

## 11.0

### OUTDOOR AMENITY AREAS - MULTIPLE RESIDENTIAL AND INSTITUTIONAL DEVELOPMENTS

#### Standards

An outdoor amenity area shall be provided for all residential and institutional developments having a residential component that contains more than either 20 residents or 20 dwelling units and provide a minimum of 2.0 square metres of common outdoor amenity space at ground level for either each resident or each dwelling unit.

Notwithstanding the above, each residential or institutional development having a residential component shall have a minimum of 40.0 square metres of outdoor amenity area.

Amenity Areas:

Design Criteria:

- Provide a defined pedestrian access to the amenity area to ensure safety from vehicular traffic. Pedestrian crossings of the drive aisle should be in an alternate, high-contrast material.
  - Provide barrier free parking for residents and visitors adjacent to an accessible entrance.
- Outdoor amenity areas are to be in close proximity, and have visual and barrier free access to an interior common room(s) and barrier free washroom(s) for easy access, safety and security.
  - Provide amenity areas adjacent to a street where appropriate and within reasonable noise levels to allow for viewing of street activities and natural surveillance.
  - Provide a balance of sun, shade and shelter from the wind.
  - Locate away from loading or service areas of the building.
  - Provide a barrier-free walkway connection to all ground level entrances including fire exits.
  - Provide a variety of seating arrangements and activities.
  - Provide adequate site lighting.
  - Provide a usable configuration for the amenity area.