

Building in St. Davids? First check the St. Davids Urban Design Guidelines



The St. Davids Community Plan adopted by Council in October 2003 provides that all developments in St. Davids be designed in accordance with the St. Davids Urban Design Guidelines, which were later adopted in June 2005. The Guidelines are intended to foster high-quality building and community design, reinforce historic connections to the natural and rural landscape, and preserve the unique qualities of the Village of St. Davids. They govern the visual aspects of all developments, from building layout to architectural details.

An urban design review is required for each development or building in St. Davids. The Guidelines will help you understand the concept of good design. Town staff will work with you to devise innovative design alternatives that will suit your needs, suit the land, and comply with the Guidelines. Let's work together to make St. Davids a beautiful place, by **Design**.

This pamphlet along with the following 3 separate pamphlets provides you with the critical principles specifically pertaining to private developments that will guide you to a successful design.

- **New Residential Development Guidelines**
- **Infill Development Guidelines**
- **Architectural Design Guidelines**

General Development Design Principles

Council and the people of St. Davids have come to recognize the vital importance of urban design in maintaining the high quality of life in the Village. Bigger is not necessarily better; it is **quality** that matters. 'One size (style) fits all' building design common in many contemporary suburban developments is unsuitable in St. Davids, and street scenes dominated by large expanses of garages are no longer acceptable. Poor design of individual buildings has a cumulative effect that will destroy the quality of St. Davids and ultimately degrade property value. Good **design** can preserve the quality.

What you should do:

1. **Create unique neighbourhoods**

Each new neighborhood should have a unique identity through the addition and preservation of public space, unique streetscapes, landmark architecture, heritage buildings and green space.

2. **Respect surrounding architectural forms**

New development should be consistent in form and design with the surrounding built environment. Contemporary architectural design must be carefully considered for its compatibility to the scale, massing and architectural character of existing buildings.

3. **Preserve prominent scenic views, especially views to the Niagara Escarpment**

Building layout should be oriented to maximize views to the Escarpment. Buildings should not exceed the tree canopy or the skyline of the Escarpment.

4. **Integrate with green and open space**

Where applicable, new residential development should continuously front onto green space, and provide an attractive interface with neighboring agricultural lands. Streets should be aligned to facilitate access to trails, parks and open space. Tree lined streets are part of the Village character and should be included in all new developments.

5. Design with variety

New development should vary in size, street setback, housing type, form, colour and material from its adjacent built environment, yet be compatible with the character of the neighbourhood.

6. Present friendly public frontage

All buildings should provide friendly frontage to face public streets or open spaces. Garages should be subordinate. The front yards of houses should be optimized for landscaped open space by reducing paved area to access garages.

Guidelines Effected Area

If your proposed development is within the St. Davids urban boundary (shaded area in the map), it is subject to the St. Davids Urban Design Guidelines.



The Urban Design Review Process

For a subdivision or a non-residential development, the urban design review is incorporated into the site plan control agreement process. Before you begin to design an individual residential building, we urge you to consult and review these pamphlets or the full version of the Guidelines. You are required to provide the following materials for an urban design review.

- Building floor plans with dimensions
- Building elevations with dimensions
- Building cross sections with dimensions
- Site / landscape plans with dimensions
- Photographs of adjacent properties on the street
- 3-dimensional perspective sketches or drawings

Within 5 business days upon the receipt of all materials listed above, Planning/Development Services will review your design and discuss with you necessary modifications or alternatives to your design. Your design must satisfy the Urban Design Guidelines prior to the submission of a building permit application.

Critical checklist before you design

- Minimum porch depth – 2 meters
- Street facing façade should present the best design of the house and have at least 30% window opening.
- Garage should **not** project in front of front façade.
- Garage should **not** occupy more than 50% of front façade.
- Setbacks should differ from adjacent houses.
- Natural building materials should be used.

For the full version of the Guidelines please visit the Town's website: www.notl.org click on 'Urban Design'

Questions?

Contact Yuli Siao at 905-468-3266 ext 258, ysiao@notl.org

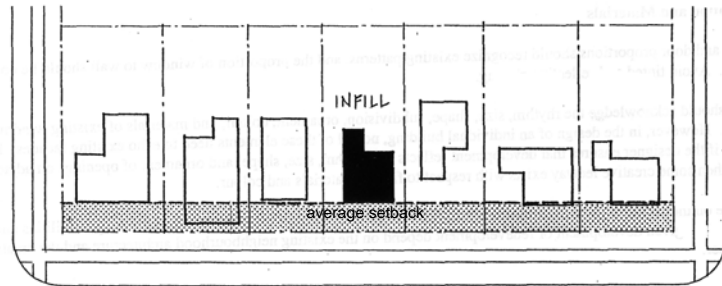
St. Davids Urban Design Guidelines

Infill Development Guidelines



1 Residential Building Setbacks

1.1 Where setbacks vary on both sides of a development site, the average of the setbacks of neighbouring buildings may be used.



1.2 In cases where a new building is to be built within 5 metres of an existing building, the setback of the existing structure should be matched. This ensures that the strong public face that is common among existing houses is maintained.

1.3 All building setbacks should include front facing buildings and avoid rear lotting wherever feasible.

2 Additions and Renovations

2.1 Additions to an existing building should reference the building to which they are added both volumetrically and materially.



2.2 Special consideration should be given to match existing roof lines.

2.3 When adding a structure to an existing building, particularly a heritage structure, care should be taken to co-ordinate materials used in the original building in colour, texture and type.

2.4 Existing buildings should not be altered through embellishment or other decorative means against their initial stylistic intent.

3 Massing



Proper height, roofline and massing of infill buildings

Residential

3.1 Proposed heights for infill buildings should not be less than 80 percent or more than 120 percent of an existing building's height-to-width ratio. New buildings should generally reflect the same proportions particularly along the south end of Four Mile Creek Road where views to the Escarpment should be maintained.

3.2 Roof lines for infill development should match or complement preexisting roof lines if adjacent or proximate to the site of redevelopment.

3.3 Dimensions of windows in a proposed development should not vary by more than 10% of the average façade opening/wall ratio set by the continuous frontage nearest to the development.

3.4 On blocks with significant heritage frontage, the height/width ratio of new development façades should not vary by more than 10% of the height/width ratio of existing heritage frontages.

Commercial

3.5 On sites that are wider than they are deep, street frontage should be developed as a row of individual stores, or at the very least, project the appearance of multiple shops.

3.6 On continuous building frontages, the building façade should be generally divided into individual storefronts or entrances.

3.7 Storefronts should be designed to maintain the rhythm of the heritage storefront character with recessed entries and large bay windows.

3.8 Residential apartments above street level shops should be encouraged as this use contributes to increased street animation.

3.9 Rear façades should also be upgraded and maintained as storefronts, especially where there is an opportunity to create active retail space, e.g. back-of-lot café, or as part of a larger community improvement plan.

4 Architectural Details

The choice of elements and details should reflect architectural characteristics associated with St. Davids (Architectural Design Guidelines pamphlet). These characteristics can be applied as pure representations or combined with one another to create hybrid interpretations of the Village vernacular, a common approach observed in the Village at present.

5 Infill Outside of the Village Centre

Outside of the Village Centre, consideration should be given to mixed-use infill opportunities, blending residential and commercial or office uses.

5.1 At the most, only half of the parking should be provided between the building and the road.

5.2 Retail uses accessible to the public should be provided on the ground floor facing the main road.

5.3 Complementary uses, such as apartments or offices should be encouraged on the upper floors.

5.4 A setback that accommodates an outdoor patio or outdoor seating should be encouraged where warranted by the depth of the site.

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