

TECHNICAL STANDARDS

ACCESSIBILITY

DESIGNED

PROGRAM

FEBRUARY 2025



Please read this disclaimer carefully before using the Technical Standards Guide for the Accessibility Designed Program (the "Guide") provided by The Daniels Corporation ("Daniels").

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OUR COMMITMENT

The Daniels Corporation (Daniels) is committed to creating inclusive buildings and communities that meet a wide range of needs. We have developed a list of accessible features that are included in the Accessibility Designed Program (ADP) suites and common areas.

ADP suites are a subset of the required 15% barrier-free units, meaning they are barrier-free but go above and beyond what is required by Ontario Building Code (OBC) 2024. Our commitment is to offer the standard features of ADP suites at no additional cost to the purchaser.

While the ADP suites are primarily designed around mobility considerations, the program also aims to accommodate other accessibility needs such as vision loss, hearing loss, intellectual and cognitive disabilities, reduced dexterity and aging in place. We welcome any feedback and constructive criticism of the ADP Technical Standards, which ultimately serve as our baseline and starting point for further conversations with purchasers, residents, peers and partners.

We strive to provide a diverse range of ADP suites. All Daniels' multi-residential buildings will include ADP suites, although the exact suite count and overall percentage are determined by Daniels on a project-by-project basis.

HOW THE GUIDELINES WORK

This program was created to make accessible features part of our base construction program. These suites have been thoughtfully designed with the support of our accessibility partners so that they are both constructible and functional. Specifications for appliances, fixed items, and plumbing fixtures can be found in the Appendices section.

ADP SUITE PLANNING

The suite layouts in the following pages are recommended as a starting point when incorporating ADP suites in the floorplate and work best when implemented and coordinated as early in the design process as possible.

*Recommendations are based on current 2024 OBC Compendium issued May 31, 2024, AODA (Accessibility for Ontarians with Disabilities Act), Design of Public Spaces Standard (DOPS), and CSA B651:23 (Accessible design built for the environment) and CSA B652:23 (Accessible dwellings). OBC requirements have been left out of this guide. Design team to verify against any current OBC requirements.

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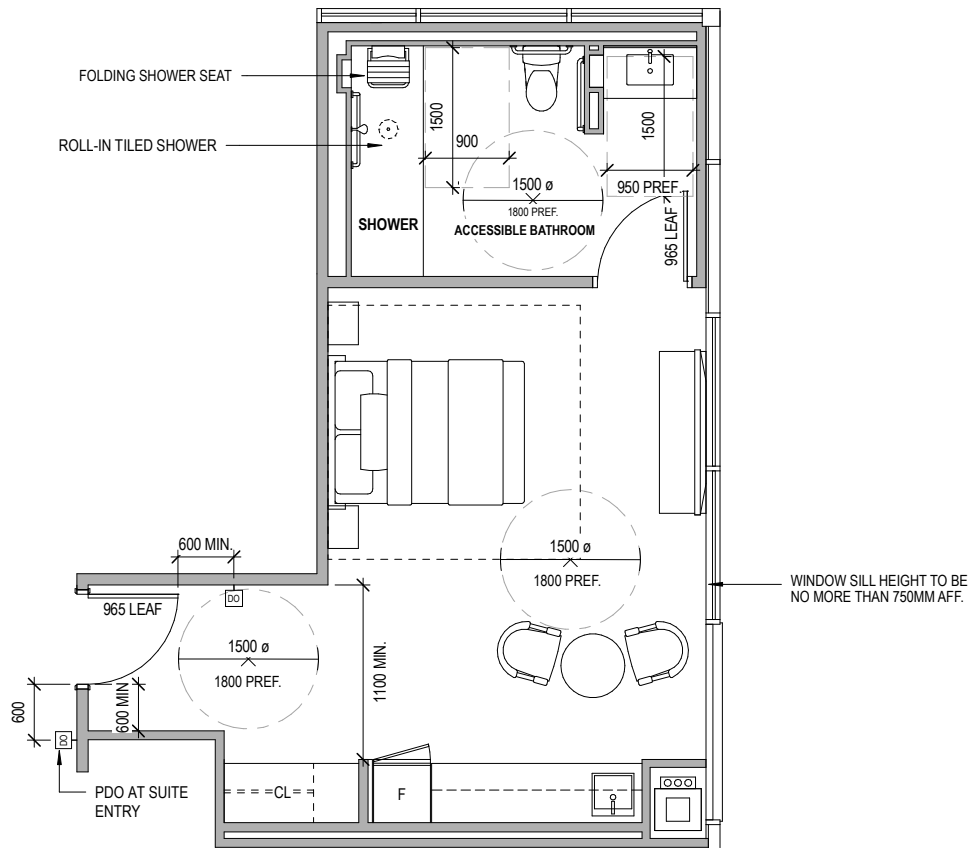
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ADP SUITE

LAYOUT

GUIDE

1.0 – TYPICAL GUEST SUITE



Notes: Suite entry door threshold to be low-profile.

PDO provided at suite entry.

Where guest suites are provided, a minimum of one is to comply with the ADP Technical Standards.

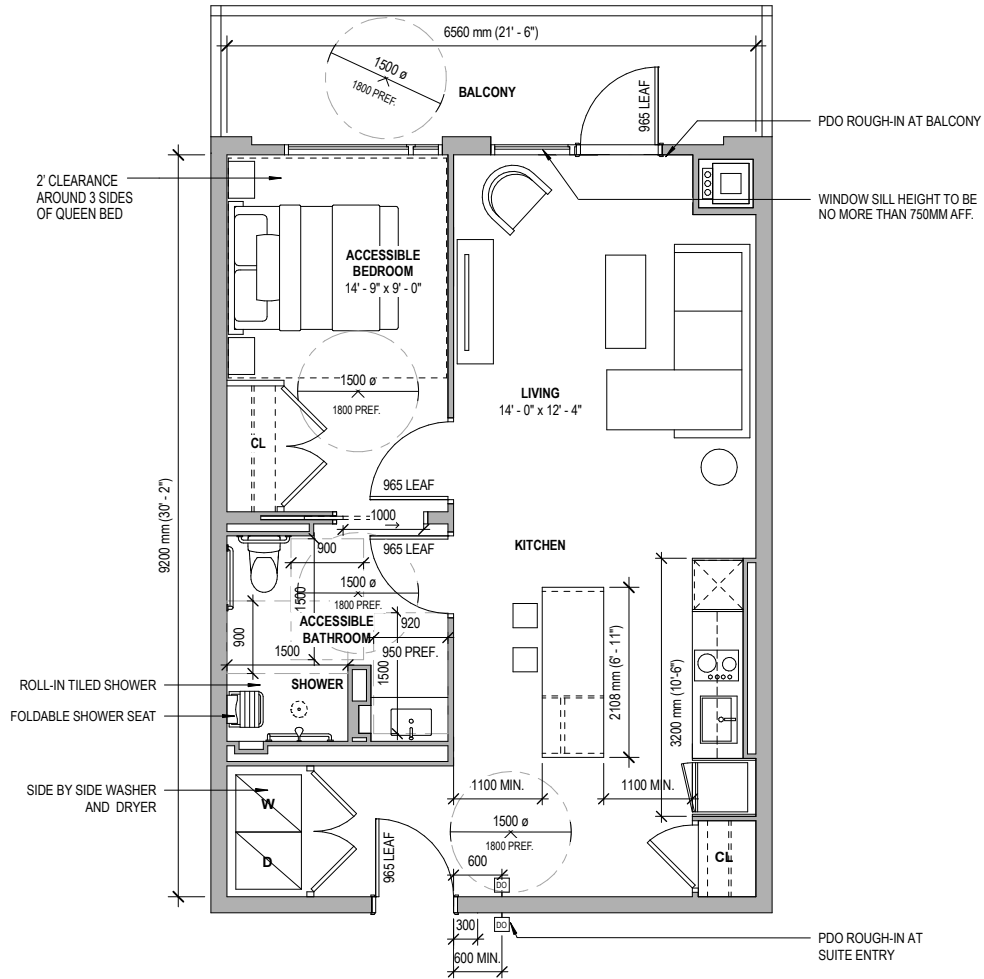
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BATHROOM

2.0 – TYPICAL 1 BEDROOM



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

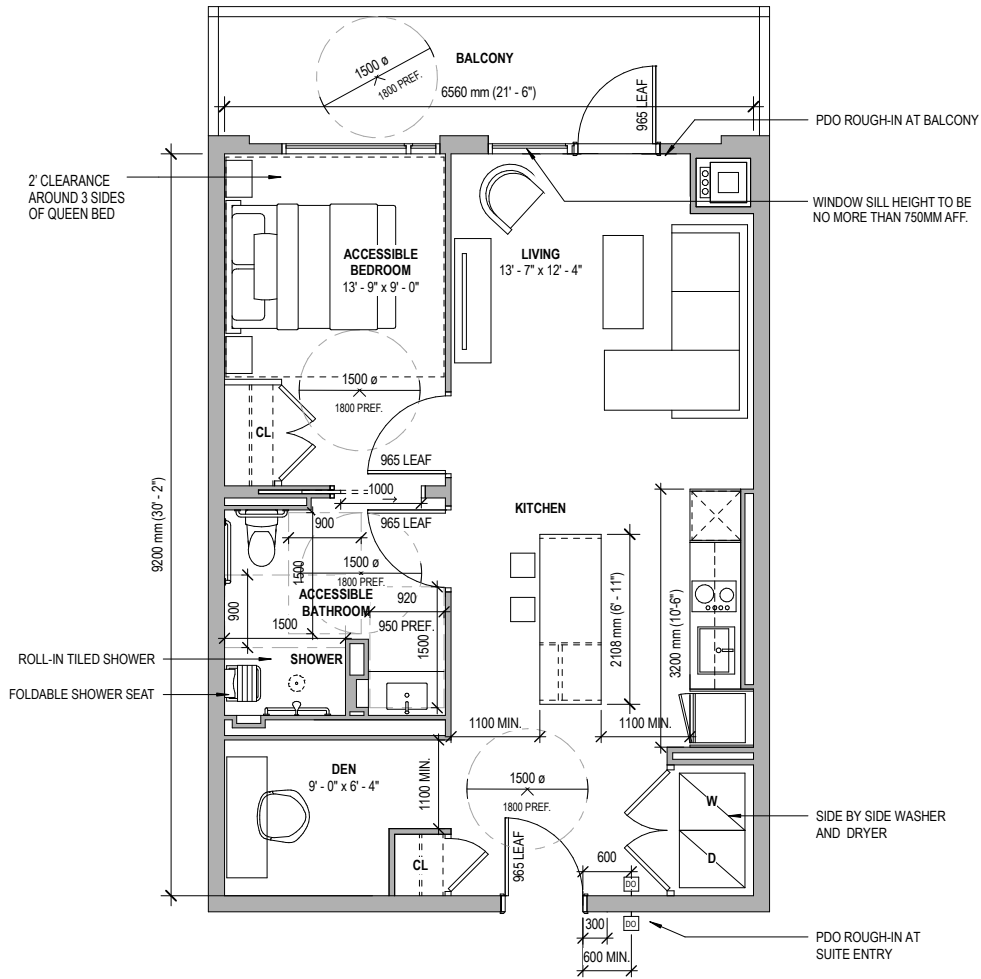
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM or ACCESSIBLE ENSUITE

3.0 – TYPICAL 1 BEDROOM + DEN



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

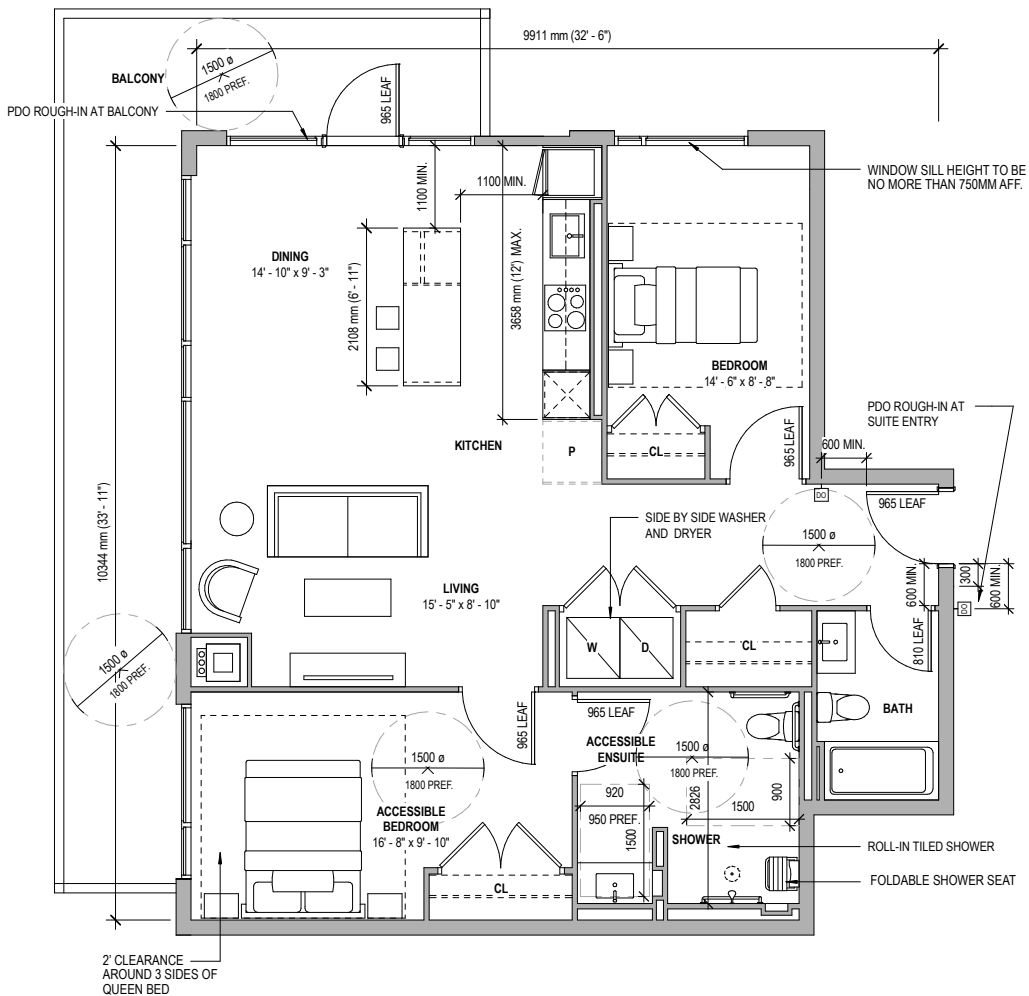
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM

