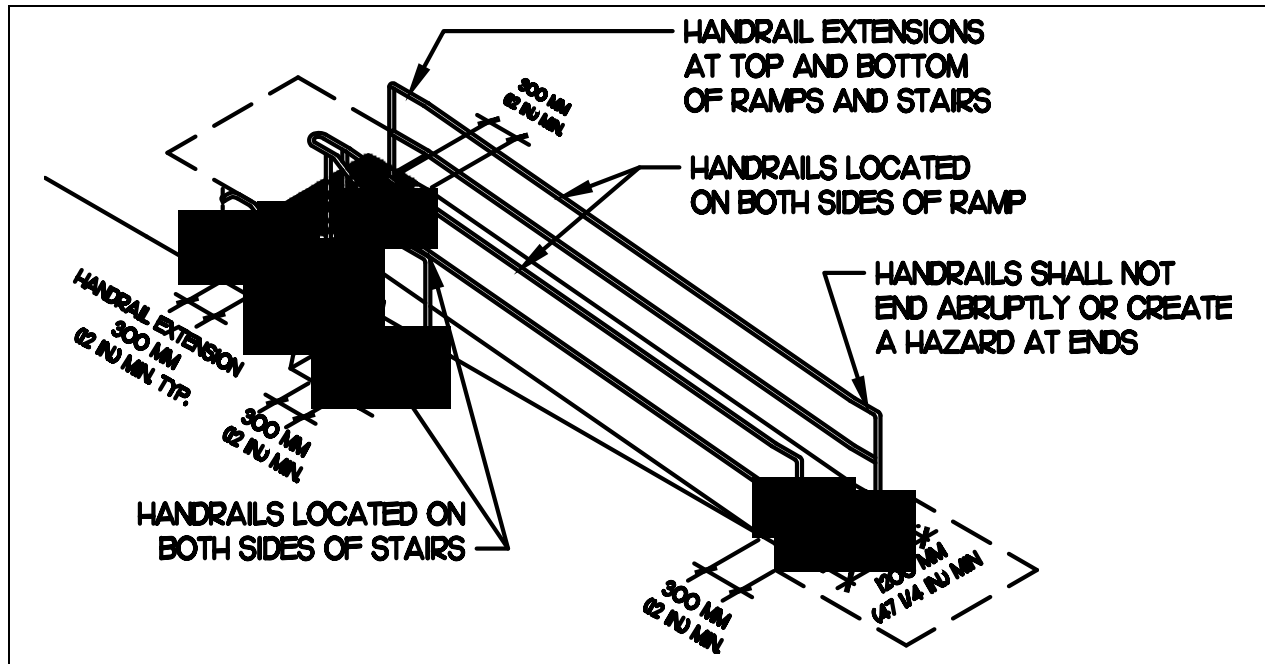
- 2.1.4 Guards
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.1.8 Weather Protection
- 2.5.4 Temporary Paths of Travel and Structures

Technical Requirement(s):

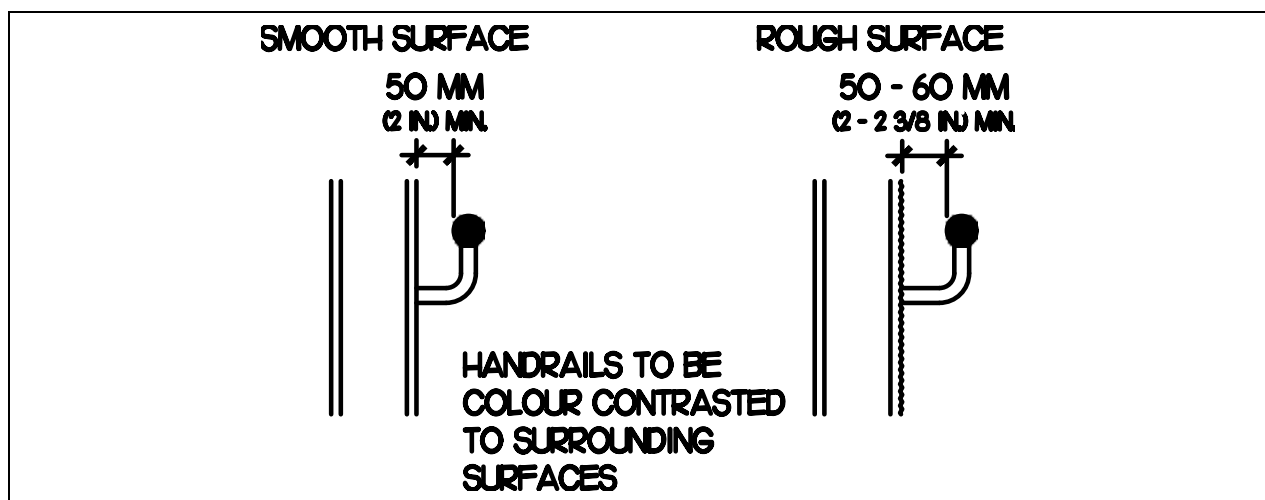
ID	Requirement(s)	A	B
1	Clear width between ramp handrails min 1200 mm (47 1/4 in.).		
2	Stair handrails to be located on both sides of stairs.		
3	Exterior handrails to be on both sides of ramp, firm and stable, not to protrude, end abruptly or create a hazard where it ends.		
4	Stair handrails to be continuous on both sides.		
5	Handrails to be circular in shape.		
6	Stair handrail clearance to a smooth wall surface to be minimum 50 mm (2 in.).		
7	Stair handrail clearance to a rough wall surface to be minimum 60 mm (2 3/8 in.).		



ID	Requirement(s)	A	B
8	Stair handrails must not to create a hazard where the railings end.		
9	Stair handrails to have distinct colour contrast with the surrounding walls.		



2.1.3a – Handrails



2.1.3b – Handrail Wall Offsets



2.1.4 Guards

Functional Goal:

Guards are provided for safety at changes in level, to prevent the likelihood of a fall.

Elements of Accessibility:

- Guards are provided at the unprotected edges of stairs, ramps and balconies, as well as at other changes in level where safety is of concern.
- Guards are high enough to prevent falls.
- Guards are configured to minimize the likelihood of climbing them.

Related Sections:

- 2.1.3 Handrails
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.1.8 Weather Protection
- 2.5.4 Temporary Paths of Travel and Structures

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Guard heights to be determined by O.B.C.		

2.1.5 Exterior Ramps

Functional Goal:

Tenants and their visitors can independently overcome changes in level along exterior paths of travel.

Elements of Accessibility:

- Exterior ramps are provided at changes in level along exterior routes.
- Ramps are sized to accommodate larger wheelchairs and other types of mobility devices.
- Running-slopes along ramps and cross-slopes at ramps are minimized.
- Landings are provided at the top and bottom of ramps, as well as at changes in direction and regular intervals along lengthy ramps.
- Handrails are provided both sides of ramps, configured to be continuous at landings where possible.
- Ramps are visible to and usable by everyone.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.3 Handrails
- 2.1.4 Guardrails
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.5.4 Temporary Paths of Travel and Structures
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.6 Tactile Surface Indicators

Technical Requirement(s):

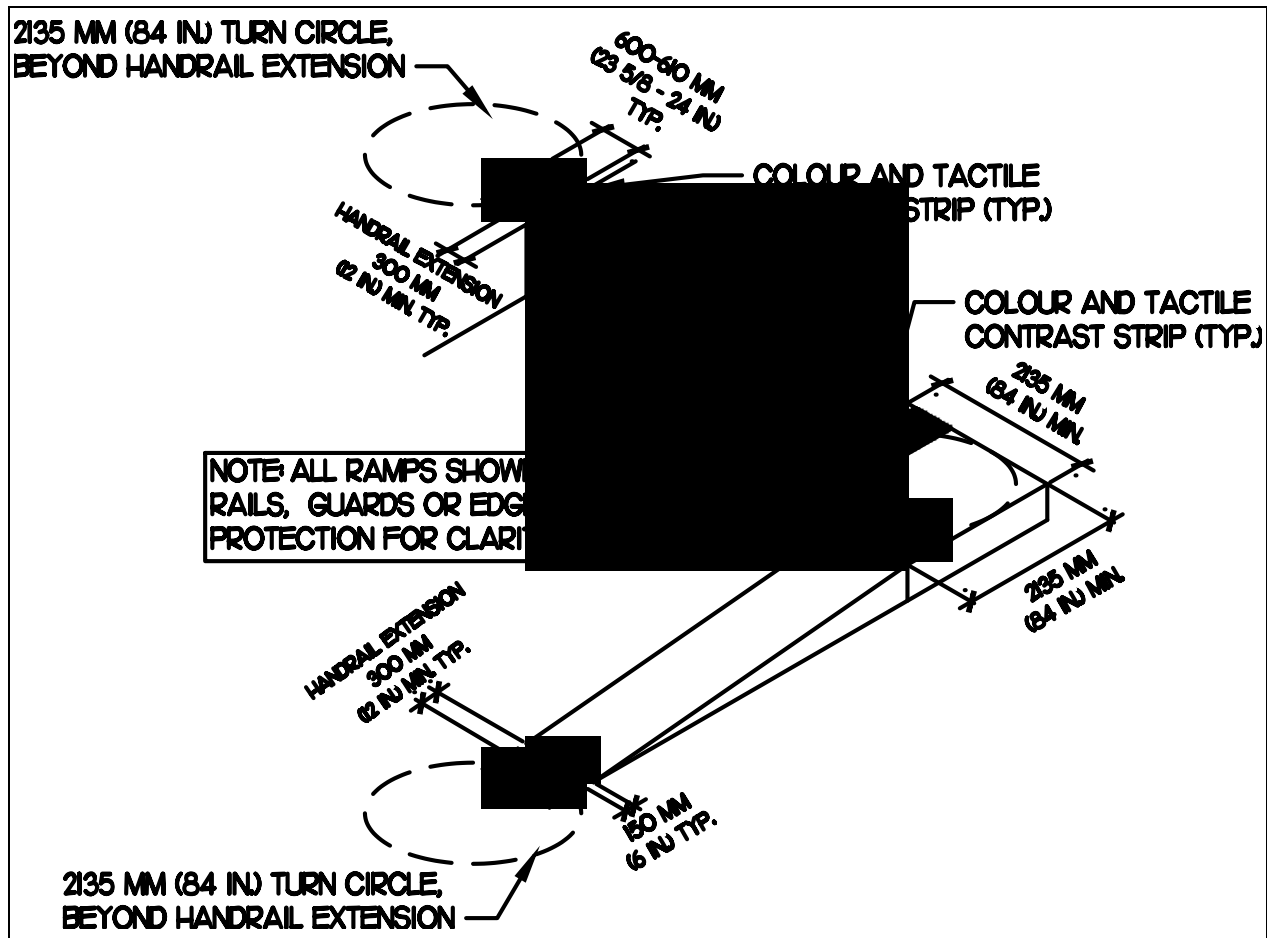
ID	Requirement(s)	A	B
1	Ramps to be firm, stable, have minimal glare and be wear resistant.		
2	Tactile Attention Indicator Surfaces to be provided at the top, bottom and on any landing, starting 150 mm (6 in.) from the edge of the sloped surface.		



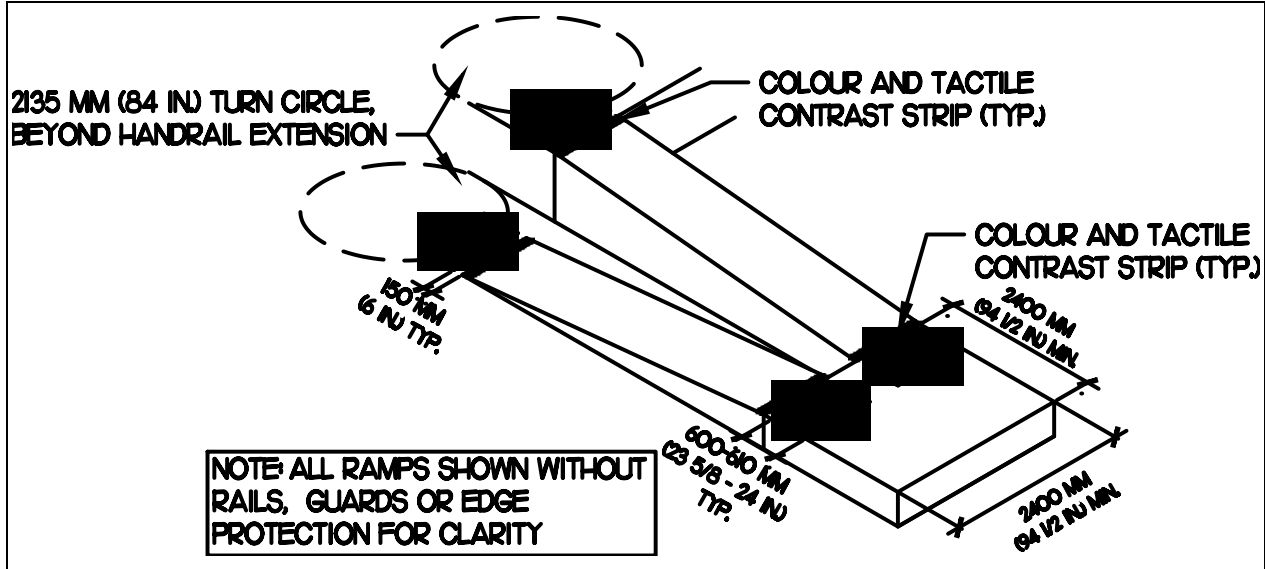
ID	Requirement(s)	A	B
3	Tactile walking surface indicators to be 600 – 610 mm (23 5/8 – 24 in.) deep, extending across the full width of the ramp.		
4	A strip 50 – 75 mm (2 – 3 in.) deep with distinct colour contrast from the surface of the ramp to be provided on the sloped surface at the top and bottom of each ramp segment, extending the full width of the ramp.		
5	Drainage incorporated to minimize water on ramp.		
6	No grate on ramp.		
7	Ramp lighting shall comply with Section 5.1.1.		
8	Turn diameter 2135 mm (84 in) at top and bottom of ramp, and changes in direction less than 180 degrees. <i>Exception: existing builds only, where structurally prohibitive.</i>		
9	Ramps shall be sloped no steeper than 1:15 (6.7%). <i>Exception: existing builds only, where structurally prohibitive.</i>		
10	The cross slope of ramps shall never be steeper than 1:50 (2%).		
11	Ramps to have a minimum clear width of 1200 mm (47 1/4 in.) between handrails.		
12	To avoid the need to make an immediate 90 degree turn, a clear space, flared at 45 degrees, to be provided beyond the bottom of ramps.		
13	Landing at 180 degree turn min 2400 x 2400 mm (94 1/2 x 94 1/2 in.).		
14	Ramp edge protection extend to within 100 mm (4 in.) of end of ramp. Edge protection to consist of either: <ul style="list-style-type: none"> .1 A curb with a minimum height of 100 mm (4 in.); or .2 A raised barrier or rail with its lower edge not more than 100 mm (4 in.) from the ramp or landing surface. 		



ID	Requirement(s)	A	B
15	Be made of non-slip surface.		
16	Handrail size and wall clearances shall comply with 2.1.3 Handrails.		
17	Handrails shall have distinct colour contrast with adjacent surfaces and background environments.		



2.1.5a – 90 Degree Ramp



2.1.5b – 180 Degree Ramp

2.1.6 Exterior Stairs

Functional Goal:

Ambulant tenants and their visitors can overcome changes in level along exterior paths of travel. Tenants and their visitors can independently comfortably and safely use exterior stairs.

Elements of Accessibility:

- Stairs are provided at changes in level along exterior routes.
- Stair treads and risers are configured for comfort and safety.
- Landings are provided at the top and bottom of stairs, as well as at changes in direction and regular intervals along lengthy stair systems.
- Handrails are provided both sides of stairs, configured to be continuous at landings where possible.
- Stairs are visible to and usable by everyone.
- Stair systems incorporate tactile attention indicators and distinct colour contrast features to enhance safety.

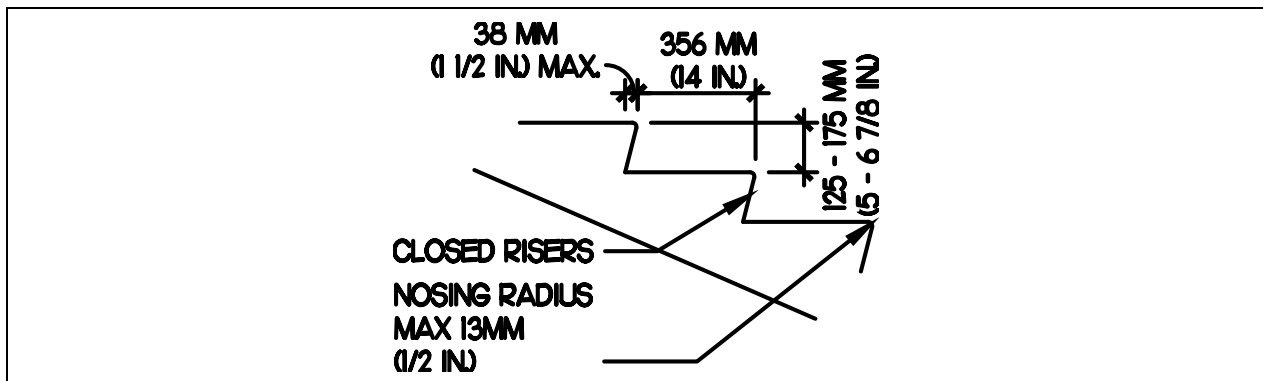
Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.3 Handrails
- 2.1.4 Guardrails
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.5.4 Temporary Paths of Travel and Structures
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage
- 5.2.6 Tactile Surface Indicators

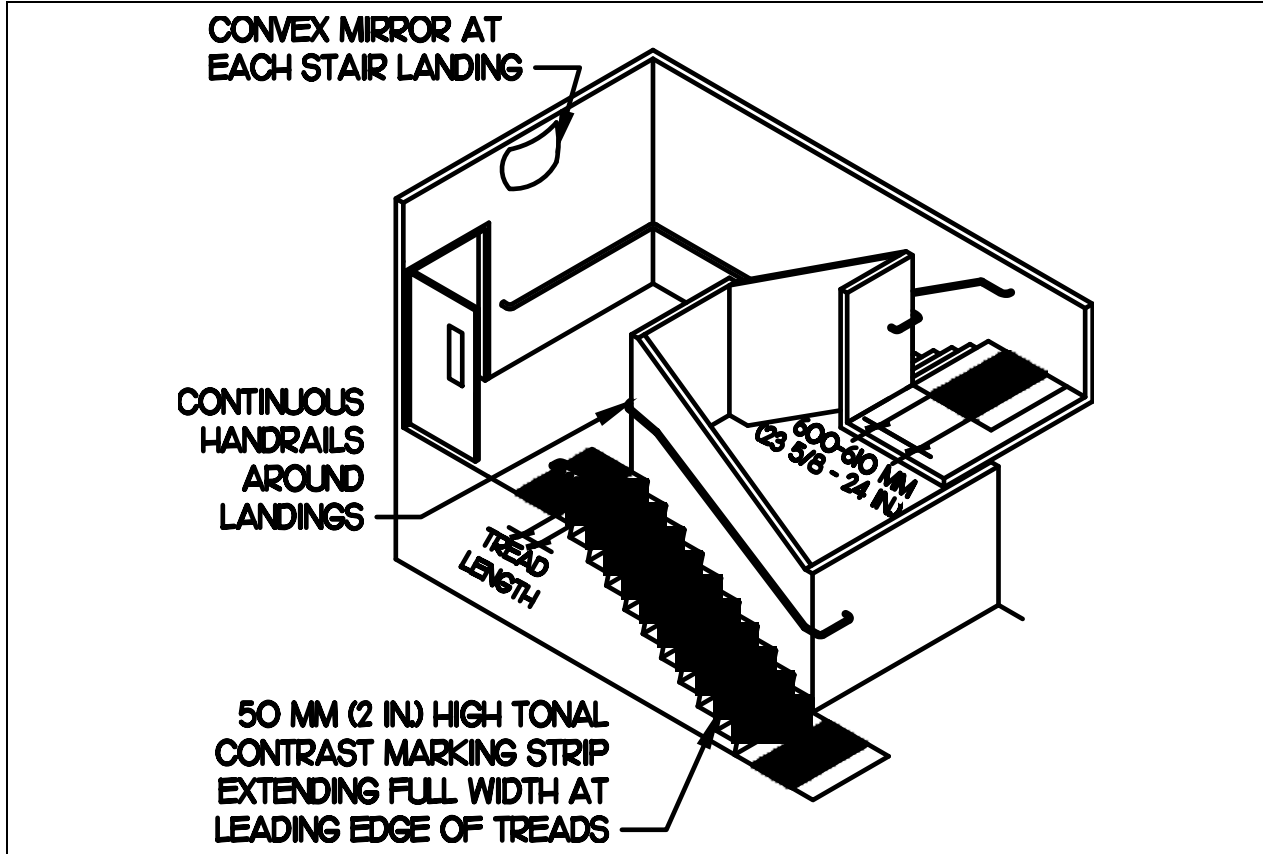
Technical Requirement(s):

ID	Requirement(s)	A	B
1	Rise – minimum 125 mm (5 in.) and max 175 mm 6 7/8 in.).		
2	Run – 356 mm (14 in.) in common areas except exit stairs.		
3	Stair lighting shall comply with Section 5.1. Lighting.		
4	No open risers permitted.		

ID	Requirement(s)	A	B
5	Nosing projection max 38 mm (1 1/2 in.).		
6	Nosing curvature radius max 13 mm (1/2 in.).		
7	No abrupt undersides to stair nosing permitted.		
8	Horizontal marking strip depth 50 mm (2 in.).		
9	Horizontal marking strip to be located at the leading edge of the tread, have distinct colour contrast to the surface of the tread, and to extend the full width of the tread.		
10	Tactile walking surface indicators to be located at top, bottom, and all landings.		
11	Tactile Attention Indicator Surfaces be 600 – 610 mm (23 5/8 – 24 in.) deep, extending across the full width of the stair, starting one tread length back from riser.		



2.1.6a – Stair Dimensions



2.1.6b – Stairs



2.1.7 Exterior Accessible Paths - Safety and Security

Content under development. Design of safety and security elements for exterior accessible paths to be approved by TCHC Design and Engineering.

2.1.8 Weather Protection

Functional Goal:

Tenants and their visitors can safely access and use the front entrance into the building, while protected from inclement weather.

Related Sections:

2.1.1 Exterior Accessible
Path of Travel
3.2.1 Entrances
3.2.2 Canopies at
Entrances

Elements of Accessibility:

- The front entrance is protected from the effects of wind, rain snow, ice and intense sun.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	The front entrance to the building must feature elements/strategies to mitigate the effects of wind, rain snow, ice and intense sun.		
2	Wind barriers, where appropriate, to be made of aluminum frame with tempered clear glass with visual markers.		



2.1.8 – Example of an Exterior Windscreen



2.2 Exterior Pedestrian Crossings and Signals

2.2.1 Depressed Curbs and Curb Ramps

Functional Goal:

Tenants and their visitors can safely and efficiently move from a pedestrian route to a vehicular roadway and are aware of the transition.

Elements of Accessibility:

- Curb ramps are strategically placed at changes in level between pedestrian routes and vehicular roadways.
- Curb ramps are aligned at pedestrian crossings.
- Curb ramps are sized to accommodate larger wheelchairs and other types of mobility devices.
- Running-slopes along curb ramps and cross-slopes at curb ramps are minimized.
- Level space is provided at the top and bottom of curb ramps.
- Curb ramps are visible to and usable by everyone.
- Curb ramps incorporate tactile attention indicators and distinct colour contrast features to enhance safety.

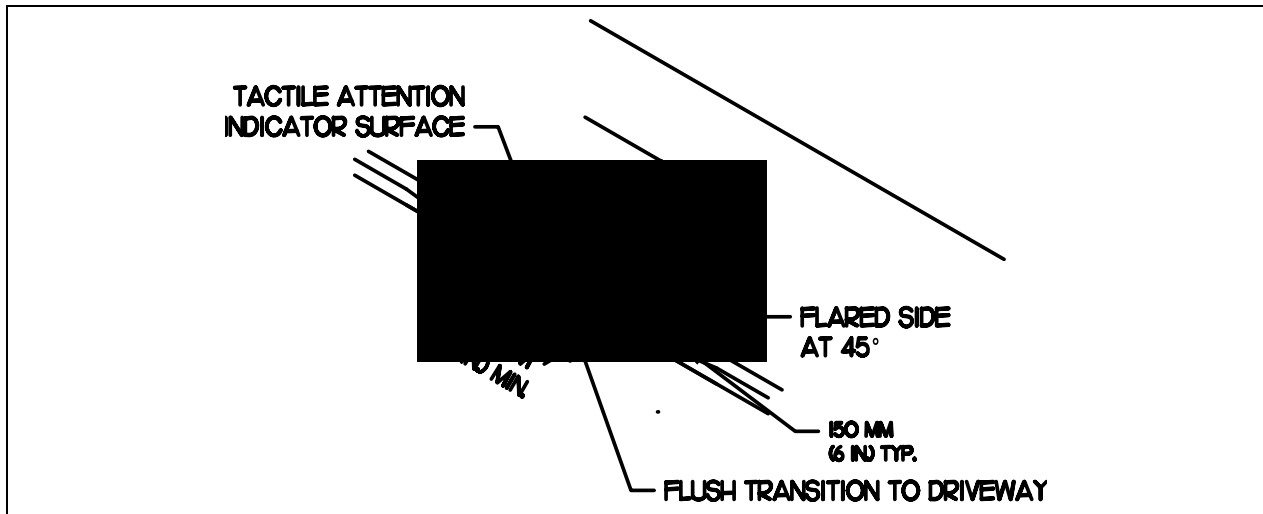
Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.3.1 Off Street Parking or Parking Lots
- 2.3.2 Passenger Loading Zones and Lay-Bys for Vehicles
- 2.5.4 Temporary Paths of Travel and Structures
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage
- 5.2.6 Tactile Surface Indicators



Technical Requirement(s):

ID	Requirement(s)	A	B
1	Front entrance driveways are to have a curb-cut at least 5375 mm (17 ft. 8 in.) in length, for Wheel-Trans drop-off. Curb cut to be located as close as possible to the building front entrance.		
2	Curb ramps must be 1675 mm (66 in.) wide flat to be sloped flush to driveway terminated and splayed at 45 degrees.		



2.2.1 – Curb Ramp

2.3 Parking, Vehicular Arrival and Departure Area

2.3.1 Off Street Parking or Parking Lots

Functional Goal:

Tenants and their visitors can park close to and accessible building entrance and access the entrance without travelling along vehicular routes.

Elements of Accessibility:

- Accessible tenant parking spaces are located as close as possible to an accessible tenant entrance.
- Accessible visitor parking spaces are located as close as possible to the principle entrance.
- Remote-control access is provided at controlled-access vehicle entrances into parking areas.
- Access aisles are provided beside accessible parking spaces.
- Accessible parking spaces and their access aisles are sized to accommodate larger wheelchairs and other types of mobility devices.
- Ground slopes at parking spaces are no more than is required for drainage.
- Routes from accessible parking spaces to accessible entrances are sized to accommodate larger wheelchairs and other types of mobility devices.
- Routes from accessible parking spaces to accessible entrances do not require persons who use mobility devices to traverse along vehicle driveways or pass behind parked cars.
- Doors along routes from accessible parking spaces into the building are equipped with automatic door operators.

