

Carmen Corbassen Community Centre

FADS Review Presentation
December 2021

Carmen Corbassen Community Centre Addition^{3.2}

Milestones:

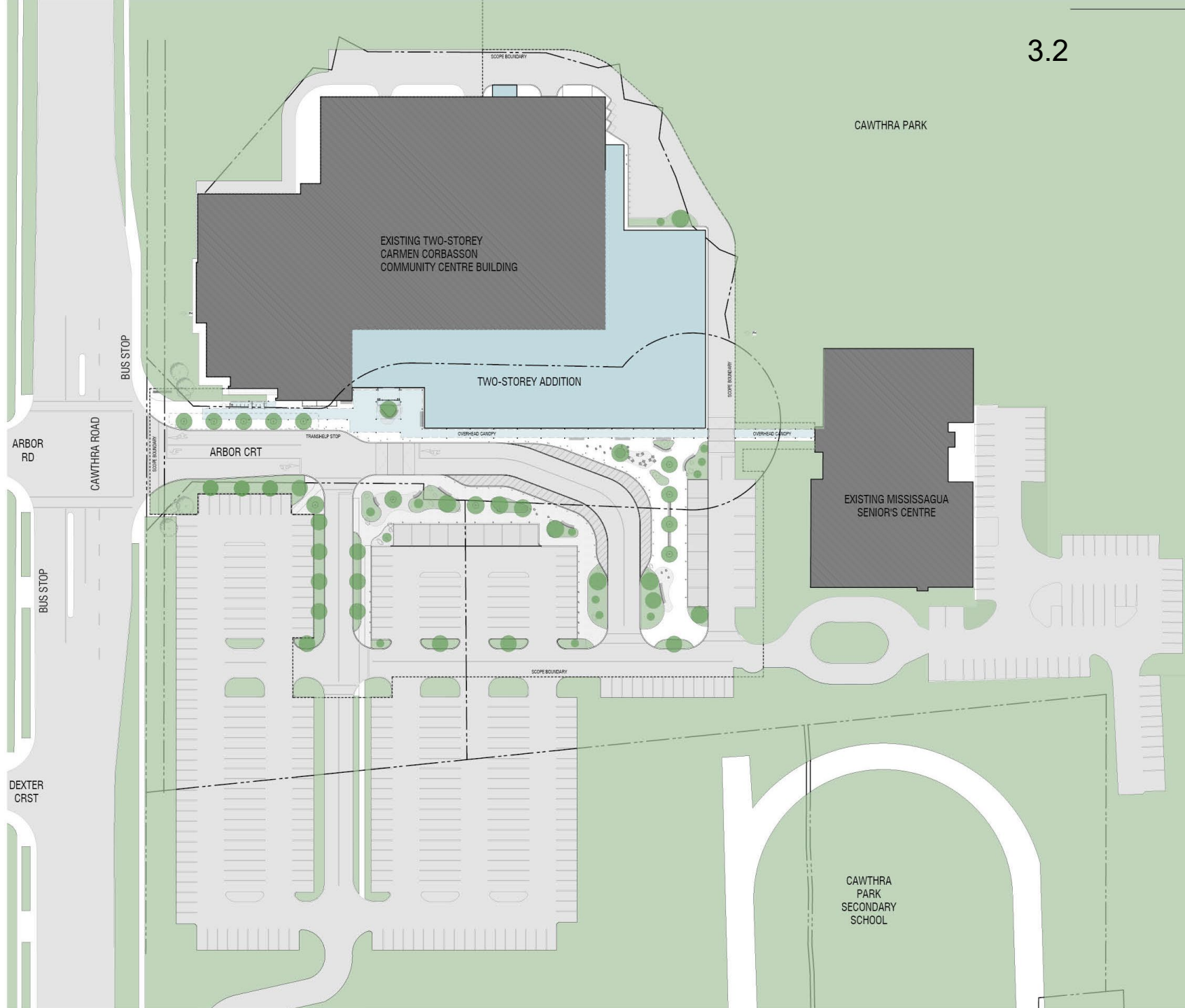
- Winter 2021: Complete Design Development
- Summer 2022: Complete Construction Documents
- Early 2022 – Late 2022: Site Plan Approval (Submitted November 2021)
- Late 2022 – Early 2025: Construction

Project Stats:

- 48,000 square foot building addition with enhancements to main entrance and front desk.
- New Aquatics Centre/Natatorium with 25m six lane lap pool, warm water therapy pool, and changerooms.
- New equipment-based fitness centre with aerobics studio and changerooms.
- Enhancements to existing multi-purpose spaces.



Site Plan



Carmen Corbassen CC Entryway

3.2



Carmen Corbassen CC Front Entrance



Carmen Corbassen CC View from Seniors Centre

3.2



Carmen Corbassen CC Natatorium



Highlights

Key Areas:

Front desk

Washrooms/Shower/Changerooms

Natatorium

Improving Barrier Free access
to existing facility



FADS compliant facilities added in new construction and renovation:

8 - Accessible Showers

5 - Universal Washrooms (3 on L1, 2 on L2)

