

# Staff Report to Council

**Title:** FADS Deviation – Tiverton  
Concession Booth

**Report Number:** Parks & Facilities-2025-10

**Director:** Community Services

**Manager:** Parks & Facilities

**Meeting Date:**  
Wednesday, March 12, 2025

**Date to be considered by Council:**  
Wednesday, March 12, 2025

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## Recommendation:

That Council approve staff to exempt the concession booth from the FADS requirements of the Tiverton Sports Centre Accessible Washroom Project.

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## Executive Summary:

As part of the 2025 Capital Budget, staff have developed plans to construct an accessible FADs compliant universal washroom in the Tiverton Arena. As part of the construction plans, the existing concession booth will be reduced, and existing cabinetry re-oriented to accommodate the washroom installation. As such, the concession booth will not comply with the FADs requirements for kitchen spaces.

## Strategic Priorities:

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

## Financial Considerations:

As part of the 2025 Capital Budget, Council approved staff to proceed with construction of an accessible washroom at the Tiverton Sports Centre (TSC). Staff have budgeted \$142,150.00 to complete these works which will feature an adult change table and fully FADs compliant universal washroom. This project has not yet proceeded to tender. Modifications to the concession booth which would result in the concession booth being FADs compliant were not contemplated in this budgetary figure as the construction of an accessible concession booth is beyond the scope of this washroom project.

To date, staff have invested \$19,500.00 in this project to cover the costs of architectural services and a pre-project feasibility study which was presented to the AAC.

**Policy:**

N/A

**Context and Background Information:**

Staff have retained architectural services to design and build a FADs compliant accessible washroom in the TSC. Through a feasibility study and consultation with AAC, staff determined there would be space to construct a fully FADs complaint universal washroom at the TSC by shrinking the size of the existing concession space.

While the concession space will be affected by these works, the existing counter, existing cabinets, space between the cabinets, 1 service window, and door width will remain the same. The concession will be reduced in size, the access door will be relocated and 1 bank of cabinets will be relocated in accordance with the drawings presented to AAC. This work will not make the concession area less accessible than it is in its current condition. Currently the concession's door width, turning radius, cabinet height, cabinet depth and service window do not meet the requirements of the FADs – this will continue to be the case following the washroom project.

While they are outside the scope of this project, it is possible to renovate the concession (based on usage) in the future to modify the service window, cabinets and doorway to meet the requirements of the FADs. It is, however, not possible to create the required 2500 mm turning diameter within the confines of the existing concession space. In order to meet this requirement in the concession area and meet this requirement in the new universal washroom (which is achieved by this project), the concession area would need to be expanded into the lobby of the TSC. Expanding the concession area into the lobby of the TSC will cut down on space available for spectators and users to watch on ice activities and would minimize the clear path of travel available in the lobby and hallway to the dressing rooms.

While it is unfortunate the space limitations at the TSC have created barriers to expanding FADs compliance to all areas in an economically feasible fashion. It is important to note that users with disabilities will greatly benefit from the existence of a fully accessible universal washroom in the Arena that will be ready for use by the end of the 2025 ice season.

Staff are awaiting final approval of the building permit and plan to proceed to tender once that is approved.

**Consultation Overview:**

Staff have consulted with the concession booth operator at the TSC, as well as, the AAC on 2 occasions. The TSC concession operator indicated that the modifications to the concession space would not impact their ability to provide services at the arena.

Further, the AAC had an opportunity to review both the results of the architectural feasibility study and the construction drawings. While reviewing the feasibility study, comment was made regarding the inclusion of an adult change table (which staff added to the project cost as part of the 2025 Capital Submission), and compliance with FADs in the washroom space.

During the second consultation with AAC, a question was raised regarding the compliance with FADS in the concession space, which is outside the scope of this washroom renovation. While the concession area is having the existing door relocated, and size shrunk to accommodate the washroom build, it will be no less accessible than it is in its current state. The existing concession space does not comply with FADs, and the concession will continue to have the same FADs deficiencies after the washroom project.

**Origin:**

2025 Capital Budget

AAC consultation on Feb. 27, 2025.

**Implementation Considerations:**

Currently, staff are on track to tender and award this project within the next month. Depending on contractor availability, this project is on track for completion before the 2025 fall ice season. Delays in tendering the project will delay project completion into 2026 as major construction works cannot be occurring while the area is in full operation.

**Risk Analysis:**

Should Council elect to not exempt the concession space from the FADs requirements, this will likely result in staff being unable to create a universal accessible washroom in the existing space at the TSC. Due to space constraints, it is likely not possible to accommodate the full FADs required turning radius in both the universal accessible washroom, and the concession booth without expanding both areas into the open foyer space. This type of work would require a complete demolition of the existing concession, and reconstruction of the concession and washroom with FADs complaint dimensions which is well beyond the existing project scope and budget.

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**Attachments:**

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