Related Sections:

2.1.1 Exterior Accessible Path of Travel

2.1.7 Exterior Accessible Paths – Safety and Security

2.2.1 Depressed Curbs and Curb Ramps

5.1.2 Lighting for Exterior Areas not Including Roads

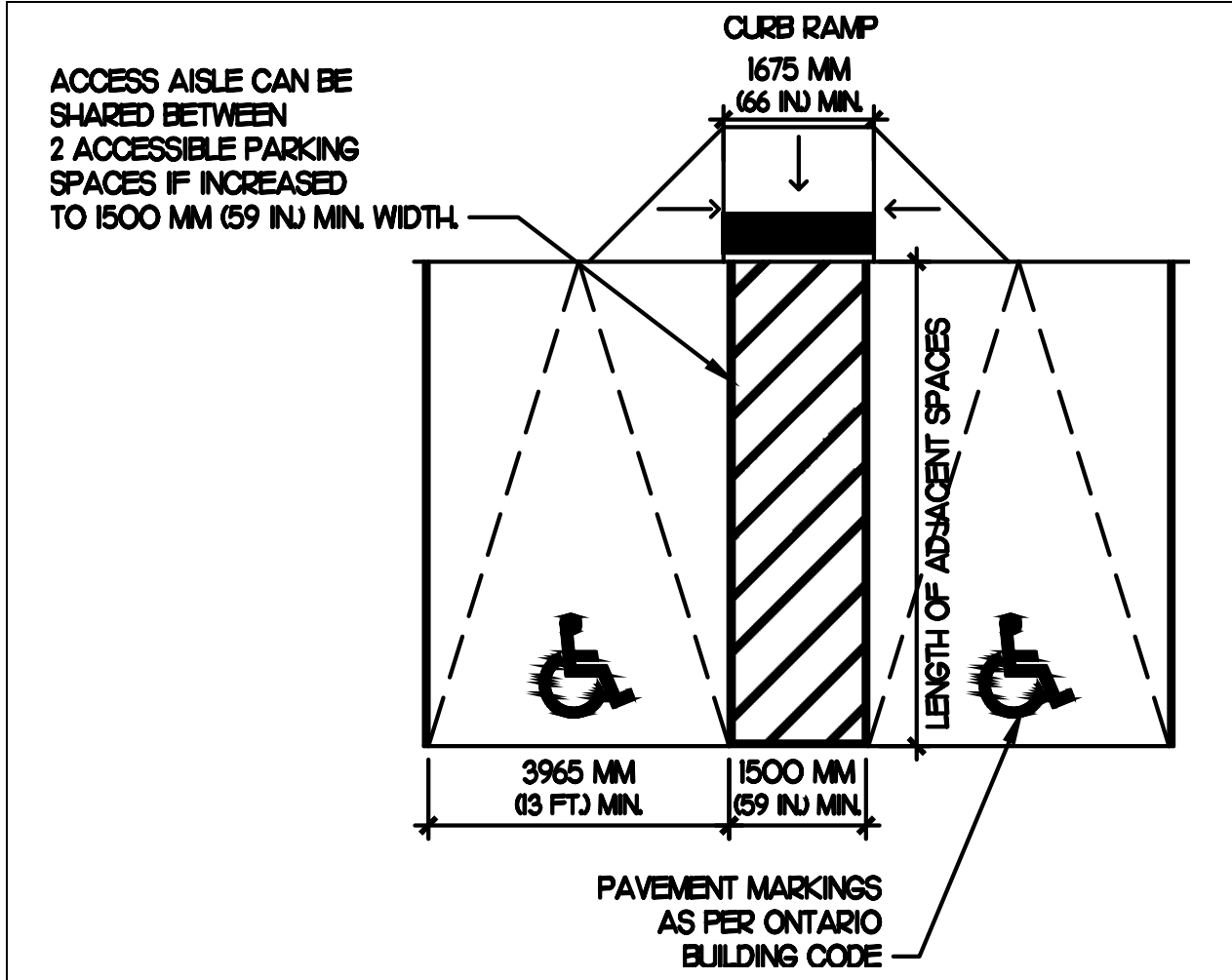
5.2.1 Wayfinding and Signage

5.2.6 Tactile Surface Indicators

- Accessible parking spaces are appropriately illuminated and are monitored through CCTV cameras.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Garage drive-up to have remote installed.		
2	Accessible parking spaces to be located closest to elevator door (no more than 30 m (98 ft. 5 in.) to the accessible entrance).		
3	Accessible parking space to be a minimum of 3965 mm (13 ft. 0 in.) wide with an adjacent clear pedestrian aisle at least 1500 mm (59 in.) wide. Where 2 accessible spaces are adjacent, the aisle can be shared. This standard is to be compared to the applicable by-laws determined by building location and the larger of the two should govern.		
4	Garage lighting shall comply with Section 4.1.1.		
5	All doors between the elevator and parking spaces to be equipped with Automatic Door Operators (ADO).		
6	Marking of accessible parking spaces to be per OBC.		
7	CCTV cameras to be installed, sufficient to monitor entire garage area including the accessible parking spaces.		



2.3.1 – Accessible Parking

2.3.2 Passenger Loading Zones and Lay-Bys for Vehicles

Functional Goal:

Tenants and their visitors can be safely and conveniently dropped-off or picked-up, close to the main entrance of the building.

Elements of Accessibility:

- A passenger loading zone and layby are provided, located close to principle building entrances.
- Passenger loading zones and their access aisles are sized to accommodate larger wheelchairs and other types of mobility devices.
- Slopes at passenger loading zones and laybys are no more than required for drainage.
- Passenger loading zones incorporate curb ramps or dropped curbs at changes in level between access aisles at passenger loading zones and adjacent pedestrian pathways.
- Curb ramps and/or dropped curbs at passenger loading zones incorporate tactile attention indicators and distinct colour contrast features to enhance safety.
- Routes from accessible parking spaces to accessible entrances are sized to accommodate larger wheelchairs and other types of mobility devices.
- Conditioned waiting areas are available for in close-proximity to and within line-of-sight of passenger loading zones.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.2.1 Depressed Curbs and Curb Ramps
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage
- 5.2.6 Tactile Surface Indicators



Technical Requirement(s):

ID	Requirement(s)	A	B
1	Buildings without driveways to Front Entrances: Toronto Community Housing will work with the City of Toronto to provide a drop-off zone directly in front of the building front entrance. The drop-off zone must be wide enough to allow the full length of TTC Wheel-Trans buses (buses are 8535 mm (28 ft. 0 in.) long and 2440 (8 ft. 0 in.) wide) to be parallel to the curb and must allow for the bus to be close enough to the curb to provide space to discharge the ramp from bus to curb. Concrete from the sidewalk to the back of the curb 1525 mm (60 in.) wide.		
2	All buildings that are designated for Seniors and buildings with more than 150 units or 150 by combination of building units and townhouses will have two accessibility drop-off zone spaces. All other buildings will have one drop-off zone. All building drop-off zones will provide enough space for Emergency Vehicles to pass without obstruction as required to meet fire route requirements. <i>Exception: existing builds only, where restricted by property size.</i>		
3	Clearance from pavement to underside of any ceiling structure or hanging object to be at least 3000 mm (118 in.) at the passenger pick-up area and along the vehicular route from the site entrance.		
4	1200 mm (47 1/4 in.) high bollards are to be provided at passenger loading zones, spaced 1525 mm (60 in.) apart. The colour of bollards to be yellow.		



ID	Requirement(s)	A	B
5	Driveways at Wheel-trans drop-off areas to be configured to allow a fire truck to use the designated fire route, without the need for Wheel-trans vehicles to move.		

2.4 Outdoor Amenities

2.4.1 Outdoor Eating and Picnic Areas

Functional Goal:

Tenants and their visitors can access and use outdoor eating and picnic areas. A choice of accessible picnic tables is provided.

Elements of Accessibility:

- Accessible picnic tables are provided at accessible locations within outdoor eating areas that have picnic tables.
- Accessible benches tables are provided at accessible locations within outdoor amenity areas that have benches.

Technical Requirement(s):

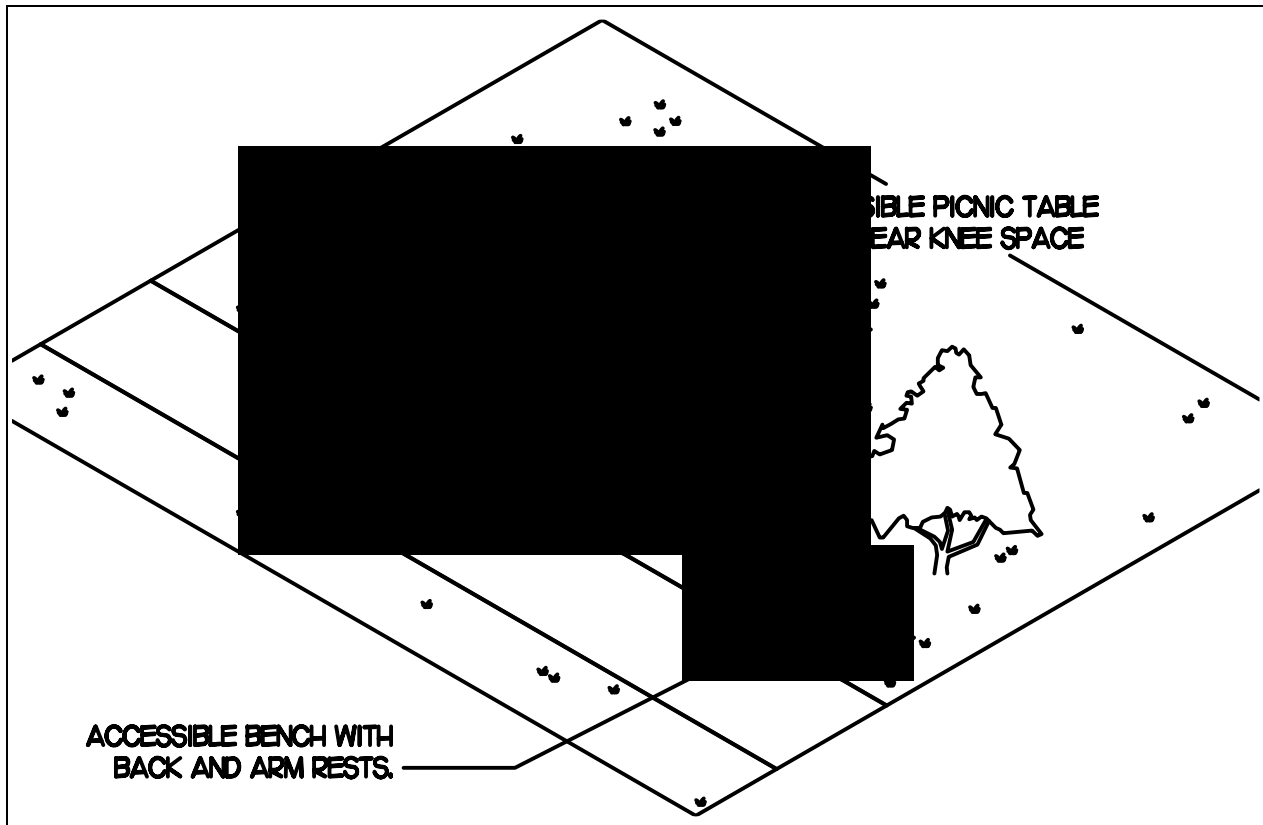
ID	Requirement(s)	A	B
1	Provide accessible picnic tables.		
2	Ground surface at picnic tables to be smooth, level, slip-resistant and free from glare.		
3	The clear space around all sides of picnic tables to be at least 2000 mm (78 3/4 inches) wide.		
4	Provide accessible benches with backrests and armrests that are strategically placed throughout the site, preferably located in the shade.		
5	Provide accessible height and knee clearances at tables (picnic tables) and reach ranges (e.g., gate latches).		

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Areas
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.1.8 Weather Protection
- 2.4.6 Accessible Outdoor Waste Area
- 2.5.1 Benches and Seats
- 2.5.2 Waste Receptacles and Recycling Bins
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage



ID	Requirement(s)	A	B
6	Board game tables are to be accessible for people using mobility aids.		



2.4.1 – Eating and Picnic Areas

2.4.2 Accessible Gardens

Functional Goal:

Tenants can access and use garden spaces easily and comfortably.

Elements of Accessibility:

- Raised garden beds are provided, appropriately configured for both a forward and parallel approach.
- Garden sheds and raised garden beds are located on an accessible path of travel.
- Accessible routes to and within gardens are sized to accommodate larger wheelchairs and other types of mobility devices.
- Garden sheds and raised planting beds are sized to accommodate larger wheelchairs and other types of mobility devices.
- Access to a source of water for watering gardens is provided.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.4.6 Accessible Outdoor Waste Area
- 2.5.2 Waste Receptacles and Recycling Bins
- 4.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

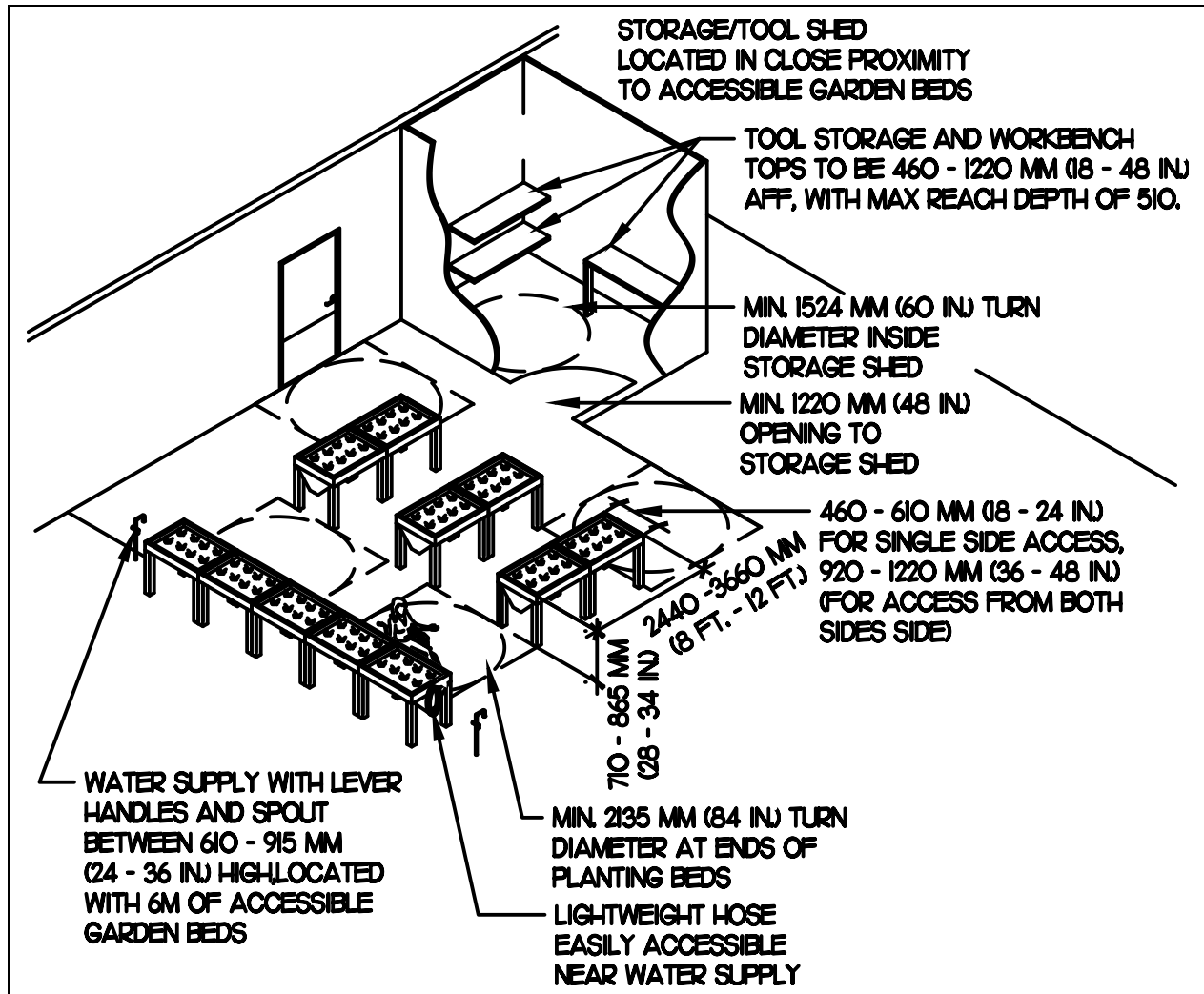
Technical Requirement(s):

ID	Requirement(s)	A	B
1	Planters are to be located close to accessible (roof) entrances, tool storage, and adjacent to a water station.		
2	The access pathway to the planters should be flat, firm and stable.		
3	Turning diameter of 2135 mm (84 in.) to be maintained and the minimum dimensions for accessible pathways should be 1220 mm (48 in.).		

ID	Requirement(s)	A	B
4	Water should be placed at or close to garden beds (within 6100 mm (20 ft.) of each one), should come out of raised spot 610 – 920 mm (24 – 36 in.); a lightweight hose should be easily accessible, and hand levers should be used.		
5	The tool shed should be located as close as possible to the accessible beds and have level, solid surface pathways leading to it.		
6	For wheelchair access within a general shed, the doors must be at least 1220 mm (48 in.). You should allow a minimum of 1525 mm (60 in.) inside to allow for a 360° turn. Tools and workbench tops should be stored no higher than 1120 - 1220 mm (44 – 48 in.) and no lower than 460 mm (18 in.), reach depth should not exceed 510 mm (20 in.) with no obstruction in front.		
7	Accessible garden beds are to be designed for both a forward and parallel approach.		
8	50% garden beds are to be accessible.		
9	<p>Recommend dimensions of accessible raised bed plots:</p> <ul style="list-style-type: none"> .1 maximum depth of 760mm (30 in.) although smaller depths are advantageous when approachable from one side, or for users with shorter arm reach; .2 length between 1015 – 1040 mm (40 – 41 in.) for individual units, which can be placed side by side for longer configurations of up to 2440 – 3660 mm (8 ft. – 12 ft.) .3 maximum height of 865 mm (34 in.) at upper edge; .4 clear knee space of at least 920 mm (36 in.) wide, 736 mm (29 in.) high at front edge; and, 		



ID	Requirement(s)	A	B
	.5 clear toe space of 920 mm (36 in.) wide, 600 mm (23 5/8 in.) deep, and 356 mm (14 in.) high.		



2.4.2 – Rooftop Garden

2.4.3 Accessible Playgrounds

Functional Goal:

Tenants and their children can access and play in all areas of a playground.

Elements of Accessibility:

- Routes to and within playgrounds are accessible.
- Children’s playgrounds include integrated accessible features and elements.
- The design of playgrounds is informed through public consultations (as required by AODA regulation).
- Accessible play equipment is accessible to and usable by everyone.
- Playgrounds incorporate accessible seating areas for parents/caregivers, in locations that facilitate supervision.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Areas
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.1.8 Weather Protection
- 2.4.6 Accessible Outdoor Waste Area
- 2.5.1 Benches and Seats
- 2.5.2 Waste Receptacles and Recycling Bins
- 5.1.2 Lighting for Exterior Areas not Including Roads
- 5.2.1 Wayfinding and Signage

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Activity spaces for tenants and kids are to be centrally located.		
2	Board game tables are to be accessible for people using mobility aids.		

ID	Requirement(s)	A	B
3	As per community needs based on consultation, available budget and site characteristics (location, opportunities and restrictions), new kids playgrounds are to be designed in compliance with CAN/CSA Z614-07, ANNEX-, as well as redeveloping the existing playgrounds to create accessible places to enhance the area/play space for all users, regardless of ability.		
4	Accessible path of travel is to be at least 1500 mm (59 in.) wide, connecting the playground with access elements such as sidewalks and parking lots. Providing accessible walkways will also help children and caregivers with disabilities move into the play areas and between play equipment.		
5	Provide exterior paths of travel from the accessible building entrance to the kids playground entry that are firm, stable, slip-resistant and meet the height and width requirements of (minimum 1500 mm (59 in.) in width and 2100 mm (82 3/4 in.) in height).		
6	Minimize the change in elevation from the exterior path of travel to the firm, stable and impact-absorbing surface so that there is a smooth transition for children with disabilities between the two surfaces (i.e., no speed bump or barrier to access, provide depressed curbs or curb cuts).		
7	Consider providing at least one accessible seating area so that a caregiver with a disability can comfortably observe their child.		
8	Install benches with backs and armrests that are strategically placed throughout and surrounding the space, preferably in a shaded area in compliance with Section 2.5.1.		

ID	Requirement(s)	A	B
9	Design considerations – A seating area with a bench should extend approximately 1500 mm (59 in.) beyond the end of the bench and be a minimum of 1220 mm (48 in.) deep, to accommodate an individual using a mobility device.		
10	Entry points into play spaces should be a minimum of 1000 mm (39 3/8 in.) to allow a mobility device to gain entry, while excluding larger vehicles not considered appropriate for this purpose.		
11	Accessible entrance/outlet points from the accessible route along the perimeter boundary of the playground.		
12	Accessible routes connecting the playground to adjacent sidewalks and community centre facility.		
13	Ensure that the accessible play structures are integrated into the plan for the entire site.		
14	Provide an orientation path and wayfinding with easily perceptible information.		
15	Ensure fencing/containment does not increase barriers. Instead it should provide a sense of comfort for both children and caregivers. Fencing also supports those supervising multiple children, eases concerns over nearby road traffic, etc.		
16	Provide sight lines for supervision. Aim to minimize distance from park entry or parking lot to play space.		
17	A minimum of 20% of features incorporated shall be accessible. Examples of accessible features: <ul style="list-style-type: none"> .1 Play counters, .2 Crawl tubes/tunnels, .3 Sand tables, .4 Ramps connecting components, and .5 Interactive/sensory components. 		
18	Pathways to, and throughout the play space, should provide circulation/access to all spaces/equipment.		



ID	Requirement(s)	A	B
19	Warning signs are to be installed where play surfaces containing allergens, such as latex.		



2.4.4 Accessible Outdoor Community Spaces

Content under development. Design of accessible outdoor community spaces to be approved by TCHC Design and Engineering.

2.4.5 Accessible Roofscapes

Content under development. Design of accessible roofscapes to be approved by TCHC Design and Engineering.

2.4.6 Accessible Outdoor Waste Area

Content under development. Design of accessible outdoor waste areas to be approved by TCHC Design and Engineering.

2.4.7 Accessible Outdoor Pools

Content under development. Design of accessible outdoor pools to be approved by TCHC Design and Engineering.

2.5 Exterior Furnishings, Equipment and Street Elements

2.5.1 Benches and Seats

Functional Goal:

Tenants and visitors have convenient seating options along pathways and through the site.

Elements of Accessibility:

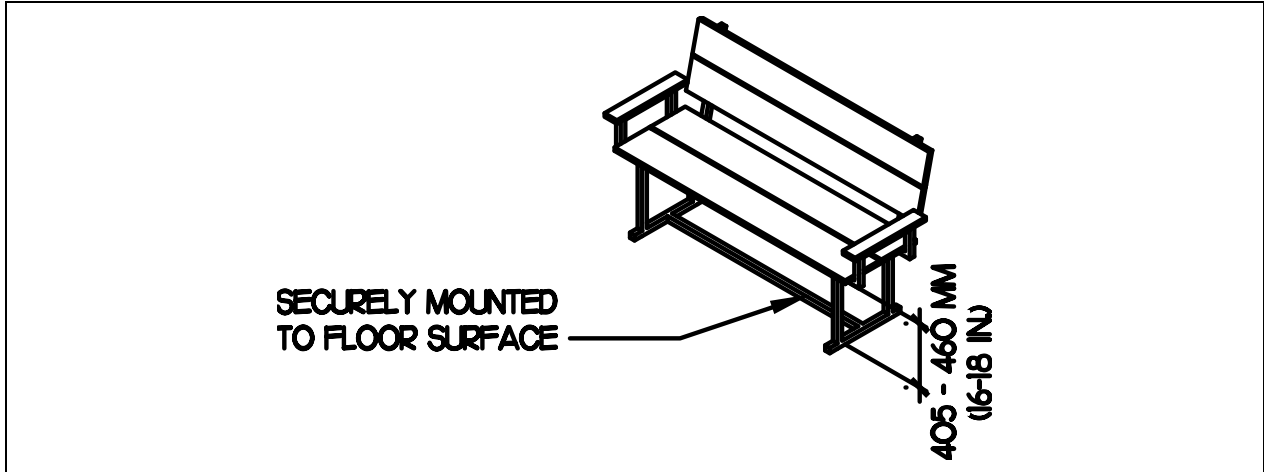
- Benches are located on accessible routes.
- Benches and seats are stable and have backrests and armrests.
- Seat-height facilitates sitting and rising.

Related Sections:

2.1.1 Exterior Accessible Path of Travel
2.1.2 Rest Areas
5.1.2 Lighting for Exterior Areas not Including Roads

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Provide accessible benches with backrests and armrests that are strategically placed throughout the site, preferably located in the shade.		
2	Benches to be mounted to floor.		
3	Benches to have arms on both sides of benches.		
4	Benches to have seat height at 405 – 460 mm (16 – 18 in.) above ground.		



2.5.1 – Accessible Bench

2.5.2 Waste Receptacles and Recycling Bins

Functional Goal:

Tenants and visitors can access waste receptacles and recycling bins.

Elements of Accessibility:

- Waste receptacles and recycling bins are located on accessible routes.
- Opening and/or lid are reachable from a standing or seated position.
- Waste receptacles and recycling bins are visible, reachable, and usable for/by everyone.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Areas
- 2.4.6 Accessible Outdoor Waste Area
- 5.1.2 Lighting for Exterior Areas not Including Roads

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Provide waste receptacles and recycling bins which are accessible to persons using various mobility aids and to be permanently located to one side of path of travel as not to encroach on walkway width.		



2.5.3 Bicycle Racks, Scooter Storage and Lock-up Areas

Content under development. Design of bicycle racks, scooter storage and lock-up areas to be approved by TCHC Design and Engineering.

2.5.4 Temporary Paths of Travel and Structures

Content under development. Design of temporary paths of travel and structures to be approved by TCHC Design and Engineering.



3 Interior

3.1 Interior Paths of Travel

3.1.1 Aisles, Corridors and Hallways

Functional Goal:

Tenants and their visitors can move through the building independently and can access their units, as well as all common-space facilities.

Elements of Accessibility:

- Accessible routes are provided throughout the building, providing access to all units and amenities.
- All routes are accessible to everyone.
- Routes are configured to accommodate larger wheelchairs and other types of mobility devices.
- Appropriately sized clear and level floor space is provided at doors along routes.
- Amenities encountered along accessible routes, such as mailboxes and notice boards, are accessible to and usable by everyone.
- Obstacles along accessible routes are cane-detectable.
- Signage is provided along accessible routes that is visible, reachable and usable by everyone.

Related Sections:

- 3.1.2 Unobstructed Passing Areas and Rest Areas
- 3.1.3 Interior Stairs and Steps
- 3.1.4 Interior Ramps
- 3.2.1 Entrances
- 3.2.6 Doors and Doorways
- 3.2.9 Thresholds
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Accessible routes shall be at least 1500 mmm (59 inches) wide.		

