

4 Semi-Private/Private Open Spaces



4 Semi-Private/ Private Open Spaces

The private realm is comprised of a series of spaces that serve the general public and residents of the Little Mountain Housing Community. Pedestrian mews and outdoor spaces associated with the Neighbourhood House and commercial buildings are privately owned yet fully accessible to the public, and are designed to read as an extension of the public open space network. Interior courtyards and arrival courts serving residential clusters are privately owned and commonly shared between residents of these buildings, with the arrival courts providing east/west pedestrian through access. Residential patios are private spaces and are buffered from adjacent publicly accessible or commonly shared spaces through elevation changes, landscaped edges and/or material changes. These separation strategies are intended to provide a sense of comfort and safety between the private and public realms while still reading as neighbourly and welcoming.

- Public
- Privately Owned/Publicly Accessible Open Space
- Privately Owned Shared Open Space
- Private
- Project Boundary

Figure 4-1: Private Open Space Diagram

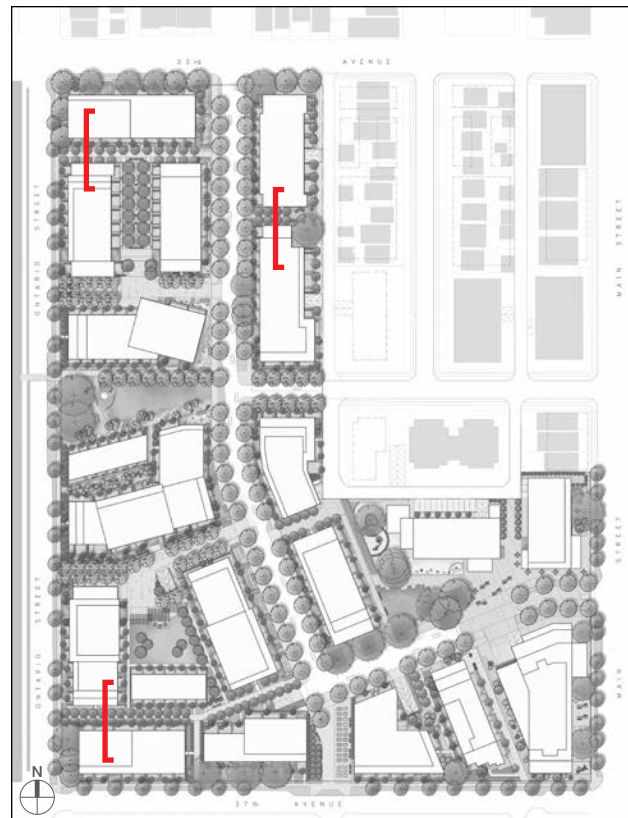


4.1 Private Patios

At-grade private residential patios and balcony style patios are provided throughout the site to ensure that all residential units have access to private outdoor space. At-grade patios are set back from the walkway and elevated by a minimum of three stairs to provide comfortable separation and privacy from the public realm. Planted buffers provide additional screening and aesthetic value. East facing units along the new central street are buffered from the public right-of-way by the Linear Rain Garden feature and are provided with pedestrian footbridges for direct access to the Urban Trail.