4.0 – TYPICAL 2 BEDROOM CORNER SUITE, PRIMARY BEDROOM ADP



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

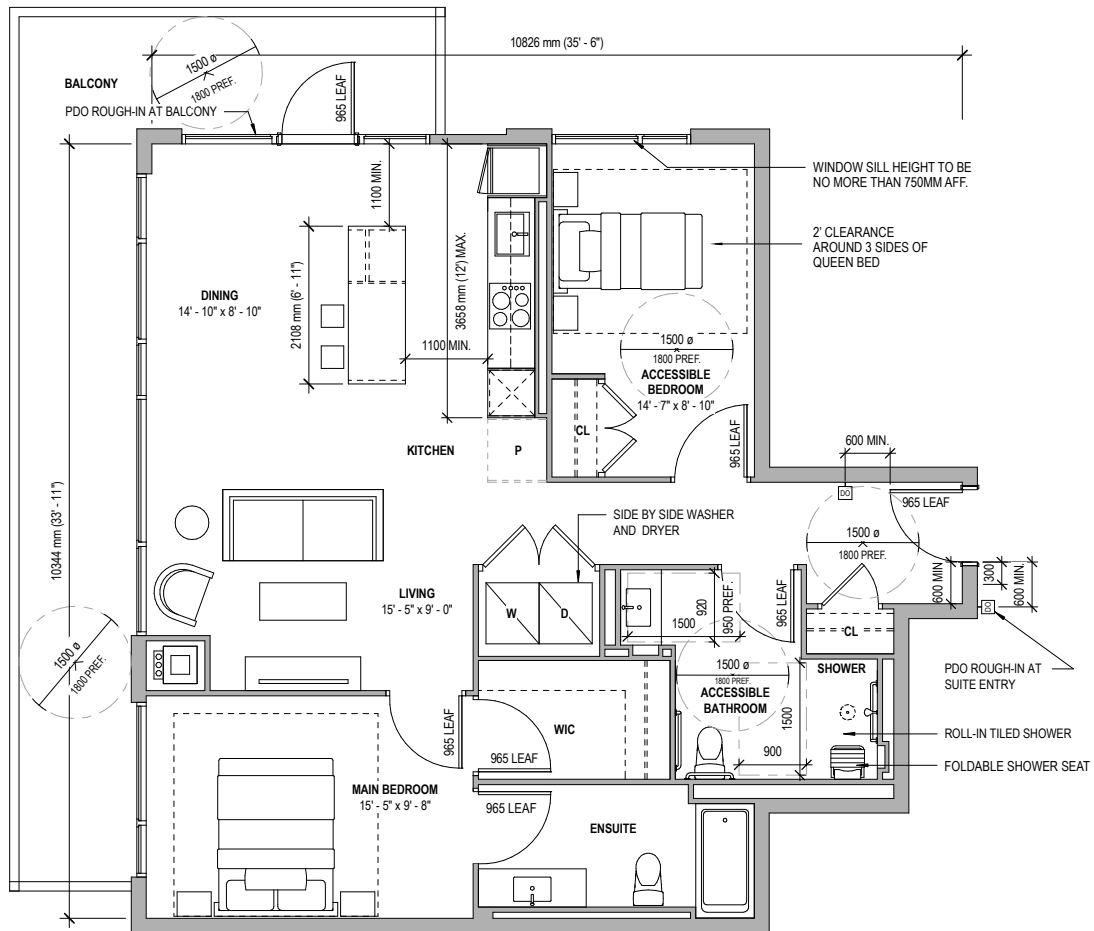
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM or ACCESSIBLE ENSUITE

5.0 – TYPICAL 2 BEDROOM CORNER SUITE, SECONDARY BEDROOM ADP



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

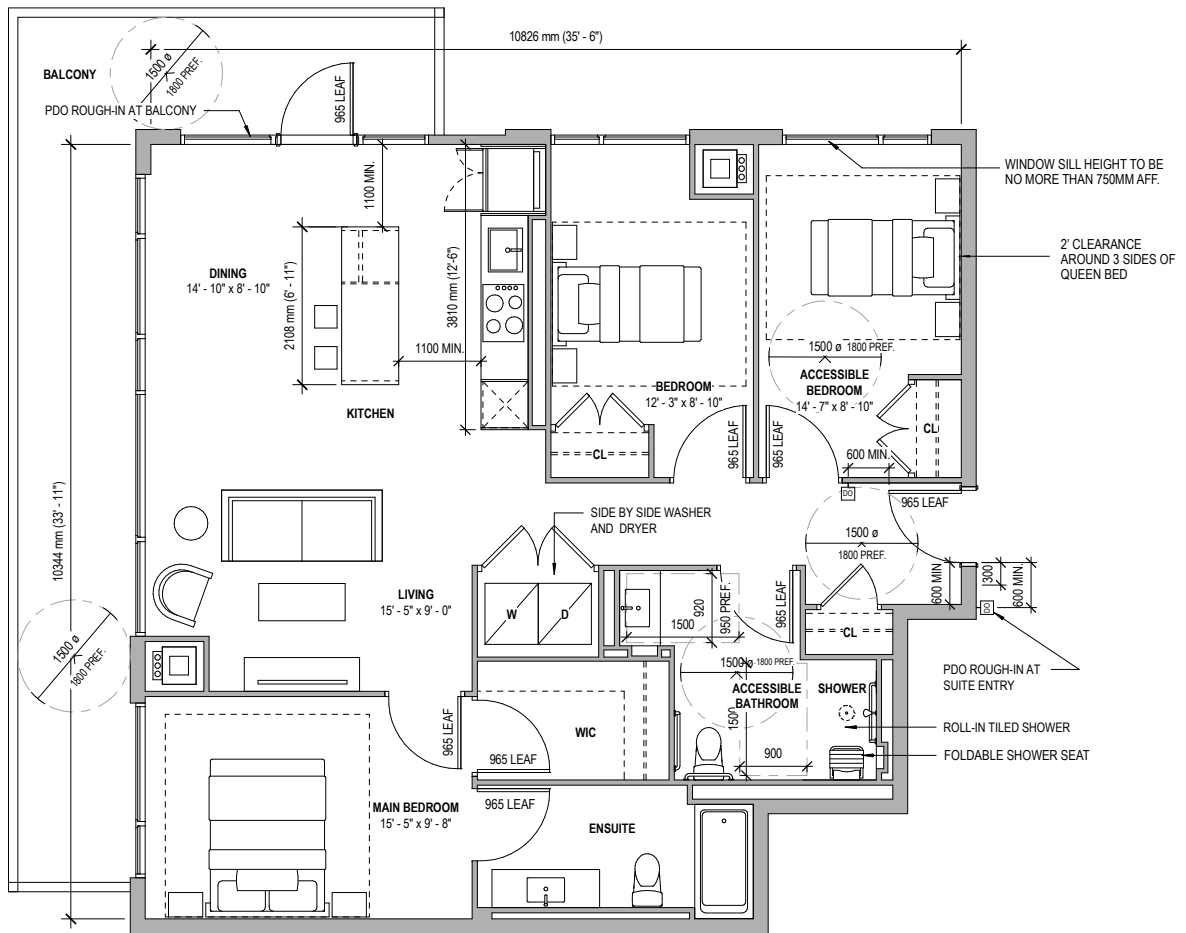
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM or ACCESSIBLE ENSUITE

6.0 – TYPICAL 3 BEDROOM CORNER SUITE, SECONDARY BEDROOM ADP



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

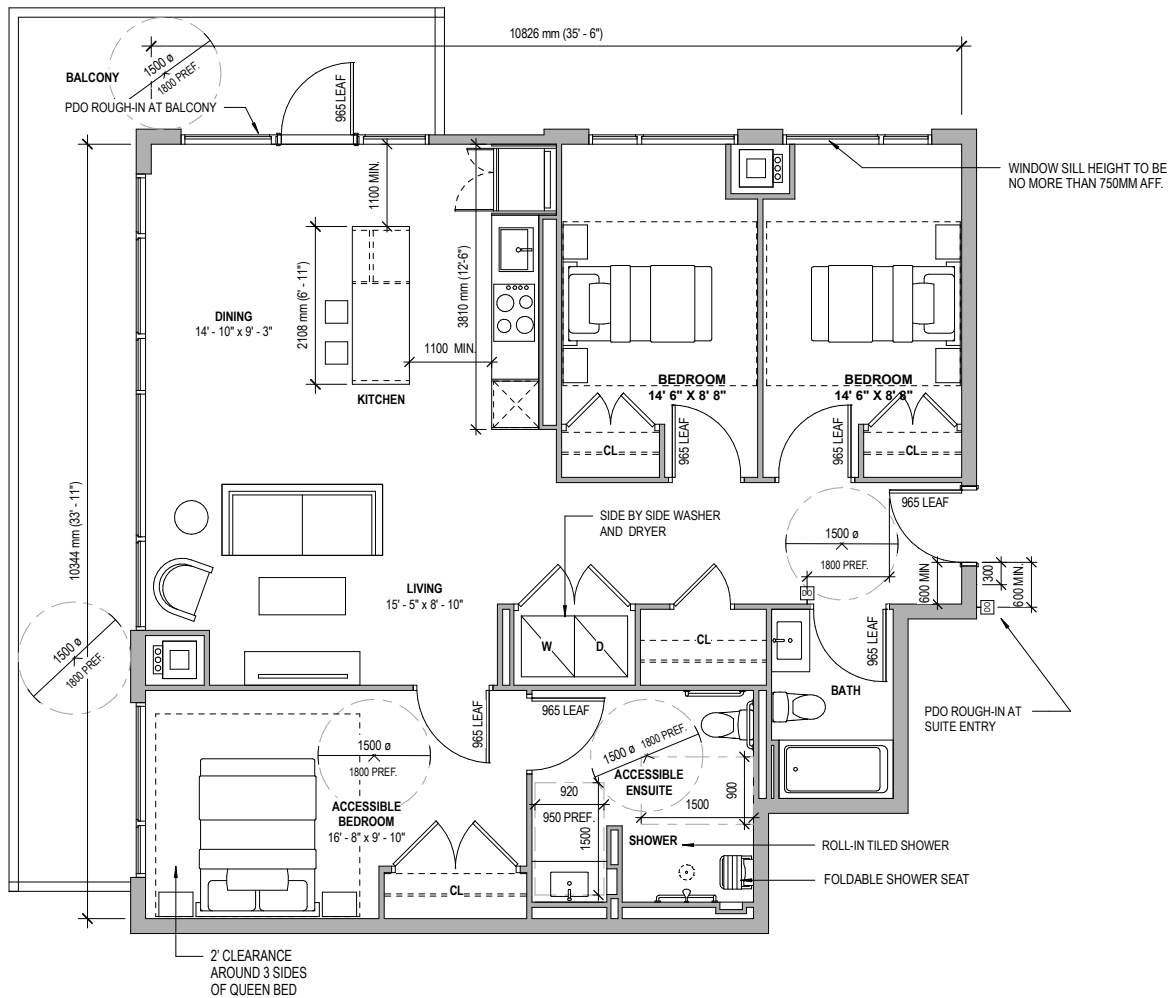
Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM or ACCESSIBLE ENSUITE

7.0 – TYPICAL 3 BEDROOM CORNER SUITE, PRIMARY BEDROOM ADP



Notes: Threshold at suite entry and balcony door to be low-profile.

PDO rough-in provided at suite entry.

Minimum turning circle of 1500mm throughout the suite; 1800mm turning circle is preferred.

Minimum 1100mm accessible path of travel throughout the suite; 1200mm accessible path of travel is preferred.