4 – Accessible Changerooms

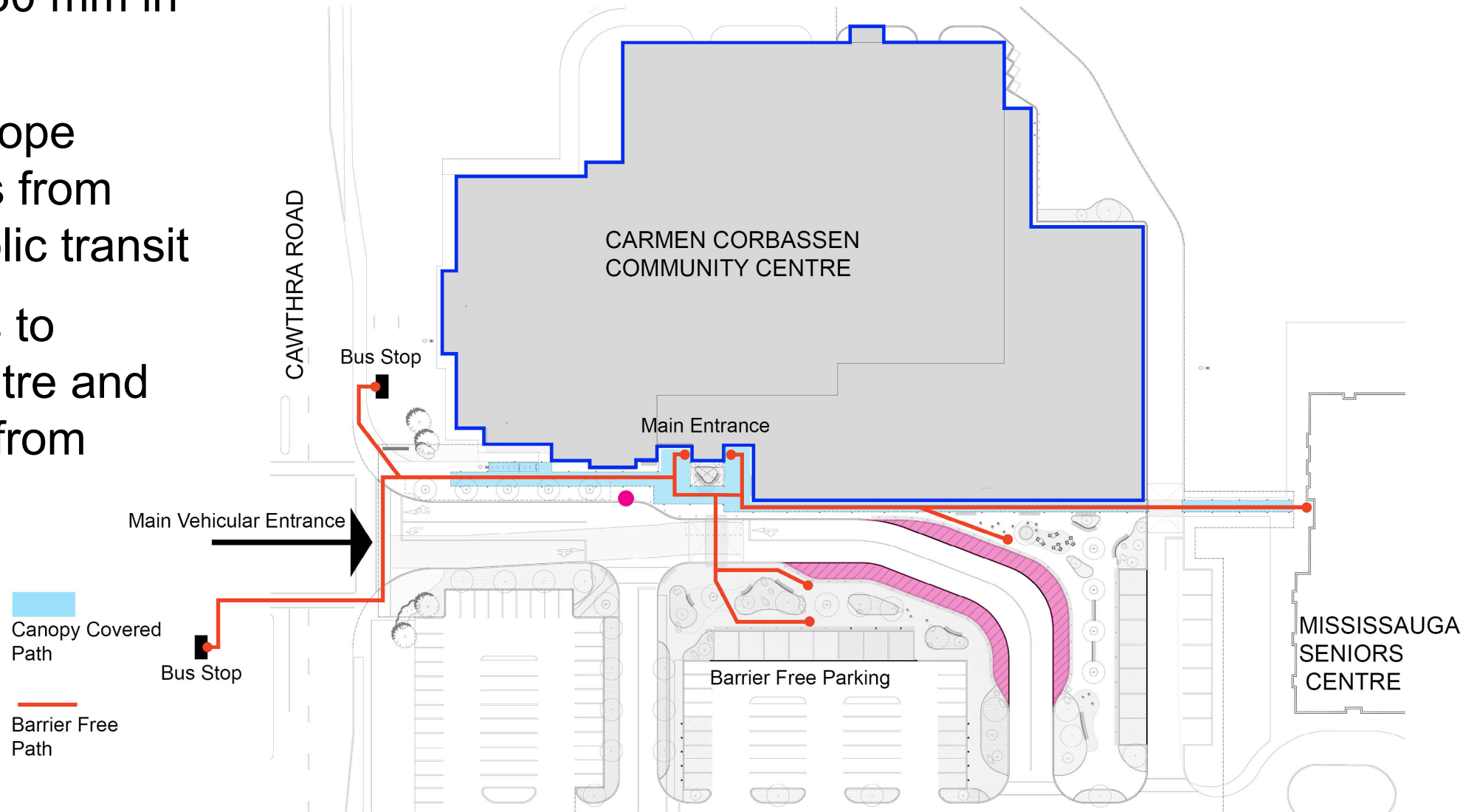
1 – New FADS compliant elevator

1 – Existing Kitchenette with new FADS compliant design

Site: Access and Circulation

3.2

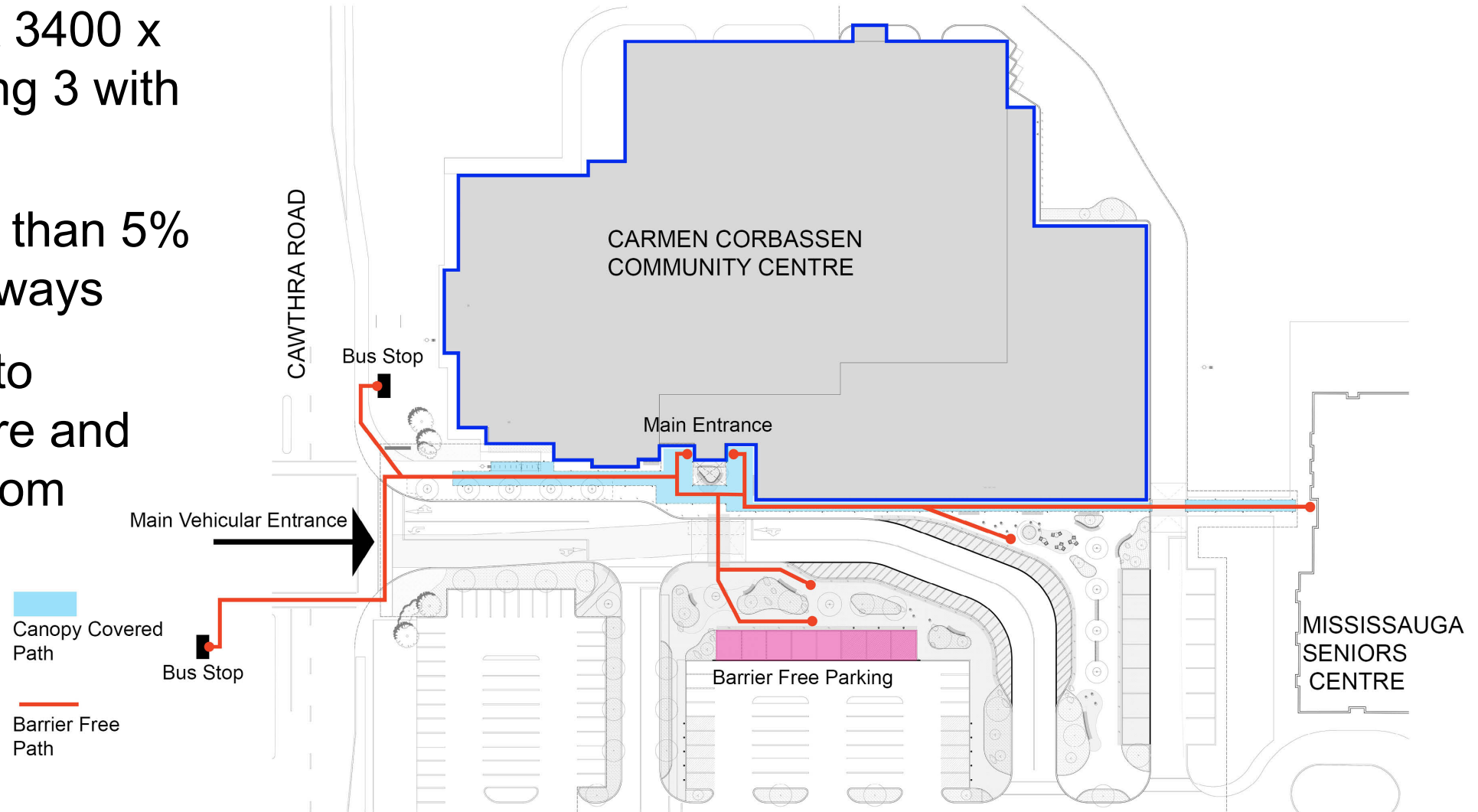
- All exterior pathways are greater than 1830 mm in width
- Less than 2% slope sidewalk access from parking and public transit
- Covered access to Community Centre and Seniors Centre from Cawthra Road



