



## Catalogue of issues - Tiverton Arena

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2013	2016, 2019	Washrooms	All Toilets too low	One in each is at correct height	2021
2013	2016, 2019	Washrooms	All Soap Dispensers too high		2021
2013	2016, 2019	Washrooms	Main washrooms require auto door openers	Quote at \$4000/item	
2016	2019	Washrooms	Motion Light sensors recommended - too dark		
2013	2016	Washrooms	Men's washrooms require grab bars at urinals		2021
2013	2016, 2019	Washrooms	Arena Women's accessible stall requires coat hanger to be lowered and a pull and latch style lock		
2023		Washrooms	Accessible stall needs handle on inside to close door		
2013	2016, 2023	Canteen Counter	Height is at 41" and should be 34"	Tables available for use if required	
2013	2016, 2019	Alarms	No visual alarms present		
2013		Benches	No access to benches unless across the ice		2020
2013	2019	Viewing Area	No push button to viewing area	Quote at \$4000/item	
2019		Change Rooms	Hooks are not collapsible		
2013	2016	Emergency Exit	Room #1 & 4 has a 6-8" drop. Needs a ramp	Install ramp	2017
2023		Dressing Rooms	Not accessible	Renovation	
2023		Daycare Room	Not accessible	Renovation	

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
		Viewing Area	No accessible viewing area in lobby	Install accessible bench in warm area	
2023		Parking	1. recommend minimum of four parking spaces in front, two spots on each side of entrance with hatching 2. paint needs to be updated; 3. new accessible parking signage needed	parking line repainting	



## Catalogue of issues - Dunsmore Park

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2017	2019	Stage	Inaccessible, unable to get onto stage only	2021/2022 Capital - Waterfront Study	
2017		Benches	Benches have been removed	2021/2022 Capital - Waterfront Study	
2017		Accessible Parking	Spot Hidden by Tree		2017
2017		Picnic Tables	No accessible picnic tables		2017
2017		Accessible Parking	Accessible parking at Roadway		
2012	2017	Washrooms	Washrooms not accessible		2020
2017		Accessible Parking	Sand base		2017



## Catalogue of issues - Kincardine Library

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2017		Washrooms	Access to main floor washroom inaccessible too narrow a hallway to enter and turn around	2022 Budget	
2017		Washrooms	2 Washrooms in lower level not accessible	2022 Budget	



## Catalogue of issues - Davidson Centre

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
		<b>Pool</b>			
2016		Changerooms	Change rooms don't have collapsible hooks & are mostly over benches	To be installed no higher than 47"	
2016		Family Changeroom	Change Table 19' height and only 5' long - lift does not work with table		2018
2016		Family Changeroom	Entrance to pool from changerroom		2018
2016		Family Changeroom	No shower		2018
2016		Family Changeroom	Only divided into two rooms		2018
2016		Family Changeroom	No grab bars in toilet		2018
2016		Men's Changeroom	Urinals at 23" off ground and should be no more than 17", no grab bards		
2016		Men's Changeroom	Handrails to shower are at 40" and should be 38"		
2016		Men's Changeroom	2" Lip at Door Entrance - trip hazard		
2016		Men's Changeroom	Door access at 30" should be 37 1/2 "		
2016		Women's Changeroom	Lavatories too high and non accessible		
2016		Women's Changeroom	Accessible washroom/toilet		
2016		Women's Changeroom	Exit to pool narrow, 30" should be 37.5"		
2014	2014	Pool	Lift not working		2018

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2014	2016	Pool	Ramp - replaced but still not ideal - possible grant in the future?		
		Davidson Centre			
2015		Entrance	Only outdoor access from one side of centre to the other if hall is in use		
2015		Hall	No power door openers	\$4000 per opener	
2015		Main Office	Not accessible - stairs		
2015		Entrance	No power door opener from outside to ramp to walking track & inside button does not work	Not an entrance - exit only	2015
2015		Entrance	No power door at top of ramp at parking lot	\$4000 per opener	
2015		Concession Booth	Rear entry to concession booth steps require yellow tape	redone annual	2021
2012		Concession Booth	Accessible window to be clear of obstacles - candy machines, tables	Staff to ensure window is clear when	2015
2012		Walking Track	Elevator is required	Requested in 2015 budget	
2012		Push Buttons	All Accessible push buttons should be clear of tables, garbage cans etc.	Staff are aware of this	2012
2012		Push Buttons	All should be turned on	Staff are aware of this	2012
2012		Pay Phone	Too high		2012
2012		Hall	Push buttons into Hall for easier access to addition		2017
2012		Hall	Vision strips were painted over on the stairs to hall		2014
2012		Weight Room	hallway to room narrowed by chairs and shoe rack	One bench provided for seating	2012
2019		Track	No accessible access to track, and bleacher and viewing area		