3.1.2 Unobstructed Turning and Passing Areas

Functional Goal:

Tenants and their visitors can move through the building independently and can access their units, as well as all common-space facilities.

Elements of Accessibility:

- All routes are accessible to everyone.
- Routes are configured to accommodate larger wheelchairs and other types of mobility devices.
- Appropriately sized clear and level floor space is provided at doors along routes.
- Amenities encountered along accessible routes, such as mailboxes and notice boards, are accessible to and usable by everyone.

Related Sections:

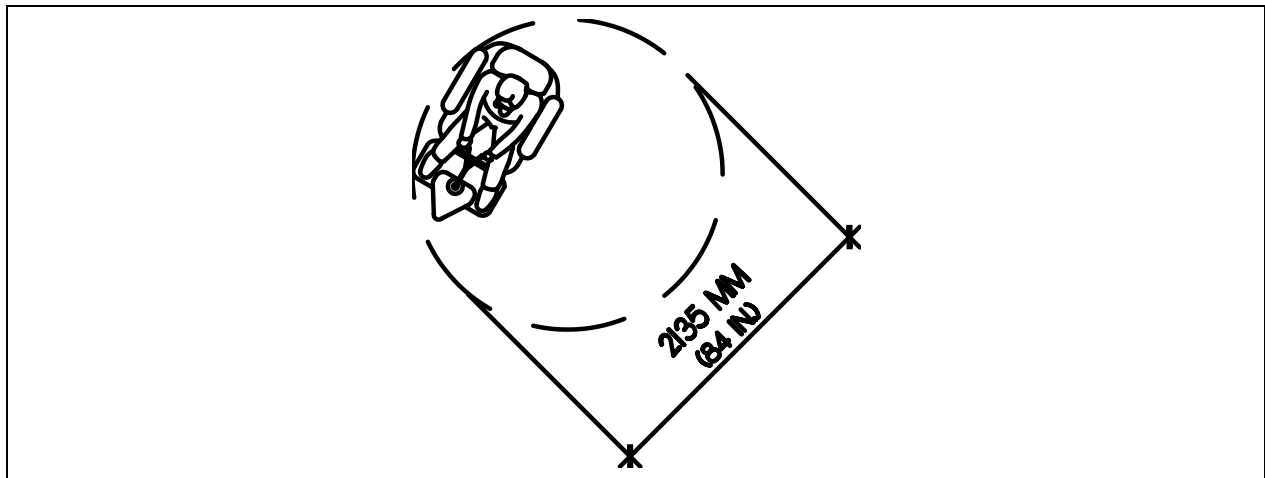
- 2.1 Exterior Paths of Travel
- 2.4 Outdoor Amenities
- 3.1.1 Aisles, Corridors and Hallways
- 3.2.1 Entrances
- 3.2.5 Lobbies
- 3.2.6 Doors and Doorways
- 3.3 Washrooms, Plumbing Fixtures and Change Rooms
- 3.4 Interior Rooms and Areas

Technical Requirement(s):

ID	Requirement(s)	A	B
1	<p>A turn spaces shall be provided:</p> <ul style="list-style-type: none"> .1 in front of doors into amenity areas, public washrooms waste drop off rooms and accessible suites; .2 within public washrooms and amenity areas; .3 at decision making points along corridors and hallways; and, .4 at the ends of corridors and hallways. 		



ID	Requirement(s)	A	B
2	Turning spaces shall be level, clear of obstructions, and at least 2135 mm (84 in.) in diameter. <i>Exception: existing builds only, where structurally prohibitive.</i>		
3	Passing spaces shall be provided along aisles, corridors and hallways, space no more than 30 m (98 ft. 5 in.) apart.		
4	Passing spaces shall be level, clear of obstructions, and at least 1800 x 1800 mm (71 x 71 in.) in size. <i>Exception: existing builds only, where structurally prohibitive.</i>		



3.1.2 – Turn Circle



3.1.3 Interior Stairs and Steps

Functional Goal:

Ambulant tenants and their visitors can overcome changes in level along exterior paths of travel. Tenants and their visitors can independently comfortably and safely use stairs.

Elements of Accessibility:

- Stairs are provided at changes in level along interior routes.
- Stair treads and risers are configured for comfort and safety.
- Landings are provided at the top and bottom of stairs, as well as at changes in direction and regular intervals along lengthy stair systems.
- Handrails are provided both sides of stairs, configured to be continuous at landings where possible.
- Stairs are visible to and usable by everyone.
- Stair systems incorporate tactile attention indicators and distinct colour contrast features to enhance safety.

Related Sections:

- 2.1.3 Handrails
- 2.1.4 Guardrails
- 3.1.1 Aisles, Corridors and Hallways
- 3.6 Interior Finishes and Materials
- 5.2.1 Wayfinding and Signage
- 5.2.6 Tactile Surface Indicators

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Except for drainage requirements and tread depth, Interior Stairs shall comply with 2.1.6, Exterior Stairs.		
2	Convex mirrors at each stair landing.		
3	Treads to be not less than 280 mm (11 in.) deep, measured from riser to riser.		



3.1.4 Interior Ramps

Functional Goal:

Tenants and their visitors can independently overcome changes in level along interior paths of travel.

Elements of Accessibility:

- Interior ramps are provided at changes in level along interior routes.
- Ramps are sized to accommodate larger wheelchairs and other types of mobility devices.
- Running-slopes along ramps and cross-slopes at ramps are minimized.
- Landings are provided at the top and bottom of ramps, as well as at changes in direction and regular intervals along lengthy ramps.
- Handrails are provided both sides of ramps, configured to be continuous at landings where possible.
- Ramps are visible to and usable by everyone.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.6 Interior Finishes and Materials
- 5.2.1 Wayfinding and Signage
- 5.2.6 Tactile Surface Indicators

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Except for drainage requirements, Interior Ramps shall comply with 2.1.5, Exterior Ramps.		

3.1.5 Elevators

Functional Goal:

Tenants and their visitors can independently move between all floors of the building.

Elements of Accessibility:

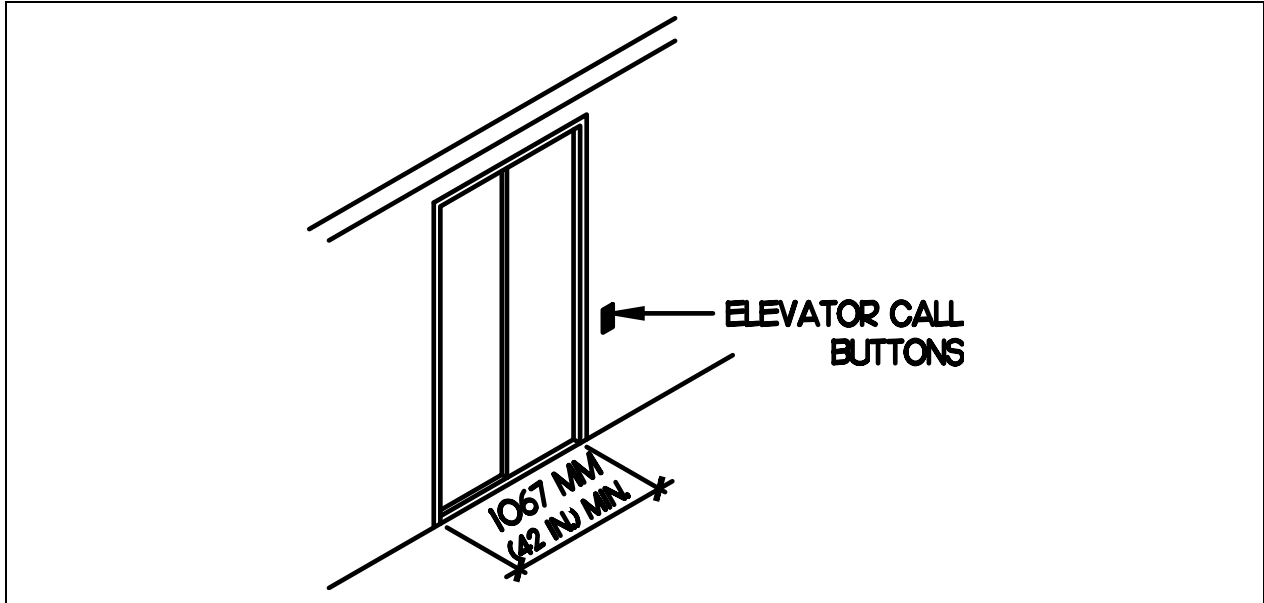
- Elevator doors are sized to accommodate larger wheelchairs and other types of mobility devices.

Technical Requirement(s):

Related Sections:

- 2.13 Handrails
- 3.1.1 Aisles, Corridors and Hallways
- 3.2.7 Doors and Doorways
- 5.2.1 Wayfinding and Signage
- 5.2.2 Communication Systems
- 5.2.4 Public Address Systems
- 5.3.3 Controls and Operating Mechanisms
- 5.4.1 Elevator Requirements

ID	Requirement(s)	A	B
1	Door width to elevator to be a minimum of 1067 mm (42 in.).		
2	Minimum elevator cab size to be 2870 x 2160 mm (113 x 85 in.) with 1067 mm (42 in.) clear door opening (based on 180 Sackville).		
3	Within elevators, a horizontal control panel is to be provided, in addition to the standard elevator control panel.		
4	Elevator cabs to incorporate a vandal-resistant mirror on the wall opposite the door.		
5	Elevator door jambs to incorporate an additional set of tactile/braille floor-number identification signs, mounted with the top of the sign 1200 mm (47 1/4 in.) above the floor.		



3.1.5 – Elevator Door



3.2 Entrances, Doors and Doorways

3.2.1 Entrances

Functional Goal:

Tenants and their visitors can enter the building and common spaces independently and with ease.

Elements of Accessibility:

- Doors at entrance doors and to community rooms are equipped with automatic door operators.
- Enhanced illumination is provided at entrances.
- Door thresholds are level.

Technical Requirement(s):

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.3 Vestibules at Entrances
- 3.2.4 Mats and Mat Sinkages at Entrances
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips in Doors
- 3.2.9 Thresholds
- 3.6 Interior Finishes and Materials
- 5.2.1 Wayfinding and Signage

ID	Requirement(s)	A	B
1	Automatic Door Operators shall comply with Section 3.2.7.		
2	Exterior lighting at entrances shall comply with Section 5.1, Lighting.		
3	Will have flat/flush threshold.		
4	Will have a path of travel from the street to door of concrete. Interlocking brick is not acceptable.		
5	Automatic Door Operator timing to be set at 5 seconds to open, 5 seconds to stay open, 5 seconds to close (timing may change as requested by community).		

3.2.2 Canopies at Entrances

Functional Goal:

Tenants and their visitors are protected from the weather as they enter the building.

Elements of Accessibility:

- The front entrance is protected from the effects of wind, rain snow, ice and intense sun.

Related Sections:

2.1.1 Exterior Accessible Path of Travel
2.1.2 Rest Areas
2.1.8 Weather Protection
3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips in Doors

Technical Requirement(s):

ID	Requirement(s)	A	B
1	A covered, level area of at least 2135 mm x 2135 mm (84 in. x 84 in.) shall be located outside the main entrance door, clear of the door swing, and located conveniently to facilitate Wheel Trans or other pickup.		
2	Canopies at Entrances shall comply with 2.1.8, Weather Protection.		

3.2.3 Vestibules at Entrances

Functional Goal:

Tenants and their visitors can independently travel through and turn around within vestibules.

Elements of Accessibility:

- Automatic door operators activated by fobs are provided for both sets of doors in a vestibule.
- Vestibules are sized to accommodate larger wheelchairs and other types of mobility devices.
- Vestibule floor finished are slip-resistant, without busy patterning.
- Baseboards provide distinct colour contrast within vestibules, to better-differentiate floors and walls.
- Intercom systems are accessible.
- Enhanced illumination is provided within vestibules.
- Vestibules incorporate emergency contact information for the Call Centre and CSU.

Related Sections:

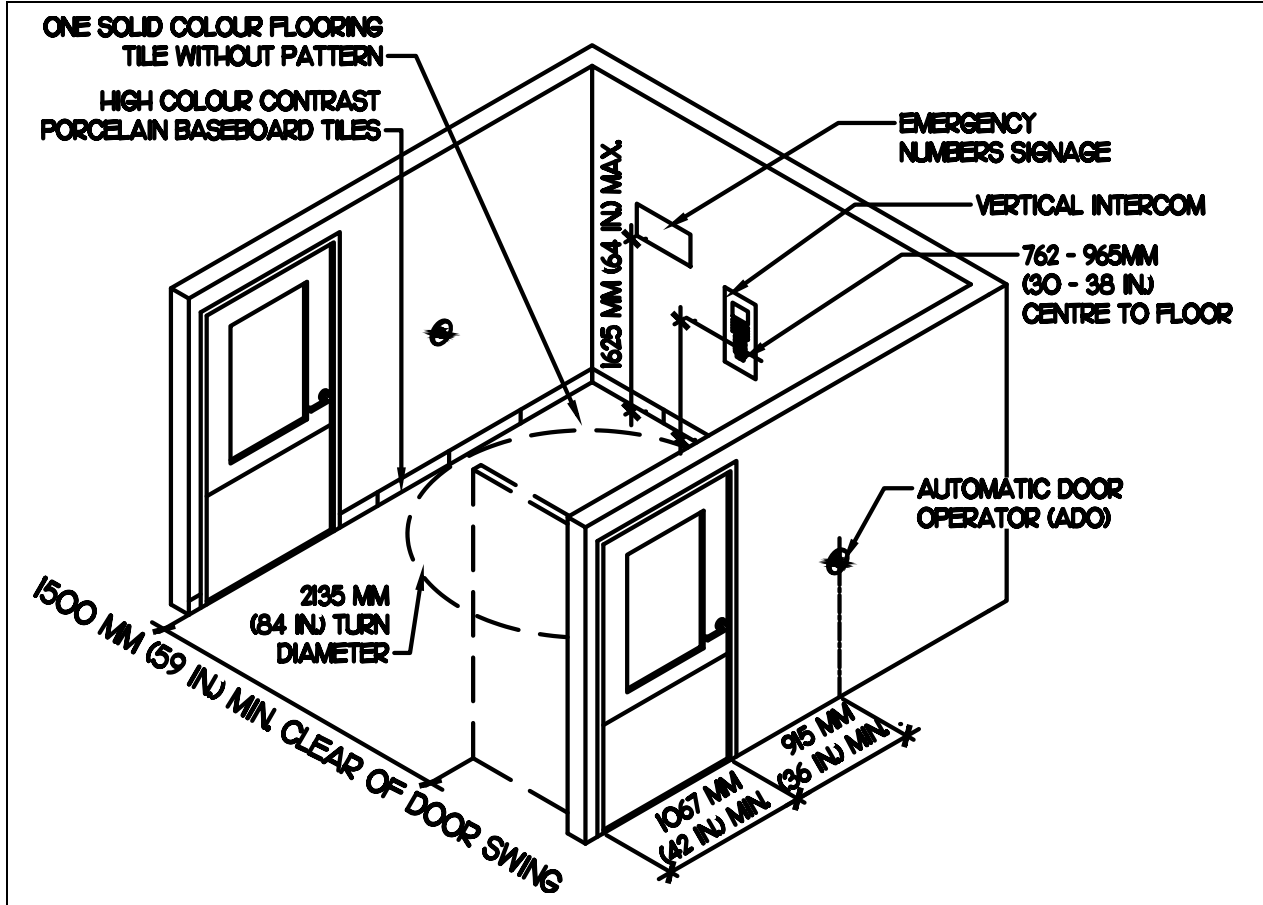
- 3.1.1 Aisles, Corridors and Hallways
- 3.2.1 Entrances
- 3.2.4 Mats and Mat Sinkages at Entrances
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips in Doors
- 3.2.9 Thresholds

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors and Doorways at Vestibules shall comply with Section 3.2.6.		
2	Doors at Vestibules shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	Turn diameter 2135 mm (84 in.). <i>Exception: existing builds only, where structurally prohibitive.</i>		



ID	Requirement(s)	A	B
4	Flooring to be slip resistant porcelain tile.		
5	Baseboards will be porcelain tile with distinct colour contrast to adjacent walls and flooring.		
6	Flooring tile to be of solid one colour without pattern.		
7	If patterning cannot be avoided, flooring layout patterns to exclude Chevron patterns. No more than 2 colours of flooring should be used on any one path of travel or room.		
8	Lighting within vestibules shall comply with Section 5.1.1.		
9	Consultant to refer to code for required clear area between door swings in a vestibule. <i>Exception: existing builds only, where structurally prohibitive.</i>		
10	Signage installed indicating emergency numbers of the Call Centre and CSU to be located no higher than 1625 mm (64 in.).		
11	ADO to be installed for both building and lobby doors with remotes.		
12	Intercoms will be vertical and be mounted with any operable components mounted at a height of no more than 1100 mm (43 in.) and no less than 900 mm (35 1/2 in.) above the finished floor surface.		
13	Intercoms shall include tactile controls as a required additional means of input to touchscreen interfaces.		



3.2.3 – Vestibule at Entrance



3.2.4 Mats and Mat Sinkages at Entrances

Content under development. Design of mats and mat sinkages to be approved by TCHC Design and Engineering.

3.2.5 Lobby Areas

Functional Goal:

Tenants and their visitors can enter and use the lobby area.

Elements of Accessibility:

- Lobbies are sized to accommodate larger wheelchairs and other types of mobility devices.
- Lobby floor finished are slip-resistant.
- Walls within lobbies are light-coloured.
- Baseboards provide distinct colour contrast within vestibules, to better-differentiate floors and walls.
- Furniture within lobbies is distinctly colour contrasted with the background environment.
- Lobbies incorporate appropriate bench seating.
- Enhanced illumination is provided within lobbies.
- Lobbies incorporate accessible signage identifying the location of key areas and amenities.
- Lobbies incorporate emergency contact information for the Call Centre and CSU.
- Lobbies are monitored by CCTV.

Related Sections:

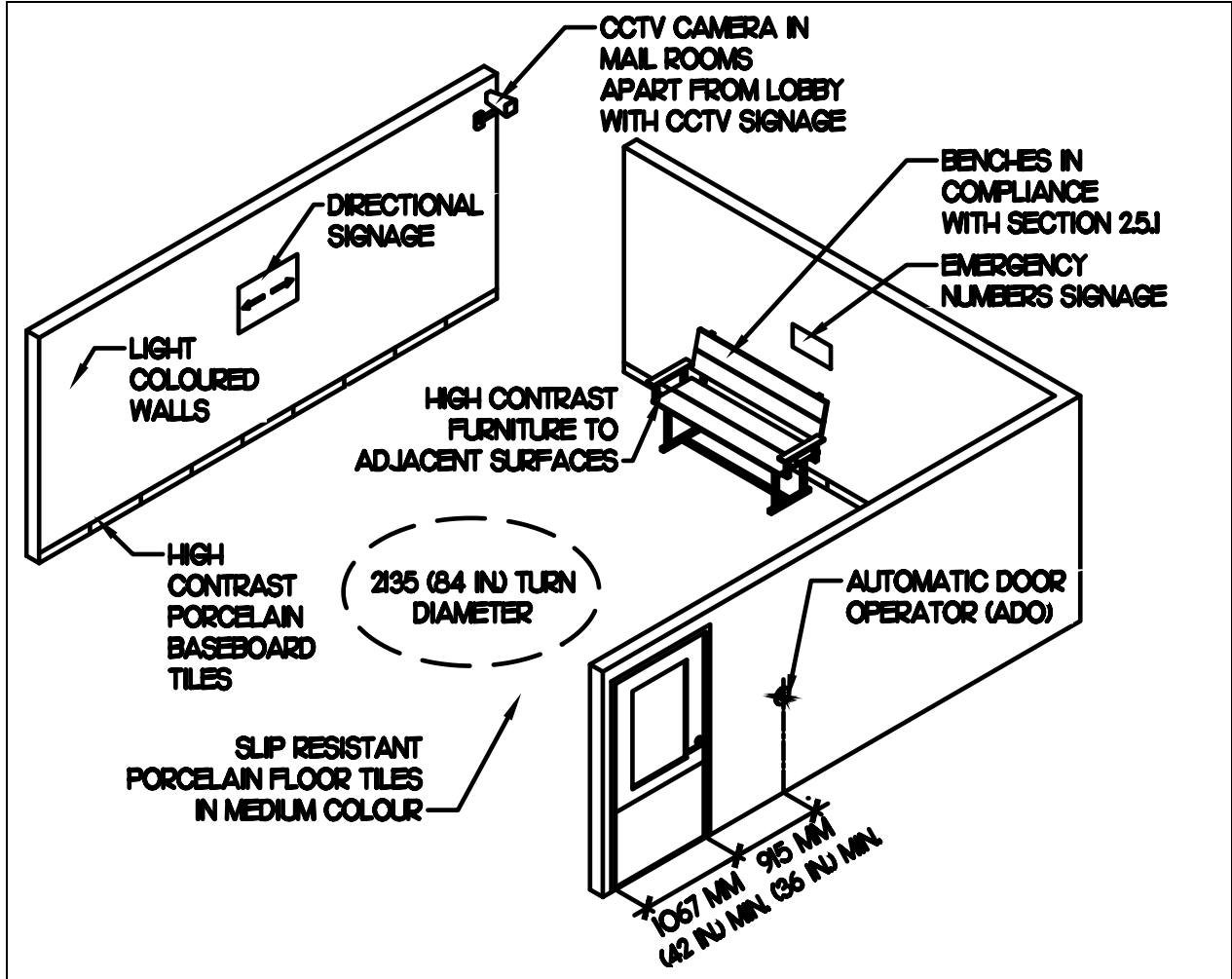
- 3.1.1 Aisles, Corridors and Hallways
- 3.4.2 Reception, Information and Service Counters
- 3.4.6 Mailbox Area or Room
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.2.3 Information, Visual Display Systems and Directories
- 5.3.1 Acoustics

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors and Doorways into Lobbies shall comply with Section 3.2.6.		



ID	Requirement(s)	A	B
2	Doors into Lobbies shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	Turn diameter to be 2135 mm (84 in.). <i>Exception: existing builds only, where structurally prohibitive.</i>		
4	Flooring to be porcelain tiles medium range colour and slip resistant.		
5	Baseboard porcelain tiles to be provide distinct colour contrast to wall and floor finishes.		
6	Walls to be light in colour.		
7	Benches shall be provided in compliance with Section 2.5.1.		
8	Lobby furniture to have distinct colour contrast to floors and walls.		
9	Lighting within Lobbies shall comply with Section 5.1.1.		
10	Directional signage to: Elevators, Superintendent's office, Community Rooms, Washrooms, parking garages, laundry room, all amenity spaces and common spaces installed		
11	CCTV to be installed to ensure monitoring of entire lobby.		
12	Signage for CCTV Cameras installed.		
13	Signage for Call Centre and CSU installed.		



3.2.5 – Lobby Areas

3.2.6 Doors and Doorways

Functional Goal:

Tenants and their visitors can move through a building independently, using doors to access accessible units, as well as common-space rooms and areas.

Elements of Accessibility:

- Doors are sized to accommodate larger wheelchairs and other types of mobility devices.
- Door thresholds are level.
- Doors along primary horizontal circulation systems, into all common-space rooms, and into accessible units, have automatic door operators with fob activation.
- Doors incorporate vision panels (except where privacy is of concern).
- Doors incorporate distinct colour contrast to enhance visibility.
- Kick plates and corner guards are provided along primary circulation routes and at doors into units.
- Controls and operating hardware at doors are located to be visible, reachable and usable.
- Consistent signage and pictograms are used at doors.
- Tactile signage elements are provided at key locations.