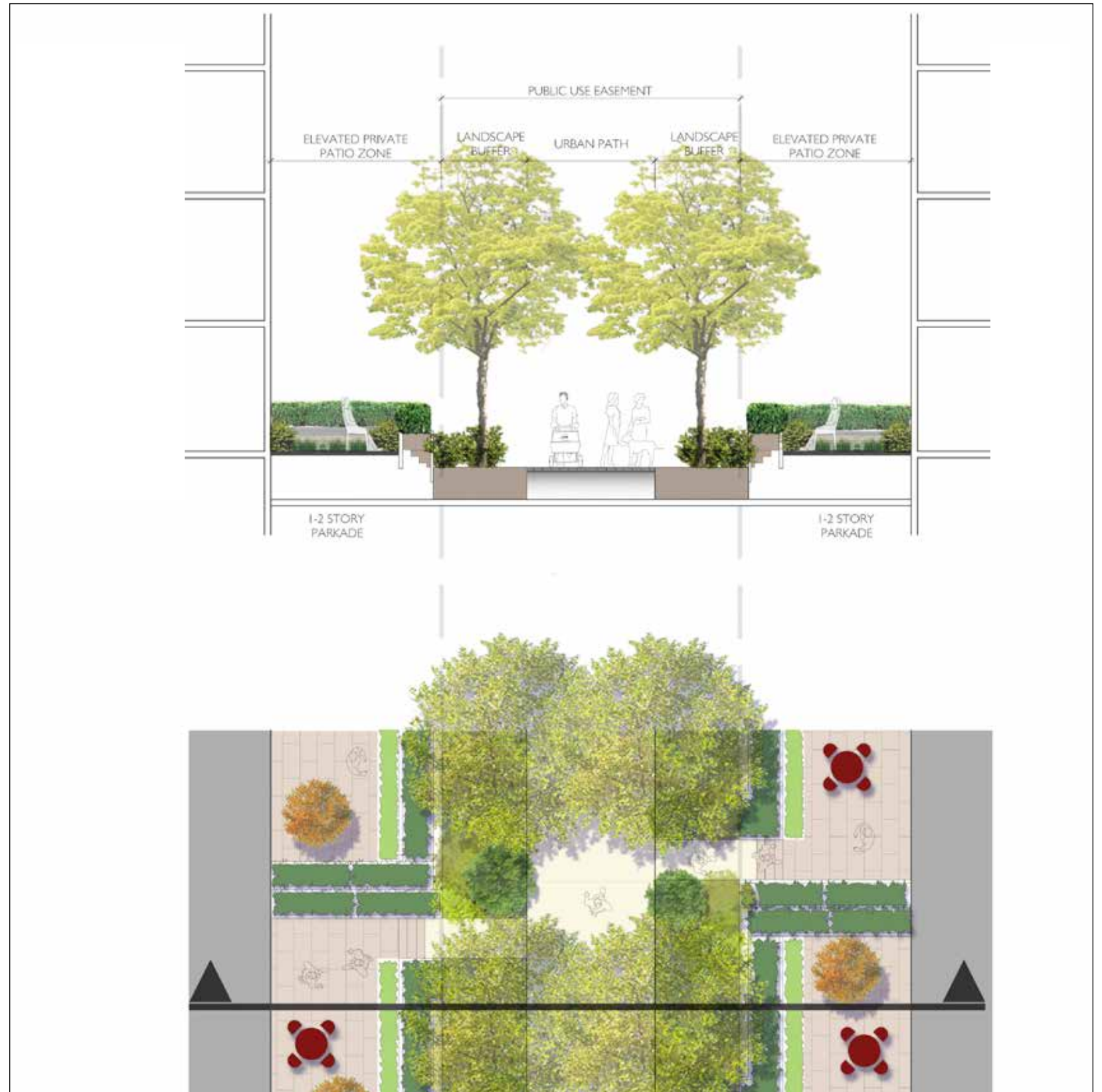
4.2 Public Use Easement

The pedestrian mews detailed in Section 3 vary between 9-15 m in width and each accommodate a minimum 3-metre wide accessible path. In most cases, ground-floor patios are located adjacent to these corridors. The corridors are defined by trees that are suitable in size and growing conditions for these spaces. Landscaped edges along each side of the corridor provide a comfortable separation between the path and adjacent patios. Opportunities for seating and other amenities that foster informal socializing can be included where appropriate.



