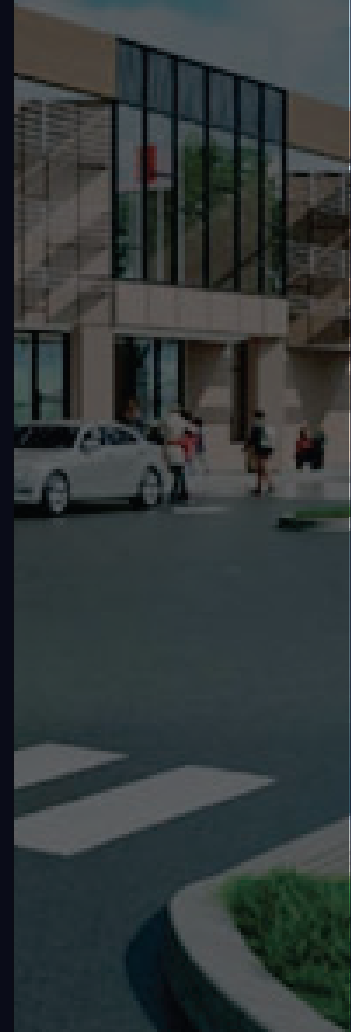


240 INDUSTRIAL PARKWAY S TOWN OF AURORA

ACCESSIBILITY DESIGN STANDARDS ANALYSIS

SEPTEMBER 2024

*Brutto
Consulting*





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September 17th, 2024

Attention: Lawrence Kuk, MCIP, RPP

Manager of Development Planning
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

**Re: Accessibility Design Standards Analysis for Proposed Private School
240 Industrial Parkway South, Town of Aurora
1000259515 Ontario Inc. (Ms. Junqing Zhou)
Lot 57, Part 1, Plan 65R-2963, Town of Aurora**

Dear Lawrence,

Brutto Consulting is pleased to submit this Accessibility Design Standards Analysis on behalf of our client, 1000259515 Ontario Inc. (Ms. Junqing Zhou), in response to the Town of Aurora Accessibility Design Standards which intends to implement standards that build a universally designed and accessible community for its residents, visitors and employees. The purpose of implementing these accessibility standards is to help standardize and encourage barrier free access in all new buildings in the Town of Aurora.

The Subject Property is located on the west side of Industrial Parkway South and consists of one lot with a total land area of 16,166 m² (3.99 ac). The Site has 88.66 metres of frontage on Industrial Parkway S and 182.88 metres of depth. The Subject Property is currently occupied by a large industrial building that was previously occupied by a Flour Mill. The existing building on the Subject Property will be retained and refitted to accommodate the development.

The Subject Property is rectangular in shape and is fully serviced with municipal water supply, sanitary sewage, and storm sewers. The topography is generally flat and contains manicured lawns as well as street trees.

Summary and Analysis of Accessibility Design Standards

As part of our analysis we have prepared the following materials that are enclosed within this document (Refer to **Appendix 1**):

- Accessibility Design Standards Checklist (SP 07); and,
- Accessibility Design Standards Plan (SP 08).

The Accessibility Design Standards Checklist for the proposed private school at 240 Industrial Parkway South, Aurora, follows the Town Facilities Accessibility Design Standards. The Accessibility Design Standards Plan references where each section of the Checklist applies within the proposed building renovation. The building areas include but are not limited to classrooms, gymnasiums, storage rooms, building entrances, hallways, lobby, washrooms, receiving/mechanical rooms, loading areas, signage, wheelchair access ramps and aisles, and parking areas. This analysis evaluates compliance with the standards as outlined in **Appendix 1** of this document.

The following key accessibility design standards under Section 4.0 – Design Standards have been evaluated as part of our analysis:

General Characteristics

Space and Reach Requirements (Section 4.1.1)

Section 4.1.1 intends to accommodate persons who use wheelchairs, scooters and other mobility devices. The space and reach requirements include the following standards:

- 2440mm (96 inches) turning space for wheelchairs and scooters.
- 1370 x 810mm (54 x 32 inches) footprint for wheelchairs and scooters.
- Forward reach range from a seated position: 400 - 1200mm (15 ¾ - 47 inches).
- Side reach range from a seated position: 230 - 1370mm (9 - 54 inches).

The proposed Site Plan (SP 08) has been designed to ensure that all spaces, including classrooms, hallways, and other public areas meet these requirements to allow for unrestricted movement of wheelchairs and scooters. The school hallways, classrooms, washrooms and other spaces will provide the minimum required space and reach standards to accommodate people with accessibility needs.

