



PET FRIENDLY DESIGN GUIDELINES AND BEST PRACTICES FOR NEW MULTI-UNIT BUILDINGS

URBAN DESIGN
GUIDELINES

2019

City of Toronto

Pet Friendly Design Guidelines and
Best Practices for New Multi-unit Buildings
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TABLE OF CONTENTS

| | | |
|------------|--|-----------|
| 1.0 | INTRODUCTION | 2 |
| 1.1 | PURPOSE | 4 |
| 1.2 | SCOPE | 6 |
| 1.3 | DEVELOPMENT OF THE GUIDELINES | 9 |
| 1.4 | APPLICATION OF THE GUIDELINES | 10 |
| 2.0 | CONTEXT | 12 |
| 2.1 | POLICY CONTEXT | 14 |
| 2.2 | DEMOGRAPHICS | 15 |
| 2.3 | SUSTAINABILITY | 15 |
| 2.4 | WHAT WE HEARD | 16 |
| | GUIDELINES AND BEST PRACTICES | 18 |
| 3.0 | THE NEIGHBOURHOOD SCALE | 20 |
| 3.1 | ROLE OF NEW DEVELOPMENTS | 24 |
| 3.2 | UNDERSTANDING THE CONTEXT | 25 |
| 4.0 | THE BUILDING SCALE | 32 |
| 4.1 | BUILDING AMENITIES | 36 |
| 4.2 | PET RELIEF AREAS | 38 |
| 4.3 | OFF-LEASH AREAS | 43 |
| 4.4 | PET WASH STATIONS | 54 |
| 4.5 | PRIVATELY OWNED, PUBLICLY ACCESSIBLE SPACES (“POPS”) | 58 |
| 4.6 | LANDSCAPING | 60 |
| 4.7 | ACCESS AND CIRCULATION | 62 |
| 4.8 | BUILDING SYSTEMS | 64 |
| 4.9 | WINTER DESIGN | 65 |
| 4.10 | SURFACE MATERIALS | 66 |
| 5.0 | THE UNIT SCALE | 68 |
| 5.1 | STORAGE | 72 |
| 5.2 | BATHROOMS | 72 |
| 5.3 | FINISH MATERIALS | 74 |
| 5.4 | CUSTOMIZATION | 75 |

1.0 INTRODUCTION

- 1.1 Purpose
- 1.2 Scope
- 1.3 Development of this Document
- 1.4 Application of the Guidelines



Did you know that besides being home to over 2.8 million people, the City of Toronto is also home to hundreds of thousands of pets? The increasing pet population is most noticeable in the dense areas of the city where there are multi-unit, high rise apartment buildings.

In these highly compact neighbourhoods, the provision and capacity of public infrastructure and facilities, particularly parks and open spaces, has struggled to keep up with the rapidly increasing needs, demands, and usage from existing and new residents, as well as their pets.

There is an opportunity in these areas of the city to address the growing need for pet facilities. New developments can support pet-owners and all residents by integrating pet-friendly design when planning new buildings and the surrounding urban environment.

Northern Linear Park at City Place is part of a network of neighbourhood areas that provides space to meet a range of needs for residents, including pet owners.

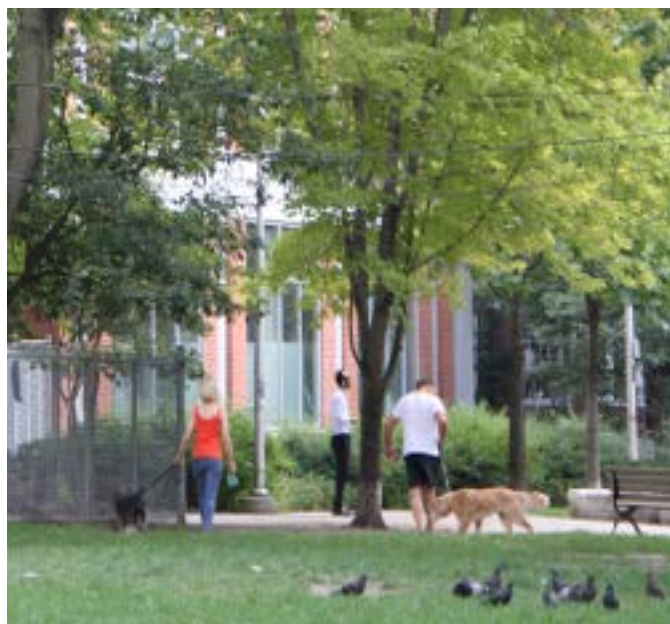
1.1 PURPOSE

As Toronto continues to grow, many of its neighbourhoods are becoming compact and characterized by multi-unit buildings with high densities and an active public realm. Along with an increase in the resident population of these areas, the pet population has also experienced considerable growth, becoming an increasingly significant presence.

To address the needs of these communities, this document (herein referred to as "the Guidelines") is intended to guide development in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities. The Guidelines are geared toward the development community, and are to be used by applicants to inform the design of new multi-unit buildings. They can also be used to inform the design of renovations and improvements to existing multi-unit buildings, so that they can become more pet friendly.

The Guidelines support all residents, pet-owners and non pet-owners alike, by encouraging design in new development that demonstrates a consideration for pets, as well as the impacts that they have on the public realm, and the communities in which they live. This document is intended to complement City initiatives to create quality pet amenities in the public realm, but is directed primarily on the creation and design of high quality pet friendly amenities in private developments, including the building, private internal and external open spaces, and in

living spaces. The guidelines in this document focus on what developers can do to meet the needs of pets and their owners, and to create more compatible environments for all residents. In doing so, existing and new developments can play a major role in reducing the impact of pets on public parks and open spaces, and on the environment in general.



Rates of development and population growth have eclipsed the provision of park space to meet resident and pet needs, leading to overuse.



In dense and compact neighbourhoods, pets are a growing presence in the public realm and part of the community.

WHAT IS PET FRIENDLY DESIGN?

Pet friendly design is an approach to the planning and design of high quality, attractive and inviting spaces that considers the presence, activities and needs of pets with the goal of creating more livable spaces and supporting the wellbeing of all users.

THE NEED FOR PET FRIENDLY DESIGN GUIDELINES AND BEST PRACTICES

In the city's compact neighbourhoods, higher densities and smaller living units have created greater demands on existing amenities and facilities in buildings as well as public spaces. In some instances, shared spaces and competing needs have sometimes led to challenges in accommodating different users.

In dense parts of the city with high pet populations, potential impacts from smells, noise, mess, and other issues present unique challenges for the public realm, common areas in buildings, and in compact living spaces. In response, this document provides strategies, guidelines and supporting best practices at three different scales - the neighbourhood, the building, and the unit, to promote amenities and spaces that support the creation of more friendly and accessible spaces for pets, their owners, and others. The guidelines encourage the development of a comprehensive and supportive network of public and private amenities, considering all the scales, that work together to meet the needs of the communities, alleviate overuse and stress on the public realm, and provide a diversity of amenity options for pets and their owners.

SUPPORTING THE CITY'S OFFICIAL PLAN

One of the primary objectives of the City of Toronto's Official Plan is to create healthy, active, vibrant places in the context of creating complete communities. This includes providing access to a variety of parks, open spaces, and recreational facilities for a range of users. The Guidelines provide further interpretation of the Plan's direction, with guidance for the establishment of amenities in new developments to provide options for pet-owners to support their animals. The Guidelines also support achieving attractive, safe, and clean public and private realm spaces that are well designed, and can be enjoyed by all.

FOSTERING A COLLABORATIVE EFFORT

Creating great pet friendly environments is dependent on the collective effort of all stakeholders, including developers, the City, designers, the public, and most importantly, pet-owners. It entails the combination of thoughtful, creative, and innovative design, with responsible, engaged, and pro-active pet-ownership. Promotion and education around proper etiquette and animal care, and where necessary, enforcement to support compliance with animal by-laws and other requirements, are also critical components that cannot be addressed in design guidelines. The Guidelines provide the City and stakeholders with a toolkit to design and enable quality pet friendly spaces and also promotes continued collaboration, education, awareness, and stewardship around the use of these spaces so that they remain quality environments for all to enjoy.



Toronto's Official Plan calls for the creation of complete communities - places where residents have access to a range of housing, amenities, open spaces, and services to meet their needs.

1.2 SCOPE

1.2.1 Design at Three Scales

The Guidelines address the physical design of public and private spaces and the role they can play in providing pet friendly places. Accordingly, the guidelines and best practices are presented at three scales to reflect a network of spaces – the **Neighbourhood**, the **Building**, and the **Unit**.

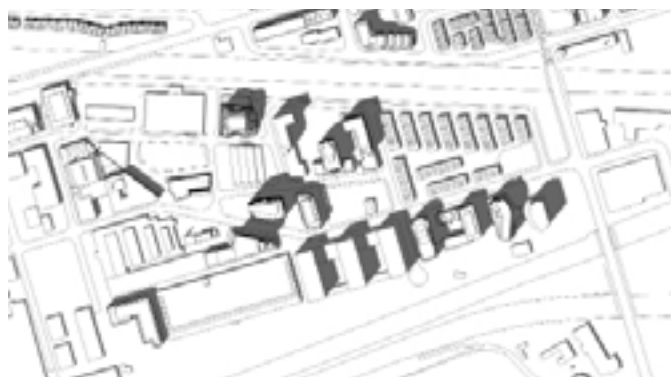
1.2.2 Dogs and Other Animals

While the City of Toronto is home to hundreds of thousands of pets, including dogs, cats, birds, and rodents (gerbils, hamsters, guinea pigs, etc.), cats and dogs represent the largest majority of pets by a significant margin. Although the feline population across the city is reported in surveys as being higher than the canine population, through consultations with condominium residents, community complaints, reports to the City, incidents, and other issues, it is recognized that the needs of a growing population of dogs, and their impacts on public spaces and residential buildings, requires a higher degree of focus and attention. It is also recognized that service animals are important, and special considerations may be needed. Some exceptions to these guidelines can be made to accommodate the needs of service animals.

The majority of the guidance presented in this document is related to dogs. However, some recommendations in terms of design or use of space are applicable to other animals, particularly when addressing the more personal design and configuration of units.



Pet-owners and visitors socializing and enjoying the pet friendly design of Berczy Park.



The Neighbourhood Scale: provides guidance in the planning and design of private development in terms of assessing the local surrounding public parks and open space context to inform the provision of amenities provided on-site.



The Building Scale: provides guidance on the design of new buildings in terms of use, function, location, and design of amenities on-site to support the creation of more pet friendly buildings.



The Unit Scale: provides guidance for the design and layout of units to accommodate pet amenities to create an environment that is more conducive to pets and pet-owners.



Toronto's growing city scape at Canoe Landing in City Place. The Guidelines can be used by developers as part of the planning and design of new buildings.

1.2.3 Creating a Network of Pet Friendly Spaces and Resources

Unprecedented growth in many of Toronto's high density neighbourhoods has contributed to a lack of available public park and open spaces to meet the needs of all residents, including their pets. As such, the approach of these Guidelines to address the issue within any given neighbourhood is to support a network of complementary and diverse pet friendly spaces and amenities to supplement the City's existing park spaces. These spaces can foster an environment where diverse stakeholders - the city, developers, residents, businesses, and other groups - corroboratively work together to meet the needs of the community.

Pets in high density neighbourhoods can be accommodated in a variety of spaces that vary in size, function, and location. Facilities closest to the homes of pets and their owners, including inside units, buildings, and on-site open spaces, are best to support immediate day-to-day needs such as areas for relief, washing, and play. Outside of the immediate property, parks

with off-leash areas, parkettes, POPS, and other open spaces located within a short 15 minute walking distance away from home, can provide the balance of facilities for pets. Based on best practice research, case studies, and public engagement input, a 15 minute walk is approximately the furthest pet owners are comfortable going to access a pet amenity without driving, for day-to-day use. Typically, parks and open spaces beyond a fifteen minute walk are treated as destinations for pet-owners and are usually attractive because of size, a diversity of pet facilities, or because they have unique features such as trail off-leash areas, or interesting obstacle courses for play. The use of streets as a pet amenity for walking, exercise, and socialization is also an important part of the network, and the distance traveled varies depending on the user.

The Guidelines advocate enhancing the pet friendly amenity network to provide a variety of facilities at varying scales and functions to support a diversity of pet needs within a given neighbourhood. This encourages an improved balance of use of both public and private open spaces in the network.

In addition to these Guidelines and Best Practices, there are a range of other City documents, policies, and resources informing the place of pets in the public realm and responsibilities of owners. This includes policies around the design of public off-leash areas, pet licensing, leash by-laws, pet vaccinations, restrictions on the number of pets you can have, public etiquette, and others. Collectively these all contribute to fostering healthy and accessible communities for pets, their owners, and all residents.



Public streets provide important space to support the daily needs of pets and their owners.

1.3 DEVELOPMENT OF THIS DOCUMENT

THE PROCESS

These Guidelines were developed through a collaborative process involving consultation and engagement with a broad range of stakeholders, including City staff, developers, architects, landscape architects, planners, building engineers, veterinarians, dog walker associations, BIAs, Resident Associations, building managers, waste management companies, dog owner associations, pet related business owners, and members of the public including pet-owners and other residents. In the first phase of the Study, stakeholders were invited to share their ideas, aspirations, concerns and opportunities, and how they envisioned the City becoming a more pet friendly environment. In each consecutive phase, consultation through one-on-one interviews, pop-up events, a Jane's Walk, workshops, reviews by the Planning Review Panel, Planning Advisory Committee, and Urban Design Review Panel, and other engagement sessions were held to solicit input and feedback on the evolution and development of the Guidelines. Consultation activities along with research, review, and testing of best practices and case studies in pet friendly design informed the development of the Guidelines and how they can support and respond to the daily needs of pets, their owners, and all residents of the City's high-rise, multi-unit building communities.

CASE STUDIES AND PRECEDENTS

As part of the background research to inform the development of this document, a review of best practice case studies, and precedents from Toronto and around the world were analyzed. The research included examples of methods for planning and designing for pets, and a range of opportunities that can be implemented. These examples are referenced throughout the Guidelines, and have informed their development.



Development of the Guidelines included numerous engagement efforts with the public, including the Open Streets event, pictured above.



Pet Friendly Pop-up in Berczy Park. Engagement and consultation with a range of stakeholders informed the development of the Guidelines.



Research included precedent examples and on-site review of pet amenities, such as this pet wash station in the Livmore building in Toronto.

1.4 APPLICATION OF THE GUIDELINES

These Guidelines recognized that the fostering of pet friendly cities is a collective endeavour requiring effort and involvement from the City, development community, planners, architects, landscape architects, engineers, the public and, critically, pet-owners.

Many of the guidelines provide design direction as part of the review and approval process of new multi-unit residential development and encourage the incorporation of pet-friendly facilities in new buildings. Other guidance, particularly at the unit level, primarily provides best practice recommendations and direction to be adopted by individual owners, and is directed at the creation of customized pet-friendly spaces.

WHO SHOULD USE THESE GUIDELINES

- The development community and designers in preparation of applications for residential or mixed-use buildings, community infrastructure, or elements of the public realm.

- City staff to inform new planning and design frameworks and in the review of development applications and new capital projects.
- Condominium boards, property managers, community groups, Business Improvement Areas, pet-owners, and others seeking to support pet friendly places as well as improve the quality of life for all residents.

Potential additional costs associated with the development, operation, and maintenance of pet amenities are recognized as an important consideration. However, in addition to broader city building objectives, pet amenities support inclusive and complete communities, and can also contribute to creating more desirable and healthy places to live, bringing greater value to both developers and residents.



Many of the Guidelines are to inform the design of spaces and amenities for pets and pet-owners in multi-unit residential buildings.

WHERE THE GUIDELINES APPLY

These Guidelines apply city-wide to all new multi-unit residential buildings that are required to provide amenity space as a condition of their development approval. While the focus of these Guidelines is on pet friendly design in buildings, this document can also be referenced in regard to the design of the public realm, publicly accessible off-leash areas, community facilities, and other open spaces.

The Guidelines are intended to provide direction and guidance to inform the design of multi-unit buildings, however, as guidelines, they should be afforded some flexibility in application, and balanced against broad city building objectives.

It should be noted that the Pet Friendly Guidelines and Best Practices are not intended to preclude implementation of other design guidelines, such as the Growing Up Urban Design

Guidelines, Tall Building Design Guidelines, Avenues & Mid-Rise Building Performance Standards, and others. These documents should all be read together, and collectively inform building design.

IMPLEMENTATION

Many of the design recommendations provided here have been developed through consultation along with research of precedents and best practices from other jurisdictions, and from the review of designs developed for similar facilities and spaces. Pet friendly design is a relatively new approach in building design, and as these Guidelines are rolled out and begin to be implemented, it is recommended that they are reviewed at regular interval for updates and refinement to incorporate evolving best practices, new technologies, changing needs of pet owners, and feedback from stakeholders.



Pet friendly design can happen at multiple scales, supporting the development of a network of spaces within a neighbourhood that includes both the public and private realm.

2.0 CONTEXT

- 2.1 Policy Context
- 2.2 Demographics
- 2.3 Sustainability
- 2.4 What We Heard



During the development of these Guidelines, a wide range of policies, case studies, precedents and other documents were reviewed and analyzed to inform the resulting recommendations. These were further informed by a collaborative engagement and consultation process with a range of stakeholders and the public. The result is a comprehensive series of recommendations reflecting the application of industry best practices, and input from an iterative approach to design including all stakeholders, design experts, and the public.



The growth of the downtown core has created dense, compact neighbourhoods. Many new residents are bringing their pets with them, and they have become a regular and significant presence in the public realm.

2.1 POLICY CONTEXT

There are a range of documents which provide guidance around planning and managing development and growth in Toronto, which have informed the development of the Guidelines. This includes Provincial legislation, as well as municipal plans and policies. By providing more specific direction addressing design in multi-unit buildings, the Guidelines build on the over arching policy direction of these documents.

PROVINCIAL POLICY STATEMENT, 2014 (PPS)

The PPS provides policy direction on matters of provincial interest related to land-use planning and development. The policies of the PPS seek to promote strong, livable, healthy and resilient communities, and they direct municipalities to promote these goals.

The PPS requires municipalities to permit and facilitate a range of housing forms to meet the social, health and wellbeing requirements of current and future residents. These Guidelines provide recommendations to encourage the development of housing design to meet the needs of residents, including pet-owners, and support their quality of life. The Guidelines also direct new development to support a diversity of lifestyles and family composition, through the inclusion of pet amenities which contribute to the provision of an appropriate range and mix of services and facilities in buildings.

GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe is a policy framework to support building strong, prosperous communities while managing growth in the region. The Plan calls for cities to support the development of complete communities, through the provision of a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities. In support of these directions, the Guidelines provide recommendations to encourage new development to provide a range of facilities to meet the needs of users, which includes pet-owners, and contribute to the achievement of complete communities.

OFFICIAL PLAN

The City of Toronto Official Plan supports and implements the Provincial Policy Statement and the Growth Plan. The Official Plan presents a vision for the city's future and provides policy and planning direction to achieve it. These Guidelines respond to the Plan's policies to shape growth through the provision of a full range of housing types and compact urban form, by providing guidance for the design of multi-unit residential development within dense, high-rise neighbourhoods.

Built form policies call for new development to provide amenities for adjacent streets and opens spaces within the public realm, and for new multi-unit residential development to provide indoor and outdoor amenity space for residents. These Guidelines support the implementation of the Official Plan vision, and provide recommendations on the design of public spaces, Privately-Owned Publicly Accessible Spaces (POPS), and building amenities to support pets, their owners, and other residents.

Official Plan references:

Policies 3.2.1.1; 3.2.1.5; 3.2.1.6; and, 3.2.3.1

TOCORE (DOWNTOWN PLAN)

The Downtown Plan is a 25-year vision that provides a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow in the city centre. The Plan calls for amenity spaces in mid-rise and tall buildings to provide facilities suitable for a diversity of residents, including those with pets. Policies call for residential units to include pet amenity areas (Policy 9.34).

TORONTO GREEN STANDARD

The Toronto Green Standard is Toronto's sustainable design requirements for new private and City-owned developments. The Standard consists of tiers of performance measures with supporting guidelines that promote sustainable site and building design. Objectives include improving air quality, reducing the urban heat island effect, reducing energy use and greenhouse gas emissions, reducing storm water runoff and potable water consumption, protecting and enhancing ecological functions, and integrating landscapes and habitats.

2.2 DEMOGRAPHICS

While exact pet population numbers are unknown, a 2013 survey commissioned by the City of Toronto indicated that 31% of Toronto households have at least one dog or cat. Of those, 17% have at least one dog, and 18% have at least one cat. The survey estimated that there are over 230,000 pet dogs in the city, and over 300,000 pet cats. These numbers are also projected to grow, with residents in multi-unit buildings increasingly choosing pet ownership.



The design of pet friendly environments provides opportunities to incorporate sustainability features, which may act as natural filters, limiting contaminants in surface water.

2.3 SUSTAINABILITY

The cumulative impact of pets on our natural environment presents a challenge, with consequences for natural landscapes, water contamination, wildlife habitats, as well as for human health and wellbeing. An objective of these Guidelines is to provide direction to minimize these impacts, and encourage the healthy stewardship of our natural and social environment. The recommendations contained herein have been informed by these considerations.

Of particular importance is the role of proper pet waste management in reducing the transmission of pathogens to wildlife and surface water, as well as to other pets and people. Creating defined areas designed for pets in appropriate spaces can support wildlife populations and natural systems, by avoiding sensitive areas, and providing the necessary infrastructure to address pet activity.

Creating pet friendly spaces can also contribute to sustainable placemaking and wellbeing by providing proper amenities, facilities within the public realm to support a high quality of life and livability for all users, and meet the needs of a wide range of users within compact living environments.

These Guidelines seek to provide design guidance for spaces and facilities that can contribute to the responsible management of pet activity, including proper waste management, avoiding damage to natural areas and wildlife habitats, mitigation of disease transmission, and upkeep of parks, open spaces, and the public realm. In doing so, the Guidelines can support our natural environment, as well as the wellbeing of residents and their animal companions.

In addition to the above, the Toronto Green Standard provides sustainable design requirements for new development, especially as it pertains to surface materials, and should be read in conjunction with this document to inform the design and planning of new development.

2.4 WHAT WE HEARD

A wide variety of stakeholders were engaged in the development of the Guidelines, each contributing their varying perspectives, ideas, and insights on the opportunities to make Toronto a more pet friendly city. The process included one-on-one and group conversations with a variety of stakeholders hosted through interviews, workshops, and "walkshop" tours. It also included spontaneous conversations with the general public through Pop-up events to garner feedback from a broad range of people from all ages and backgrounds including non-pet owners. These conversations continued throughout the process providing on-going direction on the Guidelines. The result was an iterative and collaborative effort, and at each stage of the project, the work was brought back to stakeholders for review, discussion, and refinement.

