



CENTRE PLAN - DOWNTOWN DARTMOUTH

DESIGN MANUAL

What?

Design guidelines for designing and reviewing development proposals within the Downtown, COR and HR designations.

Why?

To ensure that proposals are human scaled, reflect their specific area goals, and inspire civic awareness, engagement and pride.

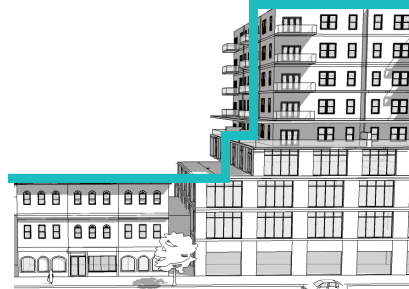
How?

By specifying requirements for site design, building design, landscape design and heritage design that proposals must meet.

Who?

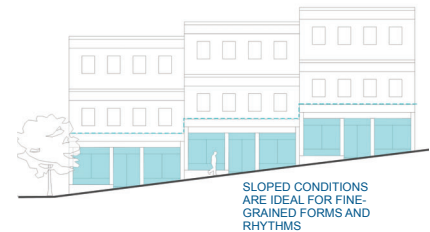
Proposals are assessed against the Design Manual requirements and Land Use Bylaw regulations by a Design Advisory Committee and HRM Planning Staff.

Height Transition



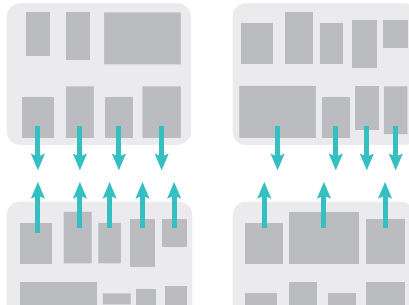
Stepping down to lower buildings integrate with the established block structure.

Topography



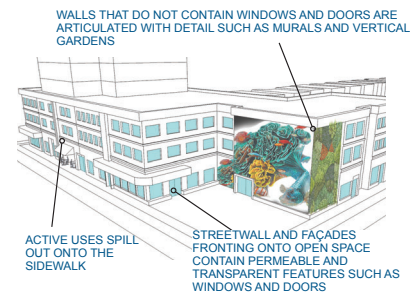
Taking advantage of slope to create unique designs that encourage pedestrian movement.

Building Orientation



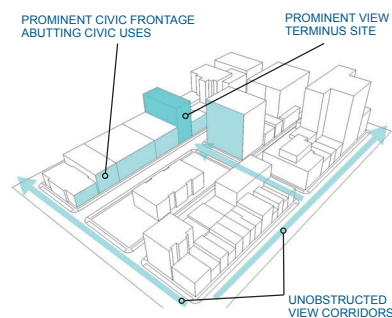
Facing the building a specific direction to integrate with the established block structure.

Building Base



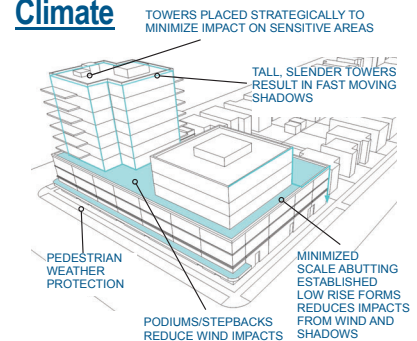
Activating the base by placing shop fronts placed close to the sidewalk, with frequent entries, awnings, and spill-out activity.

Prominent Sites



Placing buildings at important intersections to recognize and respond to the area's prominent features.

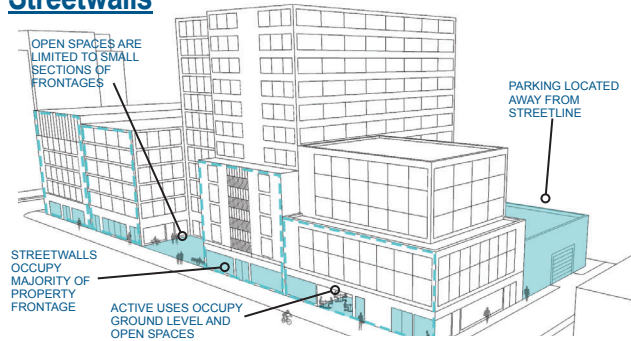
Climate



Choosing building form that protects pedestrians from bad weather and does not create negative wind impacts.

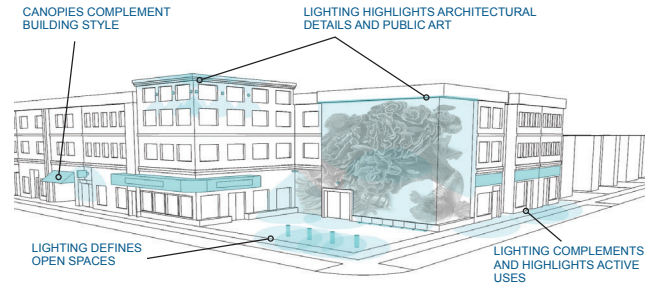


Streetwalls



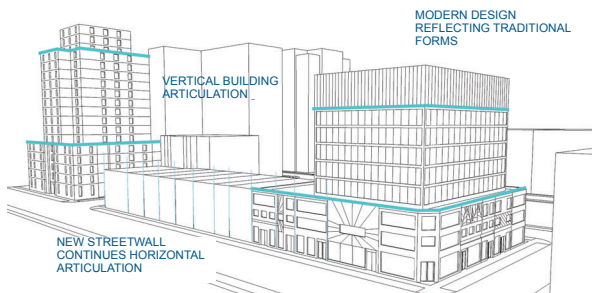
Giving special attention to where a building relates to pedestrians to create well-defined, engaging and active streets.

Building Elements



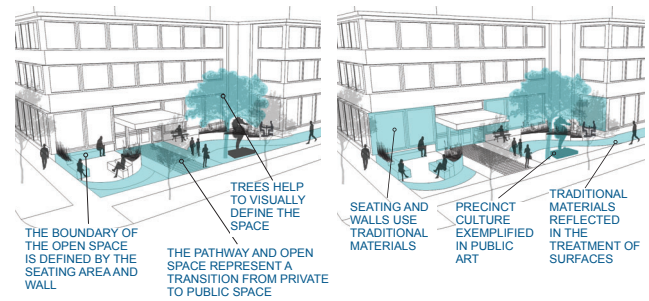
Using combinations of lighting, signage and canopies to create building identity, highlight special features and improve pedestrian experience.

Building Articulation



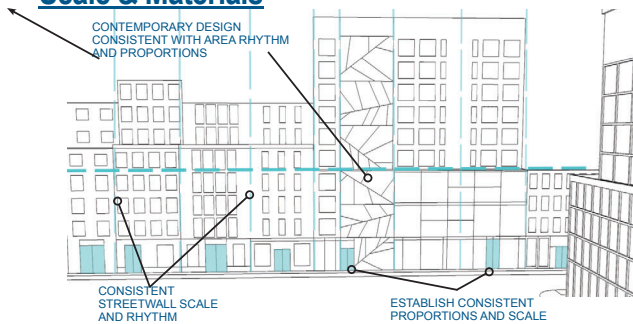
Diversifying the shape and form of a buildings exterior to preserve area character.

Landscaping



Incorporating features that create inclusive, accessible and inviting places that compliment the sidewalk to reinforce area character and connect the building to the public realm.

Scale & Materials



Using a mix of new and traditional materials to distinguish, yet integrate new buildings into existing areas.

Heritage



Utilize building elements and forms that enhance heritage resources and ensure the continuation of existing heritage resources.