

Staff Report to Council

Title: FADs Deviation at Kincardine
Library Washroom Renovation

Report Number: [Report Number]

Director: Community Services

Manager: Parks & Facilities

Meeting Date:
Wednesday, March 27, 2024

Date to be considered by Council:
Wednesday, March 27, 2024

Recommendation:

That council approves a deviation from the Facility Accessibility Design Standards for the Kincardine Library Washroom Renovation project to exempt the renovations from the 2500mm turning radius requirement to 2000mm.

Executive Summary:

The Facility Accessibility Design Standard (FADs) requires washroom renovations to include a 2500mm barrier free turning radius. The design for the Kincardine Library Washrooms renovation provides a turning radius that meets the Ontario Building Code requirement of 1700mm as it is “technically infeasible” to meet the FADs requirement.

Strategic Priorities:

C.11-Create improvements in inclusion, diversity, equity and access

Financial Considerations:

Through the 2022 and 2023 budget, Council approved a total of \$100,000. To date, architectural fees have been \$28,825 for complete drawings.

Policy:

Resolution 08/09/23-06 “That the Corporation of the Municipality of Kincardine adopt the City of London’s Facility Accessibility Design Standard for municipally-owned facilities to help support and achieve the goals of accessibility and inclusion; and further that the Council may opt not to follow the Facility Accessibility Design Standard if it is not technically and economically feasible to do so.”

Context and Background Information:

As part of the 2023 Capital Budget, Council approved a project to renovate 2 public washrooms at the Kincardine Library with the goal of creating an Accessible Washroom facility that would be able to accommodate a change table.

Through the design and permitting process in early 2024, it was realized that the proposed accessible washroom design would not be able to meet the FADs turning radius standard of 2500mm. Instead, the maximum turning radius possible for the space is 2000mm in diameter, which meets the standard of the Ontario Building Code for new construction (1700mm). The remainder of the washroom design is compliant with the FADs.

This deviation from the FADs should fall under the “technically infeasible” provisions of the standard. In this case, “technically infeasible” refers to, “other existing physical or site constraints [that] prohibit modification or addition of necessary elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction.” In this renovation project, the turning radius is confined by an existing staircase that is required for access and egress of the upper level of the library, as well as access to an upstairs janitorial room.

While it is unfortunate that the space available at the Kincardine Library will not allow the renovation plans to fully comply with the FADs, it should be noted that the proposed construction will be a significant improvement for accessibility at the library. Once completed this project will increase the number of accessible washroom facilities on the library’s first floor from 1 to 2 facilities.

Consultation Overview:

In preparing the renovation plans at the Kincardine Library, staff have consulted with the Accessibility Advisory Committee, staff at the Kincardine Library, as well as municipal Development Services.

Origin:

2024 Capital Budget

2022 Catalogue of Issues

Implementation Considerations:

Since the start of this project in 2023, this project has encountered delays associated with staff capacity. Should this deviation from the FADs be approved, staff are ready to move ahead and tender the project with completion of construction projected for Q3/Q4 of 2024.

Risk Analysis:

Currently, the Municipality has contracted architectural services to complete the design and oversee construction. Further delays to the project completion or an amendment/re-design of the space will likely incur unexpected costs to the project. Moreover, should the project be cancelled on account of its non-compliance with the FADs, it will limit the number of barrier free washroom facilities available for Kincardine Library patrons.

Attachments:

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