Events held included (not exhaustive):

- Pet Friendly Jane's Walk
- City of Toronto Planning Review Panel workshop
- Stakeholder Interviews
- Berczy Park Pet Friendly Pop-up public engagement session
- Open Streets Pop-up public engagement session
- Park and Bark Pop-up public engagement session
- Stakeholder Workshop
- Stakeholder Facilities Tours
- Planning Advisory Committee Sessions (City of Toronto staff)
- City of Toronto Design Review Panel

Stakeholders engaged through the process included (not exhaustive):

-  Pets and Pet owners
-  Members of the public (including non-pet owners)
-  City of Toronto staff
-  Development community
-  Architects
-  Planners
-  Landscape Architects
-  Building engineers
-  Veterinarians
-  Professional Dog Walker representatives
-  Resident Associations
-  Business Improvement Associations
-  Pet waste management companies
-  Dog owner associations
-  Building Industry & Land Development Association (BILD)



Berczy Park Pet Friendly Pop-up public engagement session.



Planning Review Panel Workshop.

The following highlights some of the recurring themes that emerged. This is not an exhaustive list, but summarizes many of the issues and opportunities expressed by participants through consultations.



Consultation efforts sought to engage with a broad range of voices, including designers, pet owners, and non-pet owner residents.

GUIDELINES & BEST PRACTICES

3.0 THE NEIGHBOURHOOD SCALE

3.1 ROLE OF NEW DEVELOPMENTS

New developments should support their on-site pet population with amenities and spaces to meet their needs and reduce the burden on public parks and open spaces

3.2 UNDERSTANDING THE CONTEXT

When planning new developments, conduct an inventory of types of open spaces in the area to better understand what on-site facilities should be provided

4.0 THE BUILDING SCALE

4.1 BUILDING AMENITIES

Provide pet friendly building amenities in new buildings to reduce the burden on public spaces

4.2 PET RELIEF AREAS

Design spaces in buildings to support quick and convenient access to areas for pet relief

4.3 OFF-LEASH AREAS

Create convenient and accessible areas for play, exercise, and socialization

4.4 PET WASH STATIONS

Create convenient and accessible areas for pet washing and grooming to support animal and human health, and reduce wear and tear to buildings

4.5 PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES (“POPS”)

Design pet friendly POPS to complement public spaces

4.6 LANDSCAPING

Design landscaped spaces to mitigate wear and tear from heavy pet activity

4.7 ACCESS AND CIRCULATION

Design building spaces to support movement for all users, a reduced chance of conflicts, and a low maintenance regime

4.8 BUILDING SYSTEMS

Configure mechanical systems and waste management to support clean, quiet, and healthy buildings

4.9 WINTER DESIGN

Provide options for quick relief and safe and comfortable spaces for pets and all residents year round

4.10 SURFACE MATERIALS

Select surface materials based on the application and needs of the space



Many responses to the increased dog presence have included passive approaches, such as signage. The Guidelines can offer proactive approaches to addressing the needs and impacts of pets.

5.0 THE UNIT SCALE

5.1 STORAGE

Provide space in units to support pet ownership and livability

5.2 BATHROOMS

Configure bathrooms with flexibility to allow pet washing within units

5.3 FINISH MATERIALS

Choose durable, easy to maintain, pet safe surfaces, and materials to mitigate noise

5.4 CUSTOMIZATION

Allow for personalization and configuration of space

The following Guidelines and Best Practices provide design guidance to better accommodate pets at three scales - the Neighbourhood, the Building, and the Unit. While provided as separate scales, there are overlaps and interconnectivity between them. Accordingly, they should be viewed holistically in terms of their roles in achieving a comprehensive network of public and private amenities and services for pets, pet owners, and all residents.



Compact living environments in multi-unit buildings require efficiency in the use of space. Living areas, such as the one shown here, often perform double duty as pet play areas.

3.0 THE NEIGHBOURHOOD SCALE

- 3.1 Role of New Developments
- 3.2 Understanding the Context



Sidewalks, parks, and other spaces contribute to a network of places that can support pets, but are increasingly experience overuse in dense areas of the city.

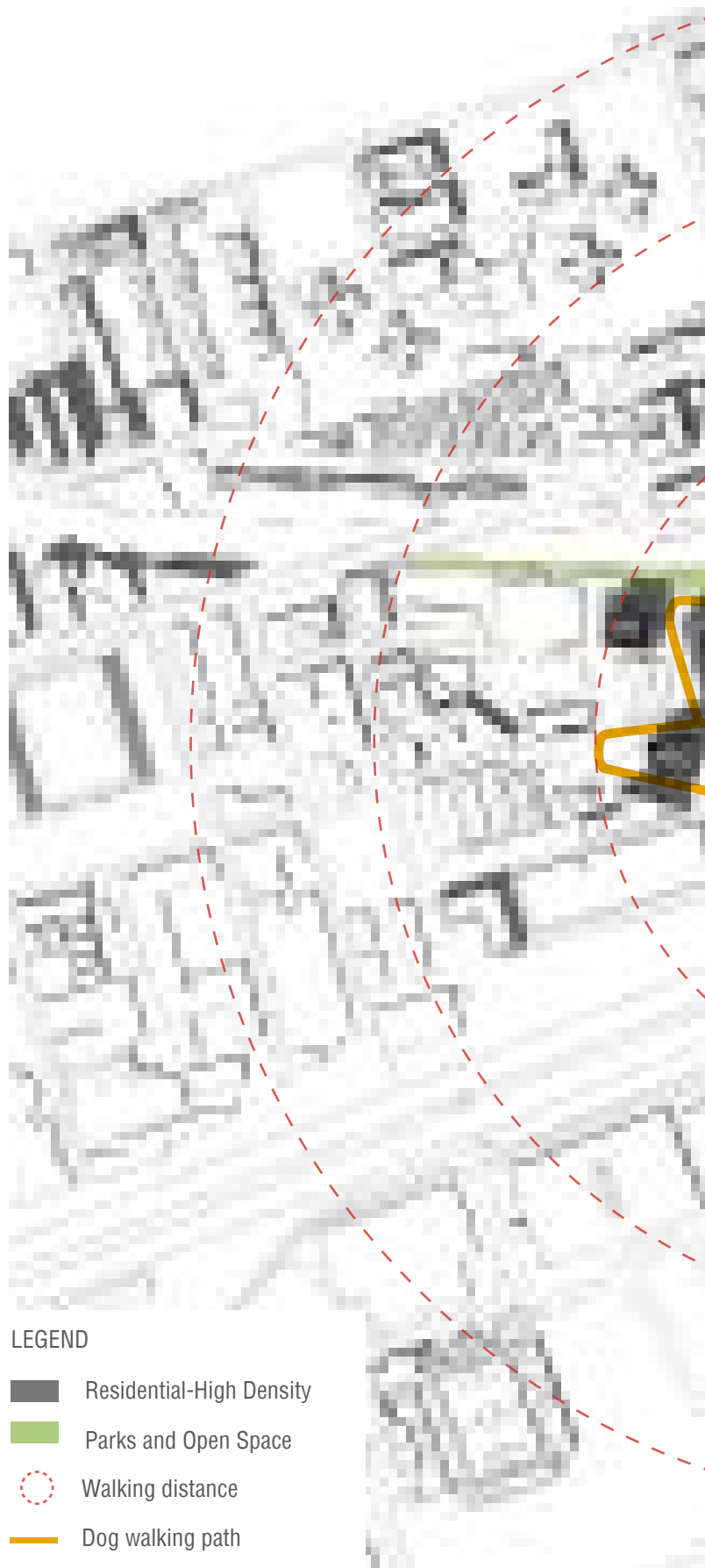
THE NEIGHBOURHOOD

The City's parks and open spaces are public places that provide a wide range of functions, including opportunities for rest and relaxation, recreation and sports, social gathering, and more. In dense neighbourhoods characterized by multi-unit, high rise buildings, parks and open spaces are increasingly important facilities, as many residents may not have access to private open spaces such as back yards, and rely on public spaces for green space. As a result, parks and open spaces in these neighbourhoods are heavily used, by many residents looking for places to enjoy and spend time, including those with pets. This puts a strain on existing parks and open spaces, which do not typically have the capacity for high intensity dog use.

The City provides dedicated dog facilities, primarily off-leash areas, within public parks and open spaces. These are designed for regular and intensive use. However, in dense neighbourhoods, these spaces are often not sufficient to support all dog activity and meet the needs of the community. In addition, the provision of dedicated pet facilities has to be balanced with the needs of a broad range of users, and there is often not enough room to accommodate pet facilities in all parks and open spaces.

This chapter describes how the parks and open spaces are currently used to accommodate pet activity and amenities, and provides direction as to how new private development, through on-site pet amenities, can help to relieve the burden on over capacity public spaces.

The Guidelines recommend a comprehensive approach to providing the needed pet amenities for a community in which all open spaces, both public and private, function as contributing components of a larger system or network to satisfy the needs of the community. As described in Section 1.2.3 Creating a Network of Pet Friendly Spaces and Resources, this is important to balance and manage the use of spaces in a given area, and to look for opportunities, especially as development occurs, to identify and address pet amenity gaps or to enhance existing amenities.



LEGEND

- Residential-High Density
- Parks and Open Space
- Walking distance
- Dog walking path



Fig.1: A Network of public and private pet friendly neighbourhood amenities.

3.1 ROLE OF NEW DEVELOPMENTS

New developments should support their on-site pet population with amenities and spaces to meet their needs and reduce the burden on public parks and open spaces

As the city continues to grow, it is expected that the pet population will also continue to increase, with many residents choosing to live in the city's compact, walkable, and central neighbourhoods. This makes pet friendly design an important response to address current trends and patterns, but also to provide communities with the resources and facilities to thrive into the future. To mitigate the impacts on the public realm and support the continued enjoyment of parks, development can play a role by providing pet owners with amenities and facilities on-site to reduce the impact on public spaces.

GUIDELINES:

1. SUPPORT ON-SITE PET POPULATIONS

- a. Design and plan for pet amenities as part of new multi-unit development to mitigate against overuse of neighbourhood public spaces.
- b. Provide sufficient pet amenities to fully support the development's anticipated pet population.
- c. In areas with average or above provision of parks and open space, pet amenities should still be provided to support the development's new pet population to mitigate overuse of existing amenities.
- d. Explore opportunities for partnerships with local businesses, BIAs, existing development, community groups and others to increase the amount of publicly accessible pet amenities in the area. This can include supporting dog walking businesses for example, to use the streets and trails to exercise their pets as opposed to the off-leash areas as a primary use.

BEST PRACTICE:

- d. Explore opportunities for partnerships with local businesses, BIAs, existing development, community groups and others to increase the amount of publicly accessible pet amenities in the area. This can include supporting dog walking businesses for example, to use the streets and trails to exercise their pets as opposed to the off-leash areas as a primary use.



Signage to encourage proper pet behaviour and etiquette.



With limited park and open space options, streets, trails and other public areas become an important part of a pet's day-to-day environment.

3.2 UNDERSTANDING THE CONTEXT

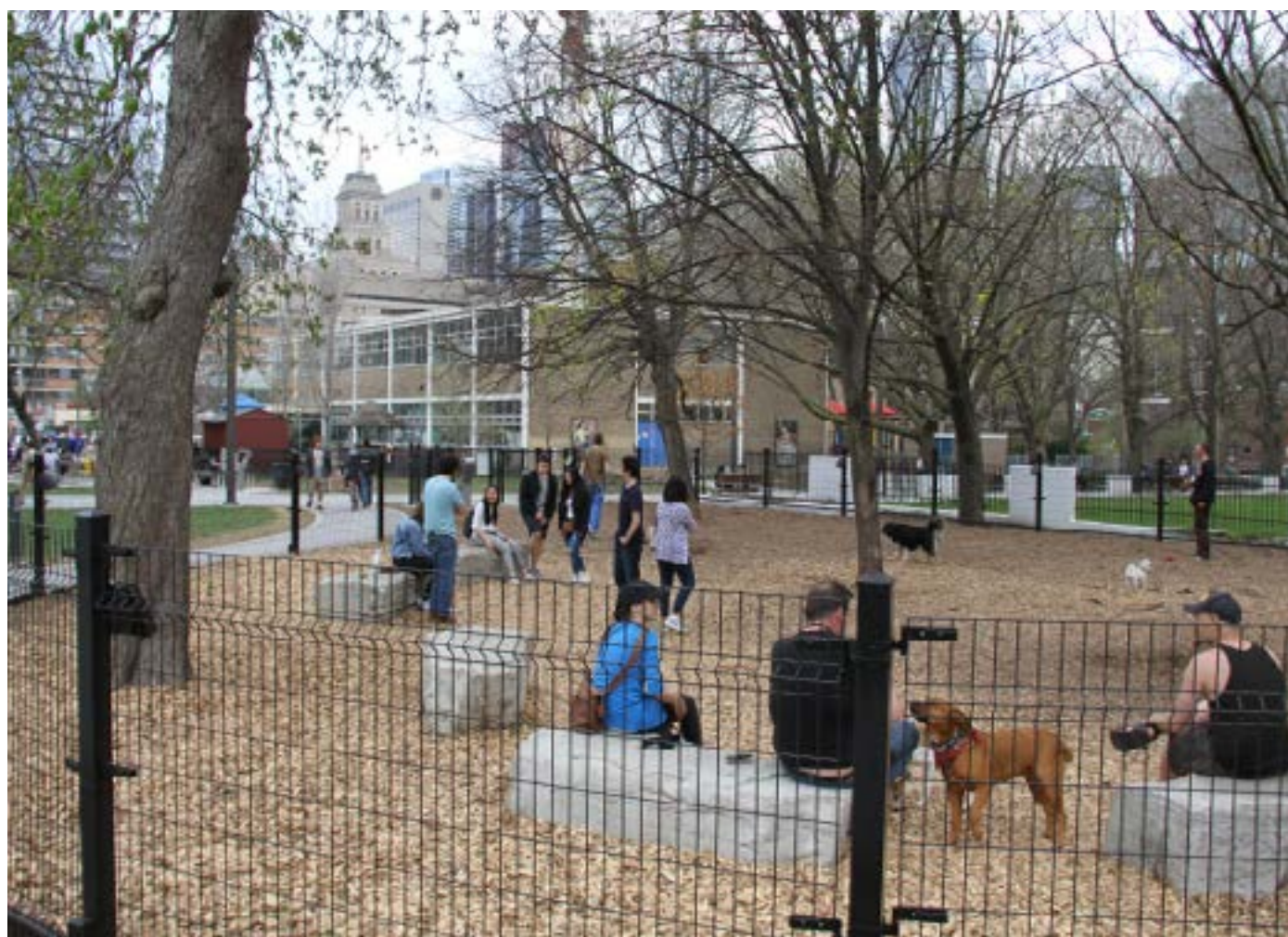
When planning new developments, conduct an inventory of types of open spaces in the area to better understand what on-site facilities should be provided

The following provides an overview of the various existing park and open spaces found throughout the city, and their role as part of the pet amenity network within a given development area or existing neighborhood. Included is an assessment of how various park and open space areas can accommodate pet facilities, understanding the capacity of each as a destination for pets and their owners. It should be noted that this is not an exhaustive list of publicly accessible spaces within a neighbourhood, but represents spaces which are most commonly used by the public and pet owners.

GUIDELINES:

PLAN TO ACCOMMODATE ON-SITE AMENITIES IN NEW DEVELOPMENT BY UNDERSTANDING THE CONTEXT

- a. When planning for new multi-unit development, conduct an inventory within a 5-15 minute walking radius (~400-1200 metres) from the site, of the surrounding parks and open space context. Consider the function, current use, and capacity of existing spaces to inform what pet amenities are needed or can be enhanced in terms of adding more or diversifying, to support residents and pets of the community.



Consider the function, current use, and capacity of existing spaces within the neighbourhood to inform what pet amenities are needed or can be enhanced.

3.2.1 District Parks

Larger in size, and fewer in number, District Parks can often provide a wide range of features and facilities and can often accommodate larger off-leash areas for dogs and meet the needs of a broad range of users. Examples of these parks include High Park, Trinity Bellwoods Park, Canoe Landing Park, and Coronation Park. These parks are used regularly by local residents but are also destination open spaces attracting people from a broad geographic region of the city and may be visited for longer periods of time. The larger size of District Parks typically allows for a more robust and greater diversity of pet facilities, but like smaller parks, these open spaces are experiencing impacts from overuse. Often, many of these parks have significant areas of natural heritage landscape features or are ecologically sensitive, and pet activity outside of off-leash areas may not be supported.

As part of a network of spaces, these parks function as the places for more elaborate or expansive dog off-leash areas, and they often include dog facilities such as dog runs, off leash trails, and play areas. Many of the District Parks often provide innovative, unique play facilities that cannot be accommodated in smaller parks.

BEST PRACTICES:

- a. Developments in neighbourhoods that do not have a District Park within a 15 minute radius should consider providing unique play facilities on-site for their residents or offer these amenities through Privately-Owned Publicly Accessible (POPS) spaces.



Off-leash area in a large district sized park in Mexico City, Mexico.



Playful design of the Allan Gardens off-leash area with integrated public art.

3.2.2 Local Parks

Local Parks vary in sizes, are larger in number, and generally cater to the immediate surrounding community. Examples of these parks include Stanley Park, Clarence Square Park, Grange Park, and St. Andrew's Playground. Local Parks meet a range of needs for nearby residents and are usually within a five to ten-minute walking distance within the neighbourhood, supporting regular use. Local Parks in areas with high dog populations often cannot sustain the cumulative impact from a greater intensity of animal activity in conjunction with other activities and uses. They are typically the go-to open space for all residents, including pet owners, and provide dog off-leash areas including dog runs and play areas for day-to-day use. They also provide pathways and trails for on-leash walking, play, and exercise. In compact areas of the city, these spaces are often over capacity and have significant use pressures because they service a large and wide range of visitors daily.

New development should closely consider the potential impacts from additional users and increased pet population on local parks in high density communities.

BEST PRACTICES:

- a. As a minimum, developers should provide quality day-to-day amenities for their pet populations to encourage as much on-site use as possible. For example, providing attractive, high quality, spacious play areas that will encourage pet owners to use on-site amenities for their day-to-day needs, and reduce the burden on local parks.



Dog play in a neighbourhood park.



Berczy Park is an example of a small neighbourhood park that includes a small pet amenity space, but has experienced overuse. Private pet amenities and spaces can complement local parks, and reduce the burden on them.

3.2.3 Small Park Spaces

Across the city there are a variety of smaller park and open spaces, such as parkettes, pocket parks, plazas, and other spaces that are typically limited in size but offer opportunities for more passive day-to-day lower intensity uses. Examples of these parks include Bloor Bedford Parkette, Dundonald Street Parkette, and Joel Weeks Parkette. These spaces typically do not have sufficient space for an off-leash area, and in dense areas of the city, do not have capacity to handle a high level of pet activity. Within the overall network of neighbourhood open spaces, these parks can function as additional space for day-to-day on-leash play, dog walking, rest, and socialization. They can be especially useful for pet owners with small size dogs, puppies, and senior dogs that require a more passive social environment to that of typical off-leash dog amenities.

BEST PRACTICES:

- a. As Small Park Spaces are not sufficient for large pet populations, they should be complemented with on-site amenities in new development.



Some parkettes can accommodate smaller or more specialized pet facilities if the space allows.



Parkettes, as smaller spaces, can provide opportunities for pets and pet owners that prefer a quieter space.

3.2.4 Privately Owned Publicly-Accessible Spaces ("POPS")

Privately Owned Publicly-Accessible Spaces (POPS) are a key part of the public realm in a high-density community and can be valuable contributors to the network of pet friendly amenities. As POPS have to be accessible to the public, they are typically adjacent to the street and can be designed to expand on the streetscape public realm. They can provide an on or off-leash place for pets and pet owners to stop, relax and enjoy the open space as well as partake in property amenities such as cafes, as part of their street walk or as part of their journey to a park space. If POPS are provided as quality, attractive, welcoming, and accommodating pet friendly places, they can be a desired option for more passive recreation, reducing the amount of time that pets and pet owners spend in the local parks, and as such, reduce the impact on them.

BEST PRACTICES:

- a. As part of the network of amenities, developers are encouraged to provide POPS as an opportunity to reduce the burden on the overall public realm. In exchange, POPS can be beneficial as a "people magnet" that supports the viability of on-site retail, for example, and can contribute to and enhance the identity of place.



POPS contribute to the network of publicly accessible open spaces, such as the Rose Garden space in Yorkville, Toronto, pictured here.



POPS spaces can incorporate pet friendly design. Baggy dispensers and gravel relief areas are pet facilities provided in this POPS located in downtown Toronto.

3.2.5 Streetscapes, Pathways and Trails

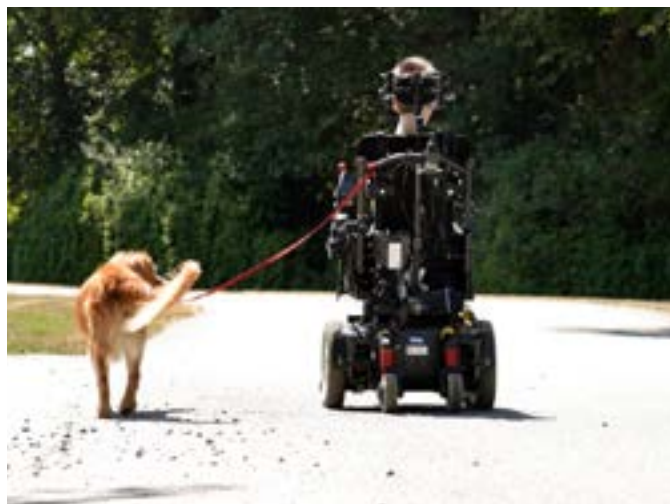
Public Streetscapes, Pathways and Trails are the most regularly used components of the public realm. As corridors for pedestrian movement, they play an important role in the lives of people and pets, providing opportunities for fresh air, activity, exercise, and socialization. Within the network, these movement corridors can function as the primary means of exercise and socialization of dogs. The streetscapes can function as on-leash dog runs and play spaces especially where there is depth to the boulevard. Similar to parkettes or pocket parks, the streetscape provides an amenity for puppies, small dogs, or senior dogs to get their exercise and socialize without having to deal with larger or more aggressive dogs in off-leash areas.

BEST PRACTICES:

- a. The streetscape as an amenity, should not be underestimated and should be considered as a contributing component of the pet amenity network, especially as it can be used on a day-to-day basis. Provisions for waste bins and baggie dispensers may be integrated in streetscape design or added to the existing context.



Pathways and trails such as this, play a major role in providing space for exercise, play, and socialization.



Paths, trails and streetscapes are not specifically designed for pets, but serve as part of the network of open spaces.