Ground and Floor Surfaces (Section 4.1.2)

Section 4.1.2 provides compliance measures for all ground and floor surfaces along all routes of the building used by staff and students. As per this standard, all ground and floor surfaces shall be stable, firm, slip-resistant and glare-free. The standard pertaining to changes in level does not apply to this development as it will only have 1-storey.

The proposed private school will be designed to comply with the following standard requirements:

- Vertical level changes up to 6mm (¼ inch) which are deemed acceptable.
- Changes between 6.1mm and 13mm (9/32 - ½ inch) must be bevelled.
- Changes over 13mm must be ramped or use a curb ramp.
- Gratings must have maximum openings of 13mm, perpendicular to the direction of travel.

All flooring materials, including interior and exterior surfaces, noted on drawing SP 08 will meet these level and surface requirements. Flooring transitions between different materials will also be smooth and compliant. These details will be verified further during the Site Plan or Building Permit Application.

Protruding and Overhead Objects (Section 4.1.3)

This standard intends to provide unobstructed pathways from protruding or freestanding objects from walls, ceilings or other locations. The proposed private school will comply with the following standards:

- Objects projecting more than 100mm (4 inches) to be cane-detectable.
- Lowest edge of protruding objects should not exceed 680mm (26 ¾ inches).
- Minimum headroom of 2100mm (82 ¾ inches).

The interior design of the school floor plan will ensure all signage, architectural features, and lighting fixtures are installed to meet these guidelines, particularly in hallways and common areas. This can be examined further during the Site Plan application stage when more detailed floor plans become available.

Accessible Routes, Paths, and Corridors (Section 4.1.4)

The intent of section 4.1.4 is to ensure the building addresses the full range of individuals that may use it. The proposed private school must have the minimum required widths and clearances necessary for persons using wheelchairs/scooters or those travelling in pairs. This section includes the following requirements:

- Exterior routes must be at least 1500mm (59 inches) wide.
- Interior routes should be a minimum of 1100mm (43 ¼ inches) wide.
- Passing places required every 30m for routes narrower than 1830mm (72 inches).
- Slope no steeper than 1:25 (4%).

We can affirm that the all hallways, entrances, and exit routes meet the width and slope requirements noted above. All of the exterior walkways will have a minimum width of at least 1500mm, the interior hallways will range between 2400-3000mm, and there will not be a need for passing places as all routes will be wider than 1830mm. The slopes within the interior and exterior of the building will also not surpass a slope of 4%. Refer to drawing SP 08 on **Appendix 1**.

Ramps (Section 4.1.9)

This section intends to provide well-designed ramps as these are essential for ensuring ease of use and safety for individuals using wheelchairs, strollers, or trolleys. Steep inclines should be avoided to decrease the risk of accidents, and adequate space for maneuvering is critical for a well-designed ramp. Safety features like textured surfaces, edge protection, handrails, and heated surfaces for winter conditions enhance ramp safety and functionality.

The requirements for this standard are as follows:

- Slope between 1:25 (4%) and 1:20 (5%).

- Maximum 9 meters (29 feet 6 inches) between landings.
- Minimum landing dimensions: 2440 x 2440mm (96 x 96 inches) at top and bottom.
- Handrails required on both sides.

Any ramps within or leading to the building will comply with these dimensions. Proper handrails will also be installed for safety and accessibility where required.

Stairs (Section 4.1.11)

As per this standard both interior and exterior stairs must adhere to specified regulations. However, if the stairs are part of a retrofit connecting levels accessible by an elevator, ramp, or other means, they are exempt from compliance. While dimensional changes to steps and landings are not necessary, all other design requirements must still be met.

The requirements for stairs are the following:

- Open risers should not be used.
- Tread length between 280 - 355mm (11 - 14 inches).
- Riser height between 125 - 180mm (4 7/8 - 7 inches).

While staircases are not proposed, our development proposal will ensure that any existing exterior staircases meet these specifications and include detectable warning surfaces and handrails on both sides.

Handrails (Section 4.1.12)

The requirement for handrails is that they must be 865 - 920mm (34 - 36 inches) high and color-contrasted with the surrounding environment.

All handrail installations on all stairs, ramps, and other areas where required will be verified at the site plan or building permit stage prior to final approval.

Signage (Section 4.4.7)

As per this section, signage must comply with specified standards, including wall-mounted signs for permanent rooms with tactile characters, as well as supplementary tactile markings for regulatory, warning, and identification signs. Directional signs for functional spaces are also required, while temporary signs like directories and menus are exempt. Key accessible features must be marked with the International Symbol of Accessibility, including parking spaces, loading zones, ramps, entrances, toilet facilities, telephones, elevators, egress routes, and rescue areas. Audible signs for individuals with vision impairments may also be used.