To be labeled on blacklines:

- ACCESSIBLE BEDROOM
- ACCESSIBLE BATHROOM or ACCESSIBLE ENSUITE

ADP SUITE ROOM GUIDE

1.0 GENERAL SUITE ITEMS

SUITE ENTRY DESIGN & BALCONIES

- Latch side clearances required
- Power Door Operator rough-in to be installed at suite entry and balcony doors for condominium tenure
- Power Door Operator installation can be requested at purchaser's décor appointment for condominium tenure
- Power Door Operator to be installed at suite entry and balcony door for rental tenure
- Location of Power Door Operator rough-in to be coordinated to avoid interference with suite entry design and furniture placement
- Dual height viewer provided for rental tenure
- Dual height viewer can be requested at purchaser's décor appointment in condominium tenure
- Suite entry threshold is to be low-profile and beveled; the threshold material must match non-ADP suites
- Beveled thresholds at 1:2 ratio for a vertical rise of 7-13mm and 1:12 ratio for 14-50mm
- A vertical rise of 0-6mm can be non-beveled/vertical
- Balcony to be accessed through swing door with low-profile beveled quartz threshold
- Aluminum threshold provided at the balcony exterior
- Strategic use of colour/tonal contrast elements between the door and the door surround

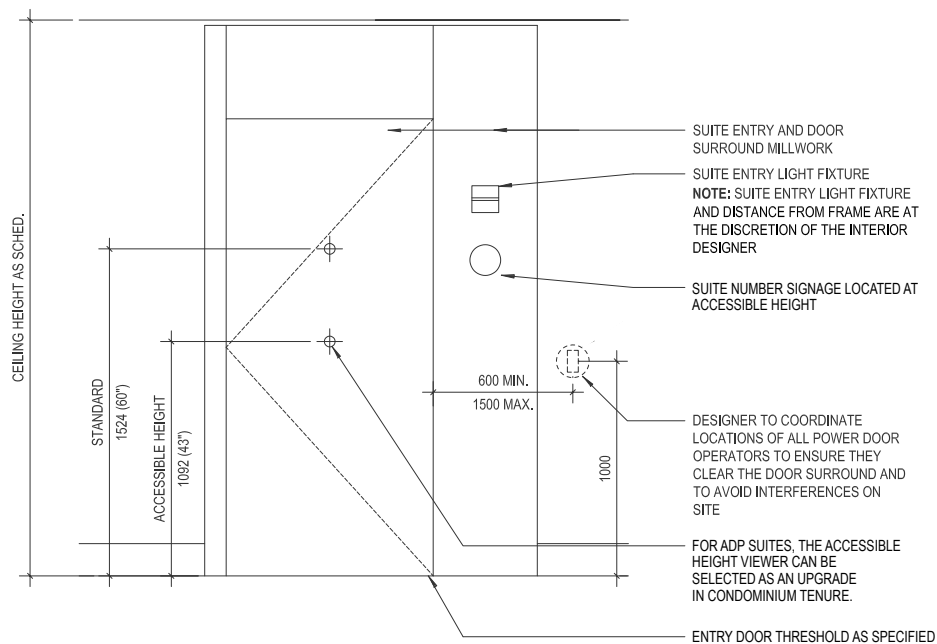


Figure 1.1 – Typical Suite Entry Elevation



Figure 1.2 – Balcony Interior Quartz Threshold

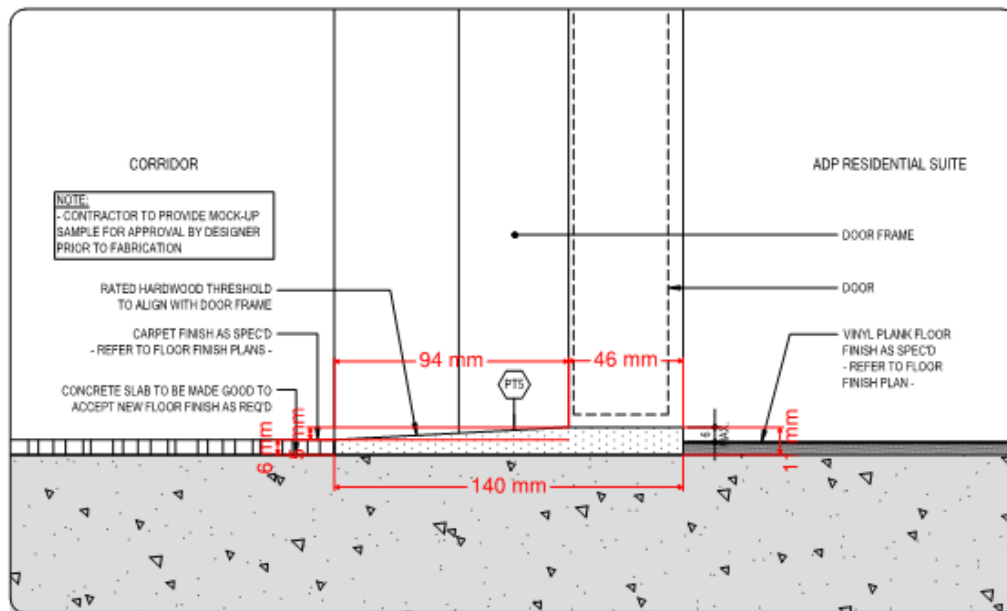


Figure 1.3 – Example of an ADP Suite Entry Threshold

CLOSETS

- Closets throughout to be fitted with swing doors with graspable door hardware
- In areas with limited clearance, trackless sliding closet doors to be used
- Refer to sample suite layout plans
- Refer to further information in Section 3.0 - ADP Bedroom Design

INTERNAL SUITE DOORS

- Latch side clearances required
- 965mm swing doors throughout accessible path of travel throughout the suite (noted on sample suite plans)

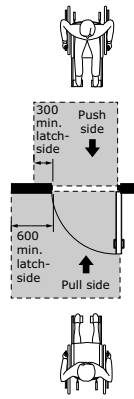


Figure 1.4 – Latch Side Clearance
Source: CSA B652-23 Standard

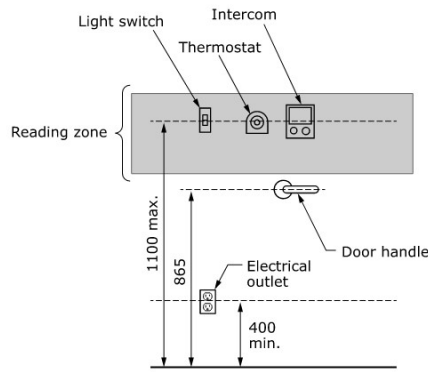


Figure 1.5 – Height of Operating Controls
Source: CSA C652-23 Standard

This figure shows the placement of various controls, including a light switch, thermostat and intercom, with the primary touch point of each control placed 1100mm from the ground. A door handle is placed at 865mm from the ground, within the 400 to 1100mm limits. An electrical outlet placed 400mm above the ground is also shown.

INTERNAL SUITE POCKET DOORS

- 300mm clearance on both sides of door
- Minimum clear opening of 860mm
- Install accessible hardware on the face of the pocket door (i.e. barrel pull with minimum 32mm diameter for graspability)

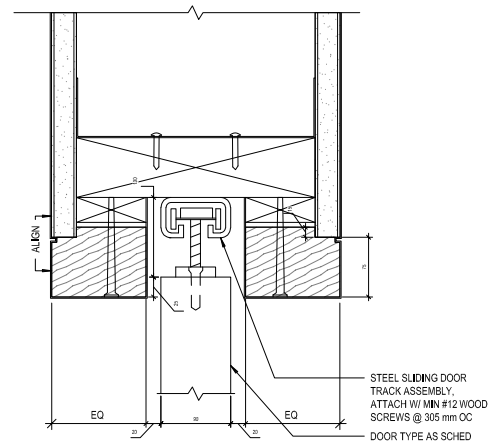
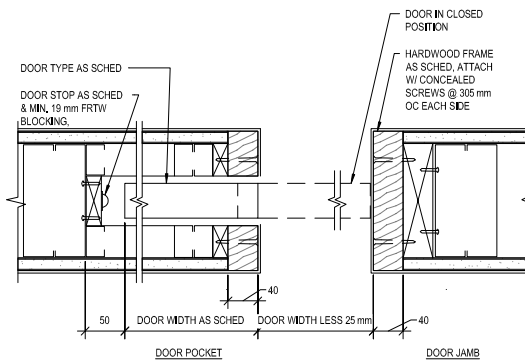


Figure 1.6 – Typical Pocket Door Detailing

GENERAL DEVICE HEIGHTS

- Light switch and electrical receptacle heights to be at standard heights
- If purchasers want to raise the electrical receptacle heights or lower the light switch heights for their ADP suite, this can be accommodated at their décor appointment where possible based on construction schedule
- For rental tenure, operating controls should be located at accessible heights as per Figure 1.5 above

2.0 ADP KITCHEN DESIGN – STANDARD

There are two types of kitchens for ADP suites: 1) standard kitchen (per typical suite design) and 2) accessible kitchen. The accessible kitchen is customized with accessible features to suit the needs of the purchaser.

For condominium tenure, ADP suites receive the standard kitchen with the option at the décor appointment for purchasers to upgrade to an accessible kitchen. If there is no décor program for the project, this upgrade is decided at point of sale. The accessible kitchen is not provided as a standard offering because based on past experience, the ADP purchaser may not require accessible kitchen design features. The level of customization required for these units to be truly livable is best done during the décor appointment. The ADP Standard is the starting point and baseline for these discussions.

REQUIRED FOR STANDARD KITCHEN:

- 1B and 1B+D ADP suites to receive a 10'-6" kitchen length as a minimum
- 2B or larger ADP suites to receive an 11' kitchen length as a minimum
- Standard kitchens to receive surface-mounted D pull hardware that is easy to grasp (no concealed or edge pulls)

3.0 ADP KITCHEN DESIGN - ACCESSIBLE

For rental tenure, ADP suites receive the accessible kitchen.

REQUIRED FOR ACCESSIBLE KITCHEN:

- Minimum 1100mm clear space around the island, with preference for 1200mm
- Accessible counter height of 860mm
- Drawers in place of low-level cabinets
- Roll under clearance at cooktop and sink
- Accessible height kitchen island where applicable
- Faucet handles must be lever type
- Universal appliances including microwave/wall oven combo, roll-under induction cooktop, dishwasher drawer, and counter depth refrigerator with bottom freezer
- In instances where the microwave is separate, ensure a microwave with a trim kit is specified
- Remote switch to exhaust fan and light, mounted at low level
- Cooktop controls must not require resident to reach across burners
- Accessible ADP kitchens to receive surface-mounted D pull hardware that is easy to grasp (no concealed or edge pulls)

KITCHEN LENGTH	FRIDGE	COOKTOP	MICROWAVE & OVEN	DISHWASHER	SUITE SIZES
10'-6"	24" with bottom mount freezer	15"	24" Microwave/Wall Oven Combo	24" Dishwasher Drawer	1B, 1B+D, 2B, 2B+D
11', 11'-6", 12'	24" with bottom mount freezer	24"	24" Microwave/Wall Oven Combo	24" Dishwasher Drawer	2B, 2B+D, THs
12'-6"	33" side by side fridge	30"	24" Microwave/Wall Oven Combo	24" Dishwasher Drawer	3B, THs

Figure 3.1 – Kitchen Lengths & Appliances per Suite Sizes

ADP KITCHEN DESIGN - ACCESSIBLE



Figure 3.2 – Example Rendering of “Accessible Kitchen”



Figure 3.3 - Example Photo of “Accessible Kitchen”

