

August 4, 2023

MGP File: 21-3066

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

via email: 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
The following comments are conditions that must be met:			
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"> 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. 	Global	Noted.
40.	<ul style="list-style-type: none"> Recommend to also keep the 3 parking spaces above ground due to the nature of this facility. 	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.
The following comments are considerations:			
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"> Entries Exits/Emergency Exits Barrier-free/Universal washroom 	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
Town of Aurora – Planning & Development Services <i>Bill Jean, Manager- Building Division/CBO</i> <i>Dated November 21, 2022</i>			
Zoning			
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.
Building Code			
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.

GENERAL NOTES

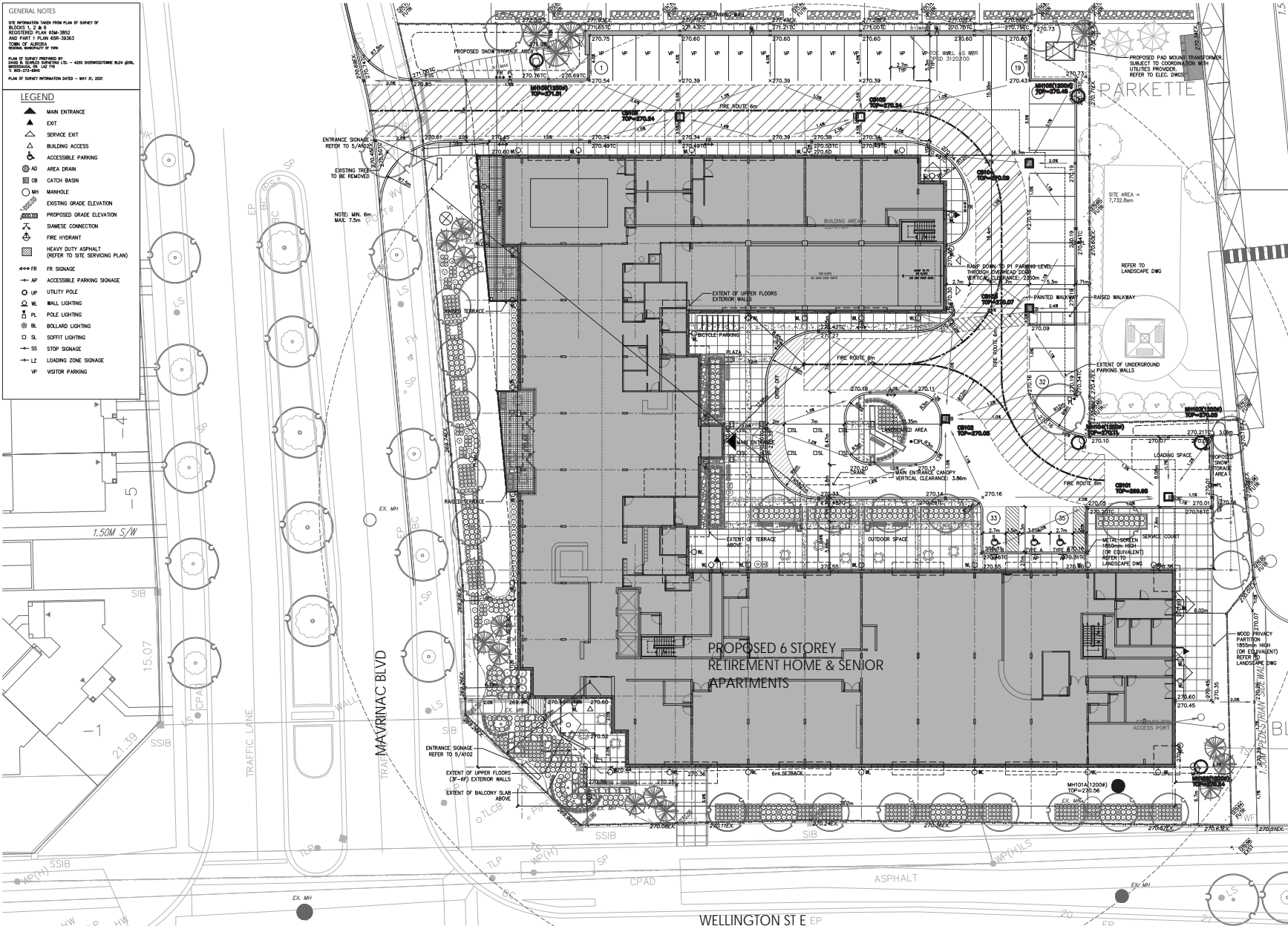
SEE INFORMATION TAGGED FROM PLAN OF SURVEY OF BLOOMING 1, 2 & 3 REGISTERED PLAN 658-3852 AND PART 1 PLAN 658-3853 TOWN OF AURORA

PLAN OF SURVEY PREPARED BY: DAVIS & BERKELEY ENGINEERING LTD. - 4255 SHEPPARD AVE. E. UNIT 10, SCARBOROUGH, ONT. M1S 1T6

PLAN OF SURVEY INFORMATION DATED - MAY 20, 2021

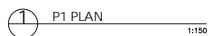
LEGEND

- MAN ENTRANCE
- EXIT
- SERVICE EXT
- BUILDING ACCESS
- ACCESSIBLE PARKING
- AREA DRAIN
- CATCH BASIN
- MANHOLE
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- SEWER CONNECTION
- FIRE HYDRANT
- HEAVY DUTY ASPHALT (REFER TO SITE SERVING PLAN)
- FR SIGNAGE
- ACCESSIBLE PARKING SIGNAGE
- UTILITY POLE
- WALL LIGHTING
- POLE LIGHTING
- BOLLARD LIGHTING
- SOFFIT LIGHTING
- STOP SIGNAGE
- LOADING ZONE SIGNAGE
- VISITOR PARKING



1 SITE PLAN
1:200

DATE	ISSUED FOR
2022 JUN 06	ISSUED FOR SITE PLAN APPROVAL
2023 AUG 02	ISSUED FOR SITE PLAN APPROVAL 2
<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.</p> <p>ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.</p> <p>LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.</p> <p>PRINTS ARE NOT TO BE SCALED.</p>	
<p>NO. DATE DESCRIPTION</p>	
<p>REVISIONS</p>	
<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.</p> <p>ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.</p> <p>LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.</p> <p>PRINTS ARE NOT TO BE SCALED.</p>	
<p>CLIENT</p> <p>Bloom Retirement Community Fieldgate</p>	
<p>PROJECT NAME</p> <p>PROPOSED RETIREMENT RESIDENCE WELLINGTON ST E & MAVRINAC BLVD AURORA, ON</p>	
<p>DRAWN BY</p> <p>TK</p>	
<p>CHECKED BY</p> <p>RP</p>	
<p>DATE</p> <p>April 29, 2022</p>	
<p>SCALE</p> <p>1:200</p>	
<p>DWG. TITLE</p> <p>SITE PLAN</p>	
<p>PROJECT NO.</p> <p>20-04</p>	
<p>A101</p>	

[illegible]



DATE	ISSUED FOR	
2022 JUN 04	ISSUED FOR SITE PLAN APPROVAL	
2023 AUG 02	ISSUED FOR SITE PLAN APPROVAL 2	
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[illegible]

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

[illegible]

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



4 NORTH ELEVATION



3 SOUTH ELEVATION

DATE	ISSUED FOR	
2022 JUN 06	ISSUED FOR SITE PLAN APPROVAL	
2023 AUG 02	ISSUED FOR SITE PLAN APPROVAL 2	

