

5 RUTHERFORD AFFORDABLE HOUSING

ACCESSIBILITY FEATURES PRESENTATION

Prepared by IBI Group – Waterloo Architecture Team

PRESENTATION PURPOSE

To highlight the accessibility content and features for information awareness included in 5 Rutherford Affordable Housing

BUILDING LOCATION

5 Rutherford Road South, Brampton, ON L6W 3J3



EXISTING BUILDING

VIEW FROM RUTHERFORD ROAD SOUTH



BUILDING DESIGN INFORMATION

- Conversion of an existing hotel built in 1985 to affordable housing units
- Aim to achieve occupancy starting in March 2022

Building Area 1,950 m² (20,989.63 sq. ft.)
Gross Floor Area 3,805 m² (40,956.68 sq. ft.)
Number of Floors 2-Storeys

UNIT TYPE	TOTAL OF EACH UNIT TYPE	NUMBER OF ACCESSIBLE UNITS
One Bedroom	31	6
Bachelor	36	5
TOTAL	67	11

EXTERIOR DESIGN

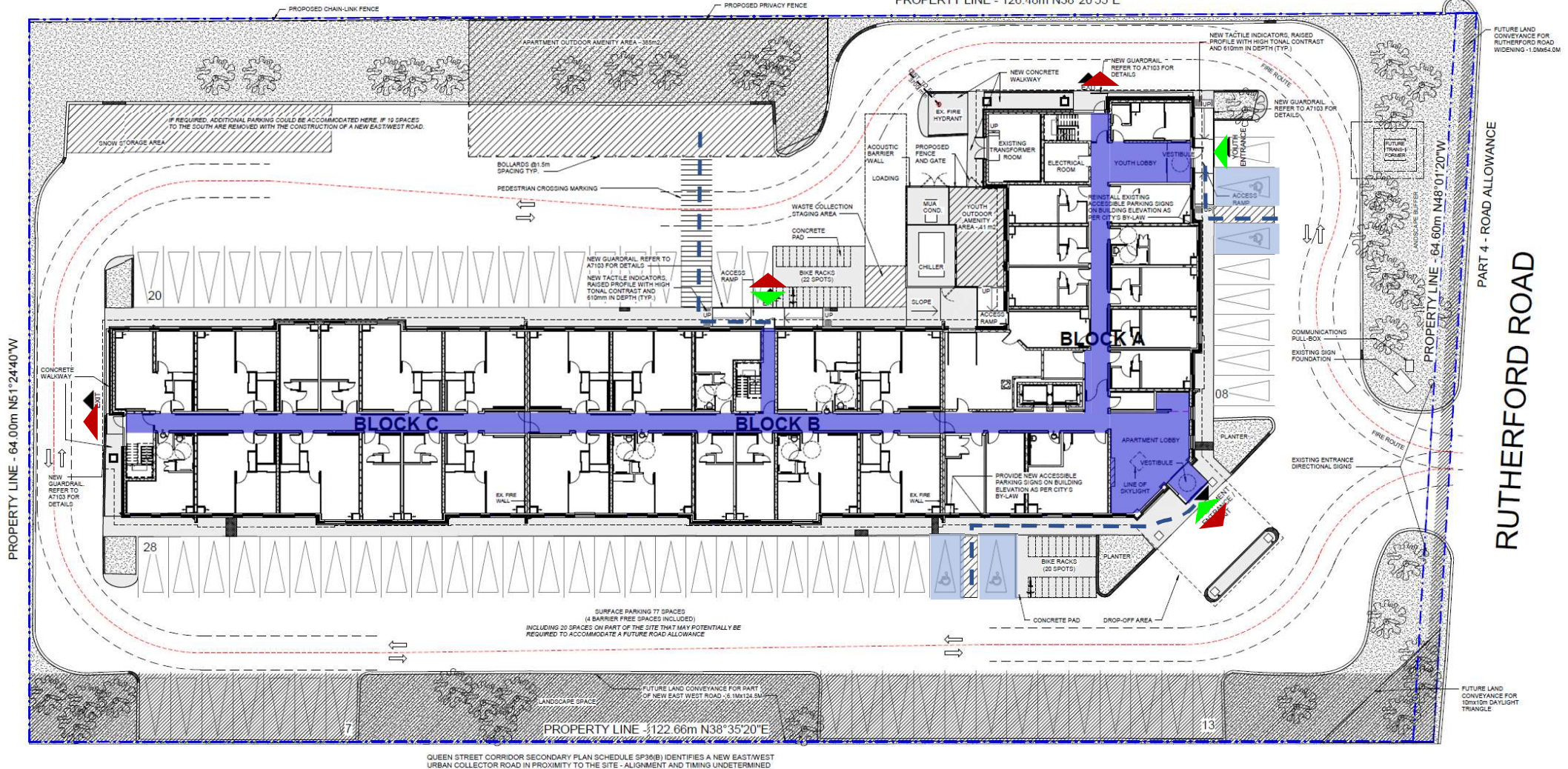
VIEW FROM RUTHERFORD ROAD SOUTH



SITE PLAN / LEVEL 1

LEGEND





- ▲ Entrances
- Barrier Free Paths
- Barrier Free Circulation
- Barrier Free Parking
- ▲ Emergency Exits



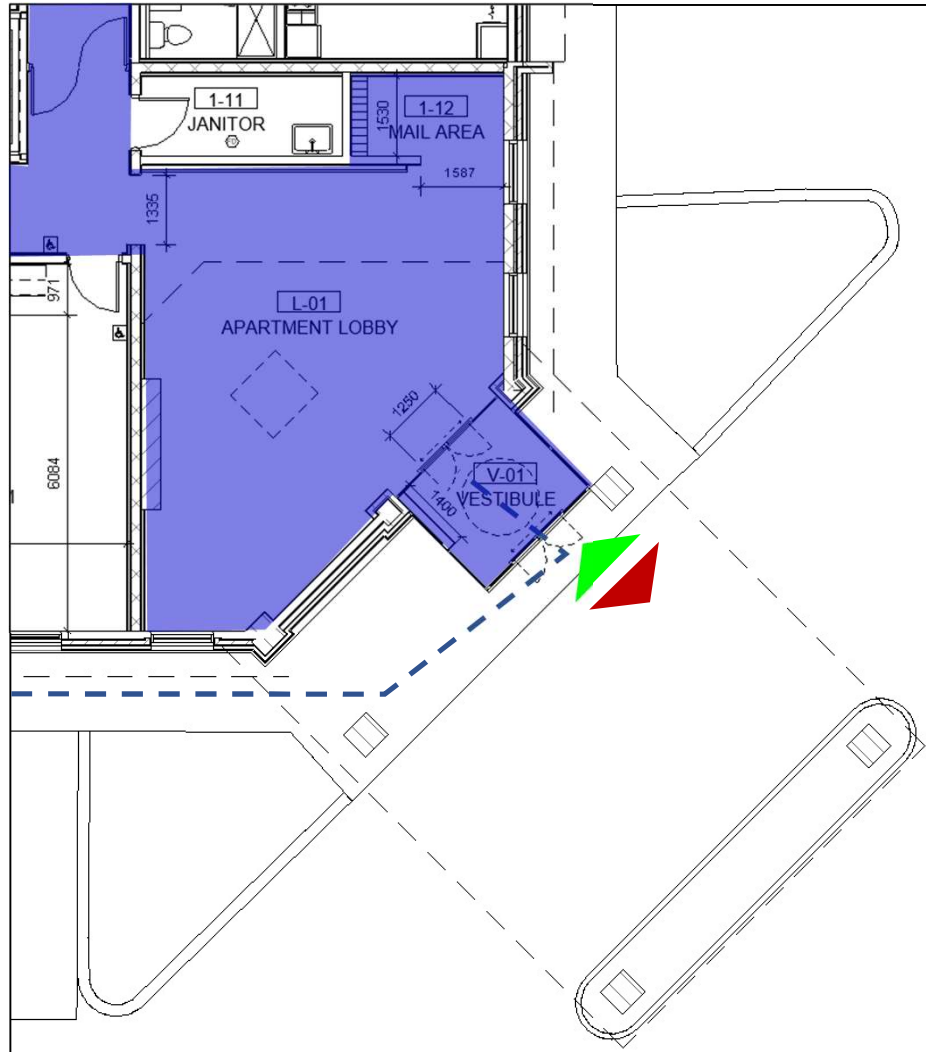
QUEEN STREET CORRIDOR SECONDARY PLAN SCHEDULE SP3(B) IDENTIFIES A NEW EASTWEST URBAN COLLECTOR ROAD IN PROXIMITY TO THE SITE - ALIGNMENT AND TIMING UNDETERMINED

BUILDING ENTRANCES

LEGEND

-  Entrances
-  Barrier Free Paths
-  Barrier Free Circulation
-  Emergency Exits

APARTMENT MAIN ENTRANCE







ACCESSIBLE FEATURES:

