



**Town of Aurora  
Accessibility Advisory Committee  
Meeting Agenda**

**Date:** Wednesday, October 11, 2023  
**Time:** 7 p.m.  
**Location:** Holland Room, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit [aurora.ca/participation](https://www.aurora.ca/participation).

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1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1 Accessibility Advisory Committee Meeting Minutes of September 6, 2023	1
1. That the Accessibility Advisory Committee Meeting Minutes of September 6, 2023, be received for information.	
6. Delegations	
7. Matters for Consideration	
7.1 Memorandum from Accessibility Advisor; Re: Site Plan Application SP-2022-07 (Submission #2) 25 Mavrinac Boulevard	6
1. That the memorandum regarding Site Plan Application SP-2022-07 (Submission #2) 25 Mavrinac Boulevard be received; and	
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP-2022-07 (Submission #2) be received and referred to staff for consideration and further action as appropriate.	
7.2 Round Table Discussion; Re: Town of Aurora Multi-Year Accessibility Plan 2022-2026	

(Link to Multi-Year Accessibility Plan)

1. That the Accessibility Advisory Committee comments regarding the Town of Aurora Multi-Year Accessibility Plan 2022-2026 be received and referred to staff for consideration and action as appropriate.

8. **Informational Items**

9. **New Business**

10. **Adjournment**



**Town of Aurora  
Accessibility Advisory Committee  
Meeting Minutes**

**Date:** Wednesday, September 6, 2023  
**Time:** 7 p.m.  
**Location:** Holland Room, Aurora Town Hall

**Committee Members:** Councillor Harold Kim (Chair)\*  
Peter Angelo  
Alison Hughes\*  
John Lenchak  
Hailey Reiss\*  
Jo-anne Spitzer

**Other Attendees:** Gregory Peri, Accessibility Advisor  
Rahul Varadharajulu, Project Management Office Consultant\*  
Linda Bottos, Council/Committee Coordinator

\*Attended electronically

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**1. Call to Order**

The Chair called the meeting to order at 7:04 p.m.

**2. Land Acknowledgement**

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

Accessibility Advisory Committee Meeting Minutes  
Wednesday, September 6, 2023

2

**3. Approval of the Agenda**

**Moved by** Peter Angelo

**Seconded by** Jo-anne Spitzer

That the agenda as circulated by Legislative Services be approved.

**Carried**

**4. Declarations of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

**5. Receipt of the Minutes**

**5.1 Accessibility Advisory Committee Meeting Minutes of June 7, 2023**

**Moved by** Jo-anne Spitzer

**Seconded by** Peter Angelo

1. That the Accessibility Advisory Committee meeting minutes of June 7, 2023, be received for information.

**Carried**

**6. Delegations**

None.

**7. Matters for Consideration**

**7.1 Memorandum from Accessibility Advisor; Re: Site Plan Application SP-2023-08 (Submission #1) 90 Engelhard Drive**

Staff provided an overview of the site plan and comments submitted to the Planner on behalf of the Committee. The Committee and staff discussed various aspects of the site plan and a further suggestion was made regarding consideration for: better indication of actual capacity of "one-passenger" elevators and whether the elevator can accommodate a person in a wheelchair with an attendant.

**Moved by** John Lenchak

**Seconded by** Jo-anne Spitzer

1. That the memorandum regarding Site Plan Application SP-2023-08 (Submission #1) 90 Engelhard Drive be received; and
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP-2023-08 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

**Carried**

**7.2 Memorandum from Accessibility Advisor; Re: Site Plan Application SP-2023-09 (Submission #1) 61 Allaura Boulevard**

Staff provided an overview of the site plan and comments submitted to the Planner on behalf of the Committee. The Committee and staff discussed various aspects of the site plan and a further suggestion was made regarding consideration for: clarification that sidewalks and approach walkways are flush with building entrances.

