

27 Allaura Boulevard (SP-2023-05)

November 2023

	<p><i>All policies shall be with insurers licensed to underwrite insurance in the Province of Ontario with an AM Best Rating of not less than A-.</i></p> <p><i>All policies shall apply as primary and not as excess of any insurance available to the Town.</i></p>		
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9.0 Accessibility Advisory Committee

	Gregory Peri	Response Provided By	Response
	The following comments are conditions that must be met:		
1.	Automatic door openers for all public access locations, including proper timed door delays.	BALDASSARRA	Automatic door openers will be provided to all barrier free principal entrances.
2.	Accessible curb ramps shall align with the safe pedestrian crossing route across the vehicle roadway and incorporate a truncated dome detectable warning surface	BALDASSARRA	Curb ramp details have been provided on the site plan.
3.	Installation of proper tactile indicators at the proposed staircases.	BALDASSARRA	Noted.
4.	Rest/seating area to be provided along exterior path of travel, as long as it does not impede the minimum exterior path (sidewalk) clearance of 1,500 mm. Accessible routes shall incorporate level rest areas spaced no more than 30 metres (98ft. - 5in.) apart.	BALDASSARRA COSBURN	Noted.
5.	If washroom is available to public, ensure washroom on main level that is served by the barrier-free path of travel and available to the public to be a universal washroom.	BALDASSARRA	Noted.
	The following comments are considerations:		

6.	Additional barrier-free parking space towards Unit B1 and B2 to reduce travel from existing Barrier-free spaces at B11. <ul style="list-style-type: none"> Installation of appropriate accessible curb ramp wherever any path of travel crosses a curb. 	BALDASSARRA	Accessible parking spaces have been provided per the By-Law. Curb ramps and accessible paths of travel have been provided through all exterior walks.
7.	How is the second floor mezzanine accessible? Is there opportunity to install an elevator or lift if tenant requests?	BALDASSARRA	Tenants unknown at this time. Barrier free requirements for mezzanines will be dealt with during tenant fit-ups.

10.0 Alectra

		Response Provided By	Response
1.	The owner, or agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project. The standard electrical supply to Industrial, Commercial, Institutional and High-Rise Condominium projects is via a pad mounted transformer. The proposed transformer shall meet Alectra's Clearance Standards, the transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards* and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their Consultant. *(see attachment 4)	OWNER BALDASSARRA	Transformer location shown on electrical and Site Plan.
2.	All proposed billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.	BALDASSARRA	Noted.
3.	The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a	BALDASSARRA	Noted.