3.2.6 Interstitial Spaces

As the city grows and intensifies, the City is exploring all opportunities to increase publicly accessible open space, especially in areas of high population intensity. Interstitial Spaces, which are not part of the city's park and open space system, can include slim linear green spaces, deep boulevards, hydro and abandoned rail corridors, land under elevated roads or infrastructure, and other residual space. These areas are sometimes designed to accommodate passive uses, with grass or gravel surfaces, but have little formal structure. Spaces such as these may provide opportunities to be designed as innovative and creative pet friendly spaces, and depending on the size, can substantively contribute to the neighbourhood network of pet amenities, as well as adding to the amount of quality, attractive, accessible, and inviting spaces for the city.



Rail corridors and other interstitial spaces can provide space to contribute to the network of pet friendly neighborhood spaces.



This precedent of a dog park in Hong Kong makes use of space located under an elevated roadway.

4.0 THE BUILDING SCALE

- 4.1 Building Amenity
- 4.2 Pet Relief Areas
- 4.3 Off-leash Areas
- 4.4 Pet Wash Stations
- 4.5 POPS
- 4.6 Landscaping
- 4.7 Access and Circulation
- 4.8 Building Systems
- 4.9 Winter Design
- 4.10 Surface Materials



At the building scale, pet amenities and design features can support pets and their owners where they live. At the Livmore building in Toronto, this outdoor podium level dog run provides space for dogs to exercise, play, and get outside.

THE BUILDING

At a building scale, amenities, shared spaces, green space, building systems, and the public realm can be designed to support pets, their owners, and other residents of multi-unit buildings in high-density neighbourhoods. The Guidelines provide direction as to how a building can function considering indoor and outdoor opportunities at the ground level as well as indoor and outdoor opportunities at above-grade levels. This includes guidance related to mitigating some of the potential impacts for other residents, and on the physical spaces.



Buildings provide a range of quality indoor spaces to meet a variety of user needs, and can include quality spaces and facilities for pets.



Consideration should be given to providing dedicated quality, attractive outdoor spaces for pets. This space shown is a podium level indoor/outdoor play area at Gerding Edlen's Xavier Residences in Chicago.

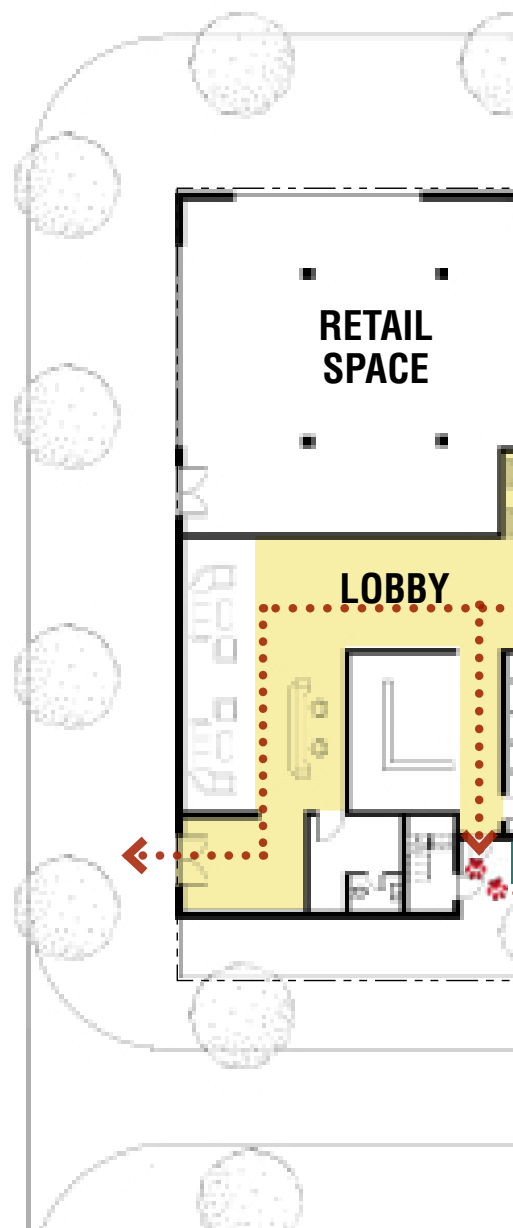
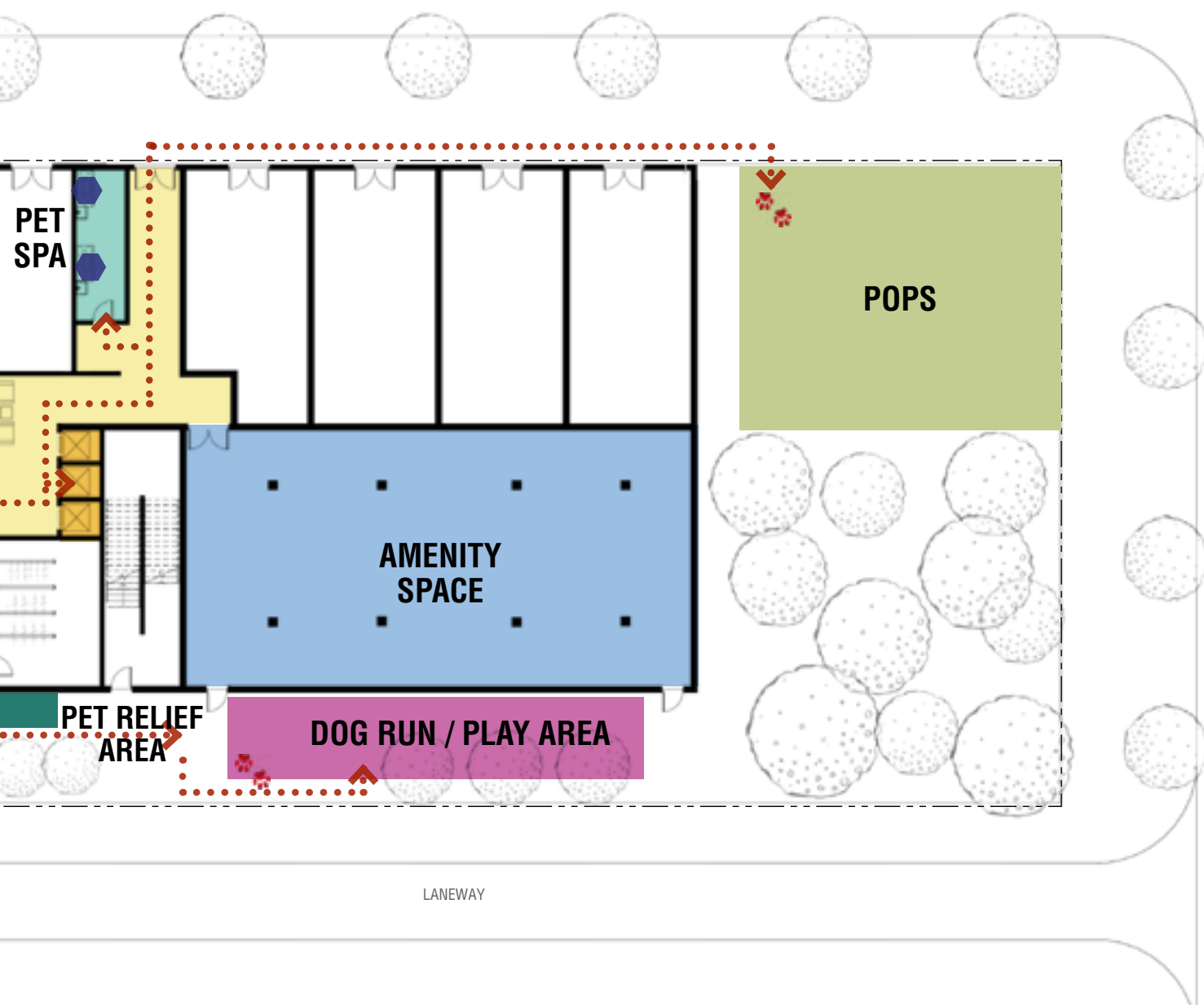






Fig.2: A building that accommodates pets should provide a variety of pet amenity spaces to meet the needs of their residents.



LEGEND

- | | | | |
|---|----------------|---|------------------------|
|  | POPS |  | Dog Run / Play Area |
|  | Amenity |  | Wash Stations/Hose Bib |
|  | Building Lobby |  | Elevator |
|  | Pet Spa |  | Pet Circulation |
|  | Relief Areas |  | Property Line |

4.1 BUILDING AMENITIES

Provide pet friendly building amenities in new buildings to reduce the burden on public spaces

Pet friendly amenity spaces that provide dedicated facilities to support pets and their owners, should be considered in conjunction with the range and extent of other amenities proposed in a building. The type, function, size, location and design of these amenity spaces should be closely considered together with the allocation and configuration of other building facilities.

It is recommended that some pet amenities should be provided in all new buildings as part of required amenity space. However, the type, size, and number of pet amenities should be balanced with consideration for the scale, context, and any unique design constraints of a development. In addition, the appropriate size and range of pet amenities to be provided should be determined in conjunction with an assessment of the needs of future residents and their pets for a proposed building, including the projected pet population and possible impacts, and a review of:

- The number, proximity, size, and features of existing neighbourhood pet facilities;
- The current and future anticipated usage of existing pet facilities;
- The current and future expected neighbourhood pet population; and,
- The demographics of the surrounding neighbourhood.



Rooftop podiums offer convenient spaces for dog runs and other features.

GUIDELINES:

1. PROVIDE PET FRIENDLY AMENITY SPACE

- a. The minimum amount and location of amenity space should be in compliance with City of Toronto Zoning By-laws.
- b. Allocate a portion of provided amenity space for pet amenities. It is recommended that the allocated portion is not less than 10% of the required amenity space.
- c. Provide pet amenities that can be used at no additional cost above building maintenance fees.
- d. All new development with less than 20 units are encouraged to provide pet amenities where possible. Priority should be given to incorporating outdoor play space.
- e. At a minimum, it is recommended that all new development with 20 units or more provide the following pet amenities:
 - i. Outdoor Pet Relief Area – 5.0 m² minimum area size
- f. In developments with over 100 units, in addition to the Outdoor Pet Relief Area, it is recommended to provide:
 - i. An outdoor off-leash area (dog run or play area) – minimum size of approximately 20 m².
 - ii. Pet Wash Station – 6.0 m² minimum room size.
- g. In developments with 200 units or more, in addition to a Relief Area and Wash Station, it is recommended to provide:
 - i. An outdoor off-leash area (dog run or play area) with a minimum size of approximately 40 m² or 5% of the total outdoor amenity space, whichever is larger.
- h. If feasible, existing buildings should consider incorporating the above amenities when undertaking renovations.

TYPES OF AMENITIES

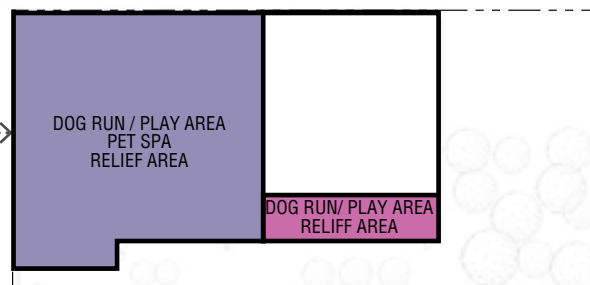
Pet Relief Areas - designated spaces for pets to relieve themselves. Typically located outdoors at grade, but can also be located indoors, on terraces, podium roofs, mezzanine levels, or elsewhere in the building where it can be properly maintained.

Off-leash Areas - areas for play, exercise, and relief. Can be located at grade, or on terraces and podium roofs, and indoors or outdoors. Linear off-leash areas, known as dog runs, provide compact areas for exercise and relief.

Pet Wash Stations (also known as a "pet spa") - dedicated rooms equipped with wash basins, grooming tables, and other features. Typically located at-grade, close to building access points.

POPS - Privately Owned Publicly Accessible Spaces are owned and maintained by the building, but are accessible and usable by members of the public. For pets, these can be opportunities for relief, on-leash play, or off-leash activity in designated areas.

Note: These areas do not represent the actual size or layout required for each amenity. It reflects the opportunity and recommended location for amenity types within a development site.



Podiums and levels above the ground floor can offer opportunities for indoor and outdoor amenities.



Internal spaces at grade should be easily accessible for day-to-day use.



Open space at grade provides opportunities for off-leash areas, relief areas, and outdoor wash areas.

LEGEND

- OUTDOOR AMENITY AT GRADE
- INDOOR AMENITY AT GRADE
- INDOOR AMENITY ABOVE GROUND LEVEL
- OUTDOOR AMENITY ABOVE GROUND LEVEL

Fig.3: Amenity spaces in a building

4.2 PET RELIEF AREAS

Design spaces in buildings to support quick and convenient access to areas for pet relief

4.2.1 Outdoor Relief Areas

Outdoor relief areas are purpose designed spaces typically in immediate adjacency to a building for pets to relieve themselves without having to go far. They are typically small spaces, with limited design requirements, and can be situated in a variety of discrete locations around the perimeter of buildings, or on the ground level, on podium roofs and terraces, or indoors.

GUIDELINES:

1. DESIGN AND FEATURES

- Provide a surface for pets to relieve themselves.
- Provide waste baggies and bin.
- Provide a "fire hydrant" style post to attract dogs.
- Include signage with etiquette reminders.
- Screen area from adjacent spaces with low shrubs or other plantings, if feasible.

2. MATERIALS

- Choose surfaces for durability and ease of cleaning and maintenance, such as pea gravel. Pea gravel is recommended for small areas such as outdoor relief areas where it can be easily managed and maintained.
- If built on concrete slab, consider providing a protective membrane to prevent damage from urine.

3. SIZE & LOCATION

- It is recommended that spaces be a minimum area of approximately 5.0 m².
- Consider providing relief areas in publicly accessible locations to permit use by other dog owners. This can help to discourage and mitigate unwanted use of other areas of the property for relief.
- If applicable, locate in close proximity to building access points designated for pets. If main entrances are used, locate facilities a sufficient distance away to mitigate for odours and visual impact.
- Locate away from existing trees and natural areas.

- It is recommended that relief areas be setback from areas with higher intensity of traffic to avoid impacts from odours or conflicts between users.

4. OPERATIONS AND MAINTENANCE

- Regular cleaning and maintenance should be provided by the building owner.
- Provide a hose-bib connection for regular cleaning of the space.
- Provide good drainage to mitigate waste and odour build up. Drainage should connect to the sanitary system.



A relief area can be provided through a simple, small area at grade. The site above has provided an area with pet friendly artificial turf.



"Fire hydrant" style post to attract dogs for relief.

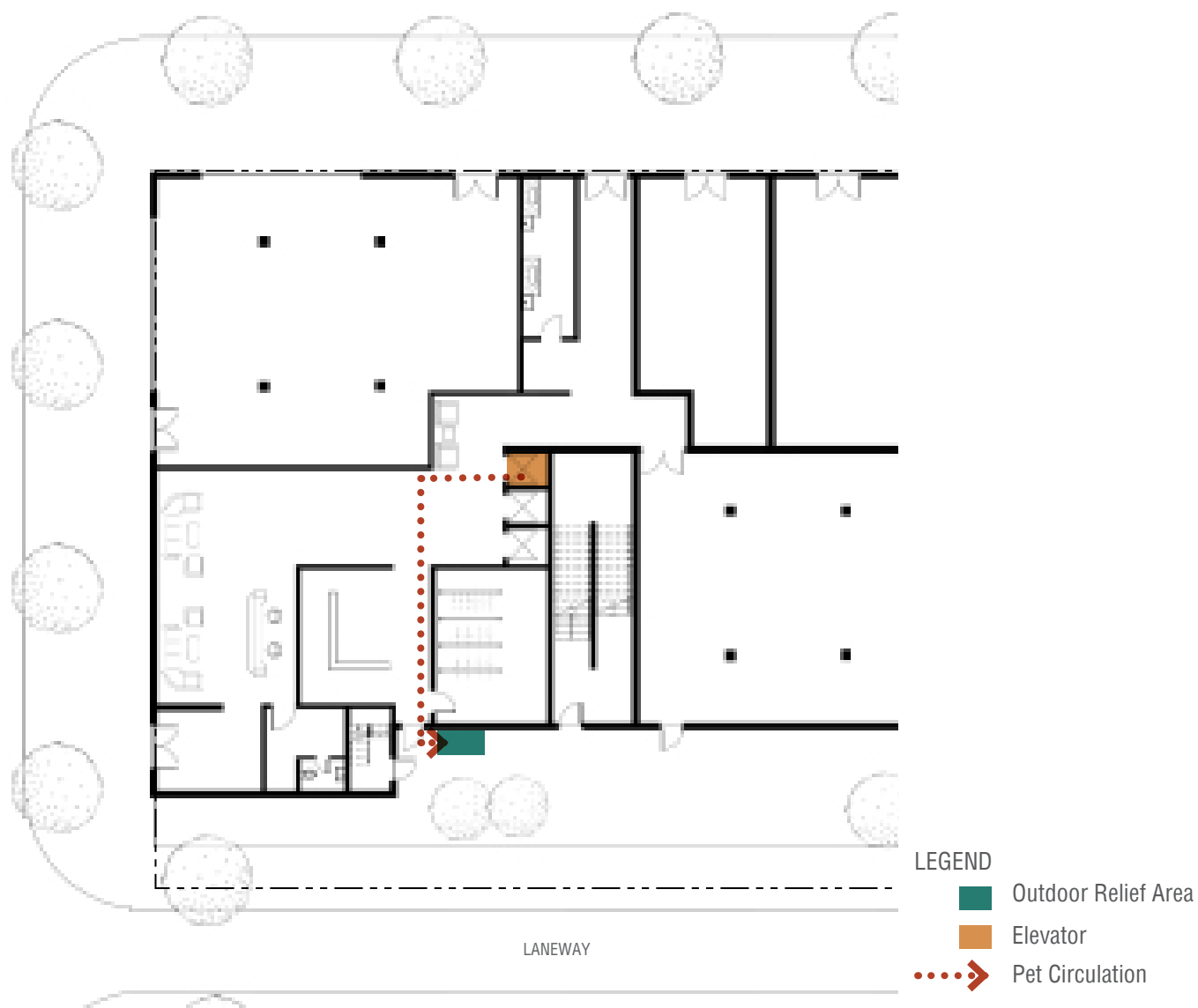


Fig.4: Relief areas should ideally be located in close proximity to side entrances, and away from areas of high pedestrian traffic and main streets. This plan shows a relief area located discretely against the building along the laneway.



Relief areas should provide waste baggie dispensers and garbage.



This side area in close proximity to a building entrance, provides an out of the way spot for relief, with screening from the street and a durable surface material.

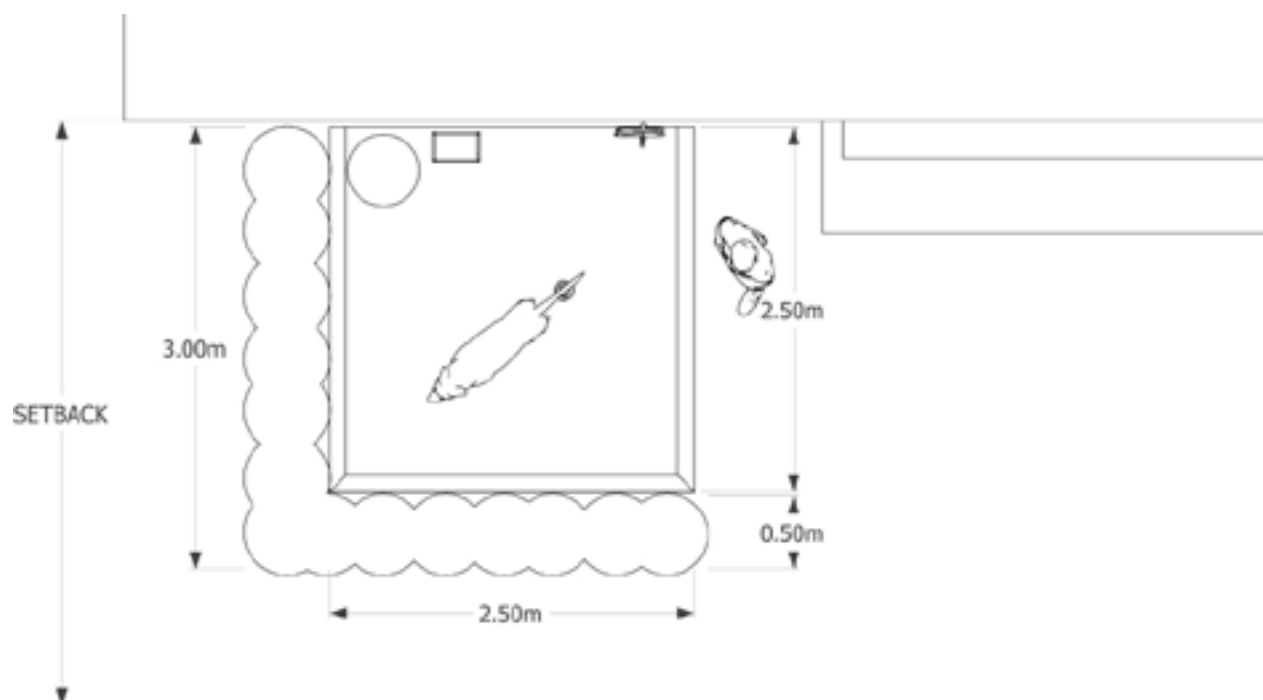


Fig.5: Plan view of outdoor relief area (not to scale).

