



City of Hamilton
GENERAL ISSUES COMMITTEE

Meeting #: 18-018
Date: September 11, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Stephanie Paparella, Legislative Coordinator (905) 546-2424 ext. 3993

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(Added Items, if applicable, will be noted with *)	
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INFORMATION REPORT

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	September 11, 2018
SUBJECT/REPORT NO:	Implications of Accessibility for Ontarians with Disabilities Act (AODA) Legislation (PW18064) (City Wide) (Outstanding Business Item List)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Robyn Ellis (905) 546- 2424, Extension 2616 Anne McArthur (905) 546- 2424, Extension 1223
SUBMITTED BY:	Rom D'Angelo, C.E.T.; CFM Director, Energy, Fleet and Facilities Management Public Works Department
SIGNATURE:	

Council Direction:

General Issues Committee at its meeting of July 6, 2015 approved the following “The Legislated Coordinator be directed to arrange a Special meeting of GIC representing the implications associated with the AODA legislation, as it relates to the City of Hamilton’s day-to-day operations including, but not limited to, matters such as sidewalks, the installation of super mailboxes, the Building Code etc. and what it means to the private sector.

Information:

Historical Background:

In 2001, the Province of Ontario passed the *Ontarians with Disabilities Act*. The purpose of the act is to “improve opportunities for persons with disabilities and to provide for their involvement in the identification, removal and prevention of barriers to their full participation in the life of the province.” Legislation was further improved in 2005 when the *Accessibility for Ontarians with Disabilities Act (AODA)* became law. The passing of the AODA required both public and private sectors to eliminate and prevent new barriers from being introduced to the built environment. The government developed standards for the Design of Public Spaces (built environment) which came into effect January 1, 2013 and applies to all new builds and major retrofits. In addition, the Ontario Building Code (OBC) amended a number of accessibility related standards that came into effect January 1, 2015.

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In 2006 the City of Hamilton created the Barrier-Free Design Guidelines to address accessibility in Hamilton, primarily accessibility levels not already achieved within Ontario Building Code at that time. The Barrier-Free Design Guidelines are intended for use by all involved in the planning, design, construction, and maintenance of physical facilities, including buildings, parks and open spaces, infrastructure, and any other space that is open and fully accessible to the Public in Hamilton. The guideline was developed to be a flexible, ever changing document, which may be utilized as a reference by both the Public and Private Sectors. In 2017 City Staff began a review of the Barrier-Free Design Guidelines to identify gaps between the guideline and the current OBC, AODA, and Ontario Provincial Standards under the Ministry of Transportation. The intention of the gap analysis is to help guide the City in evaluating options when proceeding with updates to the Barrier Free Design Guideline.

The City of Hamilton also maintains an Urban Braille system. It was developed as a collaborative effort between the City of Hamilton Planning and Public Works Departments, the former City's Pathway Committee, and the Canadian National Institute for the Blind (CNIB). The Urban Braille system was first implemented in 1996 during the reconstruction of Parkdale Avenue North between Queenston Road and Barton Street East. The Urban Braille system is essentially a system of major and minor "Clearways" defined by textured shorelines of pigmented concrete. The system also includes a series of tactile information nodes that alert users to such things as bus stops, driveways, building entrances, and street names. The current Urban Braille system will be modified to include the Tactile/Tonal Walking Surface Indicators as it is implemented in those areas designated for it's use.

It should be noted that all assets are in compliance with the Act so long as they were built to the latest standard when constructed or undergone a major renovation. However, for the purposes of this report assets have been investigated to determine the cost implications of updating assets to the current standards.

A presentation, summarizing this report, was delivered to the Accessibility for Persons with Disabilities (ACPD) Committee on August 14, 2018.

Implications of AODA on Public Sector:

This section of the report provides information regarding the latest standards of accessibility for facilities, sidewalks and super mailboxes and in some cases the financial implications. For those areas which have not fully captured the financial implications related to upgrades of City assets an audit would need to be performed. An audit would include capturing a complete inventory of each asset, determining a cost estimate for the individual upgrades and extrapolating that number to capture the full cost of upgrading the entire inventory of each asset. Information contained under each heading was collected from the responsible Divisions within the City; for facilities, Energy Fleet and Facilities Management Division was consulted, for sidewalks

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Engineering Services Division was consulted and for super mailboxes Growth Planning Division was consulted.

Facilities:

The Energy, Fleet and Facilities Management Division received a report in February 2017 from consultants, DesignABLE Environments, compiling an educated AODA upgrade cost estimate for City of Hamilton Facilities. Facilities not incorporated, and out of scope for the division, include Culture and Heritage, Water, City Housing Hamilton, Police and Lodge facilities. For the purposes of the audit only retrofits to existing facilities were considered; new facilities or large structural changes have been excluded. The consultant first performed accessibility audits of 16 City facilities, spanning the diverse range of all City facilities, developing cost data. The data from those estimates have been extrapolated using a cost per square foot, depending on the era it was built, to develop educated AODA upgrade costs for much of the City's real estate portfolio. This identified approximately \$157M in funding gap, inclusive of design and construction, required to upgrade City facilities to the latest accessibility legislation. The consultant report, created by DesignABLE, can be found in Appendix "A" 2016 Accessibility Audit Project Educated AODA upgrade Cost Estimate Report (for facilities portfolio). The funding would provide the following minimum requirements for accessibility:

- Where parking is provided, accessible parking is available;
- Where passenger loading zones are provided, they are accessible;
- At least one of each type of entrance (public, staff) is accessible;
- Accessible entrances are located on an accessible route;
- All common-use rooms/spaces/elements used by staff and/or the public are accessible (Exceptions: where common-use rooms/spaces/elements are duplicated within suites or floor areas, at least 1 shall be accessible);
- At least 1 of each type of individual-use space, such as offices and workstations, are accessible, or are capable of being made accessible on a job-accommodation basis;
- Where multi-stall washroom facilities are provided on a floor area, at least one male and one female washroom is accessible (Exception: where an accessible unisex/universal washroom is provided within 45 metres);
- At least one universal washroom is provided within the facility;
- Where an alarm system is provided, it is accessible.

The Facilities Capital Block does not have sufficient funds to complete the accessible upgrades noted above. Other sources of funding, such as grants from other levels of

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government, have been applied regularly and successfully for several projects (e.g. 30% funding through Canada150 and Ontario150 on recent projects). Grants are not a sustainable source of funding for accessibility projects as they have limited budgets, limited contribution and periodic availability and as such cannot be relied upon.

In addition to accessibility improvements the Facilities Capital Block is currently the only source of funding for infrastructure renewal projects. There are significant gaps in the current level of annual capital block funding required to sustain the condition of the City's facility infrastructure over time. A significant increase in the Facilities Capital Block would be needed in order to sustain Facility infrastructure at current level. A further increase in the Facilities Capital Block would be needed in order to improve accessibility at City facilities. Without an increase to block funding, the majority of facilities will continue to deteriorate in condition and remain at a lower level of accessibility.

Canadian Infrastructure Report Card (CIRC) indicates that the recommended target infrastructure renewal rate is between 1.7% and 2.5% of the replacement value of buildings (40-59 year replacement cycle). The City of Hamilton block funds for facilities fall short at a rate of only 0.47% of total replacement value (212 year replacement cycle). This average Facility condition has a current state of "B-" (between "fair" and "poor") and declines annually. The Facility condition state is unsustainable at the current funding rate and will result in an average Facility condition of "poor" by 2019 and "critical" by 2039. Critical facility conditions come with the risk of unplanned Facility closures, service disruptions and increasing operating costs.

Sidewalks:

Accessible sidewalks, identified in the Act as exterior paths of travel, are detailed in Part IV.1 on Design of Public Spaces Standards (Accessibility Standards for the Built Environment). This part defines exterior paths of travel, including newly constructed and redeveloped exterior paths of travel, as outdoor sidewalks or walkways designed and constructed for pedestrian travel and are intended to serve a functional purpose and not to provide a recreational experience.

In City of Hamilton, the Accessibility for Persons with Disabilities Committee (ACPD), Built Environment Subcommittee in consultation with City Staff recommended augmentations to the Act. Between the Act, Urban Braille system and augmentations adopted by staff any new construction or redevelopment of existing exterior paths of travel the City ensures that the following requirements are met:

- The exterior path must have a minimum clear width of 1.5m, unless an exception is detailed within the Act;
- The maximum running slope of the exterior path must be no more than 1:20 (5%), but where the exterior path is a sidewalk, unless an exception is detailed with in the Act;

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- Where a curb ramp is provided on an exterior path of travel, the curb ramp must align with the direction of travel;
- All new ramps/curb depressions (a seamless gradual slope at transitions between sidewalks and walkways) will be constructed with tactile/tonal walking surface indicators;
- Ramps/curb depressions will only be provided at protected pedestrian movements or when leading to a pedestrian facility.

To achieve tactile/tonal walking surface indicator(s) at pedestrian crossings the City of Hamilton will implement stamped concrete of 25mm (1”) spaced lines that run perpendicular to the back of the curb with black surface colourant. The use of tactile/tonal plates, as detailed in the Ontario Provincial Standard Drawings, has been identified as undesirable since the “bumps” are a potential tripping hazard for persons who are partially sighted and persons who do not have sight and they create an uncomfortable ride for persons in wheelchairs. In addition, the use of the tactile and tonal stamped concrete area will eliminate the initial installation cost of the plates and mitigate future maintenance concerns.

Exceptions to the requirements that apply to exterior paths of travel are permitted where the City can demonstrate one or more of the following:

1. The requirements would likely affect the cultural heritage value or interest of a property identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value or interest;
2. The requirements would affect the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the *Canada National Parks Act* (Canada);
3. The requirements, or some of them, would affect the national historic interest or significance of historic places marked or commemorated under the *Historic Sites and Monuments Act* (Canada);
4. The requirements might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organisation’s World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage;
5. There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect;
6. It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements,

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spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities.

New construction and redevelopment for lifecycle renewal of exterior paths of travel are currently programmed within the capital budget. Thus, the financial implication of AODA in regards to sidewalks is captured within the annual capital budget process. To identify the full costs of upgrading all sidewalks immediately an audit would need to be performed. This would include capturing a complete inventory of all the sidewalks which still require an upgrade and determining a cost estimate associated with each upgrade. An audit of all sidewalks has not been contemplated at this time.

Super Mailboxes:

Of note, the composition of the super mailboxes and any associated measures to address the AODA legislation within the mailbox itself are the discretion of Canada Post. Staff requested details from Canada Post regarding their work towards accessible mailboxes and have included their response below.

*“As a federal Crown Corporation, Canada Post is subject to the *Canadian Human Rights Act*.*

We take human rights very seriously, including accommodation of disabilities. In light of this, Canada Post has robust measures in place to make sure that our delivery services are accessible to Canadians with disabilities. I would like to share with you the measures that are in place for customers with community mailboxes (CMBs).

Canada Post realizes every person’s situation is unique. After consulting with various organizations, Canada Post developed a robust accommodation process and a dedicated accommodation team that respects the individual needs of seniors and persons with disabilities and ensures they have continued access to their mail and parcels.

Any customer who is concerned about his or her ability to access their mail is invited to call Canada Post directly at 1-866-607-6301. Our dedicated team provides information and options to customers on a one-on-one basis, such as:

- A sliding compartment tray that can be inserted into the customer’s community mailbox compartment, making it easier to retrieve their mail;
- A compartment at the height or in a section of the mailbox that best accommodates the customer;
- A specially adapted key turner, making it easier to insert, turn and pull out the compartment key;

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- Braille lettering on tags for parcel compartment keys;
- Redirection of the customer's mail to a post office or to a trusted person designated by them;
- Delivery of the customer's mail to his or her door one day per week.

In addition, you may be interested to know that we are currently conducting a robust national review of CMB accessibility and ways that accessible delivery could be enhanced."

Notwithstanding, multi-unit developments are typically serviced internally through centralized Community Mail Boxes (CMB's) within a common area / lobby. This requirement is reviewed and imposed as a condition of approval of a Site Plan Control application.

For lower density forms of development (single family detached residential or street townhouse developments), super mailboxes associated with Draft Plans of Subdivision are to be located on a concrete pad connected to a municipal sidewalk in accordance with Section "K," amongst others, of the City's Comprehensive Development Guidelines and Financial Policies Manual, 2017, which can be found at the link below:

<https://d3fpllf1m7bbt3.cloudfront.net/sites/default/files/media/browser/2016-05-09/comprehensive-development-guidelines-financial-policies-manual-2017.pdf>

The required details are evaluated as part of the Composite Utility Plan which is imposed as a condition of Draft Approval for Draft Plans of Subdivision.

Notwithstanding the form of development, any and all costs for any infrastructure required to accommodate Super Mailboxes or Centralized Mail Boxes are at the Owner / Developer's expense.

Human Rights legislation is separate from AODA legislation, the impacts are different and the total cost on the public sector is uncertain. Some renovations in the past have been completed due to communication with the Human Rights Commission and potential claims through the Human Rights Tribunal. While settlements through the Human Rights Tribunal are unpredictable by nature, Human Rights legislation dictates a burden on the municipality to prove "Undue Hardship" in relation to an accessibility accommodation; otherwise the municipality has a responsibility to provide reasonable accommodation. Thus, the total cost implication of AODA on the public sector is difficult to capture.

Implications of AODA on Private Sector:

The City of Hamilton has no obligation with respect to accessibility within the private sector. However, the City employs many individuals which help promote, advise and monitor new builds such that the latest AODA standards are considered. This includes the Urban Design and Building Department groups which liaise with the private sector

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regarding many City policies & guidelines and Provincial Legislation, including AODA. No work has been completed at this time to determine the financial implications on the private sector.

Appendices and Schedules Attached

Appendix "A" - 2016 Accessibility Audit Project Educated AODA upgrade Cost Estimate Report (for facilities portfolio)

2016 Accessibility Audit Project
Educated AODA upgrade Cost Estimate Report



Prepared by:
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April 14, 2017



Hamilton

City of Hamilton
28 James Street N
Hamilton, ON

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Executive Summary

This report summarizes findings from a project undertaken by DesignABLE Environments (DE) for the City of Hamilton to assist its Corporate Assets & Strategic Planning team in the compilation of educated AODA upgrade cost estimates, to be incorporated into a Strategic Renewal & Construction Strategy report, planned for the 4th quarter 2016.

The educated AODA upgrade cost estimates presented within this report have been derived from cost data developed from accessibility audits of 16 City facilities, undertaken in the fall of 2016.

Recommendations from the accessibility audits were used by cost consultants to develop construction cost estimates for each of the 16 facilities. The data from these estimates has been extrapolated to develop educated AODA upgrade cost estimates for much of the City's real estate portfolio.

Additional cost data was provided to DE by the City, from a series of prior accessibility audits of City facilities undertaken in 2009 by SPH Planning and Consulting (SPH). It was envisaged that this data could be incorporated into the extrapolations for the development of the educated AODA upgrade cost estimates across the City's real estate portfolio. However, an analysis of the 2009 cost data identified significant differences from the cost estimates developed by the cost consultants for the 2016 audits. As such, the prior cost data was not included in the extrapolation of construction cost estimates across the City's real estate portfolio.

Educated AODA upgrade Cost Estimate Report

April 14, 2017

Extrapolation of the cost data from the 2016 accessibility audits resulted in the following educated AODA upgrade cost estimates:

Portfolio	# of Facilities	Overall Cost				Cost per Facility			
		Priority 1 (42%)	Priority 2 (40%)	Priority 3 (18%)	Total Cost Estimate	Priority 1 (42%)	Priority 2 (40%)	Priority 3 (18%)	Total Per Facility
Arena (Recreation)	19	\$4,801,462	\$4,572,821	\$2,057,770	\$11,432,053	\$252,709	\$240,675	\$108,304	\$601,687
Cemeteries (Yards)	7	\$291,640	\$277,753	\$124,989	\$694,382	\$41,663	\$39,679	\$17,856	\$99,197
Civic*	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Corprotate*	41	\$9,403,070	\$8,955,305	\$4,029,887	\$22,388,263	\$229,343	\$218,422	\$98,290	\$546,055
Cultural	19	\$2,915,971	\$2,777,115	\$1,249,702	\$6,942,787	\$153,472	\$146,164	\$65,774	\$365,410
Entertainment*	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HES	34	\$3,910,547	\$3,724,330	\$1,675,949	\$9,310,826	\$115,016	\$109,539	\$49,293	\$273,848
Historic (Cultural)	22	\$1,498,302	\$1,426,954	\$642,129	\$3,567,386	\$68,105	\$64,862	\$29,188	\$162,154
Library*	22	\$3,284,934	\$3,128,509	\$1,407,829	\$7,821,272	\$149,315	\$142,205	\$63,992	\$355,512
Other (Yards)	37	\$4,894,742	\$4,661,659	\$2,097,746	\$11,654,147	\$132,290	\$125,991	\$56,696	\$314,977
Parks	179	\$4,638,151	\$4,417,286	\$1,987,779	\$11,043,216	\$25,911	\$24,678	\$11,105	\$61,694
Pools (Recreation)	15	\$1,944,618	\$1,852,017	\$833,408	\$4,630,043	\$129,641	\$123,468	\$55,561	\$308,670
Recreation	71	\$14,340,564	\$13,657,680	\$6,145,956	\$34,144,200	\$201,980	\$192,362	\$86,563	\$480,904
Yards	37	\$3,495,517	\$3,329,064	\$1,498,079	\$8,322,660	\$94,473	\$89,975	\$40,489	\$224,937
TOTAL	508	\$ 55,419,519	\$ 52,780,494	\$ 23,751,222	\$ 131,951,235				
					AVERAGE	\$132,827	\$126,501	\$56,926	\$316,254

* Incorporates unique large facilities which were excluded from the analysis

It is important to note that the development of the educated AODA upgrade Cost Estimates is based solely on an analysis of the facility database, using the square foot building areas provided and \$/SF values extrapolated from the 2016 accessibility audit costings. Beyond the facilities that were included in the 2016 accessibility audits, DE is not familiar with the configuration of the individual facilities.

It is clear from the names of some of the facilities that the need for accessibility upgrades is minimal or unnecessary (e.g. salt storage domes). It is recommended that the cost data be reviewed by City staff familiar with the individual facilities, to exclude those facilities where it makes no sense to undertake Accessibility upgrades.

1.0 Introduction

DesignABLE Environments (DE) undertook a project for the City of Hamilton to assist its Corporate Assets & Strategic Planning team in the compilation of educated AODA upgrade cost estimates, to be incorporated into a Strategic Renewal & Construction Strategy report, planned for the 4th quarter 2016.

The educated AODA upgrade cost estimates presented within this report have been derived from cost data developed from accessibility audits of 16 City facilities. The facilities were selected by DE, in consultation with the City, to be representative of building types across the City's real estate portfolio. The audits were undertaken by DE in the fall of 2016.

Recommendations from the accessibility audits were used by the cost consulting firm, A. W. Hooker and Associates, to develop construction cost estimates for each of the 16 facilities. The data from these estimates has been extrapolated, using the methodologies outline below, to develop educated AODA upgrade cost estimates for much of the City's real estate portfolio.

Additional cost data was provided to DE by the City, from a series of prior accessibility audits of City facilities undertaken in 2009 by SPH Planning and Consulting (SPH). It was envisaged that this data could be incorporated into the extrapolations for the development of the educated AODA upgrade cost estimates across the City's real estate portfolio. However, an analysis of the 2009 cost data identified significant differences from the cost estimates developed by the cost consultants for the 2016 audits (the differences are reviewed in more detail below). As such, the prior cost data has not been used for extrapolation of construction cost estimates across the City's real estate portfolio.

2.0 Construction Cost Information derived from the 2009 Audits

16 buildings were audited by SPH in 2009, resulting in the generation of a detailed accessibility audit report for each facility, as well as a summary report of general findings across the 16 audits. The audited facilities are identified in the following table, along with related cost data.

Note: The SPH cost data for the individual facilities has been adjusted to factor-in a 15% contingency (which was added-in as a lump sum for all facilities within the SPH report), as well as a 14% construction-cost escalation factor from 2009 to 2017.

ID	Building Name	Type	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Contingency (15%)	Sub-Total	Escalation (14%)	TOTAL	SF	\$/SF
YRD001	Wentworth Operations Centre	Yards	\$75,970	\$63,100	\$97,000	\$26,250	\$262,320	\$39,348	\$301,668	\$42,234	\$343,902	263488	\$1.31
YRD035	Mountain Transit Centre	Yards	\$61,595	\$3,200	\$63,425	\$15,000	\$143,220	\$21,483	\$164,703	\$23,058	\$187,761	283926	\$0.66
YRD012	Carpenter's Shop	Yards	\$7,750	\$4,000	\$0	\$93,700	\$105,450	\$15,818	\$121,268	\$16,977	\$138,245	13453	\$10.28
YRD017	Central Services	Yards	\$5,725	\$4,000	\$1,500	\$253,900	\$265,125	\$39,769	\$304,894	\$42,685	\$347,579	60632	\$5.73
CRP039	Dundas Town Hall	Municipal	\$49,800	\$2,000	\$25,500	\$31,200	\$108,500	\$16,275	\$124,775	\$17,469	\$142,244	14084	\$10.10
CRP045	Glanbrook Town Hall	Municipal	\$46,650	\$7,500	\$7,500	\$55,000	\$116,650	\$17,498	\$134,148	\$18,781	\$152,928	9686	\$15.79
CRP026	Ancaster Municipal	Municipal	\$36,615	\$25,000	\$36,500	\$26,250	\$124,365	\$18,655	\$143,020	\$20,023	\$163,043	17678	\$9.22
CRP065	Stoney Creek City Hall	Municipal	\$86,750	\$50,900	\$72,500	\$13,750	\$223,900	\$33,585	\$257,485	\$36,048	\$293,533	63432	\$4.63
CRP062	Red Hill Family Centre	Municipal	\$32,625	\$32,525	\$96,500	\$109,000	\$270,650	\$40,598	\$311,248	\$43,575	\$354,822	11100	\$31.97
LIB007	Dundas Public Library	Libraries	\$34,810	\$25,450	\$123,000	\$27,500	\$210,760	\$31,614	\$242,374	\$33,932	\$276,306	13182	\$20.96
LIB010	Kenilworth Library	Libraries	\$24,225	\$9,950	\$101,500	\$66,250	\$201,925	\$30,289	\$232,214	\$32,510	\$264,724	7960	\$33.26
LIB022	Terryberry Library	Libraries	\$84,945	\$30,500	\$12,500	\$30,350	\$158,295	\$23,744	\$182,039	\$25,485	\$207,525	28109	\$7.38
LIB011	Locke Public Library	Libraries	\$47,310	\$30,000	\$12,500	\$30,350	\$120,160	\$18,024	\$138,184	\$19,346	\$157,530	1486	\$106.01
LIB005	Central Public Library	Libraries	\$214,100	\$79,000	\$293,750	\$372,000	\$958,850	\$143,828	\$1,102,678	\$154,375	\$1,257,052	185978	\$6.76
FIR005B	Fire Administration	Fire	\$47,455	\$9,725	\$50,450	\$66,300	\$173,930	\$26,090	\$200,020	\$28,003	\$228,022	34670	\$6.58

Note: Flamborough Municipal Centre was included in the SPH audits but is not listed in the City's current portfolio list.

Overall	\$4,515,215	1,008,864	\$4.48
Yards	\$1,017,487	621,499	\$1.64
Municipal	\$1,106,569	115,980	\$9.54
Libraries	\$2,163,137	236,715	\$9.14
Fire	\$228,022	34,670	\$6.58

Table 1: Cost Data from the 2009 Accessibility Audits

3.0 Minimum Accessibility Benchmarks used for 2016 Audits

In consultation with the City, the following criteria were established as minimum requirements for building accessibility for the 2016 accessibility audits.