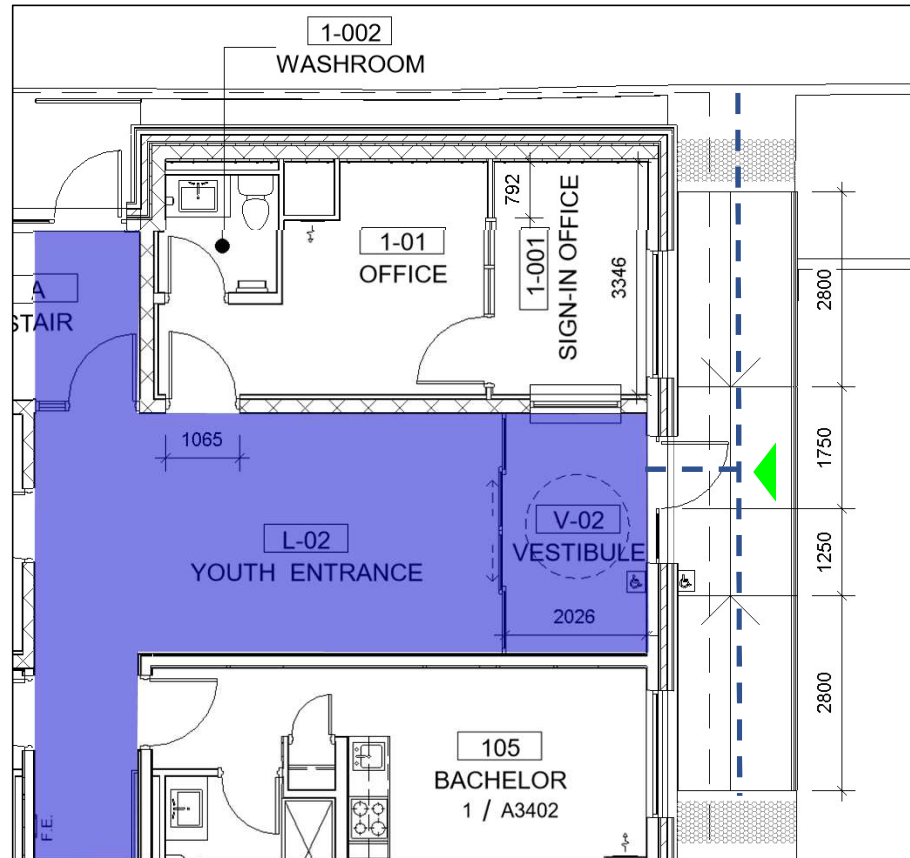
- Proximity sensor sliding doors in vestibule entrance connected to FOB system.
- Ample vestibules with space for 360 degree turn
- Accessible mail boxes located in mail area.
- Minimum 960 - 1250 mm clear width at entrance doors
- Waiting area with seating provided in lobby

BUILDING ENTRANCES

LEGEND

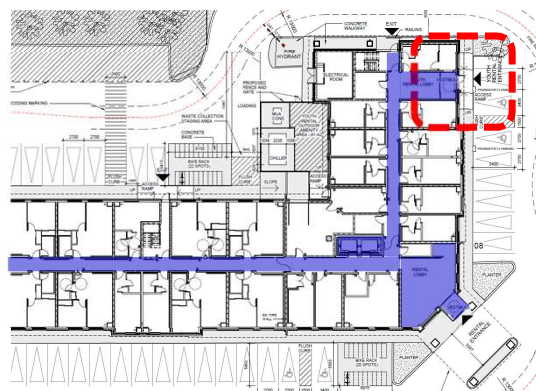
-  Entrances
-  Barrier Free Paths
-  Barrier Free Circulation
-  Emergency Exits

YOUTH ENTRANCE







ACCESSIBLE FEATURES:

- Proximity sensor sliding doors in vestibule entrance connected to FOB system.
- Power door operators at Youth exterior entrance
- Ample vestibules with space for 360 degree turn
- Minimum 960 - 1250 mm clear width at entrance doors
- Barrier free accessible ramp at Youth entrance – 1500 clear
- Accessible sign-in counter
- Waiting area with seating provided in lobby

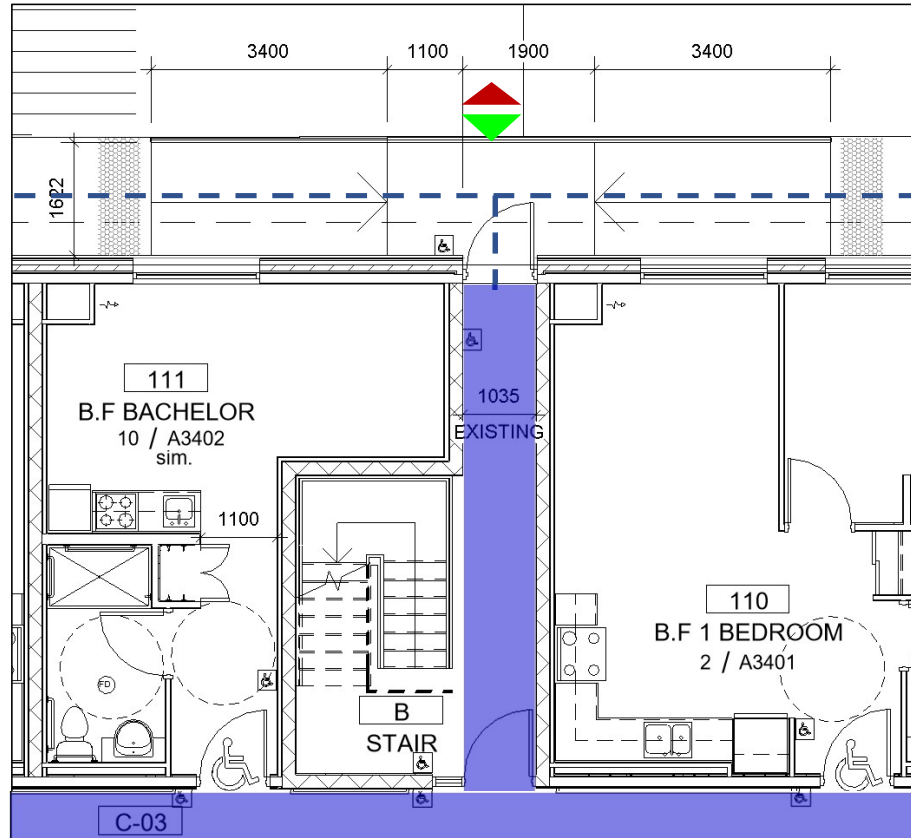


BUILDING ENTRANCES

LEGEND

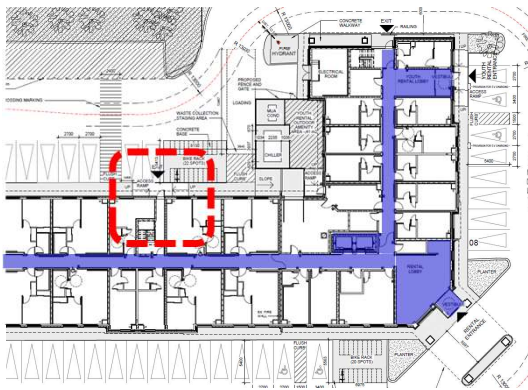
-  Entrances
-  Barrier Free Paths
-  Barrier Free Circulation
-  Emergency Exits

NORTH ACCESS – Stair B



ACCESSIBLE FEATURES:

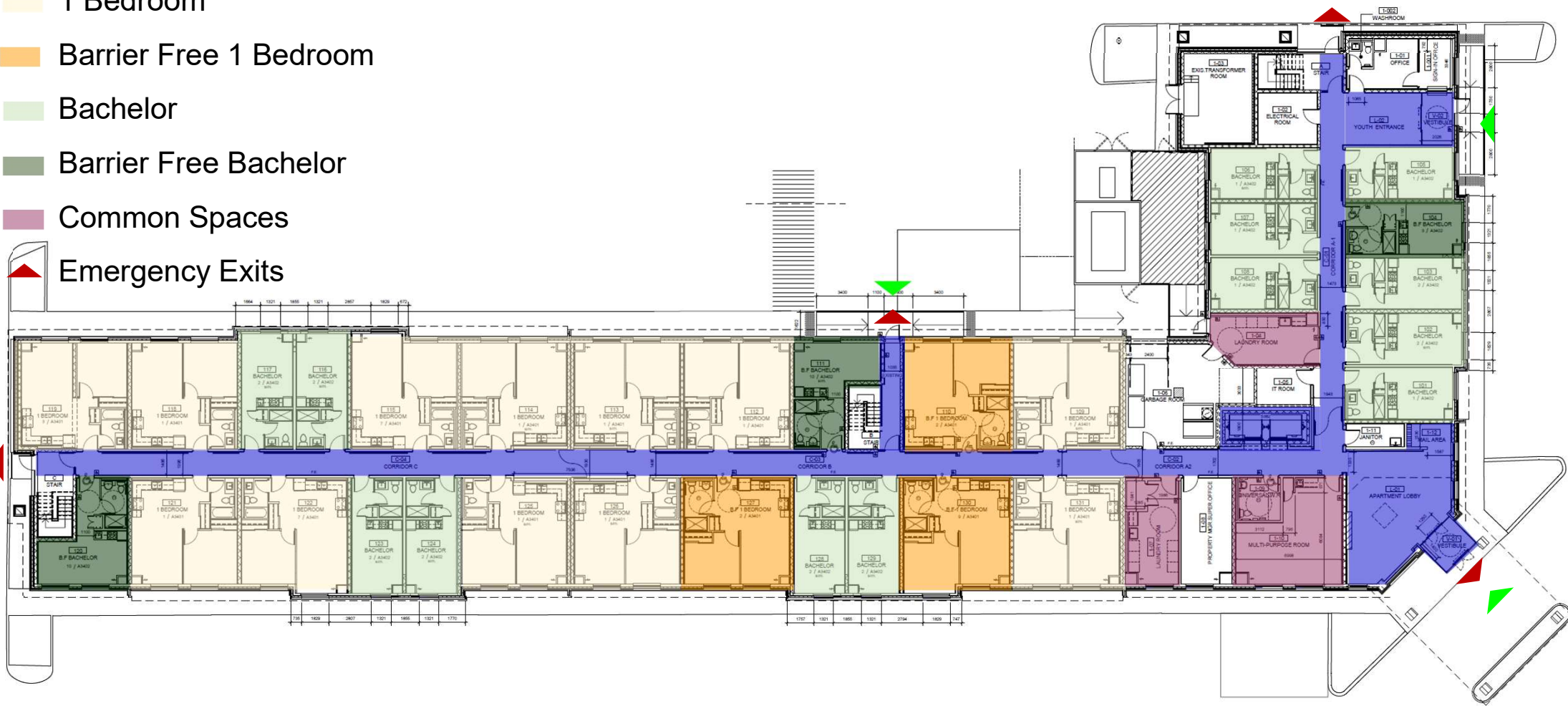
- New Barrier free accessible door with power operator
- Barrier free accessible ramps at North Stair B entrance
- Connection to the Outdoor Amenity Area



LEVEL 1 PLAN

LEGEND

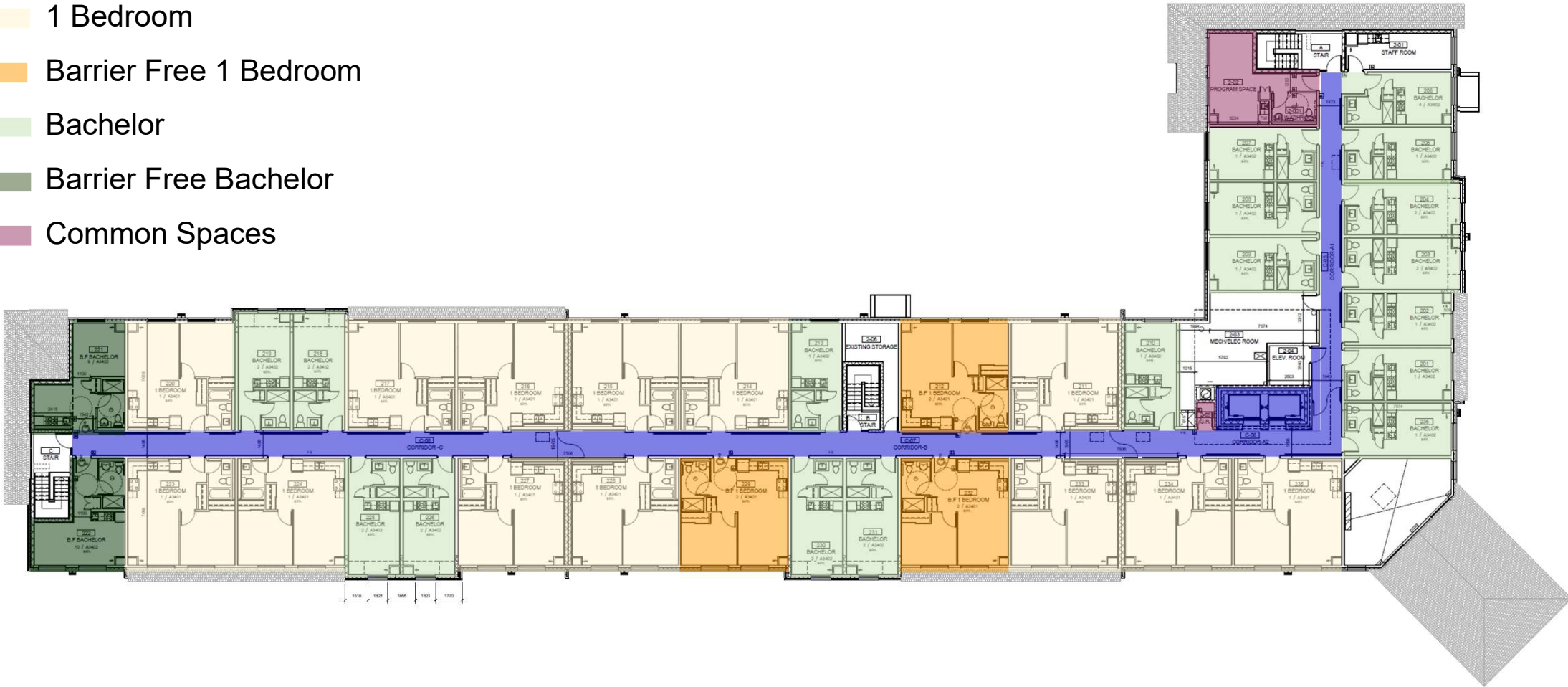
- Barrier Free Circulation
- 1 Bedroom
- Barrier Free 1 Bedroom
- Bachelor
- Barrier Free Bachelor
- Common Spaces
- Emergency Exits



LEVEL 2 PLAN

LEGEND

- Barrier Free Circulation
- 1 Bedroom
- Barrier Free 1 Bedroom
- Bachelor
- Barrier Free Bachelor
- Common Spaces