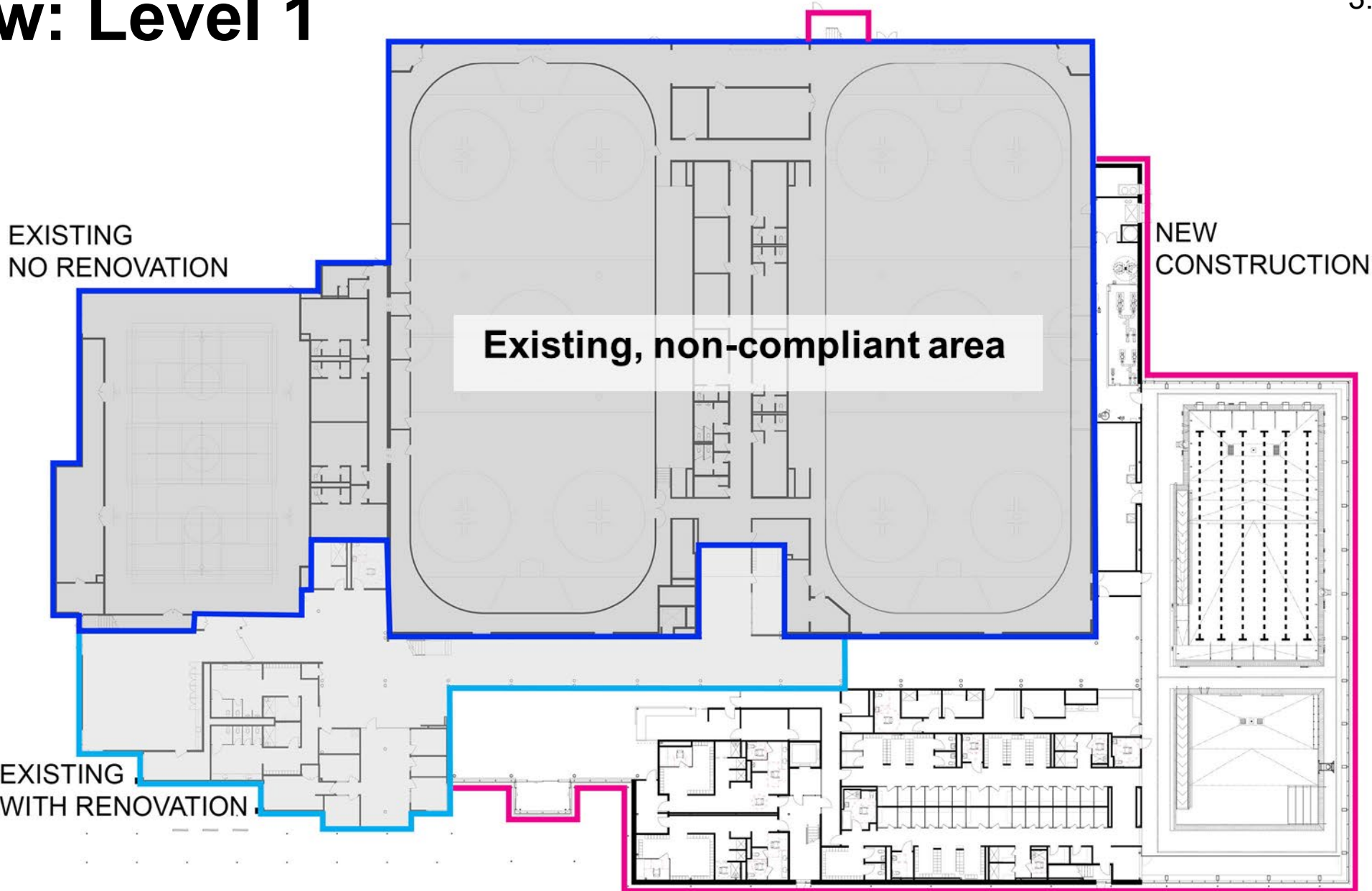
Site: Parking

3.2

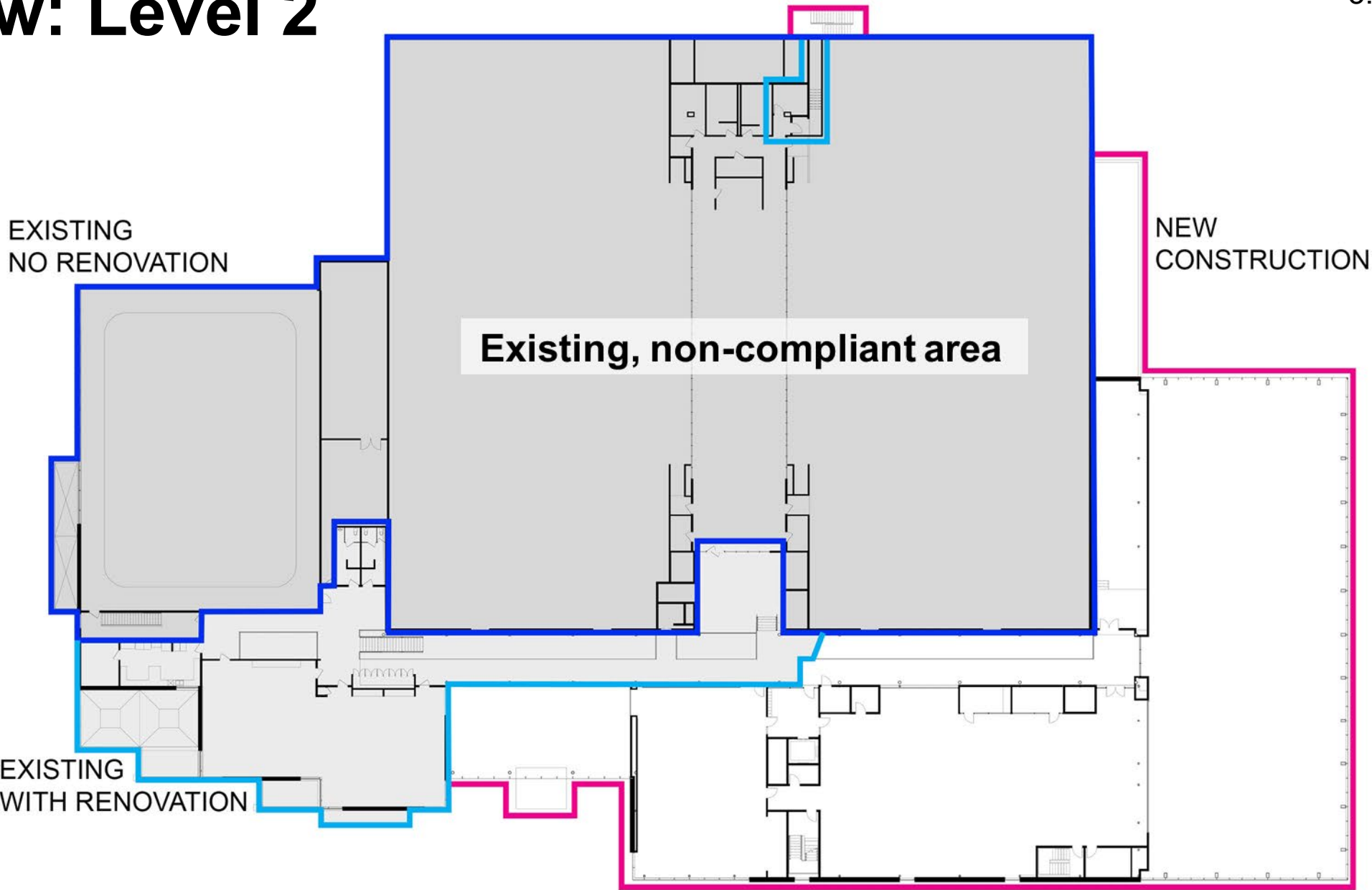
- Barrier free parking near Main Entrance. 8 BF Type A spots provided at 3400 x 5200mm, including 3 with charging stations
- Slope no steeper than 5% on provided pathways
- Covered access to Community Centre and Seniors Centre from Cawthra Road



