

## 12.0

### OUTDOOR PLAY AREAS FOR CHILDREN

#### Definitions

Play Space – An area at ground level which must be set aside and developed within a site as a coherent part of the multiple residential development. A play space is used by toddlers and preschoolers (tot lot) and school-age children (play area), and teens (hard surface court). Barrier free play spaces should be on-site, easily accessible to user groups and be separate from City parks and sports facilities.

#### Standards

##### Play Space Requirements:

##### Design Criteria:

Where outdoor play space is proposed for a multiple residential development containing more than 20 dwelling units, the area and the play space must be barrier free accessible. A minimum of 2.5 square metres of outdoor play space shall be provided for each bedroom which exceeds the total number of dwelling units within the development. The required play space will form a component of the overall required landscaped open space, and shall be provided as follows:

##### Total Play Space Requirements:

Total Play Space Required	Facilities Required
150 m <sup>2</sup> or less	Tot Lot(s)
151 to 400m <sup>2</sup>	Tot Lot(s) Play Area(s)
More than 400m <sup>2</sup>	Tot Lot(s) Play Area(s) Hard Surface Court

##### Dimensions:

- A Tot Lot - minimum 5.0 metres x 5.0 metres each.
- A Play Area - minimum 5.0 metres x 5.0 metres each.

- A Hard Surface Court - minimum 10.0 metres x 10.0 metres each (must be separated from designated vehicular parking/driving areas by a raised 15.0 cm poured concrete curb).

##### Design Requirements:

- Outdoor play spaces are to be in close proximity, and have visual and barrier free access to the majority of dwelling units or an interior common area for safety and security.
- Locate tot lots and play areas contiguous to the building, so as not to separate the play space from the building with roadways or parking areas.

##### Play areas shall provide:

- Adequate visibility into play spaces by reducing landscape screening and locating play spaces where acoustic barriers are not required.
- Optimum sun/shade exposure and adequate site lighting to all play spaces.
- Seating and, where possible, shade adjacent to all play spaces.
- Barrier-free walkway connections into the play space from all building entrances. Internal walkways should be in an alternate, high-contrast material through the drive aisle.
- Barrier free accessible play equipment which is appropriate to the identified user group.
- Insure all related equipment and installation are in accordance with the Canadian Standards Association (C.S.A.) "A Guideline on Children's Play Spaces and Equipment."
- An adequate buffer between play areas and vehicular traffic areas including loading and service areas.
- Usable play space configuration must be conducive to the element of play.
- Sufficient pieces of play equipment for the expected demand.

Equipment should allow creative play.