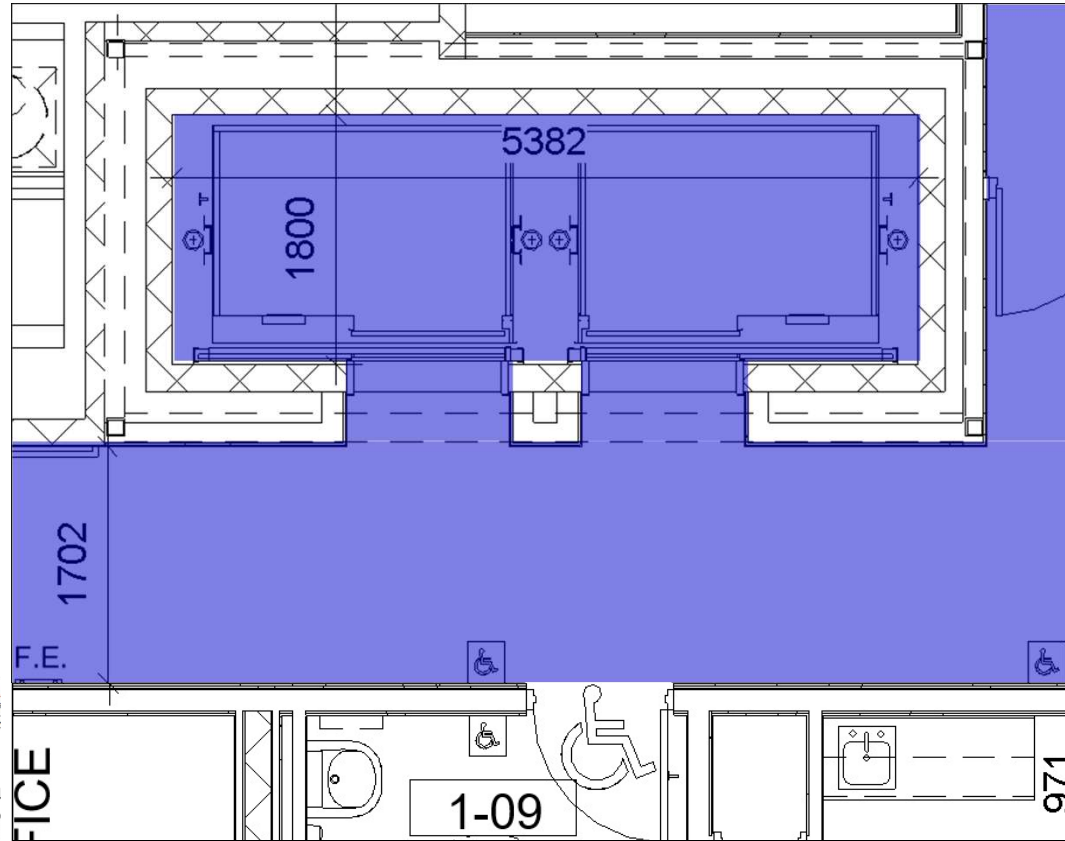


ELEVATORS

LEGEND

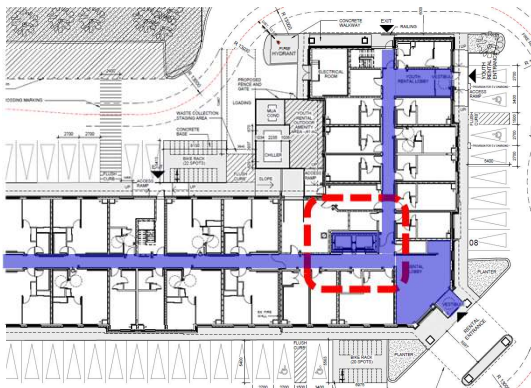
 Barrier Free Circulation

PLAN VIEW OF ELEVATORS



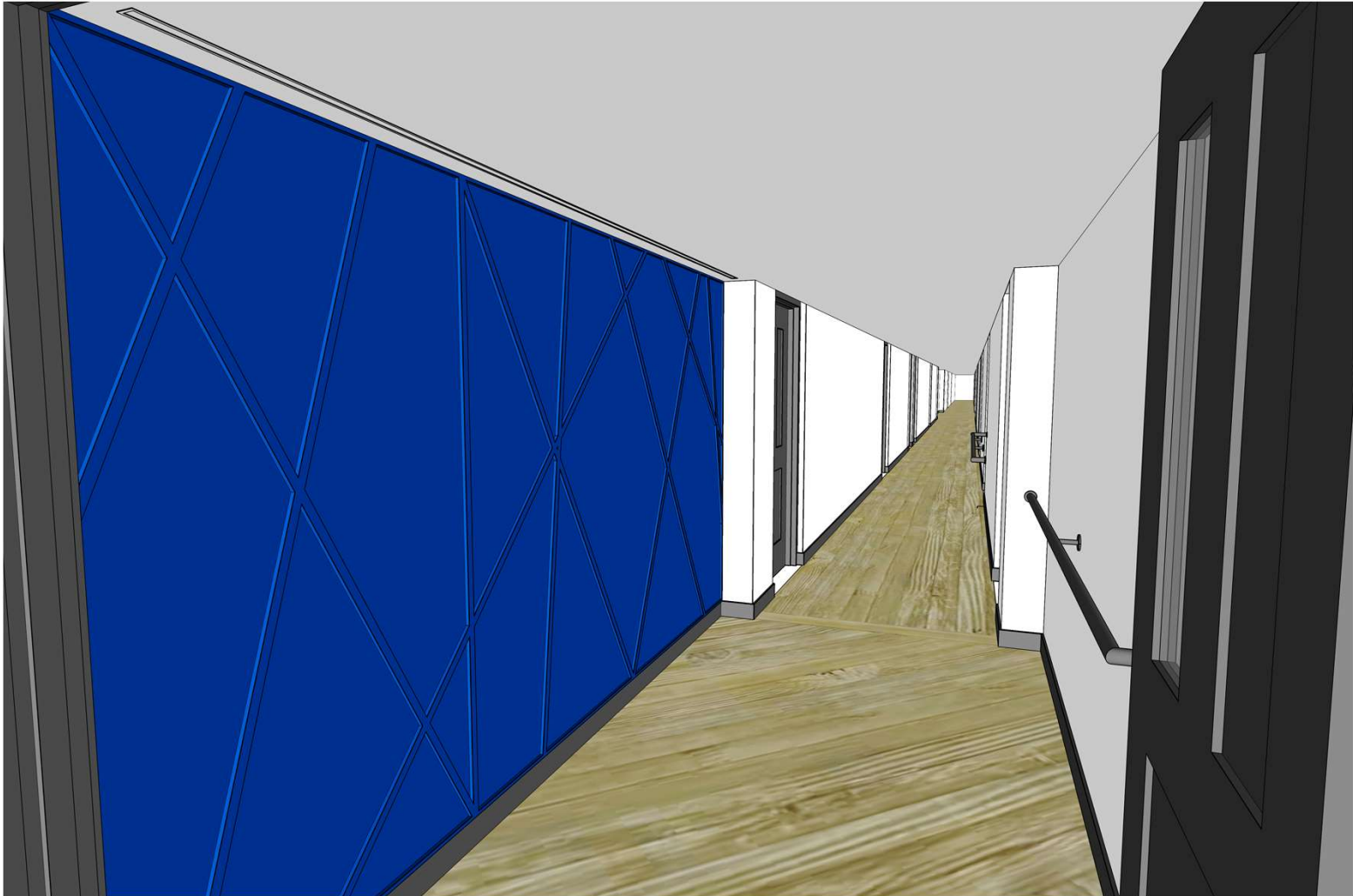
ACCESSIBLE FEATURES:

- Two (2) new elevators with ample cabin size to provide access to the Second Floor
- Elevator cabins accommodate and provides adequate access for a stretcher 2010 mm x 610 mm in prone position as per Ontario Building Code (OBC) requirements
- Elevators are provided with handrails, visual signal and voice annunciator, and braille signage
- Accent wall design and accent lighting in elevator waiting area.



ELEVATORS

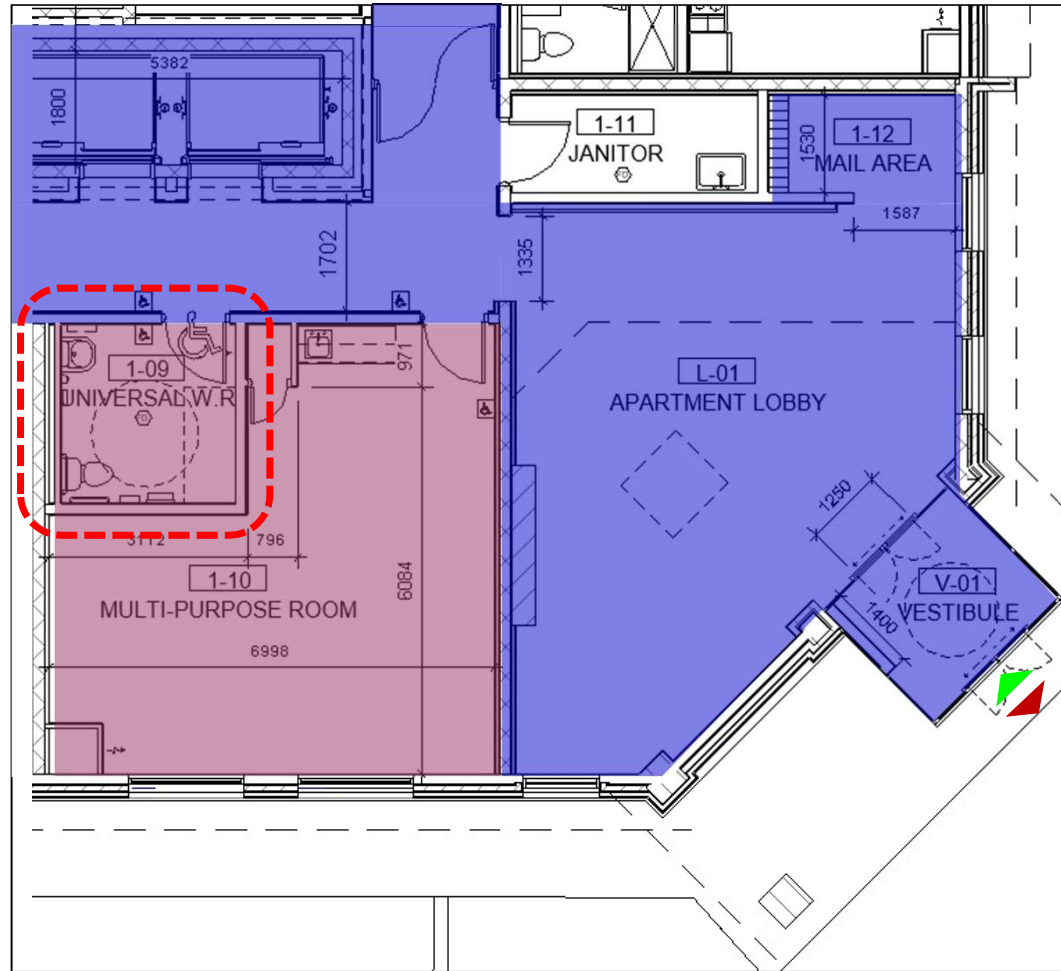
REFERENCE IMAGE FOR ACCENT WALL DESIGN



MULTIPURPOSE ROOM

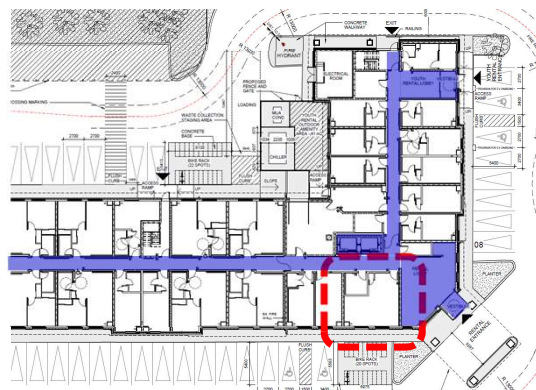
LEGEND

 Barrier Free Circulation



ACCESSIBLE FEATURES:

