

Executive Overview

Yonge Corridor Condominium Association



adaptability canada
building accessible environments

Who is Adaptability Canada?

The Premiere Canadian Inclusive Design & Accessibility Solutions Company

Specialized to provide accessibility supported by research, with the customer experience in mind.

Focused on providing inclusive environments for all Canadians. Whether for visible or invisible disabilities, ageing in place, or inclusive of diversity, Adaptability Canada plans **Accessibility First**.

A **Certified Diverse Supplier** with Inclusive Work and Supply Council of Canada (IWSCC).



How We Do It: Our Approach

Future Proofing: Design that stands the test of time and breaks the negative, costly **retrofit lifecycle**.

Personal Touch: Overcome the bare-minimum approach of building to code. **Put people at the heart of design.**

Design for Everyone: Represent the full spectrum of stakeholders.

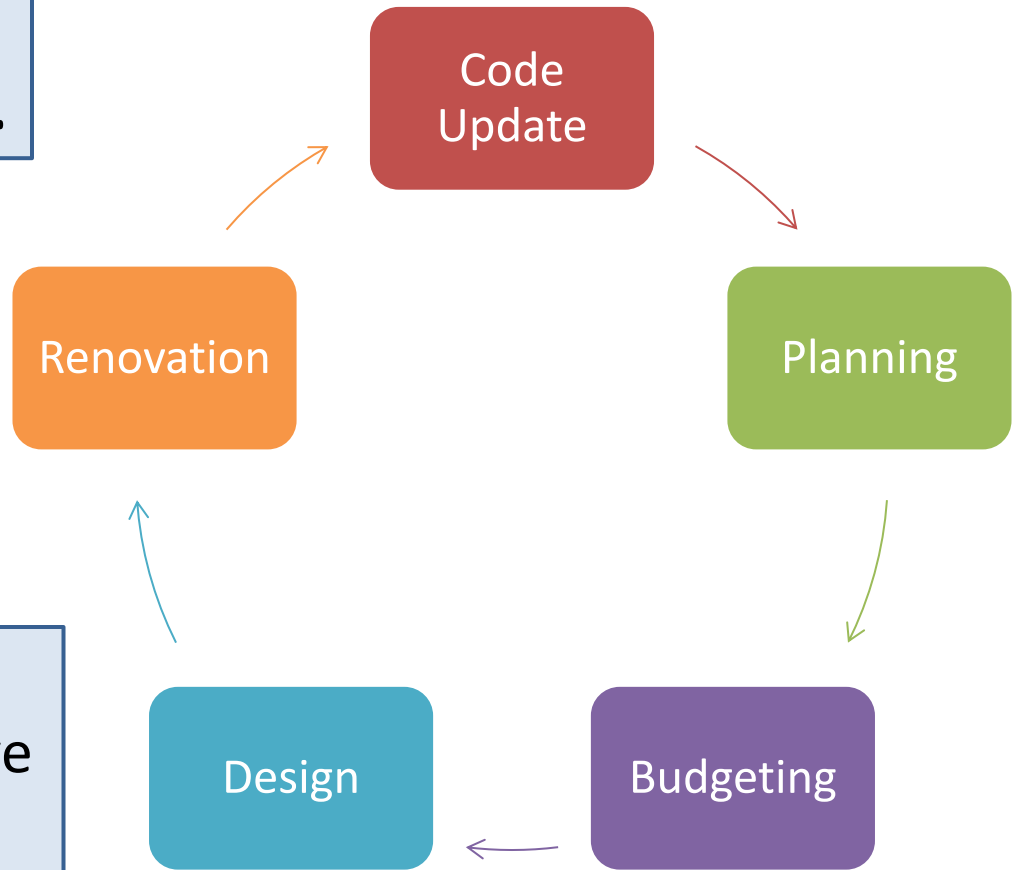
- ✓ People with physical, sensory, and invisible disabilities
- ✓ Caregivers, seniors, people with chronic, complex conditions (e.g. obesity)
- ✓ LGBTQ+
- ✓ Indigenous

The Retrofit Lifecycle

When you **follow** code, you will always **lag behind**.