ID	Minimum Requirement
1	Where parking is provided, accessible parking is available
2	Where passenger loading zones are provided, they are accessible
3	At least one of each type of entrance (public, staff) is accessible
4	Accessible entrances are located on an accessible route
6	All common-use rooms/spaces/elements used by staff and/or the public are accessible (Exceptions: where common-use rooms/spaces/elements are duplicated within suites or floor areas, at least 1 shall be accessible.)
7	At least 1 of each type of individual-use space, such as offices and workstations, are accessible, or are capable of being made accessible on a job-accommodation basis.
8	Where multi-stall washroom facilities are provided on a floor area, at least one male and one female washroom is accessible. (Exception: where an accessible unisex/universal washroom is provided within 45 metres)
9	At least one universal washroom is provided within the facility
10	Where an alarm system is provided, it is accessible

4.0 Priority Criteria used for the 2016 Audits

In consultation with the City, the following priority classifications were applied when developing the cost estimates for the 2016 accessibility audits:

Priority 1:

Significant safety issues and/or major accessibility deficiencies, which result in an element being unsafe and/or unusable by the majority of people within a particular disability category. Elements which can be upgraded at no cost/low cost are also included in this category.

Priority 2:

Accessibility deficiencies that result in an element being unusable by some people within a particular disability category. Also, accessibility deficiencies that would result in an element not being in compliance with the current accessibility requirements of the Ontario Building Code and/or AODA Accessibility Standards for the Design of Public Spaces.

Priority 3:

Accessibility deficiencies that would result in an element not being in compliance with the current City of Hamilton Accessibility Design Guidelines

Priority 4:

Elements where no action is required because it is impractical to achieve compliance, such as adjusting the rise/run dimensions of an existing stair, or the size of an elevator cab.

5.0 Construction Cost Information derived from the 2016 Audits

16 buildings were audited by DE in 2016, resulting in the generation of a detailed accessibility audit report for each facility, as well as a summary report of general findings across the 16 audits. The audited facilities are identified in the following table, along with related cost data. It should be noted that different priority systems were used in the 2009 and 2016 audits.

ID	Building Name	Type	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Contingency (15%)	Sub-Total	Escalation (14%)	TOTAL	SF	\$/SF
ARE008	Inch Park Arena	Arena	\$128,216	\$570,050	\$58,870	\$0	\$757,136	NA	NA	NA	\$757,136	33995	\$22.27
ARE009	Lawfield Arena	Arena	\$83,563	\$295,425	\$173,785	\$0	\$552,773	NA	NA	NA	\$552,773	32855	\$16.82
FIR002	Fire Station #2	Fire	\$88,650	\$124,225	\$43,175	\$0	\$256,050	NA	NA	NA	\$256,050	7503	\$34.13
FIR012	Fire Station #12	Fire	\$229,250	\$90,480	\$93,500	\$0	\$413,230	NA	NA	NA	\$413,230	11956	\$34.56
PLS001	Ancaster Aquatic Centre	Pools	\$833,458	\$307,826	\$119,865	\$0	\$1,261,149	NA	NA	NA	\$1,261,149	15960	\$79.02
PLS010	Ancaster Lion's Club Outdoor Pool	Pools	\$172,020	\$94,350	\$233,925	\$0	\$500,295	NA	NA	NA	\$500,295	3421	\$146.24
PRK061	Gage Park - Washrooms Concessions	Parks	\$77,500	\$49,575	\$4,000	\$0	\$131,075	NA	NA	NA	\$131,075	1316	\$99.60
PRK107	Rosedale Tennis Club	Parks	\$928,270	\$198,100	\$104,925	\$0	\$1,231,295	NA	NA	NA	\$1,231,295	2210	\$557.15
PRK158	Battlefield Park Pavilion	Parks	\$145,900	\$113,150	\$4,800	\$0	\$263,850	NA	NA	NA	\$263,850	4224	\$62.46
REC003	Mohawk Sports Park-Bernie Arbor Stadium	Recreation	\$193,363	\$363,000	\$93,100	\$0	\$649,463	NA	NA	NA	\$649,463	3000	\$216.49
REC011	Club 60 Senior Citizens Centre	Recreation	\$67,250	\$55,300	\$122,175	\$0	\$244,725	NA	NA	NA	\$244,725	3568	\$68.59
REC014	Dundas Lion's Club Memorial Community Centre	Recreation	\$245,947	\$205,251	\$61,430	\$0	\$512,628	NA	NA	NA	\$512,628	19627	\$26.12
REC024	Huntington Park Recreation Centre	Recreation	\$75,572	\$1,011,366	\$355,410	\$0	\$1,442,347	NA	NA	NA	\$1,442,347	29200	\$49.40
REC042	Ryerson Recreation Centre	Recreation	\$262,075	\$6	\$106,600	\$0	\$1,044,175	NA	NA	NA	\$1,044,175	27847	\$37.50
YRD008	Bernie Court Yard	Yards	\$427,808	\$293,500	\$227,300	\$0	\$948,608	NA	NA	NA	\$948,608	20720	\$45.78
YRD016	Dundas Physical Services	Yards	\$448,150	\$78,375	\$63,420	\$0	\$589,945	NA	NA	NA	\$589,945	16320	\$36.15
Overall											\$10,798,744	233,722	\$46.20
Arena											\$1,309,909	66,850	\$19.59
Fire											\$669,280	19,459	\$34.39
Pools											\$1,761,444	19,381	\$90.89
Parks											\$1,626,220	7,750	\$209.83
Recreation											\$3,893,338	83,242	\$46.77
Yards											\$1,538,553	37,040	\$41.54

Table 2: Cost Data from the 2016 Accessibility Audits

Educated AODA upgrade Cost Estimate Report

April 14, 2017

Analysis of the data from the 2016 accessibility audits identified the following distribution of cost on a priority basis:

	Priority as a % of Total Cost		
	Priority 1	Priority 2	Priority 3
Inch Park Arena	17%	75%	8%
Lawfield Arena	15%	53%	31%
Fire Station #2	35%	49%	17%
Fire Station #12	55%	22%	23%
Ancaster Aquatic Centre	66%	24%	10%
Ancaster Lion's Club Outdoor Pool	34%	19%	47%
Gage Park - Washrooms Concessions	59%	38%	3%
Rosedale Tennis Club	75%	16%	9%
Battlefield Park Pavillion	55%	43%	2%
Mohawk Sports Park-Bernie Arbor Stadium	30%	56%	14%
Club 60 Senior Citizens Centre	27%	23%	50%
Dundas Lion's Club Memorial Community Centre	48%	40%	12%
Huntington Park Recreation Centre	5%	70%	25%
Ryerson Recreation Centre	25%	65%	10%
Bernie Court Yard	45%	31%	24%
Dundas Physical Services	76%	13%	11%
Average	42%	40%	18%

Table 3: Priorities as a Percentage of Total Cost

6.0 Comparison of the Cost Data from the 2009 and 2016 Audits

The \$/SF comparison of the 2009 and 2016 cost data is summarized in the table below.

Facility Type	DE (\$/SF)	SPH (\$/SF)
Arena	\$19.59	NA
Fire	\$34.39	\$6.58
Libraries	NA	\$9.14
Municipal	NA	\$9.54
Pools	\$90.89	NA
Parks	\$209.83	NA
Recreation	\$46.77	NA
Yards	\$41.54	\$1.64
All Facilities	\$46.20	\$4.48

Table 4: \$/SF Cost Comparisons for 2009 and 2016 Audits

The data shows distinct differences in the cost estimates between the 2009 and 2016 audits. The reasons for such significant differences are not clear. It may be that the benchmarking of accessibility needs was vastly different, or that less robust cost-estimating methods were used. Regardless, given that the 2016 estimates were prepared by a cost consultant from DE's detailed accessibility reports, we recommend that these cost estimates be used for extrapolating anticipated costs across the City's real estate portfolio. Furthermore, that the SPH cost data not be used in the extrapolation process, as it will skew the data and result in unrealistically low cost estimates.

7.0 Strategy for interpolating the data to prepare educated AODA upgrade cost estimates

The following overarching strategy has been used to develop the educated AODA upgrade cost estimates:

- \$/SF values derived from the 2016 cost estimates will form the basis of the educated AODA cost estimates
- Where \$/SF information is available for facility types that can be reasonably considered to be similar across the portfolio (e.g. fire stations, community centres), category-specific \$/SF values derived from the audits will be used
- Where \$/SF information is not available for particular facility types (e.g. municipal town halls, libraries), or when facility types are anticipated to vary greatly within a particular category (e.g. parks, yards), average \$/SF value derived from all of the audits will be used
- The 'date built' information in the facility database will be used to pro-rate the anticipated costs as follows:
 - Facilities built after 2008 will be assumed to have a reasonable level of accessibility, and that renovations will be minor in nature. Anticipated costs for such facilities will be assumed as 25% of the \$/SF costs derived from the 2016 audits.
 - Facilities built from 1990 – 2008 will be assumed to have a basic level of accessibility based on earlier accessibility code requirements. Anticipated costs for such facilities will be assumed as 75% of the \$/SF costs derived from the 2016 audits.
 - Facilities built from 1970 – 1989 will be assumed to have a minimal accessibility. Anticipated costs for such facilities will be assumed as 100% of the \$/SF costs derived from the 2016 audits.
 - Facilities built prior to 1970 will be assumed to have little or no accessibility. Anticipated costs for such facilities will be assumed as 125% of the \$/SF costs derived from the 2016 audits.
- Very large and/or unique facilities will be excluded from the educated AODA upgrade cost estimates, as they need to be dealt with on an individual basis. Examples include:
 - Hamilton Place
 - Hamilton Convention Centre
 - Tim Horton's Field
 - Hamilton City Centre
 - Hamilton Court House
 - Hamilton City Hall
 - Ontario Government

Using the aforementioned criteria, \$/SF values for deriving the educated AODA upgrade cost estimates across the portfolio are as follows:

Facility Type	2016 \$/SF	Adjustment Factor	S/SF for educated AODA Cost Estimate
Arena: Pre 1970	\$19.59	1.25	\$24.49
Arena: 1970-1989	\$19.59	1.00	\$19.59
Arena: 1990-2008	\$19.59	0.75	\$14.69
Arena: After 2008	\$19.59	0.25	\$4.90
Fire Station: Pre 1970	\$34.39	1.25	\$42.99
Fire Station: 1970-1989	\$34.39	1.00	\$34.39
Fire Station: 1990-2008	\$34.39	0.75	\$25.79
Fire Station: After 2008	\$34.39	0.25	\$8.60
Recreation: Pre 1970	\$46.77	1.25	\$58.46*
Recreation: 1970-1989	\$46.77	1.00	\$46.77
Recreation: 1990-2008	\$46.77	0.75	\$35.08
Recreation: After 2008	\$46.77	0.25	\$11.69
Pools: Pre 1970	\$90.89	1.25	\$113.61
Pools: 1970-1989	\$90.89	1.00	\$90.89
Pools: 1990-2008	\$90.89	0.75	\$68.17
Pools: After 2008	\$90.89	0.25	\$22.72
Yards: Pre 1970	\$41.54	1.25	\$51.92
Yards: 1970-1989	\$41.54	1.00	\$41.54
Yards: 1990-2008	\$41.54	0.75	\$31.16
Yards: After 2008	\$41.54	0.25	\$10.38
Parks	\$209.83	**	see below
Other facilities: Pre 1970	\$46.20	1.25	\$57.75
Other facilities: 1970-1989	\$46.20	1.00	\$46.20
Other facilities: 1990-2008	\$46.20	0.75	\$34.65
Other Facilities: After 2008	\$46.20	0.25	\$11.55
* Not considered representative for community halls			
** Not considered representative of portfolio – 2016 audits were very unique facilities			

Table 5: \$/SF Values derived from the 2016 audit data

8.0 Portfolio Analysis

The aforementioned rates were used to calculate educated AODA upgrade Cost Estimates using the facility database provided by the City. The cost data was developed on a portfolio-specific basis.

Detailed cost estimates for each portfolio are provided in Appendix A. The following table summarises the estimates.

Educated AODA upgrade Cost Estimate Report

April 14, 2017

Portfolio	# of Facilities	Overall Cost				Cost per Facility			
		Priority 1 (42%)	Priority 2 (40%)	Priority 3 (18%)	Total Cost Estimate	Priority 1 (42%)	Priority 2 (40%)	Priority 3 (18%)	Total Per Facility
Arena (Recreation)	19	\$4,801,462	\$4,572,821	\$2,057,770	\$11,432,053	\$252,709	\$240,675	\$108,304	\$601,687
Cemeteries (Yards)	7	\$291,640	\$277,753	\$124,989	\$694,382	\$41,663	\$39,679	\$17,856	\$99,197
Civic*	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Corprostate*	41	\$9,403,070	\$8,955,305	\$4,029,887	\$22,388,263	\$229,343	\$218,422	\$98,290	\$546,055
Cultural	19	\$2,915,971	\$2,777,115	\$1,249,702	\$6,942,787	\$153,472	\$146,164	\$65,774	\$365,410
Entertainment*	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HES	34	\$3,910,547	\$3,724,330	\$1,675,949	\$9,310,826	\$115,016	\$109,539	\$49,293	\$273,848
Historic (Cultural)	22	\$1,498,302	\$1,426,954	\$642,129	\$3,567,386	\$68,105	\$64,862	\$29,188	\$162,154
Library*	22	\$3,284,934	\$3,128,509	\$1,407,829	\$7,821,272	\$149,315	\$142,205	\$63,992	\$355,512
Other (Yards)	37	\$4,894,742	\$4,661,659	\$2,097,746	\$11,654,147	\$132,290	\$125,991	\$56,696	\$314,977
Parks	179	\$4,638,151	\$4,417,286	\$1,987,779	\$11,043,216	\$25,911	\$24,678	\$11,105	\$61,694
Pools (Recreation)	15	\$1,944,618	\$1,852,017	\$833,408	\$4,630,043	\$129,641	\$123,468	\$55,561	\$308,670
Recreation	71	\$14,340,564	\$13,657,680	\$6,145,956	\$34,144,200	\$201,980	\$192,362	\$86,563	\$480,904

Table 6: Summary of educated AODA upgrade Cost Estimates

It is important to note that the development of the educated AODA upgrade Cost Estimates is based solely on an analysis of the facility database, using the square foot building areas provided and \$/SF values extrapolated from the 2016 accessibility audit costings. Beyond the facilities that were included in the 2016 accessibility audits, DE is not familiar with the configuration of the individual facilities.

It is clear from the names of some of the facilities that the need for accessibility upgrades is minimal or unnecessary (e.g. salt storage domes). It is recommended that the cost data be reviewed by City staff familiar with the individual facilities, to exclude those facilities where it makes no sense to undertake Accessibility upgrades.

APPENDIX A - Educated AODA upgrade Cost Estimates by Portfolio Category

ARENA (RECREATION) PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
ARE005	DUNDAS J. L. GRIGHTMIRE ARENA	35 MARKET STREET SOUTH	1952-12-31	2003-01-01	37816.24	\$ 14.69	\$555,521
ARE006	EASTWOOD ARENA	111 BURLINGTON STREET EAST	1955-01-01		26322.76	\$ 24.49	\$644,644
ARE015	PAT QUINN PARKDALE ARENA	1770 MAIN STREET EAST	1955-01-01	1995-01-01	34018.41	\$ 14.69	\$499,730
ARE008	INCH PARK ARENA	400 QUEENSDALE AVENUE EAST	1955-01-01	1995-01-01	33994.50	\$ 14.69	\$499,379
ARE004	CORONATION ARENA	81 MACKLIN STREET NORTH	1955-01-01	1981-01-01	27098.03	\$ 19.59	\$530,850
ARE011	DAVE ANDREYCHUK MOUNTAIN ARENA AND SKATING CENTRE	25-55 HESTER STREET	1966-01-01	2005-01-01	42124.76	\$ 14.69	\$618,813
ARE020	STONE CREEK ARENA	37 KING STREET WEST	1969-12-31		28277.55	\$ 24.49	\$692,517
ARE017	SALTFLEET ARENA	24 SHERWOOD PARK ROAD	1970-01-01	2005-01-01	24980.06	\$ 14.69	\$366,957
ARE019	SPRING VALLEY ARENA	29 ORCHARD DRIVE	1970-01-01		26788.69	\$ 19.59	\$524,790
ARE016	ROSEDALE ARENA	100 GREENHILL AVENUE	1973-01-01	2007-01-01	38073.63	\$ 14.69	\$559,302
ARE001	BEVERLY COMMUNITY CENTRE & ARENA	680 HIGHWAY #8	1974-01-01		32295.01	\$ 19.59	\$632,659
ARE009	LAWFIELD ARENA	150 FOLKSTONE AVENUE	1975-01-01		32855.42	\$ 19.59	\$643,638
ARE007	GLANBROOK ARENA & AUDITORIUM	4300 BINBROOK ROAD	1975-01-01		38280.47	\$ 19.59	\$749,914
ARE014	WESTOBY ICE SURFACE	70 OLYMPIC DRIVE	1978-01-01		27085.78	\$ 19.59	\$530,610
ARE002	CARLISLE COMMUNITY CENTRE & ARENA	1496 CENTRE ROAD	1978-12-31		33061.90	\$ 19.59	\$647,683
ARE021	VALLEY PARK ARENA	970 PARAMOUNT DRIVE	1981-01-01		35587.36	\$ 19.59	\$697,156
ARE010	MORGAN FIRESTONE ARENA	385 JERSEYVILLE ROAD WEST	1992-01-01	2011-01-10	55174.30	\$ 4.90	\$270,354
ARE003	CHEDOKE TWIN PAD ARENA	91 CHEDMAC DRIVE	1994-12-31		89420.92	\$ 14.69	\$1,313,593
ARE023	HARRY HOWELL ARENA (NORTH WENTWORTH)	27 HIGHWAY #5 WEST	2012-07-01		92640.89	\$ 4.90	\$453,940
							\$11,432,053
CEMETERIES (YARDS) PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
YRD004	MOUNT ZION CEMETERY	244 HIGHWAY #52			230.00	\$ 57.75	\$ 13,283
YRD045	WOODLAND CEMETERY	700 SPRING GARDENS ROAD			6615.67	\$ 57.75	\$ 382,055
YRD080	HAMILTON CEMETERY EQUIPMENT STORAGE	777 YORK BOULEVARD			1324.34	\$ 57.75	\$ 76,481
YRD030	HAMILTON CEMETERY OFFICE	777 YORK BOULEVARD	1900-01-01		2206.12	\$ 57.75	\$ 127,403
YRD036	MT HAMILTON CEMETERY	244 RYMAL ROAD EAST	1900-01-01		354.59	\$ 57.75	\$ 20,478
YRD020	EASTLAWN CEMETERY	2280 BARTON STREET EAST	1968-01-01		1052.58	\$ 57.75	\$ 60,786
YRD079	HAMILTON CEMETERY BACK SHOP	777 YORK BOULEVARD	2011-05-21		1203.18	\$ 11.55	\$ 13,897
							\$ 694,382

CIVIC PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area \$/SF	Budget Cost	
CIVIC0072680	BARTON STREET EAST	2680 BARTON STREET EAST	2008-04-10		0.00		
ENTERTAINMENT PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area \$/SF	Budget Cost	
ENT001	TIM HORTONS FIELD	64 MELROSE AVENUE NORTH	2014-06-30		327147.53		*
CRP033	FIRST ONTARIO CENTRE (COPPS)	101 YORK BOULEVARD	1985-01-01		449345.33		*
CRP048	HAMILTON CONVENTION CENTRE	1 SUMMERS LANE	1981-12-30		125100.77		*
CRP049	HAMILTON PLACE	10 MACNAB STREET SOUTH	1974-01-01		93779.00		*
* Unique large facilities excluded from the analysis							

CORPORATE PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of		Int. Gross	
				Rehab	Area	\$/SF	Budget Cost
CRP013	ONTARIO WORKS EAST END OFFICE	2255 BARTON STREET EAST, UNITS 3 & 4				19814.49	\$ 1,144,287
CRP032	COMMONWEALTH SQUARE	80 MAIN STREET WEST				0.00	\$ -
CRP039	DUNDAS TOWN HALL	60 MAIN STREET	1849-07-01			14084.27	\$ 813,367
CRP005	COOPER BUILDING	21 HUNTER STREET EAST SUITE 300	1900-01-01			4549.71	\$ 262,746
CRP025	CHARLTON HALL 1	52 CHARLTON AVENUE WEST	1905-01-01			4630.00	\$ 267,383
CRP029	CHARLTON HALL 2	56 CHARLTON AVENUE WEST	1905-12-30			5324.00	\$ 307,461
CRP052	JOHN SOPINKA COURTHOUSE	45 MAIN STREET EAST	1913-01-01			11985.16	\$ 692,143
CRP062	RED HILL FAMILY CENTRE	25 MOUNT ALBION ROAD	1915-12-30			16084.55	\$ 928,883
CRP009	ONTARIO WORKS CENTRAL OFFICE	250 MAIN STREET EAST	1923-01-01			40058.45	\$ 2,313,375
CRP018	GO STATION	36 HUNTER STREET EAST	1933-01-01			3236.85	\$ 186,928
CRP061	ANCASTER MEMORIAL SCHOOL	357 WILSON STREET EAST	1947-01-01			0.00	\$ -
CRP034	COURT HOUSE	50 MAIN STREET EAST	1957-01-01			109187.96	\$ *
CRP047	HAMILTON CITY HALL	71 MAIN STREET WEST	1958-01-01			167990.04	\$ *
CRP050	CITY HALL GARAGE	71 MAIN STREET WEST	1958-01-01			30544.18	\$ 1,763,926
CRP042	FOOTBALL HALL OF FAME	58 JACKSON STREET WEST	1970-01-01			17585.33	\$ 812,442
CRP010	CAREER DEVELOPMENT CENTRE (CDC)	181 MAIN STREET WEST	1973-01-01			21770.23	\$ 1,005,785
CRP001	LANDMARK PLACE	100 MAIN STREET EAST	1974-01-01			8557.83	\$ 395,372
CRP030	CENTRAL UTILITIES PLANT	121 KING STREET WEST	1976-01-01			17228.42	\$ 795,953
CRP028	ART GALLERY OF HAMILTON	123 KING STREET WEST	1978-01-01			0.00	\$ -
CRP059	PARKING UNDERGROUND	80 MAIN STREET WEST	1978-01-01			11680.78	\$ 539,652
CRP058	ONTARIO GOVERNMENT	119 KING STREET WEST	1981-01-01			269556.20	\$ *
CRP064	STANDARD LIFE BUILDING	120 KING STREET WEST	1983-01-01			34597.09	\$ 1,598,386

