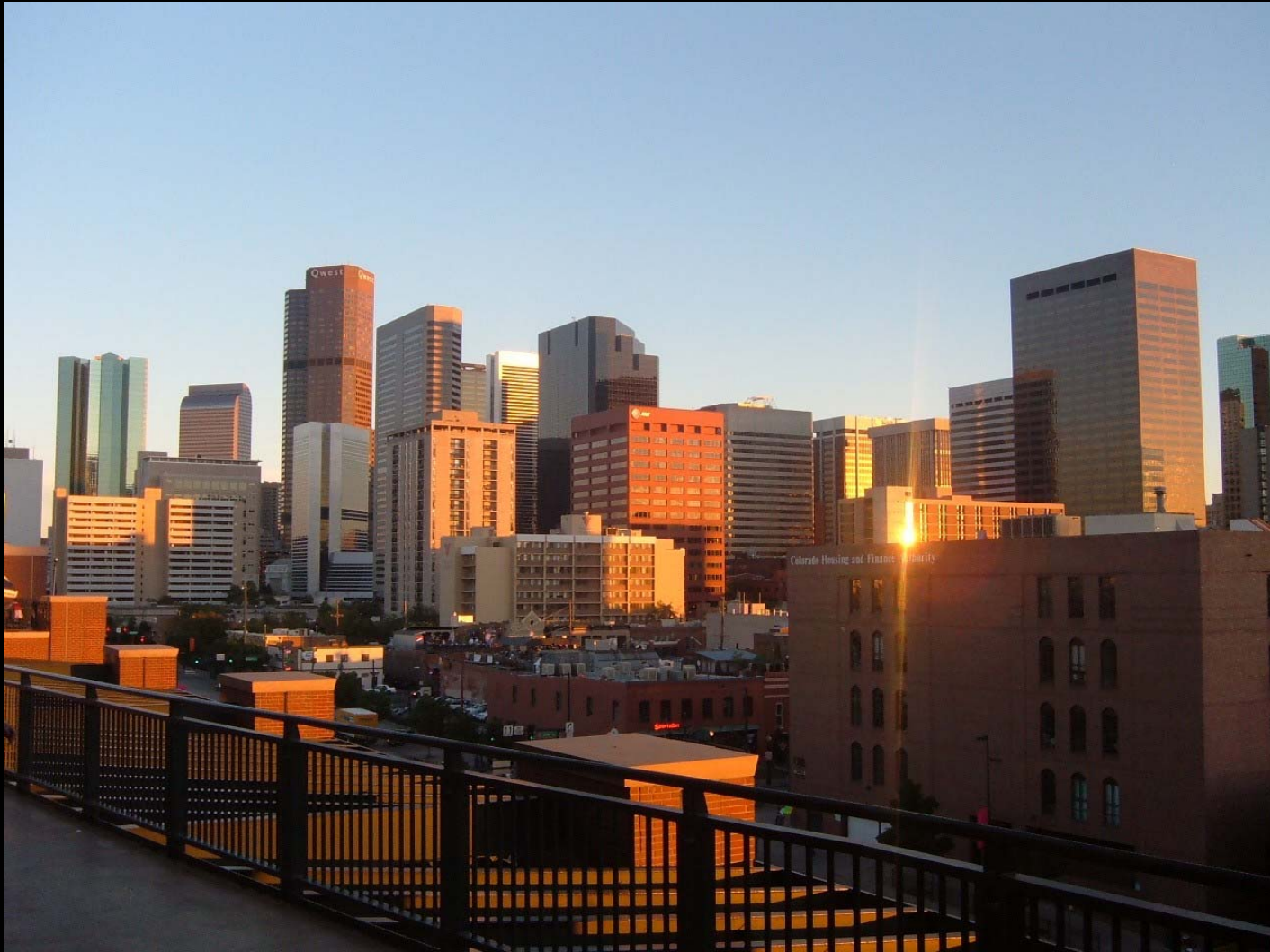


# **Rutland Height & Massing**

**November, 2005**

# Rutland 2010 ?



**What is quality development?**

**How do we get it ?**

- **Zoning Bylaw**
- **Development Permit**

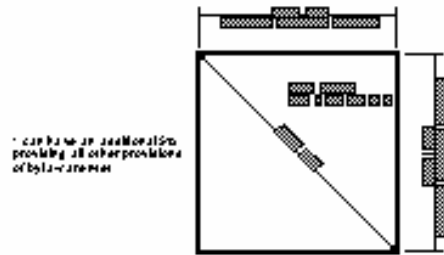
# Zoning Bylaw

- Land use
- Density

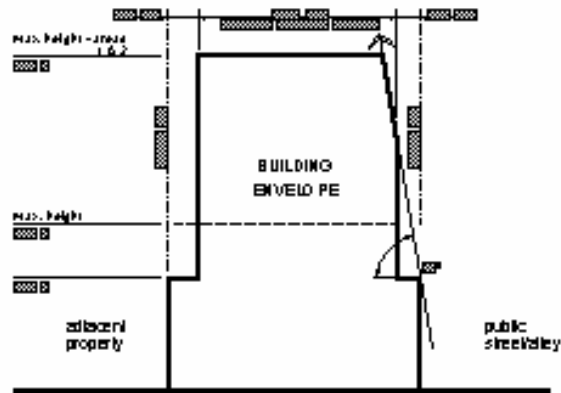
# Land Use

- **Commercial**
- **Residential**

## Diagram B



Illustrative Floor Plan @ 15m



Illustrative Building Section

proposed changes





**Development Permit**

**Design Guidelines**

# Design Guidelines

A policy tool for local government to influence the form and character of development.

# Form and character

**1. Massing**

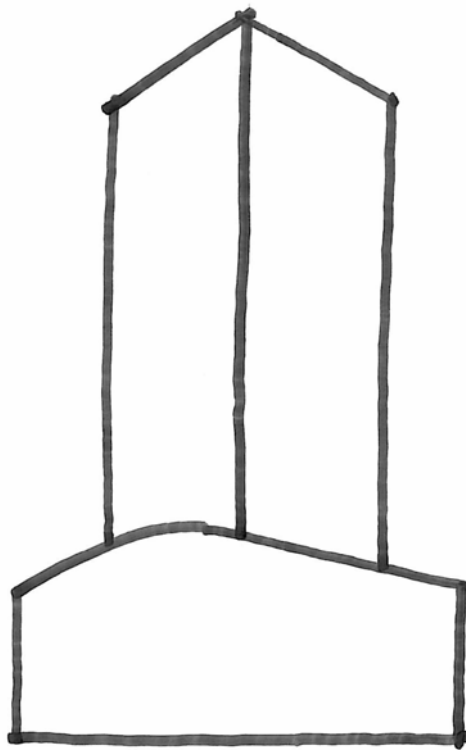
**2. Materials**

**3. Doors & windows**

**4. Detailing & ornamentation**

**5. Setbacks & site development**





# Form and character

**1. Massing**

**2. Materials**

**3. Doors & windows**

**4. Detailing & ornamentation**

**5. Setbacks & site development**

# Urban Design Principles



**streets  
should be  
for  
pedestrians**



# Urban Design Principles



# enclosure & definition



# visual interest





# entrances



# transparency





# awnings & canopies



# signs