**Moved by** Alison Hughes

**Seconded by** John Lenchak

1. That the memorandum regarding Site Plan Application SP-2023-09 (Submission #1) 61 Allaura Boulevard be received; and
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP-2023-09 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

**Carried**

**7.3 Memorandum from Accessibility Advisor; Re: Site Plan Application SP-2023-10 (Submission #1) 55 Eric T Smith Way**

Staff provided an overview of the site plan and comments submitted to the Planner on behalf of the Committee. The Committee and staff discussed various aspects of the site plan and a further suggestion was made regarding consideration for: two additional accessible parking spaces.

**Moved by** Hailey Reiss

**Seconded by** Alison Hughes

1. That the memorandum regarding Site Plan Application SP-2023-10 (Submission #1) 55 Eric T Smith Way be received; and
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP-2023-10 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

**Carried**

#### **7.4 Memorandum from Accessibility Advisor; Re: Treat Accessibly in Aurora**

Staff provided an overview of the memorandum and background of the Treat Accessibly initiative. The Committee and staff discussed various aspects and suggestions including: holding community trick-or-treat street events for children with disabilities prior to Halloween; delivery of event signage where needed; incentives/donations for community participation; increase awareness by posting signs—in addition to lawn signs—in various locations including public notice boards, facilities, parks, and trails; and encourage local businesses to advocate for the initiative.

**Moved by** Alison Hughes

**Seconded by** John Lenchak

1. That the memorandum regarding Treat Accessibly in Aurora be received; and
2. That the Accessibility Advisory Committee comments regarding Treat Accessibly in Aurora be received and referred to staff for consideration and further action as appropriate.

**Carried**

#### **7.5 Round Table Discussion; Re: Town of Aurora Multi-Year Accessibility Plan 2022-2026**

[\(Link to Multi-Year Accessibility Plan\)](#)

Staff provided an update on the status of various initiatives including: budget request to complete the AccessNow assessment of the remaining Town facilities, parks, and trails; construction of gymnasium at Stronach

Accessibility Advisory Committee Meeting Minutes  
Wednesday, September 6, 2023

5

Aurora Recreation Complex; collaboration with Region on accessibility assessment of trails; sensory tents at special events; provincial review of the design of public spaces accessibility standards under the *Accessibility for Ontarians with Disabilities Act* (AODA); and the upcoming October meeting of the Ontario Network of Accessibility Professionals.

The Committee and staff discussed the trail accessibility issues being addressed with the Region, mapping, trail accessibility status identification, and opportunities to exceed the AODA standards.

**Moved by** Peter Angelo

**Seconded by** Jo-anne Spitzer

1. That the Accessibility Advisory Committee comments regarding the Town of Aurora Multi-Year Accessibility Plan 2022-2026 be received and referred to staff for consideration and action as appropriate.

**Carried**

**8. Informational Items**

None.

**9. New Business**

None.

**10. Adjournment**

**Moved by** John Lenchak

**Seconded by** Hailey Reiss

That the meeting be adjourned at 8:25 p.m.

**Carried**



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Memorandum**  
Corporate Services

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**Re:** Site Plan Application SP-2022-07 (Submission #2) 25 Mavrinac Boulevard

**To:** Accessibility Advisory Committee

**From:** Gregory Peri, Accessibility Advisor

**Date:** October 11, 2023

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## Recommendation

1. That the memorandum regarding Site Plan Application SP-2022-07 (Submission #2) 25 Mavrinac Boulevard be received; and
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP-2022-07 (Submission #2) be received and referred to staff for consideration and further action as appropriate.

## Background

The following comments have been submitted on September 22, 2023 and are conditions that must be met, in response to the first submission:

- Ensure a minimum of 1500mm barrier-free path of travel in outdoor amenity spaces.
- Please note that the minimum number of accessible parking spaces is 4.48 parking spaces underground for the use of persons with disabilities, which meets the requirements of the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (3). Spaces are rounded up to the nearest number, therefore 5 total spaces in the underground are minimum requirement.
  - I only see 3 Barrier-Free spaces by the P1 lobby. 2 additional spaces would be required to satisfy the minimum requirement.
  - Additionally, as a Senior's residence, additional Barrier-Free parking spaces would be needed by residents, above the minimum requirement. 2 additional are recommended.