ADP KITCHEN DESIGN – 10'-6" KITCHEN

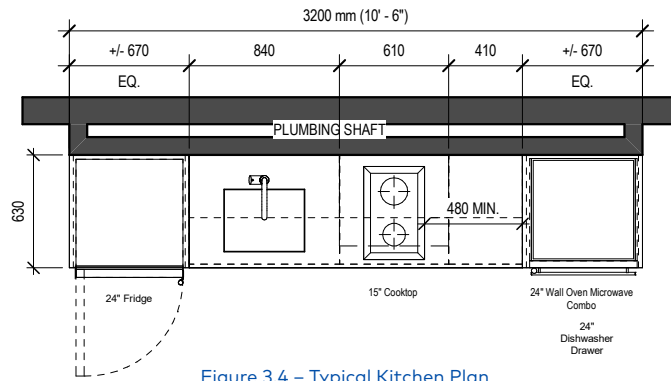


Figure 3.4 – Typical Kitchen Plan

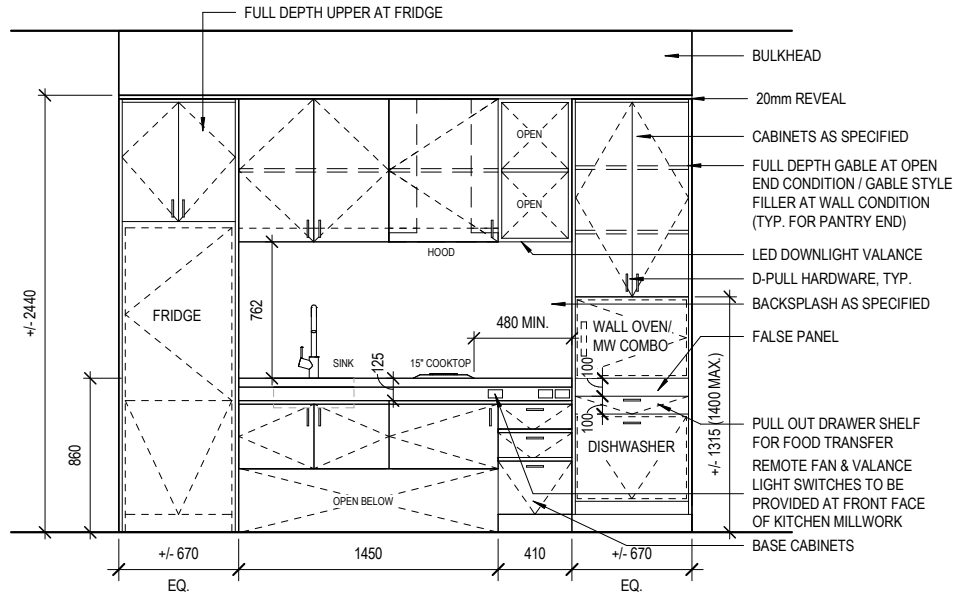


Figure 3.5 – Typical Kitchen Elevation

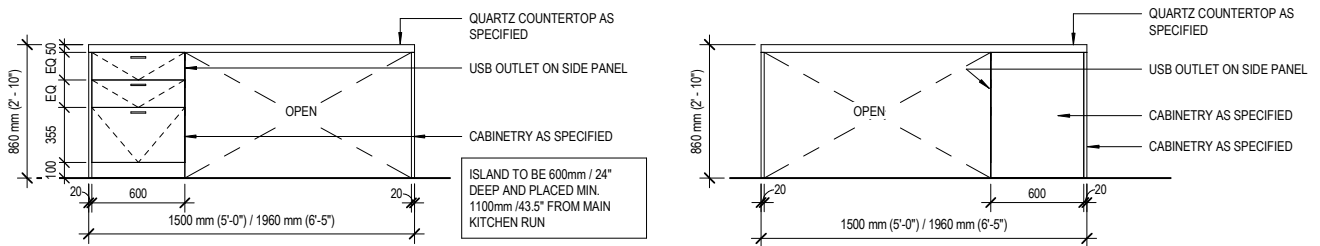


Figure 3.6 – Typical Kitchen Island Front & Back Elevations

ADP KITCHEN DESIGN – 11', 11'-6", AND 12' KITCHEN

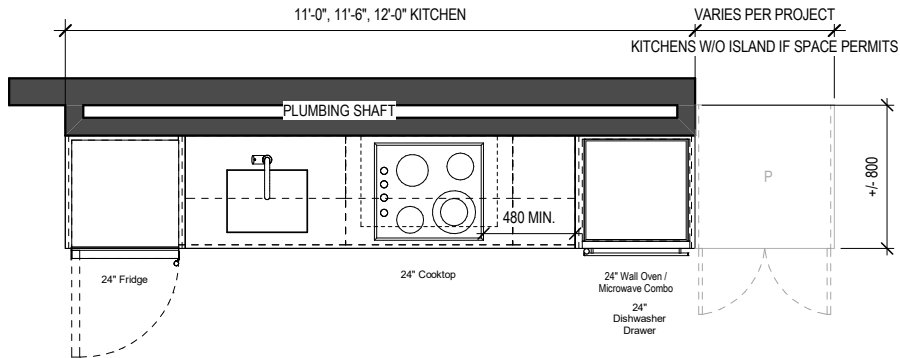


Figure 3.7 – Typical Kitchen & Island Plan

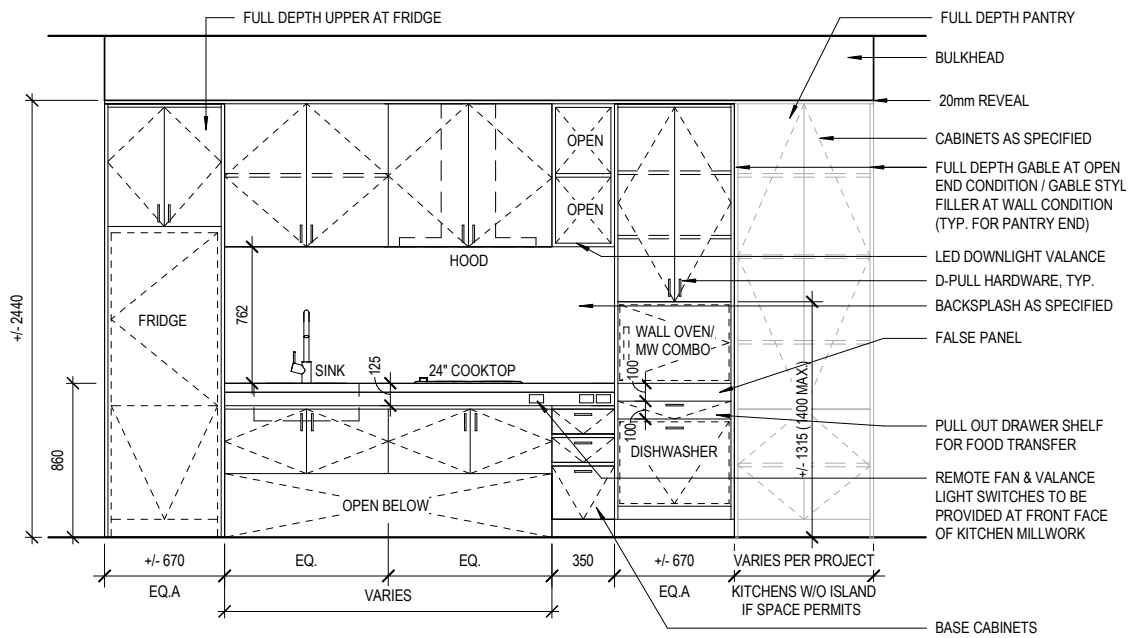


Figure 3.8 – Typical Kitchen Elevation

ADP KITCHEN DESIGN – 12'-6" KITCHEN

Note: Only 3B suites to receive larger appliance package.

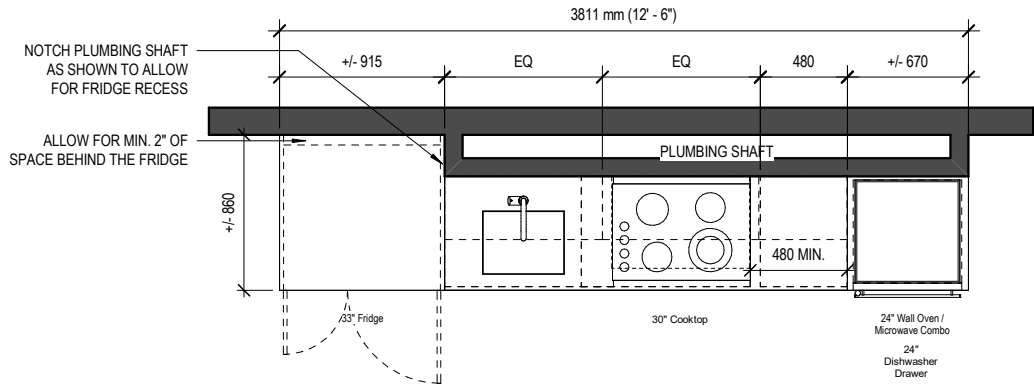


Figure 3.9 – Typical Kitchen & Kitchen Island Plan

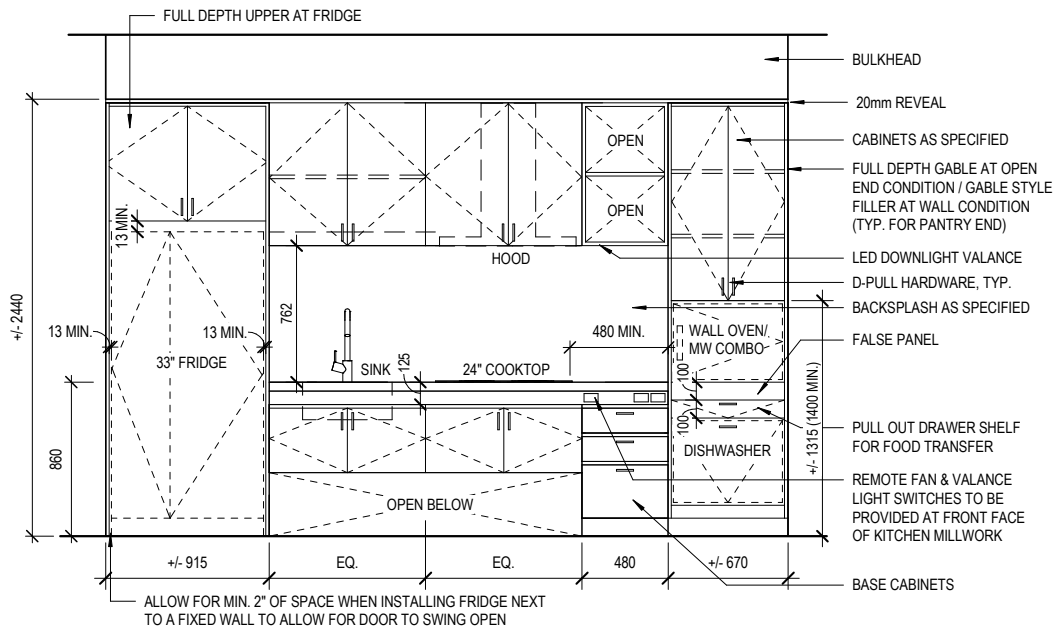


Figure 3.10 – Typical Kitchen Elevation

4.0 ADP BEDROOM DESIGN

ADP BEDROOM LAYOUT DESIGN

- Minimum turning circle of 1500mm at entry; 1800mm turning circle is preferred
- Latch side clearance on both sides of all doors
- Minimum of 600mm around 3 sides of standard queen size bed
- Clearance of 900mm min. in front of ADP bedroom closet (1800mm turning circle preferred)
- Within the accessible bedroom closets, purchasers can add a second shelf as an upgrade during décor appointment
- For rental tenure, the second shelf will already be installed
- Closet metal shelf hanging heights: approximately 40" AFF and 80" AFF

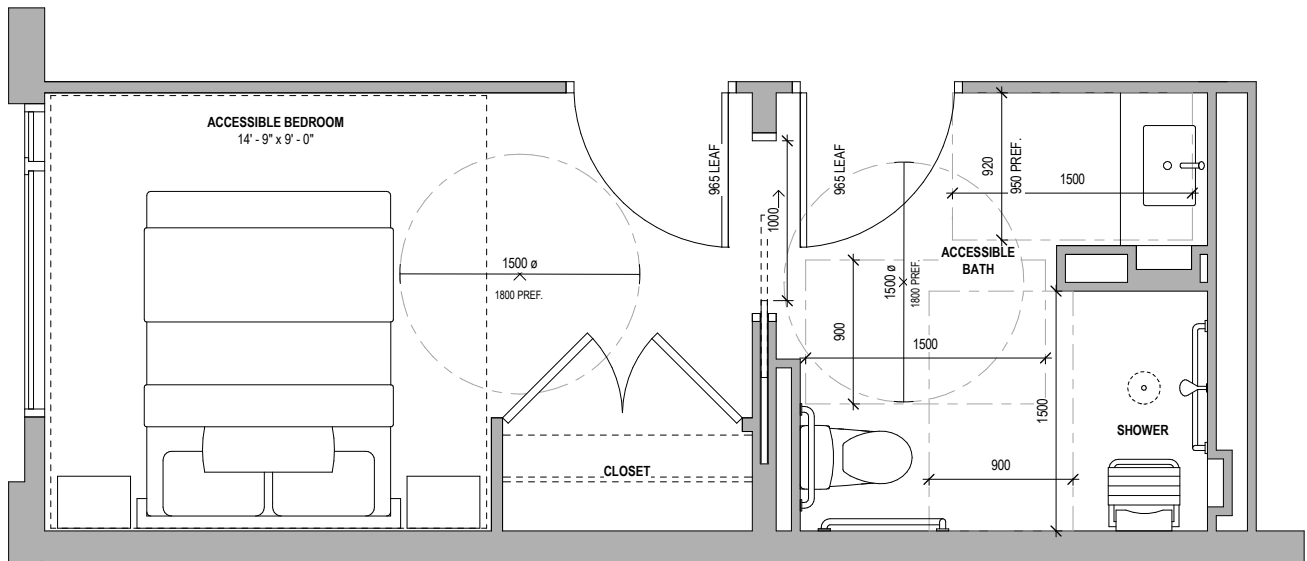


Figure 4.1 – Typical Bedroom Plan

5.0 ADP BATHROOM DESIGN

ADP BATHROOM LAYOUT DESIGN

- Suites with one bathroom should have dual access to the ensuite, one door can be a pocket door
- Latch side clearance on both sides of doors
- Robe hook at lowered height
- Recessed vanity storage niche
- Provide grab bars at toilet to comply with OBC 3.8 for public toilets
- Provide GFI power outlet adjacent to toilet
- Floor drain (within room) to be finished with a tile cover, floor drain (within shower) is to be a conventional drain
- Entire bathroom to receive waterproofing
- Bathroom floor tile to be selected with a matching 2"x2" mosaic shower floor tile
- Transfer space at toilet and shower
- Provide grab bars at shower to comply with OBC 3.8 for public showers
- Recessed shower storage niche to comply with OBC 3.8 for public showers, located adjacent to fold-down seat
- Provide a fold-down seat in shower