The requirements are as follows:

- All signage must be accessible, using sans-serif fonts and Arabic numbers.
- Signage for permanent rooms must be tactile and on an accessible route.
- Signs should include the International Symbol of Accessibility.

A detailed pavement marking and signage plan will be provided at the Site Plan stage to ensure all signage requirements are met. This will ensure that wayfinding signage throughout the exterior of the building is accessible, well-placed, and compliant with tactile and visual requirements. Detailed Floor Plans with accessible signage requirements will also be provided at this stage.

Lighting (Section 4.4.13)

This section states that exterior lighting must comply with the Illuminating Engineering Society standards to ensure safe access for individuals with disabilities across pedestrian routes. Lighting levels should be a minimum of 100 lux at entrances, 50 lux on frequently used paths, and 30 lux at designated parking spaces, drop-off areas, and other key locations. Additional requirements include lighting near steps to define treads and evenly distributed fixtures to minimize shadows. Supplementary lighting is needed for signage and landmarks, with ground-level lighting designed to avoid snow accumulation.

The standard requirements are as follows:

- Pedestrian entrance lighting should be at least 100 lux.

- Evenly distribute lighting in interior spaces to minimize shadows and glare.

A Photometric Plan will be provided at the Site Plan stage to ensure all requirements for this standard are met. The lighting design will be reviewed to ensure compliance with standards for exterior and interior illumination, especially along accessible routes and signage.

Site Characteristics

Curb Ramps (4.1.10)

Section 4.1.10 emphasizes the importance of designing proper curb ramps to safely guide pedestrians off roadways. Like regular ramps, curb ramps should have minimal slopes to avoid hazards. Flared sides prevent pedestrians from accidentally stepping off edges, enhancing safety. While a smooth transition benefits wheelchair users, it may pose risks for individuals with vision impairments, making textured surfaces vital for alerting them to the transition from sidewalk to street. Additionally, curb ramps must be kept clear of snow after each snowfall to maintain accessibility and safety.

Proposed curb ramps shall meet the following requirements:

- Accessible curb ramps must be on an accessible route as per section 4.1.4.
- They must align with the safe pedestrian crossing route across the roadway.
- Running slope must be between 1:50 and 1:20 (2%-5%). In retrofits, a slope up to 1:12 (8%) is allowed if necessary.
- Maximum cross slope should be no more than 1:50 (2%).
- Minimum curb ramp width is 1500 mm (59 in.), except in Depressed Curb configurations where it can be 1220 mm (48 in.) at the top.
- Flared sides should be 900 mm (35-1/2 in.) wide, with a slope no steeper than 1:12 (8.3%) if pedestrians may cross them.
- Curb ramp configurations must comply with Town and Regional standards.

To ensure that the private school meets the curb ramp accessibility standards, any proposed curb ramps leading to and from the school entrances will be part of an accessible route in compliance

with section 4.1.4, ensuring they connect seamlessly to walkways, parking lots, and to Industrial Parkway South. The routes will be clearly marked and designed for safe pedestrian use.

The proposed curb ramps align with safe pedestrian crossings, and will guide students, staff, and visitors safely across vehicle roadways, particularly near the school drop-off zone and parking areas. The proper alignment of our proposed curb ramps ensures the shortest, most direct, and safest route for pedestrians of all abilities. The slopes will not be exceeded.

The curb ramps will be at least 1500 mm (59 in.) wide to accommodate multiple users, including those in wheelchairs, without congestion. If a Depressed Curb configuration is used in specific areas, the width at the top of the ramp will not fall below 1220 mm (48 in.). The flared sides of curb ramps, typically set at 900 mm (35-1/2 in.) with a slope no greater than 1:12 (8.3%), will be integrated where pedestrians may walk across them.

Tactile warning strips can be installed on all curb ramps to aid individuals with vision impairments by providing a clear indication of the transition from sidewalk to street. The school will also have a robust maintenance plan to keep ramps free from snow and ice, particularly during winter months, always ensuring safe use.

The proposed curb ramp designs will be detailed further at the Site Plan stage and will adhere to all relevant Town and Regional standards. Drawing SP 08 on **Appendix 1** illustrates our preliminary curb ramp locations, and the universally accessible walkways and sidewalks.

Parking (Section 4.3.12)

Given the proposed use is a private school, it is essential to provide accessible parking spaces close to the entrance to accommodate individuals with varying abilities and limited mobility. This minimizes travel distances, especially outdoors where weather can pose challenges. Accessible parking spaces should be wider to allow room for wheelchair maneuvering and may require additional space for vans with lifts or ramps. Consideration for overhead clearance is also important for accessible vehicles. The number of accessible parking spots may need to be increased based on the facility's user demographics. Additionally, parking signs should be positioned away from pedestrian routes to avoid hazards, ideally placed at the curb to mark the end of parking spaces.