Site Plan Application SP-2022-07 (Submission #2) 25 Mavrinac Boulevard  
October 11, 2023

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The following comments are considerations:

- At least 1 Barrier-Free EV parking space to be provided.
- Party room on roof level to have a Barrier-Free washroom

## **Attachments**

1. SP-2022-07 Site Plans

## Attachment 1



Steven McIntyre  
905 513 0170 x122  
smcintyre@mgp.ca

August 4, 2023

MGP File: 21-3066

Town of Aurora  
100 John West Way  
Aurora, ON L4G 6J1

via email: [kng@aurora.ca](mailto:kng@aurora.ca)

**Attention: Mr. Kenny Ng**  
**Planner, Planning and Development Services**

Dear Mr. Ng:

**RE: File Number: SP-2022-07**  
**TFP Aurora (Block 38) Limited, 25 Mavrinac Boulevard**  
**Site Plan Application for Seniors' Residence: Block 38 on Plan 65M-4731**

On behalf of TFP Aurora (Block 38) Limited, we are submitting revised materials for the Site Plan application for proposed senior's residence located at 25 Mavrinac Boulevard (Block 38 on Plan 65M-4731).

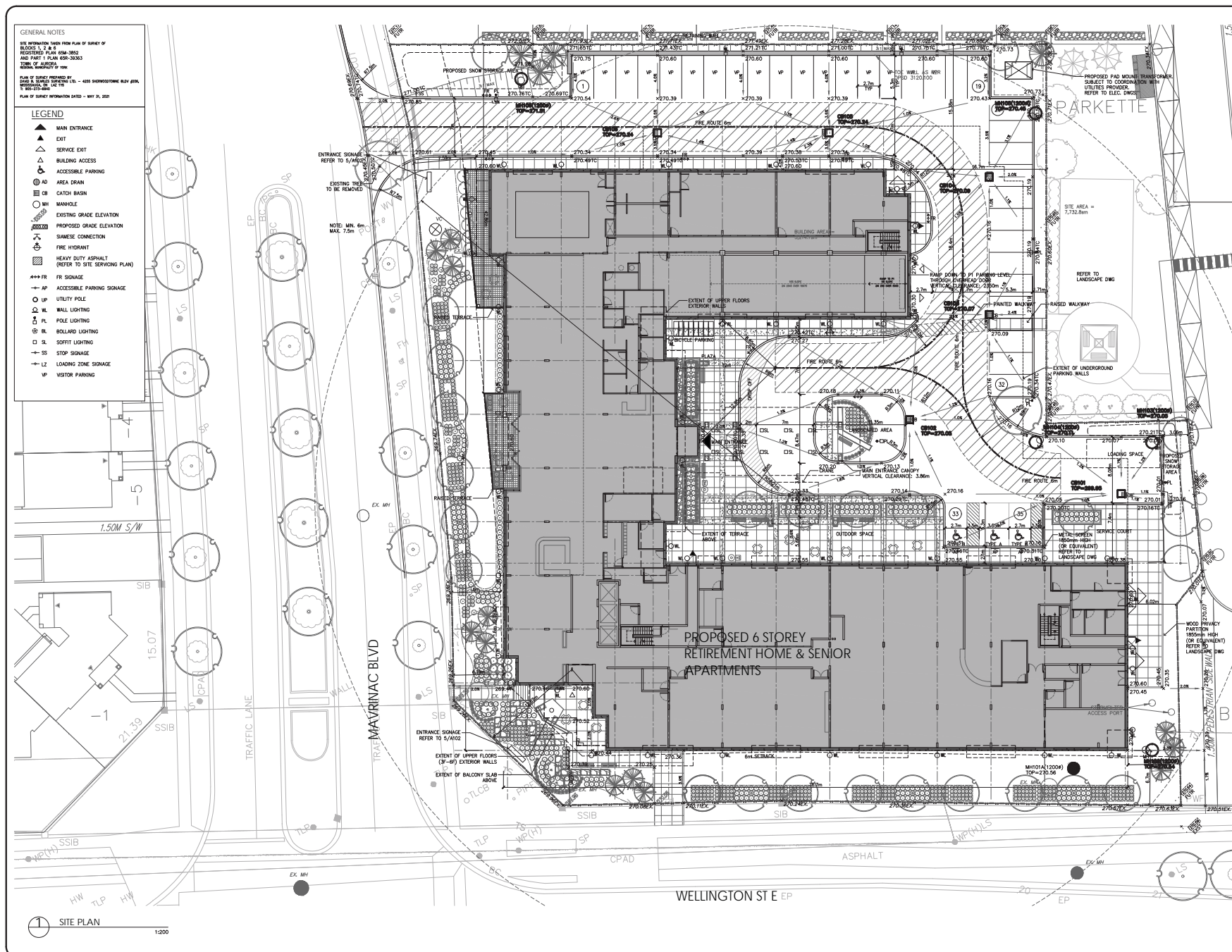
The Site Plan was revised to incorporate comments provided as part of the first submission review by Town staff and other external agencies. Furthermore, the owner has revised the exterior design of the proposed building in order to provide a high-quality, attractive building for the operator and the Town of Aurora.