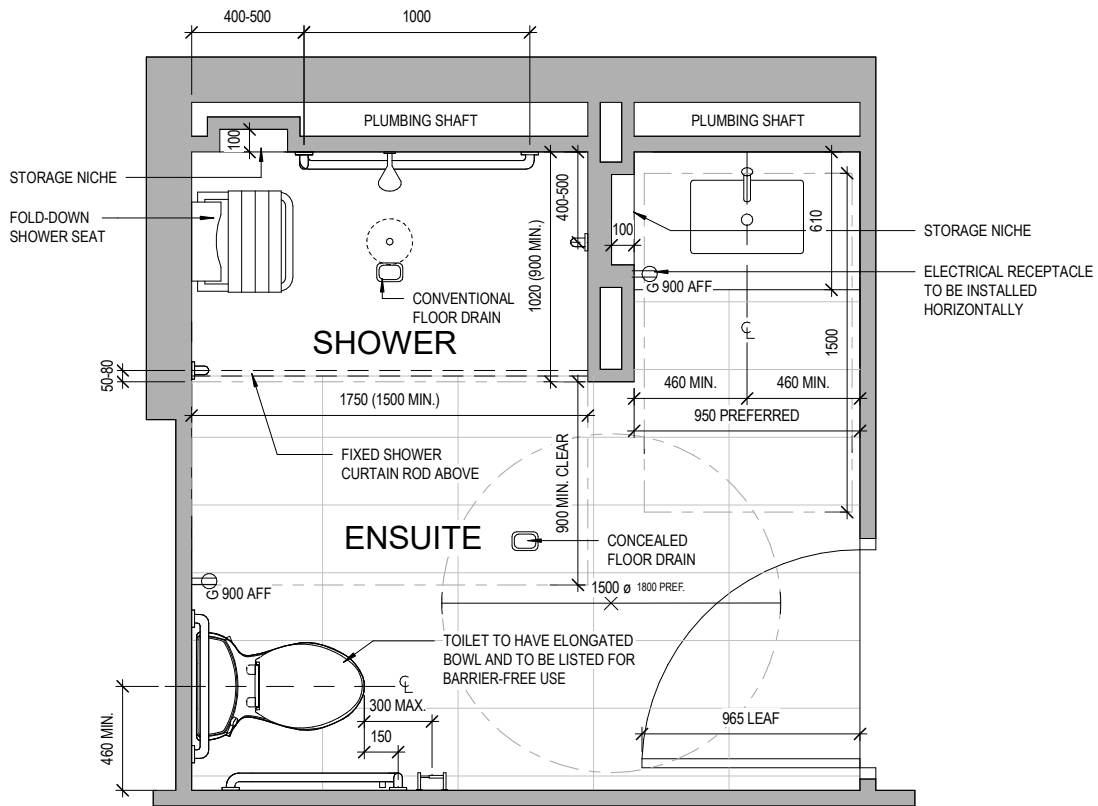


Figure 5.1 – Typical ADP Bathroom Layout

ADP BATHROOM VANITY DESIGN

- General layout to comply with OBC 3.8 for public lavatories
- Accessible height vanity with roll-under clearance, preferred width 950mm
- Integrated storage below 1200mm AFF
- Lower edge of mirror to be maximum 1000mm AFF
- Faucet handles must be lever type
- Exposed pipes must be insulated to prevent burns. Vanity to come with removable skirt as shown in image to conceal pipes



Figure 5.2 – Rendering of Typical ADP Accessible Bathroom



Figure 5.3 - Example Photo of ADP Accessible Bathroom

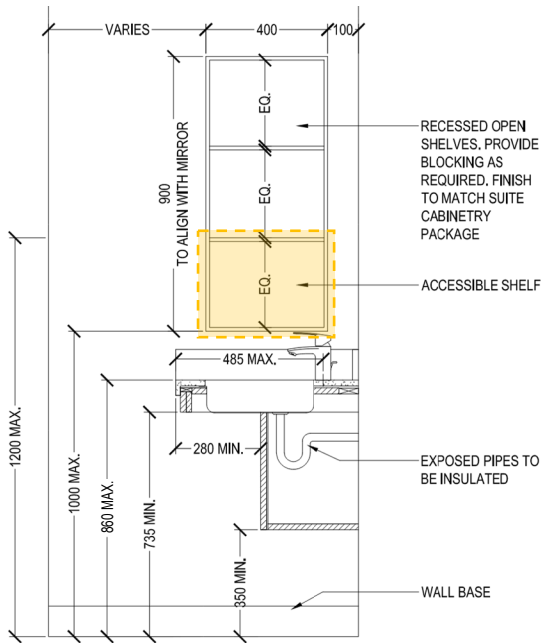


Figure 5.4 – Accessible Vanity Section with Baseline Dimensions

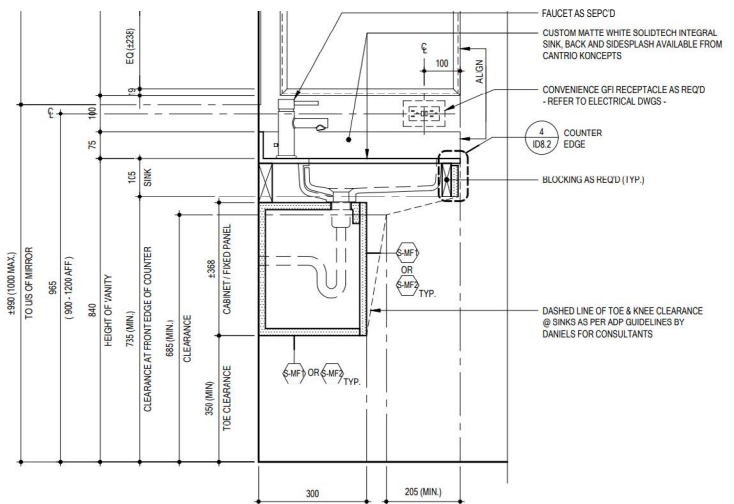


Figure 5.5 – Example of ADP Vanity Section

ADP SHOWER DESIGN

- General layout to comply with OBC 3.8 for public showers
- Roll-in shower with transfer space
- Storage niche within shower (flexibility on location and design, must be reachable from seat)
- Provide a fold-down seat in shower
- Shower grab bars on long and short side of shower (refer to preferred spec in appendix)
- Shower controls must be pressure equalizing or utilize thermostatic mixing valve
- Hand-held adjustable shower faucet must be reachable from a seated position in the fold-down seat

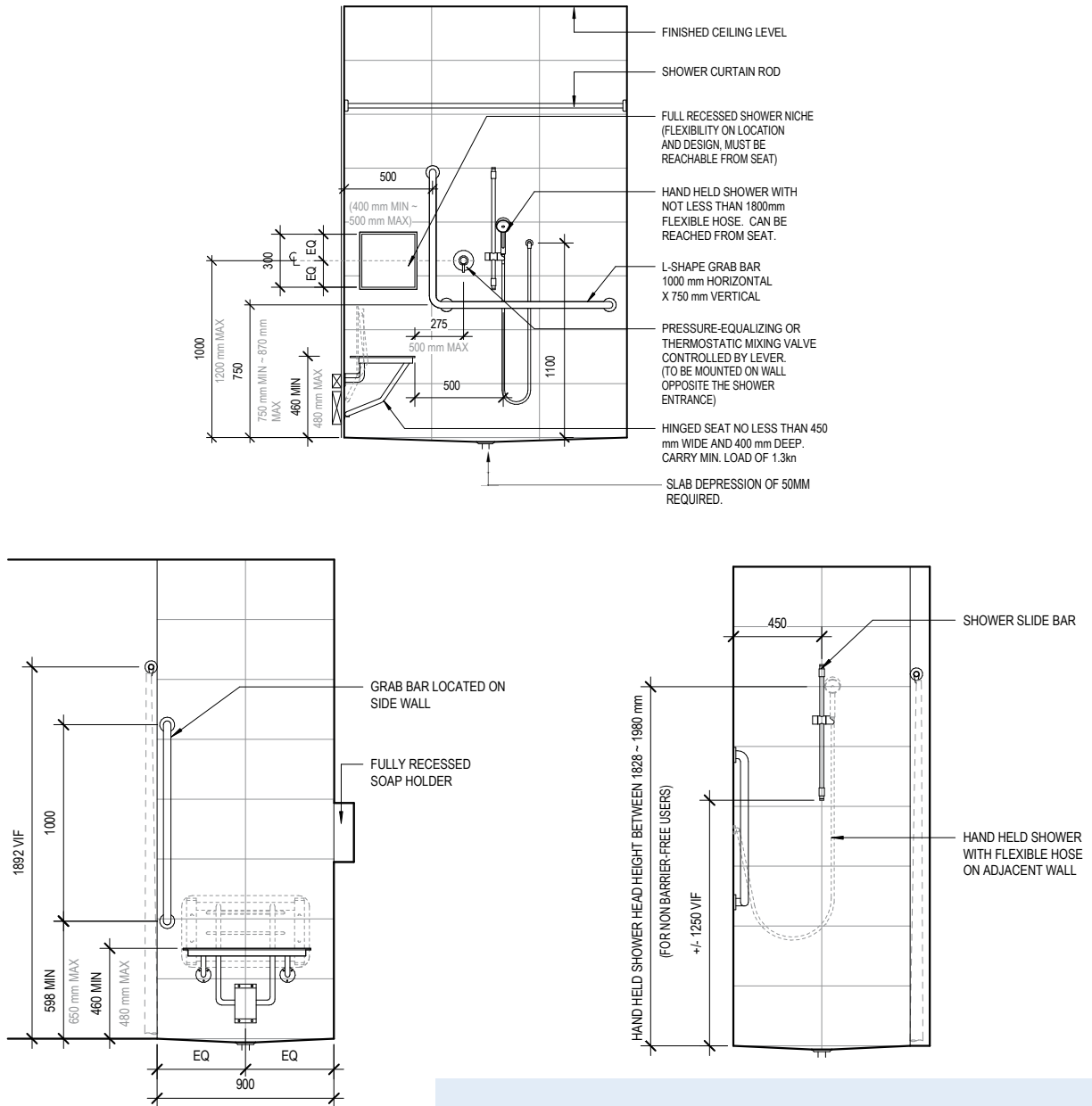


Figure 5.5 – Accessible Shower Elevations

Note: Install wall-mounted fixtures within the prescribed range to suit the design, (i.e. center on tiles or grout lines).

COMMON

AREAS

GUIDE

1.0 LOBBIES

PRIMARY ENTRANCES

- Automatic sliding doors at main lobby entrance
- Interior vestibule doors can be swing or one static/one swing
- Power Door Operators (PDO) on the latch side of the door are required for swing doors
- Main lobbies to have column-type PDO
- Pull/push latch side clearance (LSC) at all doors
- Controls for entry call phone must be operable from a seated position with consideration for audible cues for persons with hearing loss
- Locate door controls in a sequence that does not require the user to cross into the opposing path of travel
- Controls be installed so that they are operable from a height per diagram
- As a best practice, consider installing elongated-bar style controls to provide additional flexibility of use

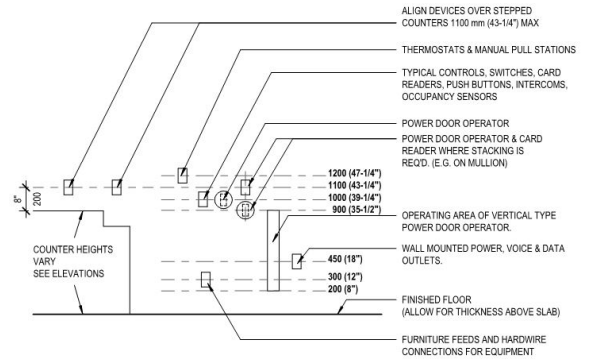


Figure 1.1 – Required Fixture Heights

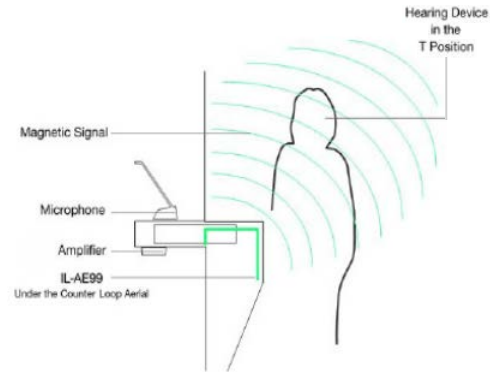


Figure 1.2 – Example of Under The Counter Loop Aerial

CONCIERGE / LEASING RECEPTION / PROPERTY MANAGEMENT

- The concierge/leasing reception desk should include an integrated accessible-height section with roll-under clearance, designed seamlessly as part of the main desk to ensure it appears intentional and equally prominent
- Concierge/leasing reception area to include assistive listening technology such as a hearing loop or T.Coil (Refer to Appendix 9)
- Property management office must be accessible to all residents
- Property management kitchenettes to include roll-under sink and 860mm high counter