Related Sections:

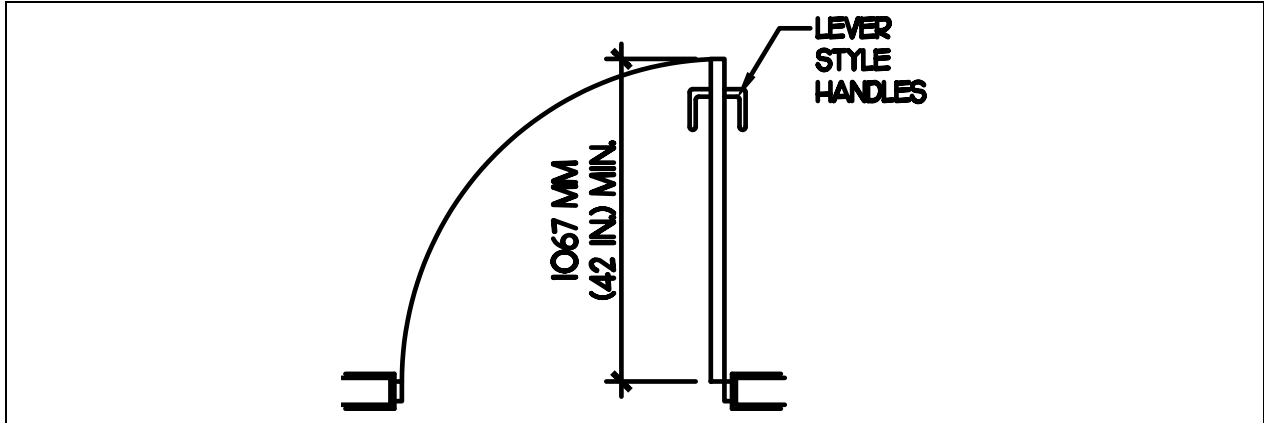
- 3.2.1 Entrances
- 3.2.3 Vestibules at Entrances
- 3.2.7 Automatic Door Operators
- 3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips in Doors
- 3.2.9 Thresholds
- 3.6 Interior Finishes and Materials

Technical Requirements:

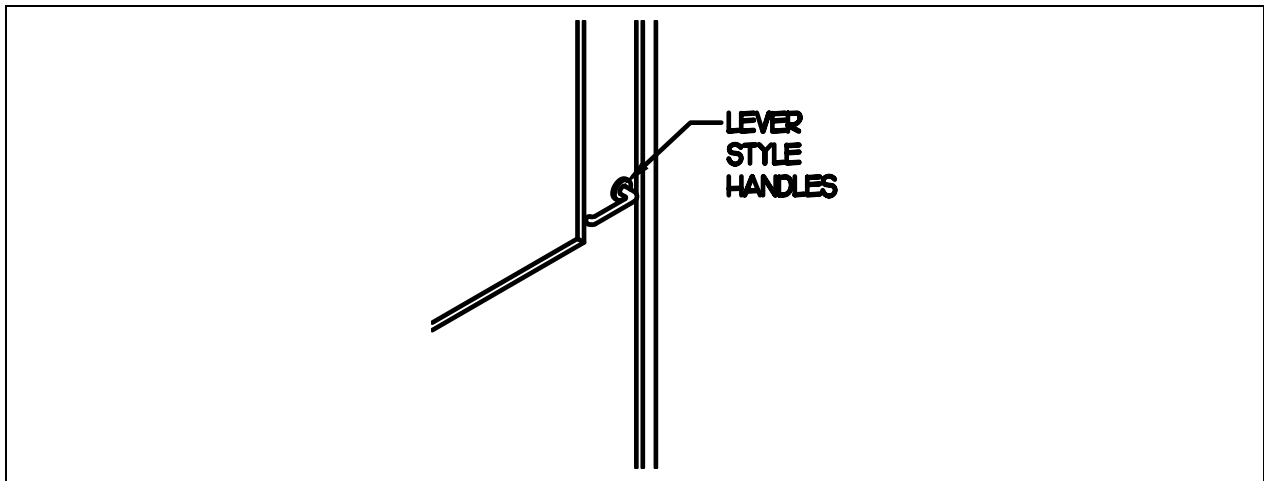
ID	Requirement(s)	A	B
1	Doors leafs along primary horizontal circulation systems, into all common-space rooms, and into accessible units shall be at least 1067 mm (42 in.) wide. <i>Exception: existing builds only, where</i>		



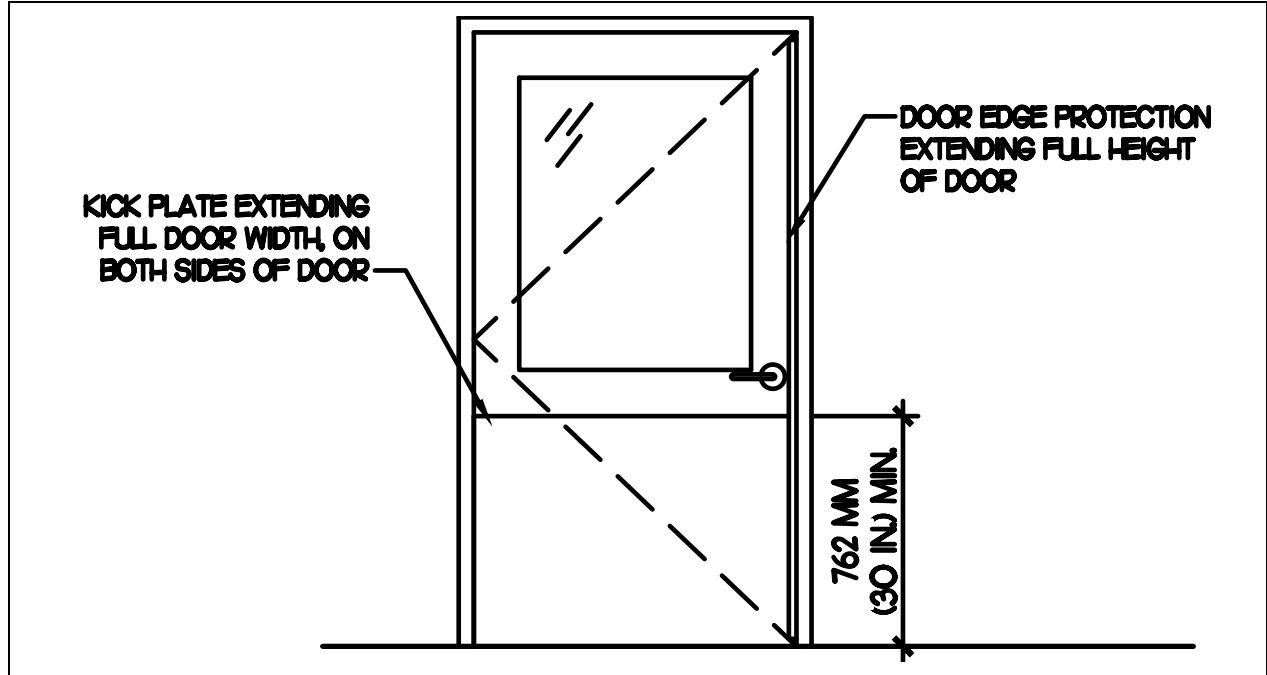
ID	Requirement(s)	A	B
	<i>structurally prohibitive, door leafs shall be at least 915 mm (36 in.) wide.</i>		
2	Doors along primary horizontal circulation systems, into all common-space rooms, and into accessible units shall be equipped with automatic door operators and transmitters in compliance with Section 3.2.7.		
3	Doors forming part of a secure entry system shall be equipped with fob access.		
4	Except where privacy and/or security is of concern, doors shall incorporate a vision panel or side-light in compliance with Section 3.2.8.		
5	Doors shall have lever-style handles.		
6	Door thresholds shall comply with Section 3.2.9.		
7	Doors along primary horizontal circulation systems, into all common-space rooms, and into accessible units shall incorporate kick-plates on both sides, extending the full width of the door to a height of at least 762 mm (30 in.).		
8	Signage at doors, including tactile elements, shall comply with Section 5.2.1.		
9	Lighting at doors shall comply with Section 5.1.1.		
10	Door and door hardware locations shall be emphasized using distinct colour contrast, in compliance with Section 3.6.2.		
11	Hinged doors shall not be used on bedroom closet doors.		
12	Will have flat/flush thresholds.		



3.2.6a – Accessible Door



3.2.6b – Door Handles



3.2.6c – Door Kick Plate

3.2.7 Automatic Door Operators

Functional Goal:

Tenants and their visitors can open/close doors independently.

Elements of Accessibility:



- Automatic door operators with fob activation are provided at accessible entrances, along primary horizontal circulation systems, at entry door to accessible units, and at common-space areas.
- Clear floor space is provided adjacent to automatic door operator controls.
- Back-up power is provided to automatic door operators.



Related Sections:

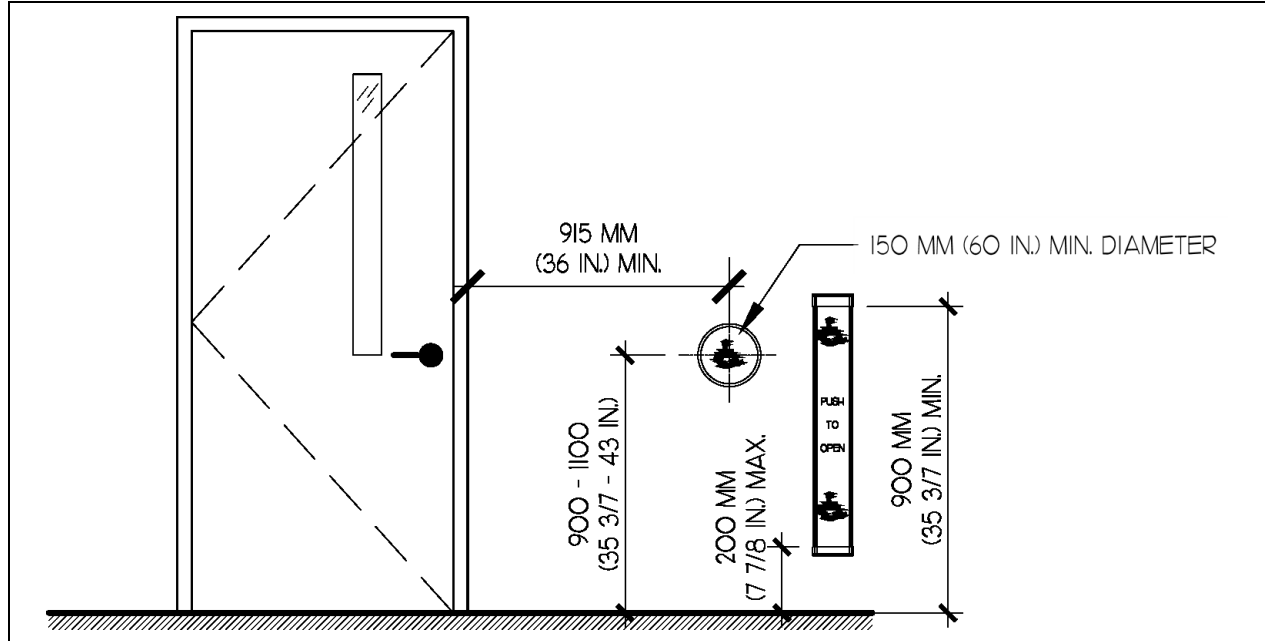
3.2.1 Entrances
3.2.7 Doors and Doorways
5.3.3 Controls and Operating Mechanisms

Technical Requirements:

ID	Requirement(s)	A	B
1	Automatic Door Operators (ADOs) are to be installed in the following locations, in new and existing buildings: <ul style="list-style-type: none"> .1 Main and rear building entrances; .2 Fire and safety doors; .3 Common space community rooms; .4 Common space washrooms; .5 Laundry rooms; .6 Common patio spaces; .7 Garbage and Recycling Rooms .8 Garage entrances; .9 Remote access to main entrance of buildings and parking garages; .10 Mailroom doors; .11 Access doors to outdoor common spaces; and, .12 Accessible unit entry doors. 		

ID	Requirement(s)	A	B
2	Remotes for automatic door operators will be available for any tenant living in a wheelchair/mobility unit and any other person providing medical documentation of need.		
3	ADOs will be connected to back up and emergency systems to make sure that they continue to work in power outages.		
4	Will have fob-ADO Access.		
5	ADOs installed at building entrances, lobby entrances, garage entrances, and accessible unit doors shall include remote transmitter.		
6	ADO to be located not less than 915 mm (36 in.) from door frame.		
7	Exterior ADO actuators will NOT be located on door frames.		
8	ADO actuators will not have any landscaping barriers (Planters, etc.) within 1525 mm (60 in.).		
9	<p>ADOs will be activated by one of 3 styles of buttons:</p> <p style="margin-left: 40px;">.1 150 x 150 mm (6 x 6 in.) square.</p> <div style="text-align: center; margin-left: 100px;">  </div> <p style="margin-left: 40px;">.2 150 mm (6 in.) diameter round.</p> <div style="text-align: center; margin-left: 100px;">  </div>		

ID	Requirement(s)	A	B
	<p style="text-align: center;">.3 Vertical Bar style</p> 		
10	ADO timing to be set at 5 seconds to open, 5 seconds to stay open, 5 seconds to close (timing may change as requested by community).		
11	<p>Where community room entrance is glass with aluminum frame the ADO can be mounted on an aluminum cross bar as shown.</p> 		
12	ADO shall be located on latch side of door, not hinge side.		



3.2.7 – Automatic door operators

3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips

Functional Goal:

Tenants and their visitors can clearly identify glazed screens and doors and can safely use them.

Elements of Accessibility:

- The visibility of glazed screens and doors is enhanced using distraction patterning.
- Except where privacy is required, persons using doors can see if someone is on the other side of the door.

Related Sections:

- 3.2.1 Entrances
- 3.2.7 Doors and Doorways
- 3.5.2 Windows and Window Hardware
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors along primary routes, doors into exit stairs, and doors into amenity areas, shall incorporate a vision panel and/or sidelight.		
2	Maximize the amount of glass used for vision panels and/or sidelights, but the glass must not extend below 300 mm (12 in.).		
3	The sill height of vision panels and/or sidelights shall be no higher than 760 mm (30 in.).		
4	The presence of fully-glazed screens and doors shall be emphasized using highly visible and distinct colour-contrast elements, located 1200 – 1500 mm (47 1/4 – 59 in.) from the floor. The highly visible elements may be mullions within the glazing system or decals applied to the glass.		

3.2.9 Thresholds

Functional Goal:

Tenants and their visitors can safely move across ground and floor surfaces and through doorways.

Related Sections:

- 3.2.1 Entrances
- 3.2.7 Doors and Doorways

Elements of Accessibility:

- Height transitions between horizontal surfaces are minimized, preferably level.
- Threshold heights at doors and doorways are minimized, preferably level.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Height differences at door thresholds and transitions between flooring materials shall meet the following criteria: <ul style="list-style-type: none"> .1 Changes in level between 0 – 5 mm (0 – 1/4 in.) may be vertical; .2 Changes in level between 6 – 13 mm (1/4 – 1/2 in.) must be bevelled no steeper than a 1:2 ratio (2 units of length for every 1 unit of height; and, .3 Changes in level greater than 13 mm (1/2 in.) are not acceptable. 		

3.3 Washrooms, Plumbing Fixtures, and Change Rooms

3.3.1 Accessible Washroom Stalls

Functional Goal:

Tenants and their visitors can access and use at least one toilet fixture within common-space washrooms.

Elements of Accessibility:

- At least one toilet stall is large enough to accommodate persons using wheeled mobility devices.
- The door to an accessible toilet stall is wide enough to accommodate persons using wheeled mobility devices.
- The accessible toilet stall is configured to be usable by all tenants and their visitors.

Related Sections:

3.3.2 Accessible Water Closets

3.3.5 Washroom Accessories

3.3.6 TCHC Accessible Washrooms

3.6 Interior Finishes and Materials

5.1.1 Natural and Artificial Interior Lighting

5.2.2 Communication Systems

5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Accessible toilet stalls incorporate a clear space within least 2135 mm (84 in.) in diameter.		
2	Doors into accessible toilet stalls shall be at least 914 mm (36 in.) wide, aligned with the clear color space adjacent to the toilet fixture.		
3	Toilet fixtures shall comply with 3.3.2, Accessible water closets.		



3.3.2 Accessible Water Closets

Functional Goal:

Tenants and their visitors can approach, transfer onto, and use water closets.

Elements of Accessibility:

- Water closets are reachable and usable.
- Appropriate transfer space is provided adjacent to and in front of water closets.
- Toilet paper dispenser is located within reaching distance of the toilet.
- Side and rear grab bars are installed at water closets.

Related Sections:

- 3.3.1 Accessible Washroom Stalls
- 3.3.5 Washroom Accessories
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

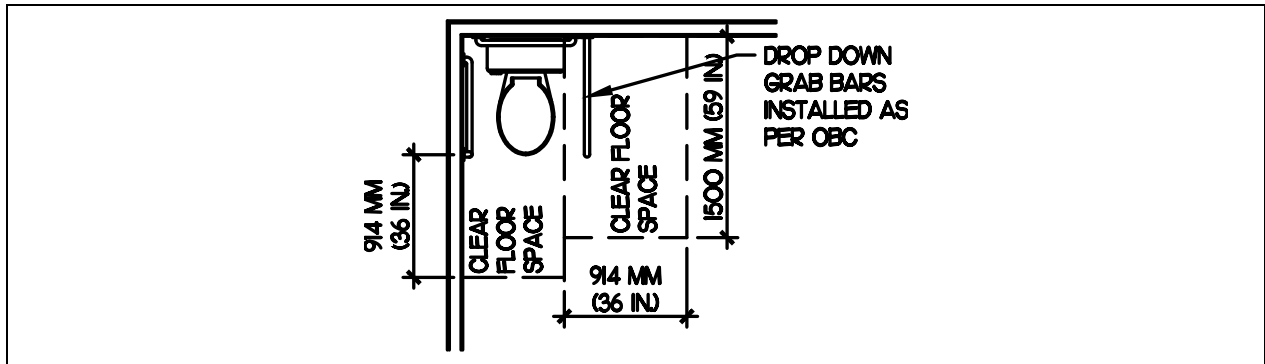
Technical Requirement(s):

ID	Requirement(s)	A	B
1	Will have toilet seat at 435 mm (17 1/8 in.) from finished floor.		
2	Will have clear unobstructed transfer space in front of toilet of 914 mm (36 in.).		
3	Will have clear unobstructed transfer space beside toilet of 914 x 1500 mm (36 – 59 in.).		
4	Toilet paper dispenser will be located no further than 101 mm (4 in.) forward from the front edge of the toilet.		
5	In addition to the grab bars required by the Ontario Building Code, a drop-down grab bar shall be provided on the transfer side of accessible water closets.		

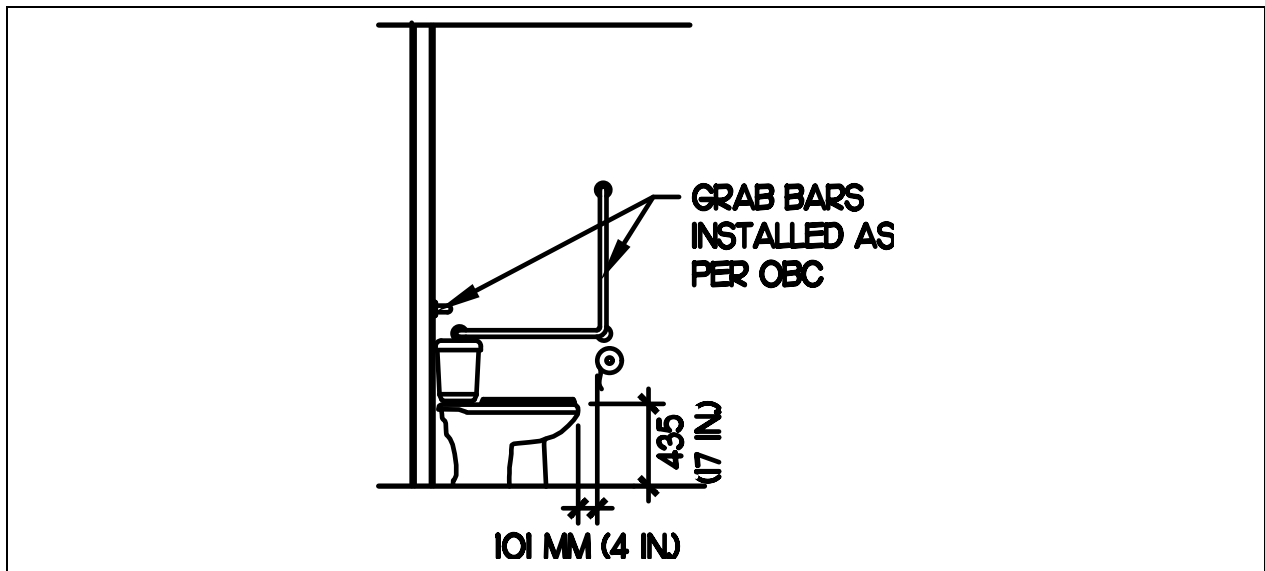


6	Install back support where a toilet seat lid or tank is not provided.		
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Illustrations will be added, where appropriate, in subsequent versions of the Standards.



3.3.2a – Water Closet Plan



3.3.2b – Water Closet Elevation



3.3.3 Urinals

Functional Goal:

Tenants and their visitors can access and use at least one urinal within common-space washrooms.

Elements of Accessibility:

- At least one urinal is configured to be approached and used by persons using wheeled mobility devices.

Related Sections:

- 3.3.5 Washroom Accessories
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Where one or more urinals are provided, at least one urinal shall be accessible.		
2	Accessible urinals shall comply with the requirements of the Ontario Building Code.		

3.3.4 Washroom Sink

Functional Goal:

Tenants and their visitors can approach and use washroom sinks.

Elements of Accessibility:

- Washroom sinks and soap dispensers are safe, reachable and usable.
- Leg clearance is provided beneath washroom sinks for a forward approach.
- Sink controls are motion-sensor activated.

Related Sections:

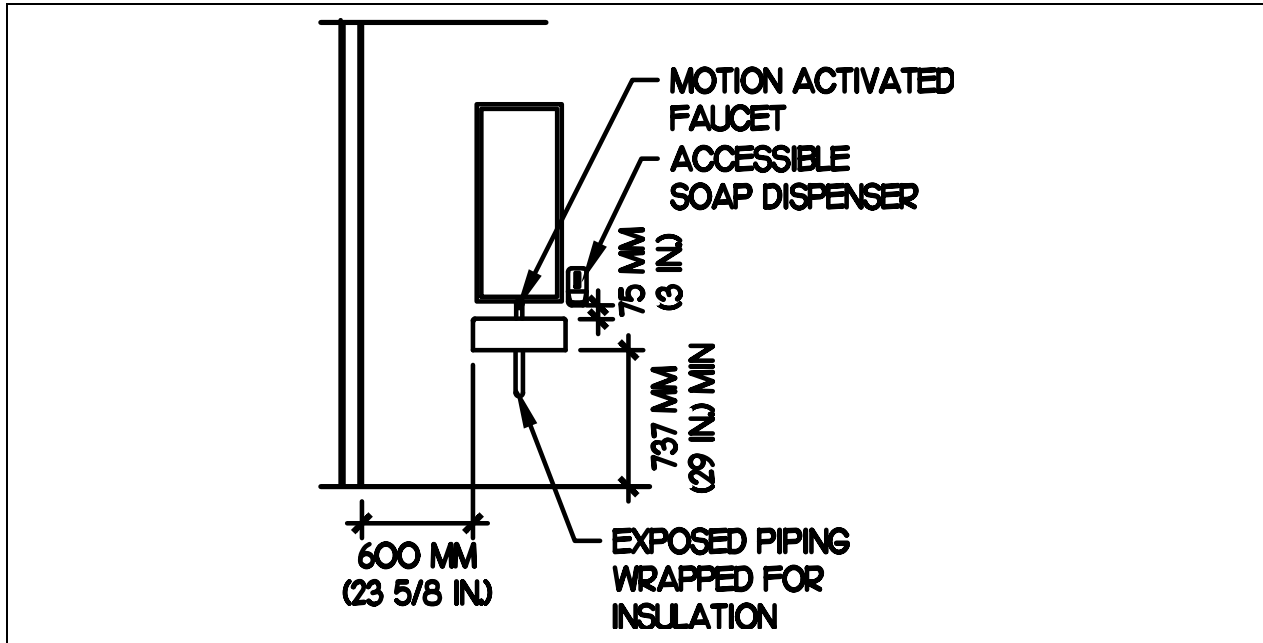
- 3.3.5 Washroom Accessories
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Height and floor clearance at washroom sinks are to comply with the Ontario Building Code.		
2	Leg clearance at sinks to be minimum 737 mm (29 in.) or in accordance with Ontario Building Code, whichever greater.		
3	Wall mounted sink piping will be wrapped for insulation. Do not use angled baffles and/or shelves under sinks.		
4	Distance from adjacent wall to outside edge of sink to be 600 mm (23 5/8 in.).		
5	Sink taps will be motion sensor activated.		
6	Will have a soap dispenser not to be more than 75 mm (3 in.) higher than the bowl surface of the sink.		
7	Water temperature at washroom sinks not to exceed 49 degree Celsius.		



8	Provide a tilted mirror at accessible washroom sinks.		
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3.3.4 – Washroom Sink



3.3.5 Washroom Accessories

Functional Goal:

Tenants and their visitors can approach and use washroom accessories.

Elements of Accessibility:

- Washroom accessories are safe, reachable and usable.
- Washroom illumination to be motion-sensor activated.

Related Sections:

- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Air hand drying station or paper towel dispenser to be not higher than 965 mm (38 in.) centre to floor.		
2	Lighting to be motion activated.		



3.3.6 TCHC Universal Washrooms

Functional Goal:

Tenants and their visitors can access and use a universal washroom.

Elements of Accessibility:

- At least one universal washroom is provided on the main floor.
- Universal washrooms are sized to accommodate larger wheelchairs and other types of mobility devices.
- Universal Washrooms are safe, visible, and usable.
- Universal washrooms doors are equipped with a fob-activated automatic door operator.
- Fixture and accessories are accessible.
- Space and power accommodation for a full sized, electric adult change table shall be required. Installation may occur after occupancy according to community needs.
- Flooring is slip-resistant, light-coloured and distinctly colour-contrasted with walls.
- Universal washrooms have an emergency alert system.
- Universal washrooms are provided with identify and occupancy signage, including braille.
- Washroom illumination to be motion-sensor activated.

Related Sections:

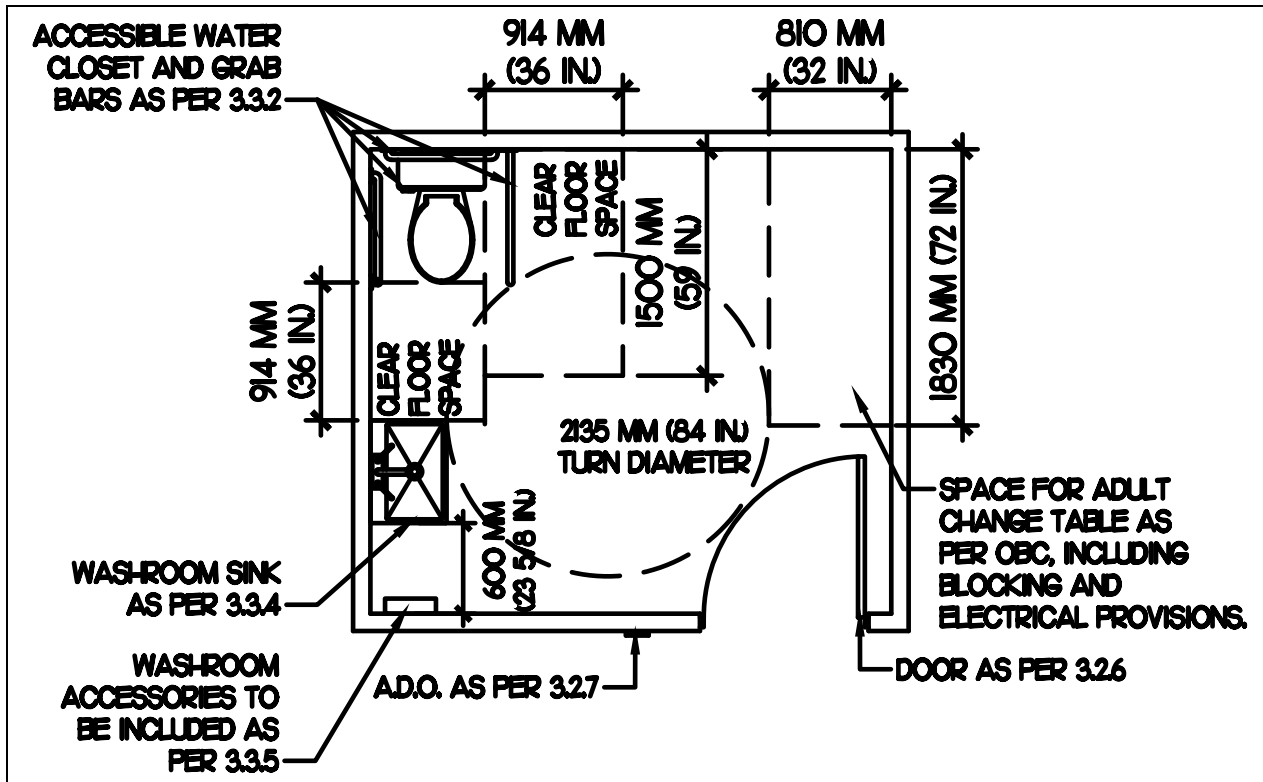
- 3.2.6 Doors and Doorways
- 3.3.2 Accessible Water Closets
- 3.3.3 Urinals
- 3.3.4 Washroom Sink
- 3.3.5 Washroom Accessories
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating

Technical Requirement(s):

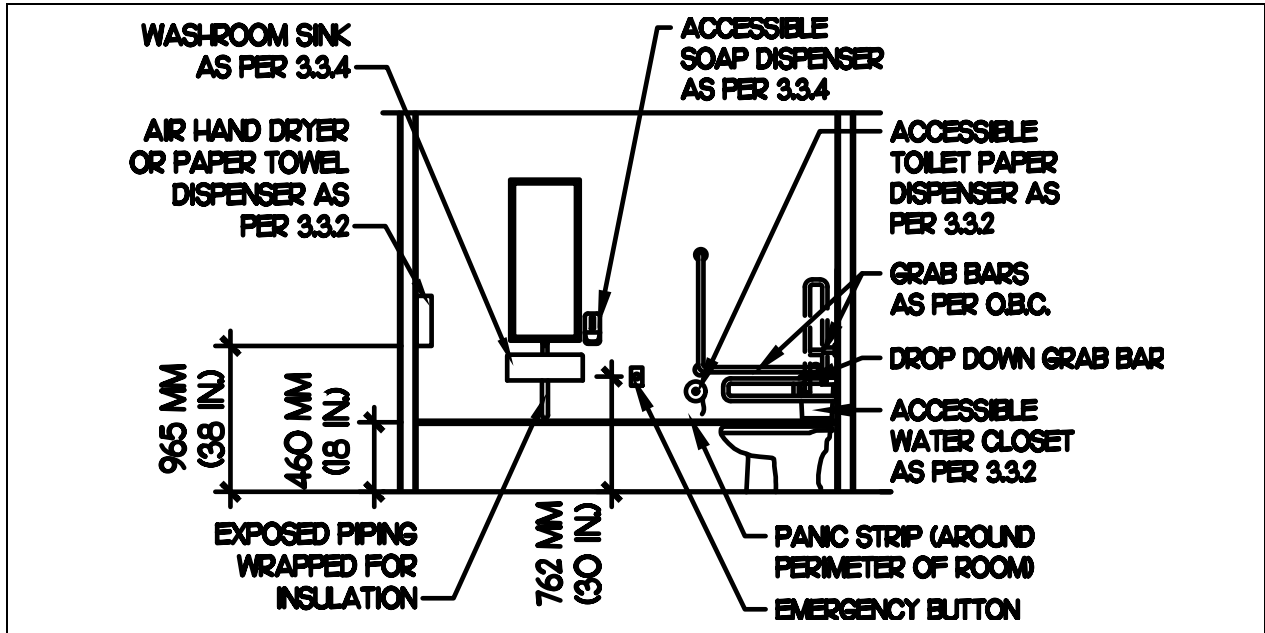
ID	Requirement(s)	A	B
1	All buildings must provide one fully accessible washroom on the main floor for tenant use. <i>Exception: existing builds only, where structurally prohibitive.</i>		
2	Doors into TCHC Universal Washrooms shall comply with Section 3.2.6.		
3	Doors into TCHC Universal Washrooms shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
4	Exterior emergency flashing light connected to the interior button.		
5	Door width to be 1067 mm (42 in.) in new builds and where possible for existing builds, 915 mm (36 in.) min for existing builds only. <i>Exception: existing builds only.</i>		
6	Will have turn diameter of 2135 mm (84 in.). <i>Exception: existing builds only - defaults to OBC.</i>		
7	Will have occupancy signage including Braille at accessible height of not more than 1067 mm (42 in.) on outside of washroom including Braille.		
8	Common area washrooms will be single use and gender non-specific.		
9	Will have slip resistant porcelain tile flooring with distinct colour contrast to walls NOT to be any dark colour.		
10	Will have emergency button installed 762 mm (30 in.) from the floor. Emergency call button to sound alarm and flash exterior flashing light with attached.		
11	Panic strip installed continuous around perimeter of the room 460mm (18 in.) from the floor (emergency button to be connected to emergency generator).		