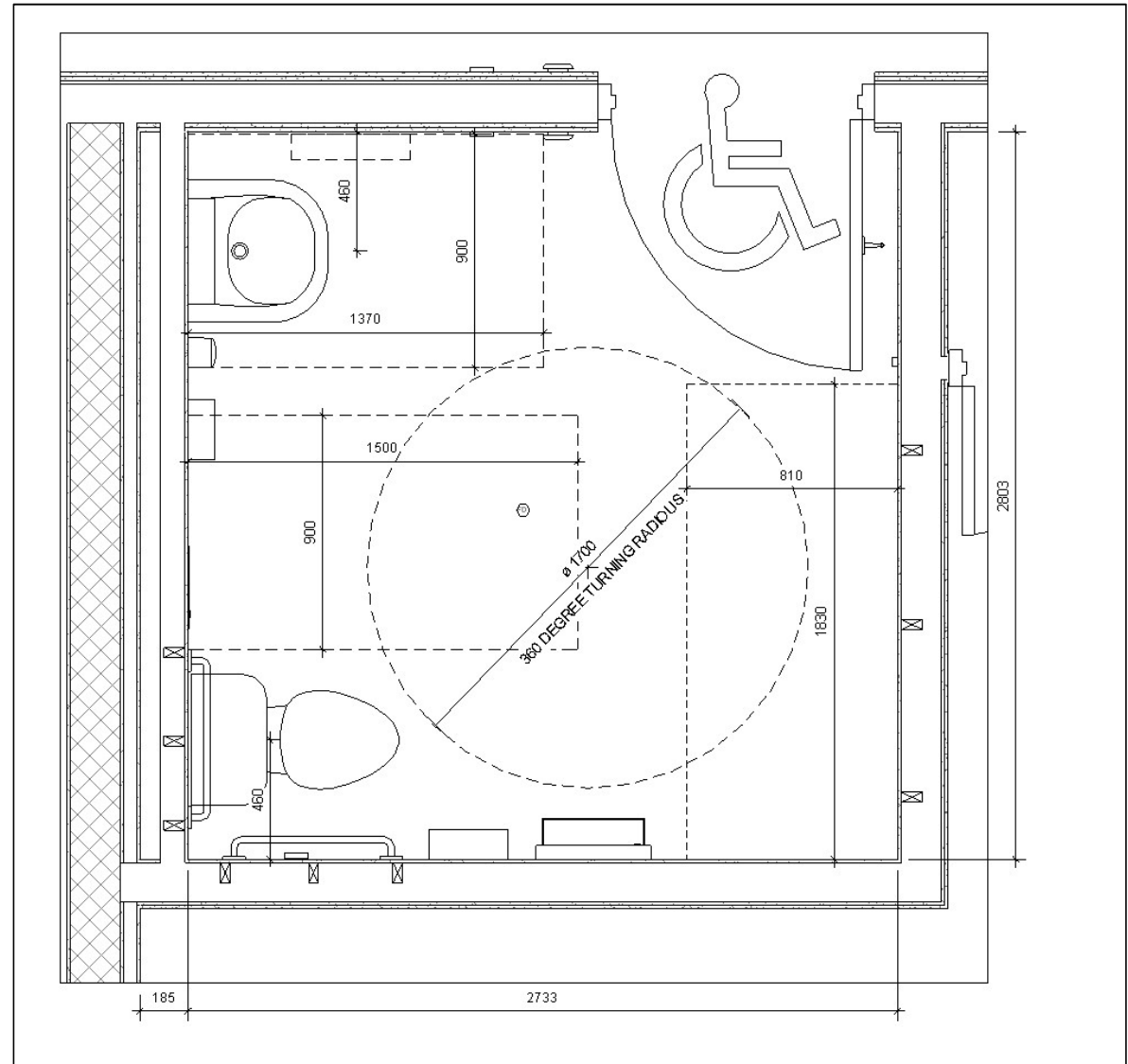
- Entrance from 1700 mm wide corridor
- Ease of access in barrier free path
- Centralized location, close to main entrance and elevators
- Power door operator at entry
- Ample space and well-lit area
- Adjacent to the Universal Washroom



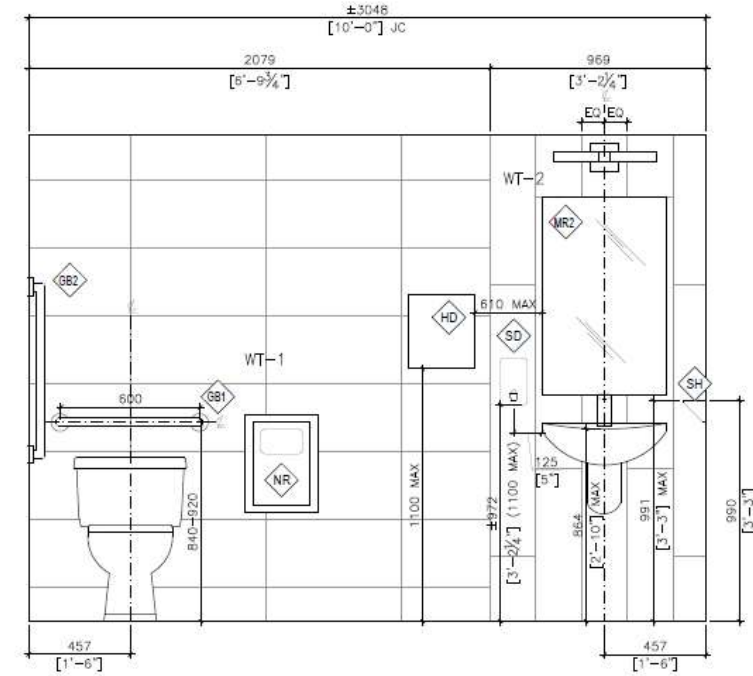
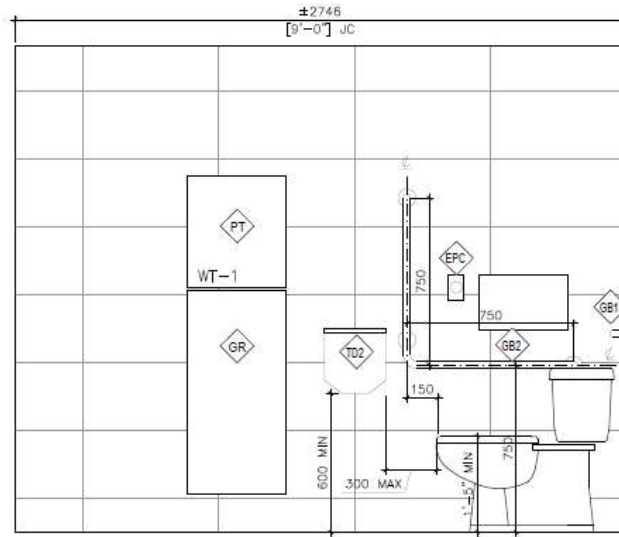
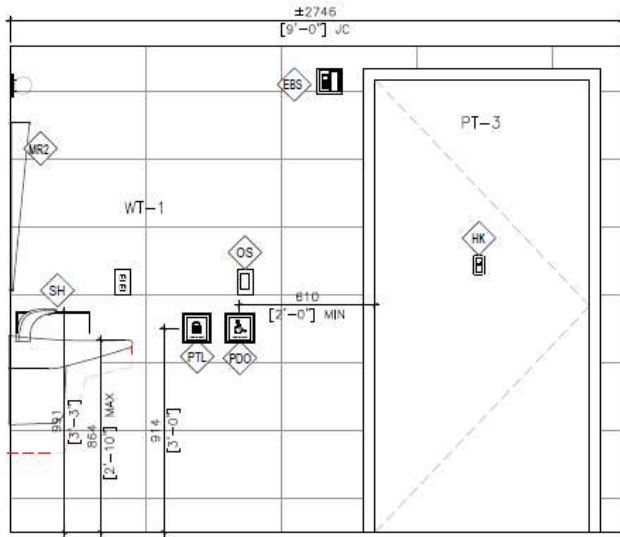
UNIVERSAL WASHROOM

ACCESSIBLE FEATURES:

- Ease of access in barrier free path
- Centralized location, close to main entrance and elevators
- Adjacent to the Multipurpose Room
- Power door operator at entry
- Accessible lavatory and sink
- Grab bars at key locations
- Space and provisions for a future adult size change table
- Transfer space as per OBC requirements
- Ample space for 360 degree turning radius
- Emergency call button



