

September 13, 2016

Report to: Planning and Development Executive Committee

From: Travis Rob, Manager of Operations & Facilities

**RE: Request from Dialog Ontario Inc. regarding encroachment at RBC on Scott Street.**

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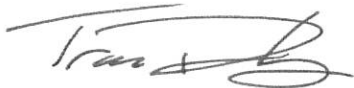
Dialog Ontario Inc. on behalf of RBC has been completing an evaluation of the current front entry configuration to bring it into conformance with current Ontario Building Code (OBC) and Accessibility standards. As a method of obtaining compliance Dialog has requested to obtain an encroachment, or land use, agreement allowing them to push the entrance ramp out onto the sidewalk in front of the building. This ramp would be constructed on the Town of Fort Frances sidewalk and boulevard.

A request for a similar agreement was submitted by the Salvation Army in October of 2015 for in front of the neighbouring property and was subsequently approved. This approved ramp structure will be terminating within approximately 914mm (3 feet) of the west side of the building which would be where the proposed RBC ramp would also be constructed. The new RBC ramp would then be a blockage at the termination of the Salvation Army Ramp. Under the OBC an area not less than 1117mm in length by 1117mm in width is required at the end of a ramp to allow access to that structure. With the proposed configuration, there would not be adequate room to access the Salvation Army ramp after the construction of the proposed RBC ramp was completed.

The Town has approved ramp encroachments onto the municipal sidewalks at other locations around town where the construction of the building makes it impossible to construct an accessible entry by any other means. The Town sidewalk is then used as a means of gaining accessible entry into the building. In the case of the RBC building there is an existing ramp and entry structure constructed on the property within the entry vestibule.

Given that currently an access ramp structure is constructed within the building footprint, and the proximity to the ramp structure being constructed to the east, it is the recommendation of Administration that the request for an encroachment agreement to construct an accessibility ramp on the Town sidewalk in front of the RBC branch be denied.

Respectfully Submitted



Travis Rob, EIT  
Manager of Operations and Facilities  
Interim Chief Building Official