



**FIRE PROTECTION
& BUILDING CODE**
ENGINEERS • SINCE 1986

May 5, 2020

Sabrina Salatino
Etobicoke York District
2 Civic Centre Court, 3rd Floor
Toronto, ON M9C 5A3

EMAIL: Sabrina.Salatino@toronto.ca

Dear Sabrina:

**RE: 2150 LAKESHORE BLVD DEVELOPMENT
ACCESSIBILITY REPORT / ACCESSIBILITY STANDARDS CHECKLIST
LRI FILE 25710**

This letter has been prepared by LRI on behalf of the owners, FCR (Park Lawn) LP and CPPIB Park Lawn Canada Inc., in support of a combined Zoning By-law Amendment (ZBA) Application, Draft Plan of Subdivision (DPS) Application, and Official Plan Amendment (OPA) to facilitate the redevelopment of 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (referred to hereafter as 'the site' or '2150 Lake Shore'). This letter is intended to serve as the Accessibility Design Standards Checklist.

LRI Engineering Inc. (LRI) has prepared this letter as an executive summary of the preliminary Accessibility Consulting Report provided to the project team for the proposed redevelopment of 2150 Lake Shore.

The preliminary report describes an overall approach for the application of Section 3.8. of the Ontario Building Code (OBC), the Design of Public Spaces Standard (DOPS) that forms part of the Accessibility for Ontarians with Disabilities Act (AODA), and design criteria addressed within the 2004 Toronto Accessibility Design Guideline (TAG) as it relates to the DOPS and municipal spaces.

The report provides an overview of applicable requirements pertaining to:

- Exterior accessible paths of travel,
- Exterior public spaces,
- Outdoor eating areas,
- Outdoor play spaces, and
- Accessible parking.

In addition, the report outlines accessibility requirements applicable to:

- Barrier-free entrances,
- Access to barrier-free entrances from exterior spaces including the underground parking levels,

- Barrier-free access and navigation into and throughout the required barrier-free storeys of the buildings,
- The design of the barrier-free path of travel,
- Doors, doorways and vestibules,
- Circulation, such as stairs and ramps,
- Control devices, power door operators, and systems for occupant safety,
- Plumbing facilities, such as barrier-free washrooms, universal washrooms and barrier-free showers, and
- Residential occupancies, hotels and rapid transit stations.

The report highlights accessibility items that the design team will continue to address as the detailed design of the proposed development is advanced through the development approvals process and phased build out of the site. It is intended that the report serves as a basis for more detailed design work that will generally be undertaken in support of the Site Plan Approval and building permit approvals for respective phases of development. It is not intended that the report identify all accessibility requirements of the OBC, DOPS and TAG at this early stage in the development approvals and detailed design process. As the design progresses additional items will be addressed were necessary to satisfy the applicable accessibility requirements.

The owners and design team understand the importance of an integrated approach to accessibility to provide a built environment that promotes barrier-free access and equity to people with disabilities. The owners and design team are committed to ensuring the project complies with applicable requirements of the OBC, DOPS and TAG, as summarized in the report, including finding opportunities to employ better practices to exceed minimum requirements where possible.

Sincerely,
LRI ENGINEERING INC.



Will Zver, B.Arch (Tech), C.Tech, RHFAC
Associate – Accessibility

Reviewed by,
LRI ENGINEERING INC.



Lisa Miller-Way, C.E.T, LET
Director - Project Management