

siting

The location and orientation of buildings on their site shapes the analysis of the existing context.

How far from the major streets should buildings be setback and how does this relate to adjacent buildings?

Where should they be located on the site?

How should buildings be oriented?

Where is parking located on the site?

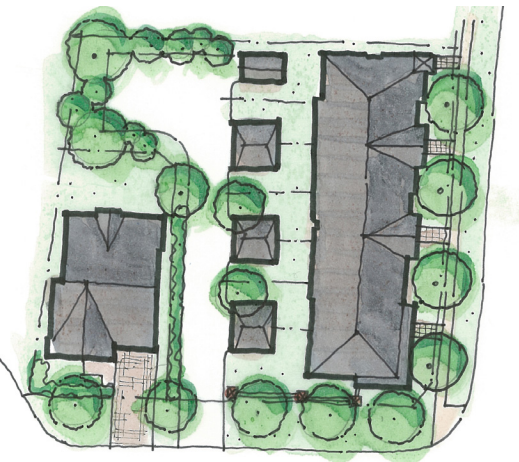
What are key areas for landscape?

Key siting information that should be addressed in any application for development includes:

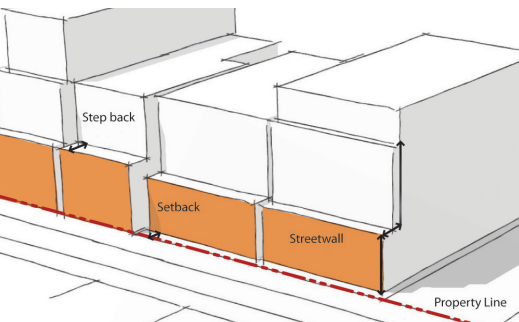
- Building orientation;
- Building placement;
- Setbacks;
- Driveways and walkways.

For large sites the applicant should also include a discussion of:

- Road Layout and profile;
- Connectivity (cars and pedestrians), including recommended street block lengths;
- Open space(s) location (centrally located if possible and faced by main building façade);
- Parking (residential and visitors) and servicing (if applicable);
- Location and placement of other amenities and utilities;
- Landscape and fencing;
- Areas requiring higher level of treatment or prominence.



Building oriented to the street, with moderate front yards and garages/lane at the back



Placement and massing concepts



Large development concept plan

built form

Built form refers to the design of the building or group of buildings within their context.

How do the new buildings relate to the surrounding buildings in height and mass?

What are key components of the facades (porches, garages, windows)?

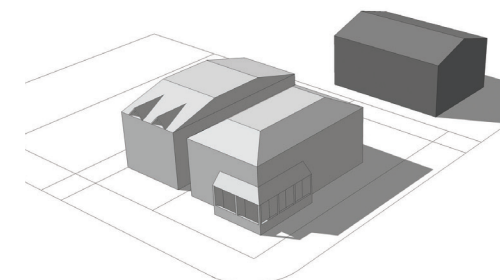
What are the predominant materials on existing buildings and how are they reflected in the proposed development?

Important information to be addressed includes:

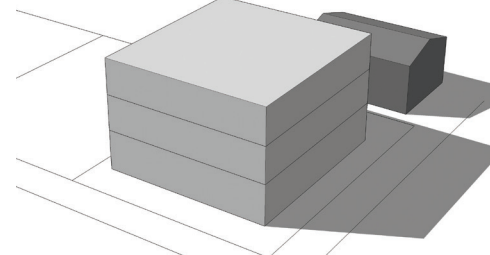
- Height and massing (include preferred size of townhouse block)
- Main façade
 - Building base and entrances/porches (mention about stepping back)
 - Windows
 - Roofing
 - Porches and entry
- Secondary and rear facades
- End and corner units
- Garages, including orientation and minimizing visual influence;
- Rear façade facing open/public spaces
- Building Materials



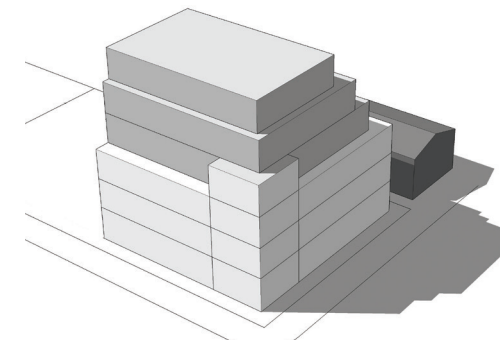
Example of material packages



Massing and consistent street wall



Typical Main Street massing



Typical Main Street massing with added height



Consistent horizontal and vertical components, modules and facade elements (shapes and sizes)

urban design guide



set of planning and design guidelines to inform new development in **North Dumfries**, in both greenfield and brownfield/infill locations

The purpose of this guide is to **achieve a preferred level of performance, while providing inherent flexibility in both the application and measurement of success.** It allows development to respond to differences in site conditions and the surrounding context, provides the opportunity to incorporate current design standards and initiatives, and addresses changes in the housing market.