CORPORATE PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
CRP060	PEDESTRIAN OVERPASS	1 SUMMERS LANE	1984-01-01		1963.00	\$46.20	\$ 90,691
CRP019	EAST END SEXUAL HEALTH CLINIC	247 CENTENNIAL PARKWAY NORTH, UNIT 8	1987-01-01		2019.89	\$46.20	\$ 93,319
CRP031	COMMERCE PLACE II	21 KING STREET WEST	1990-01-01		14728.51	\$34.65	\$ 510,343
CRP065	STONEY CREEK CITY HALL	777 HIGHWAY #8	1991-12-30		63431.76	\$34.65	\$ 2,197,910
CRP037	DUNDAS SEXUAL HEALTH CLINIC	2 KING STREET WEST	1992-01-01		10824.92	\$34.65	\$ 375,083
CRP046	HAMILTON CITY CENTRE	77 JAMES STREET NORTH	1992-01-01		112121.92	\$34.65	*
CRP051	PUBLIC HEALTH SERVICES (VACATED)	1447 UPPER OTTAWA STREET	1992-12-30		20959.39	\$34.65	\$ 726,243
CRP004	ONTARIO WORKS MOUNTAIN OFFICE	1550 UPPER JAMES STREET, UNIT 14A	1993-01-01		12995.17	\$34.65	\$ 450,283
CRP045	GLANBROOK TOWN HALL	4280 BINBROOK ROAD	1995-01-01		9686.49	\$34.65	\$ 335,637
CRP026	ANCASTER MUNICIPAL CENTRE	300 WILSON STREET EAST	1996-01-01		17677.76	\$34.65	\$ 612,534
CRP093	ANIMAL CONTROL	247 DARTNALL ROAD	2000-01-01		24468.74	\$34.65	\$ 847,842
CRP016	OLD FIRE HALL (ANCASTER THEATRE)	334 WILSON STREET EAST	2006-05-24		4971.29	\$34.65	\$ 172,255
CRP020	LISTER BLOCK	28 JAMES STREET NORTH	2010-11-10		77083.99	\$11.55	\$ 890,320
CRP023	FIRST PLACE	350 KING STREET EAST, UNIT 110	2011-09-08		9075.30	\$11.55	\$ 104,820
CRP024	ALLIANCE CHURCH	605 HIGHWAY #8	2011-10-11		28991.16	\$11.55	\$ 334,848
CRP035	MACNAB ST. TUNNEL	7 MACNAB STREET SOUTH	2013-03-01		0.00	\$11.55	\$ -
CRP036	ROBERT THOMSON BUILDING	110 KING STREET WEST	2014-02-07		50301.62	\$11.55	\$ 580,984
CRP054	MOUNTAIN SEXUAL HEALTH CLINIC	891 UPPER JAMES STREET, UNIT 106A	2015-02-24		2159.00	\$11.55	\$ 24,936
CRP044	DAVID BRALEY HEALTH SCIENCES CENTR	100 MAIN STREET WEST	2015-04-01		18366.00	\$11.55	\$ 212,127
* Unique large facilities excluded from the analysis							\$ 8,560,175

CULTURAL PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
HRT007	DUNDURN COCKPIT	610 YORK BOULEVARD			1375.03	\$ 57.75	\$79,408
HRT022	SMITH'S KNOLL	70 KING STREET EAST			1694.00	\$ 57.75	\$97,829
HRT001	AUCHMAR MANOR HOUSE	88 FENNEL AVENUE WEST	1900-01-01		21475.00	\$ 57.75	\$1,240,181
HRT002	BALFOUR HOUSE	1 BALFOUR DRIVE	1900-01-01		3695.00	\$ 57.75	\$213,386
HRT009	GARDENER'S COTTAGE	25 TECUMSEH STREET	1900-01-01		1076.00	\$ 57.75	\$62,139
HRT012	ANCASTER OLD TOWN HALL	310 WILSON STREET EAST	1900-01-01		3348.00	\$ 57.75	\$193,347
HRT013	RICHARD HAMMILI HOUSE	314 WILSON STREET EAST	1900-01-01		2566.11	\$ 57.75	\$148,193
HRT015	ST MARKS CHURCH	120-130 BAY STREET SOUTH	1900-01-01		5557.00	\$ 57.75	\$320,917
HRT016	TISDALE HOUSE	312 WILSON STREET EAST	1900-01-01		1620.00	\$ 57.75	\$93,555
HRT017	VEEVERS HOUSE	22 VEEVERS DRIVE	1900-01-01		4348.00	\$ 57.75	\$251,097
HRT011	BATTLEFIELD NASH JACKSON HOUSE	77 KING STREET WEST	1958-01-01		1436.00	\$ 57.75	\$82,929
HRT010	HAMILTON FARMERS MARKET	35 YORK BOULEVARD	1980-01-01		55235.22	\$ 46.20	\$2,551,867
HRT020	PEACE MEMORIAL SCHOOL ARCH	85 EAST 36TH STREET	2006-11-06		177.00	\$ 34.65	\$6,133
HRT021	VEEVERS GARAGE	22 VEEVERS DRIVE	2007-04-17		547.00	\$ 34.65	\$18,954
HRT024	AUCHMAR COACH HOUSE	88 FENNEL AVENUE WEST	2007-04-17		7914.00	\$ 34.65	\$274,220
HRT025	AUCHMAR CHAPEL - DORM	88 FENNEL AVENUE WEST	2007-04-17		16092.00	\$ 34.65	\$557,588
HRT026	AUCHMAR DOVE COTE	88 FENNEL AVENUE WEST	2007-04-17		4134.00	\$ 34.65	\$143,243
CRP082	CONSERVATION LAB AND STORAGE	240 BURLINGTON STREET EAST	1953-01-02		6300.71	\$ 57.75	\$363,866
PRK158	BATTLEFIELD PARK PAVILION	77 KING STREET WEST			4224.00	\$ 57.75	\$243,936
							\$6,942,787

HES PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	\$/SF	Budget Cost
FIR001	FIRE STATION #01	35-43 JOHN STREET NORTH	1913-01-01		19726.44	\$ 42.99	\$ 848,040
FIR010	FIRE STATION #10	1455 MAIN STREET WEST	1952-01-01		8868.83	\$ 42.99	\$ 381,271
FIR008	FIRE STATION #08	400 MELVIN AVENUE	1954-01-01		5674.77	\$ 42.99	\$ 243,958
FIR018	FIRE STATION #18	2636 (2640) HIGHWAY #56	1956-01-01		10968.06	\$ 42.99	\$ 471,517
FIR011	FIRE STATION #11	24 RAY STREET SOUTH	1959-01-01		3484.45	\$ 42.99	\$ 149,797
FIR028	FIRE STATION #28	1801 BROCK ROAD	1962-01-01		4402.52	\$ 42.99	\$ 189,264
FIR013	FIRE STATION #13	177 BAY STREET NORTH	1963-01-01		9516.05	\$ 42.99	\$ 409,095
FIR025	FIRE STATION #25	361 OLD BROCK ROAD	1967-01-01		3519.15	\$ 42.99	\$ 151,288
FIR027	FIRE STATION #27	795 OLD HIGHWAY #8 (11 CARRUTHERS LANE)	1967-01-01		5186.42	\$ 42.99	\$ 222,964
FIR023	FIRE STATION #23	19 MEMORIAL SQUARE	1972-01-01		10025.65	\$ 34.39	\$ 344,782
FIR101	FIRE PREVENTION AND WEST DIST	55 KING WILLIAM STREET	1975-01-01	2003-08-27	6857.09	\$ 34.39	\$ 235,815
FIR026	FIRE STATION #26	119 LYNDEN ROAD	1976-01-01		4824.79	\$ 34.39	\$ 165,925
FIR003	FIRE STATION #03	965 GARTH STREET	1977-01-01		7502.32	\$ 34.39	\$ 258,005
FIR006	FIRE STATION #06	246 WENTWORTH STREET NORTH	1982-01-01		12864.48	\$ 34.39	\$ 442,409
FIR030	FIRE STATION #30	489 VICTORIA AVENUE NORTH	1984-01-01		22243.44	\$ 34.39	\$ 764,952
FIR007	FIRE STATION #07	225 QUIGLEY ROAD	1985-01-01		7060.76	\$ 34.39	\$ 242,820
FIR032	FIRE STATION #32	1000 LIMERIDGE ROAD EAST	1987-01-01		8570.50	\$ 34.39	\$ 294,739
FIR012	FIRE STATION #12	199 HIGHWAY #8	1990-01-01		11956.32	\$ 25.79	\$ 308,353
FIR019	FIRE STATION #19	3302 HOMESTEAD DRIVE	1990-01-01		7223.89	\$ 25.79	\$ 186,304
FIR021	FIRE STATION #21	365 WILSON STREET WEST	1990-01-01		12520.63	\$ 25.79	\$ 322,907
FIR002	FIRE STATION #02	1400 UPPER WELLINGTON STREET	1991-01-01		7503.40	\$ 25.79	\$ 193,513
FIR024	FIRE STATION #24	256 PARKSIDE DRIVE EAST	1992-01-01		9906.82	\$ 25.79	\$ 255,497
FIR004	FIRE STATION #04	729 UPPER SHERMAN AVENUE	1994-01-01		23219.44	\$ 25.79	\$ 598,829
FIR015	FIRE STATION #15	415 ARVIN AVENUE	1995-01-01		6671.33	\$ 25.79	\$ 172,054
FIR016	FIRE STATION #16	939 BARTON STREET	1995-01-01		6671.33	\$ 25.79	\$ 172,054
FIR017	FIRE STATION #17	363 ISAAC BROCK DRIVE	2001-01-01		6575.62	\$ 25.79	\$ 169,585
FIR009	FIRE STATION #09	125 KENILWORTH AVENUE NORTH	2002-01-01		8533.07	\$ 25.79	\$ 220,068
FIR014	FIRE STATION #14	595 CHAPEL HILL ROAD	2006-11-22		2827.30	\$ 25.79	\$ 72,916
FIR020	FIRE STATION #20	661 GARNER ROAD EAST	2009-03-17		7480.10	\$ 8.60	\$ 64,329
FIR014B	FIRE STATION #14 GARAGE	595 CHAPEL HILL ROAD	2009-05-06		1149.00	\$ 8.60	\$ 9,881
FIR005	FIRE STATION #05	1227 STONE CHURCH ROAD EAST	2011-03-24		9117.82	\$ 8.60	\$ 78,413
FIR005B	MATC / FIRE ADMINISTRATION (BU	1227 STONE CHURCH ROAD EAST	2011-03-24		34669.53	\$ 8.60	\$ 298,158
FIR005C	MATC / INDOOR TRAINING CENTR	1227 STONE CHURCH ROAD EAST	2011-03-24		37655.14	\$ 8.60	\$ 323,834
FIR005D	MATC / FIRE SMOKE HOUSE AND E	1227 STONE CHURCH ROAD EAST	2011-04-07		5522.00	\$ 8.60	\$ 47,489
							\$ 9,310,826

HISTORIC (CULTURAL) PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
HST002	BATTLEFIELD HOUSE MUSEUM	77 KING STREET WEST			2700.00	\$57.75	\$155,925
HST004	DUNDURN COACH HOUSE	600 YORK BOULEVARD			2615.00	\$57.75	\$151,016
HST005	DUNDURN CASTLE	600 YORK BOULEVARD	1900-01-01		14338.00	\$57.75	\$828,020
HST010	WHITEHERN HOUSE	41 JACKSON STREET WEST	1900-01-01		1632.00	\$57.75	\$94,248
HST003	CHILDREN'S MUSEUM	1072 MAIN STREET EAST	1910-01-01		4242.90	\$57.75	\$245,027
HST009	MUSEUM OF STEAM AND TECHNOLOGY - WOODSHED	900 WOODWARD AVENUE	1913-01-01		5243.00	\$57.75	\$302,783
HST011	BATTLEFIELD MONUMENT	77 KING STREET WEST	1913-01-01		3550.00	\$57.75	\$205,013
HST001	BATTLEFIELD ADMIN	99 KING STREET WEST	1948-01-01		2313.00	\$57.75	\$133,576
HST007	FIELDCOTE MUSEUM	64 SULPHUR SPRINGS ROAD	1950-01-01		2379.50	\$57.75	\$137,416
HST008	MILITARY MUSEUM	610-614 YORK BOULEVARD	1976-01-01		2124.40	\$46.20	\$98,147
HST012	WHITEHERN STABLE	41 JACKSON STREET WEST	2007-04-17		4999.00	\$34.65	\$173,215
HST013	FIELDCOTE GARAGE	64 SULPHUR SPRINGS ROAD	2007-04-17		456.00	\$34.65	\$15,800
HST014	FIELDCOTE BAND SHELL	64 SULPHUR SPRINGS ROAD	2007-04-17		773.00	\$34.65	\$26,784
HST015	MUSEUM OF STEAM AND TECHNOLOGY - PUMP HOUSE	900 WOODWARD AVENUE	2007-04-17		5547.00	\$34.65	\$192,204
HST016	MUSEUM OF STEAM AND TECHNOLOGY - BOILER HOUSE	900 WOODWARD AVENUE	2007-04-17		2411.00	\$34.65	\$83,541
HST017	MUSEUM OF STEAM AND TECHNOLOGY - 1913 BUILDING	900 WOODWARD AVENUE	2007-04-17		14490.00	\$34.65	\$502,079
HST018	MUSEUM OF STEAM AND TECHNOLOGY - CARPENTER'S SHED	900 WOODWARD AVENUE	2007-04-17		1250.00	\$34.65	\$43,313
HST019	MUSEUM OF STEAM AND TECHNOLOGY - RED BUILDING	900 WOODWARD AVENUE	2007-04-17		314.00	\$34.65	\$10,880
HST020	MUSEUM OF STEAM AND TECHNOLOGY - CHIMNEY	900 WOODWARD AVENUE	2007-04-17		363.00	\$34.65	\$12,578
HST021	MUSEUM OF STEAM AND TECHNOLOGY - PORTABLE 1	900 WOODWARD AVENUE	2007-04-17		800.00	\$34.65	\$27,720
HST022	MUSEUM OF STEAM AND TECHNOLOGY - PORTABLE 2	900 WOODWARD AVENUE	2007-04-17		837.00	\$34.65	\$29,002
HST023	ADAM BROWN BUILDING	900 WOODWARD AVENUE	2007-04-17		2860.00	\$34.65	\$99,099
							\$3,567,386

LIBRARY PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost
LIB024	WATERDOWN PUBLIC LIBRARY	25 MILL STREET NORTH	1900-01-01		3637.31	\$57.75	\$210,055
LIB014	MOUNT HOPE LIBRARY	3027 HOMESTEAD DRIVE	1904-01-01		2434.73	\$57.75	\$140,606
LIB011	LOCKE PUBLIC LIBRARY	285 LOCKE STREET SOUTH	1925-01-01		1485.60	\$57.75	\$85,793
LIB010	KENILWORTH PUBLIC LIBRARY	103 KENILWORTH AVENUE NORTH	1932-01-01		7959.60	\$57.75	\$459,667
LIB025	WESTDALE PUBLIC LIBRARY	955 KING STREET WEST	1957-01-01		10276.50	\$57.75	\$593,468
LIB007	DUNDAS PUBLIC LIBRARY	18 OGILVIE STREET	1970-01-01		13181.58	\$46.20	\$608,989
LIB013	MILLGROVE LIBRARY	857 MILLGROVE SIDE ROAD	1970-01-01		1727.92	\$46.20	\$79,830
LIB022	TERRYBERRY LIBRARY	100 MOHAWK ROAD WEST	1970-01-01		28108.51	\$46.20	\$1,298,613
LIB005	CENTRAL PUBLIC LIBRARY	55 YORK BOULEVARD	1980-01-01		185978.13	\$46.20	*
LIB023	VALLEY PARK LIBRARY	970 PARAMOUNT DRIVE	1981-01-01		2976.27	\$46.20	\$137,504
LIB003	BINBROOK LIBRARY	2641 HIGHWAY #56	1982-01-01		2958.34	\$46.20	\$136,675
LIB016	RED HILL PUBLIC LIBRARY	695 QUEENSTON ROAD	1983-01-01		11099.70	\$46.20	\$512,806
LIB020	SHERWOOD LIBRARY	467 UPPER OTTAWA STREET	1986-01-01		19194.54	\$46.20	\$886,788
LIB004	CARLISLE LIBRARY	1496 CENTRE ROAD	1989-01-01		2379.06	\$46.20	\$109,913
LIB009	GREENSVILLE LIBRARY	59 KIRBY AVENUE	1989-01-01		2331.92	\$46.20	\$107,735
LIB006	CONCESSION LIBRARY	565 CONCESSION STREET	1994-01-01		8316.35	\$34.65	\$288,162
LIB008	FRELTON LIBRARY	1803 BROCK ROAD	1995-01-01		1945.89	\$34.65	\$67,425
LIB002	BARTON PUBLIC LIBRARY	571 BARTON STREET EAST	1999-01-01		7612.23	\$34.65	\$263,764
LIB018	SALTFLEET LIBRARY	131 GRAY ROAD	2000-01-01		17978.50	\$34.65	\$622,955
LIB027	TURNER PARK LIBRARY	352 RYMAL ROAD EAST	2009-03-13		77492.27	\$11.55	\$895,036
LIB001	LYNDEN LIBRARY	110 LYNDEN ROAD	2012-01-14		3815.18	\$11.55	\$44,065
LIB021	WATERDOWN LIBRARY AND CIVIC CENTRE	163 DUNDAS STREET EAST	2014-09-01		23500.00	\$11.55	\$271,425
* Unique large facilities excluded from the analysis							\$7,821,272

OTHER (YARDS) PORTFOLIO								
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	Gross \$/SF	Budget Cost	
YRD041	STONE CREEK STORAGE BUILDING & WORKSHOP	77 KING STREET WEST			5829.00	\$ 51.92	302,642	
YRD030	HAMILTON CEMETERY OFFICE	777 YORK BOULEVARD	1900-01-01		2206.12	\$ 51.92	114,542	
YRD017	CENTRAL SERVICES WORKSHOPS	125 BARTON STREET WEST	1910-01-01		60631.95	\$ 51.92		
YRD012	CARPENTER'S SHOP	125 BARTON STREET WEST	1946-01-01		13453.39	\$ 51.92	698,500	
YRD027	BINBROOK ROAD - OFFICES AND GARAGE	2111 BINBROOK ROAD	1951-01-01		5508.69	\$ 51.92	286,011	
YRD052	ROCKTON REGIONAL YARD - SALT DOME	810 WOODHILL ROAD	1967-01-01		6606.00	\$ 51.92	342,984	
YRD055	STONE CREEK CIVIC OPERATIONS CENTRE - SAND BUILDING	349 JONES ROAD	1967-01-01		12696.00	\$ 51.92	659,176	
YRD025	GAGE PARK GREENHOUSE	1000 MAIN STREET EAST	1970-01-01		3363.47	\$ 41.54	139,719	
YRD026	GAGE PARK STAFF BUILDING (HORTICULTURE F)	1000 MAIN STREET EAST	1970-01-01		7389.23	\$ 41.54	306,949	
YRD062	DUNDAS PHYSICAL SERVICES - STORAGE BUILDING A	189 (147) KING STREET EAST	1970-01-01		900.39	\$ 41.54	37,402	
YRD067	ANCASTER OPERATIONS CENTRE - GARAGES	501 SHAVER ROAD	1970-01-01		8091.63	\$ 41.54	336,126	
YRD081	DUNDAS PHYSICAL SERVICES - STORAGE BUILDING B	189 (147) KING STREET EAST	1970-01-01		260.00	\$ 41.54	10,800	
YRD084	GAGE PARK TROPICAL HOUSE	1000 MAIN STREET EAST	1970-01-01		6090.00	\$ 41.54	252,979	
YRD085	GAGE PARK 1912 BUILDING	1000 MAIN STREET EAST	1970-01-01		575.00	\$ 41.54	23,886	
YRD059	CENTRE ROAD QUONSET HUT	1255 CENTRE ROAD	1975-01-01		1578.77	\$ 41.54	65,582	
YRD073	CHEDOKE YARD GARAGES AND FUEL BUILDING	161 STUDHOLME ROAD	1975-01-01		15215.55	\$ 41.54	632,054	
YRD016	DUNDAS PHYSICAL SERVICES - MAIN BUILDING	189 (147) KING STREET EAST	1979-01-01		16320.10	\$ 41.54	677,937	
YRD024	FORESTRY DEPOT - MAIN BUILDING	1301 UPPER OTTAWA STREET	1980-01-01		15382.41	\$ 41.54	638,985	
YRD056	FORESTRY DEPOT - GARAGE AND STORAGE	1301 UPPER OTTAWA STREET	1980-01-01		4219.32	\$ 41.54	175,271	
YRD057	FORESTRY DEPOT - QUONSET HUT	1301 UPPER OTTAWA STREET	1980-01-01		3129.03	\$ 41.54	129,980	
YRD035	MTC - MOUNTAIN TRANSIT CENTRE	2200 UPPER JAMES STREET	1983-01-01		283925.58	\$ 41.54		
YRD002	ANCASTER OPERATIONS CENTRE - MAIN BUILDING	501 SHAVER ROAD	1984-01-01		21860.93	\$ 41.54	908,103	
YRD040	STONE CREEK CIVIC OPERATIONS CENTRE - MAIN BUILDING	349 JONES ROAD	1985-01-01		44185.70	\$ 41.54	1,835,474	
YRD039	MOUNTVIEW GARDENS	735 HIGHWAY #8	1985-01-02		1354.67	\$ 41.54	56,273	
YRD001	WENTWORTH STREET OPERATIONS CENTRE	330 WENTWORTH STREET NORTH	1988-01-01		263488.28	\$ 41.54		
YRD015	DUNDAS DRIVING PARK MAINTENANCE	71 CROSS STREET	1989-01-01		5873.39	\$ 41.54	243,981	
YRD048	LIMERIDGE TRANSIT TERMINAL	999 UPPER WENTWORTH STREET	1990-01-01		197.56	\$ 31.16	6,156	
YRD054	STONE CREEK CIVIC OPERATIONS CENTRE - SALT BUILDING	349 JONES ROAD	1990-01-01		5487.00	\$ 31.16	170,975	
YRD044	TRAFFIC OPERATIONS CENTRE	1375 UPPER OTTAWA STREET	1991-01-01		52017.17	\$ 31.16	1,620,855	
YRD064	ARVIN YARD - COLD STORAGE	911 ARVIN AVENUE	2004-01-01		4522.95	\$ 31.16	140,935	
YRD010	WSOC SALT DOME	330 WENTWORTH STREET NORTH	2004-01-02		11044.00	\$ 31.16	344,131	
YRD049	UPPER OTTAWA SALT SHED	1199 UPPER OTTAWA STREET	2005-01-01		11187.00	\$ 31.16	348,587	
YRD046	ROCKTON WORKSHOP	795 OLD HIGHWAY #8	2006-06-16		1400.00	\$ 31.16	43,624	
YRD038	BINBROOK ROAD - STORAGE AND EQUIPMENT BUILDING	2111 BINBROOK ROAD	2006-11-02		2539.11	\$ 31.16	79,119	
YRD077	MACNAB STREET TRANSIT TERMINAL	7 MACNAB STREET SOUTH	2011-01-01		2225.76	\$ 10.38	23,103	
CRP069	MATERIALS RECYCLING FACILITY (FIRESTONE)	1579 BURLINGTON STREET EAST			273195.75	\$ 10.38		
PLS018	ALEXANDER PARK SPLASHPAD PUMP ROOM	201 WHITNEY AVENUE	2012-12-21		126.00	\$ 10.38	1,308	
	* Unique large facilities excluded from the analysis							11,654,147

