



Wilmot Accessibility Audit Results

JUNE 23, 2025

The Audit

This audit indicates the remedial action of bringing the facilities up to current codes and standards as of 2025.

It provides the Township a baseline understanding as to the extent of accessibility currently available within its facilities and venues and provides recommendations to improve accessibility in the future.

Includes 17 facilities identified by Township staff. Each facility was assessed for public, and staff use.

The Audit

Standards used in the assessment tool were taken from:

- City of London Facility Accessibility Design Standards (FADS), 2021
- Ontario Building Code 2012 – Accessibility Updates
- O. Reg. 413/12 AODA Design of Public Spaces Standard

The Audit

Audit staff begin at the parking lot and move to the building or public space entry and walk throughout the facility/space (e.g. entrance, access and circulation, meeting rooms, washrooms, stairwells, elevators etc.)

A “cross-disability” focus is used, ensuring facilities are assessed for barriers experienced by individuals with mobility, sensory and cognitive disabilities.

Priority Levels

Priority 1 – High – Immediate action recommended, Immediate risk of creating or maintaining hazards to life or public safety

Priority 2 – Medium – Short-term action recommended (within 2-5 years), Compliance with the new requirements of the Ontario Building Code, Requirements to immediately comply with the AODA's Design of Public Spaces Standard. Maintenance items to be completed by Township staff.

Priority 3 – Low – Mid-term action recommended (6-10 years), Accessibility considerations to improve overall accessibility needs and achieve FADS compliance. Suggestions for consideration in future planning and/or capital projects

Priority Levels

Priority 1 – High – 29 items - \$118,300

Priority 2 – Medium – 194 items - \$484,250

Priority 3 – Low – 107 items - \$2,707,850

Compliant – 254 items

High Priority Items

- Life Safety – visual fire alarms in washrooms and areas where individuals can become isolated, emergency response systems in washrooms
- Public entrances
- General path of travel (including public and staff path of travel)
- Washrooms
- Service counters in public service areas
- Parking

Recurring Trends

Washrooms

Most washrooms have L-shaped grab bars installed, but many are missing the wall mounted fold down bar on the transfer side of the toilet. Installation of these grab bars not only meets the OBC requirements but ensures better accessibility in the washrooms.

Maintenance Issues

Most washrooms have the required accessories, but they are installed incorrectly. Maintenance staff can easily correct these barriers.

Parking

Parking spaces are generally in line with the Design of Public Spaces Standard but are missing required access aisles and posted signage. The Township may want to consider updating its Parking By-law to achieve compliance with the Design of Public Spaces Standard.

Top 5 Recurrent Recommendations

- Install accessible signage – 55 – \$33,000
- Install automatic door opener – 39 – \$304,200
- Install wall mounted, fold down grab bar near toilet – 28 – \$22,400
- Install emergency call button near toilet – 24 – \$216,000
- Install service counter with lowered accessible section – 24 – \$264,000

The costing report does not consider discounts due to volume purchasing, supplier discounts, or work that is completed internally.

Internal work such as simple, maintenance-related projects may be done at a lower price by using internal resources.

Items that have a large cost but are not recommended frequently (such as elevators and universal washrooms) are also included in costing projections.

Questions?