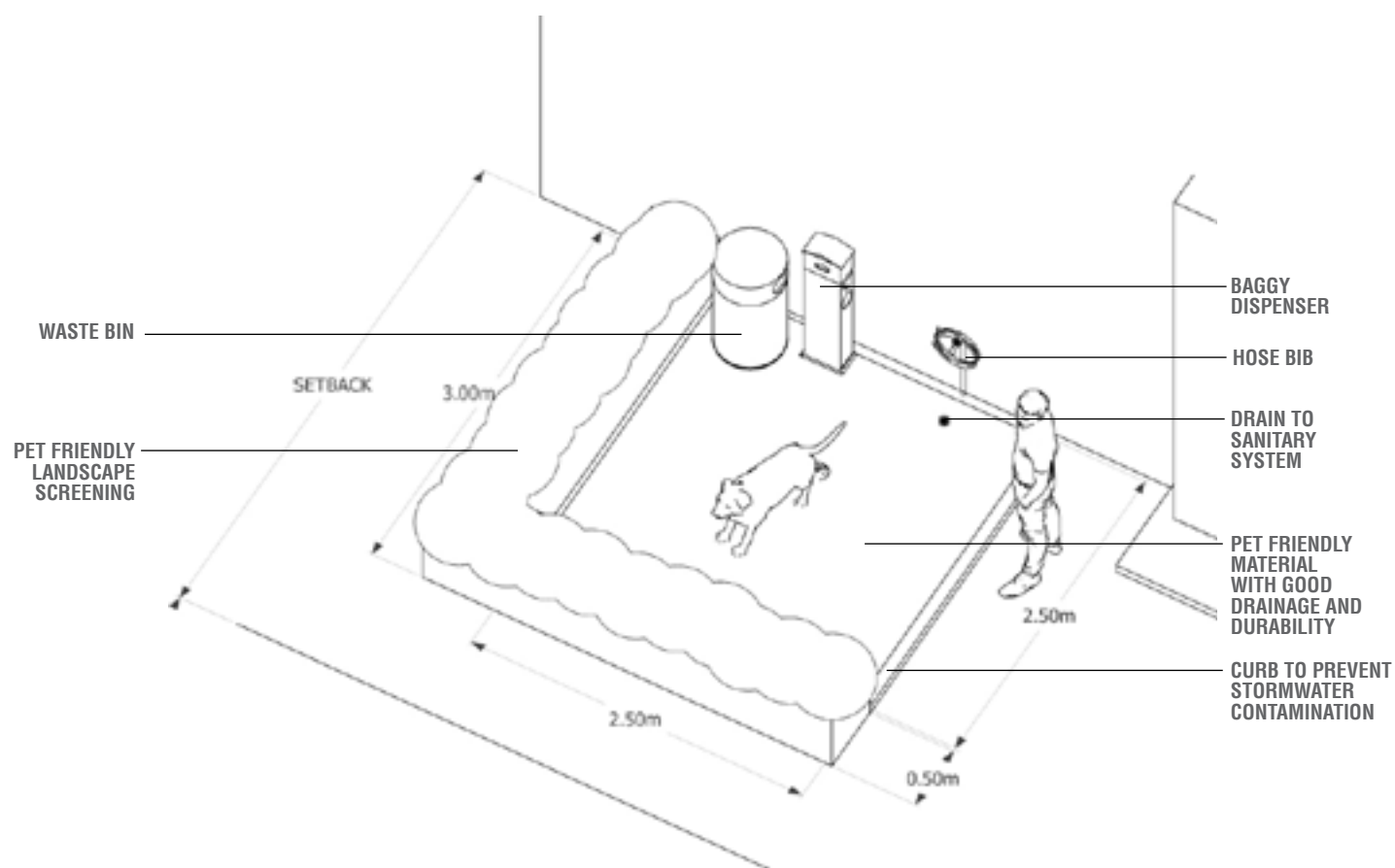


Fig.6: Configuration and features of an outdoor relief area (not to scale).

4.2.2 Indoor Relief Areas

Indoor relief areas provide a convenient space within the building for residents to take their animals for immediate relief. Although they are small in size, these spaces can reduce the burden placed on outdoor spaces such as parks, boulevards, and side yards. Indoor relief areas are beneficial when owners are short on time, or during winter months when cold weather and snow may make outdoor trips more difficult for some residents with accessibility challenges.

GUIDELINES:

1. DESIGN AND FEATURES

- Provide 100% exhaust for ventilation with energy recovery in a negative pressurized space.
- Finish room as a “wet room” to support regular hosing down and washing.
- It is recommended that concrete floors of relief areas be covered with a protective membrane to mitigate corrosion from urine.
- Seal cracks or spaces between walls and the edge of relief areas.
- Provide several feet of urine resistant piping from the drain to allow dilution before collection into central drainage.



Indoor relief area with artificial turf.

- Provide a subsurface drainage layer.
- Provide a linear trench drain or gravel strip to wash off solid waste residue.
- Provide a hose-bib connection to allow regular cleaning.
- Provide a baggy dispenser.
- Provide relief areas in close proximity to building waste shoots or centralized organics collection for ease of access. Waste should not be disposed of in the relief area room as this can contribute to bacteria build up, odour problems, and potential health issues.
- Consider combining relief areas with a wash station to consolidate amenities.
- Provide scratch resistant wall panelling or tiles.

2. MATERIALS

- Consider pea gravel if it can be well contained, or pet friendly artificial turf. Anticipate that turf may need to be replaced periodically.

3. SIZE & LOCATION

- Rooms should be a minimum of approximately 10.0 m² in area.
- Recommended for amenity levels above grade.
- For taller buildings (20 storeys +), consider multiple areas throughout the building.

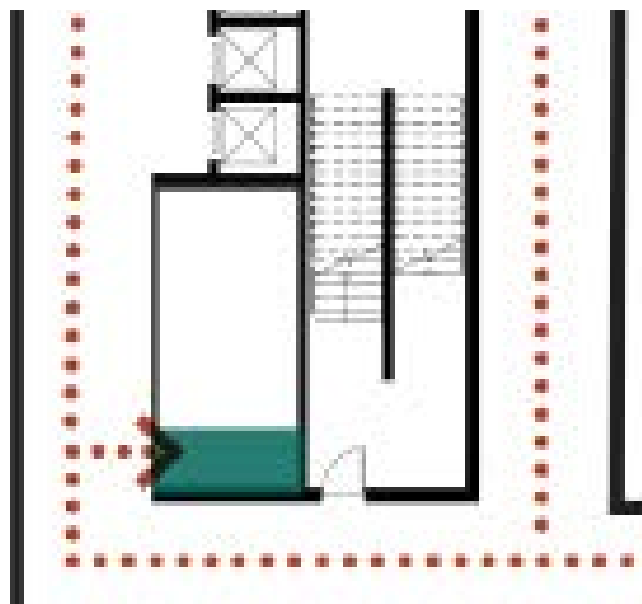


Fig.7: A potential location of an indoor relief area can be around the building's central service/utility core.

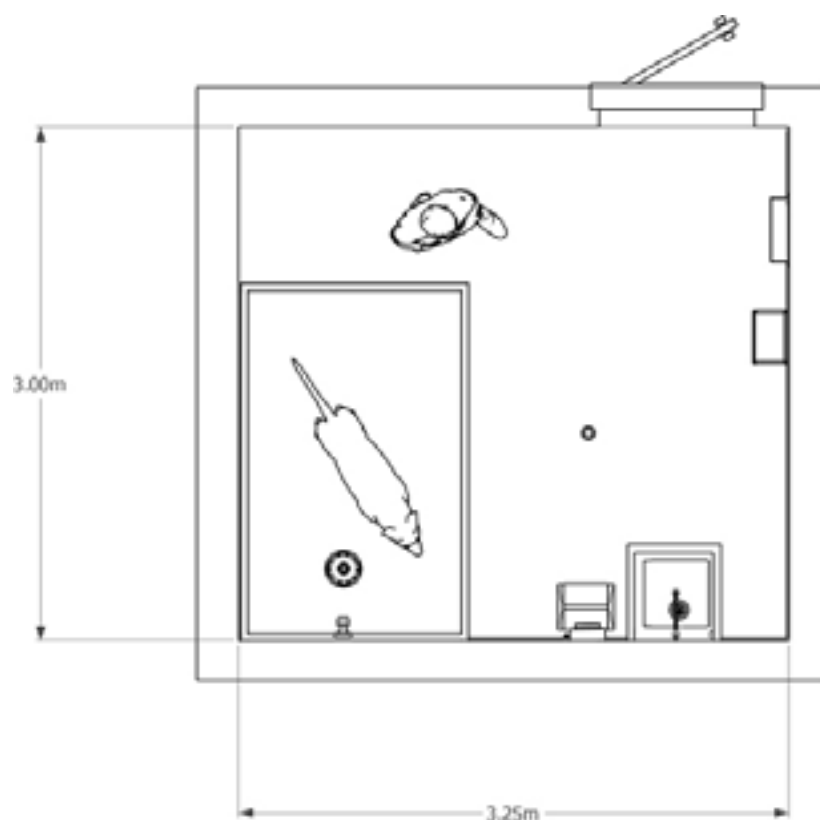


Fig.8: Plan view of interior pet relief area (not to scale).

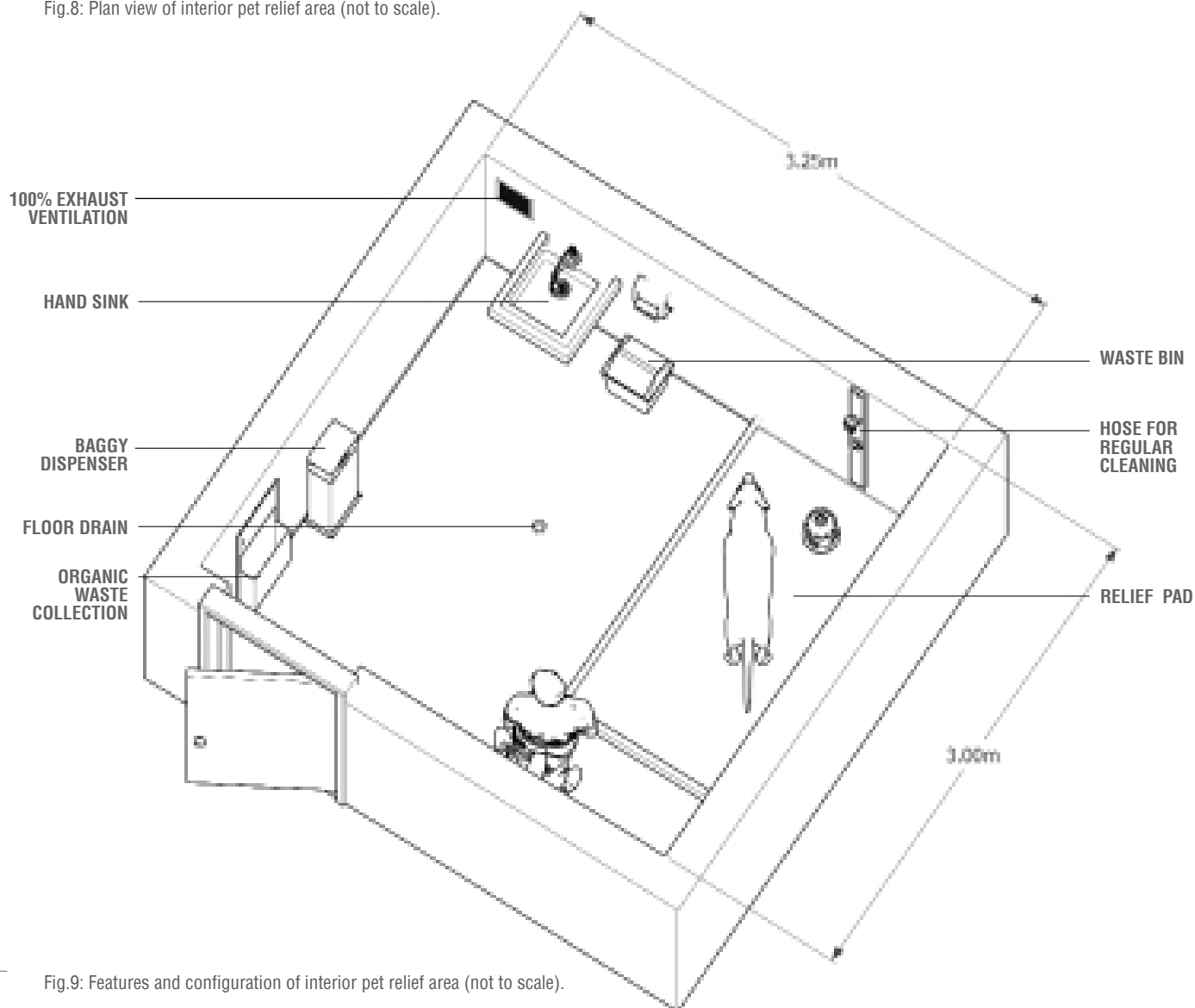


Fig.9: Features and configuration of interior pet relief area (not to scale).

4.3 OFF-LEASH AREAS

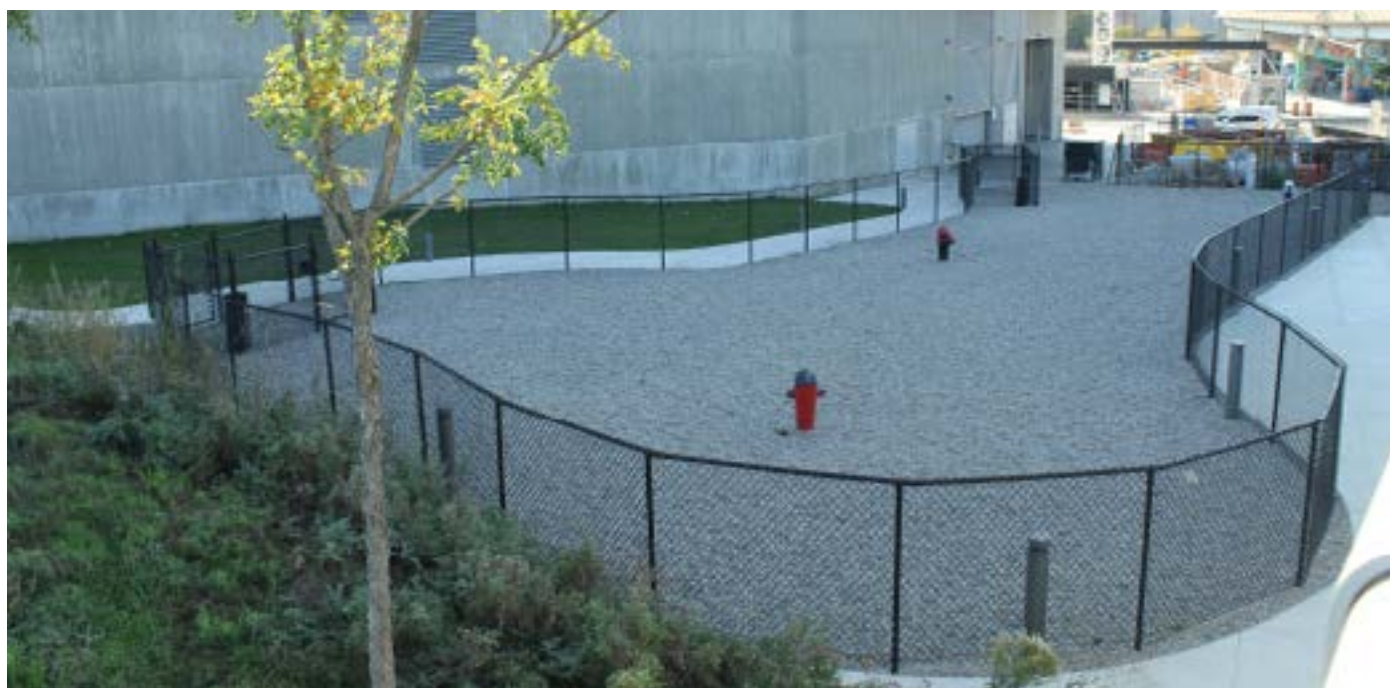
Create convenient and accessible areas for play, exercise, and socialization

These are larger amenity spaces that meet a range of needs, providing outdoor or indoor space for animals to run, exercise, play, socialize, and relieve themselves. Off-leash areas include at-grade or above-grade dog runs and play areas located both indoors and outdoors. These areas should be conveniently located on podiums or in close proximity to buildings at grade, so that they are immediately accessible or within a fairly short walking distance. Off-leash areas can range in size and shape and accommodate a diversity of features. These spaces should be designed to accommodate both pets and owners, have a regular maintenance and cleaning regime, and be equipped with the required infrastructure to maintain an attractive and quality environment.

GUIDELINES:

1. DESIGN AND FEATURES

- a. Provide attractive fencing or walls around the area to keep animals within the space.
- b. Fencing should be a minimum of 1.2 m if located on the ground level, with higher (~1.6 m) for amenity areas located above grade.
- c. Include a double gate entrance to prevent pets escaping.
- d. Provide drinking water fountains accessible to pets.
- e. Provide seating for owners. Seating should allow pet-owners to see all of the space so animals can be easily supervised.
- f. Incorporate dedicated relief areas into the design.
- g. Provide waste baggies, bins, and instructional signage.
- h. Include signage with etiquette reminders and appropriate use of space instructions.
- i. Provide appropriate lighting levels to support a safe environment at night.
- j. Consider opportunities for unique and creative design features including colour, art, sculptural play obstacles, and playful design to create attractive and engaging amenity spaces.
- k. Include pet play obstacles to allow climbing and other activities. Consider water based play features.
- l. Run-off from areas at-grade should be ground infiltrated or connected to sanitary systems.



Off-leash play area located at River City Condos, Toronto.

- m. Create a defined drainage catchment area for above-grade areas and provide a sub-surface drainage layer with high permeability.
- n. Provide a protective membrane for above-grade dog runs on top of concrete slabs to prevent damage from urine.
- o. Provide a linear trench drain or gravel strip for solid waste residue for above-grade dog runs.
- p. Consider structural issues with regard to weight of aggregate or other sub-surface materials on building floors.
- q. Provide several feet of urine resistant piping from the drain to allow dilution before collection into central drainage.
- r. Provide protection from pet activity for trees located within off-leash areas.
- s. Provide passive or active monitoring of off-leash areas to encourage good pet etiquette.

2. MATERIALITY

- a. Consider canine specific artificial turf for durability and ease of cleaning and maintenance for above-grade areas.
- b. At grade, consider canine specific artificial turf for smaller off-leash areas; consider natural surfaces for larger areas.
- c. For natural surfaces, use materials safe for pet paws such as natural tree mulch or bark.
- d. Provide protection from urine, scratching, or aggressive dog play for trees located within or immediately adjacent to the area.
- e. Use urine tolerant plants, and choose species safe for pets (i.e. non-toxic).

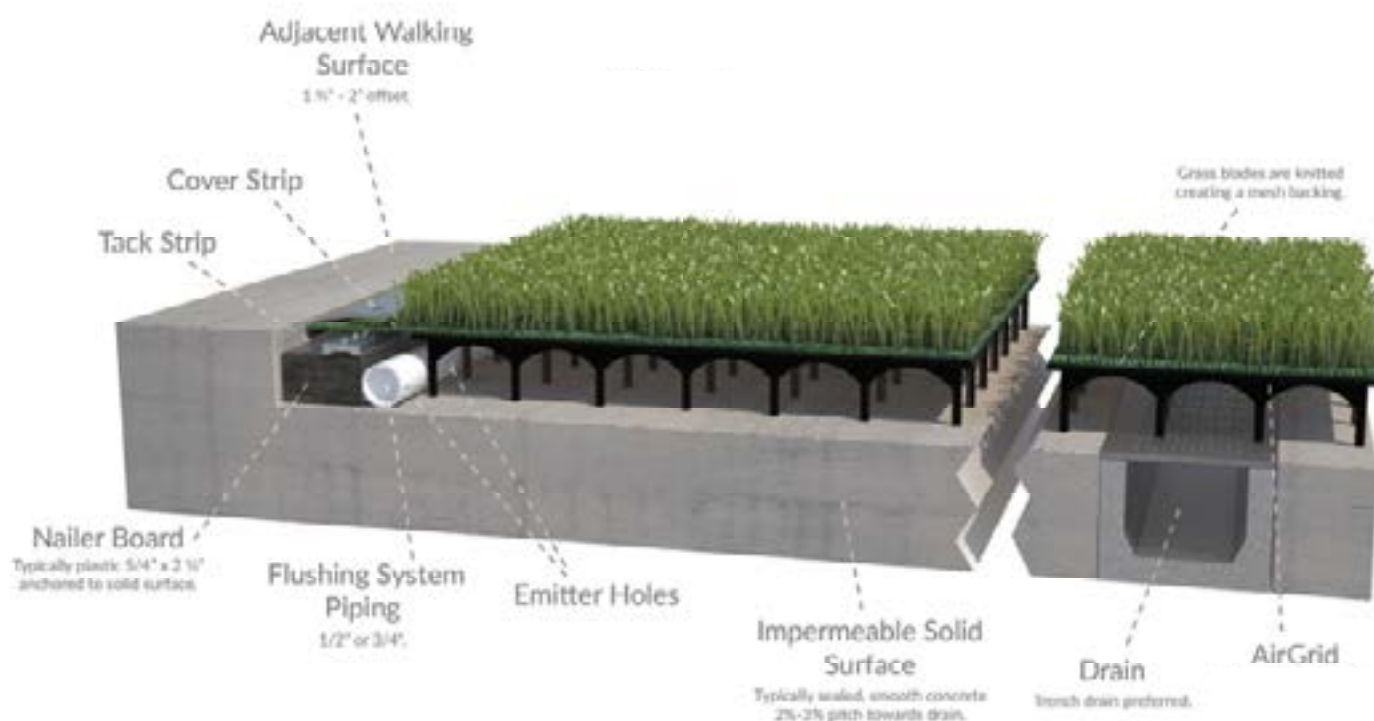
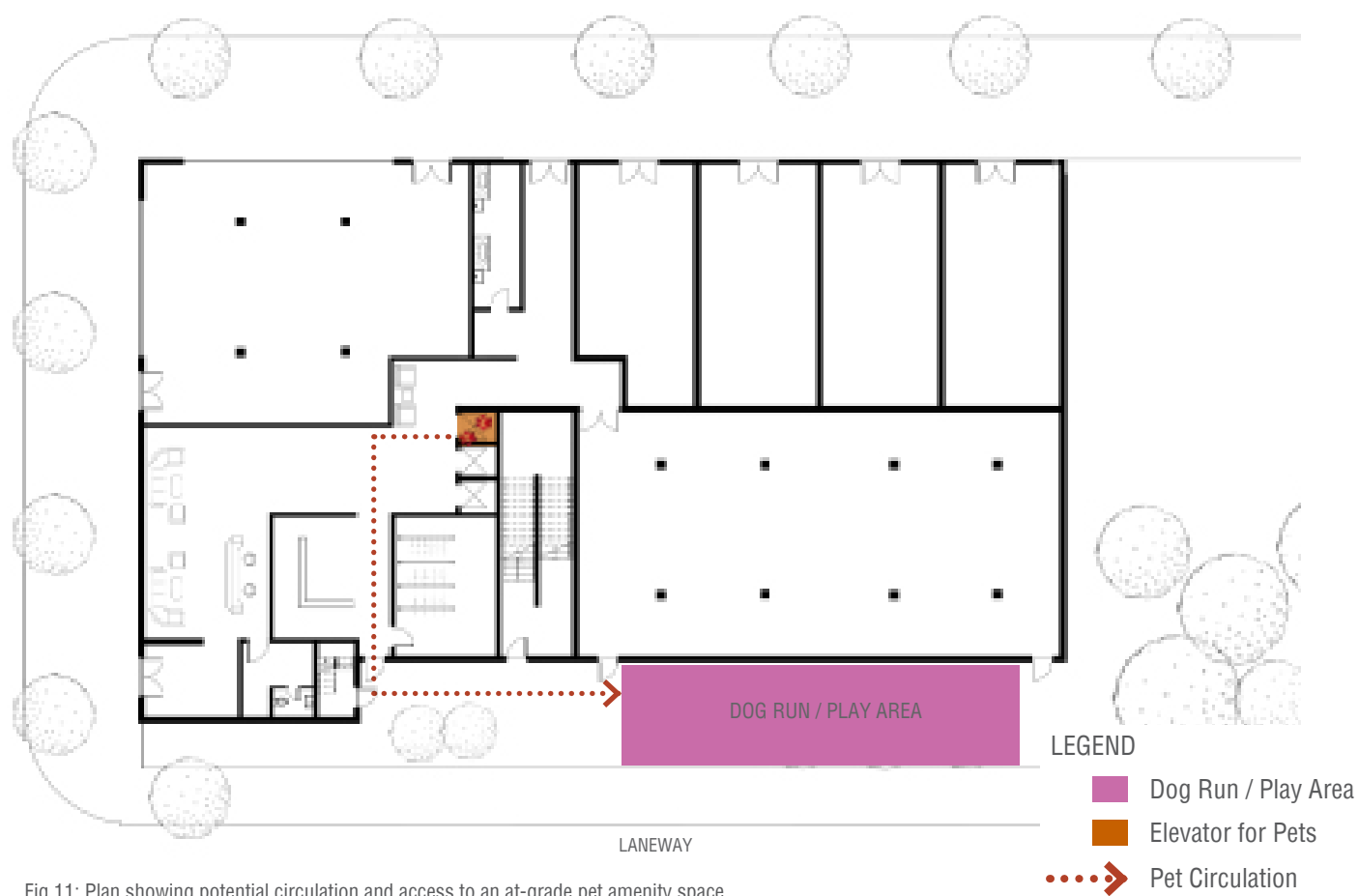


Fig.10: Installation details for pet friendly artificial turf.



