



**ELLIOT LAKE**  
*retirement living*



Updated  
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Accessibility Plan

# Accessibility Plan

## EXECUTIVE SUMMARY

The purpose of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) is to recognize the history of discrimination against persons with disabilities in Ontario, the purpose of this Act is to benefit all Ontarians.

This is the Plan for the years 2023-2027 prepared by the Accessibility Advisory Committee (AAC) for Elliot Lake Retirement Living (ELRL).

The AAC, with the help of the Management Team of ELRL and most importantly the tenants directly and through various communication tools, identify and remove barriers to people with disabilities.

## AIM

This report describes what measures ELRL has taken in the past and the measures which ELRL will take for the years 2023-2027 to identify, remove and prevent barriers to people with disabilities who utilize the facilities and services of ELRL, including staff.

## OBJECTIVES

This report:

1. Describes the process by which ELRL will identify, remove and prevent barriers to people with disabilities.
2. Review earlier efforts to remove and prevent barriers to people with disabilities.
3. List the facilities, policies, programs, practices and services ELRL will review in the coming years to identify barriers to people with disabilities.
4. Describe the measures the Committee will take in the coming years to identify, remove and prevent barriers to people with disabilities.
5. Describe how ELRL will make this accessibility plan available to the public.

## DESCRIPTION OF ELLIOT LAKE RETIREMENT LIVING

Elliot Lake has become one of the most popular retirement communities in the province due to its modern infrastructure, affordable housing and the pristine natural environment that surrounds the community, and the quality of life that people experience while living in accommodations supplied and managed by ELRL.

ELRL is located in Northern Ontario on Highway 108 approximately 20 minutes north of the Trans-Canada Highway #17.

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## **ACCESSIBILITY ADVISORY COMMITTEE (AAC) COMMITMENT TO ACCESSIBILITY PLANNING**

The AAC for ELRL is committed to:

1. The continual improvement of access to all ELRL facilities, premises and services for all those with disabilities; and
2. The provision of quality services to all members of the community with disabilities.

Together with the various staff of ELRL, the AAC can create a plan that will make these goals a reality for the business.

The AAC welcomes input from staff and tenants with regard to concerns and suggestions on how to improve accessibility in our facilities.

### **RECENT BARRIER REMOVAL INITIATIVES**

ELRL has demonstrated an ongoing commitment to removing barriers that affect movement, such as curb cuts, automated entrances to our multi-residential properties, and improved indoor and outdoor lighting.

### **SITE AUDIT OF ELRL BUILDINGS**

The Committee has and will continue to perform accessibility audit tours of ELRL facilities to identify and assess accessibility issues for management's consideration.

All of the buildings were built according to building code at the time of their construction. The ELRL Marketing center was constructed in 2009, and all other apartment buildings and warehouse were constructed in the late 1970's and early 1980's.

ELRL will meet the Accessibility Standards for the Design of Public Spaces when building or making major modifications to public spaces. Public spaces include:

- Outdoor paths of travel, like sidewalks, ramps, stairs, curb ramps, driveway and steps
- Parking lots
- Service-related elements like service counters, computer kiosks

ELRL will put the following procedures in place to prevent service disruptions to its accessible parts of its public spaces.

- Conduct regular maintenance and inspections.
- Perform construction or repairs in a timely manner.

- In the event of a service disruption, we will notify the public of the service disruption and alternative services available.

*The Facilities Audit is included as a schedule to this plan.*

## **BARRIER IDENTIFICATION METHODOLOGIES**

To identify barriers in ELRL owned facilities, the committee shall ensure that a minimum of two members conduct a tour of all of our buildings on an annual basis to identify accessibility issues. These matters will be discussed with the appropriate managers to determine how these matters may be addressed.

Further, ELRL has a customer accessibility feedback form available to clients on our website; as well as, in the office, to gather feedback from our customers about the perceived accessibility of the ELRL buildings.

These matters may be addressed on a priority basis keeping in mind the budget restraints and feasibility.

## **BARRIERS IDENTIFIED AND REMOVED FROM ELRL FACILITIES AUDIT**

### **Corrective Actions Taken**

Listed below are items/barriers that have been addressed and therefore removed from the Facilities audit (if any).

- In 2018, the elevators at 1 Washington were replaced to ensure safe operation, appropriate signage, opening/closing sensors.
- In 2018, Installed new accessible entrance at 100 Warsaw.
- In 2018 marked disabled person parking spaces for 100 Warsaw
- In 2018, Removed threshold barrier to common Recreation Room at 100 Warsaw.
- In 2019, the elevators at 3 Washington were being replaced to ensure safe operation, appropriate signage, opening/closing sensors.
- In 2019, installed new accessible entrance at 66 Warsaw.
- In 2020, the elevators at 66 Warsaw were replaced to ensure safe operation, appropriate signage, opening/closing sensors.
- In 2021, installed comfort level toilet in activity room at 66 Warsaw
- In 2022 – provided deck area and modular ramp for a tenant to facilitate wheelchair mobility in and out of rental house.
- In 2022 – front loading washer and dryer were installed at 1 and 3 Washington Crescent
- In 2023 – front loading washer and dryer were installed at 27 Mississauga and 66 Warsaw
- In 2023 – installed comfort level toilet in laundry room at 66 Warsaw
- On going as needed – installation of grab bars, lever handles on apartment doors; as well as common areas and comfort level toilets.