The primary parking requirements can be summarized as follows:

- Accessible and limited mobility parking spaces must be provided according to Table 4.3.12 (4% of total parking spaces).
- Accessible route connecting parking spaces to building without traveling behind vehicles.

The proposed private school layout includes 6 accessible parking stalls out of a total of 83 spaces, exceeding the minimum requirement of 4% (which equates to at least 4 accessible spaces as per Table 4.3.12). These stalls are strategically located near building entrances, ensuring convenient access for individuals with limited mobility and minimizing travel distances. Additionally, direct pedestrian pathways connect the accessible parking spaces to the building, allowing safe and unobstructed access without navigating behind vehicles. Overall, the design satisfies and surpasses the necessary accessibility standards, enhancing both usability and safety for all users.

Our consulting team will ensure sufficient accessible parking is provided, along with appropriate signage and connection to the building entrance.

Passenger Loading Zones (4.3.13)

Passenger-loading zones are essential for individuals with mobility challenges. These zones need enough space for lifts or ramps in accessible transit vehicles and must ensure adequate overhead clearance. Protection from weather is important for all users, especially those with mobility difficulties.

In the case of the proposed private school, a passenger loading zone should include a driveway, a lay-by for the stopped vehicles, the access aisle for the loading and unloading, and the pedestrian path of travel. These are all being provided.

Landscaping Materials and Plantings (4.3.14)

As per this section, landscape materials should be chosen with diverse users in mind. Fragrant plants can aid orientation for people with vision loss, and contrasting flowers can guide along walkways. Plants with thorns or large seed pods can create hazards for walkers and wheelchair users. Overhanging plants or tree limbs can impede all users, especially those with vision loss.

Raised garden beds are helpful for people using mobility devices or those who have trouble bending. Maintenance of unit paver surfaces is important to ensure ongoing accessibility.

Since most of the landscaping on site is existing and the proposed trees will be located away from pedestrian activity. Any new tree and shrub planting as well as planter design will follow the design requirements contained in section 4.3.14. The standards will be analyzed in further detail at the Site Plan stage when both a Landscape Plan and Planting Details are available.

Building Characteristics

Entrances (Section 4.1.5)

The purpose of this standard is to ensure the primary building entrances are universally accessible by including features that facilitate entry into the building. The primary requirement of this standard as it applies to the proposed private school is that all public and staff entrances must be accessible.

We can confirm that the existing building currently contains universally accessible entrances on its primary entrances on the east and north facades, which will be further enhanced as part of the building renovations to better suit the proposed private school. The drawing on **Appendix 1** shows an automatic door at the principal building entrance and several other doors that access onto the existing sidewalks. The renovations will ensure that all entrances provide accessibility features, such as ramps, automatic doors, and proper signage where required.

Doors (Section 4.1.6)

This section states that accessible doorways should accommodate various users, including those in wheelchairs, strollers, or carrying items. Wide doorways without raised thresholds are essential, and automatic door openers provide greater independence, especially for seniors and individuals with mobility challenges. Entrances without doors are preferred where feasible. Doors should also be easy to operate with one hand, avoiding heavy or two-handed mechanisms.

The requirements for doors under this standard are the following:

- Power operators required at entrances, washrooms with accessible stalls, universal washrooms, and change rooms.
- Clear opening of at least 950mm (37 ½ inches).

We can confirm that new doors used for the private school use will comply with these accessibility standards, especially in high-use areas like entrances, washrooms, and classrooms.

Washroom Facilities

Washroom Facilities (Section 4.2)

In the proposed private school, washroom facilities should be designed to accommodate diverse users, including individuals with disabilities. Individual washrooms should be provided, where possible, to ensure privacy and ease of assistance. Safety is crucial, as washrooms can be prone to accidents; therefore, design elements like door swings, material finishes, and emergency call switches should be carefully considered. Clear identification through symbols or pictograms is essential for accessibility, especially for those with visual impairments, while color-contrasting features can further enhance usability.

The primary requirements for washroom facilities for the type of building being proposed can be summarized as follows:

- One (1) universal washroom is required in addition to any accessible common-use toilets for 1-storey buildings.
- Accessible toilet stalls and portable toilets must be provided at a minimum of 5% where applicable.