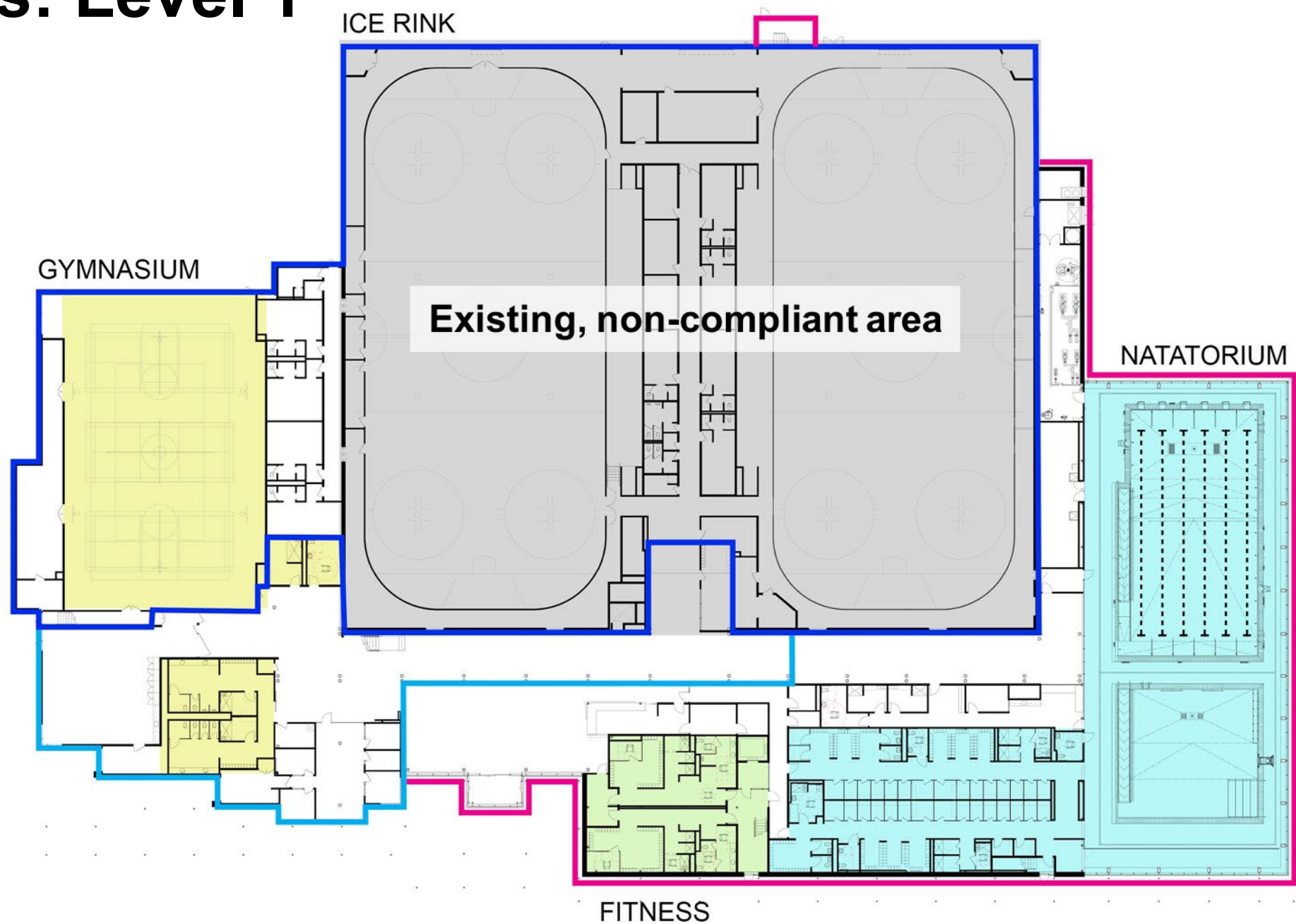
Overview: Level 1



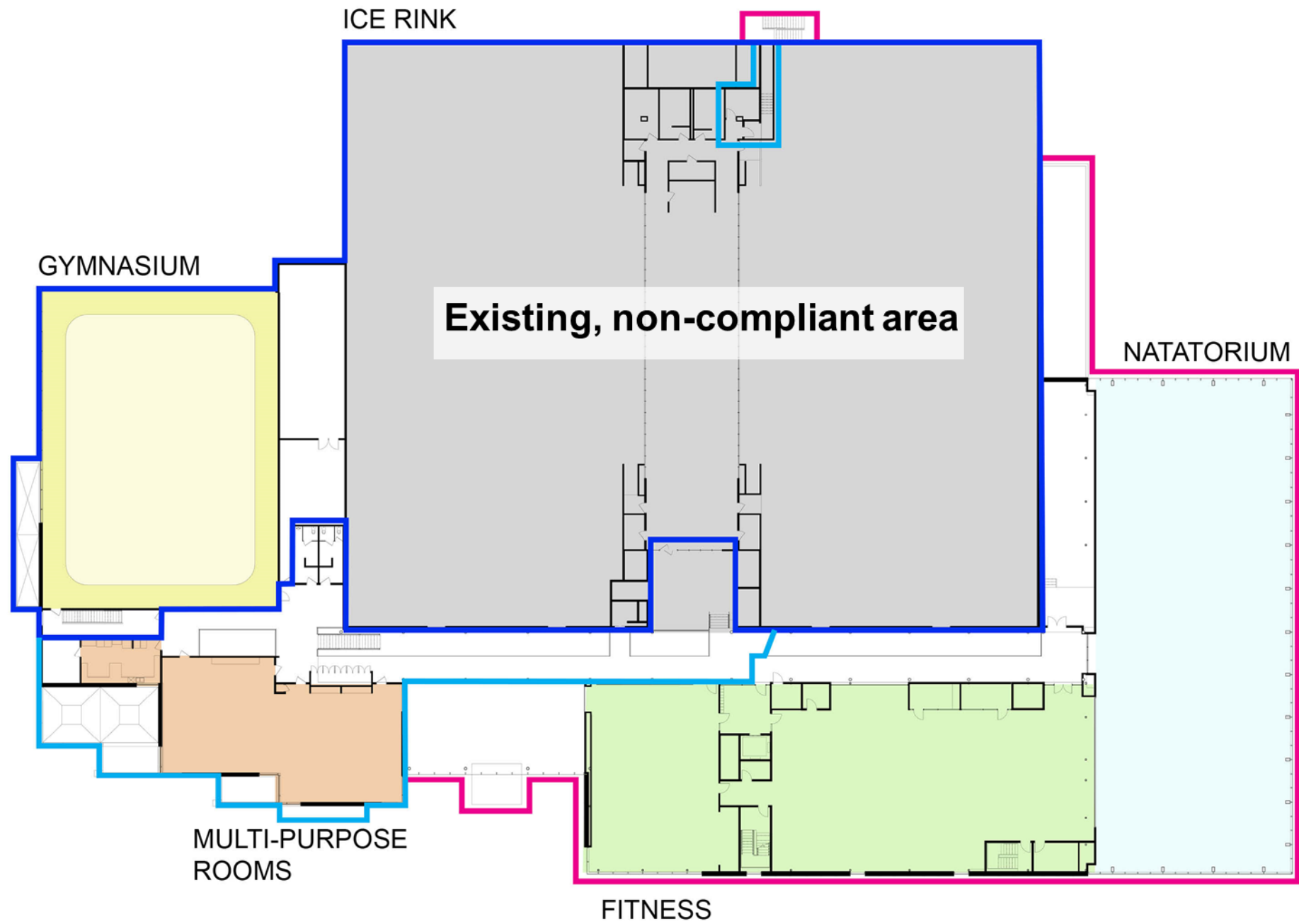
Overview: Level 2