Plan for the user.

Plan **accessibility first** and escape the costly, repetitive cycle of property retrofits.



Funding Opportunities

The Enabling Accessibility Fund

<https://www.canada.ca/en/employment-social-development/programs/enabling-accessibility-fund.html>

For small size projects:

<https://www.canada.ca/en/employment-social-development/services/funding/enabling-accessibility-fund-small-projects.html>

For mid-size projects:

<https://www.canada.ca/en/employment-social-development/services/funding/enabling-accessibility-fund-mid-size.html>

Age-friendly and Accessibility Grants

<https://www.ontario.ca/page/age-friendly-and-accessibility-grants>

Seniors' Home Safety Tax Credit.

<https://www.ontario.ca/page/seniors-home-safety-tax-credit>

Other Accessibility Renovation Programs:

<https://www.2dodone.com/blog/ontario-accessibility-renovations/>

Renovating for Accessibility:

<https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/accessible-adaptable-housing/renovating-for-accessibility>

What We Do: Research

Accessible Procurement: Federally funded research reviewing the entire procurement life-cycle from diverse supplier programs to processes to technology to the people driving the eco-system

Invisible Disabilities: ADC-funded research project looking into invisible disability and inclusion from a global best-practices perspective.

Workplace Accessibility: Proposed research (awaiting funding approval) measuring workplace accessibility for people with invisible disabilities with selected employers across Canada

What We Do: Assessment & Consulting

Accessibility professionals to **assess your property to your desired level:**

National Building Code, CSA, Ontario Building Code, AC Best Practices

Easy to follow **assessment reports** designed for prioritization and decision-making.

Follow-up meetings, virtual or in-person, for guided report review. In-person meetings also include **guided walkthroughs**.

Capital and operational budget planning available on request with Class D estimating available.

Accessibility Assessment Report

COMMON ELEMENTS

Room #: 101

Observation:

1. Kickplate on door too narrow
2. Automated door opener(s) missing

Recommendation:

1. Provide sufficient kickplate surface at bottom of door
2. Install compliant automatic door opener(s) at accessible location(s) as appropriate.

Information:

Kickplate: A full width kickplate should be provided at the bottom of the push side of the door to prevent damage to door and or mobility device. The kickplate should be securely fixed, and large enough to provide a target area for a range of mobility devices.

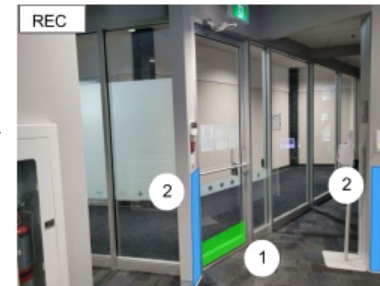
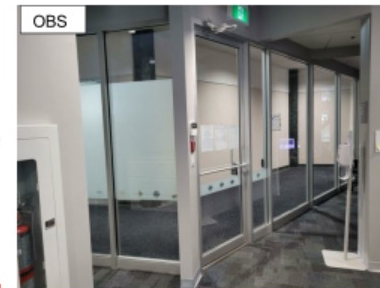
Automated door opener: Doors on primary path of travel should be provided with door activation controls using hands-free sensors at well-marked and safe locations for operation. Door security measures may be incorporated. Automated opener timing should be according to applicable codes and standards. Accessible entrance(s) should be clearly marked with the International Symbol of Access.

References:

CSA-B651-18:5.2.7
Commentary.

ADC recommends installing kickplates as a best practice.

ADC recommends power-assisted doors at entrance to tenant spaces and other major doorways as an inclusive best practice



Item 2 shows optional placements



Where Does Code Begin?

The Truth Is, It's Complicated



The reality is, building code is **the least accessible building someone is allowed to make.**

Currently, Ontario Building Code includes **no accommodations** for people with invisible disabilities.

The most effective strategy is to **plan with accessibility in mind** from the beginning.

