



## Quality Series of Open Spaces

### Principle:

**Develop a high quality series of open spaces appropriate for both hospital and community year-round enjoyment\***

- Link quality public greenspaces with pedestrian pathways, terraces and rest areas. Encourage use by entire community
- Secured private property areas during off-hours; utilizing attractive; good quality gates and barriers, including both hard and soft landscaping elements.
- Explore opportunities for landscaped open areas be part of community greenspace as identified as an objective in the "Jubilee Neighbourhood Plan"



## Public outdoor spaces

### Principle:

**In conjunction with access path network, develop public outdoor spaces**

- Animate public outdoor spaces, such as outdoor eating area if adjacent to staff lunchrooms, or location adjacent to active building entrances.
- Provide suitable pathways for pedestrian, bicycle and other non-vehicular use. Path network to be clearly defined and safe. Locate pathways to ensure clear wayfinding for all users,
- Ensure outdoor areas are oriented for optimum sun (generally south)
- Define "territory" distinct from public areas such as boulevards through use of materials, barriers, and/or plant material. This provides opportunities to secure after-hours access
- Ensure public open spaces include a smaller space that looks into it; providing a place to observe. Place it, and its openings such that it looks out into a larger space beyond. \*

\* design principle adapted from *A Pattern Language*; Christopher Alexander and others, 1977



## Green Space at Fort Street and Richmond Road

**Principle:**

**Protect existing greenspace at corner of Richmond Road and Fort Street, and along north side of Fort Street**

- Protection of green space at corner is described as an objective in the "Jubilee Neighbourhood Plan" and is defined as "100% open space" in the CD-11 Zone description specific to Royal Jubilee Hospital
- Ensure existing mature vegetation at corner greenspace remains undisturbed.
- Provide terraces at grade, and to floor levels above, to overlook greenspace corner, taking advantage of existing mature vegetation

*\* design principles carried forward from Patient Care Centre design requirements*



## Positive Outdoor Space

**Principle:**

**Ensure spaces between buildings are animated and useable**

- Ensure spaces between buildings are of apparent shape, and identifiable as a definite "place".
- Positive spaces to be defined by building form, paving materials and landscaping.
- Placing these spaces along pedestrian pathway networks, and adjacent to building entrances allows spaces to be both part of overall community and hospital campus.



## Activity Pockets

**Principle:**

**Animate public outdoor space by providing activity areas at the edges**

- Animate public outdoor spaces, through provision of active areas about the perimeter of public outdoor spaces.