PARK PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross		Budget
					Area	\$/SF	Cost
PRK001	ALEXANDER PARK & FIELDHOUSE	201 WHITNEY AVENUE			1954.00	\$ 57.75	\$ 112,844
PRK002	ANCASTER FIELD HOUSE	385 JERSEYVILLE ROAD WEST			1112.00	\$ 57.75	\$ 64,218
PRK003	ANCASTER LAWN BOWLING CLUB HOUSE	303 LODOR STREET			1242.00	\$ 57.75	\$ 71,726
PRK006	ANCASTER TENNIS CLUB HOUSE	303 LODOR STREET			1073.00	\$ 57.75	\$ 61,966
PRK012	BEASLEY PARK	96 MARY STREET			0.00	\$ 57.75	\$ -
PRK013	J.C. BEEMER PARK	68 VICTORIA AVENUE NORTH			2000.00	\$ 57.75	\$ 115,500
PRK019	BROUGHTON PARK EAST	O BROUGHTON AVENUE			723.00	\$ 57.75	\$ 41,753
PRK033	CHERRY HEIGHTS PARK	90 STONEY BROOK DRIVE			67.00	\$ 57.75	\$ 3,869
PRK035	CHURCHILL PARK WASHROOMS	145 CLINE AVENUE NORTH			857.00	\$ 57.75	\$ 49,492
PRK043	VOLUNTEER FIELD CLUBHOUSE	189 (147) KING STREET EAST			1390.47	\$ 57.75	\$ 80,300
PRK044	DUNDAS DRIVING PARK DAYCAMP	71 CROSS STREET			722.00	\$ 57.75	\$ 41,696
PRK050	GAGE PARK - EQUIPMENT STORAGE	1000 MAIN STREET EAST			480.00	\$ 57.75	\$ 27,720
PRK054	GAGE PARK - SPLASHPAD WASHROOMS	1000 MAIN STREET EAST			480.00	\$ 57.75	\$ 27,720
PRK061	GAGE PARK - BANDSHELL WASHROOMS CONCESSION	1000 MAIN STREET EAST			1316.00	\$ 57.75	\$ 75,999
PRK063	GILKSON PARK	50 GEMINI DRIVE			1234.00	\$ 57.75	\$ 71,264
PRK068	GREEN ACRES PARK - STORAGE	50 RANDALL AVENUE			100.00	\$ 57.75	\$ 5,775
PRK072	GAGE PARK - BASEBALL WASHROOMS	1000 MAIN STREET EAST			600.00	\$ 57.75	\$ 34,650
PRK078	KENNEDY EAST PARK	130 MALTON DRIVE			386.00	\$ 57.75	\$ 22,292
PRK100	PARAMOUNT PARK	1170 PARAMOUNT DRIVE			52.00	\$ 57.75	\$ 3,003
PRK102	PIER 4 PARK WASHROOMS	709 SIMCOE STREET WEST			1975.00	\$ 57.75	\$ 114,056
PRK103	PLATEAU PARK	4 MILLEN ROAD			161.00	\$ 57.75	\$ 9,298
PRK110	RUSHDALE PARK PAVILION	1199 UPPER WENTWORTH STREET			338.00	\$ 57.75	\$ 19,520
PRK111	SACKVILLE HILL MEMORIAL PARK - FIELDHOUSE	770 UPPER WENTWORTH STREET			4000.00	\$ 57.75	\$ 231,000
PRK119	SHERWOOD PARK WASHROOMS	14 SHERWOOD PARK ROAD			412.00	\$ 57.75	\$ 23,793
PRK126	TAPLEYTOWN PARK	368 MUD STREET EAST			138.00	\$ 57.75	\$ 7,970
PRK128	DUNDAS DRIVING PARK PAVILION	71 CROSS STREET			2058.00	\$ 57.75	\$ 118,850
PRK130	TURNER PARK	344 RYMAL ROAD			1500.00	\$ 57.75	\$ 86,625
PRK131	VALLEY PARK	970 PARAMOUNT DRIVE			1075.00	\$ 57.75	\$ 62,081
PRK135	WARREN PARK	46.5 TALLY HO DRIVE			625.00	\$ 57.75	\$ 36,094
PRK141	WESTOVER COMMUNITY PARK - PAVILION	1430 6TH CONCESSION ROAD WEST			1250.00	\$ 57.75	\$ 72,188
PRK142	WINONA PARK WASHROOMS	1328 BARTON STREET			1723.00	\$ 57.75	\$ 99,503
PRK151	SCENIC WOODS PARK	220 LAVENDER DRIVE			31.00	\$ 57.75	\$ 1,790
PRK152	JAMES SMITH PARK	50 BRAITHWAITE AVENUE			123.00	\$ 57.75	\$ 7,103
PRK154	BILLY SHERRING PARK PAVILION WASHROOM	1530 UPPER SHERMAN AVENUE			1405.00	\$ 57.75	\$ 81,139
PRK157	HIXON ROAD PARK	308 HIXON ROAD			47.00	\$ 57.75	\$ 2,714
PRK159	GAGE PARK BAND SHELL	1000 MAIN STREET EAST			980.00	\$ 57.75	\$ 56,595
PRK160	BOBBY KERR PARK	100 RENO AVENUE			383.00	\$ 57.75	\$ 22,118
PRK162	RAIL TRAIL/BUILDING	1151 BEACH BOULEVARD			1827.00	\$ 57.75	\$ 105,509
PRK166	EASTMOUNT PARK	115 EAST 26TH STREET			687.00	\$ 57.75	\$ 39,674

PARK PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross		Budget
					Area	\$/SF	Cost
PRK168	BURKHOLDER PARK PAVILION	478 EAST 25TH STREET			400.00	\$ 57.75	\$ 23,100
PRK202	BUCHANAN PARK - STORAGE	111 COLUMBIA DRIVE			495.00	\$ 57.75	\$ 28,586
PRK205	WINONA PARK WASHROOMS STORAGE	1328 BARTON STREET			630.00	\$ 57.75	\$ 36,383
PRK070	HAMILTON AMATEUR ATHLETIC ASSOCIATION (HAAA)	250 CHARLTON AVENUE WEST	1940-01-01		5356.00	\$ 57.75	\$ 309,309
PRK207	HAMILTON TENNIS CLUB - COURT SHELTER	257 DUKE STREET	1940-01-01		265.00	\$ 57.75	\$ 15,304
PRK045	DUNDAS DRIVING PARK WASHROOM	71 CROSS STREET	1954-01-02		1100.00	\$ 57.75	\$ 63,525
PRK046	DUNDAS LAWN BOWLING CLUBHOUSE	71 CROSS STREET	1954-01-02		1627.50	\$ 57.75	\$ 93,988
PRK047	DUNDAS TENNIS CLUB & COURTS	71 CROSS STREET	1954-01-02		2425.00	\$ 57.75	\$ 140,044
PRK208	CHEDOKE GOLF - EQUIPMENT STORAGE (125060)	565 ABERDEEN AVENUE	1954-01-02		2560.00	\$ 57.75	\$ 147,840
PRK026	CARLISLE MEMORIAL PARK WASHROOM CONCESSION	1496 CENTRE ROAD	1955-01-01		155.00	\$ 57.75	\$ 8,951
PRK206	CARLISLE MEMORIAL PARK STORAGE	1496 CENTRE ROAD	1955-01-01		632.00	\$ 57.75	\$ 36,498
PRK136	WATERDOWN MEMORIAL PARK PAVILION	200 HAMILTON STREET NORTH	1956-01-01		1342.00	\$ 57.75	\$ 77,501
PRK194	WATERDOWN MEMORIAL PARK STORAGE SHED	200 HAMILTON STREET NORTH	1956-01-01		88.00	\$ 57.75	\$ 5,082
PRK195	WATERDOWN MEMORIAL PARK UTILITY	200 HAMILTON STREET NORTH	1956-01-01		1610.00	\$ 57.75	\$ 92,978
PRK210	CHEDOKE GOLF - PRO SHOP	565 ABERDEEN AVENUE	1956-01-02		2974.00	\$ 57.75	\$ 171,749
PRK034	CHURCHILL LAWN BOWLING	145 CLINE AVENUE NORTH	1959-01-01		4568.00	\$ 57.75	\$ 263,802
PRK081	LITTLE LEAGUE PARK	880 QUEENSTON ROAD	1960-01-01		499.00	\$ 57.75	\$ 28,817
PRK094	MONTGOMERY PARK STORAGE / WASHROOMS / CONCESSION	1570 MAIN STREET EAST	1960-01-01		2788.00	\$ 57.75	\$ 161,007
PRK153	DR. WILLIAM BETHUNE PARK (AKA TRIESTE BOCCE)	60 DICENZO DRIVE	1960-01-01		4500.00	\$ 57.75	\$ 259,875
PRK186	MONTGOMERY PARK PAVILION (PARKS STRUCTURE)	1570 MAIN STREET EAST	1960-01-01		381.00	\$ 57.75	\$ 22,003
PRK187	MONTGOMERY PARK PAVILION	1570 MAIN STREET EAST	1960-01-01		336.00	\$ 57.75	\$ 19,404
PRK010	BAYFRONT PARK WASHROOMS	369 BAY STREET NORTH	1960-01-02		2600.00	\$ 57.75	\$ 150,150
PRK144	WOODLANDS PARK	501 BARTON STREET EAST	1962-01-01		2495.00	\$ 57.75	\$ 144,086
PRK218	SACKVILLE HILL MEMORIAL PARK - GARBAGE STORAGE	770 UPPER WENTWORTH STREET	1962-01-02		400.00	\$ 57.75	\$ 23,100
PRK209	CHEDOKE GOLF - GOLF SHELTER (113753)	565 ABERDEEN AVENUE	1964-01-02		198.00	\$ 57.75	\$ 11,435
PRK031	CHEDOKE GOLF WASHROOMS (126793)	565 ABERDEEN AVENUE	1964-08-30		724.00	\$ 57.75	\$ 41,811
PRK032	CHEDOKE GOLF STORAGE / WASHROOMS (125141)	565 ABERDEEN AVENUE	1964-08-30		396.00	\$ 57.75	\$ 22,869
PRK211	CHEDOKE GOLF - STORAGE (110526)	565 ABERDEEN AVENUE	1964-08-30		1217.00	\$ 57.75	\$ 70,282
PRK212	CHEDOKE GOLF - STORAGE (111373)	565 ABERDEEN AVENUE	1964-08-30		130.00	\$ 57.75	\$ 7,508
PRK213	CHEDOKE GOLF - STORAGE (111427)	565 ABERDEEN AVENUE	1964-08-30		771.00	\$ 57.75	\$ 44,525
PRK215	CHEDOKE GOLF - STORAGE (121640)	565 ABERDEEN AVENUE	1964-08-30		195.00	\$ 57.75	\$ 11,261
PRK216	CHEDOKE GOLF - STORAGE (124650)	565 ABERDEEN AVENUE	1964-08-30		435.00	\$ 57.75	\$ 25,121
PRK217	CHEDOKE GOLF - WASHROOMS (114305)	565 ABERDEEN AVENUE	1964-08-30		548.00	\$ 57.75	\$ 31,647
PRK086	MAHONEY PARK (CRERAR) WASHROOMS	1655 BARTON STREET EAST	1965-01-01		2941.00	\$ 57.75	\$ 169,843
PRK188	MAHONEY PARK (CRERAR) STORAGE	1655 BARTON STREET EAST	1965-01-01		355.00	\$ 57.75	\$ 20,501
PRK023	BULLOCK'S CORNERS PARK WASHROOM CONCESSION	40 PARK AVENUE	1967-01-01		1367.00	\$ 57.75	\$ 78,944
PRK117	SHEFFIELD BALL PARK WASHROOM CONCESSION	1227 SHEFFIELD ROAD	1967-01-01		1161.00	\$ 57.75	\$ 67,048
PRK125	STRABANE PARK WASHROOM CONCESSION	1315 BROCK ROAD	1967-01-01		900.00	\$ 57.75	\$ 51,975
PRK014	BELVIEW PARK	205 BELMONT AVENUE	1968-01-02		365.00	\$ 57.75	\$ 21,079

PARK PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross		Budget
					Area	\$/SF	Cost
PRK022	BUCHANAN PARK WASHROOMS / CHANGE ROOMS	111 COLUMBIA DRIVE	1968-01-02		1959.00	\$ 57.75	\$ 113,132
PRK038	CORKTOWN PARK WASHROOMS	175 FERGUSON AVENUE SOUTH	1968-01-02		1546.00	\$ 57.75	\$ 89,282
PRK051	EDWARDS PARK WASHROOM	55 MERCER STREET	1968-01-02		809.00	\$ 57.75	\$ 46,720
PRK082	LUCY DAY PARK	33 CLINTON STREET	1968-01-02		351.00	\$ 57.75	\$ 20,270
PRK090	MCLAREN PARK	160 JOHN STREET NORTH	1968-01-02		551.00	\$ 57.75	\$ 31,820
PRK096	MOUNTAIN DRIVE (MOUNTAIN BROW)	935 CONCESSION STREET	1968-01-02		2152.00	\$ 57.75	\$ 124,278
PRK104	POWELL PARK	53 BIRCH AVENUE	1968-01-02		4305.00	\$ 57.75	\$ 248,614
PRK112	SAM LAWRENCE PARK	255 CONCESSION STREET	1968-01-02		1675.00	\$ 57.75	\$ 96,731
PRK127	TEMPLEMEAD PARK	30 INDEPENDENCE DRIVE	1968-01-02		138.00	\$ 57.75	\$ 7,970
PRK129	TRENHOLME PARK BOCCE	135 TRENHOLME CRESCENT	1968-01-02		302.00	\$ 57.75	\$ 17,441
PRK088	MAPLEWOOD PARK	150 SECOND ROAD WEST	1968-08-30		355.00	\$ 57.75	\$ 20,501
PRK021	BRUCE PARK	145 BRUCEDALE AVENUE EAST	1969-01-02		1903.00	\$ 57.75	\$ 109,898
PRK098	MYRTLE PARK	13 DELAWARE AVENUE	1969-01-02		1160.00	\$ 57.75	\$ 66,990
PRK004	ANCASTER LITTLE LEAGUE PARK CONCESSION WASHROOMS	286 JERSEYVILLE ROAD WEST	1971-01-02		1099.00	\$ 46.20	\$ 50,774
PRK030	CHEDOKE GOLF CLUBHOUSE	565 ABERDEEN AVENUE	1972-01-02		12420.00	\$ 46.20	\$ 573,804
PRK079	KINGS FOREST GOLF CLUBHOUSE	100 GREENHILL AVENUE	1973-01-01		13454.00	\$ 46.20	\$ 621,575
PRK065	GLOBE PARK	800 WOODWARD AVENUE	1974-01-02		272.00	\$ 46.20	\$ 12,566
PRK059	FRELTON COMMUNITY PARK - WASHROOM CONCESSION	170 FRELTON ROAD	1975-01-01		473.00	\$ 46.20	\$ 21,853
PRK189	FRELTON COMMUNITY PARK - PICNIC PAVILION	170 FRELTON ROAD	1975-01-01		1220.00	\$ 46.20	\$ 56,364
PRK190	FRELTON COMMUNITY PARK - STORAGE 1	170 FRELTON ROAD	1975-01-01		120.00	\$ 46.20	\$ 5,544
PRK191	FRELTON COMMUNITY PARK - STORAGE 2	170 FRELTON ROAD	1975-01-01		120.00	\$ 46.20	\$ 5,544
PRK148	JOE LEISURE PARK WAREHOUSE	752 CENTRE ROAD	1975-01-02		14836.35	\$ 46.20	\$ 685,439
PRK060	FRELTON CENTENNIAL PARK WASHROOM CONCESSION	12 KARENDALE CRESCENT	1977-01-01		528.00	\$ 46.20	\$ 24,394
PRK204	FRELTON CENTENNIAL PARK WASHROOM PAVILION	12 KARENDALE CRESCENT	1977-01-01		1313.00	\$ 46.20	\$ 60,661
PRK114	SANCTUARY PARK WASHROOMS	27 SANCTUARY DRIVE	1978-01-02		700.00	\$ 46.20	\$ 32,340
PRK113	SAM MANSON PARK (KENTLY FIELDHOUSE)	80 NASH ROAD NORTH	1979-01-02		3250.00	\$ 46.20	\$ 150,150
PRK016	BEVERLY PARK WASHROOM	680 HIGHWAY #8	1980-01-01		300.00	\$ 46.20	\$ 13,860
PRK017	BINBROOK PARK CONCESSION	2640 HIGHWAY #56	1983-01-02		464.00	\$ 46.20	\$ 21,437
PRK134	VICTORIA PARK BASEBALL WASHROOMS	500 KING STREET WEST	1984-01-02		1982.00	\$ 46.20	\$ 91,568
PRK156	MARTINO PARK CONCESSION	189 (147) KING STREET EAST	1984-01-02		1832.00	\$ 46.20	\$ 84,638
PRK066	GOURLEY PARK	142 DUNCAIRN CRESCENT	1985-01-02		1377.00	\$ 46.20	\$ 63,617
PRK073	HIGHVIEW PARK	879 BRUCEDALE AVENUE EAST	1985-01-02		63.00	\$ 46.20	\$ 2,911
PRK084	LYNDEN LIONS SOUTH PARK WASHROOM CONCESSION	4070 GOVERNORS ROAD	1985-01-02		1167.00	\$ 46.20	\$ 53,915
PRK085	MACASSA PARK	9 DALLAS AVENUE	1985-01-02		4075.00	\$ 46.20	\$ 188,265
PRK109	ROXBOROUGH PARK	70 REID AVENUE NORTH	1985-01-02		1184.00	\$ 46.20	\$ 54,701
PRK133	VETERANS PARK WASHROOMS	18 HUNTINGWOOD AVENUE	1985-01-02		1205.00	\$ 46.20	\$ 55,671
PRK192	MARTINO PARK CHANGEROOMS	189 (147) KING STREET EAST	1985-01-02		930.00	\$ 46.20	\$ 42,966
PRK007	ANDY WARBURTON MEMORIAL PARK	199 TRAGINA AVENUE NORTH	1985-09-20		688.00	\$ 46.20	\$ 31,786
PRK146	VALLEY PARK PICNIC PAVILION	970 PARAMOUNT DRIVE	1986-01-02		1644.00	\$ 46.20	\$ 75,953

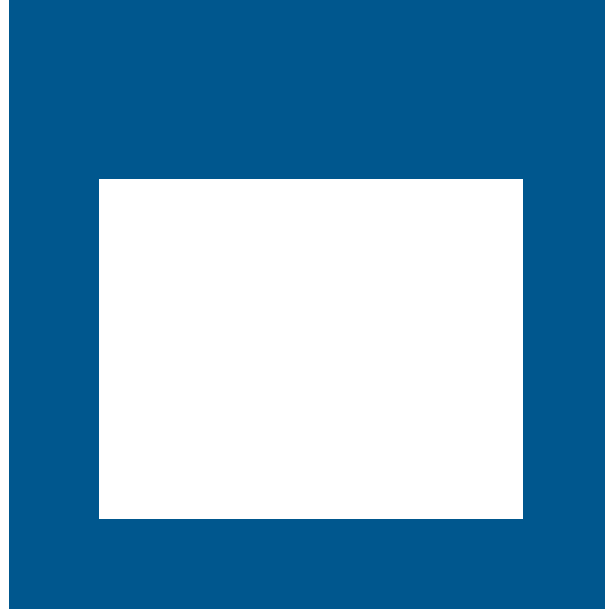
PARK PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross		Budget
					Area	\$/SF	Cost
PRK093	MILLGROVE COMMUNITY PARK WASHROOMS	857 MILLGROVE SIDE ROAD	1988-01-01		436.00	\$ 46.20	\$ 20,143
PRK097	MOUNTVIEW PARK	115 SAN ANTONIO DRIVE	1990-01-01		557.00	\$ 34.65	\$ 19,300
PRK116	SHAWINIGAN PARK	1 GUILDWOOD DRIVE	1990-01-01		684.00	\$ 34.65	\$ 23,701
PRK049	EASTWOOD PARK WASHROOMS	111 BURLINGTON STREET EAST	1995-01-01		2777.00	\$ 34.65	\$ 96,223
PRK028	CARTER PARK WASHROOMS	32 STINSON STREET	1995-01-02		333.00	\$ 34.65	\$ 11,538
PRK219	SACKVILLE HILL MEMORIAL PARK - GARAGE (PARKS)	770 UPPER WENTWORTH STREET	1996-01-02		500.00	\$ 34.65	\$ 17,325
PRK220	SACKVILLE HILL MEMORIAL PARK - BOCCE STORAGE	770 UPPER WENTWORTH STREET	1996-01-02		150.00	\$ 34.65	\$ 5,198
PRK069	FATHER SEAN O'SULLIVAN MEMORIAL / GERSHOME PARK PAVILION	1139 GREENHILL AVENUE	1997-01-02		380.00	\$ 34.65	\$ 13,167
PRK091	TB MCQUESTEN PARK	1199 UPPER WENTWORTH STREET	1998-01-01		4336.00	\$ 34.65	\$ 150,242
PRK193	WILLIAM MCCULLOUGH PARK - STORAGE	200 BONAVENTURE DRIVE	1998-01-02		224.00	\$ 34.65	\$ 7,762
PRK145	WOODWARD PARK	589 WOODWARD AVENUE	1999-01-02		667.00	\$ 34.65	\$ 23,112
PRK058	FLAMBOROUGH CENTRE PARK WASHROOM	969 CENTRE ROAD	2000-01-02		435.00	\$ 34.65	\$ 15,073
PRK015	BERRISFIELD PARK	125 BIRCHCLIFFE CRESCENT	2002-01-02		688.00	\$ 34.65	\$ 23,839
PRK027	LISGAR PARK PAVILION	95 CARSON DRIVE	2002-01-02		690.00	\$ 34.65	\$ 23,909
PRK029	CENTRAL PARK	168 BAY STREET NORTH	2002-01-02		695.00	\$ 34.65	\$ 24,082
PRK052	ELEANOR PARK WASHROOM	80 PRESIDIO DRIVE	2002-01-02		688.00	\$ 34.65	\$ 23,839
PRK055	FATHER SEAN O'SULLIVAN PARK BOCCE STORAGE	1139 GREENHILL AVENUE	2002-01-02		100.00	\$ 34.65	\$ 3,465
PRK062	GATESBURY PARK WASHROOM	28 NISKA DRIVE	2002-01-02		700.00	\$ 34.65	\$ 24,255
PRK064	GLENDALE PARK	255 RAINBOW DRIVE	2002-01-02		683.00	\$ 34.65	\$ 23,666
PRK095	MOUNT LIONS PARK	450 QUEEN VICTORIA DRIVE	2002-01-02		337.00	\$ 34.65	\$ 11,677
PRK120	ST. CHRISTOPHER'S PARK	119 MCANULTY BOULEVARD	2002-01-02		652.00	\$ 34.65	\$ 22,592
PRK150	VEEVERS PARK STORAGE / SUN SHELTER	688 GREENHILL AVENUE	2002-01-02		671.00	\$ 34.65	\$ 23,250
PRK171	JACKIE WASHINGTON ROTARY	363 WELLINGTON STREET NORTH	2002-01-02		678.00	\$ 34.65	\$ 23,493
PRK009	BATTLEFIELD PARK	77 KING STREET WEST	2004-01-02		100.00	\$ 34.65	\$ 3,465
PRK173	HERITAGE GREEN SPORTS PARK	355 FIRST ROAD WEST	2005-01-01		5213.00	\$ 34.65	\$ 180,630
PRK005	ROSEDALE BASEBALL PAVILION	100 GREENHILL AVENUE	2007-04-17		878.00	\$ 34.65	\$ 30,423
PRK025	PIER 4 PARKS OFFICE	709 SIMCOE STREET WEST	2007-04-17		1963.00	\$ 34.65	\$ 68,018
PRK143	BINBROOK PARK WASHROOMS	2640 HIGHWAY #56	2007-04-17		250.00	\$ 34.65	\$ 8,663
PRK106	MILLGROVE COMMUNITY PARK CONCESSION	857 MILLGROVE SIDE ROAD	2007-04-18		1680.00	\$ 34.65	\$ 58,212
PRK147	JOE SAM LEISURE PARK POLE BARN	752 CENTRE ROAD	2007-04-18		14406.00	\$ 34.65	\$ 499,168
PRK164	JOE LEISURE PARK WASHROOMS	752 CENTRE ROAD	2007-04-18		894.44	\$ 34.65	\$ 30,992
PRK169	CARLISLE MEMORIAL LOWER PARK WASHROOM	1487 CENTRE ROAD	2007-05-14		242.00	\$ 34.65	\$ 8,385
PRK105	RICHWILL PARK PAVILION	27 RICHWILL ROAD	2008-01-01		354.00	\$ 34.65	\$ 12,266
PRK170	MOUNT HOPE PARK PAVILION	3027 HOMESTEAD DRIVE	2008-07-11		2741.00	\$ 34.65	\$ 94,976
PRK174	GLANBROOK SCORE TOWER AND CONCESSION	4300 BINBROOK ROAD	2008-07-28		505.00	\$ 34.65	\$ 17,498
PRK183	DUNDAS DRIVING PARK OUTDOOR RINK	71 CROSS STREET	2009-12-01		2420.00	\$ 11.55	\$ 27,951
PRK011	CATHEDRAL PARK	642 MAIN STREET WEST	2010-07-12		1475.00	\$ 11.55	\$ 17,036
PRK115	ALEXANDER PARK STORAGE BUILDING	201 WHITNEY AVENUE	2010-07-13		2240.00	\$ 11.55	\$ 25,872
PRK175	HAMPTON PARK RINK HUT	28 LUPIN AVENUE	2011-01-06		58.00	\$ 11.55	\$ 670

