

# Outdoor Amenity Area Design Reference Note

## Purpose

The Outdoor Amenity Area Design Reference Note illustrates the City of Mississauga’s standards for two types of amenity spaces - Children’s and Senior’s Outdoor Amenity Areas. The purpose is to ensure that the appropriate amount of outdoor amenity areas are provided and that they meet certain quality standards. The requirements are to be used in the preparation of site plans prior to the submission of a development application.

Mississauga Zoning By-law 0225-2007 defines "Amenity Area" as an "area designed for active or passive recreational uses, such as, but not limited to, children’s play areas, seating areas, sports facilities and fitness rooms for the shared or communal use of the residents of a dwelling." These areas are required as part of a multi-unit residential development, and are to be designed and integrated as a coherent part of the development.

A key component of a successful development includes providing the appropriate type and amount of outdoor amenity area to meet the specific needs of the future occupants.

This Reference Note has two parts:

1. Outdoor Amenity Areas Design Standards that are to be applied universally to all proposed amenity areas
2. Design Guidelines and Area Calculations specific to either Children’s or Senior’s Outdoor Amenity Areas



## Site Plan Requirements

The applicant must demonstrate, to the satisfaction of the Planning and Building Department, that the site specific conditions and context meets the minimum standards set out in this Reference Note. To achieve this, the outdoor amenity area location, size and calculations must be shown on the Site Plan.

The Landscape Plans are to include the Amenity Area Plan and details, including but not limited to play structures, site furnishings, planting, plan, lighting, fencing, paving, etc.

## Outdoor Amenity Areas Design Standards

These Design Standards are applicable to all outdoor amenity area designs. They are to be used in conjunction with the Children’s and Senior’s Outdoor Amenity Area Design Reference Note.

All outdoor amenity areas are to be designed in accordance with the following:

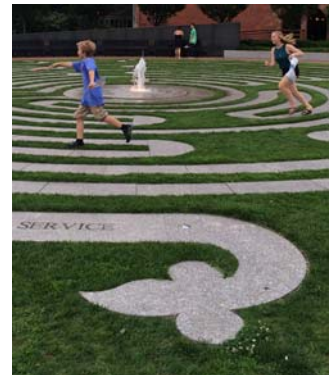
- a central location within the development
- a location in close proximity to the building(s), with direct visual and physical access to an interior common area for safety and security
- ensure a balance of sun and shade exposure, and provide protection barriers as required
- provide adequate site lighting
- apply Crime Prevention Through Environmental Design (CPTED) principles
- provide barrier-free access from building(s) to amenity area
- provide seating
- provide adequate screening and a landscaped buffer from adjacent loading and service areas
- provide a 3.0 m (9.8 ft.) landscaped buffer between the amenity area and site elements such as walkways, roads or buildings
- provide gates and fencing as required
- be separated from vehicular paving areas by a raised 15.0 cm (6 in.) curb

Utility or maintenance elements are not to be included within outdoor amenity area calculations.



### Outdoor Amenity Area Option

The City of Mississauga will consider a public outdoor amenity area provided within the site as an alternative amenity area in mixed-use, multi-unit residential developments. In addition to being accessible to the public, it must also be located at grade. Examples of this alternative include a public plaza or community seating above and beyond typical streetscape elements. In all instances, the amenity area must be designed in context with the remainder of the development and public area.



## Outdoor Amenity Areas

### Children's Outdoor Amenity Area

#### Design Guidelines

Condominium townhouses, apartments, horizontal multiple dwellings and mixed-use developments that have more than 20 residential units all require a Children's Outdoor Amenity Area. They are NOT required for detached, semi-detached, duplex, double duplex, triplex or street row dwellings.



The Children's Outdoor Amenity Area components are based upon the following age groups:

- Tot Lot (toddler and preschooler)
- Play Area (elementary school-age children)
- Hard Surface Court (teens)

The size of the facilities required are determined by the size of the proposed development, however, age appropriate play equipment is to be provided for each user group. All play equipment and play surfaces shall be constructed in accordance with the Canadian Standards Association.



A minimum of 50% of the outdoor amenity area shall be provided in one contiguous area and a minimum of 50% of the outdoor amenity area is to be provided at grade.

#### Area Calculations

Total Play Space required is the greater of 5.6 m<sup>2</sup> (60.3 ft<sup>2</sup>) per dwelling unit or 10% of the site area. The configuration of the area is determined as follows;

| Total Play Space   | User Group Required                        | Min No. of Play Features |
|--|--|--------------------------|
| 150 m <sup>2</sup> or less<br>(1,615 ft <sup>2</sup> or less)      | Tot Lot                                    | 3                        |
| 151 to 400 m <sup>2</sup><br>(1,616 - 4,306 ft <sup>2</sup> )      | Tot Lot<br>Play Area                       | 3<br>3                   |
| More than 400 m <sup>2</sup><br>(More than 4,306 ft <sup>2</sup> ) | Tot Lot<br>Play Area<br>Hard Surface Court | 3<br>3<br>1              |



- A Tot Lot shall have a minimum area of 5.0 m x 5.0 m (16.4 ft. x 16.4 ft.).
- A Play Area shall have a minimum area of 5.0 m x 5.0 m (16.4 ft. x 16.4 ft.).
- A Hard Surface Court shall have a minimum area of 10.0 m x 10.0 m (32.8 ft. x 32.8 ft.).
- An Open Lawn Area may be considered as an alternative to the Hard Surface Play Court with a minimum area of 15.0 m x 15.0 m (46.1 ft. x 46.1 ft.). It must be level and appropriate for field sports such as soccer.





## Senior's Outdoor Amenity Area

### Design Guidelines

Senior's Outdoor Amenity Areas are to be included in residential developments including, but not limited to: adult condominium developments, nursing homes, homes for the aged, retirement homes, or assisted seniors care facilities.

Senior's Outdoor Amenity Areas shall provide a range of passive and active experiences to offer opportunities for socialization. These areas may be programmed to include a variety of activities, which may include furnishings such as tables for games or crafts, and space for recreational activities such as shuffleboard, bocce and gardening.

They may be located adjacent to a street for viewing of street activities provided that reasonable noise levels and natural surveillance of the amenity area is maintained.

Consideration of barrier free access and protective environmental barriers is required to ensure the comfort of the users.



### Area Calculations

- The total space required is the greater of 5.6 m<sup>2</sup> (60.3 ft<sup>2</sup>) per dwelling unit or 10% of the site area.
- 50% of the Amenity Area shall be provided in one contiguous area.
- Mixed-use developments with more than 20 dwellings require 2.0 m<sup>2</sup> (21.5 ft<sup>2</sup>) per seniors dwelling.