

City of Mississauga

Memorandum



Date: 2025/11/24
 To: Chair and Members of the Accessibility Advisory Committee
 From: Dan Sadler, Manager, Strategy, Policy & Compliance
 Meeting Date: 2025/12/01
 Subject: Facility Accessibility Design Standards (FADS) 2.0

The City's Facility Accessibility Design Standards (FADS) were last updated in 2015. Since that time, accessibility best practices, municipal comparators, provincial guidance and inclusive design expectations have evolved significantly. In 2023, work began on a comprehensive modernization of the standards to ensure alignment with:

- The Accessibility for Ontarians with Disabilities Act (AODA) and the Integrated Accessibility Standards Regulation (IASR)
- Ontario Building Code (OBC 2024) accessibility updates
- CSA B651 and CSA Z614 standards
- Best practices from Toronto, Vaughan, Oakville and other municipalities
- Universal design, inclusive play, sensory accessibility and emerging design research

FADS 2.0 is intended to guide all new construction, renovations and leased spaces across City facilities, recreation environments, parks, outdoor public spaces and specialized program areas.

The updated standards will be publicly available and used by City staff, consultants, contractors, and internal project teams to ensure consistent and barrier-free implementation across capital projects.

Summary of Updates

FADS 2.0 introduces several improvements, including:

- Clearer structure and plain-language standards
- Consolidation of duplicated requirements
- Updated dimensions, technical tolerances and performance-based criteria
- Expansion of sections including play spaces, outdoor environments, signage & wayfinding, fire/life safety systems, washrooms and wellness rooms
- Alignment with updated CSA standards, CNIB guidelines and municipal comparators
- New tables, figures, "At-a-Glance" summaries and cross-references for ease of use
- Integration of inclusive and sensory-friendly design practices

- New chapters (e.g., wellness rooms)

Consultation Process

As part of the development of FADS 2.0, staff undertook:

- Internal consultation with subject matter experts (SMEs) across all impacted City departments including Parks, MiWay, Fire, Parking, Active Transportation, Capital Design & Construction, Planning and Building and other business units
- Comparative analysis of other municipal standards
- Review of existing City practices and implementation challenges
- Discussions with the Accessibility Planning team and the Facility Accessibility Design Subcommittee

The AAC will play a key role in reviewing the updated draft prior to its submission to Council.

Present Status

The full draft of FADS 2.0 is now complete and ready for review by the Accessibility Advisory Committee.

Staff will be presenting the key changes at the December 1 AAC meeting. Given the volume of content, this presentation will provide a high-level overview of:

- Major updates and new chapters
- Changes with the greatest impact on public-facing facilities
- Clarifications to existing requirements
- How the standards will be implemented across City projects
- How exceptions and “equivalent facilitation” will be managed to ensure compliance while addressing technical infeasibility

The full document has been provided to Committee members in advance for review.

Following discussion with the AAC, the Standards will proceed to Council on December 3, aligning with the International Day for Persons with Disabilities.

Attachments

Appendix 1: Facility Accessibility Design Standards (FADS) 2.0

Dan Sadler, Manager, Strategy, Policy & Compliance