## Catalogue of issues - Municipal Administration

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2015		Council Chambers	Requires Chairs with Arms		2015
2015		Ladies Washroom	Lever style faucets		2018
2015	2019	Ladies Washroom	Grab Bar height and design		2021
2015	2019	Ladies Washroom	Auto door opener		
2015	2019	Ladies Washroom	Stall door handle		
2015	2019	Ladies Washroom	No coat hook		
2015	2019	Ladies Washroom	Toilets too low		
2015	2019	Men's Washroom	Toilets too low		
2015	2019	Men's Washroom	Auto door opener		
2015	2019	Signage	Directional signage font too small and hard to read	Approved for 2020 but put on hold	
2015		Entrance	Auto door opener confusing - set up for wind gusts		



## Catalogue of issues - Underwood Community

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2015	2023	Washrooms	Lighting is too dim		2018
2023		Washrooms	Door width 34"	widen door width	
2023		Washrooms	entrance door not barrier free	barrier free entrance or door that open easily	
2023		Tables	No accessible tables	intall accessible tables	
2023		Caterer kitchen	Service counter too high	lower section of counter	
2023		Kitchen	No accessible counter in kitchen	install accessible section of counter	
2023		Emergency exit in Hall	West emergency exit has step	install ramp at emergency exits	
2023		Parking	Recommend: 1. Two spaces close to the accessible entrance; 2. new pavement paint; 3. signage	relocate, paint and sign	
2023		Coat racks	Coat racks too high	install lower section of coar rack	
2023		Office	Not accessible		
2023		Door widths	all door widths not accessible		
2023		phone booth	Not accessible height		
2023		Main office	counter height too high		





## Catalogue of issues - Tiverton Library

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2013	2019, 2023	Washrooms	Vanity Height is 39" but should be 33"		
2013		Washrooms	Door too narrow at 28"		2014
2013		Washrooms	Lever to replace door knob		2014
2013		Washrooms	Faucet should be lever type		2014
2013	2019, 2023	Washrooms	Grab Bars required at toilet		
2013	2019, 2023	Washrooms	Towel and Toilet paper dispenser too high		
2013	2019, 2023	Washrooms	Mirror should be tilted		
2019	2023	Washrooms	Toilet too low	Install accessible toilet	
2013	2023	Service Counter	39" and should be 34" or have accessible section	install accessible counter section	
2013	2019	Entrance	Ramp handrail needs to extended to cover last 2 steps		2021
2013	2019	Entrance	Ramp needs replaced	New ramp 2024	
2013		Entrance	Front door too narrow		2014
2013		Entrance	No push button		2014
2019	2023	Entrance	Lip at front entrance is too high for wheelchair to get over		
2019	2023	Entrance	Collapsible hooks required at entrance		
2019	2023	Entrance	Accessible Parking space is faded and should be moved closer to the ramp entrance		
2023		Basement	Basement area not accessible		
2023		Back Door/Emergency Exit	Back door and emergency exit not accessible.		



## Catalogue of issues - Centre for the Arts

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2012		Men's Washroom	Soap dispenser and mirror not to FADS		2021



## Catalogue of issues - Harbour Street Flag Pole

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2012	2017	Sidewalk	Extension to flag pole		2018



## Catalogue of issues - Medical Clinic

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2012		Washrooms	Wall Mounted Soap Dispenser too high		2021
2012		Entrance	Push button to be installed at waiting room entrance		