Flexible, year round pet amenities: Podium level indoor/outdoor play area at Gerding Edlen's Xavier Residences in Chicago.

1. SIZE & LOCATION

- a. It is recommended that dog runs and play areas be a minimum of approximately 40.0 m², with a desired length of approximately 10.0 m for dog runs. See Section 4.1 for specific amenity space requirements based on units per building.
- b. Locate amenity areas at-grade, on top of podiums, terraces, or on roof top spaces.
- c. Buffer, screen or locate amenity areas away from resident units and other amenity spaces to avoid conflicts between users, and to mitigate impacts from odours, mess, and noise.
- d. Where possible, integrate amenity areas with or adjacent to other building open space features such as gardens.
- e. Locate in conjunction with other building amenities, to consolidate maintenance and operations requirements.
- f. Locate in areas within a building where higher durability finishes are used to support greater intensity of usage such as dedicated amenity floors. When located on amenity floors, dog runs and play areas should be buffered and screened from other uses.
- g. Avoid locating along street frontages where higher levels of pedestrian activity are anticipated.
- h. If feasible, locate away from areas of direct sun exposure to reduce odour during warmer months.
- i. Locate away from natural areas.



Sheltered podium level outdoor play area at Gerding Edlen's Emme Residences in Chicago.

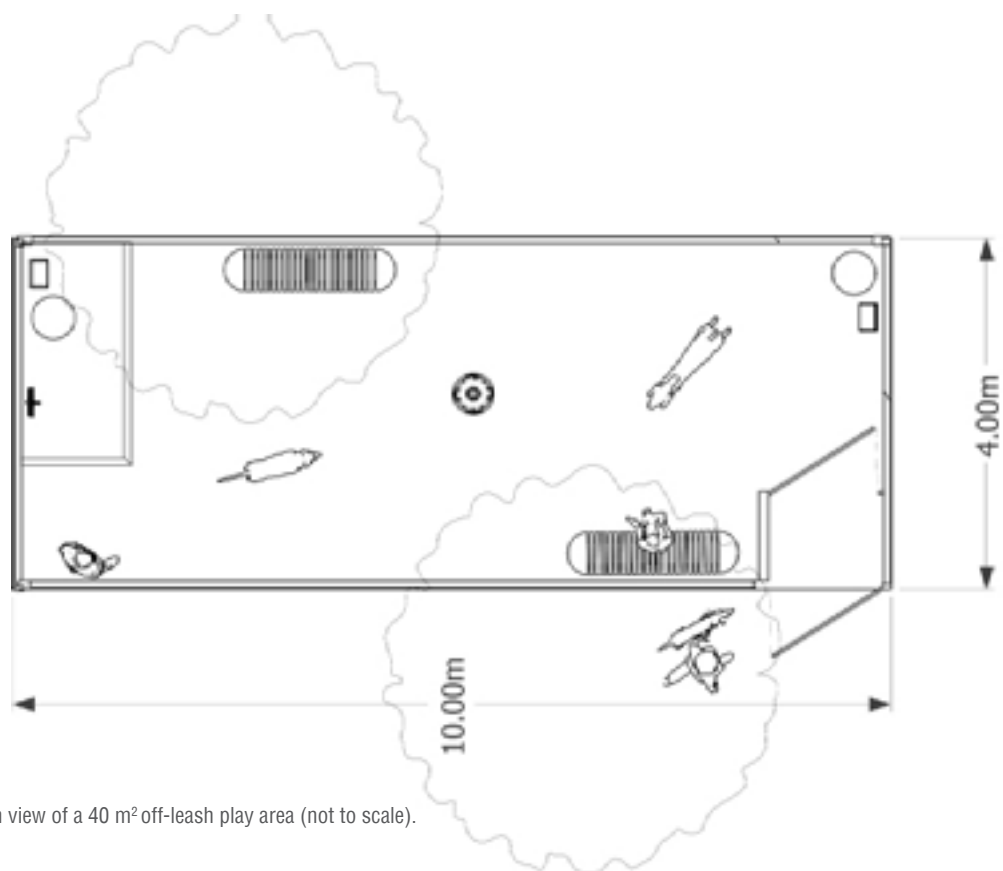


Fig.12: Plan view of a 40 m² off-leash play area (not to scale).

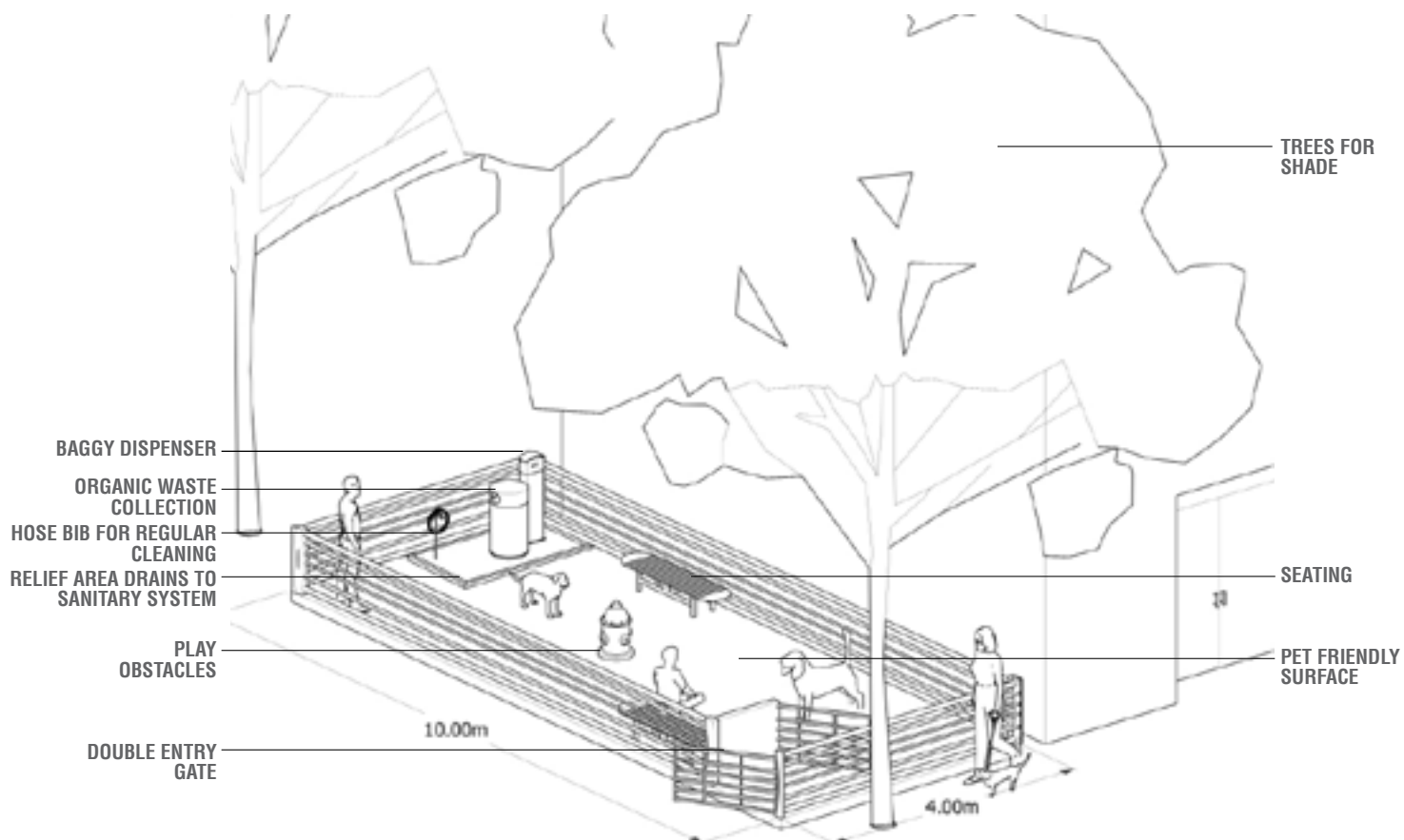


Fig.13: Configuration and features of an off-leash play area amenity space (not to scale).

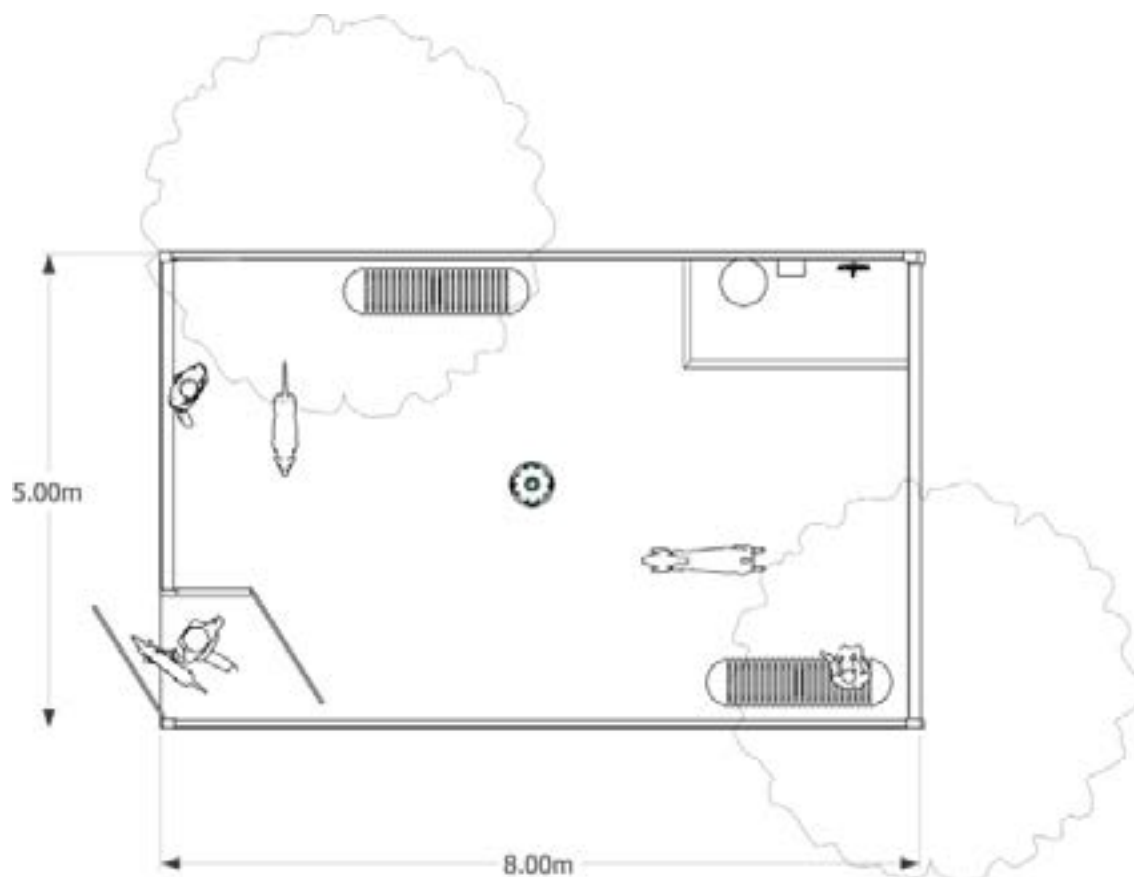


Fig.14: Plan view of a 40 m² off-leash play area (not to scale).

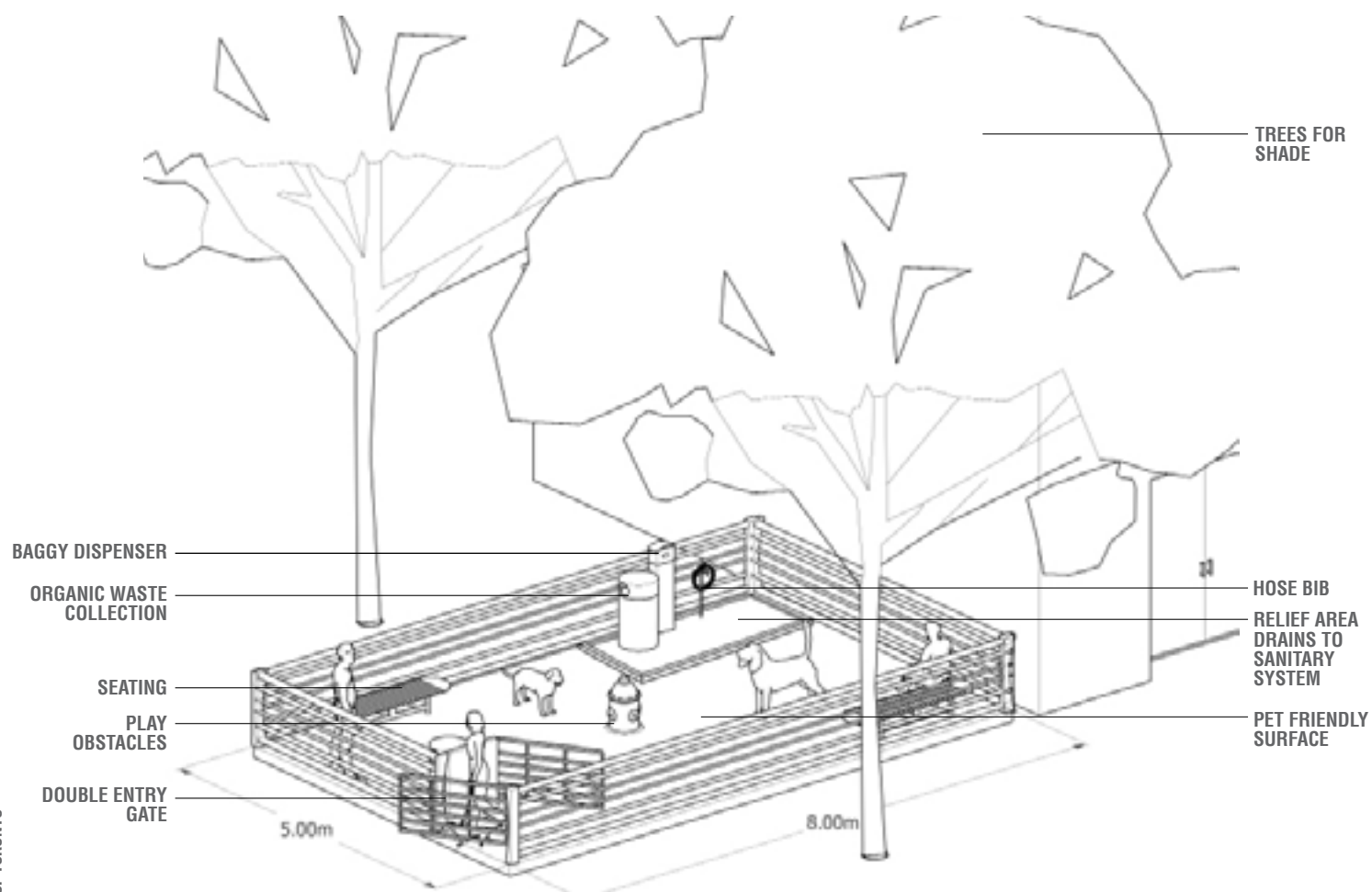


Fig.15: Alternative configuration and features of an off-leash play area amenity space (not to scale).

2. OPERATIONS AND MAINTENANCE

- a. Provide hose-bib connections to allow regular washing and cleaning of amenity space.
- b. Include regular cleaning of the surface of dog runs, especially those above-grade, as part of on-going building upkeep.
- c. Consider irrigation systems to allow for regular rinsing of surfaces.

3. WINTER DESIGN:

- a. Consider options to create seasonal covered space with awnings, canopies, other coverings, and heaters to support year-round use. Trees provide summer shade but they also function as windbreaks in the winter months.
- b. Provide trace heated drainage for winter maintenance of above-grade amenities.
- c. Consider heated floors to permit year round usability for dog runs and play areas on concrete slabs.



Awnings and canopies around a building makes use of the outdoor space more welcoming and tolerable in the winter months.



Trees can be used as protection in all seasons as they provide shade in the summer months and function as windbreaks in the winter months.

4.3.1 Indoor Off-leash Space

Indoor dog runs and play areas require a greater range of design considerations including proximity to other uses, air quality, odours, and other issues, to provide healthy, safe, and usable spaces.

GUIDELINES:

1. DESIGN AND FEATURES

- a. For ventilation, provide 100% exhaust, with energy recovery, in a negative pressurized space.
- b. Finish room (floors, walls, and furnishings) as a “wet room” to support regular hosing down and washing.
- c. Provide scratch and water resistant wall panelling or tiles.
- d. Concrete areas exposed to urine should be covered with a protective membrane to mitigate corrosion.
- e. Provide several feet of urine resistant piping from the drain to allow dilution before collection into central drainage.
- f. If space permits, provide a vestibule or double gate system to mitigate odour transmission and support animal control.
- g. Provide windows which can open to the outside to support greater ventilation, if possible.

- h. Provide pet specific artificial turf surfaces, with a drainage layer and appropriate sized floor drainage to accommodate regular washing.
- i. Employ an acoustics consultant to provide recommendations for noise and vibration mitigation, including sound transmission class rating of walls, floors, doors, and ventilation systems.
- j. Hang sound absorbing decorative felt panels in lobby spaces and indoor pet amenity spaces.
- k. Provide high quality and attractive finishes and avoid a utilitarian feel.

2. SIZE & LOCATION

- a. It is recommended that spaces be a minimum of 40.0 m²; however, the size of an indoor dog run or play area should be considered in relation to the anticipated building pet population, along with the proximity and capacity of other nearby off-leash facilities.
- b. Locate amenity on the same floor as other building amenities, and separate from residential units.
- c. Avoid locating in areas where frequent pet activity may require a greater level of general maintenance and upkeep, such as areas that are primarily carpeted.



Double gates for off-leash areas. Similar to those found in many park off-leash spaces, the double gates minimize the risk of pets escaping.



Indoor play area at podium level at Gerding Edlen's Xavier Residences in Chicago.