As per drawing SP 08 on Appendix 1, at least 1 universal washroom is proposed near the building entrance, and another 2 are being proposed in the boy's and girl's changeroom in the gymnasium area. Also, four common-use washrooms are proposed within the private school building each having six (6) toilet stalls including one (1) accessible stall. This means at least 15% of all toilet stalls will be universally accessible. Prior to final approval, our team will ensure that all washroom facilities, including accessible stalls and washrooms, are well-equipped and meet the space and fixture requirements.

Other Amenities

Drinking Fountains (4.3.1)

When designing drinking fountains, the varying needs of different users must be considered. This includes ensuring the height is accessible for individuals in wheelchairs or scooters, and those who have difficulty bending, requiring higher fountains. The operating mechanism should accommodate limited hand strength or dexterity. Fountains should be recessed to avoid obstructing the path of travel, and angled alcove designs provide greater flexibility, requiring less precision for wheelchair or scooter users.

The design requirements can be summarized as follows:

- On an accessible route.
- Cane-detectable at or below 680 mm.
- Clear floor space provided for either knee/toe clearance or parallel approach.

Any drinking fountain proposed with the premises of the private school will follow these requirements.

Change/Dress Rooms (4.3.4)

Dressing rooms provided for school gymnasiums must comply with accessibility requirements based on the following standards:

- Be on an accessible route.
- Have sufficient turning space in each changeroom.
- Have accessible benches and collapsible coat hooks.

The private school is proposing one change room for boys and one for girls, both of which will be accessible and will include the above noted standards.

Offices, Work Areas, and Meeting Rooms (4.3.5)

As per this standard, offices within the proposed private school should be accessible to people of all abilities, with quiet environments to accommodate those with hearing loss and assistive devices for individuals with speech difficulties. Workstations should meet the needs of wheelchair users, where required, and circulation areas should accommodate mobility devices like scooters. Natural-colored task lighting should be considered, especially for those with vision impairments, and blinds should be used to reduce glare from reflective surfaces.

The primary accessibility standards for office spaces are as follows:

- Be on an accessible route.
- Provide 180-degree turning space for mobility devices.
- Include height-adjustable work surfaces in a minimum of 5% of workstations.

The above noted standards can be accommodated in the proposed office spaces of the proposed use as required.

Tables, Counters and Work Surfaces (4.3.7)

The intent of this standard is that tables, counters, and work surfaces be designed to accommodate both standing and seated users, including those in wheelchairs.

The primary requirements can be summarized as follows:

- Accessible tables, counters, and work surfaces must be on an accessible route per 4.1.4.
- Accessible routes must lead to and around these fixed or built-in surfaces.
- Wheelchair seating requires clear floor space of at least 810 mm (32 in.) x 1370 mm (54 in.).

The design of the private school will aim to adhere to these specifications in classrooms, dining areas, libraries, and other spaces where tables and counters are installed. More specific architectural plans will be reviewed in subsequent stages of the development application process to ensure all dimensions and routes align with these requirements.

Information, Reception and Service Counters (4.3.8)

This standard notes that service counters should be designed to accommodate all visitors by offering multiple counter heights to suit persons of short stature and individuals using mobility devices like wheelchairs. Lowered sections and knee space under the counter make them accessible for those using wheelchairs or scooters. Assistive speaking devices help individuals with low vocal volume, and color contrast, tactile differences, or audio landmarks aid visitors with vision impairments in locating counters or speaking ports more easily.

The design requirements for reception and service counters is as follows:

- Counters must be located on an accessible route.
- At least one accessible counter section must:
 - Have a height between 710 mm (28 in.) and 865 mm (34 in.).
 - Have a surface width of at least 920 mm (36 in.).
 - Have a counter depth no more than 1270 mm (50 in.).
 - Provide knee space of at least 685 mm (27 in.) high, 480 mm (18-7/8 in.) deep, and 810 mm (32 in.) wide.
- Wheelchair seating space at counters must have a clear floor space of 760 mm (30 in.) by 1370 mm (54 in.).
- Forward approach wheelchair spaces must provide clear knee space of 810 mm (32 in.) wide, 480 mm (18-7/8 in.) deep, and 685 mm (27 in.) high, which may overlap the floor space by 480 mm (18-7/8 in.).
- Assistive speaking devices must be provided, such as:
 - Speech Transfer Intercom System with volume controls.
 - Gooseneck or cordless microphone.
 - Telephone system with voice/speech amplification.
- Speaking ports at accessible counters should be no higher than 1060 mm (42 in.).

The private school reception and service counter design will aim to comply with these accessibility standards by ensuring an accessible route and incorporating at least one counter section with a height between 710 mm and 865 mm. The counter surface width meets the 920 mm requirement, and knee space is provided with appropriate dimensions on both sides. Additionally, the school will look to include clear wheelchair seating space and forward approach knee clearance. Assistive

speaking devices, including a speech transfer intercom system and speaking ports no higher than 1060 mm, may also be installed to accommodate individuals with various needs.

