

# Town of Cobourg's Accessibility Audit and Recommendations for the Marina, Cobourg Yacht Club Building, Docks, Harbour, and Open Green Space, and Cobourg Campgrounds

## Information about the Accessibility Aspects

### Drop-Off Areas

1. There is a drop-off area for all persons, including those with disabilities near the Harbour area (closer to the Campground/Beach).
2. There is a 15-minute parking area next to the Marina that isn't labelled as accessible parking. As it is on the bend of the road, it may not be the best option for a drop-off area.
  - Around the bend, on Third towards the Harbour, there is an on-street accessible parking spot.
  - If necessary, there is parking behind the Marina building that could be used for persons with disabilities that need to check in but cannot park in one of the other available spots.
3. There is a "No Parking" area next to the Cobourg Yacht Club's building that could be used for a short drop-off to enter into the building; however, it is currently in the pathway for persons to use the boat launch and may need to be reconfigured or laid out differently to make this a better opportunity.
4. There is a transit stop for the Marina using the Conventional Transit system. The WHEELS bus would bring the person to the door, if needed.

### Parking

1. There are two accessible spots in each of the Harbour and Waterfront parking lots.
  - These are very large and could easily accommodate a vehicle that needs a specific type of disembarking.
  - These spots are also closest to the sidewalk and provide an easier access to the waterfront.
  - The pay and display for one of the Harbour parking areas is on a ledge, which may make it difficult to get to if someone drives that is using a mobility device or in a wheelchair.
  - The signage for these is large and the correct ones for accessible spots.
2. There are no accessible spots in the parking labelled for the Marina (near the boat launch area).
  - There are 60 spots in that lot – therefore there would need to be at least 3 accessible parking spots.
3. There is no sidewalk or barrier-free pathway from the parking lot directly to the Marina building that would accommodate or fit a wheelchair.

4. Currently, there are no overhead obstacles for the parking spots in any of the areas.

## Entrances

1. The doors at the Cobourg Yacht Club and Campgrounds are barely wide enough based on regulations.
  - They fall into the proper millimeters but have lips on them that could cause issues as those areas are smaller than the regulated width.
2. The entrances at the Cobourg Yacht Club and Campgrounds have steps up into them that would require a ramp for a person with a mobility device to be able to enter.
3. The doors at the Cobourg Marina, both front and back, are wide enough.
  - The front door is level; however, the backdoor has a small lip that would be difficult to enter through.
4. None of the doors have accessible activators.
5. The doors, for the majority, have a lever door handle.
6. There is currently a call button on the door for the Marina for COVID protocols.
  - It may be beneficial to keep this in place not just at the Marina but also at the other locations for assistance.
7. The buildings and entrances do not have enough lighting around them.
8. The signs at the Marina entrances are large and in English and French.
  - The signs at the Cobourg Yacht Club and the Campground could be larger and more prominent.
9. The signs are not on the doors or in raised letters or Braille.

## Interiors

This section will not focus on Cobourg Yacht Club, as that will have it's own category below for interior accessibility information.

1. There is adequate space within the Marina building for maneuvering from the doorway to the service desk and offices (if necessary).
2. The pathways in the Marina building and the Campground building currently have additional obstacles due to COVID-19 signage and protocols for health and safety.
  - However, there is still adequate turning radius for wheelchairs in the Campground building as long as there is only one wheelchair/person in the building at a time.
3. There are maps and additional items posted on the walls in the Marina building that are too high for people in wheelchairs to read.
  - There are new installations that would hold pamphlets or information that are to be hung.
4. The service counter at the Marina does not have an accessible counter space currently but there is a shorter table that

## Wayfinding and Signage

5. There is a sign at each of the parking locations.

- The sign as you head South on Third Street towards the Marina could be clearer that the first parking lot you reach is for the Harbour and not the Marina parking itself.
- 6. On the corner of the pathway past the Marina towards the Lake, there is a sign that highlights the Waterfront Pathway.
  - It may be beneficial to incorporate highlights from Cobourg's waterfront and downtown core into a similar sign.
- 7. The signage for the Cobourg Campground office and the bathrooms, could be better labelled.
- 8. There is room to improve the amount of signage and wayfinding, especially for tourists.
- 9. In the interior of the Marina, there is potential to incorporate further signage within the Marina building for where the accessible washroom and shower stalls are located within the bathroom.

### **Dock, Walkway, and Open Green Space**

- 10. There are currently benches facing the water behind the Marina and along the harbour front.
  - There are two types of benches – wood and metal.
  - The wood ones could cause some issues for everyone, not just persons with disabilities.
- 11. The picnic tables in the open green space on the lawn for the Marina and Cobourg Yacht Club that could be upgraded to be the accessible ones.
- 12. The docks are currently not accessible.
- 13. There should be a barrier-free pathway from the Marina parking lot to the West dock to allow for people with mobility issues to be able to have easier access to the docks.

### **Cobourg Campgrounds**

- In the campground, there are no barrier-free pathways to the campsites from the office.
- There is a step up into the showers, laundry facilities, and bathrooms.
- In the washrooms, there is a step into the showers.
- In the washrooms, the coat rack/hangers are very high and there is no one that is shorter.
- The underneath of the sinks is clear, but the mirrors may be too high for people to be able to see themselves.