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## **BARRIERS TO BE ADDRESSED IN THE FUTURE**

ELRL will continue to work with community groups and ELRL management team in order to ensure all new construction of public facilities and services are accessible. *See attached facilities audit for more.*

## **REVIEW AND MONITORING OF THE PROCESS**

On an annual basis, ELRL Management Team will be contacted and encouraged to identify any barriers to persons with disabilities on ELRL property. The ELRL AODA Committee will meet annually to discuss these issues.

The Committee members continue to encourage the staff and tenant's input.

## **COMMUNICATION OF THE PLAN**

The plan will be adopted at a regular meeting with management. Notification to the public concerning availability of the Plan is posted on ELRL website [elrlinfo.com](http://elrlinfo.com).

**BUILDING AUDIT RESULTS FOR ELLIOT LAKE RETIREMENT LIVING**

0 - \$5,000 Nominal, \$5,001 - \$25,000 Moderate, \$25,001 - \$100,000 High, \$100,001 plus Significant

DPPS Definition Type A - minimum width of 3,4000 mm and signage that identifies the space as "van accessible". (11'2")  
 Type B - a standard parking space minimum width 2,400 mm. (7' 9")

**MARKETING CENTRE**

| ITEM                              | CORRECTIVE ACTION                                   | COST | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS  |
|-----------------------------------|---|------|------|------|------|------|------|--|
| Building has auditory fire alarms | Install visual and auditory alarms in case of fire. | Med  |      |      | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building. |

**22 MISSISSAUGA**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS, (2 "B")  | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal | →    | →    | →    | →    | →    | Difficult for some individuals to manage the knobs on going as needed.      |
| Garbage chutes have a handle and latch to open requiring some strength and coordination                   | Change the locking mechanism on chute doors.   | Unknown | →    | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    | →    | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**24 MISSISSAUGA**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS (2 "B")   | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs. - ON GOING AS NEEDED    |
| Garbage chutes have a handle & latch to open requiring some strength & coordination                       | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Signage in buildings is not in braille  | Installed signage with Braille   | Nominal |      | →    | →    | →    | →    | The visually impaired are unable to navigate through the building.          |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**27 MISSISSAUGA**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS, (2 "A" and 2 "B")  | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**1 WASHINGTON**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Garbage chutes are heavy to open and have a twist handle requiring some strength and coordination         | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**3 WASHINGTON**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Garbage chutes are heavy to open and have a twist handle requiring some strength and coordination         | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |



**6 WILLOUGHBY**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS, (Between 6 & 26 1 "A" and 3 "B")   | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Garbage chutes have a handle and latch to open requiring some strength and coordination                   | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**26 WILLOUGHBY**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS, (Between 6 & 26 1 "A" and 3 "B")   | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Garbage chutes have a handle and latch to open requiring some strength and coordination                   | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**36 WILLOUGHBY**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS, 2 "B"  | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Garbage chutes have a handle and latch to open requiring some strength and coordination                   | Change the locking mechanism on chute doors.   | Unknown |      | →    | →    | →    | →    | Difficult for some individuals to open the garbage chute                    |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**GG 71-85 WASH**

| ITEM  | CORRECTIVE ACTION  | COST    | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|--|---------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS (5 "B")   | Nominal |      | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.   | Nominal |      | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Building has auditory fire alarms   | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors where possible in common areas. | High    |      | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**66 WARSAW**

| ITEM  | CORRECTIVE ACTION   | COST     | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS   |
|---|---|----------|------|------|------|------|------|---|
| Inadequate number of Disabled Person Parking Spaces (DPPS)  | Add the appropriate number of DPPS (2 "A" and 2 "B")                                      | Nominal  | →    | →    | →    | →    | →    | Allows more disabled individuals to visit in apartments.                    |
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.  | Nominal  | →    | →    | →    | →    | →    | Difficult for some individuals to manage the knobs.                         |
| Intercom signage does not include braille   | Add braille signage   | Nominal  | →    | →    | →    | →    | →    | Aid the visually impaired   |
| Inadequate exterior lighting in the back of the building, where there are stairs, leading to 100 Warsaw.  | Install lampost near stairs.  | Moderate | →    | →    | →    | →    | →    | Both safety and accessibility issue.  |
| Building only has auditory fire alarms  | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors. | High     | →    | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building |

**100 WARSAW**

| ITEM  | CORRECTIVE ACTION   | COST        | 2023 | 2024 | 2025 | 2026 | 2027 | REMARKS  |
|---|---|-------------|------|------|------|------|------|--|
| Some common area (garbage, laundry, activity, storages rooms and stairwells) door handles are round knobs | Change all common area door handles to levers.  | Nominal     | →    | →    | →    | →    | →    | Difficult for some individuals to manage the knobs. - ongoing as needed  |
| All washers in the laundry rooms are top loaders.   | Provide a minimum of one front loading washer to the building.                            | Nominal     | →    | →    | →    | →    | →    | Individuals in wheelchairs cannot reach the bottom of the washer to empty it out - NEED A FRONT LOADER WASHER. |
| Interior fire doors that always remain closed, are not automated, and have a thumb latch grip.            | Automate doors and change handles.  | Significant | →    | →    | →    | →    | →    | Tenants in wheelchairs and walkers cannot access certain hallways with ease.                                   |
| Building only has auditory fire alarms  | Replace broken/damaged smoke detectors with ones that have both visual/audible detectors. | High        | →    | →    | →    | →    | →    | The hearing impaired cannot hear that there is a fire alarm in the building                                    |