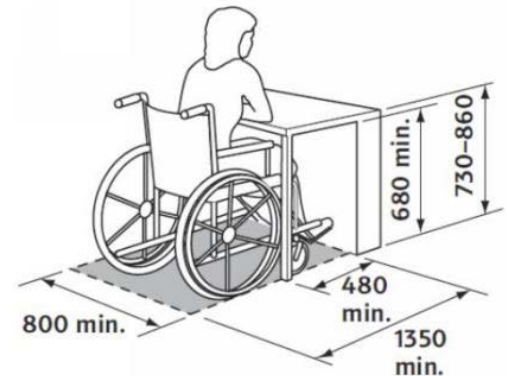


Figure 1.3 – Best Practice For Roll-Under Desk
Source: CSA B651-23 Standard

GENERAL

- Avoid stairs in lobbies
- Carpeting should be commercial grade to accommodate wheelchair traffic and to avoid friction
- Specify carpet tiles to allow for easy replacement in high-traffic areas
- Area rugs should be short-pile nylon carpets, with edges adhered to the floor using carpet tape
- Accessible seating and table surfaces to follow guidelines outlined in Appendix 6

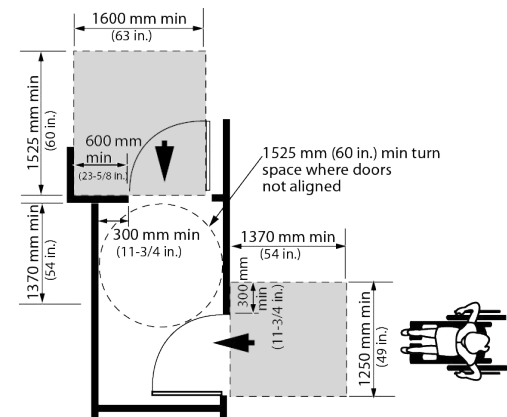


Figure 1.4 – Minimum Door Clearances & LSC
Source: CSA B651-23 Standard

2.0 INDOOR AMENITIES

GENERAL

- Carpeting should be commercial grade to accommodate wheelchair traffic and to avoid friction
- Specify carpet tiles to allow for easy replacement where carpet areas are highly used
- Area rugs to be short pile nylon carpets, edges to be adhered to the floor with carpet tape
- Tactile dome indicators at convenience stairs, ramps, and water fountains (if installed)
- Seating areas should include a clear floor area of 800x1350mm, away from the primary path of travel, to accommodate users of wheeled mobility devices
- Minimum 1200mm for accessible path of travel throughout amenities and common areas
- 2100mm turning circle preferred for amenities and common areas

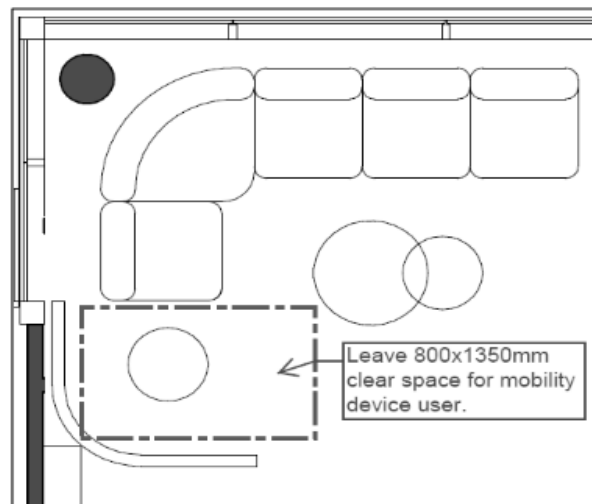


Figure 2.1 – Clearance at Seating Areas

FITNESS

- At least two pieces of fitness equipment should be considered for users of all abilities (i.e. Hand-cycle and E-trainer)
- Ensure adequate clearance around all machines, including all weight machines



Figure 2.2 – E-Trainer



Figure 2.3 – Hand-cycle

3.0 PUBLIC AREA WASHROOMS & KITCHENS

GENERAL

- Barrier-free path of travel through kitchen
- Provide 1300mm as a path of travel between the kitchen face and island
- Sinks, counters, and appliances should allow a clear floor area of 850x1350mm in front of which 480mm can extend below the countertop
- Accessible counter height of 860mm
- Roll-under clearance at sinks and counters
- Kitchen island at accessible height of 860mm
- Automatic faucets in washrooms; lever faucets in common area kitchens
- Universal appliances including side-opening oven and side-by-side refrigerator/freezer
- Appliances must have accessible surface-mounted pulls
- Microwaves should be placed on an accessible height counter surface with sufficient knee clearance below
- Microwaves should have clear counter space in front and to the side (on the latch side of the door) for the safe handling of hot items, with a pull-out shelf below being an ideal solution to increase surface space
- Where practical, install elongated bar style power door controls to provide flexibility of use for those with limited upper body dexterity

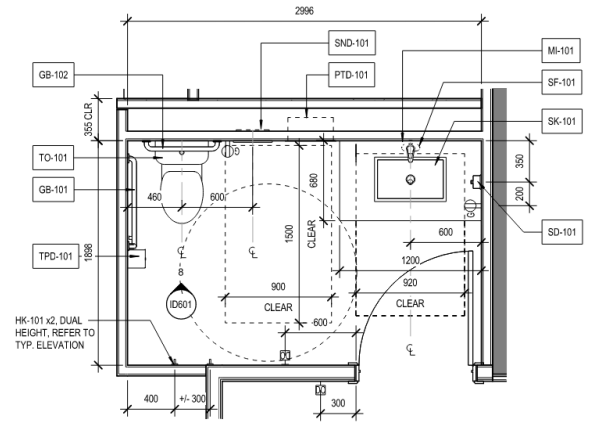


Figure 3.1 – Example Barrier-Free Washroom Plan

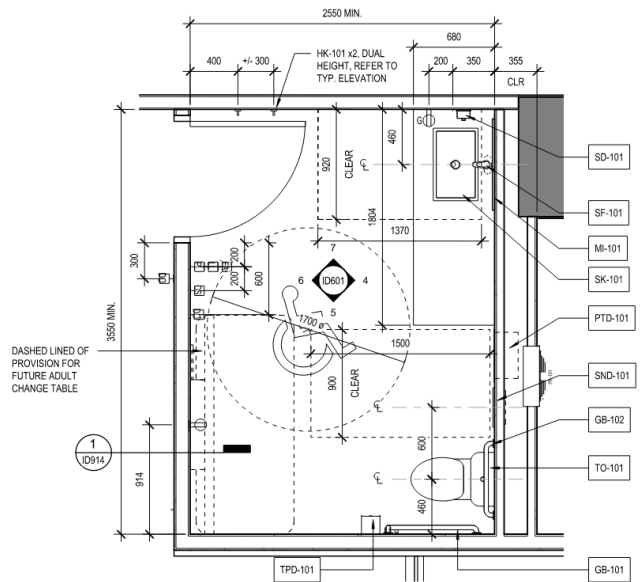


Figure 3.1 – Example Barrier-Free Washroom Plan

Note: Tile flooring to continue below vanity. Provide power for sensor faucet & soap dispenser. Provide adequate blocking in partitions for grab bars.

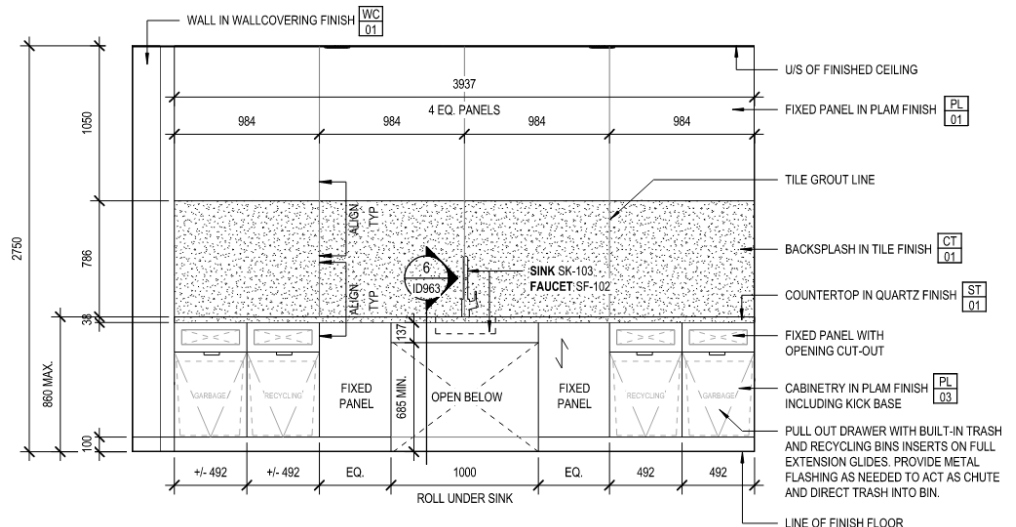


Figure 3.3 – Example Amenity Servery with Roll Under Sink

4.0 INTERIOR CIRCULATION

GENERAL

- All vestibules to have 1800mm clear turning circle radius between open doors
- Include highly colour-contrasting truncated domes at the top of stairs indicating change in floor level
- In addition to the application of tactile strips in adherence with the building code, ensure that tactile strips also wrap around the face of the riser to provide sufficient visibility when ascending stairs
- Handrails to be installed on both sides of staircases to allow for sufficient clear width. Extend handrails around the outer perimeter of stair landings less than 2100mm in length, except where the landing has an entry door (or secondary path of travel) leading onto it
- Handrails should terminate into the wall, floor or post
- Carpeting should be commercial grade to accommodate wheelchair traffic and to avoid too much friction
- Carpet tiles allow for easy replacement where carpet areas are highly used
- Strategic use of colour/tonal contrast elements such as door and wall, or wall and floor, control and its background

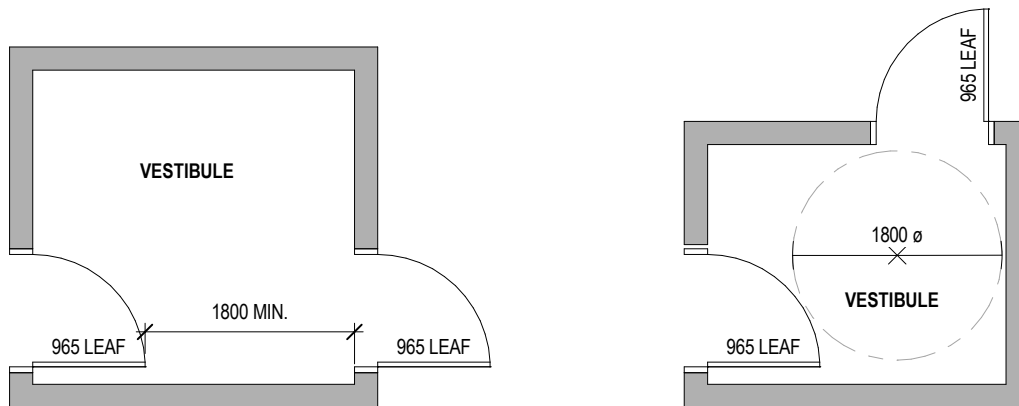


Figure 4.1 – Vestibule Clearances



Figure 4.2 – Example use of Stainless-Steel Domes to Indicate Change in Floor Level

5.0 EMERGENCY SYSTEMS

AREAS OF REFUGE

- Provide designated area of refuge in at least one stairwell on all amenity floors closest to amenities in case of fire or emergency (excluding ground floor)
- Include emergency call buttons
- Areas of refuge should also include a hands-free communication system installed at an accessible height and location

EMERGENCY EQUIPMENT

- Ensure that all fire pulls, extinguishers, and first aid equipment are mounted at an accessible height, with operating controls not exceeding 1200mm AFF
- All controls and equipment should have sufficient clear floor area in front, measuring 800x1350mm

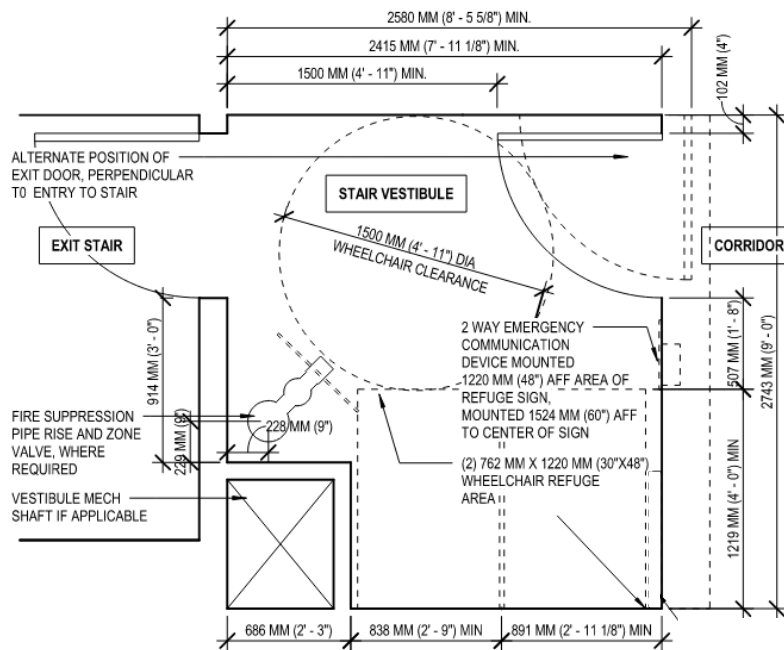


Figure 5.1 – Example of Refuge Area Plan

6.0 POWER DOOR OPERATORS (PDO)

GENERAL

- Place push button on approach side of door, where wheelchair user does not need to back up to clear moving door
- Common area Power Door Operators to be the combined push-to-open and wave-to-open type
- The locations of each PDO must be carefully thought through
- Main entrances, parking entrances and where possible in amenity areas to receive column-type door operators