PARK PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross		Budget
					Area	\$/SF	Cost
PRK176	DURAND PARK	250 PARK STREET SOUTH	2011-01-31		35.00	\$ 11.55	\$ 404
PRK177	GLEN CASTLE PARK BOCCE (NEAR RED HILL PRKWY)	30 GLEN CASTLE DRIVE	2011-06-06		126.00	\$ 11.55	\$ 1,455
PRK179	RIVERDALE EAST PARK (OAKLANDS)	135 VITTORITO AVENUE	2011-06-22		310.00	\$ 11.55	\$ 3,581
PRK180	RANDALL PARK SUN SHELTER	50 RAVENBURY DRIVE	2011-07-06		318.00	\$ 11.55	\$ 3,673
PRK181	ERINGATE PARK SUN SHELTER	45 SHADYGLEN DRIVE	2011-08-17		348.00	\$ 11.55	\$ 4,019
PRK182	FAIRFIELD PARK PAVILION	1501 BARTON STREET EAST	2011-08-17		400.00	\$ 11.55	\$ 4,620
PRK184	TRENTHOLME PARK PAVILION	135 TRENHOLME CRESCENT	2012-07-01		394.00	\$ 11.55	\$ 4,551
PRK185	SUMMIT PARK	215 PINEHILL DRIVE	2012-07-10		525.00	\$ 11.55	\$ 6,064
PRK074	WILDAN PARK SHELTER / STORAGE	1 WILDAN DRIVE	2012-12-12		306.00	\$ 11.55	\$ 3,534
PRK041	INCH PARK STORAGE	400 QUEENSDALE AVENUE EAST	2012-12-18		80.00	\$ 11.55	\$ 924
PRK042	INCH PARK PAVILION	400 QUEENSDALE AVENUE EAST	2012-12-18		200.00	\$ 11.55	\$ 2,310
PRK077	GAGE PARK - STORAGE BUNKER	1000 MAIN STREET EAST	2012-12-18		100.00	\$ 11.55	\$ 1,155
PRK036	WESTOVER COMMUNITY PARK - BASEBALL STORAGE	1430 6TH CONCESSION ROAD WEST	2012-12-21		100.00	\$ 11.55	\$ 1,155
PRK056	GREEN ACRES PARK - ICE HUT	50 RANDALL AVENUE	2012-12-21		36.00	\$ 11.55	\$ 416
PRK048	EASTDALE PARK	81 LINCOLN ROAD	2014-01-02		580.00	\$ 11.55	\$ 6,699
PRK053	ELMAR PARK	140 BRIGADE DRIVE	2014-01-02		373.00	\$ 11.55	\$ 4,308
PRK057	FERRIS PARK	25 LYNWOOD DRIVE	2014-01-02		592.00	\$ 11.55	\$ 6,838
PRK092	MEMORIAL PARK	87 GLEN CANNON DRIVE	2014-01-02		560.00	\$ 11.55	\$ 6,468
PRK149	KINSMEN PARK	387 BEACH BOULEVARD	2014-01-02		747.00	\$ 11.55	\$ 8,628
PRK155	LISGAR PARK WASHROOMS	95 CARSON DRIVE	2014-01-02		765.00	\$ 11.55	\$ 8,836
PRK172	ROSEDALE PARK BOCCE/BASEBALL	100 GREENHILL AVENUE	2014-01-02		5489.00	\$ 11.55	\$ 63,398
PRK203	FATHER SEAN O'SULLIVAN / GERSHOME PARK WATER CHAMBER	1139 GREENHILL AVENUE	2014-01-02		72.00	\$ 11.55	\$ 832
PRK221	AUSTIN PARK STORAGE BUILDING	36 DARTFORD PLACE	2014-10-01		0.00	\$ 11.55	\$ -
							\$11,043,216

POOL (RECREATION) PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area	\$/SF	Budget Cost
PLS006	DUNDAS DRIVING PARK OUTDOOR POOL	71 CROSS STREET			5575.00	\$ 113.61	\$ 633,376
PLS016	JESSE PATTERSON WADING POOL	40 BROKER DRIVE			0.00	\$ 113.61	\$ -
PLS011	PARKDALE OUTDOOR POOL	1770 MAIN STREET EAST	1955-01-01	1961-01-01	0.00	\$ 113.61	\$ -
PLS004	CHEDOKE OUTDOOR POOL	500 BENDEMERE AVENUE	1960-01-01		1058.00	\$ 113.61	\$ 120,199
PLS002	BIRGE OUTDOOR POOL	167 BIRGE STREET	1965-01-01	2016-01-01	700.00	\$ 22.72	\$ 15,904
PLS017	BIRGE POOL STORAGE BUILDING	167 BIRGE STREET	1965-01-01		320.00	\$ 113.61	\$ 36,355
PLS003	H.G. BREWSTER POOL	200 DEWITT ROAD	1972-01-01		10654.00	\$ 90.89	\$ 968,342
PLS013	VICTORIA PARK OUTDOOR POOL	100 STRATHCONA AVENUE NORTH	1974-01-01		3463.00	\$ 90.89	\$ 314,752
PLS001	ANCASTER AQUATIC CENTRE	47 MEADOWBROOK DRIVE	1978-01-01		15959.43	\$ 90.89	\$ 1,450,553
PLS010	LIONS CLUB OUTDOOR POOL	263 JERSEYVILLE ROAD WEST	1988-01-01	2007-01-01	3421.80	\$ 68.17	\$ 233,264
PLS014	WALKER OUTDOOR POOL	60 DICENZO DRIVE	2005-01-01		1887.27	\$ 68.17	\$ 128,655
PLS005	CORONATION OUTDOOR POOL	81 MACKLIN STREET NORTH	2011-06-01		27086.73	\$ 22.72	\$ 615,411
PLS009	INCH PARK OUTDOOR POOL	400 QUEENSDALE AVENUE EAST	2011-06-01		2755.00	\$ 22.72	\$ 62,594
PLS012	ROSEDALE OUTDOOR POOL	30 GREENHILL AVENUE	2014-06-01		595.81	\$ 22.72	\$ 13,537
PLS008	GREEN ACRES OUTDOOR POOL	50 RANDALL AVENUE	2015-01-01		1633.00	\$ 22.72	\$ 37,102
							\$ 4,630,043

RECREATION PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of		Int. Gross Area \$/SF	Budget Cost
				Rehab			
REC028	MAIN HESS SENIORS CENTRE	181 JACKSON STREET WEST				6712.00 \$ 58.46	\$ 392,384
REC064	BEVERLY COMMUNITY STORAGE GARAGE	680 HIGHWAY #8				2663.00 \$ 58.46	\$ 155,679
REC005	BEVERLY TOWNSHIP HALL (AKA ROCKTON HALL)	795 OLD HIGHWAY #8	1900-01-01	1976-01-01		2421.54 \$ 58.46	\$ 141,563
REC010	CENTRAL MEMORIAL RECREATION CENTRE	93 WEST AVENUE SOUTH	1900-01-01	1997-01-01		26473.93 \$ 58.46	\$ 1,547,666
REC022	GREENSVILLE COMMUNITY HALL	283 BROCK ROAD	1900-01-01			4508.29 \$ 58.46	\$ 263,555
REC044	SEALY PARK SCOUT HALL	115 MAIN STREET SOUTH	1900-01-01			3016.28 \$ 58.46	\$ 176,332
REC046	SHEFFIELD COMMUNITY HALL	2339 5TH CONCESSION ROAD WEST	1900-01-01			4266.78 \$ 58.46	\$ 249,436
REC059	WOODBURN / CENTENNIAL HALL	1062 GOLF CLUB ROAD	1900-01-01			2519.72 \$ 58.46	\$ 147,303
REC006	BINBROOK MEMORIAL HALL	2600 HIGHWAY #56	1920-01-01			7595.73 \$ 58.46	\$ 444,046
REC055	WATERDOWN MEMORIAL HALL	317 DUNDAS STREET EAST	1922-12-30			7014.74 \$ 58.46	\$ 410,082
REC008	CARLISLE MEMORIAL HALL	273 CARLISLE ROAD	1925-01-01	1969-01-01		4513.49 \$ 58.46	\$ 263,859
REC009	CARLUKE COMMUNITY CENTRE	435 CARLUKE ROAD WEST	1925-01-01			2553.39 \$ 58.46	\$ 149,271
REC025	JIMMY THOMPSON MEMORIAL POOL	1099 KING STREET EAST	1930-01-01	2004-01-01		25691.34 \$ 58.46	\$ 1,501,916
REC014	DUNDAS LIONS MEMORIAL COMMUNITY CENTRE	10 MARKET STREET SOUTH	1936-01-01	2000-01-01		19627.86 \$ 58.46	\$ 1,147,445
REC016	DUNDAS SENIORS CENTRE	10 MARKET STREET SOUTH	1936-01-01	2000-01-01		26632.08 \$ 58.46	\$ 1,556,911
REC034	MOUNTSBERG HALL	2133 CENTRE ROAD	1940-01-01			1431.56 \$ 58.46	\$ 83,689
REC037	NORMANHURST HALL	1621 BARTON STREET EAST	1940-01-01			2885.00 \$ 58.46	\$ 168,657
REC051	VALENS COMMUNITY HALL	1818 VALENS ROAD	1955-01-01			3180.23 \$ 58.46	\$ 185,916
REC069	WINONA COMMUNITY CENTRE	255 WINONA ROAD	1956-01-01	1983-01-01		33480.00 \$ 58.46	\$ 1,957,241
REC057	WINONA SCOUT HALL	1328 BARTON STREET	1959-01-01			2142.00 \$ 58.46	\$ 125,221
REC017	NIGEL CHARLONG HALL	287 OLD GUELPH ROAD	1960-01-01			3718.05 \$ 58.46	\$ 217,357
REC018	EASTMOUNT COMMUNITY HALL	115 EAST 26TH STREET	1960-01-01			2413.01 \$ 58.46	\$ 141,065
REC019	FRUITLAND COMMUNITY HALL	14 SHERWOOD PARK ROAD	1960-01-01			5046.73 \$ 58.46	\$ 295,032
REC021	MOUNT HOPE COMMUNITY YOUTH CENTRE	3027 HOMESTEAD DRIVE	1960-01-01			6035.42 \$ 58.46	\$ 352,831
REC035	MOUNT HOPE HALL	3027 HOMESTEAD DRIVE	1960-01-01			6015.12 \$ 58.46	\$ 351,644
REC020	WOODBURN BALL PARK (AKA EDWARDS MEMORIAL PARK)	1040 GOLF CLUB ROAD	1960-12-30			1120.00 \$ 58.46	\$ 65,475
REC026	KIWANIS BOYS & GIRLS CLUB	45 ELLIS STREET	1961-01-01	2003-01-01		18000.00 \$ 58.46	\$ 1,052,280
REC013	DALEWOOD RECREATION CENTRE	1150 MAIN STREET WEST	1965-01-01	2016-01-01		11601.00 \$ 58.46	\$ 678,194
REC039	OPTIMIST YOUTH CENTRE	237 MANITOU WAY	1965-01-01			3818.87 \$ 58.46	\$ 223,251
REC045	ANCASTER SENIOR ACHIEVEMENT CENTRE	622 ALBERTON ROAD SOUTH RR1	1965-01-01	2014-01-01		14377.00 \$ 58.46	\$ 840,479
REC002	BENNETTO COMMUNITY CENTRE	450 HUGHSON STREET NORTH	1966-01-01	2001-01-01		30435.66 \$ 58.46	\$ 1,779,269
REC049	SIR WINSTON CHURCHILL RECREATION CENTRE	1715 MAIN STREET EAST	1966-01-01	2006-01-01		13100.08 \$ 58.46	\$ 765,831
REC011	CLUB 60 SENIOR CITIZEN CENTRE (ADA BLAND)	4-6 KING STREET WEST	1971-01-01			3567.95 \$ 46.77	\$ 166,873
REC042	RYERSON RECREATION CENTRE	251 DUKE STREET	1971-01-01			27847.26 \$ 46.77	\$ 1,302,416
REC027	KIWANIS COMMUNITY CENTRE	200 JONES ROAD	1972-01-01			6978.84 \$ 46.77	\$ 326,400
REC023	HILL PARK RECREATION CENTRE	305 SOUTH BEND ROAD EAST	1973-01-01			15337.71 \$ 46.77	\$ 717,345
REC048	SIR WILFRID LAURIER RECREATION CENTRE	60 ALBRIGHT ROAD	1977-01-01			15690.74 \$ 46.77	\$ 733,856
REC003	MOHAWK SPORTS PARK - BERNIE ARBOUR STADIUM	685 UPPER KENILWORTH AVENUE	1978-01-01			3000.00 \$ 46.77	\$ 140,310
REC015	DUNDAS COMMUNITY POOL	39 MARKET STREET SOUTH	1980-01-01	2006-01-01		11605.83 \$ 46.77	\$ 542,805

YARDS PORTFOLIO							
Bldg Code	Building Name	Address	Date Built	Date of Rehab	Int. Gross Area \$/SF	Budget Cost	
YRD083	FIDDLER'S GREEN MAINTENANCE YARD - SAND HUT	1104 FIDDLER'S GREEN ROAD			1156.00 \$ 51.92	\$ 60,020	
YRD086	FLAMBOROUGH YARD (BROCK RD) STEEL BUILDING	867 4TH CONCESSION ROAD WEST			2000.00 \$ 51.92	\$ 103,840	
YRD014	CHEDOKE YARD MAIN BUILDING	161 STUDHOLME ROAD	1950-01-01		9946.73 \$ 51.92	\$ 516,434	
YRD043	TAPLEYTOWN YARD - MAIN BUILDING	119 TAPLEYTOWN ROAD	1950-01-01		12365.79 \$ 51.92	\$ 642,032	
YRD063	MOUNT HOPE YARD - SALT AND SAND HUT	7098 AIRPORT ROAD	1951-01-01		2679.00 \$ 51.92	\$ 139,094	
YRD037	ROCKTON REGIONAL YARD - MAIN BUILDING	810 WOODHILL ROAD	1960-01-01		7176.39 \$ 51.92	\$ 372,598	
YRD028	MOUNT HOPE YARD	7098 AIRPORT ROAD	1961-01-01		5539.03 \$ 51.92	\$ 287,586	
YRD052	ROCKTON REGIONAL YARD - SALT DOME	810 WOODHILL ROAD	1967-01-01		6606.00 \$ 51.92	\$ 342,984	
YRD006	DUNDAS YARD - STORES	135 KING STREET EAST	1970-01-01		3817.49 \$ 41.54	\$ 158,579	
YRD011	BRAMPTON YARD - MAIN BUILDING	2200 BRAMPTON STREET	1970-01-01		3464.36 \$ 41.54	\$ 143,910	
YRD013	CENTRE ROAD YARD	1255 CENTRE ROAD	1970-01-01		5537.20 \$ 41.54	\$ 230,015	
YRD019	DUNDAS YARD - MAIN BUILDING	135 KING STREET EAST	1970-01-01		8314.88 \$ 41.54	\$ 345,400	
YRD047	TAPLEYTOWN YARD - SALT DOME	119 TAPLEYTOWN ROAD	1970-01-01		7018.00 \$ 41.54	\$ 291,528	
YRD051	TAPLEYTOWN YARD - SAND HUT	119 TAPLEYTOWN ROAD	1970-01-01		1052.00 \$ 41.54	\$ 43,700	
YRD061	DUNDAS PHYSICAL SERVICES - SAND HUT	189 (147) KING STREET EAST	1970-01-01		1133.00 \$ 41.54	\$ 47,065	
YRD062	DUNDAS PHYSICAL SERVICES - STORAGE BUILDING A	189 (147) KING STREET EAST	1970-01-01		900.39 \$ 41.54	\$ 37,402	
YRD067	ANCASTER OPERATIONS CENTRE - GARAGES	501 SHAVER ROAD	1970-01-01		8091.63 \$ 41.54	\$ 336,126	
YRD081	DUNDAS PHYSICAL SERVICES - STORAGE BUILDING B	189 (147) KING STREET EAST	1970-01-01		260.00 \$ 41.54	\$ 10,800	
YRD065	MILLGROVE YARD - SALT DOME	594 5TH CONCESSION ROAD WEST	1971-01-01		6555.00 \$ 41.54	\$ 272,295	
YRD058	BRAMPTON YARD - SALT DOME	2200 BRAMPTON STREET	1975-01-01		4071.00 \$ 41.54	\$ 169,109	
YRD073	CHEDOKE YARD GARAGES AND FUEL BUILDING	161 STUDHOLME ROAD	1975-01-01		15215.55 \$ 41.54	\$ 632,054	
YRD074	CHEDOKE YARD SALT DOME	161 STUDHOLME ROAD	1985-01-01		2975.00 \$ 41.54	\$ 123,582	
YRD008	BERNIE COURT YARD MAIN BUILDING	308 RYMAL ROAD EAST	1989-01-01		20719.98 \$ 41.54	\$ 860,708	
YRD053	JONES ROAD YARD (ANIMAL CONTROL)	345 JONES ROAD	1990-01-01		2772.76 \$ 31.16	\$ 86,399	
YRD072	BERNIE COURT YARD SALT DOME	308 RYMAL ROAD EAST	1990-01-01		4880.00 \$ 31.16	\$ 152,061	
YRD007	ARVIN YARD - MAIN BUILDING	911 ARVIN AVENUE	1991-01-01		7354.55 \$ 31.16	\$ 229,168	
YRD060	DUNDAS PHYSICAL SERVICES - SALT DOME	189 (147) KING STREET EAST	1998-01-01		2444.00 \$ 31.16	\$ 76,155	
YRD068	BERNIE COURT YARD BARN	308 RYMAL ROAD EAST	2000-01-01		8866.32 \$ 31.16	\$ 276,275	
YRD069	BERNIE COURT YARD GARAGE	308 RYMAL ROAD EAST	2000-01-01		665.34 \$ 31.16	\$ 20,732	
YRD064	ARVIN YARD - COLD STORAGE	911 ARVIN AVENUE	2004-01-01		4522.95 \$ 31.16	\$ 140,935	
YRD010	WSOC SALT DOME	330 WENTWORTH STREET NORTH	2004-01-02		11044.00 \$ 31.16	\$ 344,131	
YRD071	BERNIE COURT YARD SAND HUT	308 RYMAL ROAD EAST	2006-01-01		4796.00 \$ 31.16	\$ 149,443	
YRD070	BERNIE COURT YARD BUTLER BUILDING	308 RYMAL ROAD EAST	2007-01-30		10576.13 \$ 31.16	\$ 329,552	
YRD066	ANCASTER OPERATIONS CENTRE - SAND HUT	501 SHAVER ROAD	2008-01-01		4816.00 \$ 31.16	\$ 150,067	
YRD023	FLAMBOROUGH YARD (BROCK RD)	867 4TH CONCESSION ROAD WEST	2009-01-01		10924.87 \$ 10.38	\$ 113,400	
YRD078	BINBROOK ROAD - SALT SAND DOME	2111 BINBROOK ROAD	2011-02-11		2622.00 \$ 10.38	\$ 27,216	
YRD082	FIDDLER'S GREEN MAINTENANCE YARD - SALT DOME	1104 FIDDLERS GREEN ROAD	2012-09-12		5806.00 \$ 10.38	\$ 60,266	
							\$ 8,322,660



IMPLICATIONS OF ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA) LEGISLATION

September 11, 2018

- Outstanding Business List Item
- Council Direction:
“The Legislated Coordinator be directed to arrange a Special meeting of GIC representing the implications associated with the AODA legislation, as it relates to the City of Hamilton’s day-to-day operations including, but not limited to, matters such as sidewalks, the installation of super mailboxes, the Building Code etc. and what it means to the private sector.”
- Advisory Committee for Persons with Disabilities (ACPD):
August 14, 2018 staff presentation

- 1996 – CoH Urban Braille System
 - Purpose: System of “clearways” defined by textured shorelines of pigmented concrete and tactile information nodes.
- 2001 – Ontarians with Disabilities Act
 - Purpose: Improve opportunities for persons with disabilities and to provide for their involvement in the identification, removal and prevention of barriers to their full participation in the life of the Province.
- 2005 – Accessibility for Ontarians with Disabilities Act (AODA)
 - Purpose: Improve on ODA. Required both public and private sectors to eliminate and prevent new barriers from being introduced to the built environment.
- 2006 – CoH Barrier-Free Design Guidelines
 - Purpose: Guideline to address accessibility levels in Hamilton through planning, design, construction and maintenance of physical facilities, parks & open spaces not already achieved within the Ontario Building Code.
- 2015 – Ontario Building Code Update
 - Purpose: Amended to accommodate accessibility related standards.

AODA on Public Sector

- Review of facilities, sidewalks and super mailboxes to bring assets up to the latest standards of accessibility.
 - Energy, Fleet & Facilities Management was consulted for facilities under their care
 - Engineering Services Division was consulted for sidewalks
 - Growth Planning Division was consulted for super mailboxes
- Note: All assets are in compliance with the Act so long as they were built to the latest standard when constructed or undergone major renovation.
- All financial costs have been determined through an audit which consisted of capturing an inventory of the asset, determining cost estimate to upgrade an individual asset and extrapolating for the full inventory.

- Audit completed in 2017 of 16 facilities spanning a diverse range
 - Completed by external consultant DesignABLE
- Identified approximately \$157M funding gap, inclusive of design & construction, for all facilities which EFFM is responsible.
 - Facility excluded: Culture and Heritage, Water, City Housing Hamilton, Police and Lodge Facilities.
 - Scope excluded: new facility construction and large structural changes.
- Funding gap calculated by extrapolating cost per square foot, depending on the era it was built, from the individual cost estimates of the facilities audited.
- Current Facilities Capital Block does not have sufficient funds to complete the accessible upgrades in addition to the infrastructure renewal project
 - Infrastructure renewal projects are the primary focus of the capital block funding in order to sustain the condition of the City's facility infrastructure over time.

- If funding is attained it would provide the following minimum requirements for accessibility:
 - Where parking is provided, accessible parking is available;
 - Where passenger loading zones are provided, they are accessible;
 - At least one of each type of entrance (public, staff) is accessible;
 - Accessible entrances are located on an accessible route;
 - All common-use rooms/spaces/elements used by staff and/or the public are accessible (exception: where common-use rooms/spaces/elements are duplicated within suites or floor areas, at least 1 shall be accessible);
 - At least 1 of each type of individual-use space, such as offices and workstations, are accessible, or are capable of being made accessible on a job-accommodation basis;
 - Where multi-stall washroom facilities are provided on a floor area, at least one male and one female washroom is accessible (exception: where an accessible unisex/universal washroom is provided within 45 metres);
 - At least one universal washroom is provided within the facility;
 - Where an alarm system is provided, it is accessible.

Sidewalks, Super Mailboxes

Sidewalks

- CoH designs and constructs sidewalks with augmentations to AODA by including Urban Braille requirements and suggestions from Accessibility for Persons with Disabilities Committee (ACPD), Built Environment subcommittee.
- No Audit has been completed to determine cost for upgrading sidewalks to latest standards immediately.
- New construction and redevelopment for lifecycle renewal for sidewalks are currently programmed within the annual capital budget which would bring sidewalks up to code as addressed.

Super Mailboxes

- Implementation of AODA legislation with respect to the mailbox itself are the discretion of Canada Post.
- City staff ensure super mailboxes are located on a concrete pad connected to a municipal sidewalk through Site Plan Approval and the cost are at the Owner/Developer's expense.

AODA on Private Sector

The City of Hamilton has no obligation with respect to accessibility within the Private Sector. However the City employs many individuals which help promote, advise and monitor new builds such that the latest AODA standards are considered.

