

Virtual Deputation – October 17, 2025

Item 6 - Deputation - Victoria Ojubuyi

Speaker: Victoria Ojubuyi

Tenant – 400 McCowan Road

Topic: Winter Mat Accessibility and Safety

Good morning, Chair and Members of the Board.

My name is Victoria Ojubuyi, and I am a tenant at 400 McCowan Road. I live with a brain injury, legal blindness, cognitive impairments, and other disabilities. Because of this, I may sometimes have word-finding difficulties or memory lapses. Thank you for your patience and for giving me this opportunity to speak today.

I am here to ask for the Board's support in making sure the winter mat system at 400

McCowan Road follows TCHC's Accessibility Build Standards before it's reinstalled this fall.

My goal is not to criticize, but to work together with TCHC to make our building safe and accessible for everyone, especially for people who are legally blind or cognitively impaired.

****Issue Summary**

Currently, the building uses dark, wall-to-wall black mats at the entrances.

These mats violate several sections of the Accessibility Build Standards:

Section 3.2.4 – Mats must be approved by Design and Engineering.

Section 3.6.3 – Flooring must be medium to light in colour; dark grey or black is not allowed.

Section 3.6.2 – Patterns must not cause disorientation.

Section 3.1.1 – Routes must be clear and accessible for everyone.

Because the mats cover the entire length in the lobby, they create a “void effect.”

For people like me who rely on echolocation and continuous flooring, it looks like a hole or drop-off, causing confusion, disorientation, and loss of balance.

Personal Impact

To protect myself from injury, I have had to avoid the lobby in the winter.

I trained myself to exit through stairwells and fire doors, which do not allow re-entry. Many times, I've had to wait outside in freezing weather for someone to let me back in.

This is not safe — and it's not necessary.

From 2009 to 2022, TCHC used a different mat system that worked well for everyone.

Those mats were narrower and shorter, leaving space on the sides for continuous flooring.

That design allowed safe echolocation navigation and kept entrances clean and

slip-free.

Proposed Solutions

I am not asking to remove mats, only to restore previous accommodation, or make practical adjustments that meet TCHC's own standards.

Three solutions for Design and Engineering to review:

- 1. Return to the previous design – narrower, shorter mats with clear floor space on both sides.**
- 2. Install sunken mats – to maintain even, continuous walking surfaces.**
- 3. Use lighter-coloured mats – to improve**

visibility and reduce confusion.

These solutions are low-cost, practical, and improve safety and accessibility.

***What I'm Asking the Board To Do**

I respectfully ask the Board to:

- 1. Direct administration to conduct a proper Design and Engineering accessibility review before this year's installation.**
- 2. Arrange a meeting with myself and the Design/Engineering team to discuss the proposed solutions.**
- 3. Ensure full compliance with all relevant Accessibility Build Standards.**

Closing

Thank you to the Board for your commitment to accessible and inclusive housing.

My goal is simple: to make sure that safety measures do not create new barriers for tenants with disabilities.

With your support, we can make 400 McCowan Road safer and more inclusive for everyone this winter.

Thank you very much for listening and for your time today.