

Amenity Guidelines For Medium and High Density Residences

Clarington

Corporation of the
Municipality of Clarington
Planning Services Department

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1. Introduction

The guidelines for the Provision of Amenities for Medium and High Density Residences have been prepared as a result of the commitment of the Corporation of the Municipality of Clarington to ensure that citizens in medium and high density residences enjoy similar opportunities for recreation as citizens in low density residences. As the Municipality urbanizes, the provision of such amenities in apartments and block townhouses becomes more urgent.

2. Purpose

These guidelines are intended to serve three purposes:

- i. Summarize the Municipality of Clarington's objectives and preferences concerning indoor and outdoor amenities for medium and high density residential proposals;
- ii. Establish some predictability concerning the quantity and quality of indoor and outdoor amenities in medium and high density residential developments; and
- iii. Assist developers and their consultants in preparing development proposals.

These guidelines cannot cover every issue or problem which might arise and are therefore limited to general standards that are applied in conjunction with the knowledge that every proposal has unique problems and opportunities.

These guidelines are not rules or specifications. They are not mandatory and they do not preclude alternatives. Instead, they are the Town's objectives and preferences. Every development proposal will have unique features and will be reviewed on its own merits.

3. Definition of Amenities

3.1 Indoor Amenities

Indoor amenities may consist of common areas dedicated to indoor recreation and leisure activities including: an indoor swimming pool; a party room; an exercise room; a games room; a hobby room (for crafts, woodworking, etc.); a common room; squash courts; handball courts or any other acceptable uses which have a general appeal to the majority of the residents. Area calculations for indoor amenities such as indoor swimming pools include "auxiliary areas" such as pool decks.

For the purposes of these guidelines, indoor amenities do not include:

- i. Indoor landscaping, e.g., reflecting pools, waterfalls, planters, potted plants, etc;
- ii. Common utility areas, e.g., indoor parking, corridors, vestibules, mailrooms/mailboxes, coatrooms, storage rooms, laundry rooms, change rooms, etc.; and
- iii. Public art in lobbies, e.g., murals, paintings, hangings, sculptures, etc.

3.2 Outdoor Amenities

Outdoor amenities may consist of common areas dedicated to outdoor recreation and leisure activities including: an outdoor swimming pool, a tennis court, a playground, a totlot, a garden building and/or allotment gardens or any other acceptable uses which have a general appeal to the majority of the residents. Area calculations for outdoor amenities such as outdoor swimming pools and tennis courts include "auxiliary areas" such as pool decks or patios.

For the purpose of these guidelines, outdoor amenities do not include:

- i. Landscaping, e.g., lawn, gardens, trees, shrubs, planters, fountains, benches, etc.;
- ii. Utilities, e.g., walkways, bus stops and shelters, driveways, parking, lighting, storage rooms, coatrooms, change rooms, etc.; and
- iii. Public art in lobbies, e.g., sculptures, mobiles, murals, etc.

Private outdoor amenities are for the use of residents and are directly accessible from an individual unit. Examples of such amenities are: balconies (open), and individual unit patios and/or roof terraces. Enclosed balconies are to be considered habitable rooms.

3.3 Play Areas

Totlots are playgrounds for pre-schoolers and they shall be: accessible, away from traffic and shaded by trees. Also, they shall have soft (e.g. grass and/or sand) surfaces, apparatus conducive to the pre-schoolers play experience (e.g. low swings with safety bars, sandboxes and/or spring-mounted rocking horses) and benches with backrests that allow parents to closely observe their children.

Playgrounds are for elementary school children. Like totlots they shall be accessible, away from traffic and shaded by trees. They shall have some hard surface areas which are conducive to team sports (e.g. basketball and ball hockey) and a backstop for softball. They may have high swings, monkey bars and teeter totters.

4. Amenities Guidelines

4.1 General Requirements for Indoor Amenity Areas

Minimum Indoor Amenities: one (1) multiple purpose room (for projects with 16 or more dwelling units).

Minimum Spatial Requirements for Indoor Amenities:

No. of Dwelling Units	No. of Sq. Metres of Indoor Space
1 to 15	Provision of indoor space encouraged but, no spatial requirements.
16 to 25	50 square metres
26 or more	2.0 square metres per dwelling unit

4.2 General Requirements for Outdoor Requirements for Outdoor Amenity Areas

Minimum Outdoor Amenities:

- i. for projects with 15 or fewer units, or not likely to accommodate children..... No specific facilities
- ii. for projects with 16 to 49 units, and likely to accommodate children..... One (1) totlot
- iii. for projects with 50 or more units, and likely to accommodate childrenone (1) playground and one (1) totlot

Minimum Spatial Requirements for Outdoor Amenities:

No. of Dwelling Units	No. of Sq. Metres of Outdoor Space
1 to 15	Provision of outdoor space encouraged but, no spatial requirements.
16 to 25	100 square metres
26 or more	4.0 square metres per dwelling unit

4.3 Access to Amenity Areas

In all cases, access on a daily basis to both indoor and outdoor amenities must be provided.

4.4 Private Outdoor Amenities

Private outdoor amenities, e.g., balconies and patios, are not required but should be encouraged.

4.5 Requirements for Residential Institutions

The above general requirements are not meant to apply to residential institutions such as nursing homes, old age homes or psychiatric care facilities. For residential institutions, the above general requirements will be reviewed on an individual basis having regard for the needs of the residents and the type of care being provided.

4.6 Public Notification of Common Amenities

It is required that a sturdy plaque be affixed to a wall in a prominent public location at the entranceway to buildings subject to these guidelines, describing in general terms, the indoor and outdoor amenities that have been provided for the building's residents.

4.7 Periodic Review

These guidelines will be reviewed and updated periodically.

4.8 Application of Guidelines

The indoor and outdoor amenities guidelines apply to all residential developments that are subject to site plan approval and have sixteen (16) or more dwelling units, regardless of

whether they are exclusively residential or mixed commercial/residential. At the discretion of the Director of Planning Services, these guidelines can be modified depending on the nature and scale of the proposed development provided the intent of the guidelines can be maintained.

All guidelines or any modification thereto will be implemented through the site plan approval process and be incorporated into the site plan agreement wherever possible.