The following changes were made to the site plan and building elevations:

- Three barrier free parking spaces were moved out of the central driveway;
- A staircase to Mavrinac Boulevard has been provided at southwest corner of the building;
- Two outdoor amenity spaces (terraces) were added on the west side of the building on the ground floor;
- Additional snow storage is provided on the east side of the site; and
- Colour palette/materials

Easement YR3468808 applies to the front portion of the site along Wellington Street. The easement states that the use of the lands is permitted for a walkway, lawn, garden, driveway, laneway, farm or open space and that the lands cannot be paved or covered over with concrete, asphalt, interlocking brick and/or other materials unless there is a Development Agreement between the Town and the owner and registered on title. As the plan for the building is to provide an attractive connection pedestrian connection to the corner of the intersection of Mavrinac Boulevard and Wellington Street, interlock, planters and benches are

#	Comment	Consultant	Response
<b>The following comments are conditions that must be met:</b>			
38.	Please note that the minimum number of accessible parking spaces is 5 parking spaces underground for the use of persons with disabilities, which meets the requirements of the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (3).	Global	The development proposed a total of 6 accessible parking spaces, 3 underground and 3 below ground, meeting the AODA Design of Public Spaces Requirements.
39.	<ul style="list-style-type: none"> <li>Since there are more than one off-street parking facility at this site (above ground and under ground), calculations for the number and type of parking spaces for the use of persons with disabilities according to the number and type of parking spaces required for each off-street parking facility. O. Reg. 413/12, s. 6.</li> </ul>	Global	Noted.
40.	<ul style="list-style-type: none"> <li>Recommend to also keep the 3 parking spaces above ground due to the nature of this facility.</li> </ul>	Global	Due to the nature of the development, the 3 accessible parking spaces have been retained above ground.
41.	Installation of proper tactile indicators at the proposed staircases.	Global	Tactile indicators have been proposed at staircases on the site.
42.	Automatic door openers for all public access locations, including proper timed door delays.	Global	Automatically door openers with appropriate door delays will be proposed for all public access locations.
<b>The following comments are considerations:</b>			
43.	Recommendation for additional Barrier-Free parking spaces due to the nature of the building.	Global WSP	The proposed development meets minimum zoning requirement for barrier-free parking spaces.
44.	Consideration for emergency evacuation chairs to be provided at all staircase locations.	Global ?	We will advise the manager of operations for consideration.
45.	Recommendation for automatic door openers for all common use access locations, including art room, theatre, servery, dining areas, storage areas, etc.	Global	Operator to consider automatic door openers for all common use access locations.
46.	Consideration for wayfinding signage to highlight: <ul style="list-style-type: none"> <li>Entries</li> <li>Exits/Emergency Exits</li> <li>Barrier-free/Universal washroom</li> </ul>	Global ?	Noted
47.	Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.	Global RKLA	Noted
<b>Town of Aurora – Planning &amp; Development Services</b> <i>Bill Jean, Manager- Building Division/CBO</i> <i>Dated November 21, 2022</i>			
<b>Zoning</b>			
48.	A maximum lot coverage of 45% is required for this development. Please provide lot coverage.	Global	Revised site stats on A1-2 have been updated to include maximum lot coverage. This proposed development is expected to have a lot coverage of 41.6%.
49.	A total of 17 visitor parking spaces are required. The site plan does not show the location of the visitor parking spaces.	Global	17 Visitor Parking Spaces have been identified on the site plan.
50.	A minimum of 18 square meters of amenity area is required per apartment unit through a combination of indoor amenity areas and/or private balconies.	Global	Noted.
51.	An opaque fence with a minimum height of 1.5 meters is required adjacent to the north and east Residential R8(539) lands.	RKLA	A fence has been proposed along the North property line adjacent to the residential lands. Detail can be found on L1.
<b>Building Code</b>			
52.	A complete review for Code compliance will be performed at the time of the submission of the building permit application.	N/A	Noted. No action required at this time.