What We Do: Implementation

Facility and Workplace Solutions.

Project Management and Design Services.

Supply & Installation of premium accessibility products and solutions including:

- Power Doors
- Emergency Call Systems
- Accessible Traversal
- Signage & Wayfinding
- Stair & Egress Safety
- Washrooms

Stair & Egress Safety



Custom Ramps



**Custom Handrails and
Guardrails**

**Tactile Warning
Indicator Plates and
Domes**

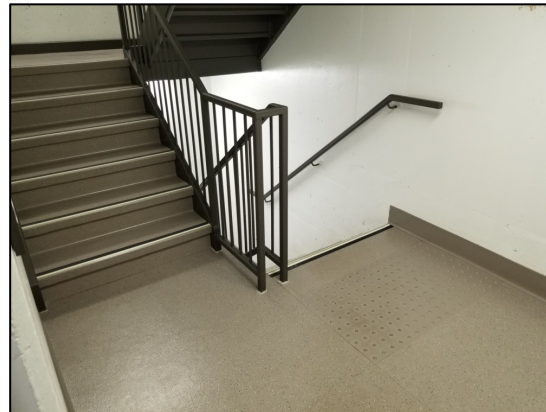


Stair & Egress Safety

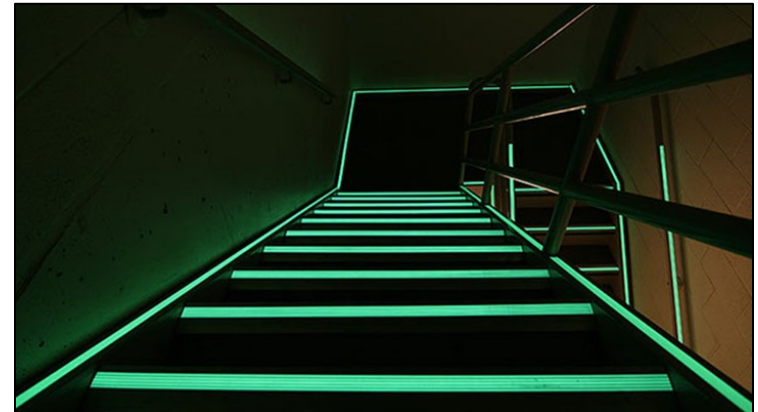
Standpipe Guards



Resilient Flooring Solutions



Photoluminescent Path Marking

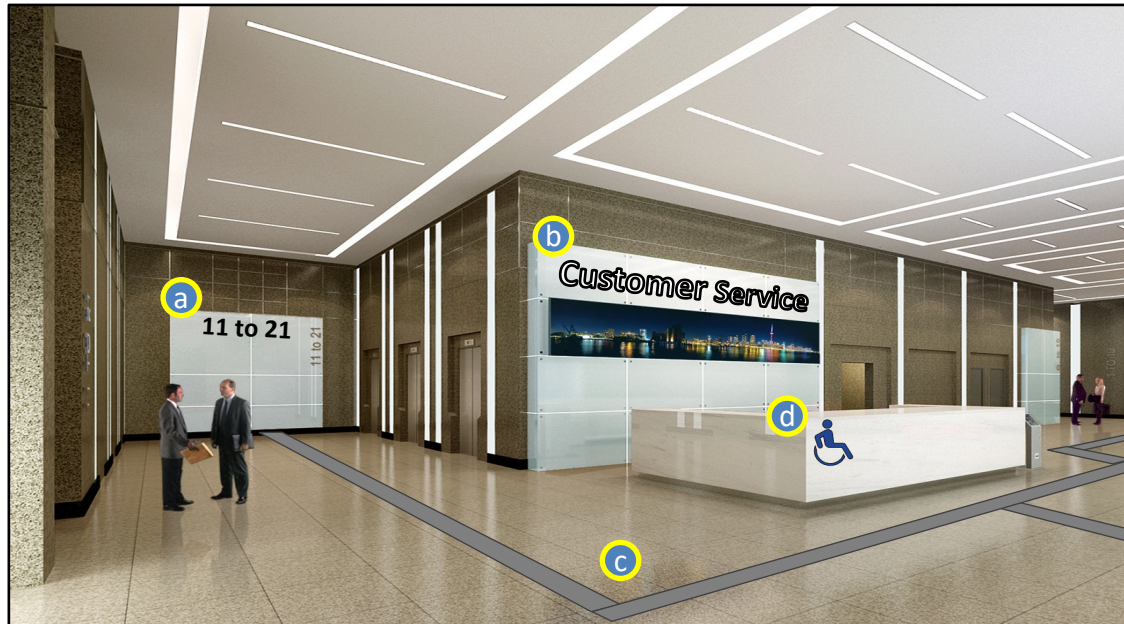


Signage & Wayfinding

An Accessible Entryway

- (a&b) Visible, descriptive signage.
