



ENGINEERING AND OPERATIONS DEPARTMENT ENGINEERING DIVISION

Report Number: 2016-10

Date: January 25, 2016

SUBJECT: PORT COLBORNE OPERATIONS CENTRE ACCESSIBLE DESIGN UPDATE

1) PURPOSE:

This report is prepared by Jim Huppunen, Manager of Engineering Services under the direction of Ron Hanson, Director of Engineering and Operations to update Council on the progress of the design of the Port Colborne Operations Centre in regards to Accessibility and to obtain approval for the exemption of the accessibility requirements as detailed in Community Services Report #2008-21.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

The City's Works Yard is no longer adequate for the present Operations and Public Works fleet and Council has agreed that a new facility is required, through presentations made at Strategic Planning and budget deliberations. In 2008 a Class Environmental Assessment (EA) was initiated to address the long term requirements of the Operations Division of the City. The Study was completed in November 2009 and after a site selection process, the City-owned land comprising of 5.7 hectares of industrial land on Stonebridge Drive was selected as the preferred site. The location of the facility has since been changed to a property that abuts the City's Fire Station on the Island.

As Council will recall from Engineering and Operations Report #2015-177 in October 2015, the design is progressing very well with an expected tender to take place in March 2016.

In 2008, the Community Services Division presented a report to Council advising of the recent changes to the accessibility requirements for facility construction with the recommendation as follows:

That the Council of the Corporation of the City of Port Colborne approve of the recommendation of the Port Colborne Accessibility Advisory Committee, whereby the Niagara Region Facility Accessibility Design Standards be adopted and that the standards shall form part of any new municipal facility construction building permit issued by the City of Port Colborne through the Chief Building Official of the City of Port Colborne or designate when applicable.

3) STAFF COMMENTS AND DISCUSSIONS

During the design process, the Architect has been reviewing the Region of Niagara Facility Accessibility Design Standards (FADS) and how these standards are to be applied to the design of the building and site for the Operations Centre. After several discussions between the Architect and Staff, it was determined that even though the Operations Centre is a Public facility, the Public should not be accessing several areas

of the site or building because of the nature of work and hazards present on the site.

Based on this analogy, it was determined that the FADS should be only applied to the Administrative Building where the Public would be able to visit to attend meetings or training sessions. This would mean that the remainder of the buildings and site would conform to the current Ontario Building Code (OBC) for accessibility requirements. The latest revision to the OBC has brought it in line with the latest version of the Accessibility for Ontarians with Disabilities Act (AODA) which set the minimum standards for any building built in Ontario.

Staff has provided the floor and site plans along with a memo highlighting the barrier-free design of the Operations Centre to the City's Accessibility Advisory Committee for their review and comments which are as follows:

Correspondence from the Operations Centre Architect explaining the accessible features of the design as well as the areas where it is being requested that the FADS requirements be waived were forwarded via email to the members of the Accessibility Advisory Committee. AAC members were requested to provide comments via email or a meeting could be set up with Operations staff for further clarification about the proposed design. The Chair of the AAC, Bryan Ingram, in summary of the comments received stated, "The AAC is supportive of the barrier free design of the public areas of the Operations Centre and the incorporation of the FADS elements into the design. With respect to the non-public areas of the Operations Centre where it is proposed that some of the elements of FADS be waived, the AAC can support this with the disclaimer that Council knows that, in the future, should accommodation be required for a staff member or any other person requiring access, it may be more costly to provide accommodation after the build rather than incorporate the FADS elements at the time of the build."

Staff request that Council provide an exemption for the design of the Operations Centre to only provide the FADS requirements within the Administrative Building where the Public would have access to Meeting or Training Rooms including any other facilities within the Administrative Building that are for Life or Safety of the Occupants and that all other areas conform to the requirements of the latest OBC.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do nothing.

This report is presented as information for Council.

b) Other Options

- Build the entire facility to FADS. This will increase cost substantially. Not recommended.

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

- 2011 Strategic Planning Session: Engineering & Operations
- Complete a review of preferred sites for a new Operations Centre and prepare a report to Council outlining a strategy for the location and building of the new facility.

6) **ATTACHMENTS**

None.

7) **RECOMMENDATION**

A. That the Council of the City of Port Colborne provide an exemption for the design of the Operations Centre to only provide the Region of Niagara Facility Accessibility Design Standards requirements within the Administrative Building where the Public would have access to Meeting or Training Rooms including any other facilities within the Administrative Building that are for Life or Safety of the Occupants and all other areas within the facility and site conform to the requirements of the latest Ontario Building Code.

8) **SIGNATURES**

Prepared on January 14, 2016 by:

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