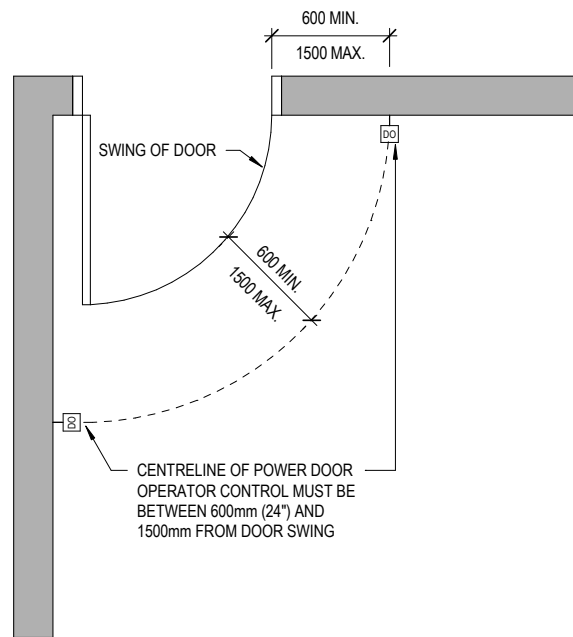


Figure 6.1 – Standard Door Operator Location Plan

7.0 LIFTS

GENERAL

- LULA (limited use, limited action) lift, as opposed to a Platform lift, where stairs are necessary to accommodate change in AFF of common areas and parking areas that cannot accommodate a ramp
- Do not use a LULA lift that requires a key and/or is operated by building management
- Seating should be provided at all ground-floor elevator vestibules

8.0 LOCKER ROOMS

GENERAL

- Each ADP suite must have at least one full-size locker with standard dimensions, featuring an access door on the long side for ease of reach
- Do not place ADP lockers on parking levels, where possible
- Locker must have clear turning radius in front of opening, minimum 1500mm
- ADP locker is located close to the entrance of room
- Locker door to have adequate latch side clearance with lever handle and key
- Locker room with ADP lockers to have PDO access

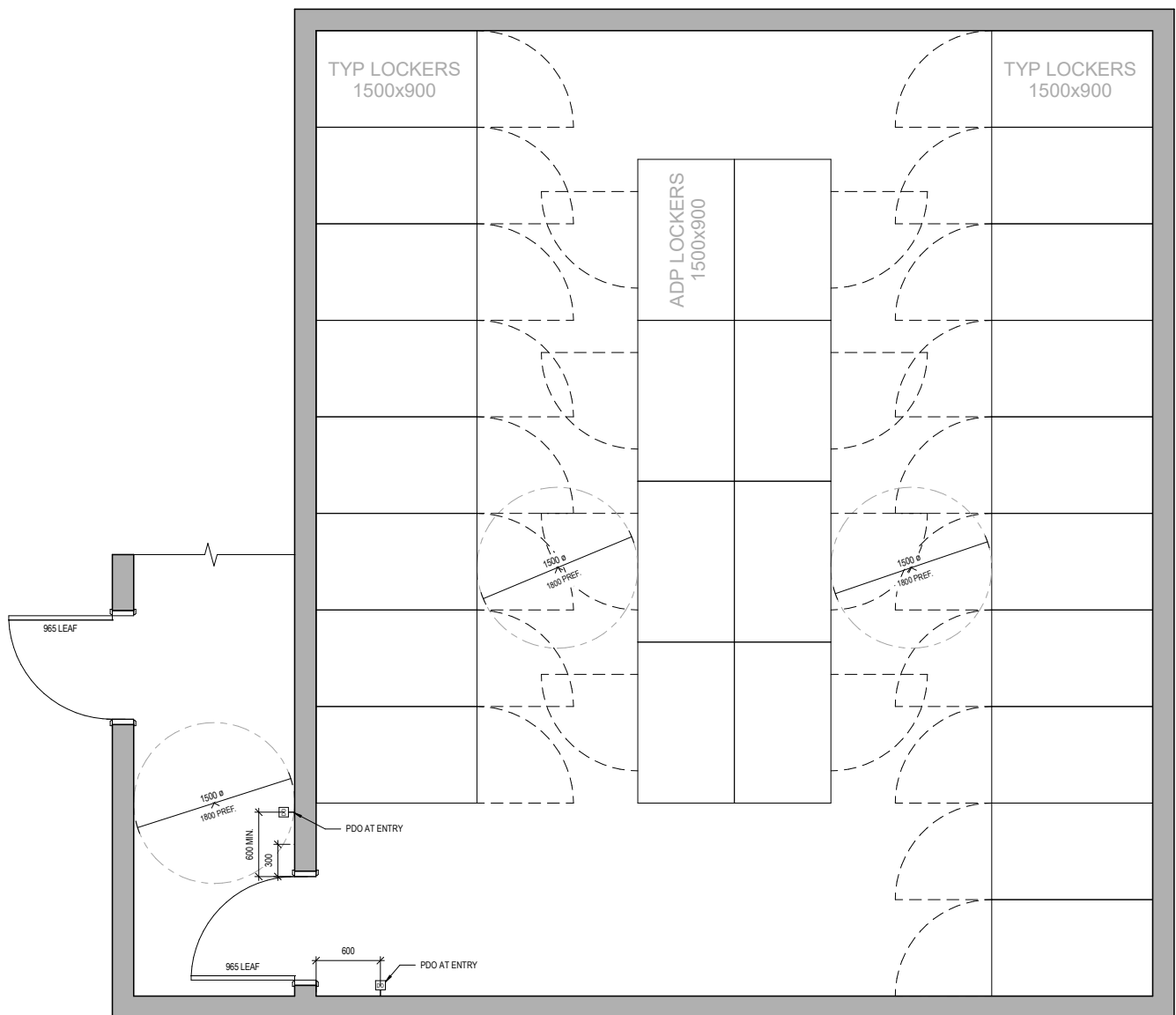


Figure 8.1 – Locker Room Example

9.0 GARBAGE CHUTES

REQUIRED:

- Garbage chute rooms should either have a turning circle radius or be small enough that a wheelchair cannot get trapped inside
- On floors with ADP suites or amenities, provide PDO (same for rental tenure)
- PDO to be wave-to-open and placed on a timer with a minimum 30-second hold-open
- Review feasibility of wave-to-open PDO in layouts with garbage chute room immediately adjacent to elevators
- Use standard PDO where regular foot traffic could set off wave-to-open unnecessarily
- Coordinate location of PDO control near elevator lobbies against any wall paneling or other feature element
- Consider the height of garbage chute controls and door handle for reach and graspability

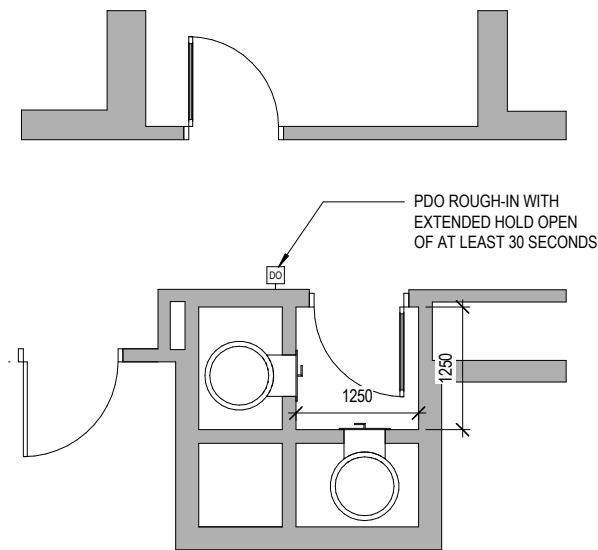


Figure 9.1 – Double Chute

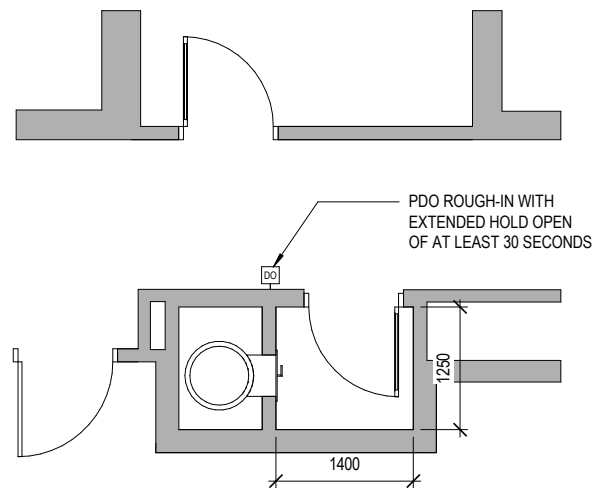


Figure 9.2 – Single Chute

10.0 SIGNAGE & WAYFINDING

GENERAL

- Include truncated domes at the top of all interior and exterior stairs indicating change in floor level
- All signage must include raised text and braille, as raised letters may be preferable for individuals who have recently lost their vision and are not familiar with braille
- Signage should use appropriate language, such as "accessible parking" instead of "handicap parking," or omit text entirely if the universal symbol of access is prominently displayed
- Signage for suites should be located with a maximum height of 1200mm AFF
- Ensure that washroom signage is posted at a height of 1500mm AFF and is located on the wall to the latch side of the door, rather than the door itself
- The strategic use of colour and tonal contrast between elements like doors and walls, walls and floors, or controls and their backgrounds is essential for individuals with low vision to navigate wayfinding and should be implemented in corridors and common areas

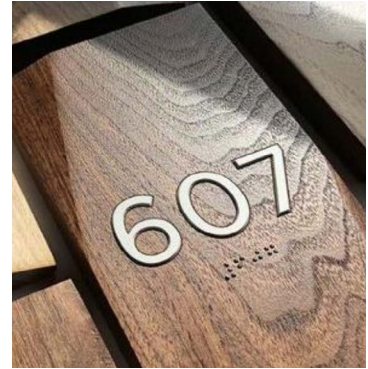


Figure 10.1 – Exemplary Signage with Raised Text



Figure 11.1 – Accessible Gardening Plot Design

11.0 OUTDOOR AMENITIES

GENERAL

- Provide 20% outdoor seating areas with knee clearance for wheelchairs (i.e., dining areas with tables that have knee clearance)
- Where possible, thresholds should be flush. Zero-step thresholds are difficult to achieve without water leakage, and a trench drain is often required. If unachievable, use beveled slopes
- Ensure that the path of travel between planter boxes provides a minimum of 1800mm clear width. Each planter box should allow a clear area of 800x1350mm on at least one side to allow sufficient workspace for users of mobility devices, of which 480mm can be underneath the planter box.
- Ensure that edges of planter boxes are colour contrasted with adjacent surfaces to reduce risk for users with low vision
- Provide high colour contrasted tactile indicators on top of exterior stairs to indicate change in floor level. Truncated domes are preferred
- Provide colour contrasting and slip-resistant strips on nosing of stairs

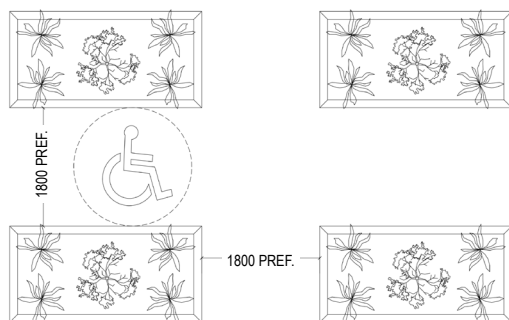


Figure 11.2– Best Practice Layout for Gardening Plots

12.0 LOADING ZONES & SIDEWALKS

GENERAL

- Include a curb ramp or a depressed curb in front of the building entrance/lobby to create a safe and accessible transition from the vehicle and the sidewalk
- Where possible, ground-level suites should have an accessible path of travel from the sidewalk into the suites (especially if these are designated barrier-free i.e., no steps)
- Provide courtesy parking spaces for users with limited mobility in close proximity to building entrances



Figure 13.1 – Daniels MPV2 Condominiums, Brampton, Sidewalk View

13.0 PARKING & TRANSIT

GENERAL

- Accessible parking spaces to be located as close to designated accessible entrance/elevators as possible
- Provide safe and direct access from accessible parking spaces to a pedestrian pathway, avoiding travel along vehicle pathways or behind parked cars whenever possible
- Provide a stopping area with covered accessible seating for accessible transit vehicles
- Provide pre-installed EV charging receptacles at accessible parking spaces
- At pedestrian crossings, ensure that tactile attention indicators are lined up with the path of travel, allowing users with low vision to easily locate the curb ramp on the opposite side of the driveway/road

APPENDICES

A1 – ADP SUITE FIXED ITEMS SCHEDULE

(CHROME / STAINLESS STEEL)