- (c) Contrasting path marking.
- (d) Accessible-height desk

Signage & Wayfinding

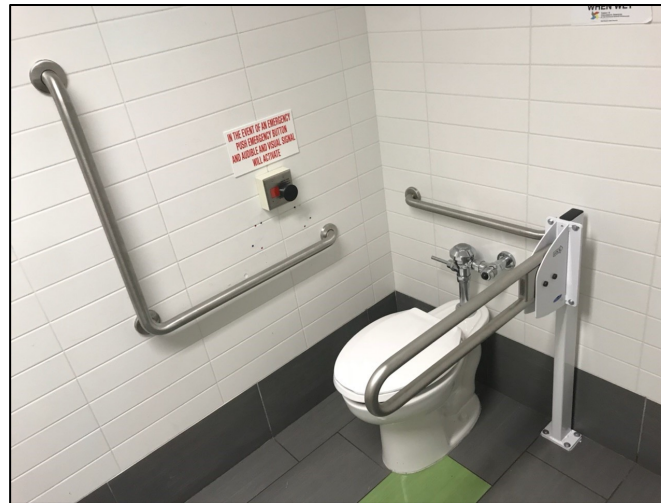


Washrooms

Accessible Automated Door Openers



Washroom Grab Bars



Washroom Emergency Kits

Adult Change Tables



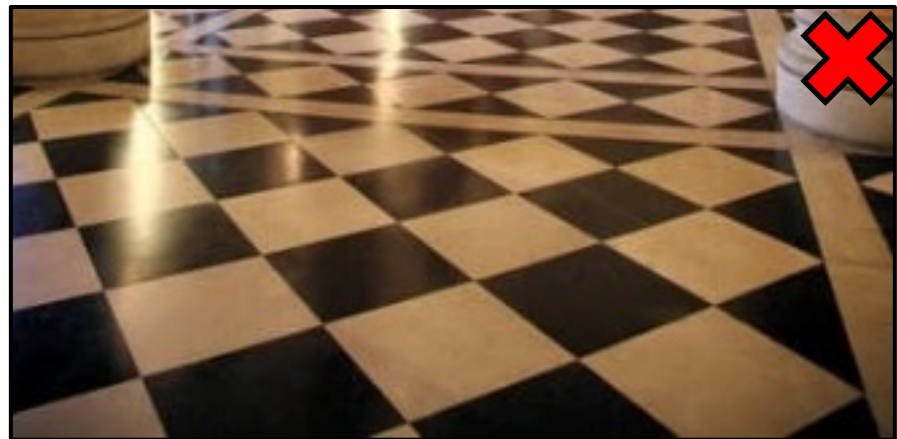
Touch-Free Accessories

- Faucets
- Paper Towel Dispensers
- Soap Dispensers

Accessibility for Everyone

“Noise” Reduction

- Limit visual noise by avoiding bright, saturated colours in large amounts, or by reducing the amount of reflective surfaces like glossy tile or stainless steel.
- Reduce ambient sound like slamming doors, busy roadways, radio, or TVs.
- Limit the use of scents and other perfumes.
- Avoid complex patterns for flooring by choosing simple carpeting or tile patterns.