Major Uses: Level 1



Major Uses: Level 2



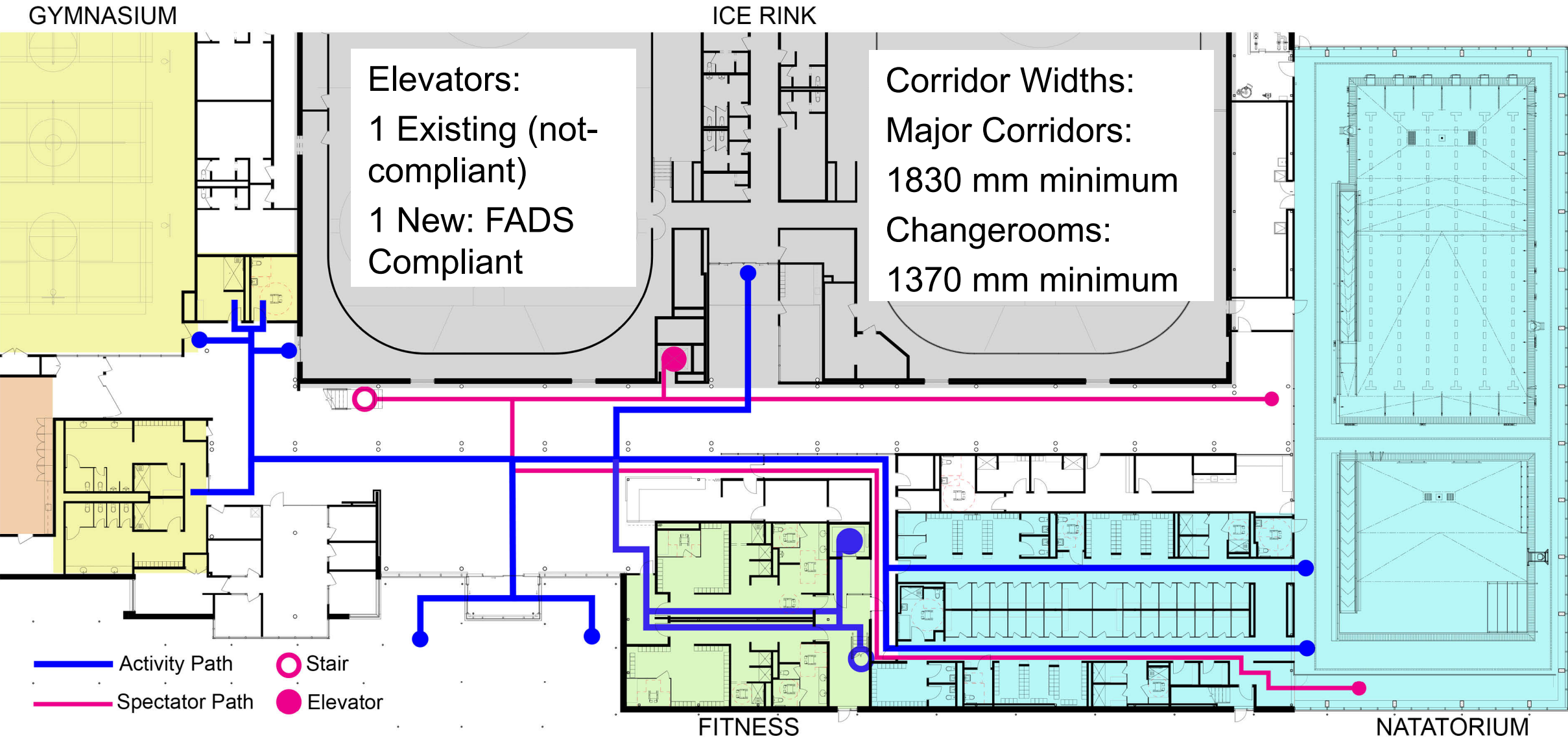
Accessible Path: Level 1