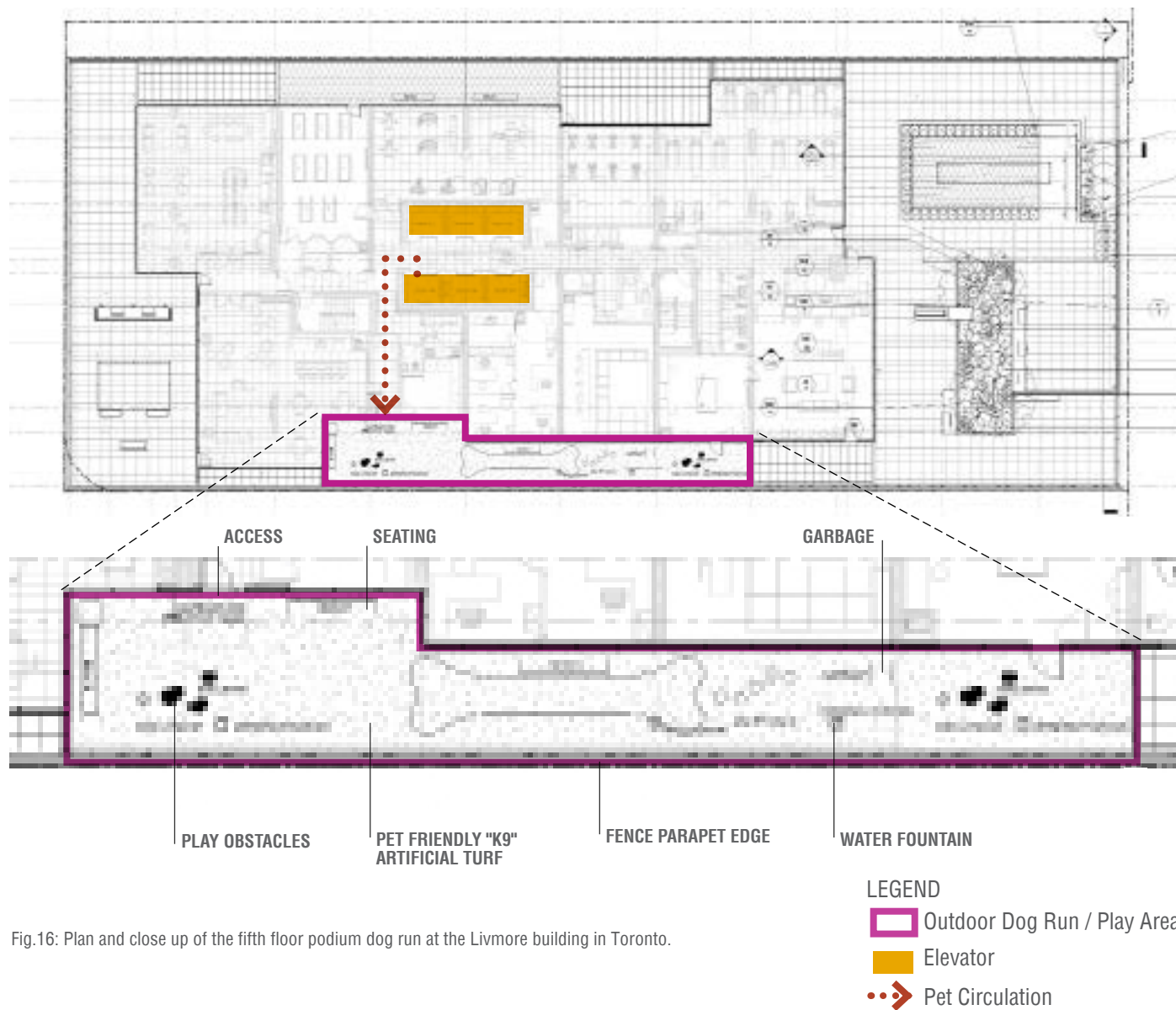
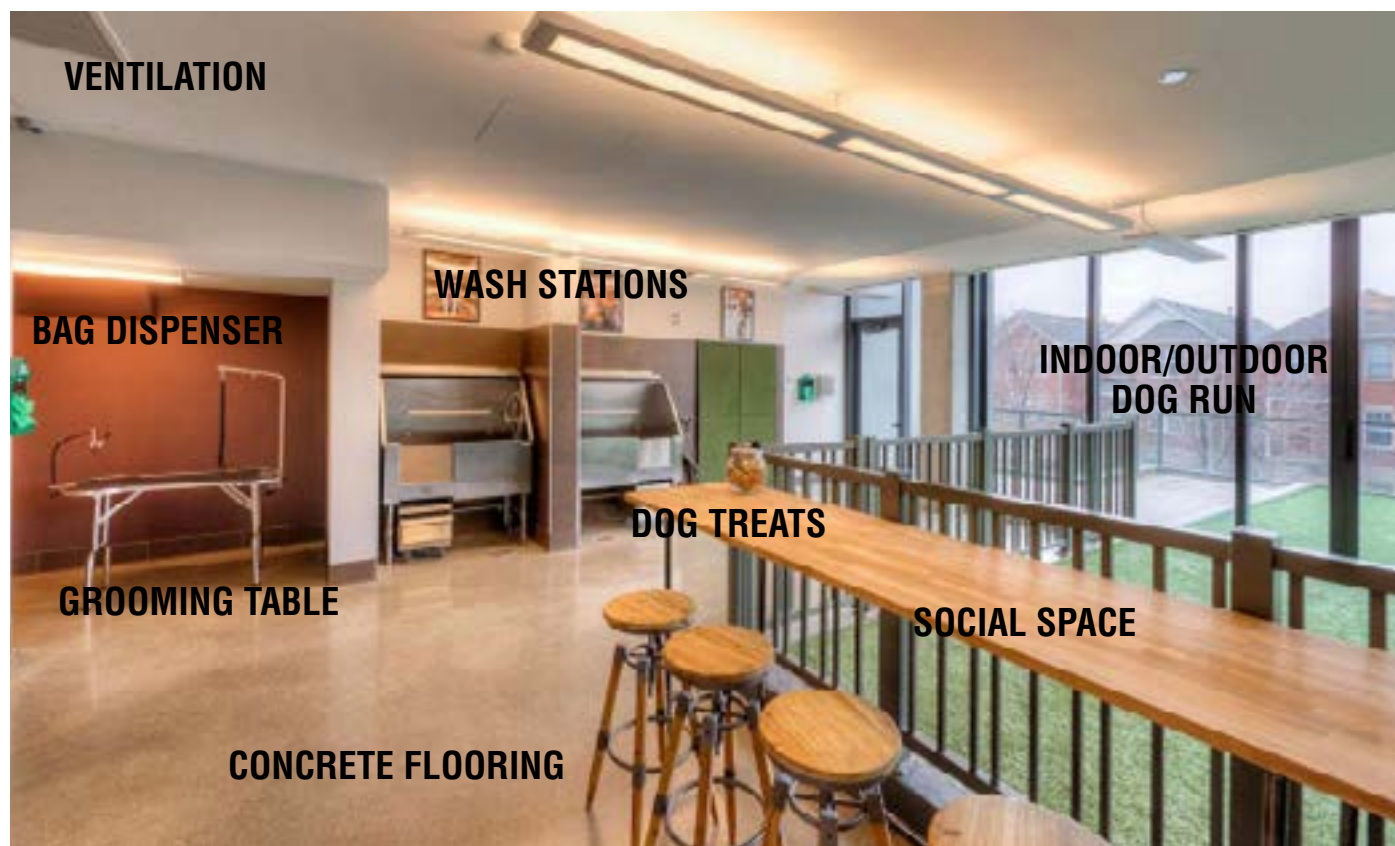


Fig.16: Plan and close up of the fifth floor podium dog run at the Livmore building in Toronto.



Podium level indoor play area at Gerding Edlen's Emme Residences in Chicago.



Variety of features within an indoor pet amenity space including wash stations, grooming table, play area and social space for pet owners at Gerding Edlen's Xavier Residences in Chicago.

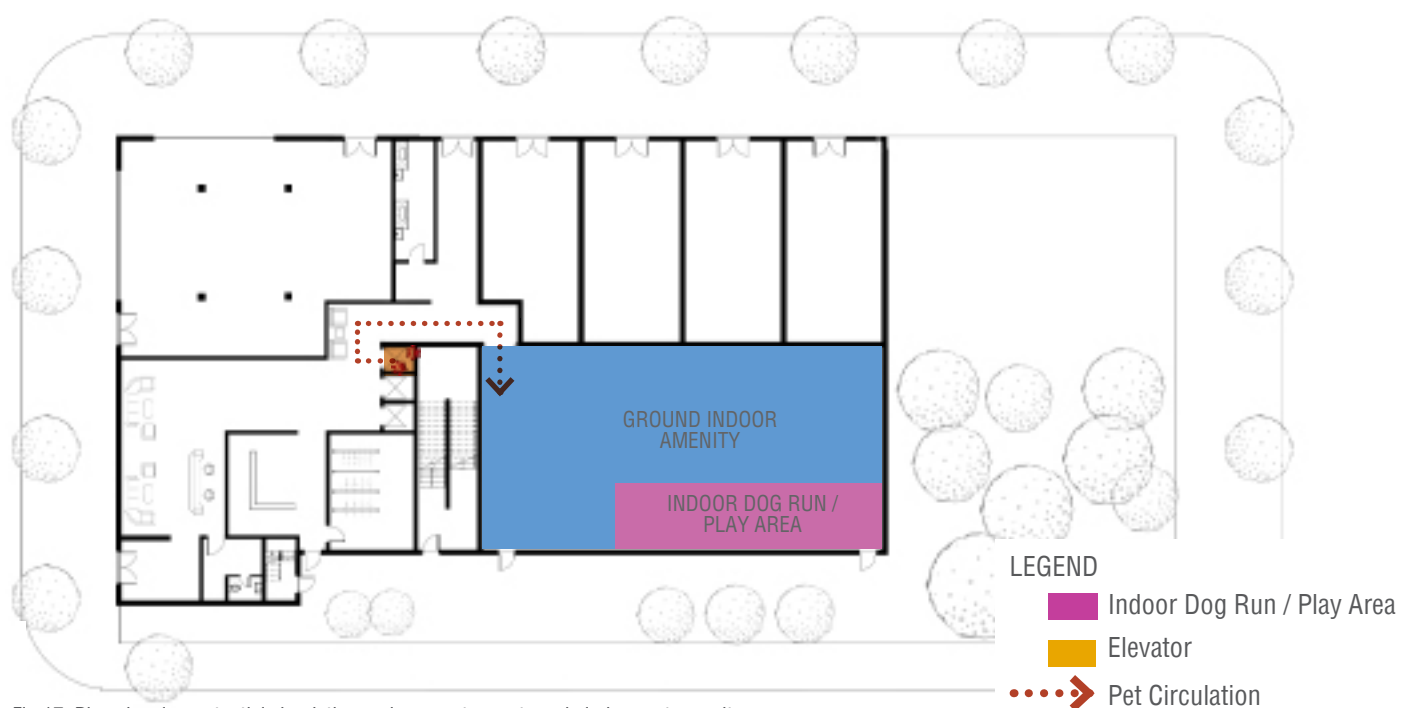
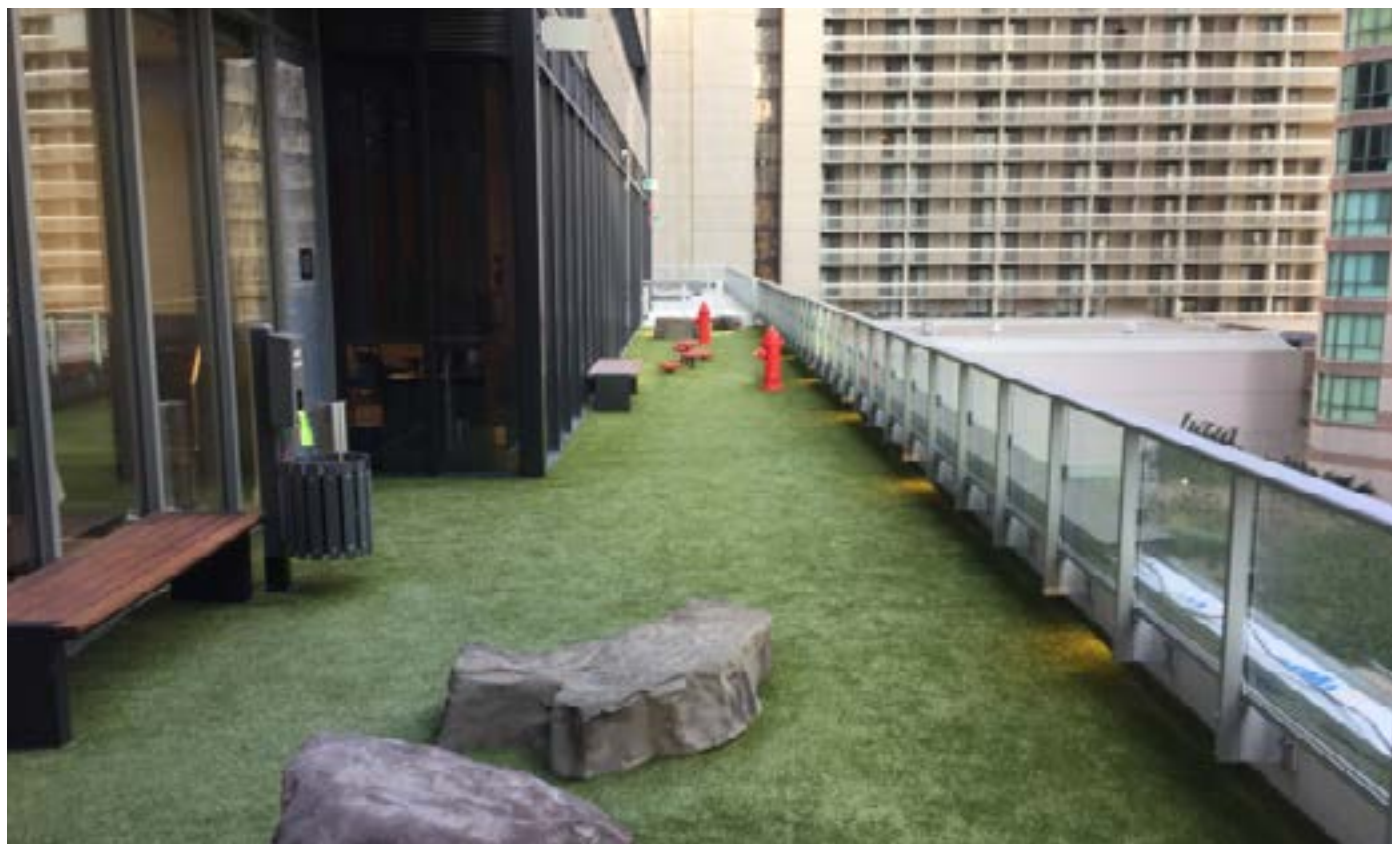


Fig.17: Plan showing potential circulation and access to an at-grade indoor pet amenity space.



Toronto's Livmore building features a podium level dog run with play obstacles, artificial turf, seating, waste baggie dispenser and other features.

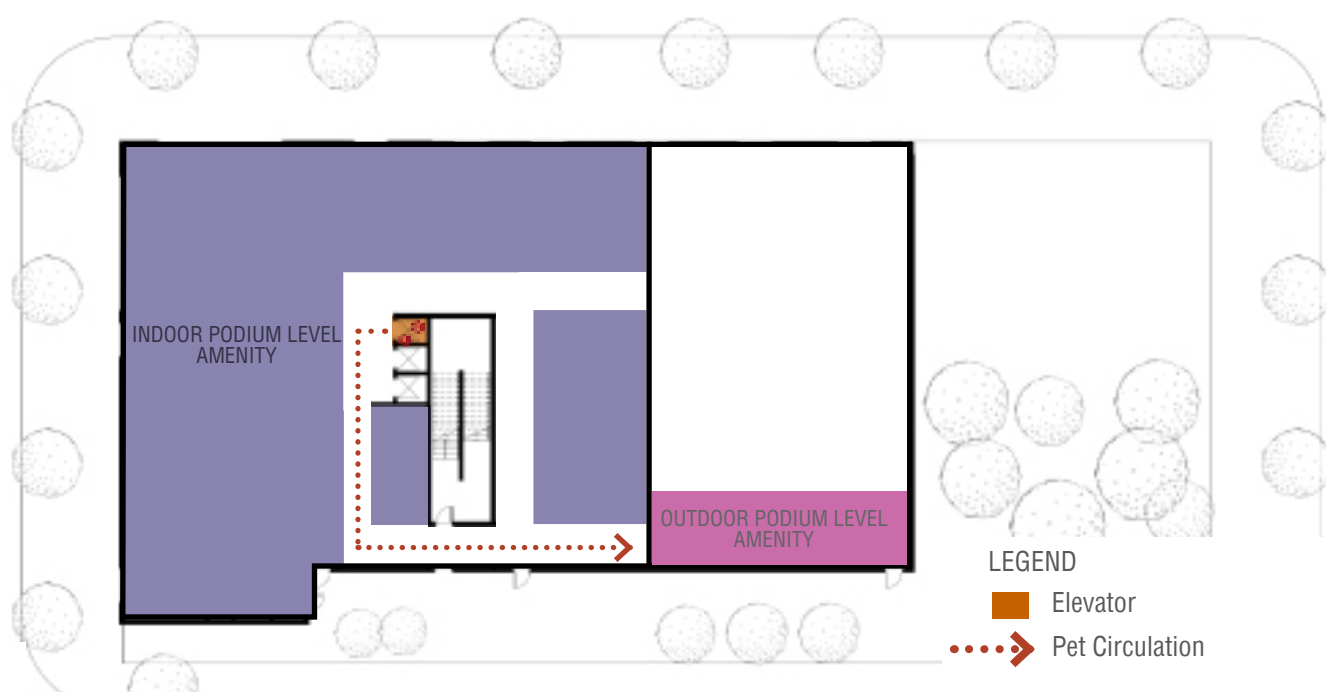


Fig.18: Plan showing potential circulation and access to a podium level amenity space.

4.4 PET WASH STATIONS

Create convenient and accessible areas for pet washing and grooming to support animal and human health, and reduce wear and tear to buildings

Pet wash stations, also referred to as a “pet spa”, provide an area for owners to wash and bathe their animals. With extra room, additional facilities such as large basins, dryers, and grooming tables can make these amenities attractive and desirable options in comparison to a regular apartment bathroom.

GUIDELINES:

1. DESIGN AND FEATURES

- Provide wash stations with air circulation systems to heat, cool, and ventilate the space.
- Provide ramps to allow large dogs to easily access wash areas. Avoid stairs – some animals have difficulties navigating steps.
- Provide wash tub basins with adjustable heights or wash areas at a fixed height of approximately 75 cm to allow easy and comfortable washing and cleaning for a range of animal sizes.
- Provide hot and cold water.
- Provide a pet hair dryer with appropriate outlet wattage.
- Provide an adjustable height grooming table.
- Provide an industrial quality faucet with attached overhead hose and spray head.

2. MATERIALS

- Finish wash station floors and walls with robust surface materials to withstand regular exposure to water and urine.

3. SIZE & LOCATION

- It is recommended that wash stations are provided in rooms with a minimum floor area of approximately 6.0 m².
- It is recommended that wash stations be located on the ground floor, in close proximity to an entrance to minimize mess such as the tracking of mud and snow in lobbies and common areas. Locate the wash station near a designated building access point for pets such as a side door.
- Consider wash stations above grade if they can be located on the same floor and in close proximity to above grade dog amenities (e.g. roof top/terrace dog runs, play areas).
- Consider co-locating pet wash stations adjacent to other amenities such as bike wash areas, to minimize infrastructure.



Pet wash basin.

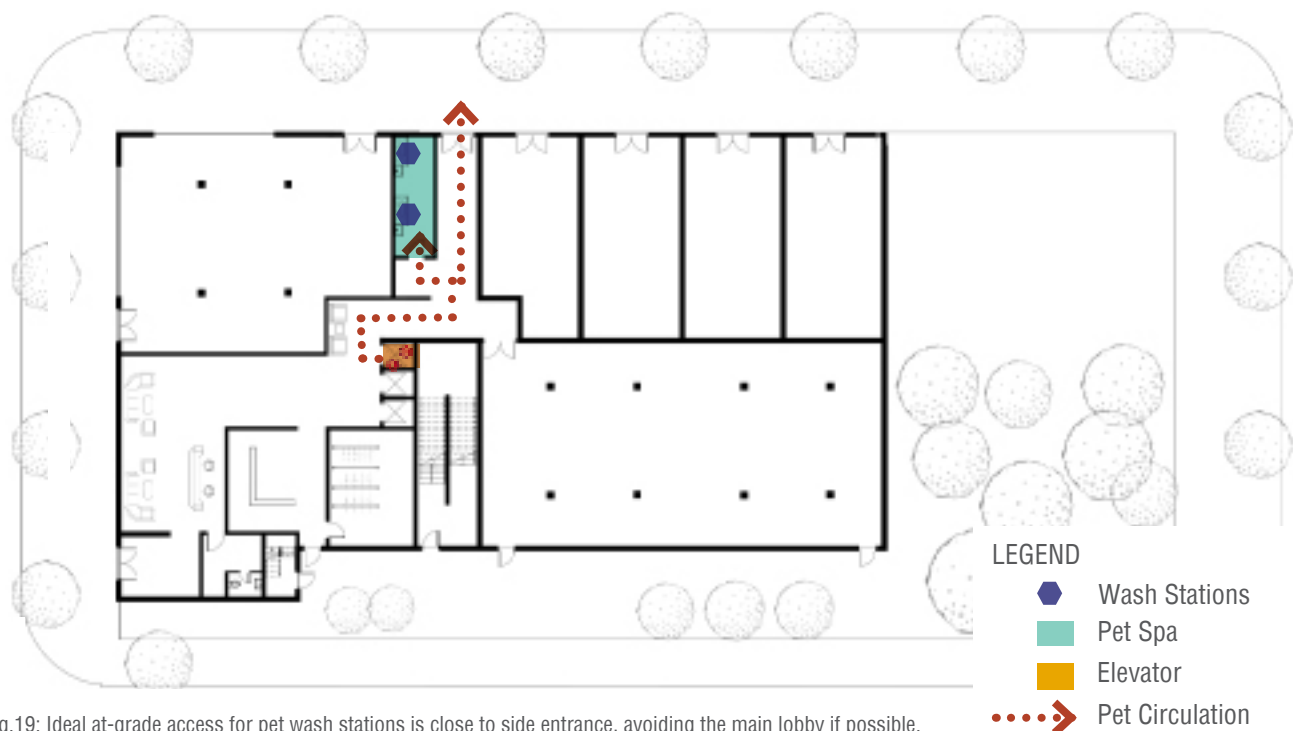


Fig.19: Ideal at-grade access for pet wash stations is close to side entrance, avoiding the main lobby if possible.

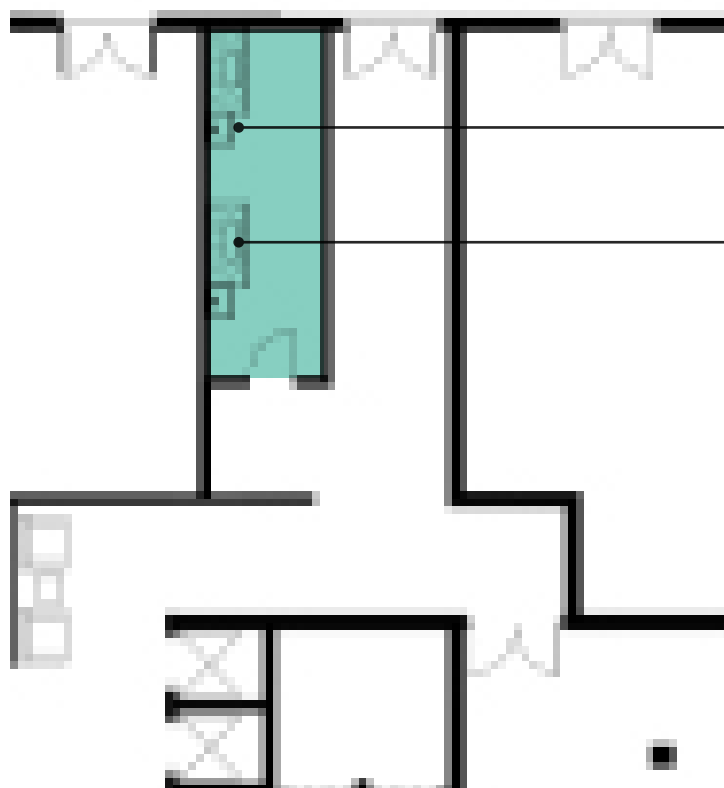


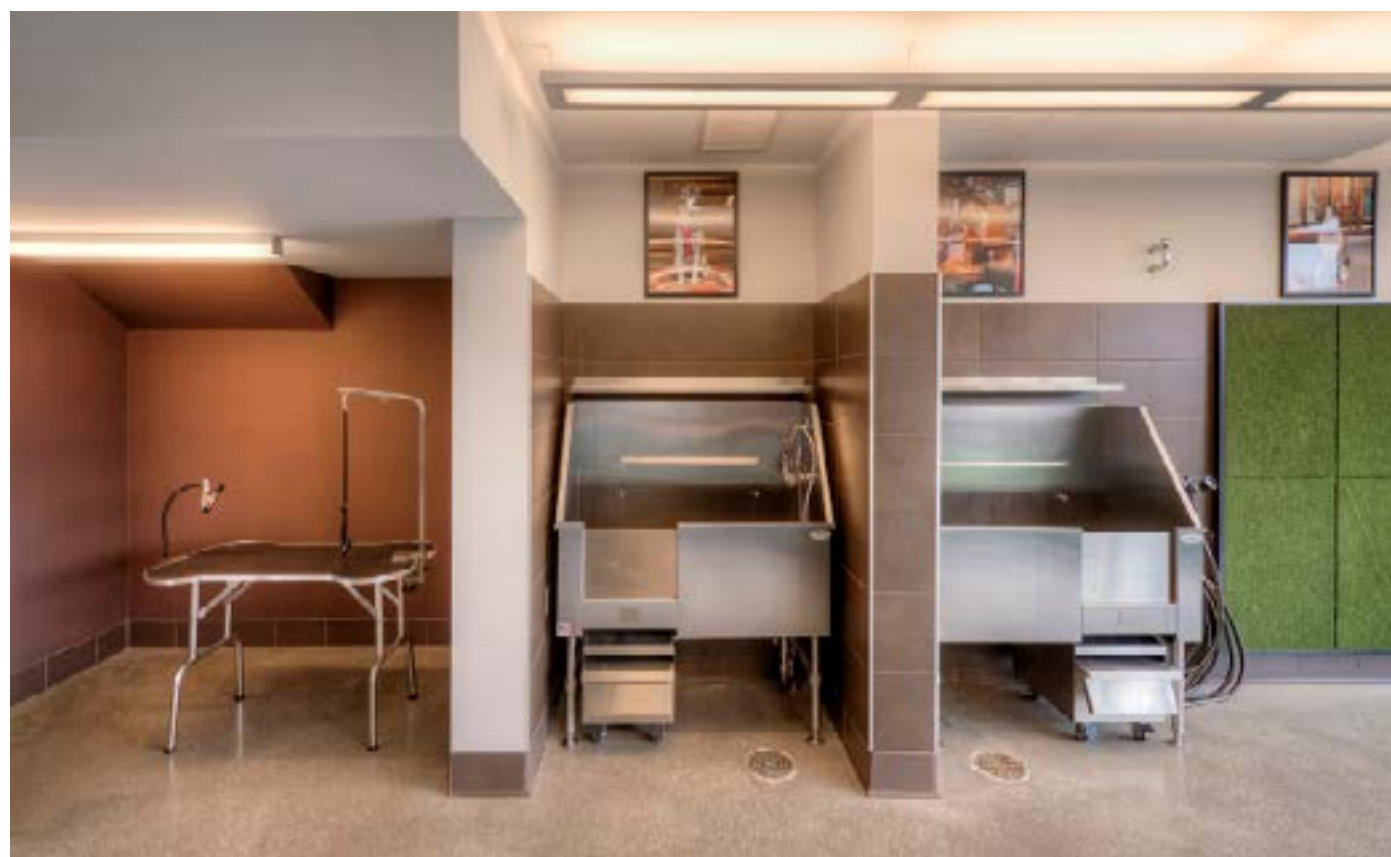
Fig.20: Wash station located close to side door to support cleanliness of lobbies and hall ways.