Accessibility for Everyone

Comfort

- Where possible, include plant life and improve natural light in common areas.
- Provide seating where there may be long stretches of walking or waiting.
- Where doors are closed, use handles that are operable with little or no grip strength.
- Ensure public / common area washrooms are accessible.



Accessibility for Everyone

Pathfinding

- Install automated doors wherever possible.
- Ensure pathways, ramps, and stairwells, indoor and out, remain clear of obstructions including furniture, decorations, snow and ice, or maintenance equipment.
- When guiding with signage, choose options with clear and descriptive imagery.
- Use colour contrast to mark paths or identify entrances and exits.



Accessibility for Everyone

Communication

- Whenever communicating through text or visuals, use colour contrast, size, and large, easily legible fonts to improve clarity.
- Where entrance intercoms are used, choose options that contrast with the surrounding wall, have identifiable buttons, and ideally can be operated without touch.
- Educate building staff on visible and invisible disabilities to improve confidence on both sides.



The Ideal Tenant Space

The Physical Space:

- Standardize door width at 38" to accommodate larger mobility devices.
- Avoid obstructed thresholds: ensure level access throughout, including washrooms or balconies.
- Plan size to accommodate mobility devices as well as furniture, appliances, or fixtures.
- Build countertops and sinks at heights reachable from mobility devices.
- Choose door handles operable with little or no grip strength



The Ideal Tenant Space

Safety:

- Consider fire alarms that use strobe-lights as well as audio for the visually impaired or hard of hearing.
- Choose clear, large font sizes for emergency exit/evacuation plans, and place at heights readable from mobility devices.



The Ideal Tenant Space

Washrooms:

- Install grab bars in showers and alongside toilets.
- Design showers or tubs with seating.
- Use colour contrast and path marking to assist the visually impaired.
- Design to accommodate the size of mobility devices.



Some of Our Clients

OXFORD

City of
Vaughan
The City Above Toronto



Brookfield

Crossbridge
CONDOMINIUM SERVICES



dream 



UNIVERSITY
OF MANITOBA



UNIVERSITY OF
TORONTO

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Q&A

- **What about external/exterior projects?**
 - AODA governs some of the “Design of Public Spaces” that can also apply to private residencies. As a general rule, accessibility best practices for interiors like wide and clear accessways, handrails and ramps, clearing paths of obstruction, and providing amenities that are useable by as many people as possible apply outdoors as well.
- **When should you consult a design engineer?**
 - Right at the beginning of a project. Arm the entire process with knowledge and accountability.
- **How can you improve the accessibility of emergency communication?**
 - Choose alarms that provide audio & visual warnings. Ensure they are included in all parts of the building including common areas, parking garages, and washrooms. In the case of emergency communications like reports of distress, discomfort, or accident, providing a system that is easy to use (i.e. doesn't require dexterity or complex steps), easy to identify and reach, and that can alert others and dispatch assistance are best practice. Ensure that areas of refuge for individuals who can't use stairs in emergencies are clearly identified and have access to communication. Provide evacuation material highlighting these areas along with other evacuation plans.
- **What are the top suggestions that could be done right now to improve accessibility?**
 - Go hands-free wherever possible. This includes doors, amenities, communication, and washrooms.
 - Improve safety during egress with products like photoluminescent path marking on the stair's leading edge.
 - Ensure that stairways, drop-offs, curb cuts, doorways, and other areas where trip hazards are common are clear of obstruction and/or recorded.
- **How can evacuation be done for people in wheelchairs?**
 - Evacuation chairs that are designed to travel stairwells from companies like Evac Chair are available. For assurance, it's best to choose options that support the most weight.

Q&A

The Zack Rack: Accessible Cabinetry

<https://zack-rack.com/>

Evac Chair Canada: Emergency Evacuation Mobility Devices & Accessories

<https://evac-chair.ca/>

Thank You!



“Someone's sitting in the shade today because someone planted a tree a long time ago.”

— Warren Buffett

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