UNIVERSAL WASHROOM

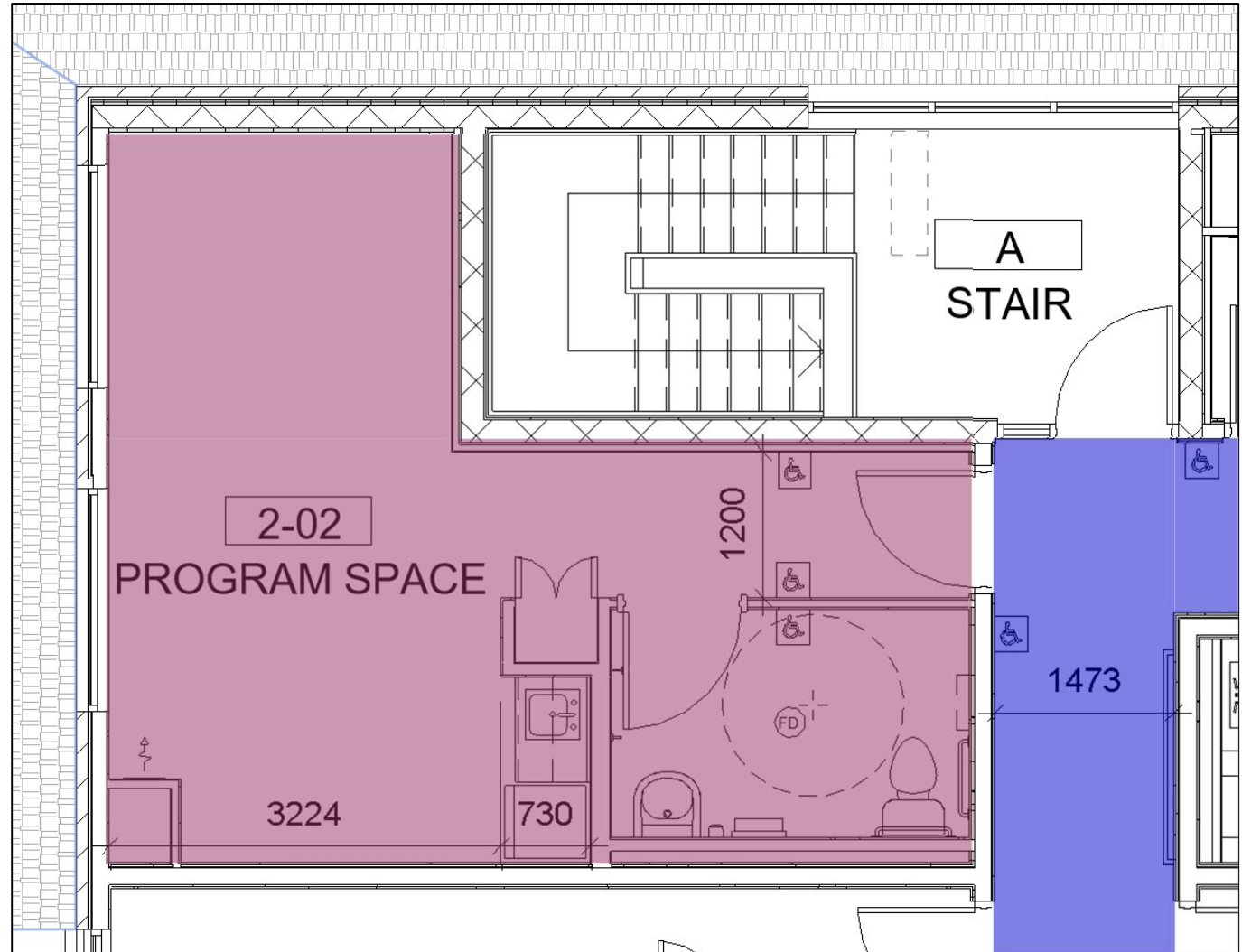
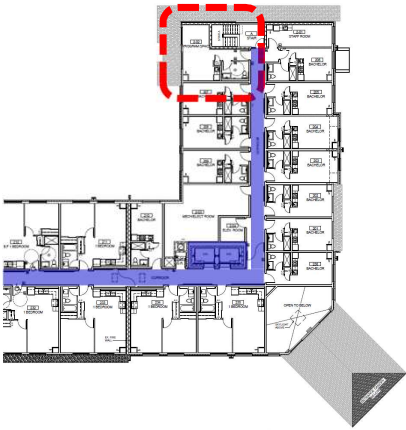


ELEVATIONS OF PLUMBING FIXTURES AND ACCESSORIES TO BE INSTALLED IN UNIVERSAL WASHROOM WITH REQUIRED MOUNTING HEIGHTS

PROGRAM SPACE

ACCESSIBLE FEATURES:

- Power door operators at entry
- Barrier Free Washroom within space
 - Transfer space as per OBC requirements
 - Ample space for 360 degree
 - Grab bars at key locations
- Well-lit area

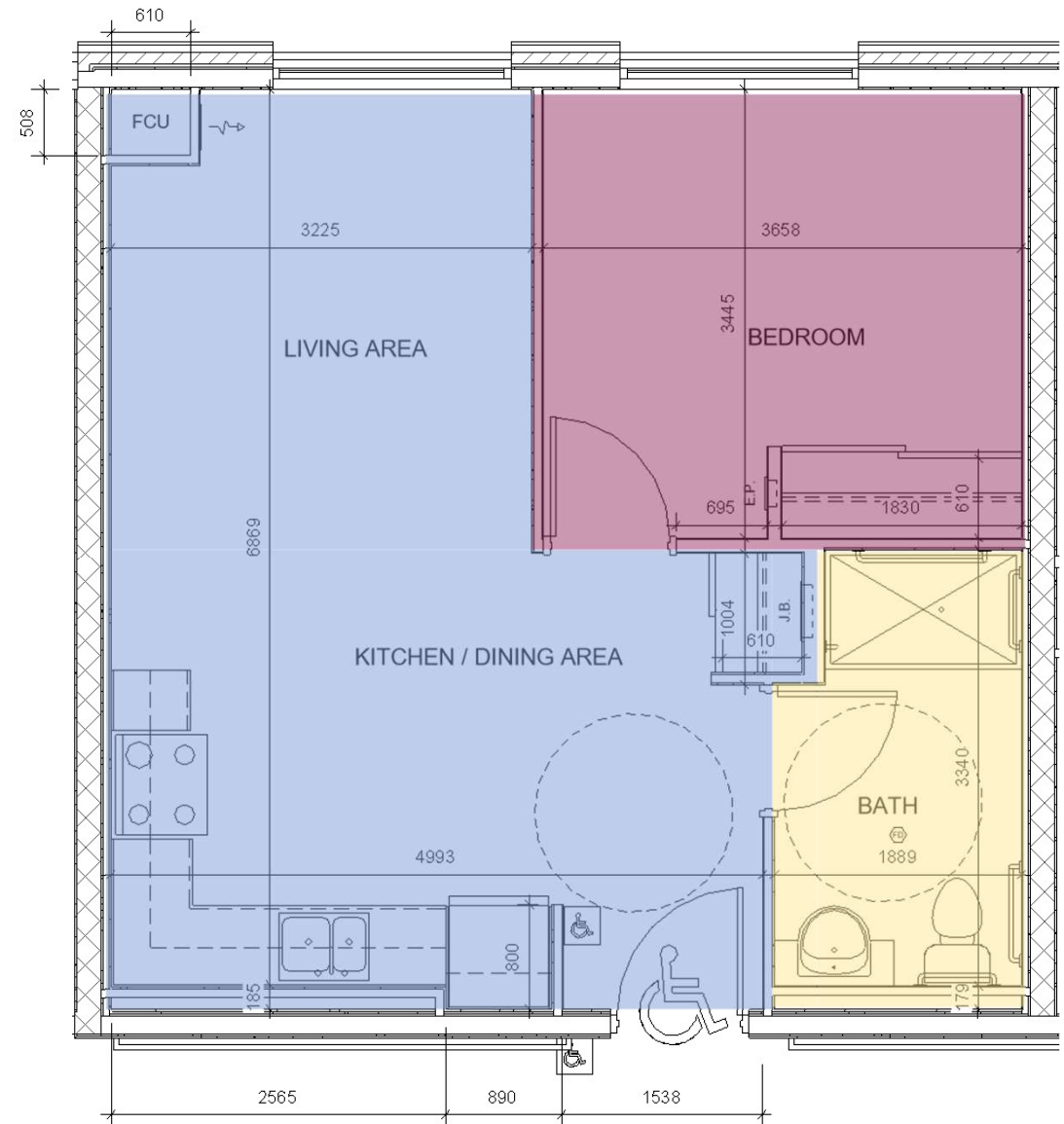


BARRIER FREE 1 BEDROOM TYP.