ID	Requirement(s)	A	B
12	Structural blocking, electrical provisions and clearance to allow for the installation of an adult change table as required by the O.B.C.		
13	Wall tiles to be white porcelain subway style to the ceiling.		
14	TCHC Universal Washrooms shall provide an accessible water closet in compliance with 3.3.2, Accessible Water Closets.		
15	TCHC Universal Washrooms shall provide a washroom sink in compliance with 3.3.4, Washroom Sink.		
16	TCHC Universal Washrooms shall provide washroom accessories in compliance with 3.3.5, Washroom Accessories.		



3.3.6a – Universal Washroom Plan



3.3.6b – Universal Washroom Elevation



3.3.7 Accessible Showers

Functional Goal:

Staff, tenants and their visitors can access and use the shower facilities.

Elements of Accessibility:

- Shower facilities are sized to accommodate larger wheelchairs and other types of mobility devices.
- Shower facilities incorporate enhanced illumination.

Related Sections:

- 3.3.5 Washroom Accessories
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Turn diameter to be 2135 mm (84 in.) min at shower entrance. <i>Exception: existing builds only, where structurally prohibitive.</i>		
2	Lighting within Accessible Showers shall comply with Section 5.1.1.		
3	Shower controls shall be located in the middle of the back wall of the shower stall, configured to be reachable and usable from a seated position.		
4	Showerhead shall: <ul style="list-style-type: none"> .1 be of the handheld type; .2 be provided with a hose at least 1800 mm (71 in.) long; .3 allow use in a fixed position; .4 be mounded vertically to be adjustable between 1200 and 2030 mm (47 1/4 – 80 in.) from the floor; .5 not obstruct the grab bars; and 		



	.6 be protected with a valve in compliance with ASSE 1016/ASME A112.1016/CSA B125.16.		
5	Doors or curtains for shower stalls shall not obstruct the controls or the transfer space.		
6	Walls at accessible shower stalls shall be structurally reinforced to allow the installation of a fold-up shower seat on either end of the shower stall.		
7	Floor finish within shower stalls shall be 50 mm (2 in.) square non-slip tiles, and slope minimally to provide positive drainage.		
8	Water temperature supplied to shower shall not exceed 49 °C (120 °F).		



3.3.8 Change Room Facilities

Accessible Change Room Stalls / Universal Change Rooms

Functional Goal:

Staff, tenants and their visitors can access and use the change rooms.

Elements of Accessibility:

- Change rooms are sized to accommodate larger wheelchairs and other types of mobility devices.
- Change rooms are safe, visible, and usable.
- A change bench with grab bars is provided.
- Change rooms incorporate enhanced illumination.
- Change room illumination to be motion-sensor activated.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.7 Doors and Doorways
- 3.2.8 Automatic Door Operators
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors into Universal Change Rooms shall comply with Section 3.2.6.		
2	Doors into Universal Change Rooms shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	provide turning diameter of 2135 mm (84 in.).		
4	Floor to be firm, level, slip resistant.		
5	Provide locking mechanism that can be opened from the exterior during emergency conditions.		



ID	Requirement(s)	A	B
6	Provide change bench 1370 mm (54 in.) long, 508 mm (20 in.) deep, and 660 mm (26 in.) high.		
7	Provide L shaped grab bars on the side with vertical component, 150 mm (6 in.) minimum from front edge of seat and clearance of 150 mm (6 in.) minimum above bench seat.		
8	Provide horizontal grab bar, 1200 mm (47 1/4 in.) long, mounted between 750 mm (29 1/2 in.) and 850 mm (33 1/2 in.) high above the floor.		
9	Provide motion sensor for automatic illumination of interior.		



3.3.9 Water Bottle Filling Stations and Drinking Fountains

Functional Goal:

Where provided, staff, tenants and their visitors can access and use at least one water bottle filling station and drinking fountain.

Elements of Accessibility:

- Where provided, at least one water bottle filling station and one drinking fountain is configured to be approached and used by persons using wheeled mobility devices.
- Controls are configured to be usable by everyone.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Controls on accessible water bottle filling stations and drinking fountains shall be touch-operated.		
2	Operable parts of accessible water bottle filling stations and drinking fountains shall be no higher than 1100 mm (43 in.) from the floor.		
3	Provide a clear and level floor space at least 2135 x 2135 mm (84 x 84 in.) in front of and centred on accessible water bottle filling stations and drinking fountains.		
4	Accessible water bottle filling stations and drinking fountains shall be configured to allow a person using a wheeled mobility device to pass another person using a wheeled mobility device who is filling a bottle or drinking from the fountain. A clear width of at least 1000 mm (39 3/8 in.) is required for passage.		



ID	Requirement(s)	A	B
5	Accessible water bottle filling stations and drinking fountains shall be in an alcove out with the accessible path of travel or configured to be cane detectable. i.e. With the leading edge of the water bottle filling station or drinking fountain no higher than 685 mm (27 in.).		



3.4 Interior Rooms and Areas

3.4.1 Offices and Work Areas

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips in Doors
- 3.3.6 TCHC Universal Washrooms
- 3.3.7 Accessible Showers
- 3.3.8 Change Room Facilities
- 3.4.1 Offices and Work Areas
- 3.5.2 Windows and Window Hardware
- 3.5.1 Door and Millwork Hardware
- 3.5.4 Interior Furniture
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.2.5 Assistive Listening Systems
- 5.3.1 Acoustics
- 5.3.3 Controls and Operating Mechanisms
- 5.3.5 Audible and Visible Signals for Fire/Emergency Systems

3.4.1a Superintendent Office Front of House (FOH) / Access from Lobby

Functional Goal:

Tenants can access, enter, and see-into the superintendent office front of house, as well as use the mail slot.

Elements of Accessibility:

- Office doors are equipped with a fob-activated automatic door operator.
- Mail slot in door is visible, reachable, and usable.
- An accessible service counter is provided in the office.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors into Superintendent Office Front of House (FOH) shall comply with Section 3.2.6.		
2	Doors into Superintendent Office Front of House (FOH) shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	A clear floor area at least 2135 mm (84 in.) in diameter shall be provided within the office.		
4	Mail slot to be 710 mm (28 in.) the above finished floor to the bottom of the slot, with a clear floor space in front at least 2135 x 2135 mm (84 x 84 in.).		
5	Door to have window with no covering.		
6	The Superintendent Office Front of House shall be provided with a Service desk in compliance with Section 3.4.2		

3.4.1b Superintendent Office Back of House (BOH)

Functional Goal:

Common-space staff facilities are accessible to and usable by all staff.

Elements of Accessibility:

- A universal washroom is provided for staff use.
- A universal change rooms is provided for staff use.
- An accessible lunchroom is provided for staff use
- Doors are accessible.
- Controls are located to be visible, reachable and usable.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	At least one TCH Universal Washroom and identified shall be provided in compliance with Section 3.3.6.		
2	Provide one Universal Change Room at minimum, or one each for male and female change rooms in compliance with Section 3.3.8. <i>Exception: existing builds only, where structurally prohibitive.</i>		
3	Provide one Barrier Free shower stall minimum, or at least one for each of men's / women's shower stalls in compliance with Section 3.3.7.		
4	Provide one Lunchroom in compliance with Section 3.4.1.		

3.4.1c Lunchroom

Functional Goal:

Where provided, staff can access a lunchroom and have access to a table.

Elements of Accessibility:

- Doors are accessible.
- Controls are located to be visible, reachable and usable.
- A dining table is provided, at least part of which is accessible.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	A clear floor area at least 2135 mm (84 in.) in diameter shall be provided within the lunchroom.		
2	Ensure seating spaces are provided for users with mobility aids, with a minimum floor clearance of 500 mm (19 3/4 in.) deep that is not part of the accessible route.		
3	Provide dining table: <ol style="list-style-type: none"> .1 with top surface between 760 mm (30 in.) and 865 mm (34 in.) above floor; .2 located on accessible path of travel with turning diameter of 2135 mm (84 in.); .3 with clear knee space underneath at least 736 mm (29 in.); .4 with designated accessible seating; .5 with toe space below top surface of at least 600 mm (23 5/8 in.) D x 760 mm (30 in.) W x 350 mm (14 in.) H; and, .6 distinct colour contrast to adjacent surroundings to enhance visibility. 		



ID	Requirement(s)	A	B
4	Where kitchen facilities are provided, they shall be accessible. Features to include at least one accessible work surface with knee-space below, an accessible sink with knee-space below, accessible faucets, cabinet hardware and other controls, as well as accessible storage options.		
5	Where a refrigerator is provided, part of the fridge and part of the freezer shall be usable from a seated position.		

3.4.2 Reception, Information and Service Counters

Functional Goal:

Tenants, their visitors can find, approach, and interact on the public side of a service counter. Staff can approach and comfortably use the staff side of a reception, information or service counter.

Elements of Accessibility:

- Counters are configured to accommodate larger wheelchairs and other types of mobility devices.
- Counters are accessible on both the public and staff sides.
- Service counters are distinguishable from their surroundings using distinct colour contrast.
- Counters incorporate enhanced illumination.
- Counters are visible and usable.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.5.1 Door and Millwork Hardware
- 3.5.4 Interior Furniture
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.2.2 Communication Systems
- 5.2.3 Information, Visual Display Systems and Directories
- 5.2.5 Assistive Listening Systems
- 5.3.1 Acoustics

Technical Requirement(s):

ID	Requirement(s)	A	B
1	To be accessible on both sides.		
2	Located on accessible path of travel with turning diameter of 2135 mm (84 in.).		
3	Service counter is distinctly colour contrasted with adjacent surfaces to identify counter when approaching.		
4	Countertop lighting shall comply with Section 5.1.1.		



ID	Requirement(s)	A	B
5	Include a lowered counter usable from seated position: <ul style="list-style-type: none">.1 with top surface mounted between 760 and 865 mm (30 – 34 in.) high above floor;.2 ensure a clear knee space under counter of at least 736 mm (29 in.);.3 ensure clear toe space under the counter of at least 762 mm (30 in.) D x 965 mm (38 in.) W x 343 mm (13 1/2 in.) H; and,.4 ensure maximum forward reach of 635 mm (25 in.) deep across top.		



3.4.3 Mobility Device Storage

Content under development. Design of mobility device storage to be approved by TCHC Design and Engineering.

3.4.4 Locker Areas

Functional Goal:

Tenants can access and use locker areas.

Elements of Accessibility:

- Lockers are configured to accommodate larger wheelchairs and other types of mobility devices.
- At least 10% of locker are accessible.
- Locking mechanism is easily operable and mounted at an accessible height.
- Lockers are accessible, visible and usable.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	10% of total number of lockers but never less than 1 are accessible. The number of accessible lockers provided must never be less than the number of accessible dwelling units within the building.		
2	Provide a clear floor space at least 2135 mm (84 in.) in diameter, in front of and within accessible lockers. <i>Exception: existing builds only, where structurally prohibitive.</i>		
3	Locking mechanism is mounted between 915 mm (36 in.) and 1065 mm (42 in.) high above floor.		

3.4.5 Common-Space Kitchens, Kitchenettes and Serveries

Functional Goal:

Tenants can prepare food using all elements of common-space kitchens safely and comfortably.

Elements of Accessibility:

- Kitchens are configured to accommodate larger wheelchairs and other types of mobility devices.
- Kitchens provide an appropriate length of counters and cupboards.
- Cooktops are counter-mounted with knee-space below.
- Ovens are wall-mounted with side-hinged doors.
- Side-by-side refrigerators are provided.
- Controls and switches, including electrical outlets, are visible, reachable and usable with a closed fist.
- Sinks accommodate a forward approach, with appropriate knee-clearance provided.
- Cabinet hardware is visible, reachable and usable with a closed fist.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.5.1 Door and Millwork Hardware
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Will have 2135 mm (84 in.) turn diameter. <i>Exception for community room kitchen: existing builds only where structurally prohibitive.</i>		
2	Countertops to provide 9.145 m (30 ft.) of linear space, including sink, fridge, and stove spaces.		



ID	Requirement(s)	A	B
	<i>Exception for community room kitchen: existing builds only where structurally prohibitive.</i>		
3	Cupboards to be of plywood construction with gabled ends.		
4	Cupboards to provide a minimum of 12.195 m (40 ft.) linear space of shelf storage.		
5	Where dishwasher is not provided, include rough-in for future dishwasher. New cabinetry to be configured to accommodate future installation.		
6	To Supply and install a minimum of 1 upper and 1 lower cabinet with hardware inserts to bring contents to accessible height.		
7	Refrigerator to be side-by-side style only, with 180 degree open door clearance unless bottom freezer is requested by community.		
8	Ovens to be side opening with the same features as Frigidaire Gallery 686 mm (27 in.) wide x 610 mm (24 in.) deep x 737 mm (29 in.) height Model FGEW276SPF.		
9	Ovens to be self-cleaning with simple controls. Convection ovens are NOT to be used.		
10	Ovens will be a minimum of 610 mm (24 in.) away from any adjacent wall.		
11	Stoves to be countertop style.		
12	Ranges with front controls only for existing builds where there is insufficient counter space.		
13	Backsplash to be made of 150 x 300 mm (6 x 12 in.) porcelain white tile.		
14	A minimum of 2 electrical outlets will be installed on the front face under the countertop, and a minimum of 3 outlets on the wall.		
15	Switch to ventilation fan will be located under the countertop for accessible height.		
16	Under sink knee clearance minimum of 737 mm (29 in.).		



ID	Requirement(s)	A	B
17	Will provide a minimum of one bank of 3 drawers for cutlery and storage.		
18	Double sinks will be supplied and installed.		
19	No cabinetry to be installed under sink area to wall.		
20	Baseboards are to be made of wood or tile in distinct colour contrast to cabinetry, flooring, or walls.		
21	Serving window countertop serving height must be at accessible countertop height 865 mm (34 in.).		
22	All cabinetry will have "T" style handles. Handles on upper cabinets to be installed horizontally.		
23	Taps will be single handle style with extension hose nozzle.		
24	All cupboards to be lockable.		



3.4.6 Mailbox Area or Room

Functional Goal:

Tenants can access and unlock their mailbox.

Elements of Accessibility:

- Mailbox areas are configured to accommodate larger wheelchairs and other types of mobility devices.
- Mailroom doors are equipped with a fob-activated automatic door operator.
- Mailboxes are visible, reachable and usable with a closed fist.
- A shelf is provided below mailboxes.
- Mailbox areas or mailrooms are monitored by CCTV.
- Separate mailrooms incorporate a visual and audible emergency alert system.

Related Sections:

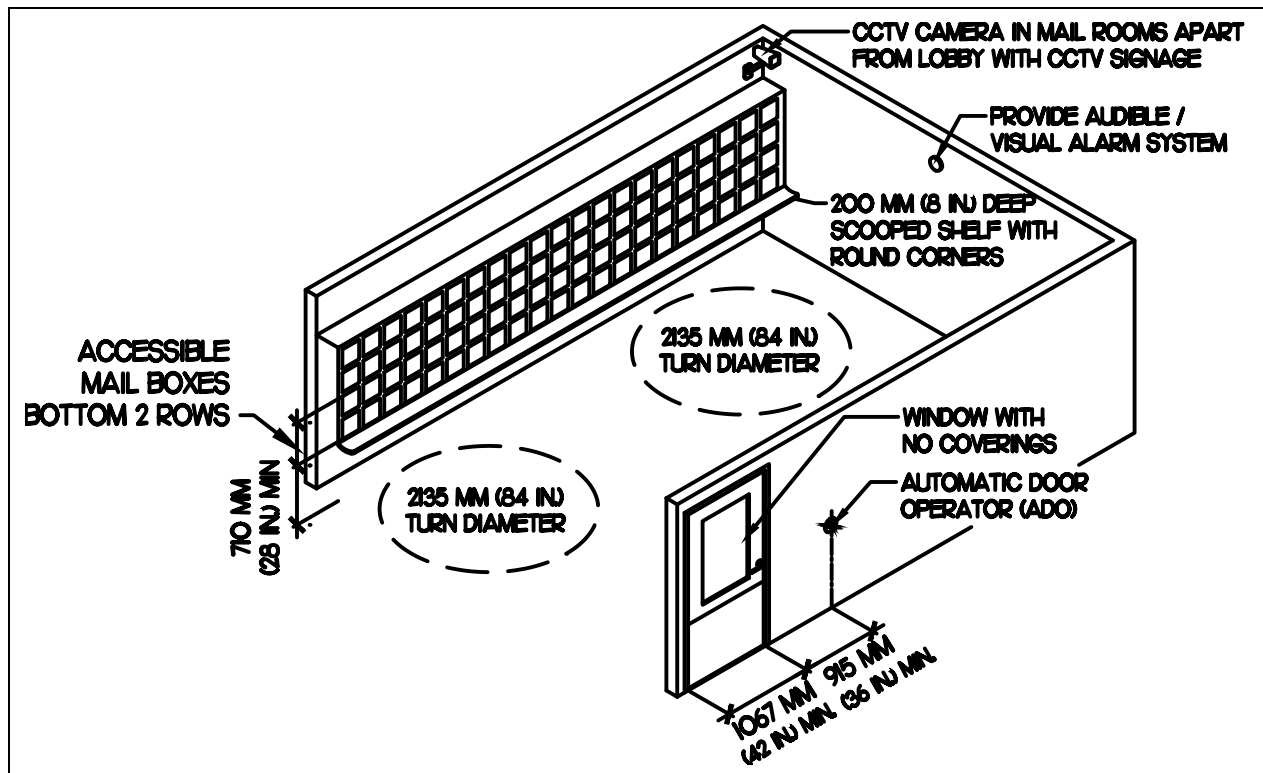
- 3.1.1 Aisles, Corridors and Hallways
- 3.5.1 Door and Millwork Hardware
- 3.5.5 Interior mail and Post Boxes
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors and Doorways in Mail Rooms shall comply with Section 3.2.6.		
2	Doors into Mail Rooms shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	All mailbox areas will allow for a turning diameter of at least 2135 mm (84 in.). <i>Exception: existing builds only, where structurally prohibitive.</i>		
4	All accessible/mobility unit mailboxes will be on bottom two rows and have a minimum height of 710 mm (28 in.) from the floor.		



5	A scooped, 200 mm (8 in.) wide shelf will be installed directly below and the full length of the mailbox system to stop mail from dropping to floor. The shelf to be capable of bearing a 136 kg. (300 lb.) weight.		
7	Shelf to have rounded corners and be smooth.		
8	Lighting not to cause glare from mailboxes.		
9	CCTV to be installed in mail rooms that are apart from the lobby.		
10	Signage CCTV.		
11	If mail room is separate and apart from lobby, mail room must have installed RED emergency flashing light connected to fire alarm system to activate for the hearing impaired.		



3.4.6 – Mailbox Area

3.4.7 Garbage and Recycling Rooms

Functional Goal:

Tenants can dispose of waste and recycling materials independently.

Elements of Accessibility:

- Garbage rooms are configured to accommodate larger wheelchairs and other types of mobility devices.
- Garbage room doors are equipped with a fob-activated automatic door operator.
- Garbage rooms incorporate an emergency call system.
- Garbage rooms incorporate a visual and audible emergency alert system.

Related Sections:

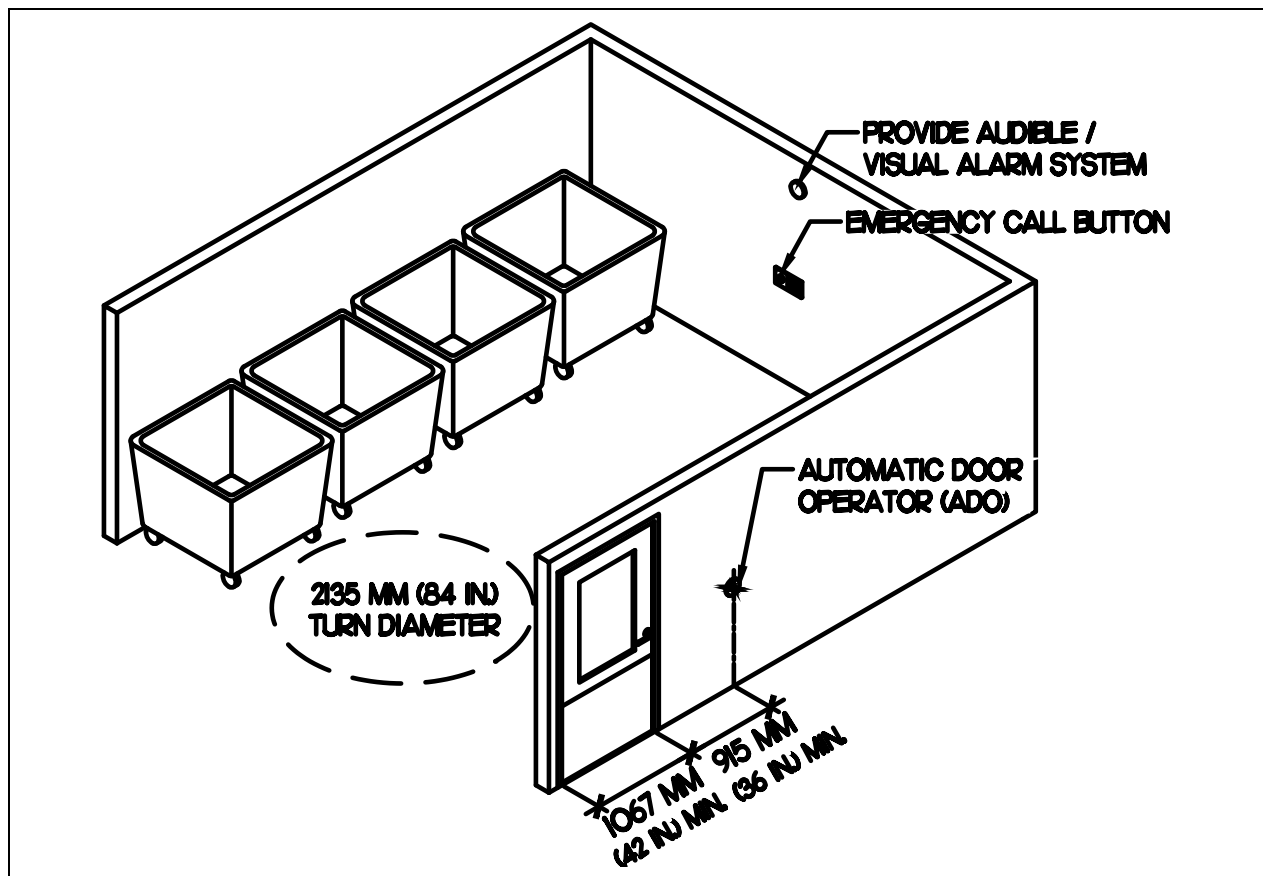
- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors and Doorways in Garbage and Recycling Rooms shall comply with Section 3.2.6.		
2	Doors into Garbage and Recycling Rooms shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	Emergency call buttons will be supplied and installed.		
4	Will have 2135 mm (84 in.) turning diameter.		
5	Will have a single garbage/recycling room designated for use by residents with disabilities and will provide sufficient space for garbage, recycling and organics totes. <i>Exception: existing builds only, where structurally prohibitive.</i>		



ID	Requirement(s)	A	B
6	All garbage/recycling rooms will have accessible doors 1067 mm (42 in.) wide and kick plates the full width of the door and 762 mm (30 in.) high.		
7	Will have on the interior Emergency alert devices that are red strobe style in order to benefit the hearing impaired and installed in accordance with codes and standards.		
8	Size of bins to be compliant with TCHC occupational health and safety requirements.		



3.4.7 – Garbage and Recycling Rooms



3.4.8 Laundry Rooms

Functional Goal:

Tenants can access laundry rooms and operate laundry machines and equipment independently.