[illegible]

REVISIONS

REVISIONS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

**GLOBAL**

6 Leswyn Road, Toronto, Ontario M6A 1K2  
ph: 416 256 4440      fx: 416 256 4449

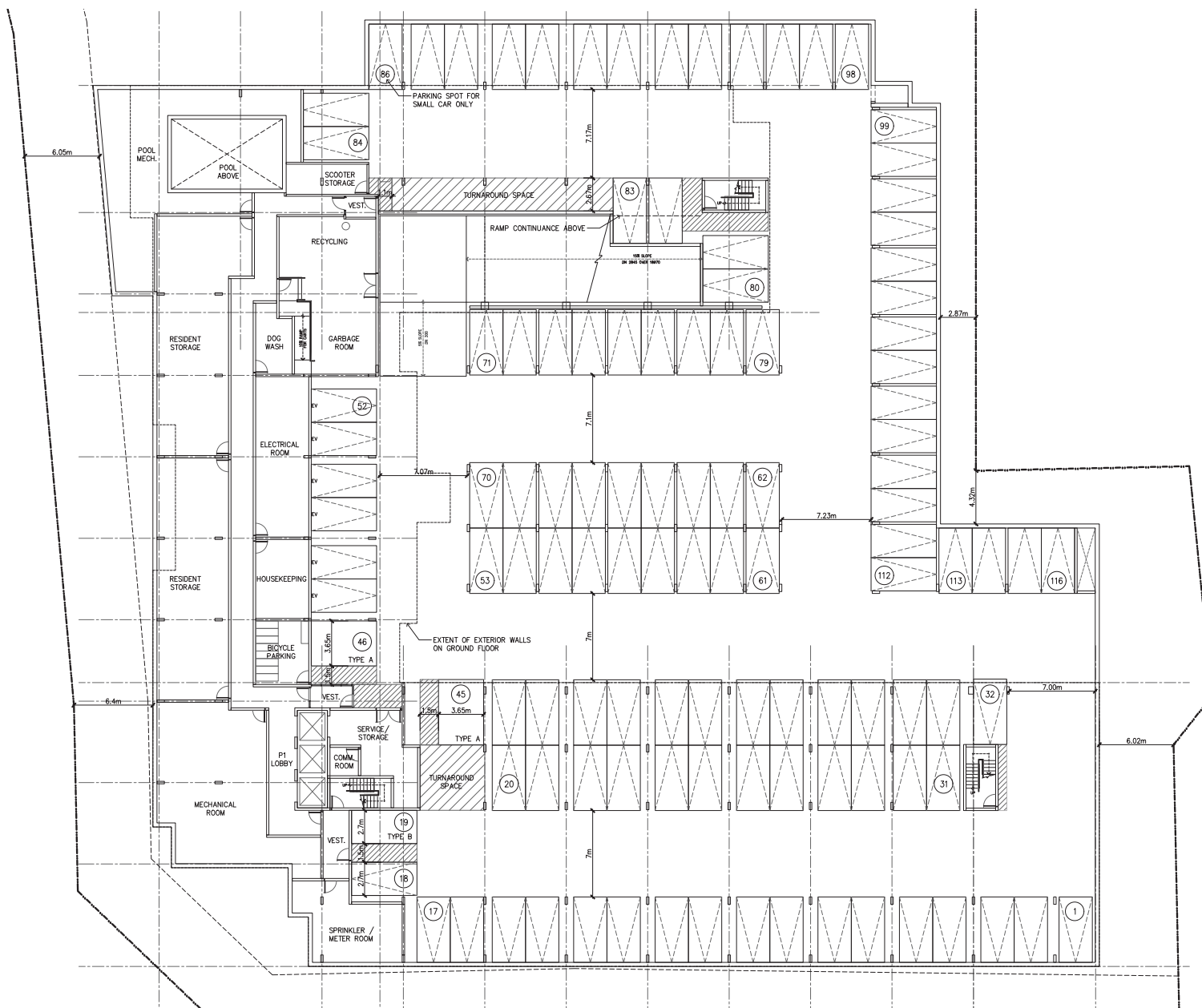
CLIENT	Bloom Retirement Community Fieldgate
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PROJECT NAME  
PROPOSED RETIREMENT RESIDENCE  
WELLINGTON ST E & MAVRINAC BL  
SUDBURY