Wash station at Parade II Condos in City Place.



A wash station with direct access to the outside, allowing pet owners to wash off their animals before entering the lobby and other shared spaces.



Multiple wash stations can encourage greater use of the basins at busier times of the day.

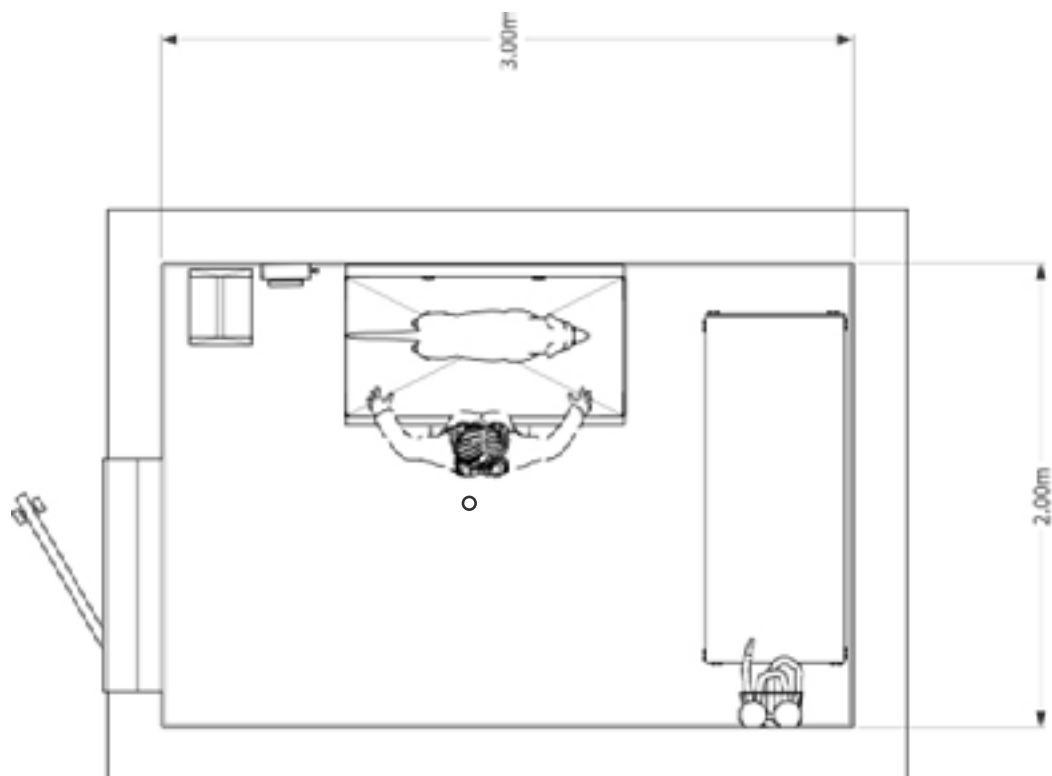


Fig.21: Plan view of a 6 m² pet wash station area amenity space (not to scale).

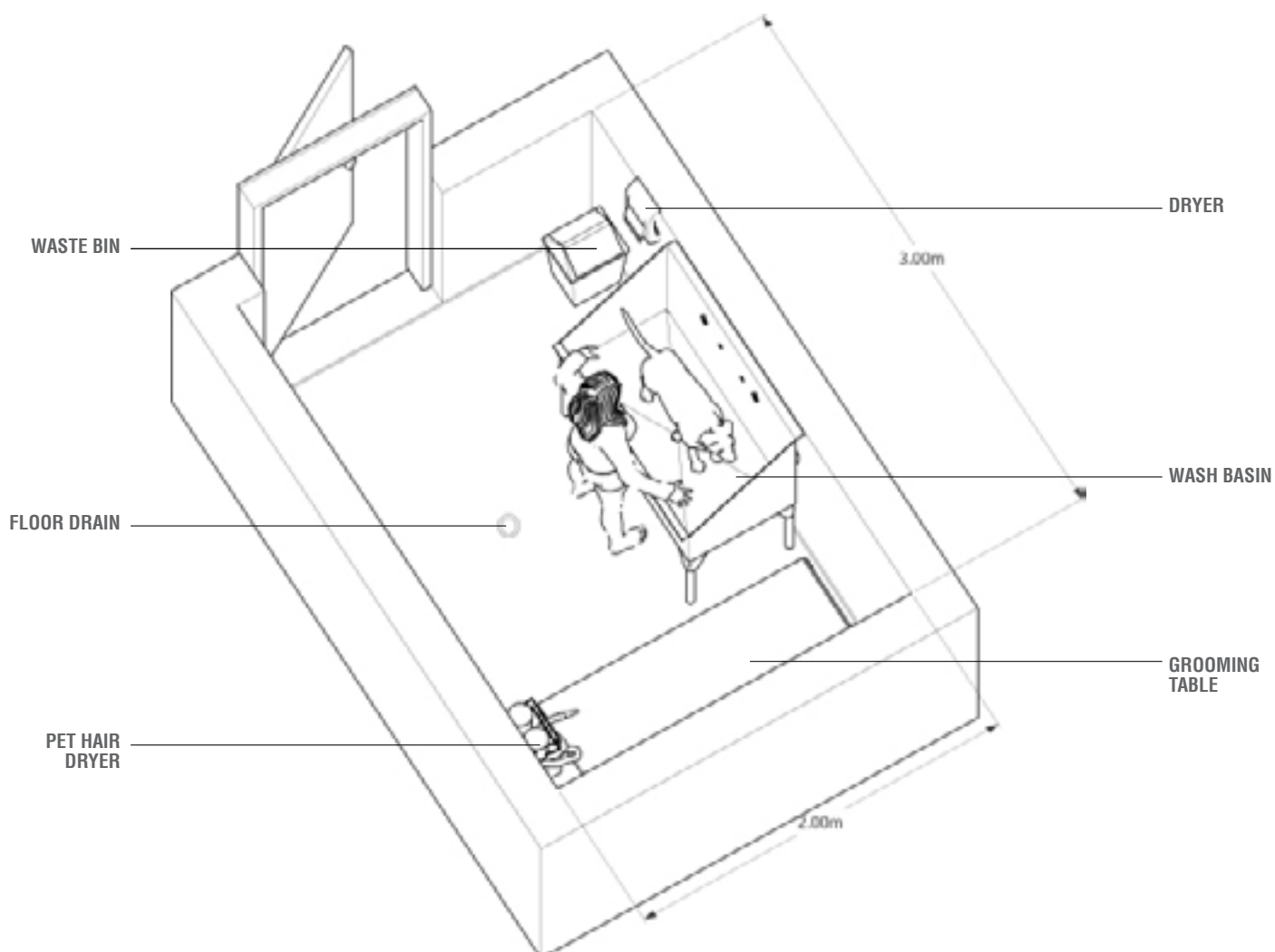


Fig.22: Configuration and features of a pet wash area amenity space (not to scale).

4.5 PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (“POPS”)

Design pet friendly POPS to complement public spaces

POPS are open spaces on private property which contribute to the provision of open space throughout the city. These are spaces that the public is welcome to enjoy, but remain privately owned and maintained. They are secured through negotiations with private developers during the development review and approval process. Pet friendly features can be incorporated in the design of POPS spaces to support resident pet-owners as well as other pet-owners that come to use the space. The City of Toronto has developed Design Guidelines for Privately owned Publicly-Accessible Spaces, which provide guidance on the design and features of POPS, and should be read in conjunction with the Guidelines herein.

GUIDELINES:

1. DESIGN AND FEATURES

- a. Incorporate pet friendly amenities into POPS, where feasible. Amenities can include pet relief areas, dog runs, and play areas.
- b. When designing a pet friendly POPS, consider the immediate site and broader neighbourhood context, to ascertain what size and role the space can play to support the network of pet amenities.
- c. The recommendations of other documents, including the POPS and Growing Up Guidelines, should be reviewed when considering the design and use of POPS as these are shared use spaces.



POPS spaces, such as this space at 300 Front St. in Toronto, can complement the parks and open space network, by incorporating pet friendly features into their design, such as baggie dispensers and waste bins.

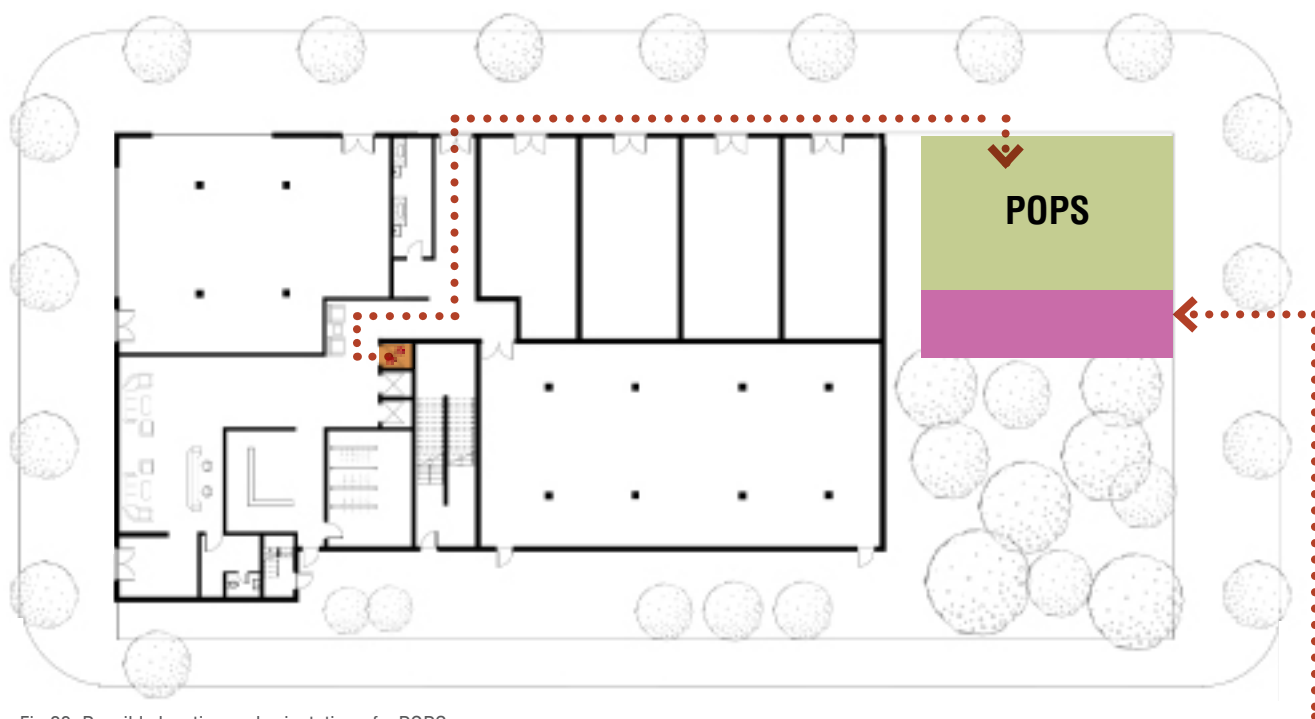


Fig.23: Possible location and orientation of a POPS space.

- d. Locate POPS where they are visible and publicly accessible, fronting onto streets.
- e. Refer to the recommendations for at-grade amenities and design elsewhere in this document to inform the design and features for pet amenities in POPS (see sections 4.2.1, 4.3, 4.6, 4.9 & 4.10).
- f. Consider opportunities for integration of public art and other unique and innovative design features.
- g. Provide baggy dispensers and waste bins.
- h. Provide regular maintenance and upkeep through private property management.

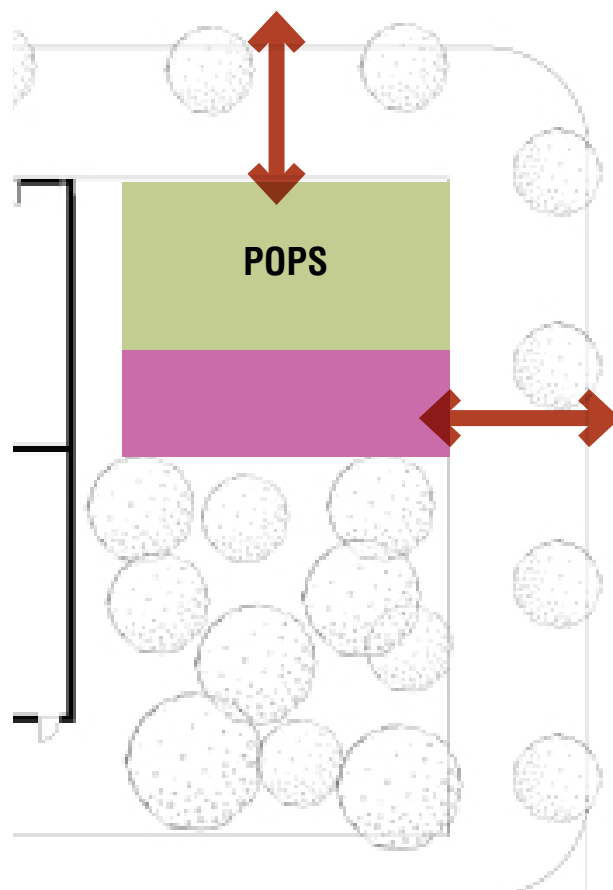


Fig.24: POPS space accessible from, and oriented to, the street.

4.6 LANDSCAPING

Design landscaped spaces to mitigate wear and tear from heavy pet activity

The design and construction of landscaped areas that are part of the building need to be considered in terms of mitigating the effects of high levels of dog use. Proper design of these landscapes can mitigate against damage from pets, and discourage pet access where necessary. In addition, the design of walkways, boulevards, passages, planting areas, courtyards, and other spaces on a building site can function as usable pet friendly spaces.

GUIDELINES:

1. DESIGN AND FEATURES

- Consider permeable pavers and hardscape materials instead of grass or plants in areas with high user and pet traffic, such as in the immediate vicinity of a main building access or adjacent to the sidewalk.
- Avoid using pea gravel, mulch, wood chips, or other loose surface materials in areas with high traffic. These materials can become dispersed, and have to be maintained and topped up regularly.
- Consider 20-30 cm planter walls to delineate landscape areas where pet access is discouraged. Avoid use of full height fencing around green spaces to deter pets.
- Setback planting along areas adjacent to the sidewalk and design a minimum 0.5 m gravel or hard surface strip where dogs typically urinate.
- Design streetscape planting beds with shrubs and higher planting or with a raised 15-20 cm planter edge to deter pets from romping and urinating on plant material and trees, and avoid sensitive plant material.
- Where planter boxes are used, select "urine friendly" materials that can be easily cleaned and maintained.
- Use urine tolerant plants at building entrances and generally in areas where higher levels of dog activity is anticipated.
- Choose animal safe, non-toxic planting species.
- Design landscape areas for good drainage, natural filtration and ease of maintenance.
- Provide baggy and waste container stations in common areas with an anticipated heavy level of pet traffic.
- Provide 2.1 m minimum width for all walkways to accommodate the passage of people with their pets.



Low fencing and planter boxes present attractive landscape elements that provide an unobtrusive visual and physical cue to discourage pets from areas.



Hardscapes provide more robust design in areas with high pedestrian and pet traffic.



Shrubs and higher plants can discourage undesirable pet activity.

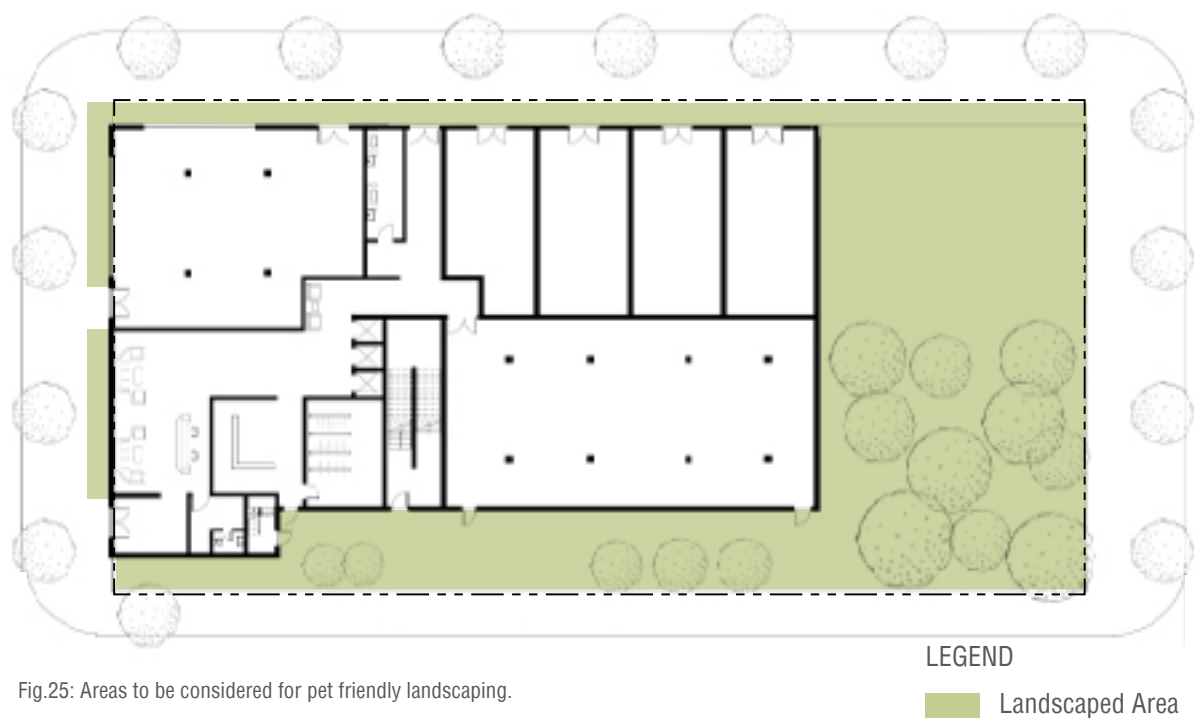


Fig.25: Areas to be considered for pet friendly landscaping.



Stone edging, high shrubs and other alternatives to grass support a visually attractive and pet friendly landscape.

4.7 ACCESS AND CIRCULATION

Design building spaces to support movement for all users, a reduced chance of conflicts, and a low maintenance regime

Lobbies and movement corridors within buildings can be designed to support pet use and access. Well chosen high quality materials can reduce maintenance and cleaning costs.

GUIDELINES:

1. ENTRANCES AND LOBBIES

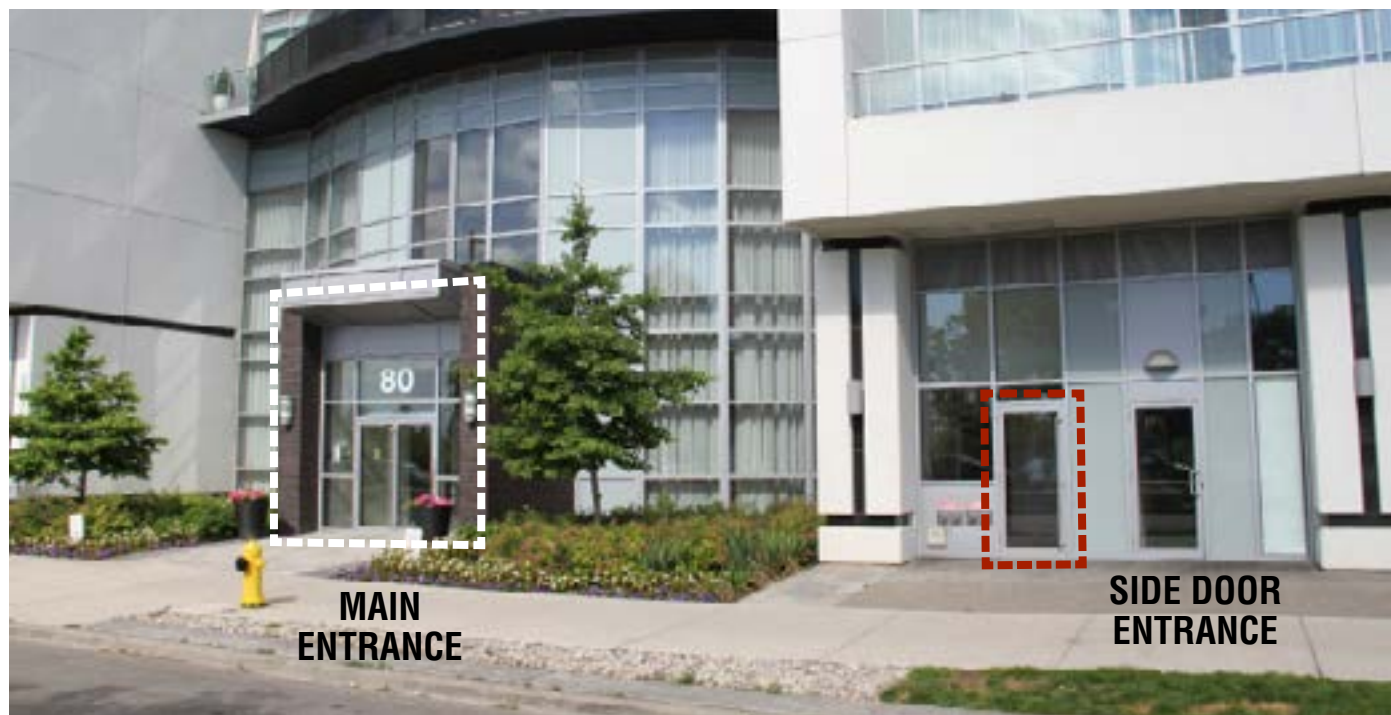
- Consider designating secondary or side building doors as pet access points, to prevent relief accidents in the lobby and common areas.
- Provide pet friendly floor treatments in lobby entrances where a separate entrance is not possible.
- Avoid using carpet in areas with heavy traffic.
- Where carpet is used, consider low pile carpet tiles to allow for ease of replacement of stained and damaged sections.
- Avoid locating ventilation grates along private pathways, or use paw friendly grates and surface materials around

buildings (e.g. tightly spaced sewer and service grates so paws won't get stuck). Review the Toronto Green Standard for maximum grate sizing.