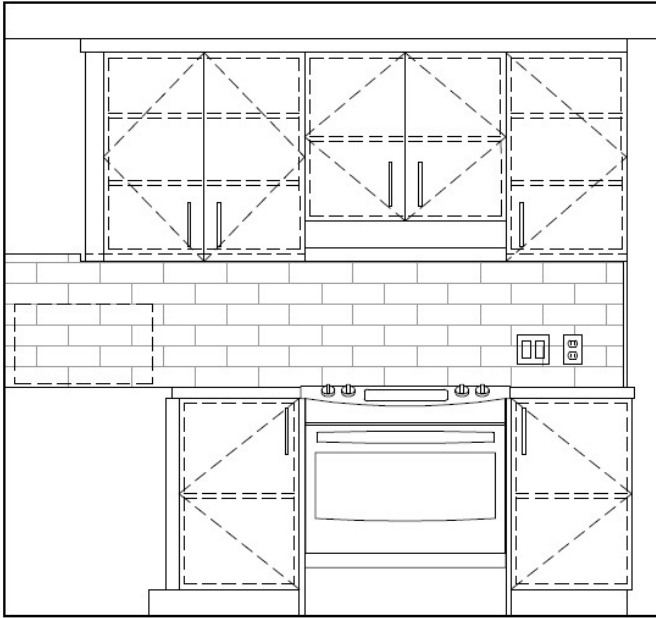
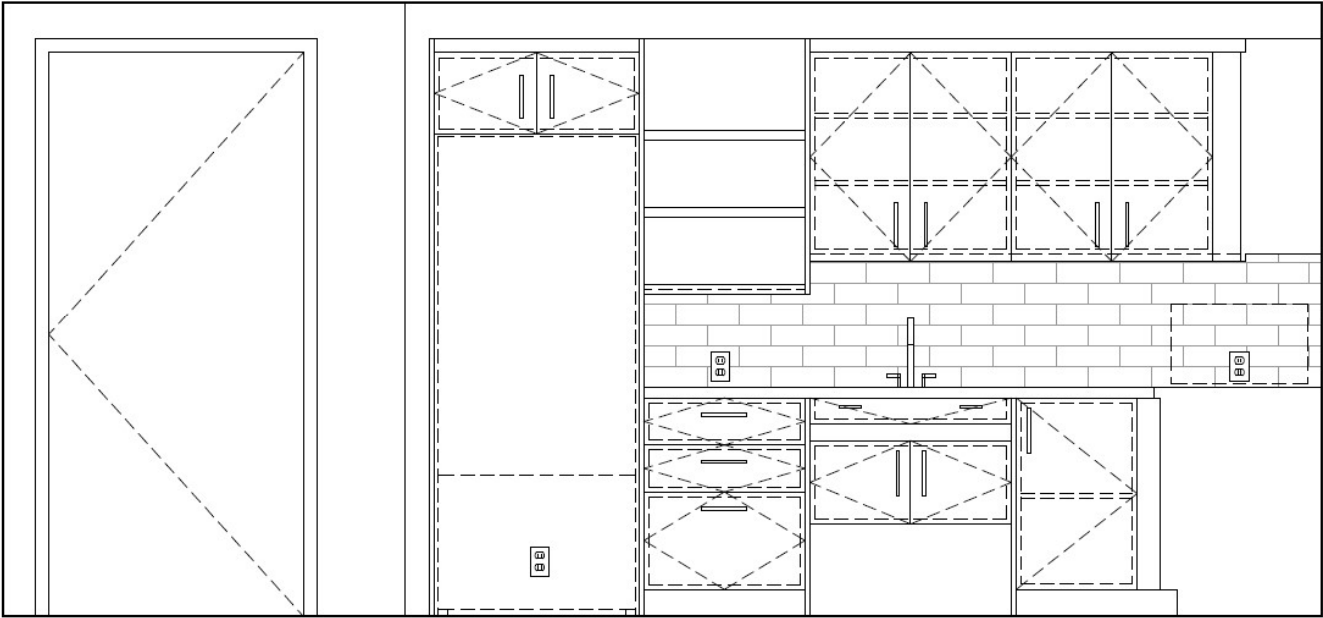
TOTAL AREA: 49.18 M² (529.36 sq. ft.)
6 UNITS OF THIS TYPE OR SIMILAR IN THE BUILDING.

ACCESSIBLE FEATURES:

- Power door operator at entry door
- Fully Accessible Bathrooms:
 - Large space at entrance and bathrooms with space for a 360 degree turn
 - Grab bars where required
 - Barrier free vanities
 - Curb-less shower bases for wheelchair roll-in accessibility
- Fully Accessible Kitchens:
 - Lower counters to Accessibility Standards of 30" High
 - Lower open shelving within upper cabinets
 - Barrier free kitchen sinks with underside clear room
 - Accessible drop-in stove in barrier free kitchens
 - Counter-top location for microwave and refrigerator with bottom freezer for ease of access



BARRIER FREE 1 BEDROOM TYP.



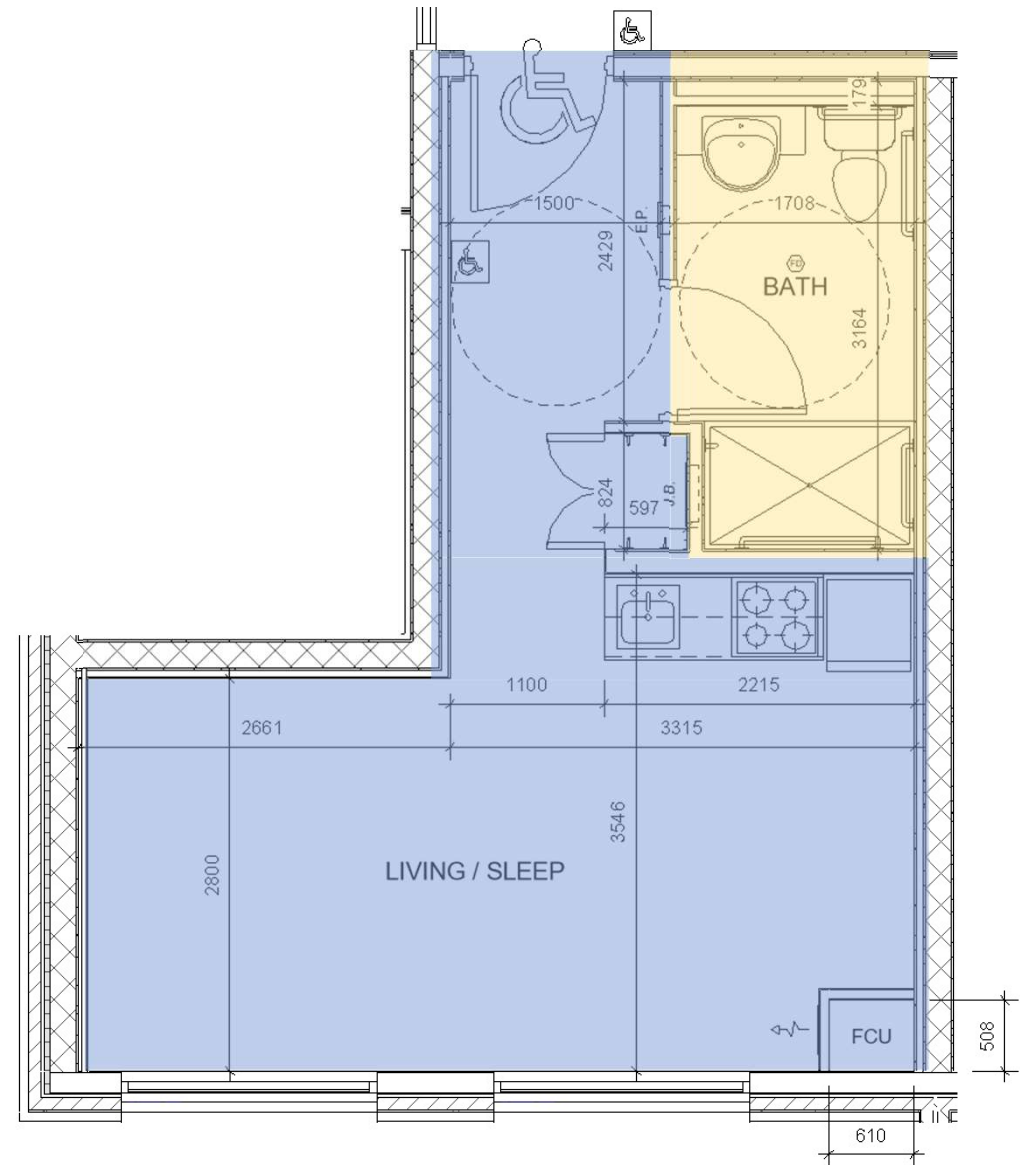
ELEVATIONS OF BARRIER FREE KITCHEN MILLWORK – 1 BEDROOM

BARRIER FREE BACHELOR TYP.

TOTAL AREA: 31.68 M² (341.00 sq. ft.)
3 UNITS OF THIS TYPE OR SIMILIAR IN THE BUILDING.