3.2

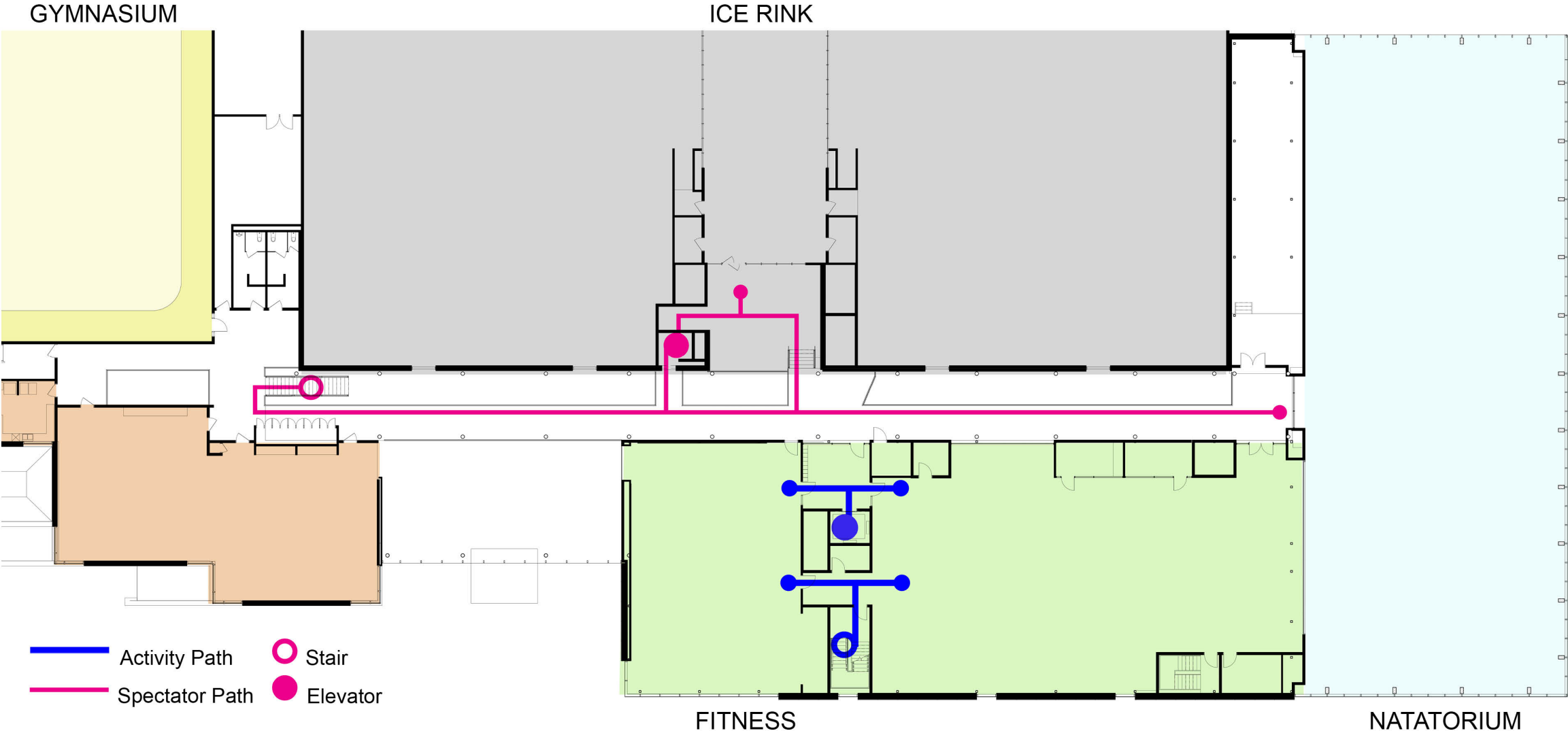


Staff Circulation to Level 2 follows Public Access routes.