Storage, Shelving and display Units (4.3.9)

Storage, shelving, and display units should accommodate a range of heights, including the lower sightlines and reach of individuals using wheelchairs or scooters. Proper lighting and color contrast are crucial for individuals with vision impairments.

The following standards should be followed to meet this standard:

- A clear floor space of at least 810 mm (32 in.) by 1370 mm (54 in.) must be provided for forward or parallel wheelchair/scooter approach.
- Accessible storage spaces must be within specified reach ranges:
 - Clothes rods/shelves: Maximum height of 1370 mm (54 in.) for side approach.
 - If the distance to the rod/shelf is 255-535 mm (10-21 in.), the height must be no more than 1200 mm (47 in.).
- Coat hooks must be collapsible and mounted no higher than 1200 mm (47 in.), and should not be located over benches.
- Accessible storage hardware must comply with standards; touch latches and U-shaped pulls are acceptable.

The above standards can be incorporated within the school's storage and shelving areas.

Lockers and Baggage Storage (4.3.10)

In schools some storage lockers should be accessible to individuals using wheelchairs or scooters. Accessible benches should be placed near these lockers. Lockers at lower heights accommodate individuals with reach limitations, and the operating mechanisms should be easy to use, including for those with limited hand dexterity, operable with a closed fist.

The following accessibility requirements should be followed:

- Accessible lockers and baggage storage units must be located on an accessible route.
- Bottom shelf: no lower than 230 mm (9 in.); top shelf: no higher than 1200 mm (47 in.).

- Locks must be mounted no higher than 1060 mm (42 in.) and comply with accessibility standards.
- Accessible lockers must be identified with an International Symbol of Access unless all lockers are accessible.
- Locker numbers/names should be legible, raised or recessed, and in high-contrast colors.
- Baggage rack platforms should be no higher than 460 mm (18 in.) with a continuous color-contrasting strip at the edge.
- Aisle spaces in front of lockers should be at least 1370 mm (54 in.) deep and 810 mm (32 in.) wide for wheelchair/scooter access.
- Grab bars should be installed near accessible benches where possible.

The above noted requirements will be considered for the proposed private school as part of the locker and baggage storage design.

Systems and Controls

Emergency Exits, Fire Evacuation and Areas of Rescue Assistance (4.4.1)

Emergency exits must have the same accessibility features as other doors, and routes should be clearly marked for all individuals, including those with literacy challenges or language barriers. For individuals with vision loss, audio or talking signs can help in locating exits. In case of fire, when elevators are unusable, areas of rescue assistance are crucial for those who cannot use stairs.

The following standard requirements must be followed:

- Emergency warning systems must include both audible and visible alarms, with visual alarms meeting compliance standards.
- Accessible means of egress must follow accessibility guidelines.
- Egress routes must be identified with compliant signage.
- Evacuation chairs can be placed in key areas where appropriate.
- Areas of rescue assistance should:
 - Be located on an accessible route.
 - Include the number of rescue spaces as per requirements.
 - Provide a minimum floor space of 850 mm x 1370 mm per non-ambulatory occupant.

- Be separated by fire-resistant barriers.
- Be served by an exit or firefighters' elevator.
- Be marked on facility plans and within the facility.
- Include a 2-way voice communication system with the central alarm facility.
- Be identified with compliant signage, including international accessibility symbol.

The private school will implement these requirements where required.

Facility Specific Requirements

Arenas, Halls and Other Indoor Recreational Facilities (4.5.1)

Access to the school's indoor facilities should be provided, including access to the site, activity spaces, gymnasiums, fitness areas, lockers, change rooms, and showers. Individuals with disabilities may participate as athletes, spectators, volunteers, or staff. Benches in waiting areas are important for those who have difficulty standing for long periods.

Indoor facilities shall provide the following:

- Provide accessible seating options in compliance with 4.3.2 and 4.4.8.
- Incorporate detectable warning surfaces in compliance with 4.4.8.
- Provide an accessible route to the facility floor, including access panels or gates with a clear width of 950 mm.
- Directly provide an accessible route from the lobby/entrances and viewing locations to all performing areas.
- Ensure stairs comply with 4.1.11, including tactile and colour-contrasting features.
- Provide dressing facilities that comply with 4.3.4.
- Provide lockers or shelving that comply with 4.3.9 and 4.3.10, with at least 10% coat hooks within reach ranges specified in 4.1.1.
- Provide toilets and bathing facilities that comply with 4.2.1.
- Provide concessions or service counters that comply with 4.1.3 and 4.3.8.
- Provide swimming pools, hot pools, or therapy pools that comply with 4.5.3.