Elements of Accessibility:

- Laundry rooms are configured to accommodate larger wheelchairs and other types of mobility devices.
- Laundry room doors are equipped with a fob-activated automatic door operator.
- Accessible routes are provided throughout laundry room giving access to all amenities.
- Laundry rooms incorporate accessible washers and dryers, sinks and folding tables.
- Floor finished are slip-resistant.
- Baseboards provide distinct colour contrast within laundry rooms, to better-differentiate floors and walls.
- Walls within laundry rooms are light-coloured.
- Enhanced illumination is provided within laundry rooms.
- Controls are located to be visible, reachable and usable.
- Laundry rooms are monitored by CCTV.
- Laundry rooms incorporate a visual and audible emergency alert system.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.5.1 Door and Millwork Hardware
- 3.5.3 Closet Rods, Hooks, and Shelves
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms



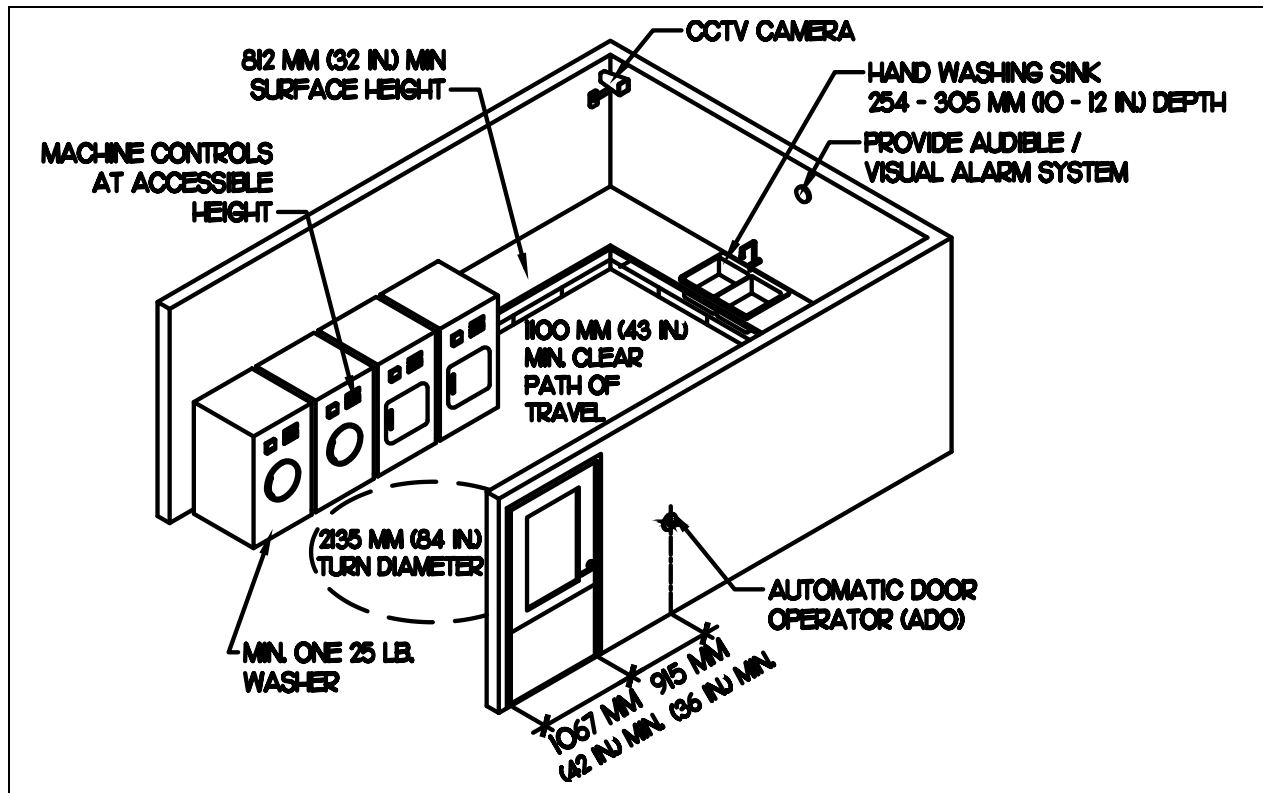
Technical Requirement(s):

Refer also to the TCHC Renovation Laundry Room Design Guidelines and Standards.

ID	Requirement(s)	A	B
1	Doors and Doorways in Laundry Rooms shall comply with Section 3.2.6.		
2	Doors into Laundry Rooms shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	Laundry room doors will have kick plates the full width of the door and 760 mm (30 in.) high.		
4	2135 mm (84 in.) turning diameter.		
5	Clear path of travel that is at least 1100 mm (43 1/4 in.) wide. Refer to O.B.C.		
6	Tables provided for folding clothes will be at least 812 mm (32 in.) high.		
7	Will have one hand washing sink. Sink to be standard depth, 255 – 300 mm (10 – 12 in.).		
8	Will have min. one 25 lb. capacity washer.		
9	Will have Flat/Flush threshold.		
10	Flooring to be of porcelain tile.		
11	Flooring tiles to be slip resistant.		
12	All machines to be card reader kiosk.		
13	Kiosks on machines will be at the front of the machine and at an accessible height, buttons for cycle selection will be at the front of the machine.		
14	Walls to be light in colour.		
15	Baseboards to be of distinct colour contrast porcelain tile.		
16	Preferred layout of machines to the outside perimeter of the room.		
17	Lighting at folding tables shall comply with Section 5.1.1.		



ID	Requirement(s)	A	B
18	CCTV cameras to be installed for clear monitoring of entire laundry area.		
19	Emergency alert devices to be red strobe style in order to benefit the hearing impaired and installed in accordance with codes and standards.		



3.4.8 – Laundry Rooms



3.4.9 Community Rooms

Functional Goal:

Community Rooms and their amenities are accessible to and usable by everyone, including persons with disabilities.

Elements of Accessibility:

- Community rooms are configured to accommodate larger wheelchairs and other types of mobility devices.
- Community room doors are equipped with a fob-activated automatic door operator.
- Accessible routes are provided throughout community room giving access to all amenities.
- Controls are located to be visible, reachable and usable.
- Community rooms are monitored by CCTV.
- Community rooms incorporate a visual and audible emergency alert system.
- Community rooms incorporate emergency contact information for the Call Centre, CSU, Fire, Police and Ambulance.

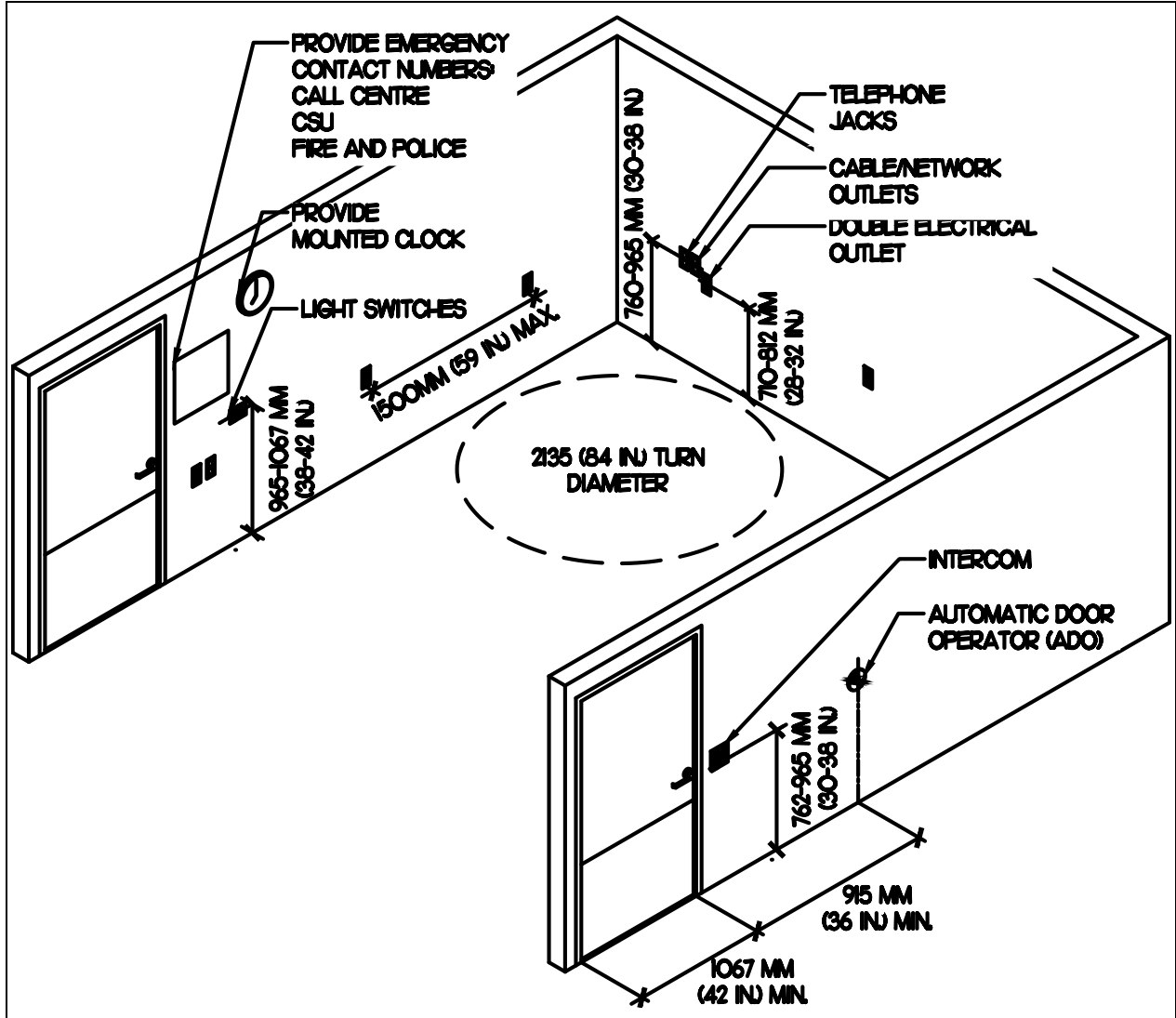
Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.4.5 Kitchens, Kitchenettes and Serveries
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.3.3 Controls and Operating Mechanisms
- 5.3.4 Life Safety
- 5.3.5 Audible and Visual Signals for Fire/Emergency Systems



Technical Requirements

ID	Requirement(s)	A	B
1	Doors into Community Rooms shall comply with Section 3.2.6.		
2	Doors into Community Room shall be equipped with fob access and an automatic door operator in compliance with Section 3.2.7.		
3	Will have 2135 mm (84 in.) turn diameter apart and separate from kitchen turn diameter.		
4	Will have access to 2 accessible exits. <i>Exception: existing builds only, where structurally prohibitive.</i>		
5	Will have sufficient CCTV cameras to monitor all areas of community room.		
6	Emergency alert devices to be red strobe style in order to benefit the hearing impaired and installed in accordance with codes and standards.		
7	Will have intercom connection from entrance or vestibule.		
8	A minimum of 2 telephone jacks in compliance with Section 5.3.3 Controls and Operating Mechanisms shall be provided in Community Rooms.		
9	Will have signage identifying contact numbers for the Call Centre, CSU, Fire, & Police or ambulance in compliance with Section 4.2.1.		
10	Will have a clock mounted to one wall.		
11	Community rooms with an existing raised stage to be retrofitted to provide stage access via a ramp or lift. New community rooms shall not have raised stages.		



3.4.9 – Community Room



3.5 Interior Furnishings, Fixtures and Equipment

3.5.1 Door and Millwork Hardware

Functional Goal:

Staff, tenants and their visitors can open doors and drawers within cabinets and other millwork elements.

Related Sections:

5.1.1 Natural and Artificial Interior Lighting

5.3.3 Controls and Operating Mechanisms

Elements of Accessibility:

- Hardware is operable by everyone.
- Hardware is reachable from a standing and seated position.
- Location of hardware is emphasized through use of distinct colour contrast.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Millwork hardware to be operable using one closed fist. Lever-type and larger D-type handles are examples of acceptable hardware.		
2	Millwork hardware to be distinctly colour contrasted with the face of the door/drawer.		
3	To be accessible, millwork hardware must be in the reach range of 400 – 1200 mm (15 3/4 – 47 1/4 in.).		

3.5.2 Windows and Window Hardware

Functional Goal:

Staff, tenants and their visitors can access and open windows where they are intended to be opened.

Related Sections:

5.1.1 Natural and Artificial Interior Lighting
5.3.3 Controls and Operating Mechanisms

Elements of Accessibility:

- Window hardware is operable by everyone.
- Window hardware is reachable from a standing and seated position.
- Location of window hardware is emphasized through use of distinct colour contrast.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Except where safety standards will not permit, windowsills shall be no higher than 760 mm (30 in.).		
2	Windows to be engineered as per Ontario Building Code requirements.		
3	Window hardware to be operable using one closed fist.		
4	Window hardware to be distinctly colour contrasted with the window frame.		
5	To be accessible, window hardware must be in the reach range of 400 – 1200 mm (15 3/4 – 47 1/4 in.).		

3.5.3 Common-Space Closet Rods, Hooks, and Shelves

Functional Goal:

Tenants and their visitors can access closets, hooks, and shelves to store their belongings independently.

Related Sections:

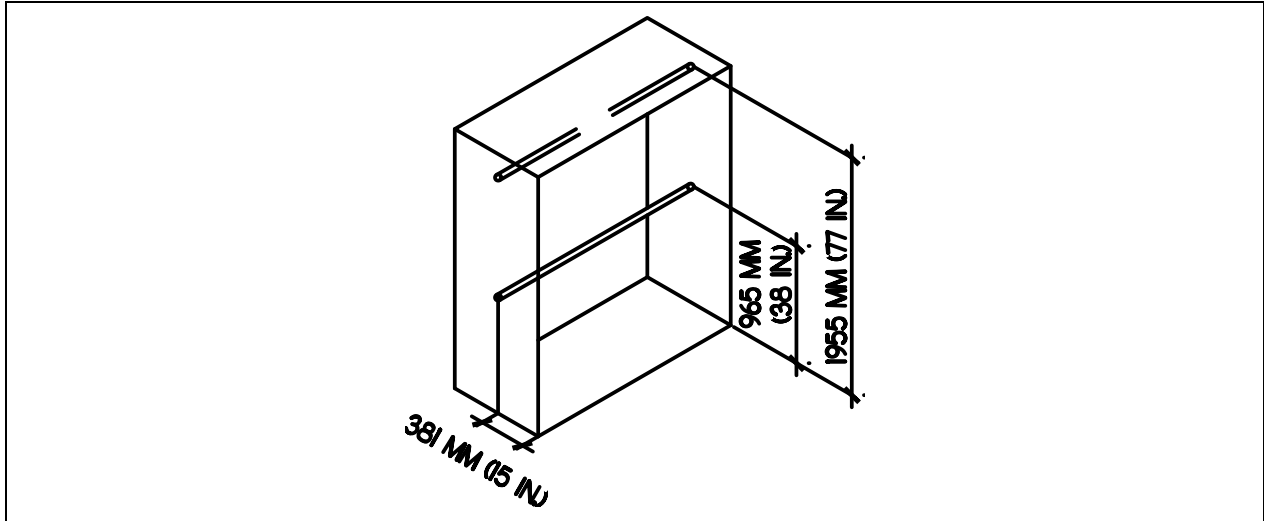
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Elements of Accessibility:

- Closets are located on an accessible route.
- Closet doors are accessible.
- Two rods are provided within closets, located at different heights.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	All closet doors will be pocket, barn style, or accordion doors. Two closet hanger rods will be supplied and installed. One will be 965 mm (38 in.) from the floor and the second to be at 1955 mm (77 in.) from the floor.		
2	Rods will be installed 381 mm (15 in.) from the back of the closet door.		
3	The interior of closets to be illuminated.		



3.5.3 – Accessible Closet



3.5.4 Interior Furniture

Content under development. Selection of interior furniture to be approved by TCHC Design and Engineering.

3.5.5 Interior Mail Slots and Post Boxes (where not in a central mailroom)

Functional Goal:

Tenants can access and use mail slots and post boxes.

Elements of Accessibility:

- Mail slots and post boxes areas are located and configured to accommodate everyone, including persons who use larger wheelchairs and other types of mobility devices.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.1.2 Unobstructed Turning and Passing Areas
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Mail slots and post boxes shall have a minimum height of 710 mm (28 in.) from the floor.		
2	Mail slots shall be configured with clear floor space of at least 2135 x 2135 mm (84 x 84 in.) on both sides of the mail slot.		
3	Where mail slots incorporate a collection box, the box should not be a protrusion hazard.		



3.6 Interior Finishes and Materials

3.6.1 Glare and Light Sources

Functional Goal:

Appropriate levels of illumination are provided in a manner that does not create glare.

Elements of Accessibility:

- Illumination levels are appropriate for the area being illuminated.
- Light sources do not create glare.
- Illumination is even, without overly bright or dark zones.

Related Sections:

- 3.2.1 Entrances
- 3.2.8 Glazed Screens, Sidelights, Vision Panels and Vision Strips
- 3.5.2 Windows and Window Hardware
- 5.1.1 Natural and Artificial Interior Lighting

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Illumination levels to comply with 5.1.1, Natural and Artificial Lighting.		
2	Wherever possible, use indirect light sources to eliminate glare.		
3	Provide even illumination throughout common areas, without overly bright or dark zones.		



3.6.2 Colour, Tone and Pattern

Functional Goal:

Creative use of colour, tone and pattern will enhance visibility of key elements to assist with wayfinding and orientation.

Elements of Accessibility:

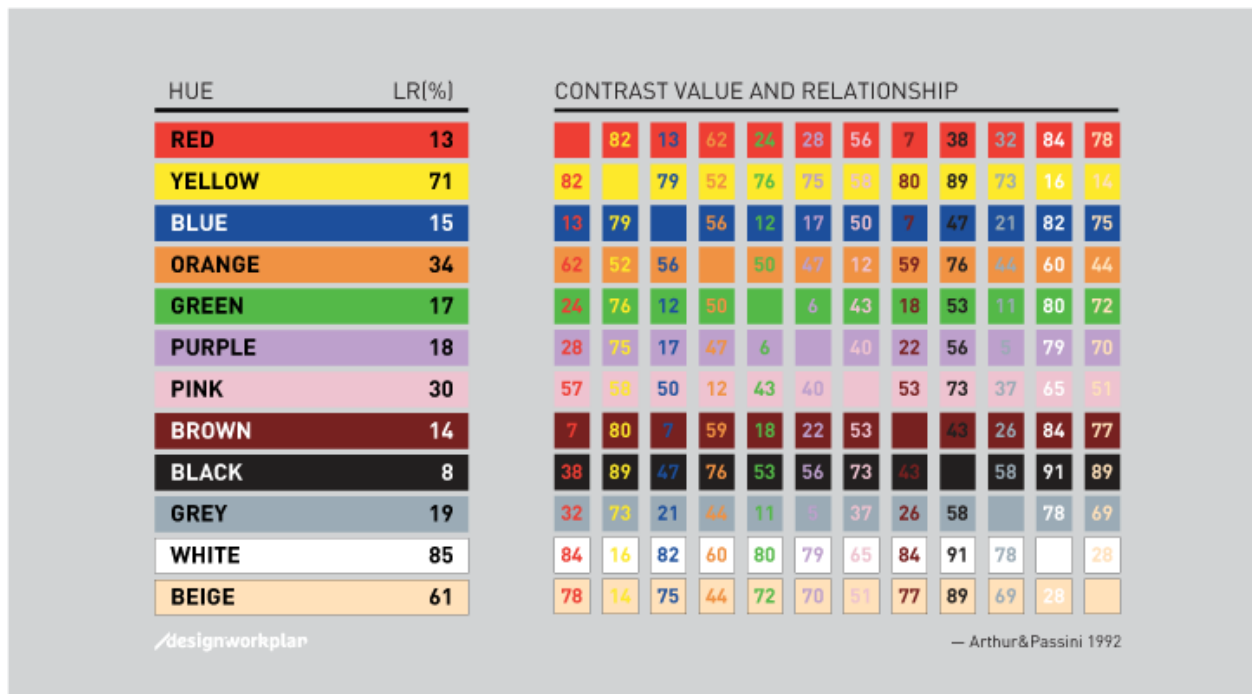
- Distinct colour and tonal contrast will identify key safety elements.
- Distinct colour and tonal contrast will enhance visibility of key elements.
- Use of patterns will not cause visual confusion and disorientations.

Related Sections:

- 2.1.3 Handrails
- 2.1.4 Guards
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.2.1 Depressed Curbs and Curb Ramps
- 3.1.3 Interior Stairs and Steps
- 3.1.4 Interior Ramps
- 3.1.5 Elevators
- 3.2.1 Entrances
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.1 Wayfinding and Signage
- 5.2.2 Communication Systems
- 5.2.3 Information, Visual Display Systems and Directories
- 5.2.6 Tactile Surface Indicators

Technical Requirement(s):

ID	Requirement(s)	A	B
1	A minimum of 70% colour/tonal contrast shall be used to identify safety elements, such as stair nosings and tactile attention indicator surfaces.		
2	A minimum of 50% colour/tonal contrast shall be used to enhance the visibility of key elements, such as walls, floors, doors, door hardware, etc.		
3	Colour/tonal contrast values can be derived from the charts 3.6.2.1 and 3.6.2.2.		
4	Busy patterns shall not be used on floor or wall surfaces.		
5	Grey is not to be used within colour schemes.		

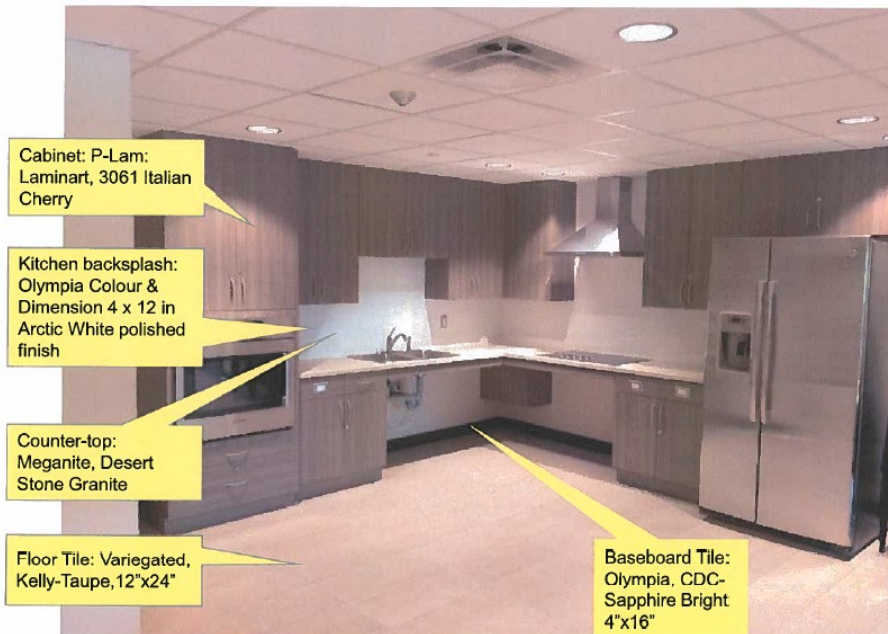


3.6.2a – Colour Contrast Values



SCIENTIFIC CALCULATION	EXAMPLE	
$\left\{ \frac{K1 - K2}{K1} \right\} \times 100 = H$	1	2
<p>K1 = Highest color value K2 = Lowest color value H = Contrast value</p> <hr/> <p>Optimal contrast value is at least a hue of 70.</p>	<p>TEXT COLOR: BLACK 8 BACKGROUND COLOR: RED 13</p> $\left\{ \frac{13 - 8}{13} \right\} \times 100 = 38$ <p>X CONTRAST NOT SUFFICIENT FOR DISPLAY</p>	<p>TEXT COLOR: BLACK 8 BACKGROUND COLOR: WHITE 85</p> $\left\{ \frac{85 - 13}{85} \right\} \times 100 = 84$ <p>✓ SUFFICIENT CONTRAST FOR DISPLAY</p>
<p>designworkplan</p>	<p>— Arthur&Passini 1992</p>	

3.6.2b – Calculating Colour Contrast



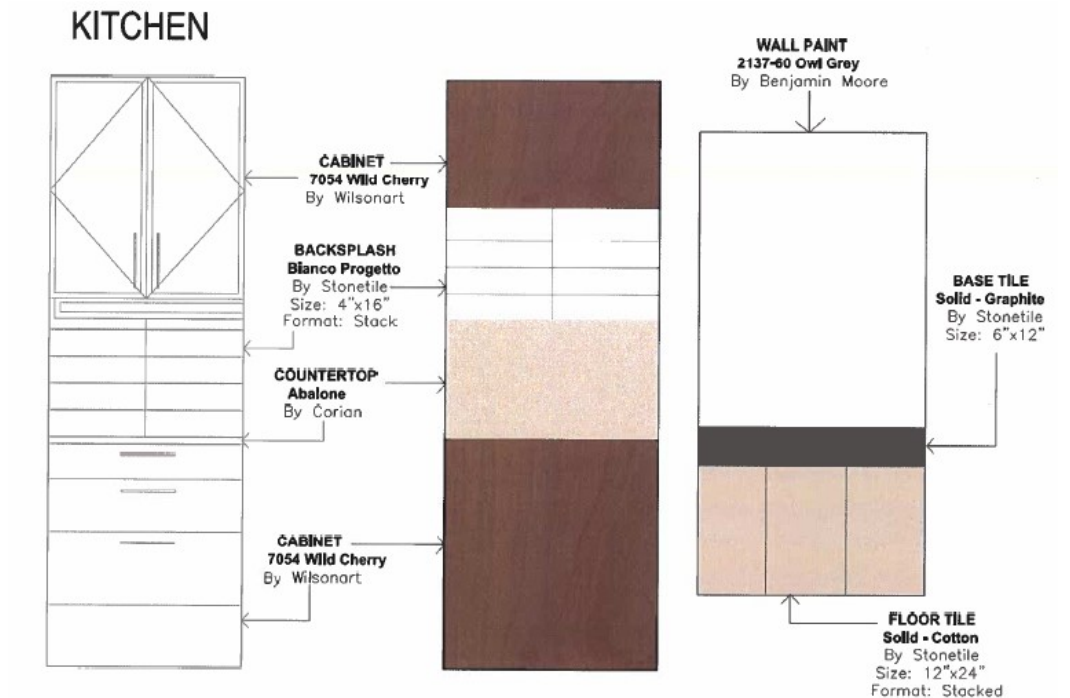
3.6.2c – Kitchen at 15 Scadding Avenue



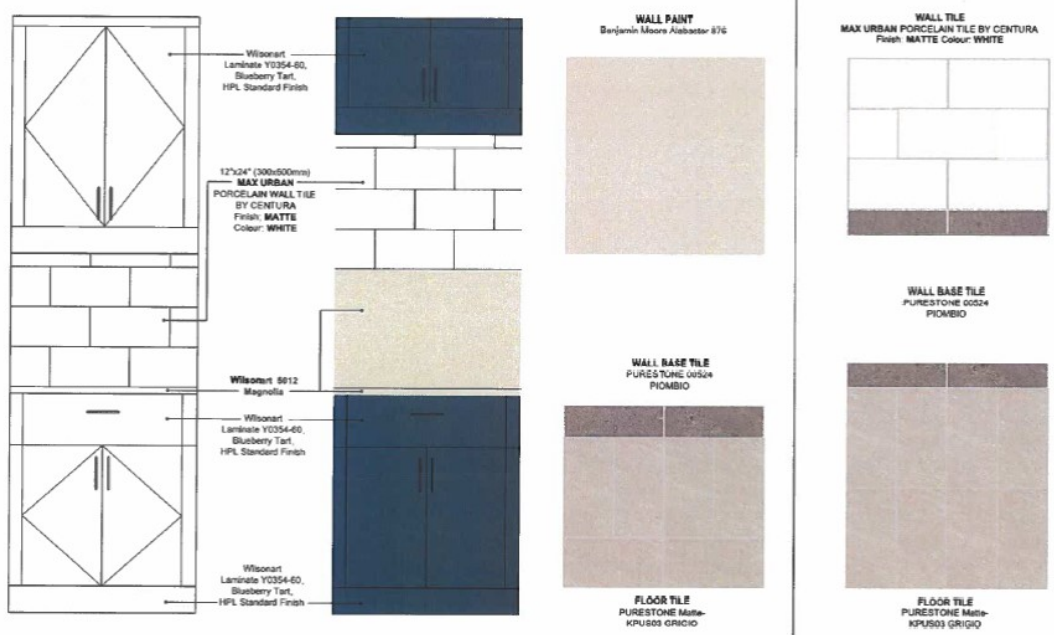
3.6.2d – Kitchen at 2 Brahms Avenue



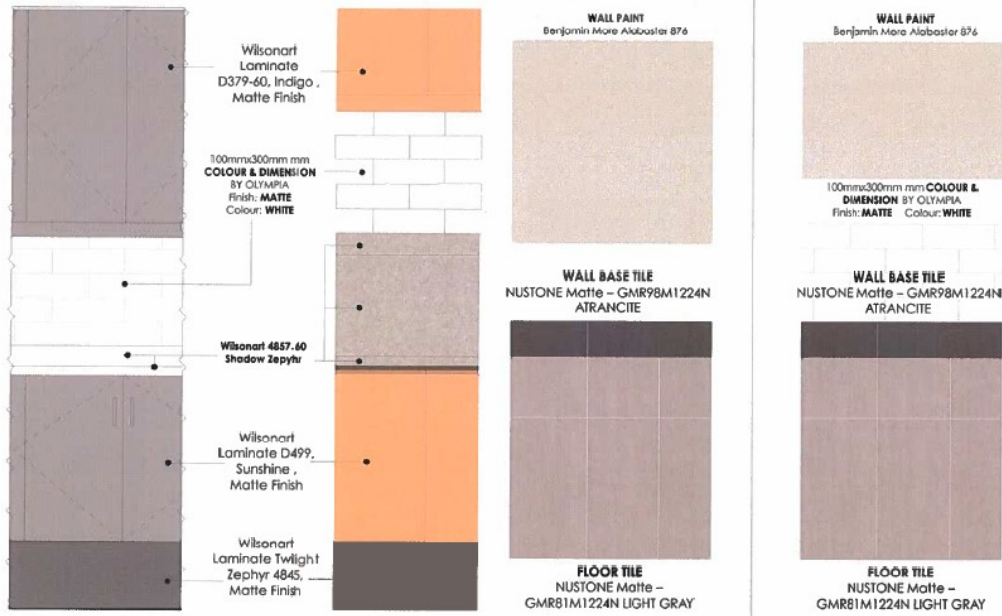
3.6.2e – Kitchen at Teesdale Avenue



3.6.2f – Finishes for Kitchen at 10 Glen Everest



3.6.2g – Finishes for Kitchen at 2180 and 2190 Ellesmere Avenue



3.6.2h – Finishes for Kitchen at 51-85 Gilder Drive

3.6.3 Common Space Interior Flooring, Materials and Finishes

Functional Goal:

Material choices are durable, safe and functional, as well as equitable between accessible and non-accessible units. Distinct colour contrast between materials should enhance the visibility of key systems and elements.