## Catalogue of issues - Whitney Crawford Community Centre

Year Identified	Other Years	Area	Accessibility Concern	Projected Fix	Completed
2023		Parking Lot	Accessible Parking Space	Accessible logo on pavement needs refreshed. Also sign is hidden in garden/bushes	
2023		Building	Lip at front entrance	Remove lip	
2023			Door width 34 inches -	widen all door widths	
2023			Coak racks high	add one lower section to an accessible height	
2023			Serving Counter at kitchen too high	lower one section of counter	
2023		Washroom	Toilet too low	lower toilet	
2023		Washroom	Amenities too high	lower amenities	
2023		Washroom	Counter and mirror not accessible	lower counter height section and tilted mirror	
2023			Large garbage can blocking amenities	Relocate	2023
2023		Back of Building	Not accessible		
2023		Washrooms			
2023		Signage	Emergency exit not signed		
2023		Signage	Review signage		
2023					

**Date:** July 12, 2023  
**Location:** Davidson Centre Kincardine  
**Reviewer:** Julie Sawchuk  
**Site Manager:** Tracey Guy

Please accept the following report for the Davidson Centre on behalf of Sawchuk Accessible Solutions. *Please note* that there are many features that are well done within the existing space and that this report focuses on aspects where there is room for improvement.

In Ontario, each location, by law, only needs to meet accessibility requirements from the time during which it was constructed. At this time, the retroactive application of best practice is not required under the Ontario Building Code (OBC) or the Accessibility for Ontarians with Disabilities Act (AODA). Existing infrastructure is not required to meet current code requirements unless there are major renovations being undertaken at the site.

However, we know that we can do better than “old code” and this report provides you with the details to help you plan future budgets that will allow for improvements big and small - making the Davidson Centre accessible for ALL.

## **How to use this report:**

- This report is written from the perspective of accessibility best practices based on current: Municipal Facilities Accessible Design Standards, AODA DOPS, OBC, CSA B651-23 and the Rick Hansen Foundation Accessibility Certification (RHFAC) process.
- Each aspect of the facility is reviewed independently and the list of suggested improvements are listed in order of ease of application (i.e. changes that are easy to do and have little cost implications are higher up on the list)
- When possible, photos have been altered to show what or where a certain change should be made
- All washroom recommendations should follow the information outlined in *Building Better Bathrooms* that your team has a copy of

## Goals

- What improvements can be made to the accessibility of existing infrastructure (ramp, stairs, washrooms, activity areas, etc.)?
- Are there any additional features or activities that could be provided that would meet a wider range of users?

## Park & Playground Area

### Parking & Access

- Provide wheel stops to prevent cars from being on grass or sidewalk
- Create a barrier-free path of travel (pavement or cement) between the elements at the park including connections between all play structures (splash pad to playground, sidewalk to picnic shelter)

### Splash Pad:

- Add signs to the exterior washrooms (latch side of the door) and indicate which washrooms have a change table
- Provide a water wheelchair on load for those who would find it helpful
- Washrooms:
  - Remove the emergency call system unless it is updated (no string) and connects to a person who will respond if activated
  - Add toilet seat lids to toilets
  - Add colour contrast between floor and walls and door frames

### Playground:

- Maintain the woodchip and solid surfaces of the playground to remove wood chips from the rubber
- Move the bike rack closer to the path or create a bike “parking lot” and encourage youth to use it by adding a sign “your bike goes here”
- Provide seating (benches with armrests) and picnic tables (with ends to roll under) that are accessible and on an accessible path of travel
- Create a barrier free path to the accessible swing

### Picnic Shelter:

- Cement lip around entire shelter creates a barrier and a tripping hazard
- Level ground with cement or provide two different curb cut style access points
- Provide picnic tables that are all accessible

- Consider posting a sign that reminds people where tables belong in order for them to continue to be accessed by a person using a mobility device

### **Bike park:**

- Cement step creates a barrier to access for all wheeled mobility devices, including strollers!
- If new bike park is developed, consultation with AAC should be completed at the outset of the project

### **Outdoor track and field:**

- Step, steeply sloped grass and fence creates a barrier to access for all wheeled mobility devices, including strollers, childrens' bikes, wheelchairs, etc.
- Construct a sloped access path to the track and soccer field from the parking lot or by providing access through the fence on a level area