Urban Design and the Building Department groups liaise with private sector to help promote, advise and monitor new builds for:

- City Policies & Guidelines
- Provincial Legislation, including AODA

All new renovation and builds must comply with the Ontario Building Code which now has accommodated accessibility related standards. The Building Department would be aware of the requirements and able to ensure compliance through review of the building permit and building inspections.

No work has been completed at this time to determine the financial implications of AODA Legislation on the private sector.



CITY OF HAMILTON
HEALTHY & SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	September 11, 2018
SUBJECT/REPORT NO:	Guide to Finding Housing in Hamilton for People with Disabilities (HSC18046) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Greg Witt (905) 546-2424 Ext. 4818
SUBMITTED BY:	Vicki Woodcox Acting Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Guide to Finding Housing in Hamilton for People with Disabilities attached as Appendix A to Report HSC18046, be approved; and,
- (b) That the item respecting “A Guide to Finding Housing for Persons with Disabilities in the City of Hamilton” be removed from the Outstanding Business Item List.

EXECUTIVE SUMMARY

The Guide to Finding Housing in Hamilton for People with Disabilities (“The Guidebook”) was developed to raise awareness for the housing needs of people with a disability as well as provide a tool to assist such people in finding appropriate housing solutions. It was developed by the Advisory Committee for Persons with Disabilities (ACPD), supported by city staff from Human Resources and the Housing Services Division.

The Guidebook looks at housing through the lens of a person experiencing a disability. It is broken into eleven sections providing a range of material from general housing information to information about respite care, safety features and responses to frequently asked questions asked by people with disabilities about housing in the community. The main component of the Guidebook is the Conditions and Special Needs section which provides nuanced descriptions of particular types of disabilities/conditions, the types of housing challenges experienced by individuals who live with each condition and then a menu of information about the resources available in the community to best assist

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Guide to Finding Housing in Hamilton for People with Disabilities
(HSC18046) (City Wide) - Page 2 of 4**

individuals with those conditions navigate the housing system to address those specific housing needs.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

City staff will support the ACPD to print and distribute 125 copies of the Guidebook to key stakeholders. The estimated cost for printing and distributing the Guidebook will be \$1,130 paid through the Housing Services Division budget Dept. ID 673000 account #55405.

Staffing:

There are no staffing implications associated with Report HSC18046.

Legal:

There are no legal implications associated with Report HSC18046.

HISTORICAL BACKGROUND

The Advisory Committee for Persons with Disabilities completed a strategic planning exercise in 2016 and identified the following priorities: housing issues, transportation, outreach, the built environment and wheelchair/scooter safety.

On February 22, 2017, Council approved the December 13, 2016 Advisory Committee for Persons with Disabilities Report 16-012, which directed the following:

1. Formation of a Working Group to Create an Information Source for People with Disabilities Looking for Appropriate Housing.
 - (a) That a working group be formed to produce a comprehensive information source for people with disabilities looking for appropriate housing for their specific needs, and
 - (b) That a staff person from the Housing Division be provided to support the working group to liaise with the various housing and service providers in conjunction with the Advisory Committee for Persons with Disabilities.

With the assistance of staff liaisons from Corporate Services, Human Resources and the Housing Services Division, the ACPD Housing Working Group worked diligently to develop the detailed Guidebook.

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**SUBJECT: Guide to Finding Housing in Hamilton for People with Disabilities
(HSC18046) (City Wide) - Page 3 of 4**

On July 9, 2018, the General Issues Committee (GIC) received a presentation by members of the Advisory Committee for Persons with Disabilities Housing Working Group respecting a Guide to Finding Housing in Hamilton for Persons with Disabilities. The Guide to Finding Housing in Hamilton for People with Disabilities, presented by the Advisory Committee for Persons with Disabilities, was referred to staff for the appropriate assessment and a report back to the Special General Issues Committee meeting, scheduled for September 11, 2018, where the implications of the *Accessibility for Ontarians with Disabilities Act (AODA)* are being discussed.

While the document is intended to be circulated in advance of the municipal election, a formal launch of the Guidebook will occur at the National Housing Day event, which will take place in November 2018. The distribution plan consists of circulating electronic versions of the Guidebook to the ACPD's key networks such as the Seniors Advisory Committee, the Housing and Homelessness Advisory Committee and the Housing and Homelessness Planning Group. Second, the plan is to maximize the Guidebook's online presence by making it available on the City's Housing Services webpage, as well as to maximize its reach on social media by asking key stakeholders to cascade links to the Guidebook to their followers via Twitter, Facebook and other means. The final component is distribution of hard copies of the Guidebook to key service providers including but not limited to the Housing Help Centre of Hamilton, Hamilton Community Legal Clinic, March of Dimes, AbleLiving Services, Autism Hamilton, Alzheimer's Society of Hamilton and Halton, Brain Injury Services of Hamilton, Choices and Community Living; the hard copies can be made available as reference material on site or be made available directly to local people in need.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The language in the Guidebook complies with the *Accessibility for Ontarians with Disabilities Act (AODA)*.

The City of Hamilton's 10-Year Housing and Homelessness Action Plan takes an 'equity-based' and 'person-centred' approach to housing. Strategy 4.7 focuses on supporting the implementation of accessible housing.

RELEVANT CONSULTATION

The Guidebook was created by members of the ACPD Housing Working Group.

Healthy and Safe Communities Department staff from the Housing Services Division have reviewed the Guidebook to ensure its content is accurate and aligns with the Division's 10-Year Housing and Homelessness Action Plan. The Housing Services Division supports the Guidebook.

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**SUBJECT: Guide to Finding Housing in Hamilton for People with Disabilities
(HSC18046) (City Wide) - Page 4 of 4**

The Guidebook has been professionally formatted in order for the document to meet the standards for people with disabilities. This includes being reviewed by Human Resources staff.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The ACPD exists to identify and raise awareness about the barriers that impact the lives of persons with disabilities, and to make recommendations to Council on how to prevent and eliminate such barriers.

Targeted resources that assist people with disabilities find and make decisions around housing are limited. This Guidebook includes resources, information and tools to provide people with disabilities with support to meet their housing needs.

The Guidebook is informed by Hamilton's Housing and Homelessness Action Plan, which is a 10-year person-centred plan to make sure that everyone in Hamilton has a home. The Guidebook builds on the progress of the Action Plan by filling the gaps in housing specific information and related services for persons with disabilities.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix A to Report HSC18046: Guide to Finding Housing in Hamilton for People with Disabilities

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Hamilton

A Guide to Finding Housing in Hamilton for People with Disabilities

Prepared by the City of Hamilton's Advisory Committee for Persons with Disabilities
(ACPD)

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SECTION 1: Introduction

Finding housing can be difficult for people with disabilities. This guide includes resources, information and tools which will make it easier for you.

In June 2017, the Hamilton Spectator had [a story](#) about a woman who ran into problems finding a suitable home in Hamilton.¹ She had some limitations, including the use of mobility devices. Her circumstances made finding a home for her and her son more difficult. The story also highlighted that while Hamilton has made considerable progress in supporting the housing needs of people with disabilities. This guidebook's goal is to help people with visible or invisible disabilities navigate the housing system with less difficulty.

Canadian law does not formally recognize the right to adequate housing. However, Canada is part of several international human rights treaties that recognize the right to adequate housing such as [Article 25 \(1\)](#) of the United Nations Universal Declaration of Human Rights.

Looking at housing needs in a comprehensive manner is important for maintaining a person's independence and quality of life, especially when they have a disability. This guide is informed by Hamilton's [Housing and Homelessness Action Plan](#), which is a 10-year, person-centered plan to make sure that everyone in Hamilton has a home. It builds on the progress of the Action Plan by continuing to fill the gaps in access to housing and related services for persons with disabilities. Some of these gaps include:

- Lack of supports for people navigating and understanding the housing system
- Limited housing resources including available accessible housing and supports
- Matching people with disabilities with the appropriate units and supports they need
- Income barriers
- Lack of advocacy for people with disabilities
- Accessible housing for marginalized populations who face discrimination

¹The long wait for affordable, accessible housing in Hamilton <https://www.thespec.com/news-story/7357112-the-long-wait-for-affordable-accessible-housing-in-hamilton/>

Please Note Disclaimer:


This guidebook includes general information and was prepared with the best information available. For more information, contact the organizations listed in [Section 2](#) of this guide. We intend to update this guidebook regularly.



Availability:

You can get a copy of this guidebook at the Community Information Services / Information Hamilton at Hamilton Public Library and you can access it online at <https://www.hamilton.ca/city-initiatives/strategies-actions/housing-homelessness-research-and-planning>.

SECTION 2: General Information

The following organizations provide general information about housing and housing services, broker services or provide housing services directly to people with disabilities.

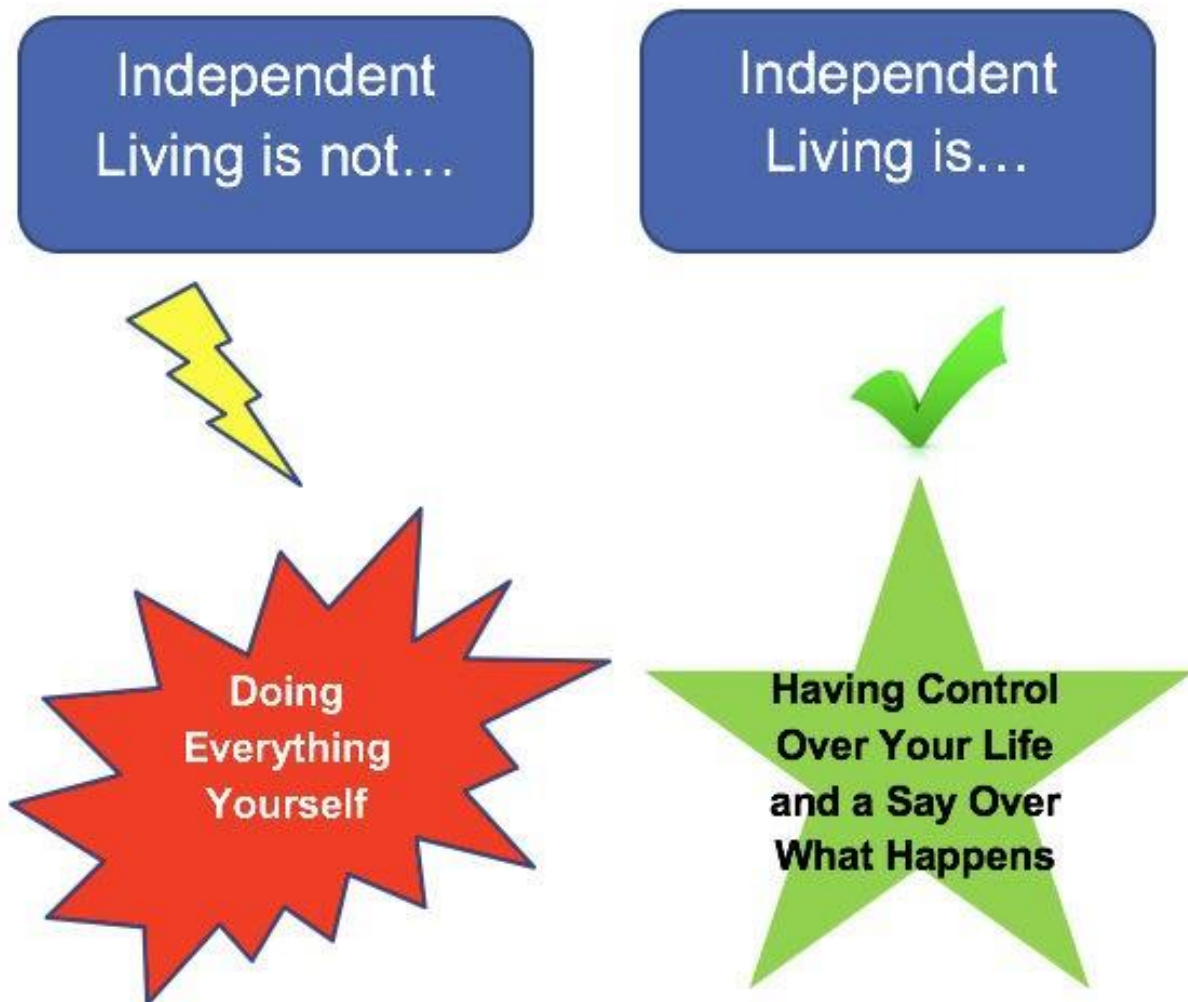
Organization	Address/ Contact Information	Type of Information
City of Hamilton Housing Services Division	350 King Street East, Unit 110 Hamilton, ON L8N 3Y3 General Inquiries Ph: 905-546-3901 Email: housing@hamilton.ca Access to Housing Waitlist Ph: 905-546-2424 x3708 Email: ath@hamilton.ca	<ul style="list-style-type: none"> • Homelessness & housing first • Home renovations & emergency repairs • Affordable housing • Housing supports • Social housing
Local Health Integrated Network (LHIN)	270 Main Street East, Units 1-6 Grimsby, ON L3M 1P8 Ph: 905-945-4930 Email: hamiltonniagara_haldimandbrant@lhins.on.ca For questions about patient care call: 1-800-810-0000	<ul style="list-style-type: none"> • Health supports for Housing • Home and community care • Patient care
Disability Information Service Program	Hamilton Central Library 55 York Boulevard Hamilton ON L8R 3K1 Ph: 905 546-3200 x3205	<ul style="list-style-type: none"> • Help & advice • Link to community Services and benefits • Assessments
Hamilton Housing Help Centre	119 Main Street East Hamilton, ON L8N 3Z3 Ph: 905-526-8100 Email: info@housinghelpcentre.ca	<ul style="list-style-type: none"> • Housing search • Link to community services • Housing stability benefit
Canada Mortgage & Housing Corporation (CMHC)	Ph: 1-800-668-2642 Email: contactcentre@cmhc.ca  @CMHC_ca	<ul style="list-style-type: none"> • Housing data and statistics • Housing development programs

Organization	Address/ Contact Information	Type of Information
Hamilton Community Legal Clinic	100 Main Street East, Suite 203 Hamilton, ON L8N 3W4 Ph: 905-527-4572  @HamiltonJustice	<ul style="list-style-type: none"> • Legal advice • Tenant’s rights • Help with evictions
Realtors Association of Hamilton and Burlington	505 York Blvd Hamilton, ON L8R 3K4 Ph: 905-529-8101 Email: info@rahb.ca  @RAHBNews	<ul style="list-style-type: none"> • Property search • Buying & selling • Housing market news, data and statistics
Government of Ontario	<p>Ontario Healthy Home Renovations Tax Credit Ph: 1-866-668-8297</p> <p>Ontario Disability Support Program Ministry of Community & Social Services 119 King Street West, 3rd Floor Hamilton ON L8P 4Y7 Ph: 905-521-7280</p> <p>Other Grant Programs</p>	

SECTION 3: Personal Responsibilities

Everyone wants to stay independent. However, to address housing needs you need to know and understand your limitations. You must know where in the City you want to live. This is called “due diligence”. Before deciding, you should get as much information as you can and explore all available housing options.

Discuss the housing options with your spouse, children and other family member or close friends. Talk to your family doctor, who can help with applications that refer to limitations and specific needs.



SECTION 4: Types of Housing

This section describes two types of housing options; homeownership and rental housing. There is financial help and housing supports available for people with disabilities with low-incomes. For more information about these subsidies and supports please call the City of Hamilton's [Housing Services Division](#) at 905-546-3901 or e-mail them at housing@hamilton.ca.

4.1 Types of Ownership Housing



Home ownership can be an asset for people with disabilities. However, it can also become a concern.

If you own your own home, you may have to downsize or move into a more accommodating living situation due to changing needs. Paying for costs of maintenance, utilities and taxes can become a constraint when the changing needs of a disability or condition force you to spend more of your income on health care than what you have budgeted for in the past.

As a homeowner with a disability, you might be able to customize your home to make it more accessible. One benefit of owning your own home is that you can often change it easier than you could if you rented. This is especially the case of major home modifications.

To find homes for sale in Hamilton contact a local real estate office. You can also contact [Realtors Association of Hamilton and Burlington](#) by calling 905-529-8101 as well as looking at listings online.

The following housing options may be useful for people with disabilities:

4.1.1 Garden Suite

A garden suite (commonly known as a granny flat) is a pre-made residential structure set up as one unit (up to 20 years) in the yard of a home owned by a family member. It allows an individual with a disability to live independently and remain close to their family. Garden suites are allowed in Hamilton but planning approvals are necessary. In some cases, servicing a new garden suite with water and sewer services can be expensive.

Call the Canada Mortgage and Housing Corporation (CMHC) at 1-800-668-2642 and/or the City of Hamilton Planning Department at 905-546-2720 for more information.

4.1.2 Home Sharing

Home sharing is when several unrelated people live together in a single dwelling. Owners with an extra bedroom can rent it to a tenant who will typically provide other services like chores and general maintenance in addition to money as a form of compensation. Home sharing works as a traditional financial arrangement and it can also give companionship and a sense of security for both the tenant and owner. For people with disabilities, this living arrangement can save the cost of paying for specialized services.

Home share organizations are popular in Canada and around the world; however, there are not many home share organizations in Hamilton. McMaster University School of Graduate Studies has a small home sharing program called [MacSymbiosis²](#). This program connects graduate students with seniors in the McMaster and Westdale community. This housing relationship is good for both students and seniors.

For more information call 647-648-4421 or contact the program by email at symbiosiscohousing@gmail.com.

4.1.3 Co-Housing



Co-housing is when a group of people plan and develop their housing community. It can be a new or existing building(s) that has had changes made to it. Residents own their unit, but often share spaces like dining, laundry and recreational facilities. They can also share support services.

In a co-housing community, people with disabilities keep independent spaces. They can choose to live with friends and share interests and workloads.

²McMaster Student-Senior Co-housing Program
https://gs.mcmaster.ca/sites/default/files/images/gs_symbiosis_brochure_8.5x11_v1.11.pdf

Email the Canadian Co-Housing Network at info-east@cohousing.ca or for more information visit www.cohousing.ca.

4.1.4 Purchased Condominiums

Condominiums (“condos”) are dwellings (houses, townhouses and apartments) purchased privately from developers or prior owners.



An owner is an individual deed holder of a unit. The owner is responsible for maintaining and paying for the property. They are also a shareholder of common property elements like; passageways, gardens and roadways. These common elements are maintained through regular financial contributions made by the condo owners; these are typically called ‘condo fees’. The condo owner handles their share of the condominium and is responsible for selling it when they move. Condos are governed by the *Condominium Act, 1998*. The Canada Mortgage and Housing Corporation has a free [condo buyer’s guide](#). This guide can help people learn more about condo buying and living.



4.1.5 Life Lease Housing

Life lease housing is usually owned and managed by a non-profit organization. Residents pay to live in a unit by purchasing a lease for an upfront payment and a monthly maintenance fee. Unlike renting, the lease is set for several years, or for life. When the resident moves out, the lease is sold at fair market value, less a fee. Most life lease communities maintain a waiting list of potential future buyers. Applications are managed by the life lease building staff or corporation.

For more information on life leasing visit the [Ministry of Housing's website](#).

4.1.6 Renovating Your Home

If you have a disability, home renovations can help with your independence both now and in the future. There are many arrangements and adaptations that can reduce barriers and improve accessibility. The best changes depend on your personal circumstances.

Some common options include:

- Adding grab bars in the bathroom
- Changing the bath tub to a barrier-free shower
- Adding hand railings or a stair lift to staircases
- Changing the heights of kitchen cupboards and/or counter heights
- Moving a bedroom to the main floor
- Putting in fire alarms that light up for people who are deaf or hard of hearing

The City of Hamilton has developed guidelines for barrier free design. For more information call 905-546-2424 x8080 or download the PDF document at the following link: cityofhamilton-barrier-free-design-guidelines.pdf.

4.1.7 Property Tax Assistance

Paying property taxes can become challenging for people with disabilities since expenses often tend to increase with changes to physical conditions. The City of Hamilton has tax assistance programs available for residential tax payers with disabilities.

Deferral of Tax Increase Program

This program allows eligible low-income seniors (65+) to defer property tax increases. You must be receiving the Ontario Disability Support Program (ODSP), have a disability and paid under the Guaranteed Income Supplement (GIS) or the CPP disability benefit.

Full Deferral of Taxes Program

In 2018, the City of Hamilton started a new 3-year pilot program that allows a homeowner with a disability to defer the full amount of property taxes (subject to interest) until the property is sold. Your household must have a combined income of less than \$33,840 to qualify.

For more eligibility criteria for both programs including getting application forms call 905-546-2489 or visit www.hamilton.ca/tax.

4.2. Types of Rental Housing

Rental housing is a common living arrangement where a tenant pays rent to a landlord to live in part of a larger facility.



Rental accommodations can be single detached homes, townhouses, or apartment buildings. These may be owned privately (for profit) or by non-profit organizations. Some condominium owners also rent out their units.

Costs for a rental unit will vary. Refer to the [Glossary](#) for more information about market rents and rent-geared-to income.

4.2.1 Apartments

Apartments are typically forms of independent living. Apartments can be studios, garden suites, secondary suites, two-storey flats, maisonettes or lofts. Townhomes, row houses, and semi-detached and single detached homes are also available for rent.

Tenants and landlords have legal rights and responsibilities, most are outlined in the *Residential Tenancies Act (RTA)*. However, some regulations exist in other legislation. Some examples are the *Municipal Act*, the *Housing Services Act*, the *Planning Act* and local by-laws.

4.2.2 Group Homes

A group home is a residence licensed and funded by the government for 3 to 10 persons, not including staff. Residents of a group home live under supervision in a single housekeeping unit. Due to different reasons including; emotional, mental, social or physical condition or legal status, living in a group home is best for their well-being.

4.2.3 Residential Care Facilities

Residential Care Facilities (RCFs) are homes where a number of people live together and are provided care. They often provide housing for older adults and/or people living with disabilities. An RCF is a type of supported housing.

Some residential complexes have residents who receive 24-hour a day care. RCFs include geriatric care homes, psychiatric care homes, and homes for residents with developmental disabilities. Most are privately owned and licensed by the City of Hamilton. This means they need to follow certain health, fire and living standards. Some RCF units are subsidized for people who have a low-income.

4.2.4 Long Term Care Facilities

Long term care facilities, sometimes called nursing homes, are institutional buildings for people who can no longer live independently. They need 24-hour a day personal and nursing care, sometimes within a secure setting. They include many services and supports for people with disabilities, older adults and family caregivers. Residents receive personal care and health services, as they have limitations that prevent them from taking part independently in everyday activities.

4.2.5 Retirement Homes (Assistive Living Facility)



Retirement homes (assistive living facility) provide a fee-based specialty accommodation and communal programs for seniors who may need help with daily living activities.

Retirement homes are usually privately owned. They must have at least 2 of 13 care services as set out by the *Retirement Homes Act (RHA, 2010)*. This housing option may cost too much for people on a fixed income.

4.2.6 Assisted Living Services (Rental or Ownership)

Assisted living services provide personal and home support services. This allows people to live in their home as their needs change. This includes help with personal care (bathing, mouth and skin care), personal support (dressing and help with taking medicine), homemaking services (light housekeeping and laundry), and home maintenance. Services are accessed through regional “hubs” provided through the Local Health Integration Networks (LHINs). Many private assisted living service providers/services are also available on a fee-for-service basis.

SECTION 5: Conditions and Special Needs

This section includes information on common conditions and how those conditions can shape and affect the housing needs of people with disabilities. This section also offers resources to help people with these conditions access housing and housing supports in their community.

5.1. Circulatory Conditions

The circulatory system describes the heart and blood vessels. Some circulatory diseases include; high blood pressure, coronary artery disease, and hypotension (low blood pressure). On-going circulatory conditions can often result in strokes or heart disease. Results of a stroke may include; weakness or paralysis and vision problems including depth-perception. Other issues include; cognitive problems like reading difficulties, speaking, comprehension and short-term memory loss.