Accessible Path: Level 1



Accessible Path: Level 2

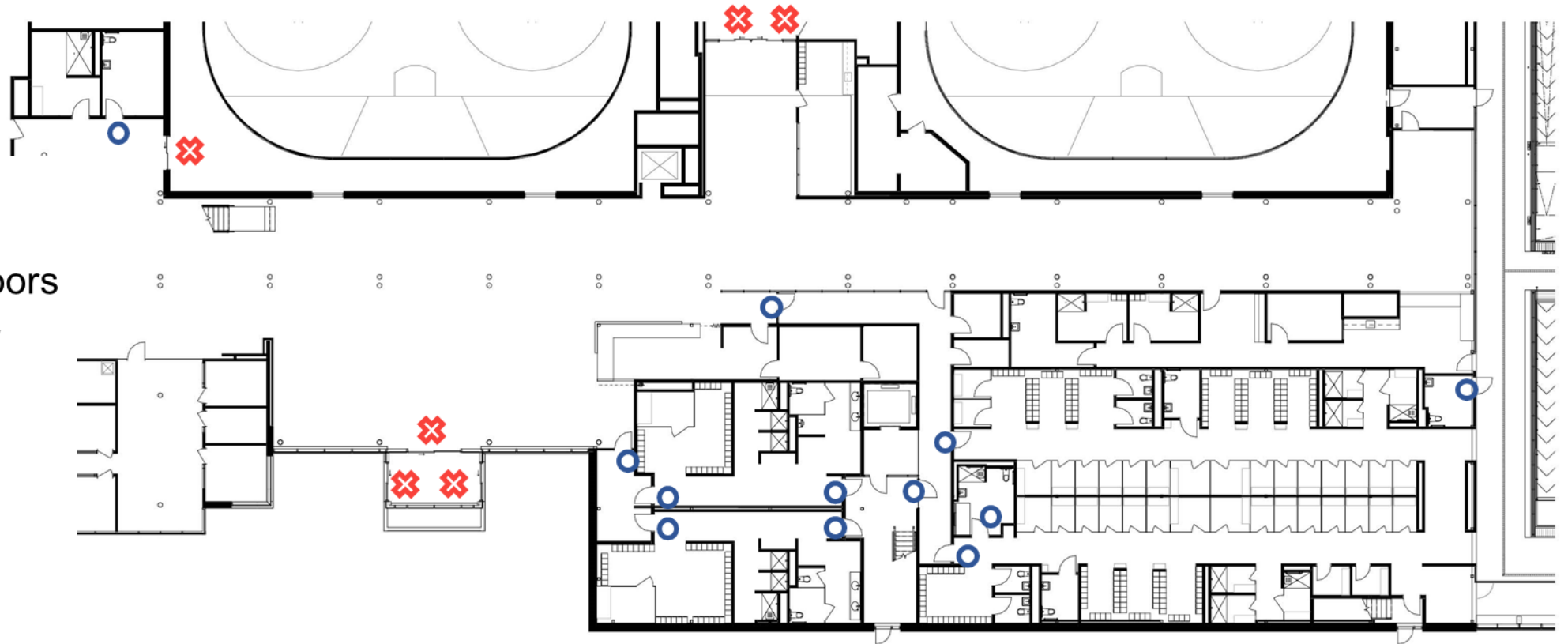


Staff Circulation to Level 2 follows Public Access routes.

Door Operators: Level 1

3.2

- Main Entrance doors are automatic sliding doors at exterior and interior of vestibule.
- All Universal Washrooms will be equipped with door operators.
- Changeroom entrance doors.

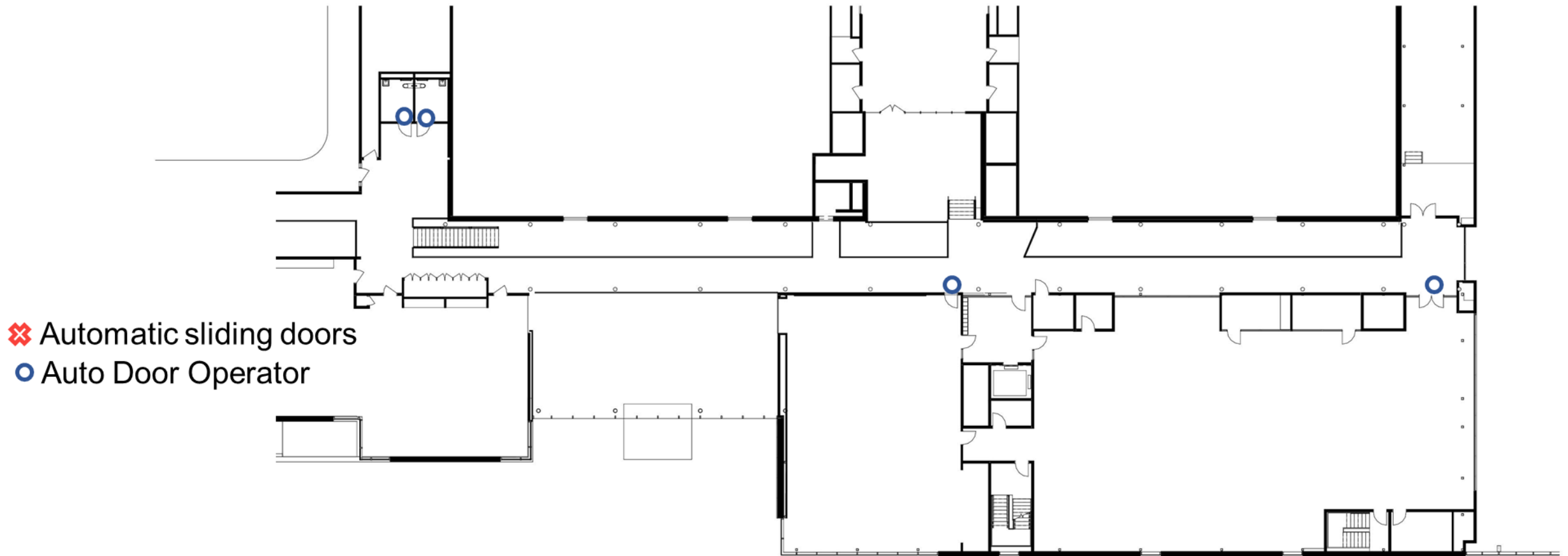


❌ Automatic sliding doors
● Auto Door Operator

Door Operators: Level 2

3.2

- All Universal Washrooms will be equipped with door operators.
- Entrances to Aerobics and Fitness



FADS by the numbers

- All major public corridors are 1830mm or greater in width.
- 2 Elevators (1 existing) provides redundancy in case of service outage.
- 8 new accessible showers
- 5 universal washrooms

Public	FADS Requirement	Provided
Universal Washroom	2	5
Accessible Toilet Stalls	6	6
Accessible Showers	3	8
Accessible Changerooms	1	4
Areas of Refuge Assistance	3	3