### **Building Exterior**

#### **Parking:**

- When repainting the accessible parking at the front entrance, enlarge stalls to current standards and provide an access aisle in between alternating stalls
- Ensure each stall has both painted International Symbol of Accessibility (ISA) and on a sign at the top of each stall
- Paint a crosswalk at the end of the sidewalk (east end) to provide a safer path of travel to the rest of the parking area; consider painting a path between the rows of parking
- Consider installing a stop sign or yield for pedestrians at that same east corner
- The west side accessible parking should be reconfigured to all have direct access to the sidewalk

#### **Ramp (emergency exit):**

- Because this exterior ramp is the only means of emergency egress from the second floor (accessible fire escape) it is essential that the ramp be maintained to be in good condition.
- A railing should be reinstalled to both sides of the ramp, cement work should be done to repair damaged areas and colour contrast added to the edges and at the top and bottom of of each sloped section



## Lighting:

- Review exterior lighting (at night time) to ensure that both front and rear entrances are well lit during evening/winter hours to ensure safety and crime prevention.
- Do the same for all parking areas and outdoor spaces where people spend time after dark.

## Entrance:

- Having two entrances may be confusing to newcomers - consider adding some signs that say which entrance takes you to which facilities
- Ensure Power Door Operators are not obstructed but other items like salt bins, benches, bike racks and garbage cans
- West entrance:**
  - provide colour contrast between floor and support posts
  - Day care drop off entrance is not accessible (step, gravel, door) and therefore not inclusive to all participants and parents
- East entrance:**
  - Reduce the lip at the curb cut (between driveway and sidewalk) to eliminate the trip hazard and the threshold (and effort) required to get over the bump
  - If reconstruction is considered find a way to reduce/eliminate the slope to the doors - area in front of push buttons should be level
- Service counter**
  - Consider that this work area would be the only truly accessible workstation in the building given that all other staff work areas are accessible only by stairs
  - Consult with staff who work in the space about the size of the desk that is most appropriate for their use
  - design should include a roll-under space with a counter height that is appropriate for someone in a seated position
  - Keep view to donor wall and "what's on" TV screen clear
  - Add assistive listening device to reception area

## Interior Circulation

### Doors:

- The number and width of interior doors creates a bottleneck for those using a mobility devices - they are generally too narrow to allow safe passage
- Where allowed by fire code, eliminate the doors at the bottom of the ramp at the entrance or provide sliding doors that open the full width of the double door space

### Ramps:

- Each ramp should have colour contrasting bands at the top and bottom of each sloped surface (70% colour contrast)
- Ramps are not easy to use by people who have difficulty walking long distances or who use a manual wheelchair. Investigating the practicality of an elevator would be wise.

### Stairs:

- Consider adding colour contrast and slip-resistant band to all steps; colour should wrap around the front face of the step to be seen on approach and on descent
- All stairwells should have handrails that wrap around the landing to provide a continuous graspable surface for the whole set of stairs

### Hallways:

- Throughout the building long hallways require blade signs to show room names - should be viewable from a distance with colour contrast between words on signs and walls they are mounted too
- Always provide colour contrast between floor and walls and walls and doors (70% luminance contrast)
- Where PDO are provided, ensure that they are labeled with arrows or symbols to indicate which door will open (i.e. hallway outside washrooms)

### Signage:

- When developing a signage strategy for the building consider all the information include in the "HandiHelp" signage package (provided with this report)
- Review signage throughout the building to ensure that people know where they need to go for alternative access i.e., accessible arena viewing area

- Room signs should all be tactile and include braille
- Add blade signs throughout the building

## Lighting:

- Some areas within the building were identified to be poorly lit (main floor washroom, hockey change room shower, ramp behind customer service area)

## Interior Services & Spaces

### Workout room:

- Table blocks PDO inside entrance
- Staff should do regular daily checks, to ensure equipment is returned to original storage location to eliminate trip hazards
- Remove old keypad (not used)
- Update drinking fountain with accessible water bottle station
- Recommend the addition of some accessible/adaptable exercise equipment – such as [Ski Erg](#) machine
- visit [Resolution Fitness](#) for information on different types of exercise equipment for people with disabilities

### Gymnasium:

- Provide an additional height-adjustable basketball net to allow people of all height to achieve success
- Include alternative sport equipment such as pickleball nets etc.