Section Key Plan

Figure 4-2: Private Patios and Public Use Easement



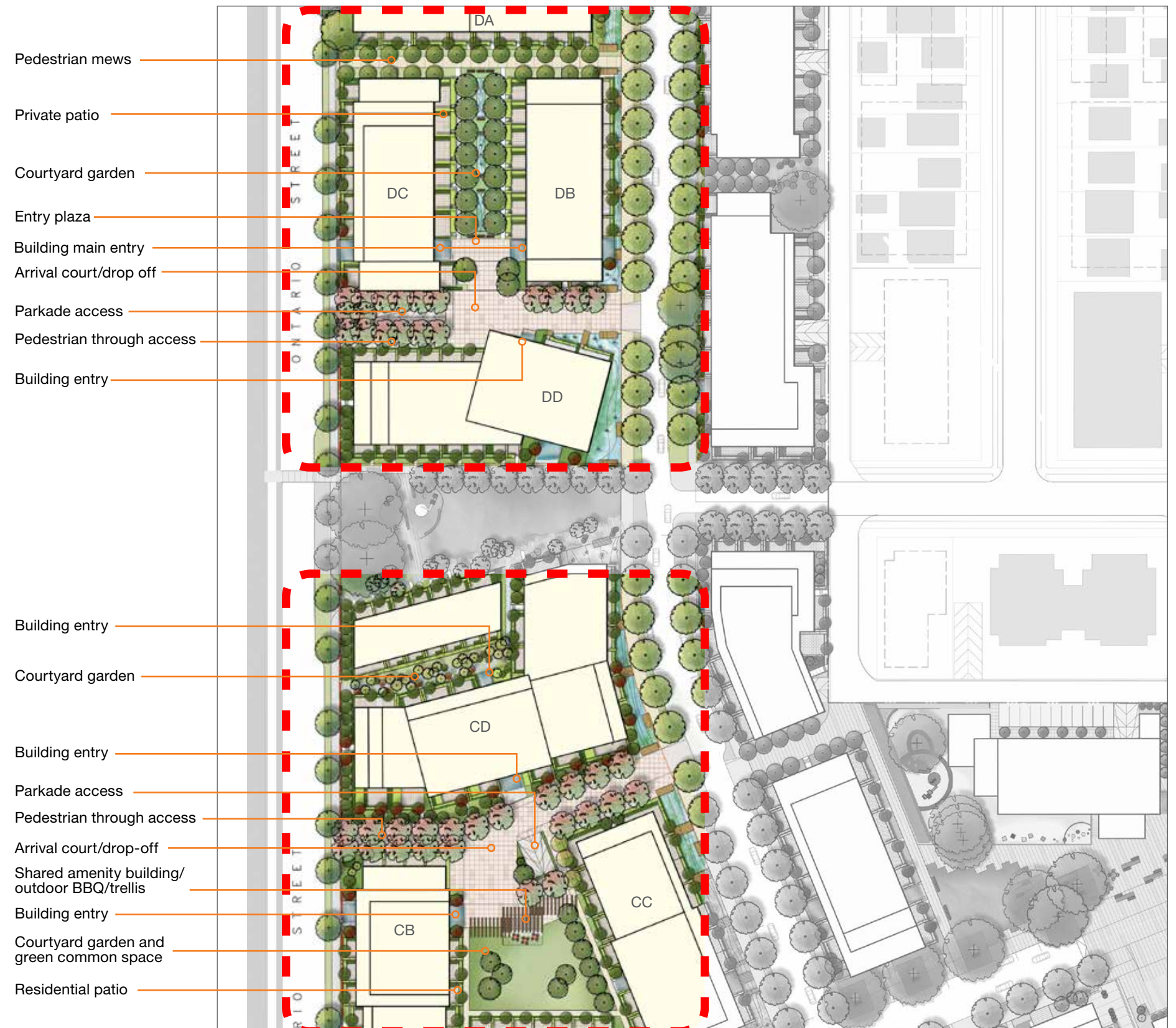
4.3 Arrival Courts

Two arrival courts are located on the site and provide internal vehicular drop-off loading space and parkade access for the larger Parcels C and D. Located on private property, the arrival courts are not gated and read as welcoming plazas that also allow east-west pedestrian access through the site. The entrances are defined by accent trees appropriate in size and required growing conditions to these spaces. Hardscape materials are of a high quality finish that relate to and complement the surrounding architecture and establish a paved courtyard character. Internal private patios are buffered from the vehicular movements of the arrival courts through appropriate scaled plantings and the opportunity for structures such as trellises or pergolas.

4.4 Courtyards

Two internal residential courtyards are located on the site in parcels C and D, providing both visual and accessible shared common green spaces for internal facing units. The courtyards are 'gardenesque' in character and incorporate massed plantings, appropriate scaled trees, and open space for group gatherings. At-grade private patios facing the courtyards are elevated by a minimum of three stairs to provide adequate separation and privacy and are further buffered through appropriate scaled plantings. Specific amenities can be explored during the design development phase of the project.

Figure 4-3: Arrival Courts and Courtyards



4.5 Rooftop Gardens

Where units are located facing adjacent rooftops, accessible outdoor patio space will be provided. Rooftop patios will incorporate both paved and soft surfaces to create comfortable and useable outdoor amenities. Highly visible roof areas may accommodate extensive green roofs providing visual green amenity as well as environmental benefits such as stormwater management, heat island mitigation, and increased habitat on site.

Figure 4-4: Rooftop Gardens