All of the above will be taken into consideration for the school's indoor fitness facilities.

Cafeterias (4.5.4)

For school cafeterias, the following standards must be considered:

- Counters exceeding 865 mm (34 in.) in height must be constructed with a minimum of 1525 mm (60 in.) length.
- Access aisles at least 1100 mm (43-1/4 in.) must be provided up to and around all accessible fixed tables.
- Dining areas, including raised or sunken areas, and outdoor seating areas must be accessible.
- A minimum of 20% of tables must be accessible to persons using mobility aids.
- Food service lines must have a minimum clear width of 1100 mm (43-1/4 in.).
- Tray slides should be mounted no higher than 865 mm (34 in.).
- Self-service shelves and dispensing devices must be installed to comply with 4.1.1.
- Cashier locations should feature at least one access aisle, 1100 mm (43-1/4 in.) wide.
- Platforms for head tables or speaker's lecterns on raised platforms must be accessible in compliance with 4.1.9 or 4.1.14, and 4.3.3.
- Spaces for vending machines, beverage dispensers, and other equipment must comply with 4.1.1 and be located on an accessible route.
- Barriers and/or turnstiles to control access must comply with 4.1.7.

These standards will be considered where necessary for the school cafeteria.

Libraries (4.5.6)

The school library should provide both traditional and automated systems, with service counters and study carrels designed to accommodate wheelchair users. Computer catalogues and workstations should be height-adjustable, and assistive technology should be provided for increased accessibility. Book drop-off slots at different heights will enhance usability.

The following standards must be considered:

- Accessible fixed seating, tables, and study carrels must be located on an accessible route.
- Clearances between fixed seating, tables, and study carrels must comply with 4.1.4.

- Shelves at fixed seating, tables, or study carrels should be no higher than 1120 mm (44 in.).
- Accessible fixed study carrels should have work surfaces and knee/toe clearances that comply with 4.3.7.
- Traffic control or book security gates must comply with 4.1.7.
- Minimum clear aisle space at card catalogues and stacks must comply with 4.1.4.
- Maximum reach heights at card catalogues must comply with 4.1.1.
- Shelf height in stack areas is unrestricted.
- Circulation service counters and information service counters must comply with 4.3.8.
- Computer catalogues and workstations should incorporate knee and toe space below the work surface.
- A minimum of one movable chair should be provided at every information service counter, computer catalogue, or workstation.
- Book drop slots should be located on an accessible route and adjacent to a 2440 by 2440 mm level clear floor space.
- Lighting at book stacks should be mounted directly over the aisle space and provide a minimum of 200 lux at a nominal working height of 920 mm (36 in.).
- Acoustic quality should be free of unnecessary background noise and allow comprehension by persons with limited hearing.

The school library will have consideration for the above standards.

Training and Teaching Spaces (4.5.9)

These spaces should accommodate students, teachers, and staff with disabilities in all training and teaching spaces, ensuring they can move freely and use built-in elements. Additional electrical outlets and accessible elements are necessary for those using learning aids. The furniture and equipment should be flexible, with adjustable height tables, removable armrests, and casters for individual needs.

Training and teaching spaces in the private school shall follow these accessibility requirements:

- At least 10% of built-in elements must be accessible.
- Seating should be wider and load-capable, with a minimum of 2% height adjustable.
- At least 50% of storage facilities should be accessible.

- Writing surfaces should accommodate left-handed individuals.
- At least 3% of seating should be accessible and reserved for wheelchair users.
- Common-use areas must comply with all relevant manual sections.

These spaces within the proposed private school can be accommodated where necessary.

Concluding Remarks

Overall, the proposed private school needs to ensure compliance with the Town of Aurora Accessibility Design Standards across various architectural and functional aspects noted in the sections above. This analysis highlights the critical areas where accessibility design must be prioritized for the universally inclusive development of the proposed private school. Please note a more detailed accessibility analysis will be undertaken, if required, at the Site Plan application or Building Permit stage when detailed-design level drawings are available.