### Indoor Walking Track:

- Replace existing Tactile Warning Indicator Surfaces with ones that have 70% colour contrast

### Community Rooms:

- HALL:
  - Add signs that indicate washrooms are not in use, and where next closest accessible washrooms are located
  - Include signage for accessible emergency evacuation locations
  - Consider creating a lower serving counter between kitchen and Hall
- SECOND STOREY MEETING ROOM & KITCHEN

- Access to this room is restricted to those who can navigate the ramp and get through narrow hallway and door
- Washrooms in this part of the building are not accessible causing any guests to have to go back up and down the ramp expending a great deal of energy
- Kitchen could be made more accessible with the removal of cabinets from under the sink
- Installation of of a lower height work surface would also be helpful to some
- Reconstruction of this entire space would allow access front he main hall through the kitchen and the washrooms could be made two into one and become accessible

### **Dressing rooms**

- Improve accessibility by adding lower height hooks, deeper benches and accessible washroom and shower facilities
- Most doorways in old dressing rooms are too narrow
- Consider power door openers on all change rooms

### **Arena Viewing Area**

- Provide signage and a railing to indicate seating area for people with disabilities
- Provide folding chairs for seating so people can sit with their family member who can not access stairs
- Provide PDO on door to viewing area (or automatic sliding doors)

### **Pool**

- Maintain a clear path of travel around the pool deck (there is a lot of STUFF) on the deck
- Remove the barrier rope at the changeroom entrance and replace it with something easier to get around
- Consider purchasing a third water wheelchair, one that has a moveable armrest
- Perform regular maintenance on pool wheelchairs and Hoyer lift (in family change room)
- Re-evaluate the slope and installation of the new ramp - the slope is too steep and may cause a person to tip forward; current step up does not

allow a person using a wheelchair to get into/out of the water independently

- Provide raised seating area in lobby (window area to pool) with raised platform so people can watch down into the pool
- When pool deck is replaced ensure that colour contrast is added around the pool along the water edge - this helps prevent people from falling in by accident

## Pool Change Rooms:

- Lower shower wand and install larger shower bench in family changeroom shower
- Second family change room should have a larger (deeper) bench installed to provide a more comfortable seating area that could be used for getting dressed while laying down
- Door width to family washroom is too narrow to accommodate all different types of mobility devices (should be minimum of 965 mm)

**Note:** All change rooms should be accessible - not just the family one. This means providing an accessible toilet stall and shower as well as a larger seating area/bench with a grab bar

## Washrooms:

- Use the included “Ultimate Toilet Checklist” to check accessibility of all toilets in stalls and in universal washrooms throughout the building including the gym, pool, hallway and near meeting rooms
- Consider the following small changes to all washroom:
  - Accessible height mirrors above sinks (max. base height 1000 mm above floor)
  - Sanitary disposal on the wall beside the toilet (under the grab bar)
  - Provide a “open” toilet roll holder that makes grasping the toilet paper easier (i.e. less dexterity required)
  - Replace any sink “knob” shape handles with levers
  - Wrap the pipes below the sinks to protect knees from heat
  - Lower the soap and paper towel dispenser to 1100 mm
  - Provide an accessible height coat hook on the side wall
  - L-bar on the wall beside the toilet (replace angle bar)
  - Toilet seat lids everywhere
  - D-pulls on stall doors
  - Garbage bins are all too large and block spaces that could otherwise be accessible (blocking change table, mirror, sink, doorway, turning circle etc.)
- Remove the toilet roll holders that are on the fold-down grab bars as they have sharp edges and could be a hazard (and they are not being used)

- Renovate the washrooms on the upper level and create one Universal Washroom out of the two existing small washrooms - this would then be at track level and would provide people with an accessible washroom without having to use a ramp
- Consider how garbage is collected throughout the building. Large garbage cans create a barrier everywhere they sit and even with specific staff training can be moved by anyone and placed in a way that creates an obstacle in any space.

A final word on the Davidson Centre: Given the age of this building, of course there is a lot of room for improvement. HOWEVER, realize that there is also a lot of great spaces for people to be able to participate in the activities of their choice. The best way to move forward to create a more accessible space is to start with one goal (i.e. making washrooms more accessible) and pick ONE aspect to start with (i.e. adding D-pulls to washroom stall doors). Every small change DOES add up to make a big difference.