MAXIMUM BUILDING LENGTHS





INTENT:

To establish standards for maximum building length(s) to:

- *create neighbourhoods at a human scale with compact development with shorter blocks and buildings that increase walkability, connectivity, and accessibility.*
- *encourage greater ground level amenity, activity and high quality semi-public spaces*
- *promote greater building energy performance through passive design (e.g. daylighting, natural ventilation, and solar energy)*
- *create improved navigability, wayfinding, views through sites, and access to daylight*

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

3.1.1 (b,d) Design Excellence Objectives
3.2.1(a,d) Human Scale Design
3.2.4.3 (d) Waterfront Development
3.2.4.4 (b)(d) - Accessible Design
3.2.4.5 (c-d) Access, Circulation, Loading & Storage
3.2.4.5 (a-c) - Semi-Public Spaces + Amenity Areas

STANDARDS & RATIONALE

- Building length describes the length of a single building facade, as defined in the draft comprehensive Zoning By-law.
- Barrie's Official Plan encourages compact development with walkable blocks that help create human-scale neighbourhoods. To help achieve this objective, the draft Zoning By-law establishes standards for maximum building lengths.
- Shorter building lengths generally create greater walkability by leaving more room on sites for access, circulation, and open spaces.
- The existing Zoning By-law (2009-141) has standards related to building lengths for townhouse developments - limiting the building length to 8 contiguous units. The new comprehensive Zoning By-law seeks to expand building length standards by applying them to other building types.
- The draft comprehensive Zoning By-law prescribes maximum building lengths of:
  - **60m for rowhouses and low-rise buildings.** This is equivalent to eight contiguous rowhouse units in the existing Zoning By-law (with 7.5m wide rowhouse units). Through review of existing built forms in Barrie, and case studies of compact developments in other jurisdictions, low-rise buildings are generally 60m in length, or less.
  - **90m for podiums related to high-rise buildings.** Comprehensive 'block' developments with mid- and high-rise buildings are anticipated in the Urban Growth Centre and Strategic Growth Areas. These types of developments may require larger footprints to accommodate integrated and fully screened structured parking facilities (see cross section diagram in Figure 2).



Figure 1: Illustrative example of how maximum building lengths can be used to achieve compact and walkable neighbourhoods. Source: Neighbourhood Area Demonstration Plan, taken from the City of Barrie's draft City-Wide Community and Sustainable Design Guidelines.

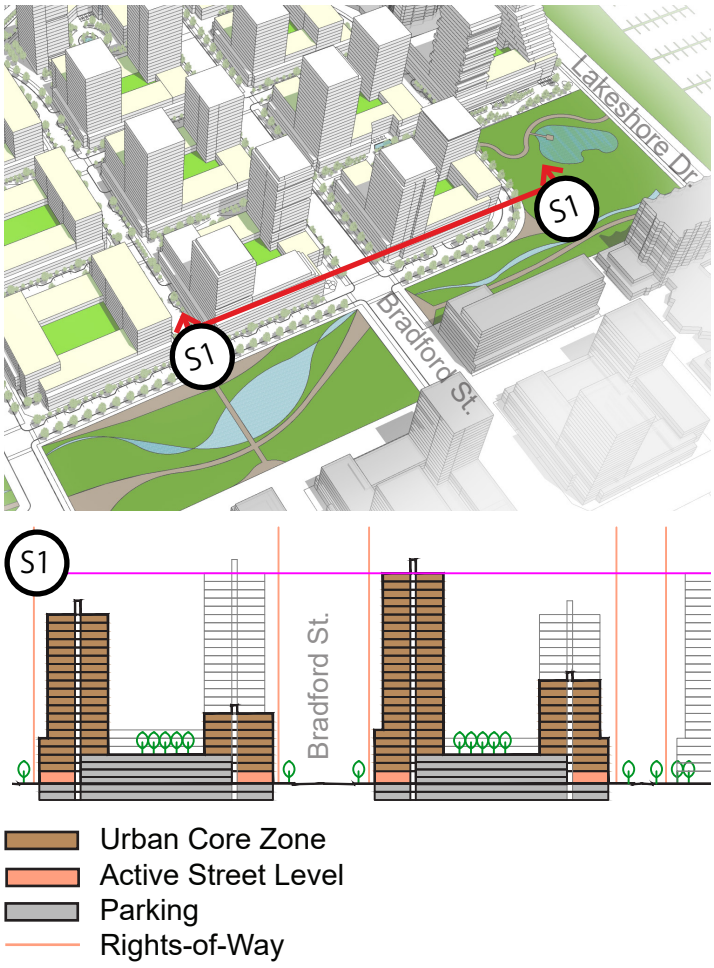

Figure 2: Illustrative 3D massing and cross-section demonstrating how maximum podium lengths can help to achieve compact and walkable neighbourhoods in the Urban Growth Centre. Source: Urban Growth Centre Demonstration Plan, taken from the City of Barrie's draft City-Wide Community and Sustainable Design Guidelines.