Objectives:

- To improve the efficiency of review and quality of submissions by articulating the threshold for high quality development in North Dumfries;
- To support Planning and Infrastructure Services Staff in their evaluation of development applications;
- To clarify the Municipality’s expectations of developers for quality and compatible developments; and,
- To encourage and facilitate a full range of development within the historic core and throughout North Dumfries.

These guidelines are part of a ‘living’ document that is anticipated to evolve and change over time. Moreover, the continually evolving nature of community building, influenced by governing policies, societal issues, and the cultural and economic environments, to name just a few, requires flexibility in the formulation, interpretation and application of these guidelines.

This guide is divided into three components of design including: **Context, Siting and Built Form.**



context

The initial step in designing a site for a building or a group of buildings is the assessment of the historic nature of North Dumfries.

How are buildings typically sited and how do they relate to the road(s) and adjacent buildings?

What are the characteristics of buildings in North Dumfries and near the specific site?

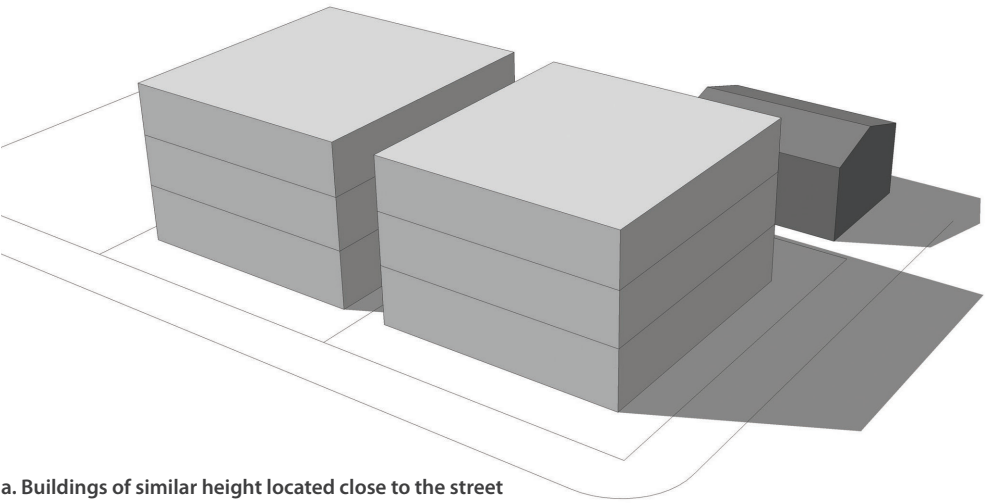
What is the typical massing of buildings?

How do buildings relate to natural heritage features?

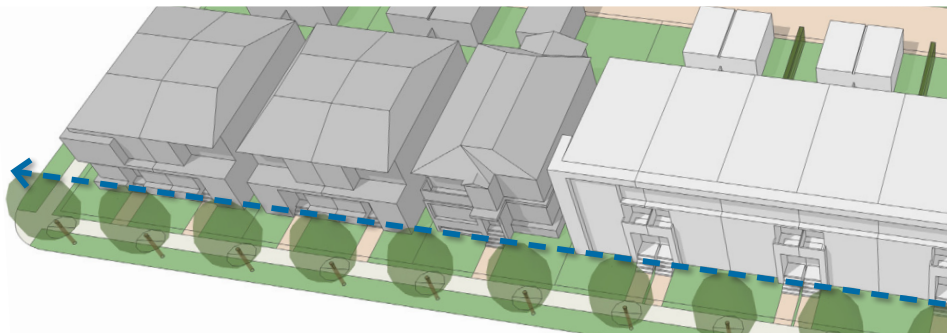
In North Dumfries we typically see two conditions;

- a. In Ayr buildings are located close to the street and have a consistent height.
- b. Outside of Ayr buildings are set back from the street with broad front lawns and parking to the side or behind the buildings

Applications to the Municipality for review and approval should have an analysis of the context and include a description of the site context including topography if necessary, surrounding buildings , natural features and a discussion of any heritage features that may have impacted the design and siting of the building(s).



a. Buildings of similar height located close to the street



b. Buildings with broad front yards and parking/garages on the back

