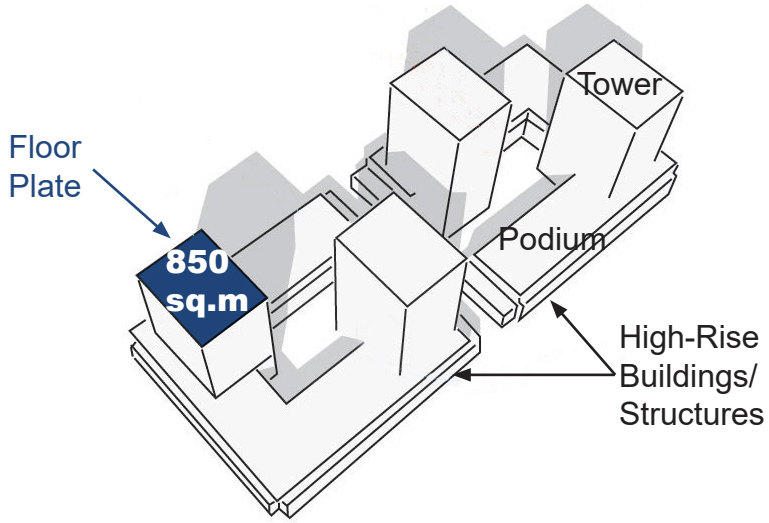
MAXIMUM FLOOR PLATE SIZE



INTENT:

To facilitate development of compact built form in high-rise building types, in order to:

- *mitigate the physical and visual impacts of high-rise buildings*
- *mitigate the impacts of over-development and site crowding*
- *promote high degrees of building energy performance through passive design (e.g. daylighting, passive heating/cooling, natural ventilation etc.)*
- *maintain/create sky view, views through sites, and access to daylight*
- *minimize shadow impacts by creating slender towers with smaller and faster moving shadows*

POLICY BASIS

Planning Act

34(4) For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures, the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.

Official Plan

2.6.3.3(d) High Density Development Policies
3.2.1(c-d) Human Scale Design
3.2.4.3(c) Waterfront Development
3.3.4 (a)(ii) High-Rise Buildings

STANDARDS & RATIONALE

- A floor plate is the total floor area of a storey within a building or structure, contained within the outside surface of exterior walls and excluding terraces and balconies.
- Maximum floor plate standards are only applicable to elements of high-rise buildings that are 13 storeys and greater.
- The maximum floor plate size for high-rise buildings is 850 square metres.
- The standard was established through review of existing best practices, standards, policies and design guidance from other jurisdictions, including review of existing built environments nationally.
- The Barrie standard is generally larger and more flexible than the standards of 750-800 square metres found in other jurisdictions, such as Toronto, Mississauga, Hamilton, Vaughan, Brampton, and Kingston.
- Maximum floor plate sizes are typically applied to residential buildings, where commercial office buildings have historically had larger floor plate sizes. The market for high-rise commercial office development in Barrie is low. The COVID-19 pandemic also had profound impacts on the real estate market and planning and development profession, with significant discourse around the challenges of adapting or converting vacant (or low occupancy) office buildings into residentia uses. This has been considered in establishing the standard, as high-rise buildings with smaller floor plates offer greater future-proofing.