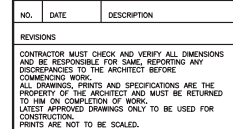
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P1 PLAN

PROJECT NO.	20-04	A200
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① P1 PLAN 1:150



CLIENT	Bloom Retirement Community Fieldgate
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DRAWN BY	
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DATE	May 4, 20
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DWG. TITLE	

PROJECT NO.	20-04	A201
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Plot Date: 7/31/2023 J:\ACM\120-04 Aurora\_Cash\1-Aurora\_Cash\2004 CF - A301.dwg



1 2nd FLOOR PLAN 1:150





① 3rd-6th FLOOR PLAN 1:150



NO.	DATE	DESCRIPTION
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## REVISIONS

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CLIENT	
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Bloom Retirement Community  
Fieldgate

PROJECT NAME	
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PROPOSED RETIREMENT RESIDENCE  
WELLINGTON ST E & MAVRINAC BLVD  
AURORA, ON

DRAWN BY	TK
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CHECKED BY	RP
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DATE	May 4, 2022
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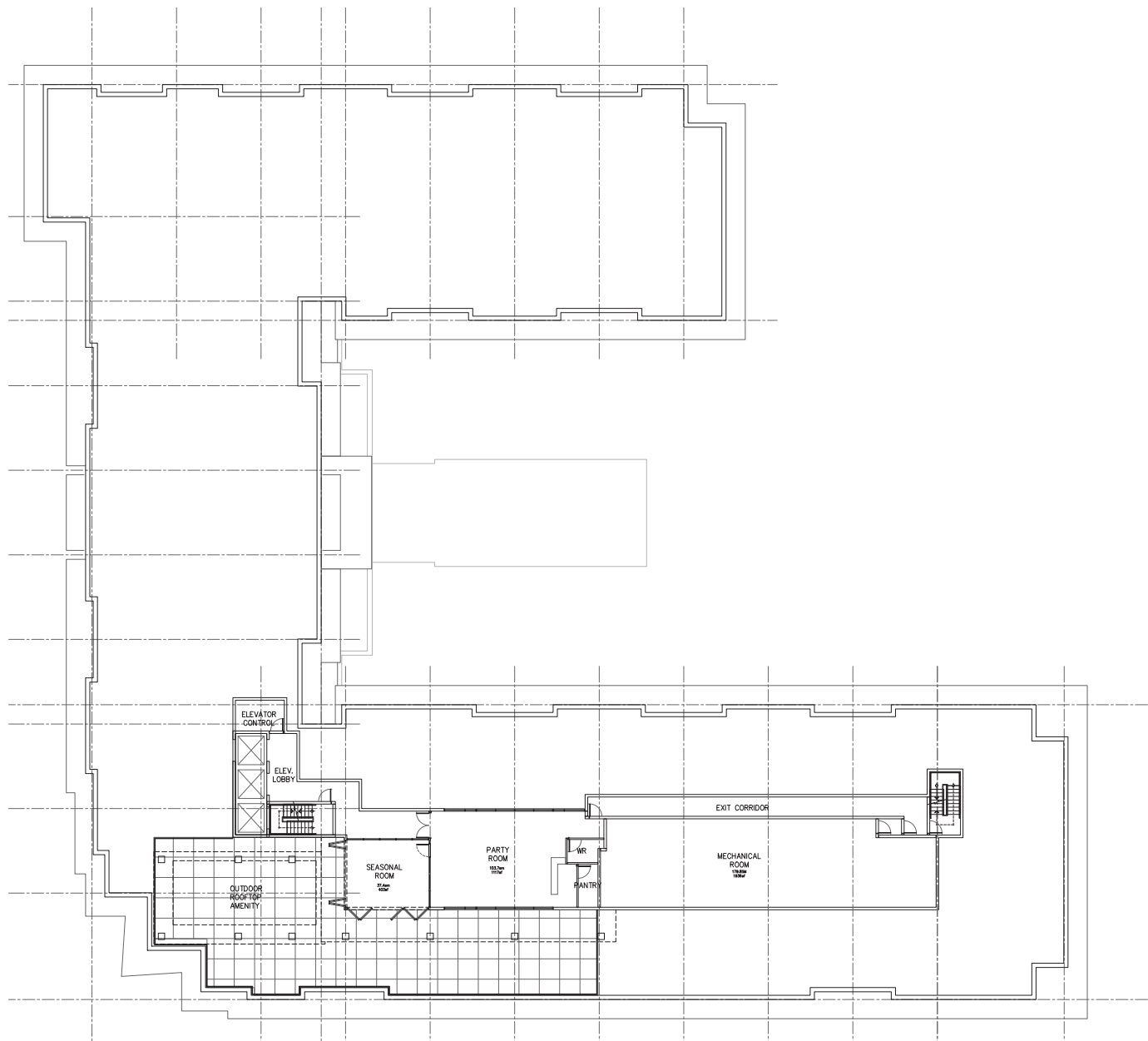
