
REPORT TITLE: Port Credit West Village – Brightwater Building D Accessibility Features

FROM: Sean Baird, Commissioner of Human Services

RECOMMENDATION

That the site plan for the Port Credit West Village Affordable Housing Project, Mississauga, Ward 1, as presented to the Region of Peel Accessibility Advisory Committee, be supported.

REPORT HIGHLIGHTS

- The Port Credit West Village Affordable Housing Project, Mississauga, Ward 1 will develop 150 affordable housing units, of which 22 per cent will be fully accessible, comprising a mixture of bedroom types.
 - The PCWV project will offer 40 per cent of the units at 60 per cent of the Median Market Rate.
 - The accessibility features of the building shall meet or exceed applicable accessibility legislation and municipal requirements.
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DISCUSSION

1. Background

In April 2018, Regional Council endorsed the 10-year Peel Housing and Homelessness Plan (PHHP). One of the five strategies outlined in the PHHP is the Build More Affordable Housing strategy. The Housing Master Plan (HMP) is an action under that strategy and includes 31 projects that are planned to add over 5,650 new affordable rental units/ beds to the housing stock in Peel by 2034. The Port Credit West Village (PCWV) Affordable Housing Project, Mississauga, Ward 1 is one of the 31 projects included in the HMP.

The PCWV Affordable Housing Project is part of the Brightwater greater development located at 70 Mississauga Road South and 181 Lakeshore Road West. The development is comprised of 72 acres including approximately 3,000 new residential units in a mix of housing forms, supported by retail, parkland, commercial and campus (school) uses.

The PCWV Affordable Housing Project identified as Building D is situated in the northeast portion of the Brightwater site at the intersection of Missinnihe Way and Mississauga Road at address 200 Missinnihe Way and shares a parking podium with an adjacent commercial space and two residential towers. In addition to being universally designed, the Project will include:

- 150 affordable housing units;

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- 22 per cent of the units are fully accessible;
- 40 per cent of the units offered at 60 per cent of the Median Market Rate (MMR); and
- Reduced energy consumption and greenhouse gas emissions.

The PCWV Affordable Housing Project has secured \$20M in funding through the Canada Mortgage and Housing Corporation (CMHC) National Housing Co-Investment Fund, which requires the achievement of portfolio outcomes on Affordability, Accessibility, and Energy Efficiency.

The PCWV Affordable Housing Project has also secured Year 2 and Year 3 funding totalling \$13M from the Ontario Priorities Housing Initiative (OPHI).

In January 2021, the Region of Peel signed a Turnkey Agreement of \$62M with FS BW Block D GP Inc. (formally known as Fram Building Group) for the Design and Construction of Affordable Housing at Port Credit West Village.

The following were referenced during the design process:

- Ontario Building Code (OBC) 2017, Section 3.8, accessibility, barrier-free and universal design code requirements;
- The Accessibility for Ontarians with Disabilities Act, 2005, Ontario Regulation 191/11 Integrated Accessibility Standards, Part IV.1 Design of Public Spaces Standards;
- Region of Peel Affordable Housing Design Guidelines 2020; and
- CMHC National Housing Co-Investment Fund Environmental & Accessibility Requirements – New Construction

Some features of the design proposal shall exceed the minimum OBC requirements and are described in the table below.

OBC Requirement	Design Proposal
1. At least 15% of the residential suites (23 of 150) must be barrier-free.	33 barrier free units are proposed—10 more than the OBC requirement.
2. At least 1100mm clear path of travel	The corridor is 1800mm at all levels
3. Minimum of 1 barrier-free entrance out of three entrances into the building	All 3 entrances into the building are barrier-free
4. Every path of travel less than 1600mm wide has an unobstructed space /pad not less than 1800mm wide x 1800mm long. These spaces/ pads are located not more than 30m apart.	No space pads are required as the entire width of the corridor is 1800mm.
5. Barrier-free showers to be a minimum of 1500mm x 900mm	The proposed barrier-free shower is larger at 1525mm x 900mm

Table 1 – OBC Requirement versus Design Proposal

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2. Accessibility Features

The following are notable highlights of the accessible features by area:

a) Unit Breakdown

Unit Type	Total Number of Units	Number of Barrier-Free Units	% of Total Units
Bachelor	22	4	18%
1-bedroom	56	13	23%
2-bedroom	45	10	22%
3-bedroom	27	6	22%
Total	150	33	

Table 2 – Unit Mix Breakdown

b) Parking

- Three accessible parking spaces, all located adjacent to the vestibule
- Eight scooter parking spaces, all located near the entrance lobby and elevator

c) Building entrances

- All entrances into the building are barrier-free
- Doors are power-assisted

d) Elevators

- Two elevators with ample cabin size to provide access to all floors
- Elevator cabins provide access for a stretcher as per OBC requirements
- Elevators are equipped with handrails, braille signage, visual signal, and voice annunciator

e) Safety and Way finding

- Ample corridor with handrail to wall
- Vision strips in glazing
- Tactile indicators in stairs
- Ergonomic door levers
- Doors with vision panels
- Clear way finding signage (including Braille)

f) Common Areas

- Entrance Lobby, 1st floor
 - Barrier-free accessible common spaces with unobstructed access, including in the mail room
- Universal Washrooms, 1st and 3rd floors
 - Includes an adult changing table
 - Wheelchair transfer space adjacent to the toilet.
 - Fixtures, including grab bars, are mounted at suitable heights
- Indoor Amenity Spaces, 1st and 3rd floors
 - Barrier-free accessible amenity spaces

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- Barrier-free kitchen on the 1st floor / kitchenette on the 3rd floor
- Ramp access to outdoor amenity area on the 3rd floor

g) Barrier-Free Accessible Units (all types)

- Entrance landings are universally designed
- Washroom and storage doors either swing out or are sliding
- Washrooms
 - 1500mm turning circle and 800mm x 1350mm clear space within the washroom
 - Minimum of 1500mm length x 750mm width clearance adjacent to the accessible shower stall
 - Shower stall includes grab bars
 - At least 900mm x 1500mm transfer space for toilet
 - Medicine cabinets have at least 750mm x 1200mm clear floor space
 - Accessible sink with adjacent clearance
- Closets
 - 750mm x 1200mm clearance in front of closets
- Kitchens
 - 750mm x 1200mm clear floor space in front of fixtures
 - At least 760mm x 600 mm counter space
 - Sink clearance: At least 460mm from the side wall to the center of the sink
 - At least 400mm of workspace adjacent to the cooking surface
 - Open knee space provided below the cook top and sink
 - Upper cabinets are reachable from wheelchairs

CONCLUSION

The PCWV Affordable Housing Project, Mississauga, Ward 1, as presented to the Region of Peel Accessibility Advisory Committee, meets or exceeds all applicable legislative and municipal accessibility requirements. As such, the project is well equipped to accommodate tenants and visitors with accessibility requirements.



Sean Baird, Commissioner of Human Services

Authored By: Marwan Kassay, Project Manager, Housing Development