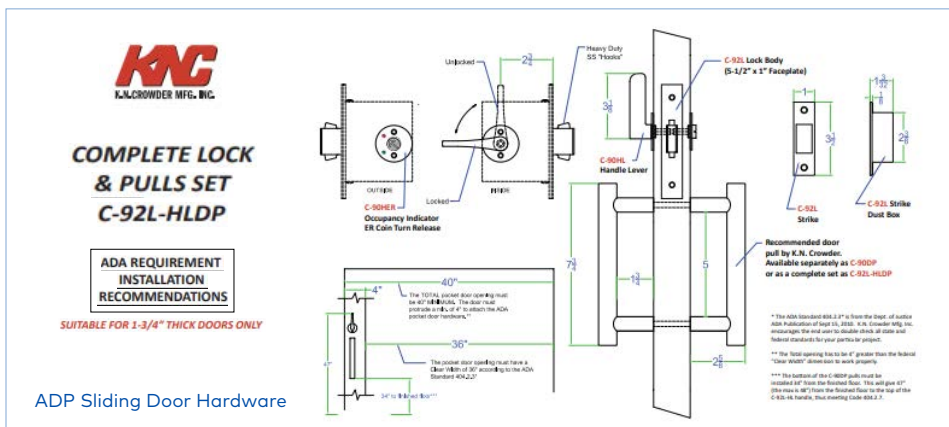
ITEM	MANUFACTURER / MODEL CODE	COLOUR / FINISH	NOTES
Pocket Door Hardware	Concealed Pocket Door Track <i>(builder's preferred supplier)</i>		With stop to allow 50mm gap between ladder pull and jamb in open position
	KN Crowder Lockset / Pull C-92L-HLDP	Polished Chrome 625	Pull diameter between 30-40mm <i>*Dimensions per spec</i>
Grab Bars	Bobrick	Stainless Steel	32mm dia. Series, length per drawings. Peened grip surface (.99)
Optional Grab Bars	Moen Arris / Iso	Per spec, by ID	32mm dia. length per drawing <i>*Does not comply with OBC for commercial spaces</i> <i>*Dimensions per spec</i>
Shower Seat	Moen DN7110	Teak / Stainless Steel	<i>*Dimensions per spec</i>

Appendix 2.1-Fixed Items

(BLACK METAL)

ITEM	MANUFACTURER / MODEL CODE	COLOUR / FINISH	NOTES
Pocket Door Hardware	Concealed Pocket Door Track <i>(builder's preferred supplier)</i>		With stop to allow 50mm gap between ladder pull and jamb in open position
	KN Crowder Lockset / Pull C-92L-HLDP	Matte Black 622	Pull diameter between 30-40mm <i>*Dimensions per spec</i>
Grab Bars	Standard Metal Hardware Manufacturing Ltd.	Flat Black TEXGrip (19TEX)	32mm dia. Series, length per drawings. Peened grip surface (.99)
Optional Grab Bars	Moen Arris / Iso	Per spec, by ID	32mm dia. length per drawing. <i>* Does not comply with OBC for commercial spaces</i> <i>*Dimensions per spec</i>
Shower Seat	Moen DN7110	Teak / Old World Bronze	<i>*Dimensions per spec</i>

Appendix 2.2-Fixed Items



Pocket Door Hardware Rendering

A2 – ADP SUITE PLUMBING SCHEDULE

(CHROME)

ITEM	MANUFACTURER / MODEL CODE	DIMENSIONS	COLOUR/ FINISH	NOTES
Kitchen Faucet	Delta 9159-DST	4.37" W x 15.69" H x 9.5" D	Polished Chrome	Without Escutcheon Plate
Kitchen Sink	Franke AS6105P-1	23.12" W x 18.12" L x 5" D	Satin Stainless Steel	Single Compartment
Bathroom Faucet	Delta 691LF	6.5" H x 3.81" D	Polished Chrome	Without Escutcheon Plate
Bathroom Sink	Duravit # 0316530017	20 5/8"	(OO) White	Barrier-Free Vanity
Shower Kit	Delta Ceiling Mount Shower: RP64398 Head / Arm: RP61058 Shower Valve: T14091 Diverter Valve: T11959 Slide Bar / Hand shower: 51549 Wall Elbow: 50560-PR Tub Spout: RP73371	Per spec	Polished Chrome	2 wall bars per shower for short and long sides. Hand shower hose to be 60-80" long
Toilet	Daniels standard specification	Comfort height + (compact) elongated bowl		To comply with OBC 3.8 for public toilets c/w chrome trip lever

Appendix 3.1 – Plumbing Schedule

(BLACK METAL)

ITEM	MANUFACTURER / MODEL CODE	DIMENSIONS	COLOUR/ FINISH	NOTES
Kitchen Faucet	Delta 9159-BL-DST	4.37" W x 15.69" H x 9.5" D	Matte Black	Without Escutcheon Plate
Kitchen Sink	Franke AS6105P-1	23.12" W x 18.12" L x 5" D	Satin Stainless Steel	Single Compartment
Bathroom Faucet	Delta 691LF -BL	6.5" H x 3.81" D	Matte Black	Without Escutcheon Plate
Bathroom Sink	Duravit # 0316530017	20 5/8"	(OO) White	Barrier-Free Vanity
Shower Kit	Delta Ceiling Mount Shower: RP64398-BL Head / Arm: RP61058-BL Shower Valve: T14091-BL Diverter Valve: T11959-BL Slide Bar / Hand shower: 51549-BL Wall Elbow: 50560-BL Tub Spout: RP73371-BL	Per spec	Matte Black	2 wall bars per shower for short and long sides. Hand shower hose to be 60-80" long
Toilet	Daniels standard specification			To comply with OBC 3.8 for public toilets c/w chrome trip lever

Appendix 3.2 – Plumbing Schedule

A3 – ADP SUITE PLANNING CHECKLIST

Daniels Accessibility Designed Program (ADP)

Suite Planning and Design Checklist

Note: OBC required items are assumed included in suite planning, and are not duplicated here

BLUE indicates an RHF Gold prerequisite or improvement for accessibility

CONSULTANT RESPONSIBLE

A L ID MEP

1.0 General Suite Items

- PDO rough-in at entry and balcony doors for condominium tenure; PDO installed at both for rental tenure
- Level threshold at suite entry and at balcony if applicable
- Minimum 1500mm turning circle at entry vestibule
- One or two door viewers included in door schedule (per condo / rental requirements)
- Door leaf widths in compliance with typical suite diagrams
- Laundry closet configuration in compliance with typical suite diagrams
- Swing closet doors throughout the suite, trackless sliding doors where there is insufficient clearance.
- Accessible or adaptable residential units for each type of unit available (eg. Bachelor, 1-bedroom, etc.)



2.0 ADP Kitchen - Standard

- Adjacent floorspace will permit conversion of kitchen layout to an "accessible" layout in designated condo suites
- All cabinets are fitted with surface mounted D pull hardware



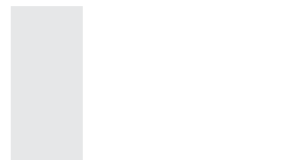
3.0 ADP Kitchen - Accessible

- Accessible counter height 860mm
- Roll under clearance at cooktop and sink
- Drawers provided in place of low level cabinets
- Kitchen island provided where possible
- Adjacent counter space at wall oven
- Universal appliance package
- Remote switch to exhaust fan, mounted at low level
- All cabinets are fitted with surface mounted D pull hardware



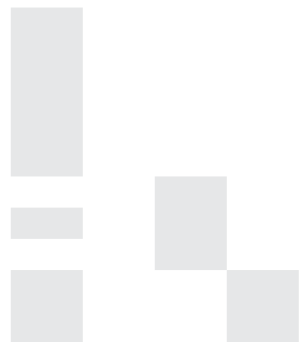
4.0 ADP Bedroom

- Minimum 1500mm turning circle at entry
- Latch side clearance on both sides of all doors
- 600mm clearance on three sides of standard queen bed (draw dashed on plan)
- Dual height closet shelves (per condo / rental requirements)
- 900mm clearance in front of closet



5.0 ADP Bathroom

- One bedroom suites have dual access to the ensuite
- Latch side clearance on both sides of all doors
- Transfer space at toilet 900 x 1500mm
- Transfer space at shower 900 x 1500mm
- Clear space at vanity 920 x 1500mm. Ensure any vanity supports are in addition to 920 width. Clear with 1000mm preferred
- Wall mirror maximum 1000mm to underside
- Plumbing fixtures in compliance with ADP Standards
- Washroom accessories, including grab bars, are in compliance with ADP Standards
- Recessed shower niche and vanity niche are clearly communicated to mechanical engineer as not to be used as plumbing shafts. Separate plumbing shafts are provided and coordinated.
- Fold-down shower seat provided



A4 – COMMON AREA PLANNING CHECKLIST – PART 1

Daniels Accessibility Designed Program (ADP)

Common Area Planning and Design Checklist

Note: OBC required items are assumed included in suite planning, and are not duplicated here

BLUE indicates an RHF Gold prerequisite or improvement for accessibility

CONSULTANT RESPONSIBLE

A L ID MEP OTHER

1.0 Lobbies

An accessible primary entrance for public and staff (if separate)

Automatic sliding door at main lobby entrance

Controls for Entry Call Phone to be accessible from seated height

Section of concierge desk to be at accessible height with roll under access. Design to look intentional.

Property Management / Rental Office to be accessible to all residents

Avoid stairs in lobbies where possible

Carpeting to be commercial grade, carpet tiles preferred

Area rugs to be short pile with edges adhered to floor with carpet tape

Incorporating a hearing loop into the reception desk

Assistive listening and communication enhancement technologies, when applicable to the site

2.0 Indoor Amenities

Carpeting to be commercial grade, carpet tiles preferred

Area rugs to be short pile with edges adhered to floor with carpet tape

Minimum two pieces of fitness equipment to be universal

Adequate clearance provided around all fitness equipment, including weight machines

Tactile dome indicators specified at top of convenience stairs, ramps and at water fountains (if installed)

Accessible provision(s) for the key functional facilities of the site

3.0 Public Area Washrooms & Kitchens

Barrier free path of travel through kitchen (1200mm minimum)

Accessible counter height 860mm

Roll under clearance at cooktop and sink

Kitchen island provided where possible

Automatic faucets in washrooms, lever type in kitchens

Universal appliance package in compliance with ADP Standards

Appliances to have accessible pulls

Power outlet provided beside toilet

At least one universal washroom

4.0 Public Corridors, Stairs, Elevators & Vestibules

1800mm turning circle at all vestibules

Avoid stairs in lobbies where possible

Truncated domes specified at top of stairs to indicate level change

Carpeting to be commercial grade, carpet tiles preferred

Include bench in all ground floor elevator vestibules

Access to all floors by elevator or lift usable by everyone for residents and visitors

5.0 Emergency Systems

Designated area of refuge provided at at least one stairwell on all amenity floors

Emergency call buttons included in area of refuge

Emergency systems with visual and audible fire alarms in both public and private areas

6.0 Power Door Operators

"Post" type specified

Door operator control thoughtfully placed on approach side of door

Appendix 5.1 – Common Area Planning Checklist – Part 1

A4 – COMMON AREA PLANNING CHECKLIST – PART 2

Daniels Accessibility Designed Program (ADP)

Common Area Planning and Design Checklist

Note: OBC required items are assumed included in suite planning, and are not duplicated here

BLUE indicates an RHF Gold prerequisite or improvement for accessibility

CONSULTANT RESPONSIBLE

A L ID MEP OTHER

7.0 Lifts

- Specify LULA lift
- Specified lift does not require key or building management to operate

8.0 Locker Rooms

- Provide one full size locker for each ADP suite, with access on long side
- ADP lockers are not located on parking levels
- ADP locker has 1800mm turning radius in front of opening
- ADP locker is close to entrance of locker room
- ADP locker has latch side clearance
- Locker room containing ADP locker(s) has power door operator

9.0 Garbage Chute Rooms

- Room to have turning radius or be small enough that wheelchair cannot be trapped inside
- PDO provided on amenity floors and on floors with ADP suites
- PDO specified on hold open
- PDO location coordinated against any wall panelling or feature elements, where garbage chute room is located in an elevator lobby

10.0 Signage and Wayfinding

- [Wayfinding strategies in place to navigate throughout the site](#)
- Truncated domes specified at top of stairs to indicate level change
- Signage specified with raised text with braille
- [Tactile markings for permanent room identification signs](#)
- Strategic use of colour / tonal elements to differentiate areas throughout site
- [Safety warning features, such as tactile attention indicators at the top of stairs, and cane-detectable features, if there are overhead or protruding hazards along the path of travel](#)

11.0 Outdoor Amenities

- 20% of outdoor seating areas provided with knee clearance for roll under wheelchair use
- Thresholds specified as flush
- Accessible gardening plots provided as part of gardening plot program
- [Tactile indicators on the tops of exterior stairs](#)
- Colour contrasting and slip resistant strips on nosing of stairs

12.0 Loading Zones & Sidewalks

- Add curb ramp or depressed curb in front of building entrance / lobby
- Ground level suites have accessible path of travel into the suite
- [Accessible path\(s\) of travel leading to building entrance and throughout the building](#)

13.0 Parking & Transit

- [Designated accessible parking space\(s\), if parking is provided for site users](#)
- Stopping area for accessible transit vehicle services is provided
- Accessible transit vehicle stopping area has covered, accessible seating
- [Access to public transit, if the site is located in an area serviced by transit](#)

Appendix 5.2 – Common Area Planning Checklist – Part 2

Daniels

love where you live™

GET IN TOUCH

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