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ROOF PLAN

PROJECT NO.	
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20-04 | A204



1 ROOF PLAN 1:150

1	MASONRY VENEER - BRICK GLEN-GERY; MOUNTAIN SHADOW SMOOTH COLOUR - BROWN	4	ALUMINUM WINDOW SYSTEM COLOUR - DARK GREY, CLEAR GLASS, SPANDREL GLASS
2	STRUCTURAL WOOD	5	PRE-FINISHED ALUMINUM BALCONY RAILING/GUARD COLOUR - DARK GREY, CLEAR GLASS
3	PRECAST CONCRETE COLOUR - LIGHT GREY	6	LOUVERED SCREEN COLOUR - DARK GREY



2 EAST ELEVATION



1 WEST ELEVATION

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6 Leswyn Road, Toronto, Ontario M6A 1K2  
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CLIENT  
Bloom Retirement Community  
Fieldgate

PROJECT NAME  
PROPOSED RETIREMENT RESIDENCE  
WELLINGTON ST E & MAVRINAC BLVD  
AURORA, ON

DRAWN BY	TK
CHECKED BY	RP
DATE	May 4, 2022
SCALE	1:150
DWG. TITLE	

BUILDING ELEVATIONS

PROJECT NO.	
20-04	A300

1	MASONRY VENEER - BRICK GLEN-GERY: MOUNTAIN SHADOW SMOOTH COLOUR - BROWN	4	ALUMINUM WINDOW SYSTEM COLOUR - DARK GREY, CLEAR GLASS, SPANDREL GLASS
2	STRUCTURAL WOOD	5	PRE-FINISHED ALUMINUM BALCONY RAILING/GUARD COLOUR - DARK GREY, CLEAR GLASS
3	PRECAST CONCRETE COLOUR - LIGHT GREY	6	LOUVERED SCREEN COLOUR - DARK GREY



4



3

