

BUILDING TYPES

With the structure of street corridors and civic spaces in place, buildings create the urban fabric of scale, texture, colour and rhythms we experience in daily life. Architecture defines open spaces between buildings and streets, squares, lanes, parks and commons. Together these spaces define the public realm.

Building facades should actively engage with the sidewalk and street in front through frequent doors and window openings, heights that effectively enclose the street or public space and interaction between the street and the interior of the building through windows. This creates a greater sense of safety, as well as the variety and interest necessary for encouraging people to walk.

BUILDING TYPES VERSUS USE

The bulk of the regulations in the form-based zoning regulations are based on building type, rather than use. The street corridor a lot faces and the zone it's in together dictate the type of building permitted on a lot. While heights vary for different building types, the street corridor the lot faces provides some limitation on building height. For instance building heights along local streets in a form-based neighbourhood would be a bit lower (1-2 storeys) on Local streets compared to a Community Corridor running through the same neighbourhood (2-5 storeys).



Source: www.maxwellrealtymontreal.ca

A house would be permitted along a local street in a neighbourhood zone. Heights of 1-2 storeys and slightly larger build-to lines are appropriate for both the building type and location.



A General industrial building would be permitted along a Business Park Collector street in a Form-based Business park area. Such a building type would not be appropriate in a neighbourhood zone.



Source: www.flickr.com

A Low/mid-rise mixed use building would be permitted along a Community Corridor in any zone. Heights of 2-5 storeys and smaller build-to lines are appropriate for both the building type and location.



Source: <http://www.flickr.com/>

A Townhouse building would be permitted along a Parkway. Higher buildings (3-5 storeys) with a mix of uses are appropriate to frame the Parkway.

BUILDING FACADES AND THE PUBLIC REALM

Building types and building facades are an integral part of the public realm, and are regulated to ensure visual interest, sense of place, and a comfortable and safe pedestrian environment. The form-based zoning regulations include façade type standards to ensure they fit with the use and design of the building and street.

For residences, facades are designed to provide an opportunity for social interaction from the street, as well as a transition from public to private space. For buildings with retail, restaurants or other commercial uses, facades can define entrances; accommodate planting, landscaping or benches; and break up long buildings.

Terrace/Lightcourt can provide residences with some private space, or converted into an outdoor café.



Forecourt can provide a defined doorway, accommodate planting and other amenities, and break up a longer building facade



Porches provide opportunities for social interaction, and encourage eyes on the street.



Source: sid beyonddc

BUILDING FACADES AND STREETSCAPE

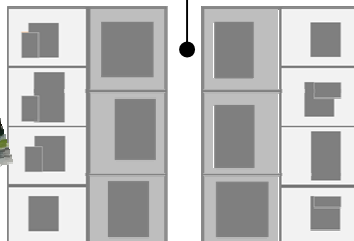
To ensure a consistent streetscape and provide a 'wholeness' or consistency to the public realm of the street, with the form-based zoning regulations both sides of the street need to 'match' each other. Buildings on both sides of the street match each other by facing the street, and being built to a specified build-to line within the blockface.



Buildings are turning away from the street, versus facing the street.

The form-based zoning regulations also require that building type, and associated uses to change behind the lot rather than in the centre of the street.

Building types on each side of the street need to be consistent with each other, while not necessarily identical.



BUILDING TYPES

Conventional zoning - what we do now

Currently the Land Use Bylaw has over 25 land use districts based on use. In some cases, a building type is considered a use, for instance a single-family house or a townhouse, which is a bit contradictory. These land use districts deal provide regulations based on how that use can be situated on the lot without regard to how that building relates to any adjacent lots or the street in front. As a result, many buildings may turn away from the street or have parking in front, minimizing the collective impact on creating a pedestrian friendly streetscape.

There are a few regulations in a couple of the land use districts that start to consider how a building on a lot relates to the street in front, such as the Mixed Commercial and Regional Commercial District.

Form-based zoning - what we're proposing

In addition to typical regulations about height and setbacks, form-based zoning proposes additional regulations on building facades and how buildings relate to the street and to adjacent and facing lots. This contributes to more consistent streetscapes and a "higher quality public realm throughout the neighbourhoods and zones.

REFERENCES

¹See Smart Growth Technical Bulletin #1 *Form-based versus Conventional zoning: A comparison*