Elements of Accessibility:

- Floor finishes have distinct colour contrast to wall finishes – baseboards may be used to provide the necessary contrast.
- Floor finishes are slip-resistant and non-glare.
- Flooring finish materials are similar between accessible and non-accessible units.
- Durable wall finishes and baseboards are used.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.1.3 Interior Stairs and Steps
- 3.1.4 Interior Ramps
- 3.2.6 Doors and Doorways
- 3.3 Washrooms, Plumbing Fixtures and Change Rooms
- 3.6 Interior Materials and Finishes
- 5.2.1 Wayfinding and Signage

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Materials used should be appropriate to a residential space and should not give the feeling of an industrial or institutional environment.		
2	Flooring to be of medium to light colour with distinct colour contrast to baseboard.		
3	Washroom tiles to be non-glare and slip resistant		
4	Baseboards to be made of wood or porcelain tile, with distinct colour contrast to flooring and adjacent walls.		



ID	Requirement(s)	A	B
5	Washroom baseboard tile (first row on wall) should be distinct colour contrast to floor and adjacent wall and non-glare.		
6	Busy patterns shall not be used on floor or wall surfaces.		

4 Wheelchair / Mobility Units

4.1.1 In-Suite

Functional Goal:

Tenants and their visitors can move independently throughout their unit and access switches, controls and other operating devices.

Elements of Accessibility:

- Doors to wheelchair/mobility units are configured to accommodate larger wheelchairs and other types of mobility devices.
- Doors to wheelchair/mobility units are equipped with a fob-activated automatic door operator.
- Accessible routes are provided throughout wheelchair/mobility units giving access to all amenities.
- All doors within the unit are accessible.
- Controls are located to be visible, reachable and usable.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.5.2 Windows and Window Hardware
- 3.5.1 Door and Millwork Hardware
- 3.5.4 Interior Furniture
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.2.5 Assistive Listening Systems
- 5.3.3 Controls and Operating Mechanisms
- 5.3.5 Audible and Visible Signals for Fire/Emergency Systems

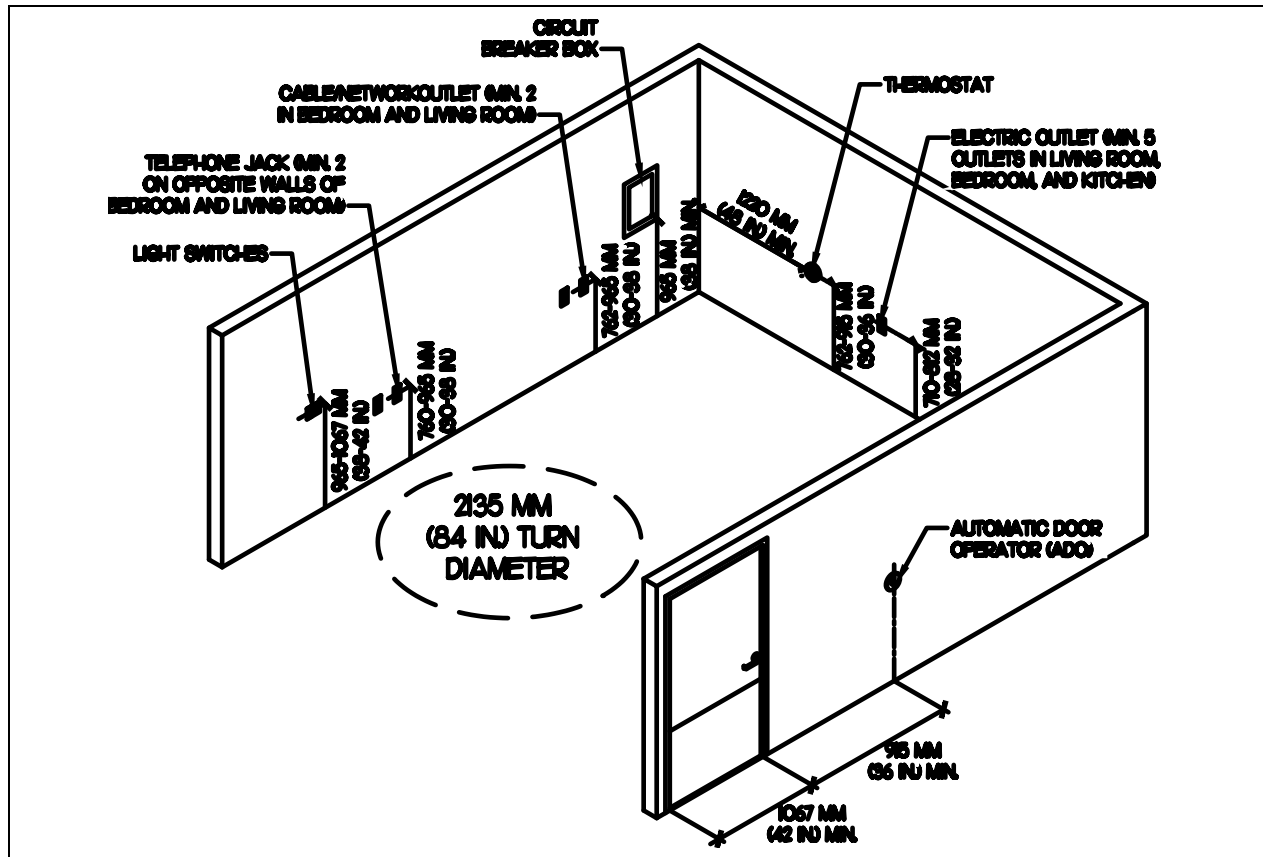
Technical Requirement(s):

ID	Requirement(s)	A	B
1	ADO to be supplied and installed on all unit entry door to wheelchair / mobility unit in compliance with Section 3.2.7.		
2	Remote to entry doors where resident has provided medical need documentation due to hand/arm/shoulder, strength/dexterity.		

ID	Requirement(s)	A	B
3	A turn diameter of 2135 mm (84 in.) will be maintained; this turn diameter will apply to both interior and exterior in-suite spaces, with the only exception being inside of roll-in shower where a 1525 mm (60 in.) turn diameter will be maintained. <i>Exception: existing builds only, where structurally prohibitive.</i>		
4	All new, revitalized or refurbished buildings will have lever style handles on all entry and in-suite doors.		
5	All units will have flat/flush thresholds from common hallways into suite. Entrance landing to be a minimum of 1700 x 1700 mm (67 x 67 in.).		
6	All existing entry and in-suite doors will be converted to lever style handles whenever repairs or replacement is required.		
7	Where door views are installed, a second viewer shall be provided mounted between 1000 – 1200 mm (39 3/8 – 47 1/4 in.) above the floor.		
8	In-Suite lighting shall comply with Section 5.1.1.		
9	All non-siding interior doors will have lever handles and flush thresholds.		
10	Thermostats shall be provided in compliance with Section 5.3.3.		
11	All wheelchair/mobility units will have a minimum of 5 outlets (with 2 plugs in each outlet) available in each bedroom, living room, and kitchen in compliance with Section 5.3.3.		
12	Circuit breaker boxes will be installed with at least 965mm between the floor and the bottom of the circuit breaker box panel.		
13	Light switches shall be provided in compliance with Section 5.3.3.		



ID	Requirement(s)	A	B
14	A minimum of two telephone jacks will be installed, each on opposite wall in all bedrooms and living rooms in compliance with Section 5.3.3.		
15	All wheelchair/mobility units will have minimum two cable/network jacks installed in each bedroom and living room in compliance with Section 4.3.3.		



4.1.1 – In Suite Accessibility

4.1.2 In-Suite Materials and Finishes

Functional Goal:

Material choices are durable, safe and functional, as well as equitable between accessible and non-accessible units. Distinct colour contrast between materials should enhance the visibility of key systems and elements.

Elements of Accessibility:

- Floor finishes have distinct colour contrast to wall finishes – baseboards may be used to provide the necessary contrast.
- Floor finishes are slip-resistant and non-glare.
- Flooring finish materials are similar between accessible and non-accessible units.
- Durable wall finishes and baseboards are used.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.1.3 Interior Stairs and Steps
- 3.1.4 Interior Ramps
- 3.2.6 Doors and Doorways
- 3.3 Washrooms, Plumbing Fixtures and Change Rooms
- 3.6 Interior Materials and Finishes
- 4.1.3 In-Suite Kitchen
- 4.1.4 In-Suite Washrooms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Materials used should be appropriate to a residential space and should not give the feeling of an industrial or institutional environment.		
2	Flooring materials in wheelchair/mobility units will be aesthetically similar to the flooring materials used in non-accessible units. Linoleum and tiles should NOT be used unless they are also used in non-accessible units.		



ID	Requirement(s)	A	B
3	Flooring to be of medium to light colour with distinct colour contrast to baseboard.		
4	Flooring in all spaces in-suite except washrooms should be of vinyl laminate with cork bottom.		
5	Washroom flooring to be tiles no less than 50 mm (2 in.) square.		
6	Washroom tiles to be non-glare and slip resistant.		
7	Busy patterns shall not be used on floor or wall surfaces.		
8	Baseboards to be made of wood and painted with distinct colour contrast to flooring and adjacent walls except in washrooms.		
9	Washroom baseboard tile (first row on wall) should have distinct colour contrast to floor and adjacent wall and non-glare.		
10	All wheelchair/mobility units are eligible for full or partial unit painting, determined by the resident, once every five years. The resident is responsible for the cost of the paint only. TCH will supply all labour for furniture movement and painting.		

4.1.3 In-Suite Kitchen

Functional Goal:

Tenants can prepare food using all elements of their kitchen safely and comfortably.

Elements of Accessibility:

- Kitchens are configured to accommodate larger wheelchairs and other types of mobility devices.
- Kitchens provide an appropriate length of counters and cupboards.
- Cooktops are counter-mounted with knee-space below.
- Ovens are wall-mounted with side-hinged doors and a pull-out shelf below
- Side-by-side refrigerators are provided.
- Sink cabinetry is adaptable to accommodate a forward approach.
- Cabinet hardware is visible, reachable and usable with a closed fist
- Controls and switches, including electrical outlets, are visible, reachable and usable with a closed fist.
- Outlets are provided on the apron of the countertop.
- Countertops incorporate distinct colour contrast to the cabinetry and backsplash tiles.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.5.1 Door and Millwork Hardware
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting
- 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

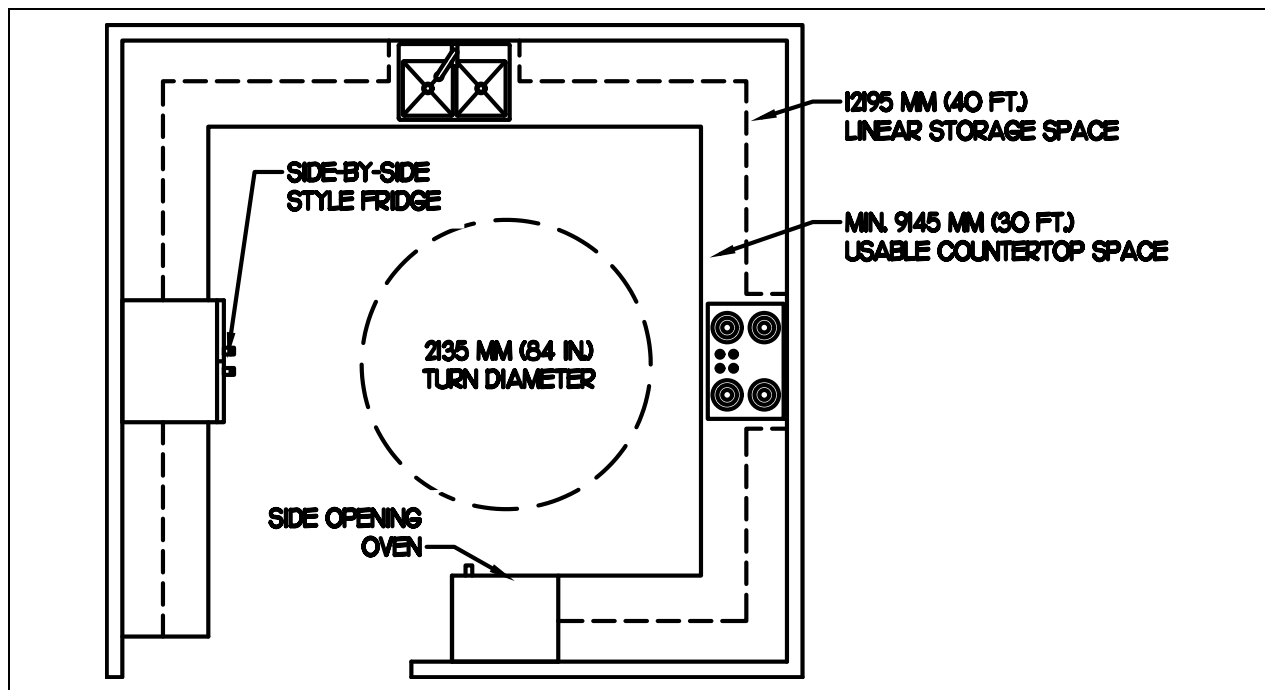
ID	Requirement(s)	A	B
	KITCHEN CUPBOARDS & COUNTER TOPS		
1	All wheelchair/mobility units will have plywood gable construction cupboards to allow hardware inserts to be installed as needed.		



ID	Requirement(s)	A	B
2	TCH will supply and install hardware inserts to kitchen cabinetry to allow contents of cupboards to be brought up or down to accessible height.		
3	Under sink cabinets will NOT be installed or will be removed as necessary to maintain leg clearance space under sinks.		
4	Kitchen cabinetry will be of a colour to provide distinct colour contrast to handle hardware. Grey colours not to be used.		
5	Cabinet locks will not be installed where accessible hardware inserts are installed.		
6	Cabinetry design to include one bank of 3 drawers minimum for storage of utensils.		
7	Cabinetry design to provide 12.195 m (40 ft.) linear space of storage shelving and will include one roll-out shelf with the dimensions the same as the wall mount oven and one drawer to be a minimum of 660 x 660 x 279 mm in height (26 x 26 x 11 in.).		
8	Cabinetry design to provide a minimum of 2 outlets with GFI on front facing apron of countertop, as well as at least 3 wall outlets.		
9	Cabinetry will have a switch on the apron of the countertop to control the stove overhead light/exhaust fan.		
10	Counter tops will be light in colour with little to no design, have distinct colour contrast to cabinetry and backsplash tiles.		
11	Counter tops to provide minimum 9.145 m (30 ft.) of usable space.		
12	Cabinetry hardware to be “T” style handles.		
13	Cabinetry hardware to have distinct colour contrast to cabinetry colour.		
14	Where applicable, base cabinets to have toe space at least 150 mm (6 in.) deep and 230 mm (9 in.) high.		

ID	Requirement(s)	A	B
15	Where applicable, base cabinets to incorporate drawers, 'lazy-susan', or pull out hardware to ensure lower storage is accessible		
16	Countertop lighting shall comply with Section 5.1.1.		
17	Clear height from top countertop to underside of light valance below upper cabinets, shall be maximized but never less than 400 mm (15 3/4 in.).		
	REFRIGERATORS		
18	All refrigerators will have side-by-side double doors with deep in-door shelves and will have slide out shelves.		
19	OVENS AND STOVES		
20	TCH will supply and install wall mount ovens with side opening doors and with self-cleaning capacity in all wheelchair/mobility units. <i>Exception: existing builds only, where there is insufficient space and range must be used.</i>		
21	Oven controls will be at accessible height.		
22	A single heat resistant, pull-out shelf will be supplied and installed with a width that is equal to the wall mount oven width and depth of 50 mm (2 in.) under the oven.		
23	No oven shall be convection style oven.		
24	All stoves will be flat countertop models and will include side or front controls. Knee clearance below the stove will be maintained at 736 mm (29 in.).		
25	Range surface height to be 810 – 860 mm (32 – 34 in.) above floor.		
26	Ranges will have front controls. Ranges to only be used in existing builds where there is insufficient space to provide countertop stove and wall mount oven.		
27	Minimum 400 mm (15 3/4 in.) wide clear counter space located adjacent to and at same height as range.		

ID	Requirement(s)	A	B
	KITCHEN SINKS		
28	All kitchen sinks (regular and side mounted) will include single handle taps with hose sprayers from the neck of the taps.		
29	Clear floor space of at least 800 mm (31 1/2 in.) wide and 1350 mm (53 1/8 in.) deep under sink (with up to 480 mm (18 7/8 in.) permitted to extend under lavatory).		
30	Sink to be located at least 460 mm (18 in.) from side wall, with rim height between 810 – 860 mm (32 – 34 in.) high.		
31	TCH will advise tenant(s) of availability and provide side mount kitchen sinks upon tenant or community request and maintain 736 mm (29 in.) knee clearance.		
32	TCH will provide double basin sinks and maintain knee clearance of 736 mm (29 in.).		



4.1.3 – In Suite Kitchen

4.1.4 In-Suite Washrooms

Functional Goal:

Tenants can independently access and use the washroom.

Elements of Accessibility:

- Washroom have pocket or barn style doors.
- Washroom tiles are slip resistant, and floor is distinctly colour contrasted to the baseboard tile.
- Sink is located and configured for use by persons who use mobility devices.

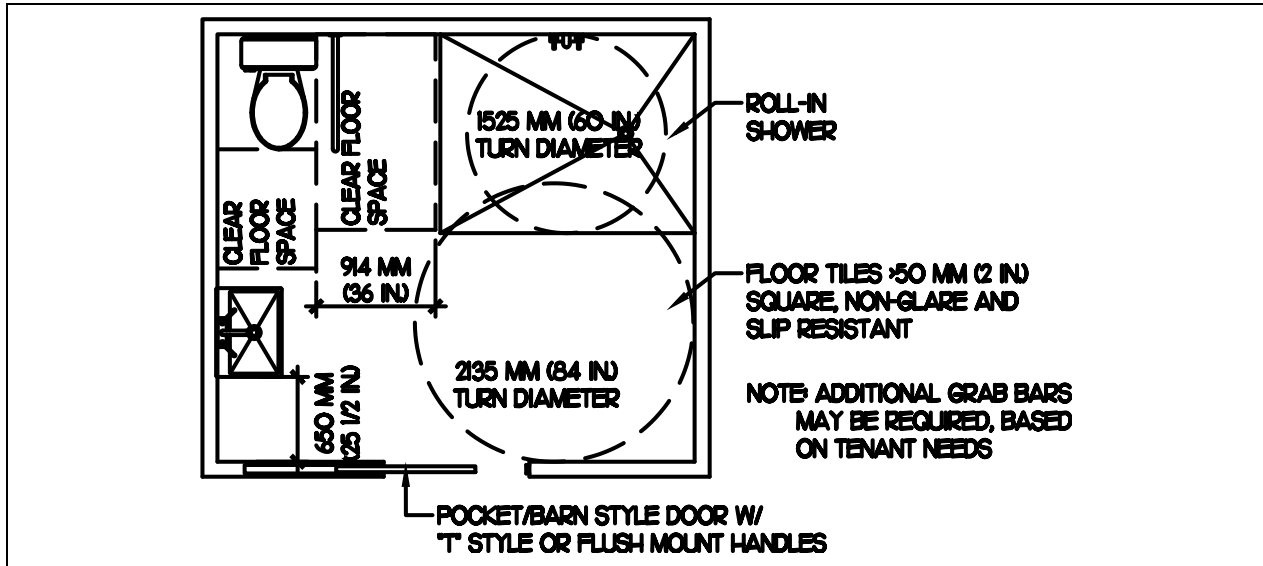
Technical Requirement(s):

Related Sections:

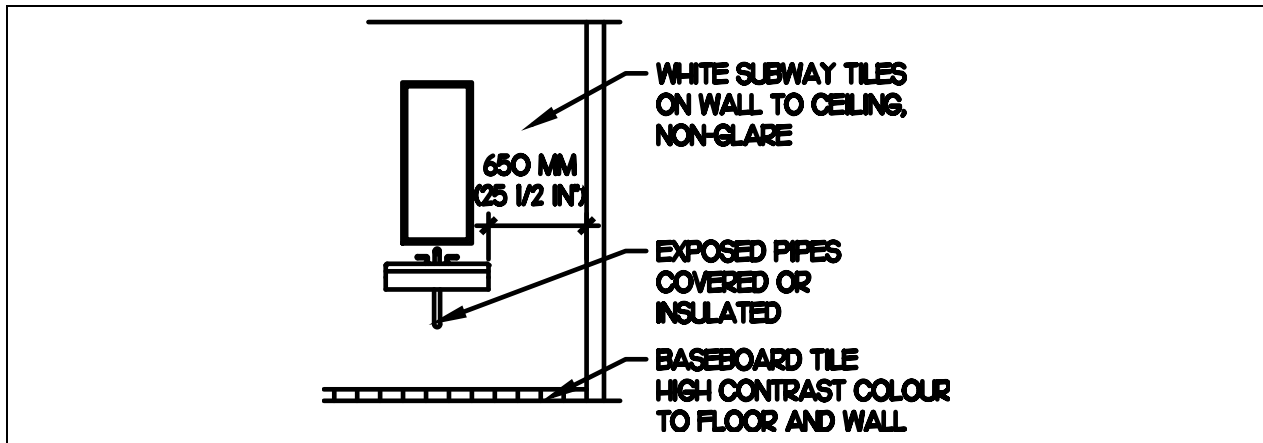
3.2.6 Doors and Doorways
3.3.2 Accessible Water Closets
3.3.3 Urinals
3.3.4 Washroom Sink
3.3.5 Washroom Accessories
3.3.7 Accessible Showers
3.6 Interior Finishes and Materials
5.1.1 Natural and Artificial Interior Lighting
5.2.1 Wayfinding and Signage
5.3.3 Controls and Operating Mechanisms

ID	Requirement(s)	A	B
1	All in-suite washroom doors will be pocket or barn style doors.		
2	Door handles will be "T" style or flush mount only.		
3	Clear floor space of at least 750 x 1200 mm (29 1/2 x 47 1/4 in.) in front of fixtures, or at once side of open doors and drawers.		
4	Sink taps will have wing extension, and be operable using a single closed fist.		
5	Sink will be positioned 650 mm (25 1/2 in.) from adjacent wall to outside edge of sink for leg clearance.		

ID	Requirement(s)	A	B
6	Clear floor space of at least 920 mm (36 in.) wide and 1370 mm (54 in.) deep under sink (with up to 500 mm (19 3/4 in.) permitted to extend under lavatory).		
7	Water temperature supplied to sink and shower shall not exceed 49 °C (120 °F).		
8	Sink will have cover or insulation of pipes to prevent injury.		
9	Toilet paper dispenser will be located no further than 300 mm (12 in.) forward from the front edge of the toilet, mounted between 600 – 800 mm (23 5/8 - 31 1/2 in.) high.		
10	Walls will be white subway tiles on walls to ceiling.		
11	Washroom flooring to be tiles no less than 50 mm (2 in have.) square.		
12	Washroom tiles to be non-glare and slip resistant.		
13	Washroom baseboard tile (first row on wall) should distinct colour contrast to floor and adjacent wall and non-glare.		
14	Shower stall to be at least 1500 mm (59 in.) wide x 1200 mm (47 1/4 in. deep).		
15	Towel storage shelving to be provided.		
16	Medicine cabinets to be located adjacent to 750 x 1200 mm (29 1/2 x 47 1/4 in.) clear floor space, with a maximum reach of 500 mm (19 3/4 in.).		
17	Medicine cabinets to have bottom shelf mounted at a maximum height of 1000 mm (39 38/ in.).		
18	Medicine cabinet doors to have accessible hardware, operable by a single closed fist.		
19	Medicine cabinets to be illuminated to a minimum of 200 lux (20 ft. candles).		
20	A shelf shall be provided mounted with a maximum height of 1100 mm (43 1/4in.).		
21	Towel bars to be mounted with a maximum height of 1100 mm (43 1/4 in.).		



4.1.4a – In-suite Washroom Plan



4.1.4b – In-suite Washroom Elevation



4.1.5 Closets

Functional Goal:

Tenants can access and use closet space and clothing rods.

Elements of Accessibility:

- Closets have pocket or barn style doors.
- Two heights of clothing rods are provided.