ACCESSIBLE FEATURES:

- 1100 mm wide corridor
- Power door operator at entry door
- Fully Accessible Bathrooms:
 - Large space at entrance and bathrooms with space for a 360 degree turn
 - Grab bars where required
 - Barrier free vanities
 - Curb-less shower bases for wheelchair roll-in accessibility
- Fully Accessible Kitchens:
 - Lower counters to Accessibility Standards of 30” High
 - Lower open shelving within upper cabinets
 - Barrier free kitchen sinks with underside clear room
 - Accessible drop-in stove in barrier free kitchens
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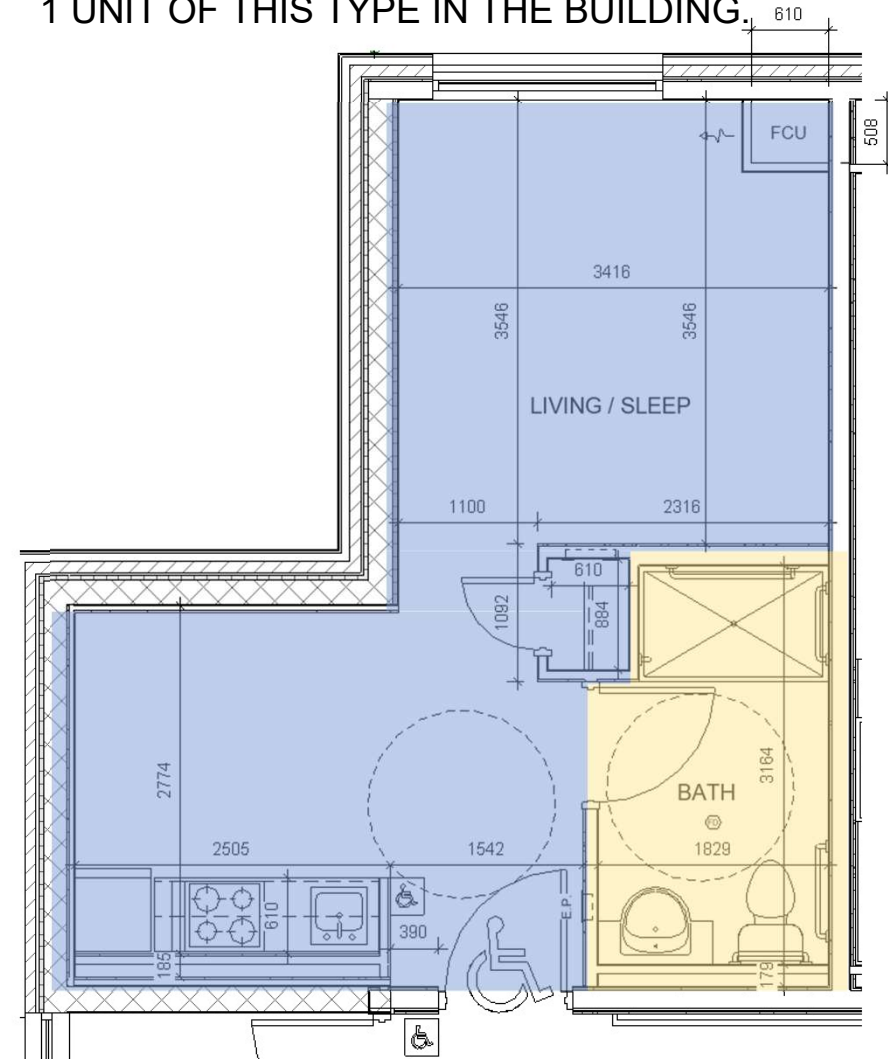
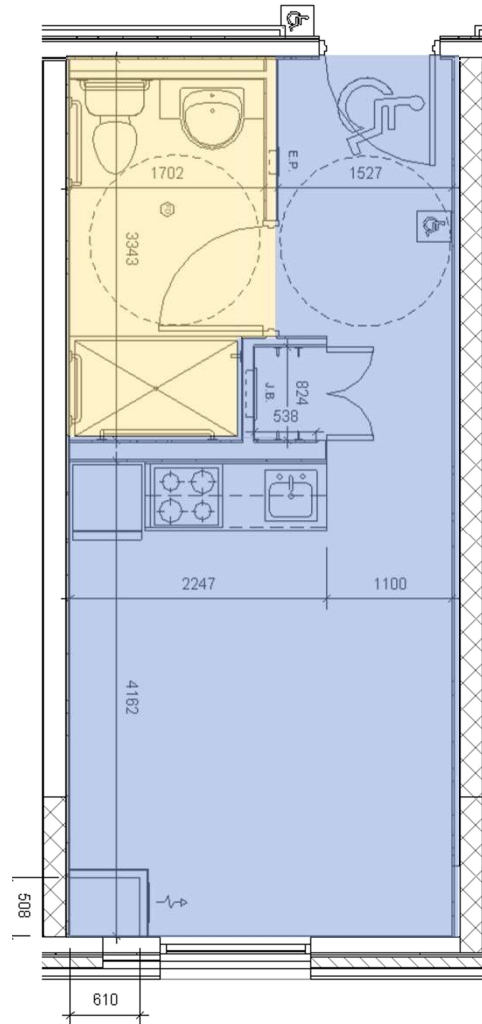
BARRIER FREE BACHELOR – OTHER LAYOUTS

TOTAL AREA: 25.71 M² (276.74 sq. ft.)

1 UNIT OF THIS TYPE IN THE BUILDING.

TOTAL AREA: 31.41 M² (338.00 sq. ft.)

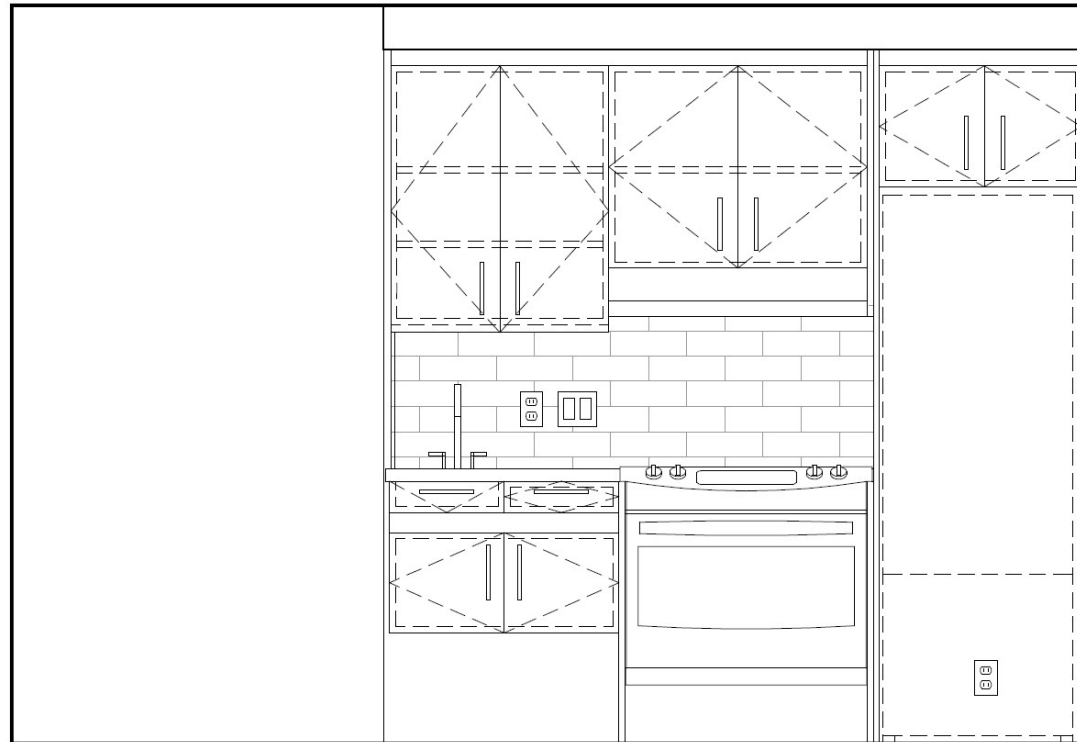
1 UNIT OF THIS TYPE IN THE BUILDING.



All accessible features have also been provided within these bachelor unit design:

- 1100 mm wide corridor
- Power door operator at entry door
- Fully Accessible Bathrooms
- Fully Accessible Kitchens

BARRIER FREE BACHELOR



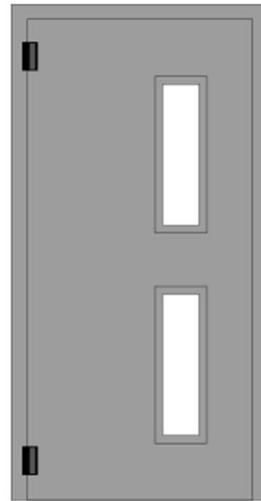
ELEVATIONS OF BARRIER FREE KITCHEN MILLWORK- BACHELOR

ADDITIONAL FEATURES

EXAMPLE OF TYPICAL
DOOR LEVER



EXAMPLE OF DOOR WITH
VISION PANELS



EXAMPLE OF
SIGNAGE



FOR REFERENCE ONLY

ADDITIONAL FEATURES

EXAMPLE OF AMPLE
CORRIDOR WITH HANDRAIL



EXAMPLE OF VISION
STRIPS IN GLAZING



EXAMPLE OF TACTILE
INDICATORS



FOR REFERENCE ONLY

QUESTIONS / COMMENTS