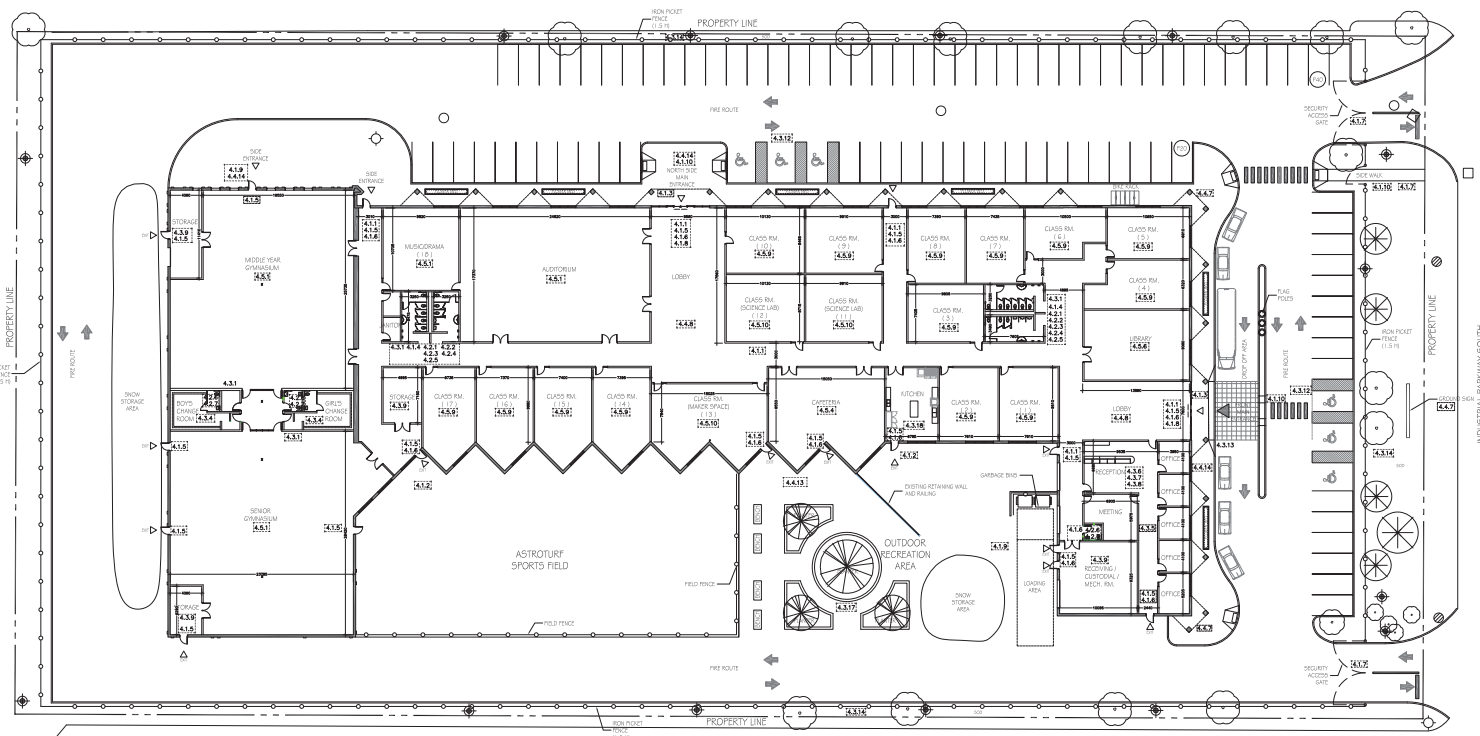
We trust that the information and materials provided address the Town Accessibility Design Standards. Should you have any questions or require any additional information please do not hesitate to contact the undersigned.

Yours Truly,



Francesco Fiorani, BURPI
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APPENDIX 1



ACCESSIBILITY DESIGN STANDARDS GENERAL NOTES:
 ACCESSIBILITY DESIGN STANDARDS WILL BE ADHERED TO THROUGHOUT ALL STAGES OF THE DESIGN PROCESS.
 AREAS REQUIRING COMPLIANCE WITH ACCESSIBILITY DESIGN STANDARDS ARE HIGHLIGHTED ON THE PRELIMINARY SITE PLAN AND FLOOR PLAN FOR THE ZONING AMENDMENT APPLICATION.
 DETAILED DRAWINGS WILL BE PROVIDED IN THE FINAL SITE PLAN AND BUILDING PERMIT SUBMISSIONS.

LEGEND:
 ACCESSIBILITY DESIGN STANDARDS REQUIRED AREA [Symbol]

NOTES	ISSUED FOR	CONSULTANTS	ARCHITECT	PROJECT	DWG TITLE	SCALE
	ISSUED FOR ZBA APPLICATION			Richland Academy Middle and Senior School	Accessibility Design Standards Plan	N.T.S.
				240 INDUSTRIAL PARKWAY SOUTH AURORA, ONTARIO		DATE MAY 2024
				DEVELOPER	DRAWN BY S.Z.	JOB # DWG No. SP 08