Technical Requirement(s):

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.5.1 Door and Millwork Hardware
- 3.5.3 Closet Rods, Hooks and Shelves
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting

ID	Requirement(s)	A	B
1	All closet doors will be pocket, barn style, or accordion doors. Two closet hanger rods will be supplied and installed. One will be 965 mm (38 in.) from the floor and the second to be at 1955 mm (77 in.) from the floor		
2	Rods will be installed 381 mm (15 in.) from the back of the closet door.		
3	Tenant to advise interior closet configuration to meet medical needs.		

4.1.6 Bedrooms

Functional Goal:

Tenants can enter bedrooms and access the bed and amenities within them.

Elements of Accessibility:

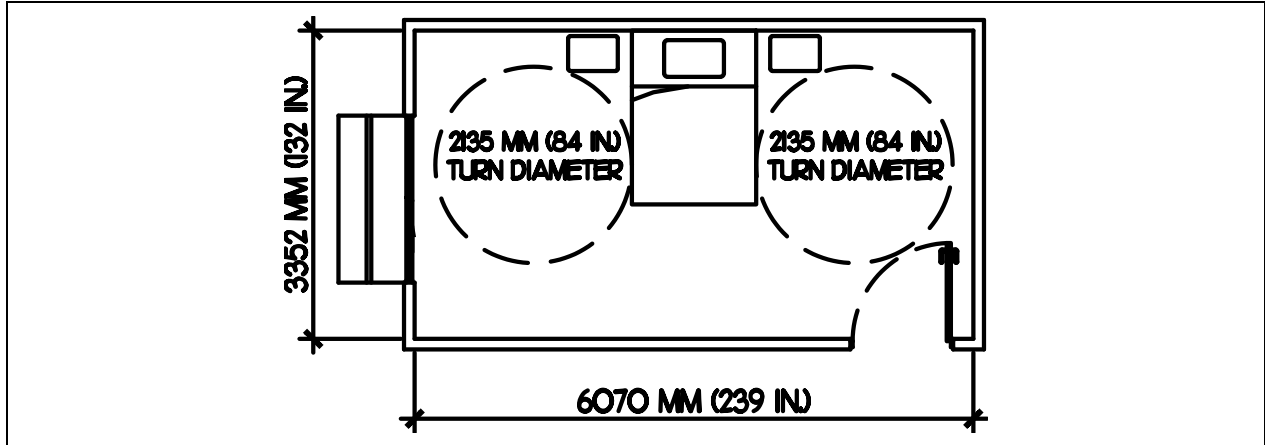
- Accessible bedrooms are positioned directly across the hallway from an accessible washroom.
- Doors are accessible (Note: closet doors within bedrooms must be pocket or barn style)
- Accessible bedrooms are at least 3352 mm (132 in.) x 6070 mm (239 in.) in size.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors into bedrooms shall comply with Section 3.2.6.		
2	Hinged doors are acceptable on bedroom doors but NOT on bedroom closet doors.		
3	Clear turn space of at least 2135 mm (84 in.) diameter provided on at least two sides of the bed.		
4	Any wheelchair/mobility bedrooms must be positioned directly across any hallway from an accessible washroom and be 3352 x 6070 mm (132 x 239 in.) in footprint including closet space. <i>Exception: existing builds only, where structurally prohibitive.</i>		
5	Lighting to be provided within closets.		



4.1.6 – Bedroom

4.1.7 In-Suite Storage

Functional Goal:

Tenants are provided with adequate in-suite storage which can be accessed by persons using mobility devices.

Elements of Accessibility:

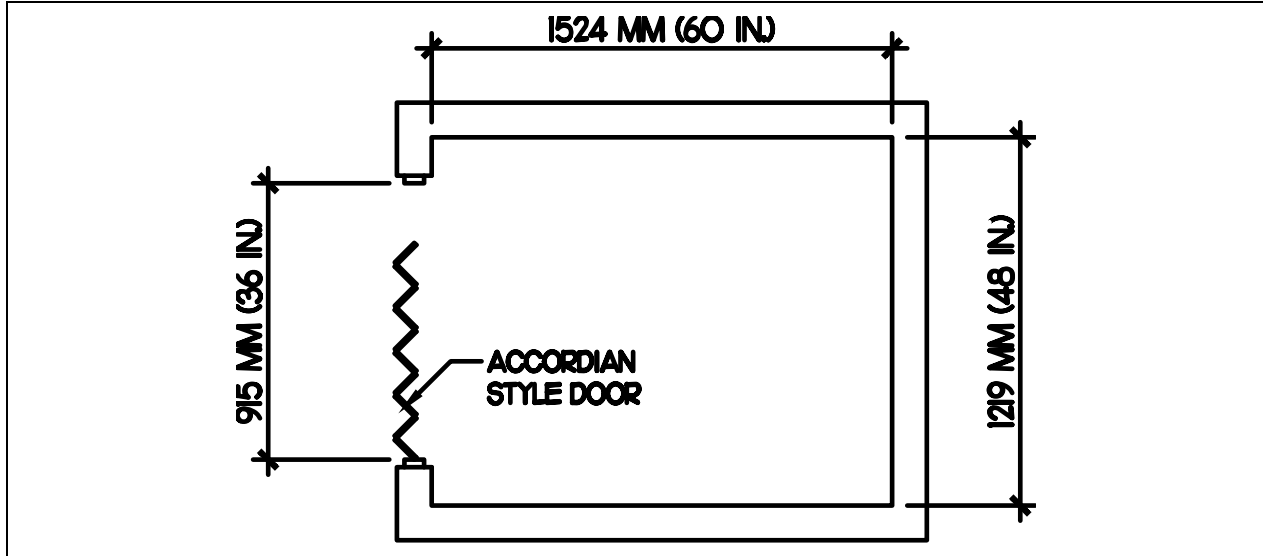
- Accessible storage spaces are large enough to accommodate persons who use mobility devices
- Doors into storage spaces will accommodate persons who use mobility devices.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.6 Doors and Doorways
- 3.5.1 Door and Millwork Hardware
- 3.5.3 Closet Rods, Hooks and Shelves
- 3.6 Interior Finishes and Materials
- 5.1.1 Natural and Artificial Interior Lighting

Technical Requirement(s):

ID	Requirement(s)	A	B
1	In wheelchair/mobility units in new, revitalized or retrofitted buildings, in- suite storage will have dimensions of minimum 1219 mm (48 in.) wide x 1524 mm (60 in.) deep with 915 mm (36 in.) wide accordion style door. <i>Exception: existing builds only, where insufficient suite footprint exists.</i>		
2	Modified units will contain accessible in-suite storage where footprint/or unit design allow, with the same standard as in-suite storage for new accessible units.		
3	Lighting to be provided within in-suite storage facilities of at least 50 lux (0.5 ft. candles).		
4	Electrical outlet located inside, close to door.		



4.1.7 – In-suite Storage

4.1.8 In-Suite Path of Travel

Functional Goal:

Tenants and their visitors can move through the suite independently and reach all areas and facilities.

Elements of Accessibility:

- Hallways are wide enough to accommodate persons who use larger wheelchairs and other types of mobility devices.
- Doors are wide enough to accommodate persons who use larger wheelchairs and other types of mobility devices.

Related Sections:

3.1.1 Aisles, Corridors and Hallways
 3.12 Unobstructed Turning and Passing Areas
 3.2.1 Entrances
 3.2.7 Doors and Doorways
 5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Hallways to be at least 1100 mm (43 1/4 in.) wide.		
2	Door leafs to be at least 1060 mm (42 in.) wide. <i>Exception: existing builds only, where space is not available, door leafs to bedrooms may be 965 mm (38 in.) wide.</i>		



4.1.9 In-Suite Millwork

Functional Goal:

Tenants and their visitors can access and use the cabinets provided.

Related Sections:

3.5.1 Doors and Millwork
Hardware
3.6 Interior Finishes and
Materials

Elements of Accessibility:

- Hardware is operable by everyone.
- Hardware is reachable from a standing and seated position.
- Location of hardware is emphasized through use of distinct colour contrast.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Millwork within suites to comply with 3.5.1, Door and Millwork Hardware.		

4.1.10 In-Suite Flooring and Materials

Functional Goal:

Material choices are durable, safe and functional, as well as equitable between accessible and non-accessible units. Distinct colour contrast between materials should enhance the visibility of key systems and elements.

Related Sections:

3.6.1 Glare and Light Sources
3.6.2 Colour, Tone and Pattern

Elements of Accessibility:

- Floor finishes have distinct colour contrast to wall finishes – baseboards may be used to provide the necessary contrast.
- Floor finishes are slip-resistant and non-glare.
- Flooring finish materials are similar between accessible and non-accessible units.
- Durable wall finishes and baseboards are used.

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Flooring and other materials within suites shall comply with 3.6.3, Common Space Interior Flooring Materials and Finishes.		

4.1.11 In-Suite Balconies

Functional Goal:

Tenants and their visitors can access and use their balcony.

Elements of Accessibility:

- Step-free access is provided to the balcony.
- The balcony is large enough to accommodate a variety of types of assistive devices, including wheelchairs and scooters.
- View are available from a standing and seated position.

Related Sections:

3.2.1 Entrances
3.2.7 Doors and Doorways
3.2.9 Thresholds
5.3.3 Controls and Operating Mechanisms

Technical Requirement(s):

ID	Requirement(s)	A	B
1	Doors to balconies to have a flush threshold. <i>Exception: existing builds only, where structurally prohibitive.</i>		
2	Balconies to have a clear turning space at least 2130 mm (84 in.) in diameter.		
3	Balcony guards to facilitate views from both standing and seated positions.		
4	Outdoor spaces to be capable of being illuminated to a level of 50 lux (0.5 ft. candles).		

5 Systems and Controls

5.1 Lighting

5.1.1 Natural and Artificial Interior Lighting

Functional Goal:

Artificial and natural lighting sources should provide comfortable, evenly distributed light throughout all areas of a facility.

Elements of Accessibility:

- Appropriate illumination levels are provided all areas of the building.

Technical Requirement(s):

Related Sections:

3.1 Interior Paths of Travel
3.2.1 Entrances
3.2.5 Lobby Areas
3.3.6 TCHC Universal Washrooms
3.3.8 Change Room Facilities
3.4 Interior Rooms and Areas
3.6.1 Glare and Light Sources

ID	Requirement(s)	A	B
1	Garage lighting to be 200 lux (20 ft. candles) minimum measured at the floor level.		
2	Ramp illumination to be 200 lux (20 ft. candles) minimum measured at the floor level.		
3	Lighting at stairs to be 200 lux (20 ft. candles) minimum at floor level / edge of steps.		
4	Building Entrance(s) to have exterior lighting of 200 lux (20 ft. candles) minimum measured at the floor level.		
5	Lighting in vestibule to be 200 lux (20 ft. candles) minimum measured at the floor level. LED bright white.		
6	Consultant to refer to code for required clear area between door swings in a vestibule.		



ID	Requirement(s)	A	B
7	Lighting to be strong enough to not cast shadows in any part of the lobby 200 lux (20 ft. candles) minimum measured at the floor level.		
8	Lighting in laundry room to be 300 - 400 lux (30 - 40 ft. candles) at the folding table.		
9	Community Room lighting to be 200 lux (20 ft. candles) minimum (measured at the floor level).		
10	Superintendent Office Front of House (FOH) / Access from Lobby lighting level to be 200 lux (20 ft. candles) minimum, measured at countertop level, positioned for no glare for persons in a standing or seated position in front of the counter.		
11	Showers within suites and common spaces to have lighting level of 200 lux (20 ft. candles) minimum at floor level.		
12	Unit Doors to have 300 lux (30 ft. candles) minimum lighting at unit entry at the floor level.		
13	Kitchen Cupboard and Countertops Countertop lighting level to be minimum 300 lux (30 ft. candles).		
14	Controls to be illuminated with minimum 100 lux (10 ft. candles). Minimum of 200 lux (20 ft. candles) where reading is required.		

5.1.2 Lighting for Exterior Areas not Including Roads

Functional Goal:

Artificial lighting provides evenly distributed lighting throughout exterior pedestrian areas.

Elements of Accessibility:

- Appropriate illumination levels are provided throughout exterior pedestrian areas.
- Lighting is evenly distributed on accessible paths of travel.
- Lighting is provided at or beside steps and stairs.
- Light fixtures are consistently located on one side of pedestrian pathways.

Technical Requirement(s):

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Areas
- 2.1.5 Exterior Ramps
- 2.1.6 Exterior Stairs
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.2.1 Depressed Curbs and Curb Ramps
- 2.3 Parking, vehicular Arrival and Departure Area
- 2.4 Outdoor Amenities
- 2.5.3 Bicycle Racks, Scooter Storage and Lock-up Areas
- 2.5.4 Temporary Paths of Travel and Structures

ID	Requirement(s)	A	B
1	Outdoor common areas will have directional lighting at driveways and main entrances.		
2	Outdoor common areas to be capable of being illuminated to at least 50 lux. (0.5 ft. candles).		
3	Provide adequate lighting for visibility and safety.		
4	Lighting levels of 200 lux. (20 ft. candles) measured at the ground level of all accessible pedestrian entrances are recommended as an aid to persons with visual disabilities.		



ID	Requirement(s)	A	B
5	Lighting sources should be selected and located at, or beside steps and stairs, to ensure clear definition of treads, risers, and nosing.		
6	All lighting over accessible path of travel should be evenly distributed, provide a reasonable colour spectrum, and minimize cast shadows for persons with low vision.		
7	Supplementary lighting should be provided to highlight all key way- finding signage.		
8	Overhead light fixtures should be mounted on standards that ensure clear headroom of 2100 mm (82 3/4 in.) is available, below fixtures or supports, as an aid to persons with visual limitations.		
9	Lighting standards or posts should be mounted to one side of pedestrian walkways so as not to inhibit free movement of persons using mobility aids.		

5.2 Communication and Information Systems

5.2.1 Wayfinding and Signage

Functional Goal:

The signage and wayfinding system is easily understood by tenants and their visitors. Signage should be simple, consistent, unambiguous and incorporate plain language.

Elements of Accessibility:

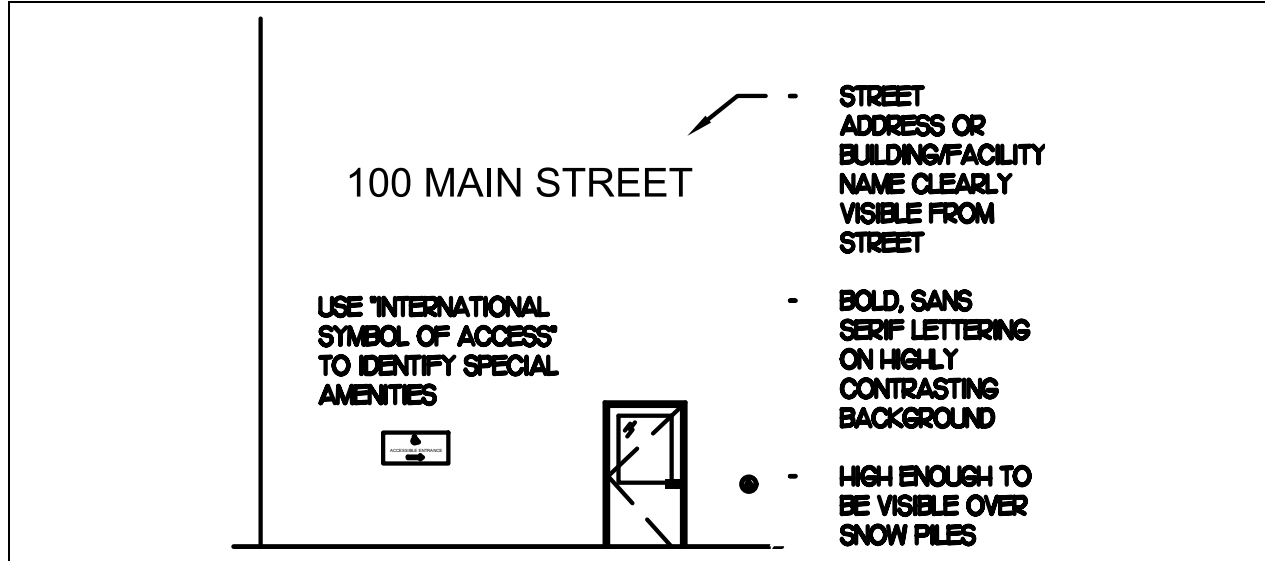
- The street address is clearly visible and readable from the street.
- Exterior signs locate accessible parking facilities and accessible entrances.
- Signs incorporate sans-serif lettering and distinct colour contrast between the sign messaging and the sign background material.
- Where signage, including electronic displays, is provided, it shall be consistently located and positioned to avoid shadow areas and glare.

Related Sections:

- 2.1.1 Exterior Accessible Path of Travel
- 2.1.2 Rest Area
- 2.1.7 Exterior Accessible Paths – Safety and Security
- 2.3 Parking, Vehicular Arrival and Departure Area
- 3.1.1 Aisles, Corridors and Hallways
- 3.1.5 Elevators
- 3.2.1 Entrances
- 3.2.5 Lobby Areas
- 3.2.6 Doors and Doorways
- 3.2.7 Automatic Door Operators
- 3.3.1 Accessible Washroom Stalls
- 3.3.6 TCHC Universal Washrooms
- 3.3.8 Change Rooms
- 3.6 Interior Finishes and Materials

Technical Requirement(s):

ID	Requirement(s)	A	B
1	The street address and/or building/facility name should be clearly visible from the street or public laneway.		
2	Exterior signage and way-finding system is to assist visitors with varying disabilities to locate appropriate parking and accessible entrances.		
3	Signage generally should be in bold 'sans-serif' lettering (e.g., Helvetica) on a distinct colour-contrasting background. Building addresses or identifying signage at street level, whether it is mounted in landscaped areas or on posts, should be high enough to be clearly visible even with snow piled nearby.		
4	The "International Symbol of Accessibility" should be used to identify special amenities, such as accessible parking, accessible entrances, or accessible activity spaces for tenants and kids playground.		
5	Where signage is provided (including electronic displays), it shall: <ul style="list-style-type: none"> .1 have a glare free surface; .2 be of uniform design; .3 when used to give the same type of information within the same facility, be consistently shaped, coloured, and positioned; and .4 be colour-contrasted with its background. 		
6	Signage for room/suite identification shall have numbers clearly visible and readable.		



5.2.1 – Wayfinding and Signage



5.2.2 Communication Systems

Functional Goal:

Tenants and their visitors can use communication systems easily and independently.

Elements of Accessibility:

- Intercoms are located to be visible, reachable and usable.
- Intercoms systems incorporate tactile features.

Related Sections:

3.2.1 Entrances
3.2.3 Vestibules at Entrances
3.2.5 Lobby Areas
3.3.1 Accessible Washroom Stalls
3.3.6 TCHC Universal Washrooms
3.3.7 Accessible Showers
3.3.8 Change Room Facilities
3.4.1 Offices and Work Areas
3.4.2 Reception, Information and Service Counters
3.4.9 Community Rooms
4 Wheelchair/Mobility Units
5.3.3 Controls and Operating Mechanisms
5.3.4 Life Safety
5.3.5 Audible and Visible Signals for Fire/Emergency Systems
5.4.1 Elevators



Technical Requirement(s):

ID	Requirement(s)	A	B
1	Intercoms will be vertical and be mounted with any operable components mounted at a height of no more than 1100 mm (43 in.) and no less than 900 mm (35 1/2 in.) above the finished floor surface.		
2	Intercoms shall include tactile controls as a required additional means of input to touchscreen interfaces.		



5.2.3 Information, Visual Display Systems and Directories

Content under development. Design of information, visual display systems, and directories to be approved by TCHC Design and Engineering.

5.2.4 Public Address Systems

Content under development. Design of public address systems to be approved by TCHC Design and Engineering.

5.2.5 Assistive Listening Systems

Content under development. Design of assistive listening systems to be approved by TCHC Design and Engineering.

5.2.6 Tactile Surface Indicators

Content under development. Design of tactile surface indicators to be approved by TCHC Design and Engineering.

5.3 Signals and Controls

5.3.1 Acoustics

Functional Goal:

The acoustic environment of spaces should accommodate the needs of tenants and their visitors who are hard of hearing and who need to differentiate essential sounds from general background noise.

Elements of Accessibility:

- Building acoustics address the needs of tenants and their visitors who are culturally Deaf, oral deaf, deafened and hard of hearing people.
- Building acoustics are designed to help people use sounds to assist with wayfinding and orientation.

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.2.5 Lobby Areas
- 3.4.1 Offices and Work Areas
- 3.4.2 Reception, Information and Service Counters
- 3.4.9 Community Rooms

Technical Requirement(s):

ID	Requirement(s)	A	B
	Accessibility standards for culturally Deaf, oral deaf, deafened and hard of hearing people.		
1	DeafSpace principles (visual orientation is often crucial for someone who doesn't hear) – to address five main problem areas for the deaf to facilitate clear lines of sight throughout common areas or tenant units: <ul style="list-style-type: none"> .1 space and proximity; .2 sensory reach; .3 mobility and proximity; .4 light and color; and, .5 acoustics. 		



5.3.2 Card Access Systems and Building Security Systems

Content under development. Design of card access systems and building security systems to be approved by TCHC Design and Engineering.



5.3.3 Controls and Operating Mechanisms

Functional Goal:

Tenants and their visitors can locate and easily use controls.

Elements of Accessibility:

- Outlets and other controls are visible, reachable.
- Controls are operable with a closed fist.

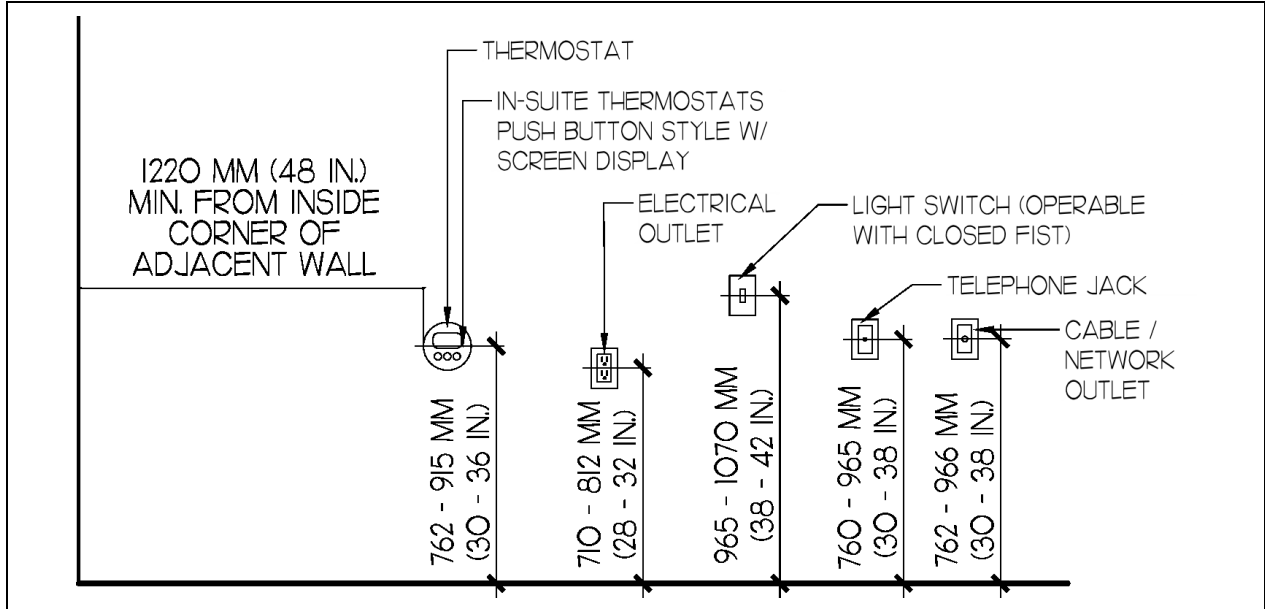
Technical Requirement(s):

Related Sections:

- 3.1.1 Aisles, Corridors and Hallways
- 3.1.5 Elevators
- 3.2.7 Automatic Door Operators
- 3.3 Washrooms, Plumbing Fixtures, and Change Rooms
- 3.4.4 Locker Areas
- 3.4.5 Kitchens, Kitchenettes and Serveries
- 3.4.6 Mailbox Area or Room
- 3.4.7 Garbage and Recycling Rooms
- 3.4.8 Laundry Rooms
- 3.4.9 Community Rooms
- 3.5.1 Door and Millwork Hardware
- 3.5.2 Windows and Window Hardware
- 3.5.3 Closet Rods, Hooks and Shelves
- 3.5.5 Interior Mail and Post Boxes
- 5.2.2 Communication Systems
- 5.2.3 Information, visual Display Systems and Directories
- 5.2.5 Assistive Listening Systems
- 5.3.2 Card Access Systems and Building Security Systems
- 5.3.4 Life Safety
- 5.4 Elevators



ID	Requirement(s)	A	B
1	All outlets will be located no higher than 812 mm (32 in.) and no lower than 710 mm (28 in.) from the centre of the outlet to the floor. Light switches to be no less than 965 mm (38 in.) and no more than 1070 mm (42 in.) from the centre of the light switch panel to the floor.		
2	All thermostats are to be located no higher than 915 mm (36 in.) from the centre of the thermostat unit to the floor and no lower than 762 mm (30 in.) from the centre of the thermostat unit to the floor. To be located no closer than 1220 mm (48 in.) from the inside corner of any adjacent wall: .1 In-suite thermostats will be push- button style and will have a remote capacity with screen display.		
3	All telephone jacks will be a minimum of 760 mm (30 in.) and a maximum of 965 mm (38 in.) from the centre of the jack to the floor.		
4	Cable/network outlets will be a minimum of 762 mm (30 in.) and a maximum of 965 mm (38 in.) from the centre of the outlet to the floor.		
5	All other controls to be a minimum of 400 mm (15 3/4 in.) and a maximum of 1200 mm (47 1/4 in.) above the floor.		
6	Clear floor space of at least 1350 x 800 mm (53 1/8 x 31 1/2 in.), centered on the control.		
7	Provide tactile and/or auditory information indicating function and position of control.		
8	Where control has a visual display, information should be supplemented with tactile and/or audio.		
9	Controls to be colour contrasted with mounting surface.		
10	Lighting at controls to comply with 5.1.1 Natural and Artificial Interior Lighting.		



5.3.3 – Controls and Operation Mechanism

5.3.4 Life Safety

Functional Goal:

Tenants and their visitors can summon emergency assistance when required.

Elements of Accessibility:

- An emergency alert system is provided in all common area washrooms and garbage rooms.

Technical Requirement(s):

Related Sections:

3.1.1 Aisles, Corridors and Hallways
3.1.5 Elevators
3.3.1 Accessible Washroom Stalls
3.3.6 TCHC Universal Washrooms
3.3.7 Accessible Showers
3.3.8 Change Room Facilities
5.2.2 Communication Systems
5.3.5 Audible and Visible Signals for Fire/Emergency Systems

ID	Requirement(s)	A	B
1	An emergency alert system will be installed in all common area washrooms and in wheelchair/mobility garbage rooms.		
2	Alert system in washrooms shall be panic strip around the perimeter of the room, located 460 mm (18 in.) from the floor.		



5.3.5 Audible and Visible Signals for Fire/ Emergency Systems

Content under development. Design of audible and visible signals for fire/emergency systems to be approved by TCHC Design and Engineering.