If you have a circulatory condition you often need regular medication for your health. Housing with proper storage for medication is needed. Those with circulatory conditions may also need special diets. In these cases, appropriate or specialized appliances and customized kitchen space may be needed. People with circulatory conditions often need special accommodations in the home such as assistive devices and help with care. In some cases, barrier-free housing that is fully wheelchair accessible might be needed. Housing with proper storage areas and turning radius is needed for those with assistive devices. March of Dimes is one of many community-based rehabilitation organizations for people with circulatory conditions or physical disabilities due to circulatory conditions.


For more information on March of Dimes and other organizations contact:

[March of Dimes Canada](#)

20 Emerald Street North, Unit 309

Hamilton, ON L8L 8A4

Ph: 905-527-6653

 @modcanada

[Heart and Stroke Foundation](#)

1439 Upper Ottawa Street, Unit 7
Hamilton, ON L8W 3J6
Ph: 905-574-4105

[The Hamilton-Wentworth Stroke Recovery Association](#)

70 King Street East, Unit B
Stoney Creek, ON L8G 1K2
Ph: 905-662-7819
Email: strokerecovery@gmail.com

[AbleLiving Services](#)

565 Sanatorium Road
Hamilton, ON L9C 7N4
Ph: 289-309-8477
Email: info@ableliving.org

5.2. Cognitive Disabilities/Mental Health Conditions

There is a wide range of mental health conditions and cognitive disabilities. Some are acquired at birth and some acquired later in life like a brain injury. Many people with less severe conditions only need limited supports. Help with daily living activities such as bathing, eating, dressing, cleaning, using the toilet, and/or other personal care are common. Individuals with more serious cognitive disabilities often need special care, including 24-hour supervision. Specialized supports are often needed for those who have communication disorders and have trouble controlling difficult behaviour.

In some cases, people with severe cognitive disabilities, may need residential care as living independently is not possible or practical. In addition, many experience gradual declines in ability over time. Living in a residential care facility allows more 'on-site' services to be added over time to meet the person's needs.

Safety can be a major concern for those with cognitive disorders who live independently and/or with limited supports and supervision; for example, those with Autism Spectrum Disorder (ASD), dementia or brain injuries may have trouble understanding their environment and other people. Safety is a major issue as they may wander off. Proper locks are required to secure the residence and any medication. Other safety measures to consider within the home are; a secure stove to prevent fires and a water heater temperature governor to avoid burns from hot water. Bathroom grab bars and grips and non-skid rugs are also

helpful household features.


For more information on residential care facilities in Hamilton please call the [Housing Services Division](#) at 905-546-3901.

For information on supports for cognitive disabilities contact the following organizations:

[Autism Hamilton](#)

533 Main Street East
Hamilton, ON L8M 1H9
Ph: 905 528 8476
Email: lb@autismontario.com

[Alzheimer Society Hamilton and Halton](#)

206-1685 Main Street West
Hamilton, ON L8S 1G5
Ph: 905-529-7030
 @DementiaAlzh

[Brain Injury Services of Hamilton \(BISH\)](#)

225 King William Street, Suite 508
Hamilton, ON L8R 1B1
Ph: 905-523-8852
Email: info.news@braininjuryservices.com

5.3. Developmental Disabilities

There are a range of developmental disabilities which can include; Down Syndrome, Cerebral Palsy and autism. Communication disorders like language/speech disorders, learning disorders and motor disorders fall into this category for the purpose of this guidebook. Some conditions are more visible such as cerebral palsy and some are less visible such as dyslexia.

These conditions can appear at birth or childhood and in some cases, can become more severe over time into adulthood. Because of visible spastic-like movements or unclear means of communication, individuals may be misunderstood or be regarded as not being smart. This is not the case, as in most circumstances people suffering from these types of conditions are quite intelligent.

It is important for people with developmental disabilities to be matched with the

type of housing and supports they need. Contacting Development Services Ontario (DSO) is the first step in this process. DSO will assess the condition and housing needs to determine eligibility for programming.


[Development Services Ontario](#)

140 King Street East, Suite 4
Hamilton, ON L8N 1B2
Ph: 905-522-3304 x214
Email: info@dsohnr.ca

The DSO will make recommendations to find an environment that will maximize safety, independence and enable people to have a satisfying quality of life. There are several local programs and housing providers that provide specialized services for people with developmental disabilities.

Some of these organizations include:

[Choices](#)

59 Kirby Avenue
Dundas, ON L9H 6P3
Ph: 905-628-6147 x221
 @ChoicesDundas


[Christian Horizons](#)

4278 King Street East
Kitchener, ON N2P 2G5
Ph: 519-650-3241
Email: info@christian-horizons.org

[Community Living Hamilton](#)

191 York Boulevard
Hamilton, ON L8R 1Y6
Ph: 905-528-0281
Email: info@clham.com

[Indwell](#)

1430 Main Street East
Hamilton, ON L8K 1C3
Ph: 1-866-529-0454
 @IndwellCA

L'Arche

664 Main Street East
Hamilton, ON L8M 1K2
Ph: 905-312-0612
Email: office@larchehamilton.org

Housing needs for people with developmental disabilities often grow over time. A common challenge is that as the primary caregivers (typically parents) get older, they may no longer be able to care for the person with the developmental disability. Moving from home with a parent providing primary care to supportive housing is a challenge for people with developmental disabilities.

5.4 Mobility and Physical Disabilities (Neuro-Muscular Conditions)

People with neuro-muscular disabilities each have different limitations. If you use a mobility device or have cerebral palsy your disability is visible. However, those with early onset multiple sclerosis or neuroglia or epilepsy may not have any visible signs of disability.

Physical limitations often need modifications so tailoring (finding and adapting) the right kind of housing and supports to your needs is important. Speak with your family doctor as they are aware of how a condition will change over time. Your doctor can also refer an occupational therapist to do a home assessment who will recommend specific modifications.

Stairs are the most common barrier for those with mobility restrictions. There are also many other common household design features that are challenging for people with neuro-muscular conditions or physical disabilities. For example, the height of light switches, the location and height of buttons or knobs on kitchen appliances or the shape of taps. Carpeting can be a barrier for people using mobility devices, especially manual wheelchairs. Bathing can be problematic but common mobility aids like bathtub assist bars, bath chairs and 'roll-in' showers can help.

People who have epilepsy or a non-epileptic seizure disorder need to be aware of electronics that can trigger a seizure. This can include flashing lights on smoke detectors and appliances. Depending on how severe a disorder is, there may be greater need to modify homes to prevent injury.

There are several support groups for particular conditions. The Community Care Access Centre at 1-800-810-0000 is usually contacted first. Care Coordinators will set up an assessment first and then coordinate ongoing care.

Quite often, major home modifications can be expensive. If you own your home and have a low-income, you can apply for financial help through the Ontario Renovates Program. Please contact the City of Hamilton's [Housing Services Division](#) by phone at 905-546-3901.

For more information on specific conditions contact:

[Arthritis Society](#)

460 Brant Street, Suite 11
Burlington, ON L7R 4B6
Ph: 905-632-9390
Email: info@on.arthritis.ca

[Epilepsy Hamilton, Halton, Peel](#)

2160 Dunwin Drive
Mississauga, ON L5L 5M8
Ph: 1-855-734-2111
Email: info@epilepsysco.org

[Ontario Federation for Cerebral Palsy](#)

1100 Main Street West, Suite 301
Hamilton, ON L8S 1B3
Ph: 905-522-2928

For more information on housing services for physical conditions contact:

[Brain Injury Services of Hamilton](#)

225 King William Street, Suite 508
Hamilton, ON L8R 1B1
Ph: 905-523-8852
Email: info.news@braininjuryservices.com

[March of Dimes Canada](#)

20 Emerald Street North, Unit 309
Hamilton, ON L8L 8A4
Ph: 905-527-6653
 @modcanada

[THRIVE Participation House](#)

2080 Trinity Church Road
Mount Hope, ON L0R 1C0
Ph: 905-692-4465
Email: info@ableliving.org

5.5 Respiratory Conditions

Asthma is a common respiratory condition; however, there are more serious respiratory conditions like emphysema, chronic obstructive pulmonary disease (COPD) and lung cancer. In some cases, medical equipment helps with breathing or medications are used to control symptoms. Examples include; inhalators, portable oxygen and continuous positive air pressure (CPAP) machines. Respiratory conditions even when treated can still affect your quality of life.

Living in the right environment is critical for those with a respiratory condition. Known triggers for respiratory distress include air quality, dust, mold, pollen and temperature. It is important to keep a clean unit and live in a building with good air quality. A smoke-free environment is beneficial.

Call the Hamilton Housing Help Centre at 905-526-8100 for help with housing searches that suit your needs. When applying for public subsidized housing, the Access to Housing (ATH) application includes the need for oxygen on its list. However, it doesn't ask about smoke-free accommodation, so you must include this under unlisted needs.

Local programs providing specialized services for people with respiratory conditions include:

[Firestone Clinic for Respiratory Health](#)

50 Charlton Avenue East
Hamilton, ON L8N 4A6
Ph: 905-522-1155 x36000

[Lung Association](#)

762 Upper James Street, Suite 278
Hamilton, ON L9C 3A2
Ph: 905-745-7416
Email: schapman@lungontario.ca

5.6 Hearing/Vision Conditions (Sensory)

Vision

There are many levels of blindness and vision loss. Some individuals may have improved vision with corrective lenses. Other people may just see some light or shadows or nothing at all. Vision loss can be genetic, caused by a stroke, degenerative diseases, cataracts or glaucoma, just to name a few. People with other disabilities, who also have vision loss have specific housing needs. In these cases, it can be difficult to accommodate an individual's housing needs.

Features such as automatic doors, good lighting, color contrast in walls and floors and no carpets are helpful for those who are blind or have vision loss. Features that someone with vision loss should look for include; a clear front lobby/foyer, audible or tactile markings in elevators to show or say the appropriate floor and tactile or large print numbers on doors.

The [Canadian National Institute for the Blind](#) (CNIB) provides in-home supports, complete assessments, suggest products to improve independence and perform helpful home modifications. Modifications can include; marking appliances or reorganizing units to make them more accessible.

Social isolation can be a challenge for people with vision loss. Living in a central location near shops, medical facilities, good transportation and social and recreation activities is preferred and helpful for mobility purposes.

The [Canadian Council of the Blind](#) is a social group that meets monthly and is a place to meet people and get involved in social activities. Activities include; blind golf, bowling for the blind and curling for the blind.

Some local specialized services for people with vision loss include:

[Canadian National Institute for the Blind](#) (CNIB)

115 Parkdale Avenue South

Hamilton, ON L8K 6K4

Ph: 905-528-8555

 @CNIB

[Lions Foundation of Canada's Dog's for the Blind](#)

152 Wilson Street

Oakville, ON L6K 0G6

Phone: 905-842-2891

TTY: 905-842-1585

 @LFCDogGuides

[Canadian Council of the Blind](#)

Ph: 1-877-304-0968

Email: ccb@ccbnational.net

Deaf, Deafened and Hard of Hearing

Approximately 23% of adult Canadians report experiencing some hearing loss. This number is projected to significantly increase as the average age of Canadians increase. Hearing loss can be mild to profound or in between. Deaf, deafened and hard of hearing individuals may use hearing aids, cochlear implants or other assistive listening devices.

Deaf

The term 'deaf' describes people with a severe to profound hearing loss, with little or no residual hearing. Some deaf people use sign language, such as American Sign Language (ASL) or Langue des signes québécoise (LSQ) to communicate. Others use speech to communicate using their residual hearing and hearing aids, technical devices or cochlear implants, and/or speechreading.

Deafened (Or Late-Deafened)

The terms “deafened or late-deafened” describe individuals who grow up hearing or hard of hearing and, either suddenly or gradually, have a profound loss of hearing. Adults who become late-deafened usually cannot understand speech without visual clues such as captioning, computerized notetaking, lip reading or sign language.

Hard of Hearing

Most people who are hard of hearing can understand some sounds with or without hearing aids. They also often supplement their residual hearing with speechreading, hearing aids and technical devices. The term “person with hearing loss” is often used and preferred.

Deaf and hard of hearing people have unique housing needs. They need a quiet and/or well-lit space to properly communicate. End units are preferred in multi-unit buildings as they could be quieter and have less noise and limited hallway traffic.

Some important building design features to look for are:

- Security and fire alarm systems that do not just use sound
- Building layouts that do not block views
- Doorbells that light-up
- High-speed internet access that allows for specialized communications technology

When looking for a home, an interpreter is often needed by the potential homeowner or renter to help with deciding whether a unit meets their needs or not. Once living in a unit, it is important to set up a way to communicate and build a rapport with your building manager. This will help you resolve any future concerns and allow the building manager to better understand and be responsive to your needs.

Deaf Blindness

Someone who is deaf blind is not necessarily totally deaf or totally blind. Many people who are deaf blind have some residual sight and/or hearing. The major challenge is not about the amount of sight and hearing; it is about the combined impact of having more than one sensory impairment.

Since being deaf blind includes both vision and hearing loss, very specific living accommodations are needed. When looking for housing, a community with nearby shopping, medical centres, transportation and audible traffic signals makes it easier to be a part of the community. Within the home or building there are many things to consider. Do the elevators have Braille and raised numbers? Also, are there audible floor indicators, Braille or raised numbers outside the elevator door on all floors?

Other helpful building design features include flashing and/or vibrating door bells, flashing and/or vibrating fire alarms. Help may be needed from several community organizations that specialize in hearing and vision loss to maximize quality of life.

5.7 Bowel/Bladder Conditions

Gastric or urinary issues are common for people with Crohn's disease, Irritable Bowel Syndrome (IBS), bladder or bowel cancers, incontinence or those who experience frequent bladder infections. People with these conditions often have special housing needs, particularly bathroom use and availability. Group homes, residential care facilities and home share living arrangements can be challenging for people with these conditions due to shared bathrooms.

A specialized service and support group for people with gastric issues is:

[Crohn's and Colitis Canada - Hamilton](#)

Ph: 1-800-387-1479

Email: hamilton@crohnsandcolitis.ca

5.8 Emergency Situations

People with disabilities experience emergency situations unique to their conditions. Two key factors to consider are prevention and mitigation.

Emergency Prevention

The best way to deal with emergencies is to stop them from happening in the first place. For people living with disabilities, depending on their needs, there are a number of measures that can be put in place to reduce or prevent emergencies.

Common emergency prevention tips include:

- For people with mobility restrictions, install non-slip rugs, grab bars in the kitchen/bathroom or where needed. These will prevent slips or falls or other situations.
- For those who are blind or have low vision and/or those with mobility restrictions, good lighting is important.
- For people who need medication, using a medication dispensing system prevents missed or inaccurate dosages.
- Having a checklist/schedule for regular maintenance for needed assistive devices, appliances or key items in the home.
- Having a home security system.
- All multi-residential buildings must have a fire plan. It is a good idea to participate in fire drills and know the fire routes in your building.
- Fire departments recommend that anyone who uses a mobility device not live higher than six floors. This helps emergency personnel easily evacuate occupants in an emergency.

Emergency Mitigation

Another key part is to lessen the impact of emergencies when they occur.

Common ways people with disabilities promote harm reduction include:

- Wearing an “Emergency Help” device
- Wearing a [Medic-Alert](#) bracelet
- Having a well-stocked maintenance toolkit for important electronics, appliances or assistive devices that need regular upkeep. This kit could include backup fuses and batteries for hearing aids for example.
- Pre-programming emergency contacts and medical conditions, in your home and/or cell phones.
- Having a list of emergency contacts near the telephone which includes neighbours, friends, family, medical contacts, pharmacy, elevator repair, assistive device repair, etc.
- Keeping a list handy of any medications you take.

Specific Emergencies

Sometimes your power can go out and this can be an issue if you rely on electricity for medical equipment. If you have such equipment you should have a

backup generator or have batteries on hand for respirators or other items that need power.

A heavy snowfall can be challenging for people with disabilities. If you have respiratory conditions or physical disabilities you can have issues or be unable to shovel your own snow.

SECTION 6: Decision-Making

Finding or changing where you live isn't always easy especially when it is not your most desirable choice. In the case of moving to social or subsidized housing, it often involves a crisis. The first step is coming to terms with the crisis which can range from financial to health and often include both concerns. The crisis is often sudden and/or unplanned. Both the individual and their family and friends may have a difficult time coming to terms with the new reality.

For people with disabilities, housing choices are limited and come with constraints or limitations. This guide attempts to provide people with information to assist them searching for and selecting housing. Medical conditions and health concerns such as mental health, addictions, chronic conditions and low-income makes finding suitable housing difficult. The reality is you many need to make choices or accept trade-offs between meeting needs/wants and staying within your household budget. One example of a choice for people with disabilities is deciding between affording the cost of finding new accommodations or adapting existing living conditions.

Key Factors in Decision-Making

Person-Centeredness

This focuses on placing the person at the center of all factors considering their needs including their unique economic, cultural and gendered experiences. This approach has demonstrated value and is widely adopted within medical and health care (Mayo Clinic, Ottawa Hospital Research Institute, CIHI, E-health) as well as in [Hamilton's 10- year Housing and Homelessness Action Plan](#).

Balancing Needs and Wants

It can be challenging to determine what is a need versus what is a want. Having limited resources, it is important to carefully analyze your personal circumstances, physical, medical, health conditions and preferences. Prioritization assists in navigating through crisis situations, preventing on-going stress and concerns around finding suitable housing and supports.

Cost-Effectiveness

Means maximizing meeting the needs of people with disabilities while minimizing the costs without compromising quality.

A Decision-Making and Housing Example:

Judy, 61, has a chronic respiratory condition. She needs a suitable environment for her breathing. She works at home as a freelance transcriber and earns approximately \$20.00/hour.

Judy worked with her family to find a home. She took her doctor's advice and selected a recently built smoke-free unit in a duplex. The home was located on the south-west mountain; an area of the city away from the industrial core.

The rent was higher than a similar unit she found in the lower city but having better air quality. Judy determined the higher rents were an acceptable trade-off for the better standard of living as she prioritized her long-term health. As a result of her decision, Judy was not able to immediately afford central air conditioning because of her slightly higher rent. She'll use her window air conditioning unit and save for the system she wants to buy in the future.

SECTION 7: Respite Care

Respite services give primary caregivers a temporary break from providing care to the person they are caring for with a disability. Caregivers, whether family or health care professionals, are sometimes unable (or unwilling) to give full-time or round-the-clock care. Most people living with a disability have a daily routine that they like; however, they may need a temporary change in the type of care. In these cases, there are agencies that provide respite care. There are also agencies that provide support to people who live in a private unit. They can come once-a-day to once-a-week or on an 'as-needed' basis to give needed care and services.

Some agencies require a vulnerable or disabled person to be moved to a centralized setting to provide care. This is the case for extended care. Often there are waitlists which means planning in advance for care and supports needed in a timely manner.

Contact can be made through [LHIN Home and Community Care](#) at 1-800-810-0000 who is the main service agency.

Other organizations that can assist include:

[Community Living](#) at 905-528-0281

[Von Canada Respite Services](#)

414 Victoria Avenue North, Suite M2

Hamilton, ON L8L 5G8

Ph: 905-529-0700 or 905-523-1055

Email: national@von.ca

SECTION 8: Safety Features to Check

There are many features to look for when searching for a home in the context of meeting the needs of people who have a disability. Considering and prioritizing the features that apply to your condition will maximize the ability for housing to be tailored to suit your needs.

Accessibility to the Home for Care Providers

It is important to balance between having access for caregivers while preventing strangers or unwanted solicitors entering a home. Common safety features include windows in or beside the front door to see who is at the door; using a key box instead of hiding a key outside for care providers. High-rise and multi-residential buildings may have an intercom system to notify tenants of visitors as well as security cameras so they can watch who comes in and out of the building. These should be working and accessible so caregivers can access the units inside. For automatic doors that are activated by accessibility buttons, keys or fobs, residents should tell caregivers to not allow piggybacking. Piggybacking is when two people enter through a door where there has only been one security swipe.

Alarms

Some buildings have alarms on each floor while others have them in each unit. It is important to tailor the alarm that meets the needs of the resident. This would include a visual alarm for someone who is deaf or hard of hearing and an audible alarm for some who is blind or has low vision.

Appliances

Countertops, cupboards, taps, sinks, buttons and knobs on stoves and ovens should be located at accessible heights and reaching distances.

Common Spaces

Accessibility should be considered for buildings where there are public offices, public meeting rooms, laundry rooms and washrooms.

Computers/Cell-Phones

Access to technological devices can help with being informed about emergencies. These devices also help with communication with others about personal emergencies. Based on location, cell phone and internet reception can vary in units and buildings. Basement apartments tend to have poor reception. Some buildings provide Wi-Fi in common areas.

Elevators

Elevators should be large enough for an ambulance stretcher or a wheelchair to turn around. The buttons should light up and have a tactile surface, like raised letters or ideally Braille. Elevator systems should have audible cues to help those with low vision. The number of elevators should also be considered.

Colour Contrast

This is necessary for people who are blind or have low vision to recognize corners, pathways, doorways and stairs.

Fire Drills

These should be done regularly and include an evacuation plan for people with disabilities. Accommodations should be in place for people who are deaf, hard of hearing, blind or have low vision.

Flooring

Hardwood and tile floors are ideal for people using mobility devices. Even well-laid carpeting can be a problem for people using mobility devices. Scatter rugs can be a tripping hazard, especially for people with vision loss or mobility issues.

Grab Bars and Handrails

These should be installed with the proper grips to be effective. Barrier-free guidelines should be referenced and an Occupational Therapist should assist with placement. Handrails are necessary for all stairways.

Height of Building

The height of a building has many safety considerations. Even a few stairs can

be impossible for people with mobility issues. Fire departments recommend that anyone who uses a mobility device live no higher than six floors so emergency personnel can easily evacuate occupants in an emergency.

Height of Intercoms

The placement of intercoms can often be too high for a person who uses a wheelchair.

Smoking

There are many health and safety issues for people with disabilities related to smoking. It is a particular concern for people with respiratory issues.

Sprinkler Systems

It is a good idea when looking for housing to look at buildings with sprinkler systems. These systems can prevent against risk as in the case of a fire. Systems should be in all multi-residential buildings.

Storage Space

The amount of storage space is different in each housing unit. People with disabilities may have unique storage needs for mobility devices or other items. Sometimes designated space in other areas of the building can be a problem, so in-unit space is needed.

Stairs and Ramps

These should be well-built with wide treads and regular risers. Any carpeting will shorten the tread and may cause slipping or falling incidents. Ideally each step should have a tactile slip edge.

SECTION 9: Frequently Asked Questions (FAQ's)

Q: Who do I call if I need accessible housing?

A: Everyone's situation is unique. For more information, contact an organization listed in [Section 2](#) of this guide.

Q: How do I identify my needs?

A: A good first step is to discuss your situation with your spouse, children, other family members or close friends. Talk to your family doctor as they can advise, direct or refer you to an agency or organization that can specifically assess your limitations and specific needs.

Q: What do I do when my needs change?

A: It is important to stay in touch with your health care and housing providers, so they can respond to changes in your condition. It isn't always easy to quickly accommodate changing needs. Sometimes there are trade-offs between getting access to additional services and care and maximizing independence.

Q: Who do I contact for help with completing an assessment to make my home more accessible?

A: Contact staff at the [Disability Information Service Program](#) at 905-546-3200 x3205 located at the Hamilton Central Library. Program staff will help make arrangements for an in-home assessment.

Q: Who do I call for information about the Social Housing waitlist or help with filling out my waitlist forms?

A: Call the City's Housing Services Division Access to Housing Line at 905-546-2424 x3708 or email ath@hamilton.ca.

Q: Where do I apply for grants to help me in making my living space more accessible?

A: The Homeowner Ontario Renovates offers financial assistance to low-income households who own and occupy sub-standard housing to enable them to repair their dwellings to a minimum level of health and safety.