### **Cobourg Yacht Club Building Interior**

- The building of the Cobourg Yacht Club is not accessible.
- Beyond the step into the building, there is no accessible escape route from the building should something go wrong.
- The washrooms do not have an accessible stall or shower unit.

- The shower unit has a “step” into it and does not have access for someone with a disability.
- The shower unit has a grab bar, as do some of the stalls, but there is no space for a wheelchair user or someone with a mobility device to enter the stall or transfer to the seat.
- Upon entering the building there are steps to the main area and down to the basement that has a seating area, storage, and the washrooms.
  - The staircase is not wide enough to install a chair lift and leave enough space for someone to walk up and/or down the stairs at the same time.
  - In addition, two stair lifts would be required based on the landing area and the second staircase.
- In the upstairs, restaurant area, there is adequate space to ensure not only social distancing but create a space for people with disabilities to be able to sit at a table and maneuver through the area.
- To go out to the outdoor patio, there is a step down that would cause issues if someone with a mobility device wanted to go out there.

## Recommendations

### Priority Recommendations

1. Replace the front and back exterior doors on the Marina building with new doors that meet accessibility requirements.
2. Install an accessible dock that allows for canoes, kayaks, and paddleboards to be able to be launched for people with mobility issues, with guidance from the Accessibility Advisory Committee.
3. Create accessible parking spaces in the Marina’s lot (at least three (3)), with at least two (2) near the boat launch and dock.
4. Update the Cobourg Yacht Club Building to include a ramped entrance/exit from the second story to the ground, including extending the sidewalk to the main entrance.
5. Create a barrier free pathway from the parking lot to the front of the Marina building.
6. Incorporate updated wayfinding for the entire Marina and Harbourfront that incorporates more information about the docks, campgrounds, Marina, and how it incorporates into the downtown and the Beach and surrounding parks.

### Drop-Off Areas Recommendations

1. Update the 15-minute spot next to the Marina to be an accessible drop-off spot.
2. Add in an accessible drop-off area near the boat launch, preferably near the accessible dock.
3. Create a sheltered location for drop-off near the Cobourg Yacht Club building that meets the requirements for shelters under the AODA.
4. Ensure that any and all drop-off areas have the required lighting for accessibility.

## **Parking Recommendations**

1. Move the pay and display in the harbour parking to a different location that allows for an easier access for people with disabilities while still being in a central location without creating an additional obstacle.
2. Create more lighting in the parking area in the Marina parking lot, including to help with pathing requirements.

## **Entrances Recommendations**

1. All the doors should be replaced with doors of the correct force with accessible activators.
2. Where possible, doorways should be widened to allow for scooters or other large mobility devices to be able to fit through.
3. Keep the call button on the door of the Marina after COVID-19 for assistance with accessibility. This should be at the height of the door handle (48" or less).
4. Add signs to the doors with raised letters and Braille, in the same spot for all doors, that state the building people are located at.
5. Add a textile strip on the sidewalk where the entrance to the building is located for ease of pathing for persons with visual disabilities.

## **Interiors Recommendations**

1. Lower one end of the service counter to 2'8" in height with a sign overhead stating, "accessible counter."
2. Ensure that there is space in the waiting area for a wheelchair or mobility device to sit and wait.
3. When hanging any new, or revisiting the hanging of items, place them at a level that people in wheelchairs or mobility devices can see and use them without additional assistance.

## **Wayfinding and Signage Recommendations**

1. Ensure that each accessible parking spot has the required signage, as appropriate by law.
2. Create more signage in the Marina parking lot to demonstrate the entrance and exit points to create a safe flow of traffic.
3. Create signage in the Marina bathroom to highlight the location of the accessible stalls and shower.
4. Create permanent signage for the location of 24/7 washrooms, which can be incorporated into the overall signage for the Marina/boardwalk/etc.

## **Dock, Walkway, and Open Green Space Recommendations**

1. Update all wooden benches to benches that fit the heritage and theme of the current benches and that are accessible, including some that have transfer areas in the middle to assist people with disabilities.

2. Pour at least one cement pad next to one bench area to provide a resting point for a mobility device.
3. Ensure that when there is a change in the pathway or direction that there is adequate signage to showcase these changes for people with visual disabilities, including textile strips, Braille signage, or other raised points of interest.
4. Ensure that the sidewalk is free from obstacles, and that garbage and recycling bins are clearly labelled.
5. Ensure that there is adequate signage outlining the difference between the bike path and the sidewalk to assist people with disabilities, especially those with visual disabilities.

### **Cobourg Campgrounds Recommendations**

1. Update the office building to incorporate a flat entrance way, wider door, and an accessible door and activator.
2. Update the shower and bathroom units to be completely accessible, following the similar outline to the Marina building, and any updates that have been required under the legislation.
3. Add a sloped or ramped area to each of the washroom/shower facilities and the laundry facility.
4. Incorporate an accessible laundry option in the laundry facility.

### **Cobourg Yacht Club Building Interior Recommendations**

1. Build an accessible washroom on the top floor of the building, preferably in the back corner near the emergency exit.
2. Update the washroom and showers to allow for accessibility.
  - a. Use the example of the Marina's accessible shower stalls.
  - b. If possible, build and incorporate an adult change table.
3. Ensure that, if the main floor does are opened to the green space, that there is the ability for wheelchairs and other mobility devices to be able to maneuver into and out of the different areas, including accessing the washrooms.