- Avoid plant species and decoration that may be toxic to animals.

2. ELEVATORS

- Provide a higher quality of wall and floor finish which is durable and easy to clean in elevators. Avoid carpets if possible.
- Design elevator areas so that there is clear visibility to the elevator doors. This allows pet owners to choose whether they want to enter an elevator with their dog depending on the circumstance. For example, they may have a dog that does not get along with others, especially in a constrained space.



Secondary entrances provide opportunities to avoid lobbies and potential for conflict with other users. This secondary entrance also leads directly to a pet wash station.

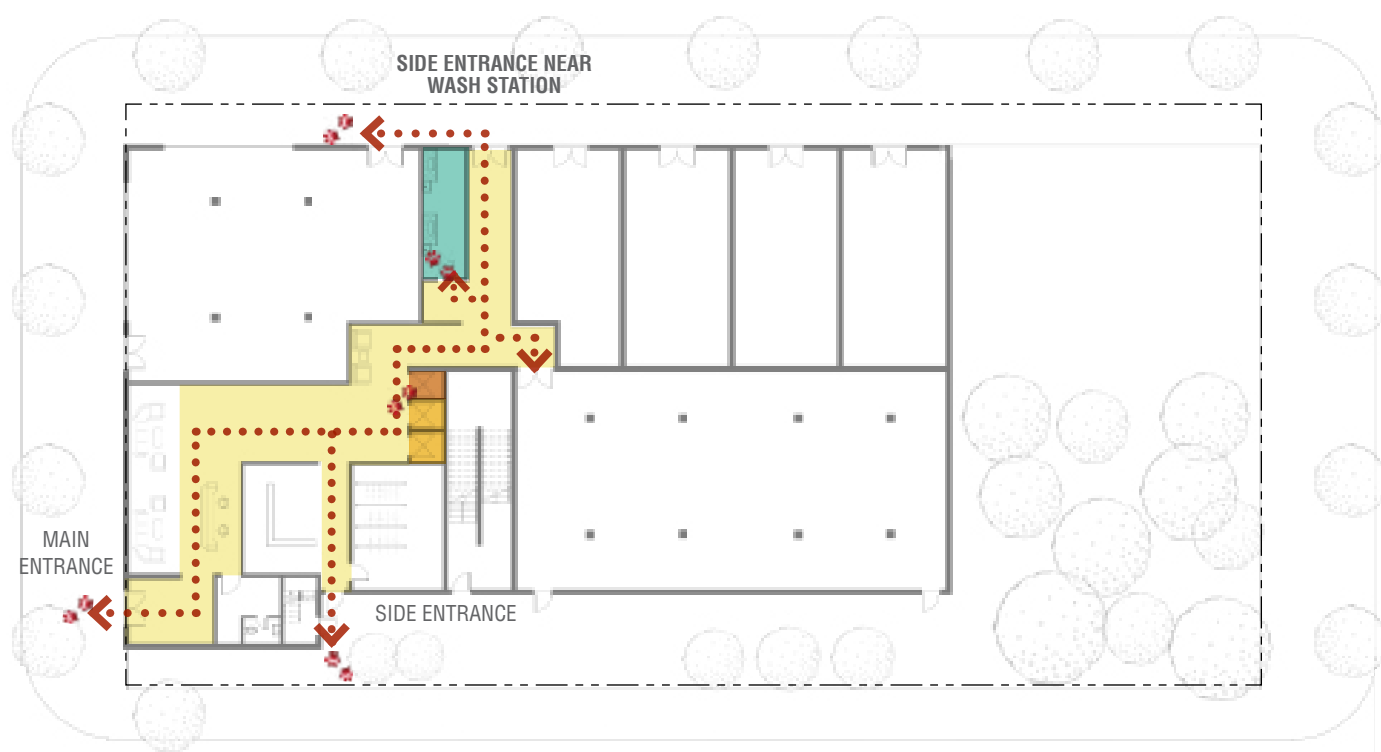


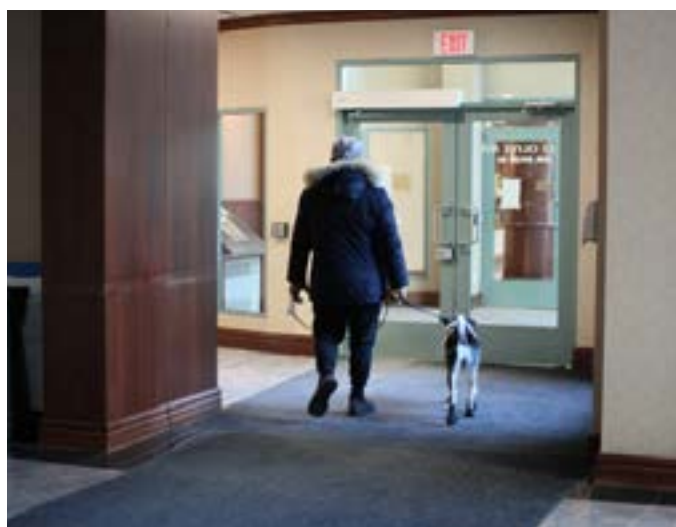
Fig.26: Internal ground level pet circulation

3. CORRIDORS

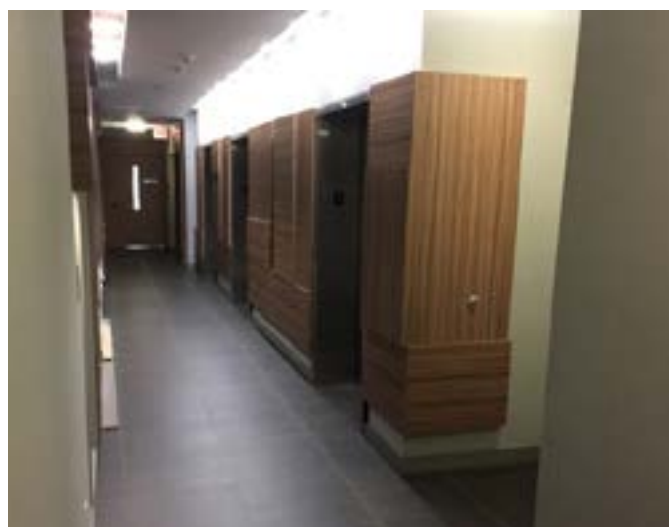
- Consider carpet tiles for noise reduction and ease of replacement, and choose patterning that will reduce the appearance of staining.
- Install corner mirrors in areas where visibility is reduced to mitigate against unexpected encounters.

LEGEND

- Building Lobby
- Pet Spa
- Elevator
- Pet Circulation



Main entrances and lobby spaces should be designed with high quality durable finishes.



Durable floor treatments in corridor spaces to support higher intensity pet activity.

4.8 BUILDING SYSTEMS

Configure mechanical systems and waste management to support clean, quiet, and healthy buildings

4.8.1 Waste Management

Solid waste management strategies and systems are needed to support pet friendly spaces and assist in creating more attractive environments. Consideration for a more efficient and sustainable approach to waste collection and management needs to be applied to pet friendly spaces.

GUIDELINES:

1. ENCOURAGE SUSTAINABLE WASTE MANAGEMENT

- Establish 3-stream waste collection for buildings, with organic collection that allows for animal waste. Provide clearly visible instructional signage near waste receptacles that provides guidance on how to recycle pet waste.
- Provide waste baggy dispensers, bins and instructional signage in all pet amenity spaces and especially in areas of high pet traffic.
- Provide clear and visible signage to discourage relief at undesired locations.
- Explore options for dedicated animal waste collection for biogas generation or other uses.

4.8.2 Heating, Ventilation, and Air Conditioning (HVAC)

Pet amenity spaces, both indoor and outdoors, require good ventilation to mitigate impacts from odours and dander. Amenities spaces also require full heating and cooling to provide a comfortable environment year round.

GUIDELINES:

1. SUPPORT HEALTHY BUILDING ENVIRONMENTS

- Provide pet amenity spaces with full heating, cooling, and ventilation systems.
- It is recommended that developers employ air quality consultants during the design process to assess potential need for air quality filtration to address odours and allergens.
- Avoid locating intake or vent grates on walkways. Animals can get their paws stuck in between the grating.



Providing baggy dispensers and waste bins in areas with high pet traffic can support better waste management.



Establish 3-stream collection to improve waste diversion rates.



Consider air quality and circulation in the design of amenity spaces.

4.9 WINTER DESIGN

Provide options for quick relief and safe and comfortable spaces for pets and all residents year round

During cold weather seasons, access to pet amenity spaces within close proximity to home becomes an important consideration, especially for quick pet relief. In addition, walkability to pet amenity areas can become more challenging due to salt dispersal for snow and ice melt on walkways and roads. These materials can be painful on pet paws, making walking trips to pet friendly amenities more challenging and can cause injuries to pets. Providing options for quick relief, and continued access to and use of amenities during winter months and year round is extremely important for the health and wellness of pets and pet owners. Getting pets outside as much as possible for relief, exercise, and play can mitigate the problem of relief accidents in buildings or restless and agitated dogs. The incorporation of pet wash stations are critical during winter months as they can reduce building maintenance by providing the opportunity to clean up messy paws from walks in the snow and slush.

GUIDELINES:

1. DESIGN FOR COLD WEATHER

- a. Provide awnings and canopies over paths and walkways.
- b. Provide covered (weather protected) quick relief areas to allow year-round use.
- c. Provide wind-breaks for pet relief areas and play areas especially for those located near tall building edges.
- d. Consider using trace heating systems for drainage from relief areas or dog runs and off-leash areas.
- e. Provide regular and ongoing maintenance regimes for relief areas during cold months.
- f. Walkways and paths should be promptly shoveled after snow fall to prevent snow and ice accumulation.
- g. Maintain waste baggy dispensers and bins to discourage pet owners disposing of pet waste in the snow.



Even during cold months, most dogs enjoy outdoor play.

4.10 SURFACE MATERIALS

Select surface materials based on the application and needs of the space

Table 1.0 provides an overview of a range of surfaces with potential application for pet friendly amenities. Each surface material has differing properties that make them more or less appropriate for a given application, and the advantages and disadvantages should be closely reviewed for each application. The variety of trade-offs that should be considered when selecting a material include cost, durability, sustainability, maintenance, usability and comfort. In some instances, a mix of surface materials may be preferable to meet the given needs of a space.

Table 1.0: Surface Material Considerations

| Surface Type | Advantages | Disadvantages | Uses |
|-----------------------------------|--|---|--|
| 1. Grass | <ul style="list-style-type: none"> Low cost Natural Aesthetically pleasing and desirable by dog owners and non-dog owners Somewhat accessible for “all-terrain” mobility aids / strollers Soft on paws Clean (does not spread off) | <ul style="list-style-type: none"> Not suitable for smaller sites, high-use areas, or areas with poor drainage Performs best if constructed with subsurface drainage Requires regular maintenance, reseeding Requires irrigation Limited accessibility | <ul style="list-style-type: none"> Larger areas with low intensity of use. Recommend pilot projects to identify more durable grass species / mixes. |
| 2. Pet Friendly Artificial Grass* | <ul style="list-style-type: none"> Suitable for high-intensity use Good drainage Can contain odour controlling infill Easy to clean and can be sanitized Accessible Clean (does not spread off) | <ul style="list-style-type: none"> Higher installation cost Requires weekly hosing down in summer with a commercial ionic enzyme solution to remove the buildup of ammonia from infill May heat up during hotter months. Not environmentally friendly May require periodic replacement | <ul style="list-style-type: none"> Areas of intensive pet use |
| 3. Sand | <ul style="list-style-type: none"> Low cost Easy to install Excellent drainage Malleable material, allows for digging Soft on paws | <ul style="list-style-type: none"> Not wheelchair accessible Tracks onto adjacent surfaces Requires regular raking to remove surface debris May require irrigation for dust control | <ul style="list-style-type: none"> Relief areas, or designated digging areas |
| 4. Pea Gravel (rounded) | <ul style="list-style-type: none"> Excellent drainage Easy to install Malleable material, allows for digging Low cost | <ul style="list-style-type: none"> Not wheelchair accessible Messy; can be slippery if tracked onto paved surfaces and requires regular raking to remove surface debris Difficult to clean / sanitize Can get dusty Hard on paws (depending on size) | <ul style="list-style-type: none"> Consider in select applications where drainage is a significant challenge. Relief areas. Avoid using in dog runs/play areas. |
| 5. Wood Chips/mulch | <ul style="list-style-type: none"> Low cost Easy to install Malleable material, allows for digging Soft on paws Sustainable | <ul style="list-style-type: none"> Not wheelchair accessible Compacts / degrades / crusts over time, causing drainage problems Requires regular topping up, causing mounding Difficult to clean / sanitize Mold / odour problems are common | <ul style="list-style-type: none"> Select areas with good existing drainage + sun exposure |
| 6. Permeable Pavers | <ul style="list-style-type: none"> Allows infiltration Durable Accessible Easy to clean | <ul style="list-style-type: none"> Surface can get hot during the summer Hard on animal paws Costly to install | <ul style="list-style-type: none"> Paths, bench pads (areas of intensive human use) Not appropriate for heavy pet usage |
| 7. Concrete | <ul style="list-style-type: none"> Highly durable Accessible Easy to clean | <ul style="list-style-type: none"> Requires drainage Surface can get hot during the summer Hard on animal paws | <ul style="list-style-type: none"> Paths, bench pads (areas of intensive human use) Not appropriate for heavy pet usage |
| 8. Asphalt* | <ul style="list-style-type: none"> Durable Accessible Easy to clean | <ul style="list-style-type: none"> Surface can get hot during the summer Hard on animal paws Requires drainage | <ul style="list-style-type: none"> Paths, bench pads (areas of intensive human use) Not appropriate for heavy pet usage |

*Note that Artificial Turf Grass and Asphalt are only suitable for small areas and needs to meet TGS Guidelines to reduce Urban Heat Island Effects.



1. Surface Material: Pet Friendly Artificial Grass



2. Surface Material: Grass



3. Surface Material: Sand



4. Surface Material: Pea Gravel



5. Surface Material: Wood chips/mulch



6. Surface Material: Permeable Pavers



7. Surface Material: Concrete



8. Surface Material: Asphalt



The above dog-run at the Livmore building in Toronto uses a pet friendly artificial turf, with a subsurface drainage layer.

5.0 THE UNIT SCALE

- 5.1 Storage
- 5.2 Bathrooms
- 5.3 Finish Materials
- 5.4 Customization



In units, pet-owners can customize their spaces to support the needs of their pets with areas for play, eating, and relief. The carpeted space shown here provides a comfortable space for play and rest.

THE UNIT

Design at the unit level looks at what can be accommodated within a given unit to enhance a pet environment and to provide added amenities that can meet day-to-day needs. This includes creating pet friendly spaces for pet care, play, relief and storage of pet goods. The unit scale looks at choices in materials, unit layout, indoor space, outdoor patio space, storage and more. Within units, the design and configuration of space is more customized, with the expectation that specific features will be developed independently by owners to respond to their specific needs, or potentially through customization packages offered by developers.

The unit provides the greatest degree of flexibility in design of spaces, and accommodation for a wide range of pets. Features within units may be limited by space, but can provide essential daily facilities, which can save owners time, money, and space in compact living environments. Many of the features in units also contribute to creating more livable buildings for all residents, through sound proofing and air quality management. Unit amenities such as “porch potties” or flexible bathroom space can provide important functions to support pet owners.

Many of the considerations in this section are provided as best practices - opportunities that designers, developers, and residents can consider in the creation of pet friendly unit spaces - along with some guidelines to inform design. Design options, layout, furnishings, materials, finishes and other unit features can be adaptable to people's personal choices, lifestyles, comforts, and more. Many of these elements can be established after development by the end user to meet their needs.



Pet friendly design can improve compact home environments by creating more innovative and durable spaces that are great for pets and other family members.



Innovative pet friendly apartment sized furniture.



LEGEND

- "Porch Potty"
- Pet safe railing
- Integrated kennel / storage / vented litter box cupboard
- Pet dining station
- Vinyl, Melamine, or softer flooring
- Convertible shower fixture to create pet wash area
- "Wet room" storage closet with wash station and litter box
- Walk-in shower and deep sinks as alternate pet wash areas
- "Baby gate" to control areas for pet use

Fig.27: Conceptual pet friendly unit layout and design

5.1 STORAGE

Provide space in units to support pet ownership and livability

In compact living areas, efficient use of space and practical design of closets and storage areas help to support pet ownership and livability.

BEST PRACTICE:

1. CREATE FLEXIBLE STORAGE SPACE

- Consider other areas in the unit that can be designed or converted to storage space.

2. CONFIGURE CLOSET SPACE

- Combine a pet storage closet with a laundry closet.
- Create a "wet room" for pet washing and care, and storage of litter boxes.
- Provide ventilation from litter areas to address odour and moisture.
- Provide a built in cat-door for access so that doors to areas with litter can remain closed when not in use.
- If feasible, provide a dedicated pet storage closet in addition to coat and bedroom closets.
- Provide a storage closet large enough to hold a pet travel crate (approximately 1 m depth x .75 m wide x .75 m tall).



This storage unit makes efficient use of space and provides a discrete spot for kitty litter and pet supplies.



Fig.28: Pet friendly storage options.

5.2 BATHROOMS

Configure bathrooms with flexibility to allow pet washing within units

Layout, configuration, and fixture choices in bathrooms can be designed to be flexible for multiple uses and users. Bathrooms can double as bathing and grooming areas for pets.

BEST PRACTICE:

1. SUPPORT PET GROOMING IN BATHROOMS

- Provide adaptable bathroom fixtures such as shower hoses to accommodate animal washing.

2. PROVIDE FLEXIBLE BATHROOMS

- Incorporate deep and wide sinks so that they can accommodate small pets such as puppies, small dogs, or cats as options for bathing and grooming.
- Equip bathrooms with bathtubs to allow for animal washing and grooming.
- Provide an integrated bench in shower stalls for ease of pet washing and grooming.



Shower stall with built-in bench that can be used for animal washing and grooming.



Fig.29: Configuration of bathrooms for pet cleaning and grooming.

5.3 FINISH MATERIALS

Choose durable, easy to maintain, pet safe surfaces, and materials to mitigate noise

The choice of materials can make a big difference in the health and welfare of pets and pet owners and create choice environments to suit both. This includes incorporating materials for mitigating noise impacts, and providing durable surfaces that can withstand wear and tear from animals, while still allowing for an aesthetically pleasing unit. Materials can be customized as part of a post-construction renovation, or can be offered by developers as part of pre-construction finish selections.

BEST PRACTICE:

1. USE PET FRIENDLY SURFACES

- Consider durable and easy to maintain flooring options with a soundproofing sub-floor which can dampen sound and are softer on pet paws.
- Avoid the use of carpeting in units as it is a high maintenance material that traps dirt, dust, and dander and requires a rigorous cleaning and maintenance regime.
- Consider walls with Sound Transmission Class ratings above the minimum required, to mitigate noise.
- Consider durable scratch resistant panels (wainscoting) in high pet activity spaces.

LEGEND

- Paw safe/sound absorbing flooring
- Sound absorbing walls
- Durable wall panelling



Fig.30: Areas to consider for pet friendly surfaces.



Example of wainscoting wall panel detail for high pet activity spaces, at Animal Haus pet hospital in Toronto.



Vinyl flooring offers a durable, easy to maintain surface that is soft on paws and is sound absorbing.

5.4 CUSTOMIZATION

Allow for personalization and configuration of space

Units that are customized allow owners to configure and design their spaces to fit their specific needs and the needs of their animals. Customization can be undertaken as a post-construction renovation, or can be offered by developers as part of pre-construction finish selections.

BEST PRACTICE:

1. CREATE PET SAFE UNITS

- On balconies and terraces, fill in the gaps between railings. Building code requirements may not be sufficient to provide a pet safe area.

2. CREATE A PET FRIENDLY HOME (REFER TO DIAGRAM)

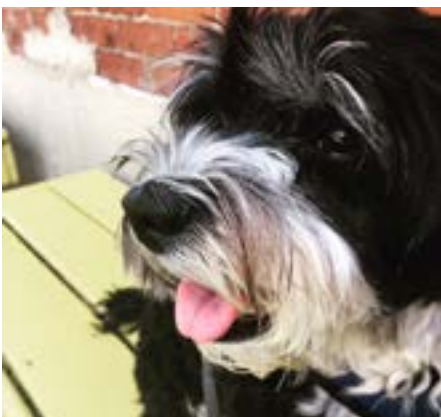
- Integrate pet spaces into cabinets, kitchen islands, or other spaces.
- Consider sliding doors for integrated kennels to allow animals to enter and exit freely without blocking passageways.
- Integrate an eating and drinking area into finished kitchen space to keep passageways free, and prevent stains or additional wear and tear on floors and walls.
- Place a “porch potty” on balconies and terraces, with a removable and cleanable basin, and a washable artificial turf. Porch potties require regular cleaning and upkeep to limit odours. Care should be taken to ensure waste does not leak onto the floor, as the urine can damage concrete or leak off onto areas below. Balconies and terraces are not appropriate for regular pet activity or play.
- Hang sound absorbing decorative panels of felt or similar material.
- Create play features for cats that can include staggered height bookshelves, with “hacked” furniture, pet homes, and other elements.
- Create built in cat relief areas with ventilation.
- Integrate optional pocketed or folding “baby” gate walls to confine pets when owners are not home. This works well for puppy training and for senior dogs that are becoming incontinent or unstable.



Fig.31: Pet friendly customization.



Customized cat house in an apartment.



Special thanks to our four-legged contributors!