The Person with Disabilities Ontario Renovates offers financial assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence.

A 10-year forgivable loan up to a maximum of \$20,000 is given to assist with the cost of certain work required to the home. Modifications to increase accessibility includes but is not limited to:

- permanent installations of ramps, handrails, chair and bath lifts
- height adjustments to countertops
- cues for doorbells and fire alarms

For more information or to apply, contact program staff at the City of Hamilton's Housing Services Division by email at housing@hamilton.ca or by phone at 905-546-2424 x2758.

Q: Who do I contact about an unresolved maintenance problem in my building?

A: If you complain to your landlord about a maintenance issue, make sure you write it down and date it. Verbal complaints cannot be tracked.

Contact the City of Hamilton's Property Standards Department to arrange for an inspection or to have a work order issued. If this doesn't fix the problem, tenants can call the [Landlord Tenant Board](#) at 1-888-332-3234 for more help.

Q: Who do I call about pests (bed bugs, cockroaches, ants, etc.) in my unit?

A: Landlords are responsible for examining a housing unit for pests and taking care of their removal. If you have a disability you may need help to prepare for the treatment. If you have limited income, you can call the [Hamilton Housing Help Centre](#) at 905-526-8100. They offer support for qualified households.

If your landlord doesn't help, you may need to call the [Public Health Department](#) at 905-546-2489. They can help resolve the matter up to and including issuing a work order.

Q: How do I know if the unit I am moving into has pests (bed bugs, cockroaches, ants, etc.)?

A: The City of Hamilton has a useful website that has tips, tools and ways to prevent pests. The following link contains helpful information:

<https://www.hamilton.ca/home-property-and-development/pest-control/bed-bugs>

Q: Should I tell my Building Manager about my disability? If so, how?

A: Yes, this is good idea in case of an emergency. You can give the Building Manager or live-in Superintendent details about your condition. You can also provide them contact information of who they should call if there is an emergency.

Q: Are service animals allowed?

A: Service animals are allowed in all public buildings. When looking for a home, service dog owners should look for a space that can meet the animal's needs. This includes enough space, services and nearby park areas.

SECTION 10: Glossary

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms ; Equity and Inclusion	
Abuse	May be physical, psychological, social or financial mistreatment. Neglect is often associated with abuse.
Ableism	<p>Is a set of cultural, institutional and individual practices and beliefs that assigns different values to persons who have various kinds of disabilities. It's a form of discrimination, prejudice and social exclusion based on a person's abilities, whether developmental, learning, physical, psychiatric or sensory which devalues and disregards persons with disabilities.</p> <p>It is derived from the unconscious or conscious practice of setting the needs of persons without disabilities as the norm for the provision of programs, services and opportunities. It is coupled with a belief in the inherent superiority of those who do not have a disability. As a result of these beliefs and behaviours, facilities and programs may not be accessible to persons with disabilities.</p>
Access or Accessible Buildings	A person with a disability is, without assistance, able to approach, enter, pass to and from, and make use of an area and its facilities. (BC Building Code, 1992).
Access	Ensuring that the basic needs of everyone are met through the removal of barriers to services, programs, opportunities, resources, information and decision-making, which is essential to maintaining and improving quality of life and sense of belonging.
Accessibility	<p>When this term is used in relation to human rights concepts, it implies that all groups and individuals should be able to participate fully in all programs, services and opportunities free of barriers and limitations.</p> <p>There are many kinds of disabilities such as physical, psychological, mental, learning disabilities which can be visible, non-visible, permanent, temporary, or occur only at certain times.</p> <p>It is often used with specific reference to the needs of persons with disabilities.</p>

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Accessibility for Ontarians with Disabilities Act (AODA)	<p>The AODA was enacted in 2005. This legislation is intended to benefit all Ontarians by developing, implementing and enforcing accessibility standards to achieve accessibility for Ontarians with Disabilities, with respect to goods; services; accommodation; facilities; employment; buildings; structures and premises; and to ensure equal citizenship and full human rights.</p> <p>Accessibility standards, customer service standards, integrated accessibility standards, information and communications standards, employment standards, transportation standards and built environment standards set out requirements, to which municipalities, businesses and organizations legally must comply.</p>
Accommodation (verb)	<p>The act of accommodating housing is designed in a way to maximize removal of barriers that may exist for persons with disabilities. Housing services are provided to maximize the inclusion of people with disabilities or in need of assistance.</p> <p>‘Housing providers’ includes landlords and other responsible parties, such as governments or agencies that provide housing related services.</p>
Adaptable Housing	<p>Housing that looks like traditional housing but has features designed and constructed for easy modification and adjustment to suit the needs of any occupant including children, seniors and people with disabilities</p>
Accountability	<p>Means that people (elected officials, managers, staff, contractors, etc.) are responsible for carrying out a defined set of duties or tasks, and for conforming with policies, rules and standards that apply to their jobs and responsibilities.</p> <p>It is being responsible, liable, or answerable to the actions taken by an individual or organization.</p>
Affordable Housing	<p>Housing for lower and middle-income households where a common measure of affordability is that households pay no more than 30% of their household income for housing.</p>
Ageing in Place	<p>Coordination in the delivery of housing, healthcare and services to create and maintain livable communities that respond to the changing needs of people as they get older.</p>

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Ageism	Attitudes, labels and behaviours that make assumptions about persons and their abilities based on their age. It is a way of thinking of older people based on negative stereotypes about ageing and structuring society as if everyone is young. (Ontario Human Rights Commission)
Amenity	Is a desirable or useful feature or facility of a building or place. Synonym: facility, service, convenience, resource, appliance, aid, comfort, benefit, etc., such as a bus stop, drug store, grocery store, library, schools, etc. (Thesaurus)
Anti-Racism	Beliefs, policies and practices that have been put together, designed, adopted or developed in order to identify, isolate and counteract the impacts of racism and to prevent or diminish the oppression of racialized communities, groups and individuals.
Apartment (Apt.)	A self-contained (kitchen, bedroom, bathroom, living space) unit. It is in a building with a few or many other units.
Appliances (Appl.)	These include washer and dryer, refrigerator, stove, dishwasher, etc. Often some or all of the appliances are included in the rent. The most common appliances included are refrigerators and stoves.
Assistive Devices	Compensatory equipment used to overcome a physical or sensory disability. These include hand held, electronic or prosthetic aids.
Bachelor (Bach.)	A one room unit (living room, dining room and bedroom). The kitchen may either be in the main room or in a small separate room. The bathroom is usually a separate room.
Barrier	A barrier is defined as "anything that prevents a person with a disability from fully participating in all aspects of society because of their disability. It includes a physical barrier, an architectural barrier, an informational or communications barrier, an attitudinal barrier...a policy or a practice barrier." (<i>Ontarians with Disabilities Act, 2001</i>).
Attitudinal Barriers	Are our assumptions, beliefs, thoughts and fears. Attitudes can be shaped by what we know, previous experience, stereotypes, or what we hear and see from media and others. Attitude affects how we view, interact and treat people with disabilities.

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Architectural or Structural Barriers	May result from design elements of a building such as stairs, doorways, width of hallways and room layout. Every day practices such as where we store boxes, if accessible pathways are obstructed, how we layout the office or a meeting room can also create barriers.
Information or Communication Barriers	<p>Affects access to public information, opportunities to express oneself, access to essential services. Communication barriers interfere with the ability of people to participate in life and obtain services.</p> <p>Examples of information and communication barriers can make it difficult for people to receive or convey information include:</p> <ul style="list-style-type: none"> • Only providing material in small print • Low colour contrast between text and background • Not facing someone when speaking • Only accepting information in paper format • Not allowing or using electronic communication
Barriers (Related to Technology)	Technological barriers can prevent people from accessing information. Common tools like computers, telephones and other aids can all present barriers if they are not set up or designed with accessibility in mind. Using only recorded messages, sending out documents or information as images or inaccessible PDFs, requiring people to use an online service but having an inaccessible website can all create barriers for people with disabilities.
Barriers (Systemic)	Arise when policies, practices and procedures support some groups without considering or understanding needs of others. Having policies that treat everyone the same, regardless of circumstance can create barriers for some groups. For example, a policy that does not allow for people to obtain a copy of a document ahead of the actual meeting can create barriers for people with vision loss or learning disabilities who may not be given the opportunity to read or review the document.
Bias	An inclination with little or no justification towards or against an individual or group that affects the way one sees them.

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Bigotry	Intolerant prejudice which tends to glorify one’s own group while denigrating members of other groups.
Built Environment	Refers to more than just buildings, it includes streetscapes, sidewalks, outdoor areas and any space made for people to use.
Canadian Charter of Rights and Freedoms	This legislation falls under the <i>Constitution Act (1982)</i> . It guarantees the rights and freedoms of all Canadians and states that everyone is entitled to fundamental freedoms, protects everyone's right to be treated fairly and without discrimination.
Classism	A system of beliefs and cultural attitudes that ranks people according to economic status, family lineage, job status, level of education, and other divisions. Middle-class and owning or ruling-class people (dominant group members) are seen as smarter and more articulate than working-class and poor people (subordinated groups). In this way, dominant group members (middle-class and wealthy people) define for everyone else what is “normal” or “acceptable” in the class hierarchy. Systems of policies and practices that are set up to benefit the upper classes at the cost of the lower classes, resulting in drastic income and wealth inequality.
Culture	<p>A shared set of ideas, beliefs, customs, values, traditions and beliefs among a group of people. The term can apply to an organization or to a group that subscribe to a common language, religion, history or social norms.</p> <p>Cultural groups are distinguished by a set of unspoken rules that shape their people’s values, beliefs, habits, patterns of thinking, behaviors and styles of communication.</p>
Communication	Providing information in several different formats, such as audio tape, braille, print and speech.
Co-operative Housing (CO-OP)	Housing that runs on a not-for-profit basis. Those living there are members and they help to manage and run the property.
Deposit (Dep.)	Money a tenant may have to provide to a landlord to hold/reserve a rental unit.

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Dignity	<p>Providing services in ways that allow people to maintain their self-respect and respect of other people. It means not treating persons with disabilities as an afterthought or forcing them to accept lesser service, quality or convenience. It means understanding and respecting the various ways people can effectively access and use services.</p>
Disability	<p>A disability is any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness.</p> <p>It may lead to the use of a service animal, wheelchair or other assistive equipment or device.</p> <p>A disability can also be invisible. This includes mental health, cognitive and learning disabilities all which might put a person at a disadvantage or may interfere with work or personal activities.</p>
Discrimination	<p>Is different treatment or practice either intentional or otherwise that can occur through action, policy, procedures or practice.</p> <p>Discrimination is the denial of fair treatment, human rights and opportunities. It can be based on race, ethnicity, nationality, gender, sexual orientation, age, religious or political affiliation, marital or family status or disability.</p>
Diversity	<p>Diversity recognizes the broad variety of differences, similarities, backgrounds and life situations among individuals and groups of people.</p> <p>Diversity includes differences in; culture, education, age, class, perceived racial heritages, heritage, religion, ancestry, colour, citizenship, gender, sexual orientation, ethnic origin, abilities and disabilities, marital, parental or family status, geographical location, literacy, income, and work experience.</p>
Duplex/Triplex/ Multi-Plex	<p>Duplex (a building with 2 units) Triplex (a building with 3 units) Multiplex (a building with several separate units)</p>
Emergency Shelter	<p>A temporary place to go if you don't have a home and need somewhere to sleep.</p>

Glossary of terms to help in using this guide	
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Equal/Equitable Opportunity	Providing services in a way that allows individuals with disabilities to have the same chances, options, benefits and results of service as others. It means that persons with disabilities should not have to make more effort to access or obtain service or accept lesser quality or more inconvenience.
Equality	Equality is based on the concept of ‘fairness’, whereby everyone has the same means to a desired end. However, equality does not always assure equal outcomes because individual abilities, capabilities and access to resources, power and privilege vary. See Equity .
Equity	Equity ensures that differentiated treatment must meet the needs of marginalized groups and to ensure equal outcomes for diverse groups across our society and help reduce the barriers or deficits faced by a specific group.
Ethnicity	<p>Ethnicity is a social construct which categorizes people into social groups based on characteristics such as a shared sense of group membership, values, behavioural patterns, language, political and economic interests, history and ancestral and/or geographical origin.</p> <p>Examples of different ethnic groups are: Caribbean; African Canadians; Haitians; Chinese; Korean; Vietnamese; Cherokee; Mohawk; Navajo; Cuban; Mexican; Puerto Rican; Polish; Irish and Swedish.</p>
Eviction	<p>The Residential Tenancies Act allows a landlord to evict a household for reasons including:</p> <ul style="list-style-type: none"> • Non-payment of rent or persistent late rent payments • Damage to the unit • Conducting illegal activity within the unit or building • Excessive noise • Safety matters • Over-occupancy (too many persons in the unit) • If the landlord wishes to use the unit for themselves or their family <p>A person cannot be evicted for living with a disability. There are remedies and resources for people with disabilities who need</p>

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	<p>assistance with matters related to evictions including rent repayment plans, interpretation services and appeals through the Landlord Tenant Board. (RTA, 2006)</p> <p>CityHousing Hamilton has an Eviction Prevention Policy. Click here for more information.</p>
Harassment	<p>Persistent, ongoing communication in any form of negative attitudes, beliefs or actions towards an individual or group with the intention of placing that person in an unfavourable role. This includes name calling, jokes, slurs, graffiti, insults, threats, discourteous treatment and written or physical abuse.</p> <p>Bill 168, Amendment to the Occupational Health and Safety Act includes workplace violence and workplace harassment.</p>
Holistic	Treatment of the whole person, taking into account mental and social factors rather than the just the disease symptoms.
House	A unit that usually has a yard and is separate from other units.
Identity	<p>Refers to how people are understood or perceived by others in society. Identity is related in one way or another to a description of a person, and how that person fits into their social group(s) and the larger society.</p> <p>An individual’s sense of identity is constantly developing, shifting and evolving in relationship to history, institutional power, shifting beliefs of the dominant culture, an individual’s own personal development and the actions of other social groups to create change.</p>
Impairment	Any disturbance or interference with the normal structure and functioning of the body, including the systems of mental health (WHO). This may or may not be a disability, for example high blood pressure would be classified as an impairment but not a disability.
Independence	Providing service that makes sure people can do things on their own, in their own way, without unnecessary help, interference or influence from others. It means giving individuals the freedom to make their own choices about how they receive service.

Glossary of terms to help in using this guide	
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Integration	Providing service that allows people with a disability to benefit from the same services, in the same place and in the same or similar way as others. It means that policies, practices and procedures are designed to be accessible to everyone including people with disabilities. It is a seamless continuum of services.
Interpreter	A person trained in sign language to communicate with people who are deaf or hard of hearing. This can also be someone who speaks more than one language and can communicate with people in different languages.
Intervenor	A trained person who acts as the eyes and ears for people who are deaf, blind or deafblind and helps them adapt to their environment.
Landlord	A person who rents out housing (apartments, townhouses, rooms, etc.). Landlords collect rent and keep the housing in good condition. The landlord may use a Property Manager to operate the property.
Landlord and Tenant Board (LTB)	Like court, the Landlord and Tenant Board settle disagreements between landlords and tenants using the <i>Residential Tenancies Act (2006)</i> .
Last Month's Rent (LMR)	<p>Money you may be asked to pay to the landlord when you first rent your unit. It must be equal to or less than your monthly rent.</p> <p>LMR is typically used to cover final rent payment upon moving out. Should the LMR be less than the current rental amount, you only owe the balance. Any deposit paid should be applied to your LMR. A landlord is allowed to ask for LMR when you move into a unit. Receipts are available for rent as well as LMR.</p>
Lease	<p>A written contract that you and a landlord both sign. You must be given a copy of the lease. A typical lease term is one year or more. A lease will outline things like:</p> <ul style="list-style-type: none"> • how much rent is • when you need to pay your rent • what your rent includes

Glossary of terms to help in using this guide	
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Long-Term Care	Includes several different services for older adults, people with disabilities and family caregivers. It refers to a range of personal care, support and health services provided to people who have limitations that affect them participating independently in everyday activities.
Long-Term Care Facilities	Sometimes called nursing homes, they are institutional buildings for people who can no longer live independently in the community and need access to 24 hour personal and nursing care, sometimes within a secure setting.
Market Rent	Rent that is not subsidized and is set according to the local economic conditions.
Modifications (Modified Units)	<p>Usually refers to pre-existing housing that has been changed to meet the particular needs of a person (such as assist bars in the washrooms). Most do not have widened doorways or turning radiuses for wheelchair use.</p> <p>Application forms for social housing include a section where the applicant can specify accommodations that they require to meet their needs.</p> <p>The Person with Disabilities Ontario Renovates Program offers financial assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence.</p>
Non-Profit Housing	Housing provided by community agencies that does not make a profit.
Ontario Human Rights Code	<p>This legislation provides protection from discrimination and harassment at work, including in housing, and in the receipt and delivery of services and contracts because of race, age, colour, heritage and ancestry, country of origin, ethnic background, citizenship, creed (religion), gender, disability, sexual orientation, marital or family status or receipt of public assistance.</p> <p>For more information on the Ontario Human Rights Code please call 1-800-387-9080 or visit their website at www.ohrc.on.ca.</p>

Glossary of terms to help in using this guide	
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Ontario Disability Support Program (ODSP)	<p>A program that provides people with a disability and their family financial assistance and benefits.</p> <p>ODSP applications are started by telephone or by applying online at the link ODSP Income Support. If you need financial help right away, apply for Ontario Works (OW) as applying for ODSP is a longer process. OW can assist with your application for ODSP.</p>
Ontario Works (OW)	<p>A program that provides financial assistance and benefits to eligible people with little or no income. OW applications are started by telephone or by applying online at the link Application for Social Assistance.</p> <p>You should apply as soon as there is a need as you will only receive assistance from the date a call is made or an application is completed online.</p>
Persons with Disabilities	<p>Persons with disabilities are individuals experiencing difficulties in carrying out the activities of daily living due to a long-term or recurring physical or mental condition.</p> <p>There are a wide variety of disabilities which include physical, mental, audio-visual, developmental, psychological or psychiatric. Disabilities can be visible or invisible.</p> <p>Persons with disabilities may experience different discrimination because they have different types of disabilities and therefore have different, varying and often unmet needs.</p>
Personal Care Worker (PCW)	<p>Personal care workers help in the daily care of elderly or disabled individuals. They can live in the individual's home or live outside the home and make regular visits. They provide day-to-day care. Job duties may include housekeeping, preparing food, bathing individuals and shopping.</p>
Private Market Rental Housing (Market Rent)	<p>Housing that isn't government run or subsidized but is through a private business. These may include:</p> <ul style="list-style-type: none"> • apartments • townhouses • duplexes • triplexes • houses

Glossary of terms to help in using this guide	
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Post-Dated Cheques	Cheques dated for some time in the future. These cheques can't be cashed until the date that is written on them.
Quality of Life	Refers to a person's sense of well-being and satisfaction in the context of the culture and value systems in which they live, and in relation to their goals, expectations, standards and concerns. (WHO)
Rent	Money paid to a landlord by a tenant for the right to live in a rental unit. Depending on the lease, you may pay rent weekly, bi-weekly or monthly.
Rent-Geared-to-Income (RGI) or Social Housing/ Subsidized Housing/Public Housing	Housing paid for partly by the government or a community agency. The amount of rent is based on the household income.
Residential Tenancies Act, 2006 (RTA)	The law that sets out rules for tenants and landlords in Ontario.
Rooming House	Licensed by the City, it's housing where tenants have their own rooms but share kitchens, bathrooms and/or common areas. Rooming houses don't provide care for their tenants.
Semi-Detached Unit	Two self-contained units attached side by side. Each unit has its own kitchen, bathroom and living space.
Service Animal	Any animal trained to help a person with a disability with activities related to daily living. Service animals can help those individuals with visual loss, epilepsy, diabetic conditions, autism, etc.
Social Determinants of Health	Refers to factors that affect the quality of life of a person, such as income and social status, social support network, education and literacy, employment and working conditions, physical environment, social environment, coping skills, personal health practices, healthy child development, health services, biology and genetic endowment, gender and culture. (National Health Forum, 1997)

Glossary of terms to help in using this guide	
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Social Housing	Provided to households who have a limited income and have housing needs. It's administered by private non-owned non-profit corporations and non-profit co-operative housing corporations (co-ops). A subsidy is provided so households only spend 30% of their income on rent. For some people with low-income, a rent subsidy helps them to live in a unit in a private market rental building. This subsidy is referred to as a rent supplement (RGI) or a housing allowance (flat rate reduction). (City of Hamilton Housing and Homelessness Action Plan 2013)
Special Priority	The <i>Housing Services Act (2011)</i> requires special priority applicants rank ahead of all other applicants on the centralized waiting list for RGI housing and a housing provider's internal transfer list. Status is granted by Service Managers who approve applicants or in-situ tenants who have experienced abuse where the abuser is someone they live with or recently separated from or someone sponsoring the abused individual as an immigrant.
Statuses (on the Access to Housing Waitlist)	<p>There are 6 categories on Hamilton's waiting list. Application forms in each area provide details on the processes.</p> <ol style="list-style-type: none"> 1. Special Priority Status (SPP) 2. Urgent status (the terminally ill fall into this category) 3. Homeless status 4. Newcomer status 5. Youth status 6. Chronological status <p>For more information about each Status click Hamilton Social Services.</p>
Suitability	One size does not fit all.
Supported Housing	When a person receives care in their home from one or more agencies. For example, services can include Personal Care Workers (known as PSW's), physiotherapists, homemakers, cleaning services and meal preparation services.
Supportive Housing	Housing where services are provided to tenants. This includes help with home maintenance, daily activities or health care. A residential care facility is an example of supportive housing.

Glossary of terms to help in using this guide	
Legend: Housing; Frequently Used Terms; Equity and Inclusion	
Tenant	A person who lives in a rental unit and pays rent to a landlord.
Transitional Housing	Long-term but non-permanent stay to help build housing independence.
Townhouses	Self-contained units that include a kitchen, bathroom, bedroom and living space. They can be attached side-by-side, in a row or in a square and can be stacked one on top of the other. All have their own entrance from the outside.
Unit (Dwelling Unit)	A self-contained living space (own kitchen, bathroom and living space). A unit can be an apartment, townhouse, semi-detached house, house or a room.
Universal Design	<p>Provides product, environment, building design and construction that aims to accommodate the functional needs of everyone, including children, adults and seniors, with or without disabilities.</p> <p>The word universal is often seen coupled to specific design environments or products such as universal kitchen design or universal bathroom design.</p>
Utilities	These include water, electricity, hydro, gas, etc. Sometimes the cost of utilities is included in the rent amount and sometimes it is not.
Visitability	A measure of a place's ease of access for people with disabilities. The Canadian Housing and Mortgage Corporations' report on Accessible Housing by Design Visitability is found at https://www.cmhc-schl.gc.ca/ .

SECTION 11: Common Abbreviations

Abbreviation	What it Means	Abbreviation	What it Means
A1	good condition	Mo.	month
Appl.	appliances	Msg.	message
Avail. immed.	available immediately	Neg.	negotiable
Apt.	apartment	Na. or N/A	not available
Bach.	bachelor unit	Nr.	near
Bal.	balcony	Ph.	phone (please phone)
BR	bedrooms	Prkg.	parking
Bsmt.	basement	Priv.	private
Dep.	deposit	Refs.	references required
DR.	dining room	Renov.	renovated/newly painted
Fam.	family room	Rm	room
Gar.	garage	Upr.	upper
Flr.	floor	Util.	utilities
Frdg.	fridge	W/	with, included in the rent
Furn.	furnished	XL	extra large
Hyd.	hydro, electricity		
Immed.	immediately		
Incl.	included		
Kit.	kitchen		
Last/LMR	last month's rent		
Laun/Lndry	laundry		
Lrg.	large		
Lwr.	lower floor		

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