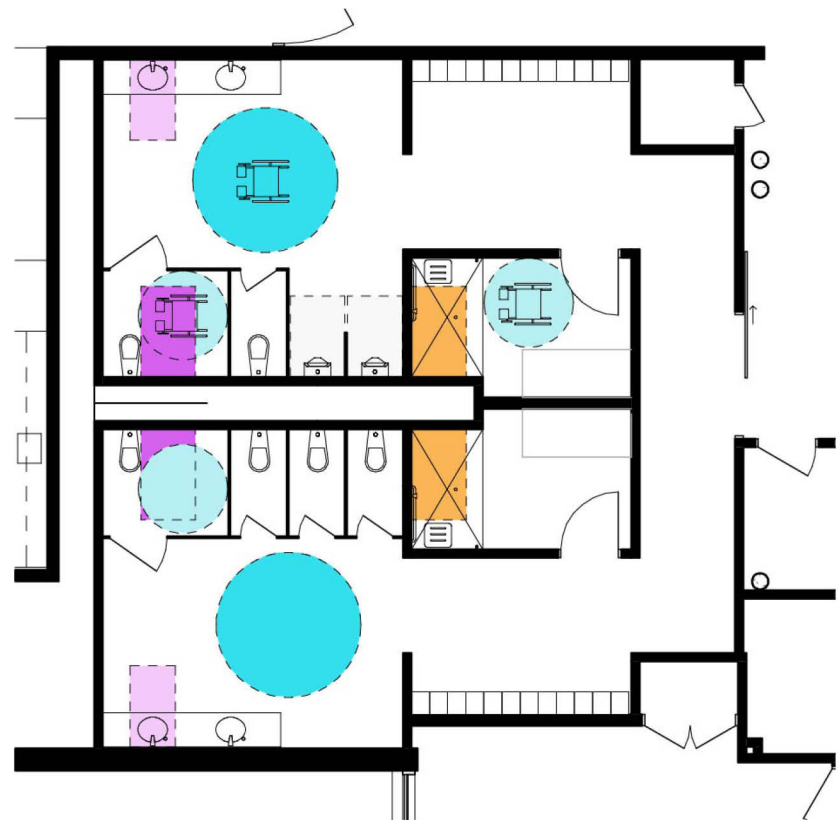
Staff	FADS Requirement	Provided
Universal Washroom	1	1
Accesible Showers	1	2

Front Desk and Changerooms

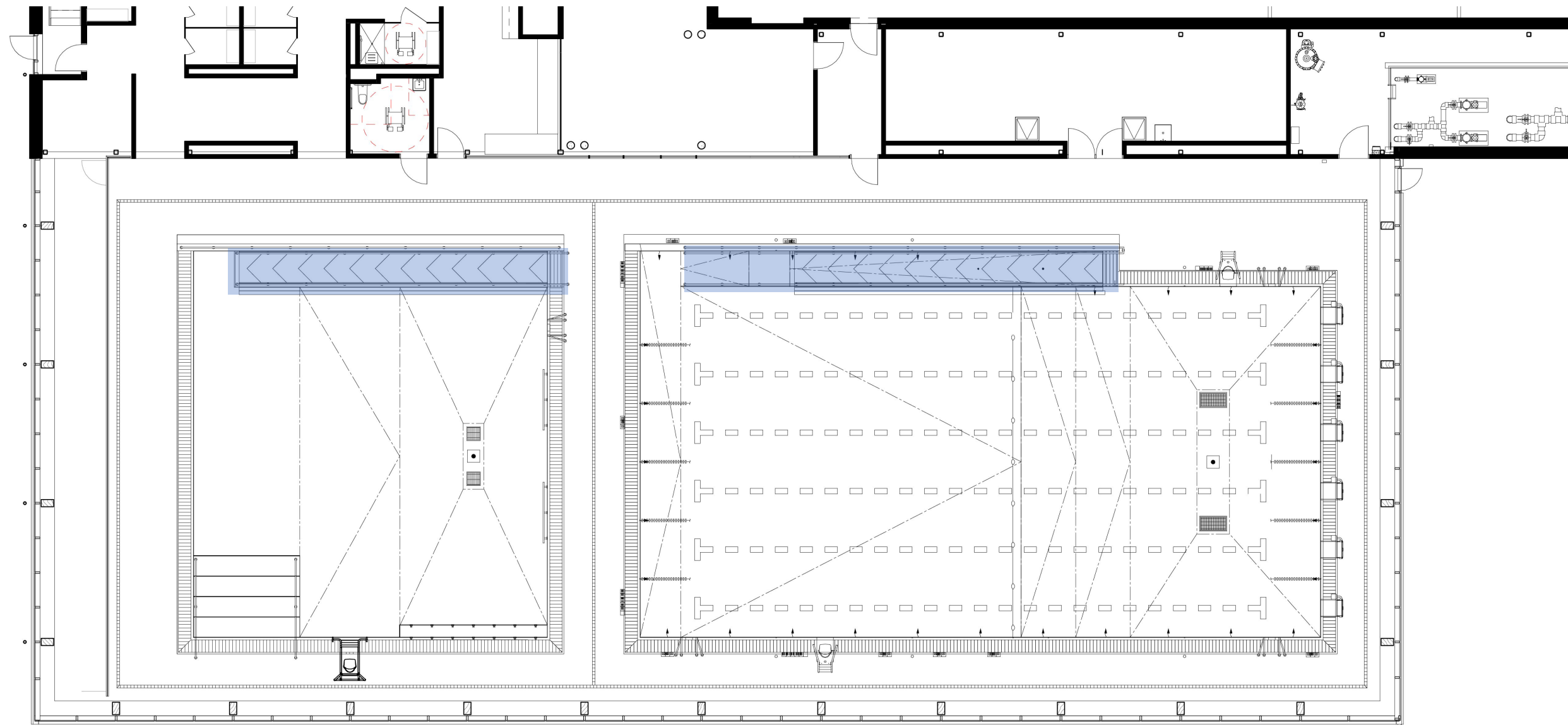


Gymnasium Washrooms

- 1600x1370
Clear Space
- 1525x920
Shower Clearance
- 760x1370
Lavatory
Clearance
- 915x1500
Transfer Space
- 180 Turn
- 1500/2440
Turning Radius



Natatorium



thank you