



GUIDE TO LOT ORIENTATION FOR NEW CONSTRUCTION HOMES

When buying a new construction home, you usually select from established floor plans. The general layout is already determined, however, the lot you choose decides what each space needs.

The direction of the lot and windows changes the amount of sunlight enters the home throughout the day. It can also affect indoor temperatures, cooling demand, winter heating, backyard comfort, and snow melt.

Before choosing a lot, look at the floor plan alongside the community site plan. Here's a guide to navigate differently facing lots:

NORTH FACING LOTS

A north facing home has a south facing backyard. This means the rear of the home receives stronger sunlight for much of the day.

Many new construction floor plans place the kitchen and main living area at the rear. On a north facing lot, these spaces can receive abundant natural light.

That sunlight also provides some passive warmth during colder months. During summer, however, large rear windows can increase solar heat gain. Your air conditioning may need to work harder during sunny periods.

South facing backyards also receive more direct sunlight and make for a perfect garden. Since the front of your property will receive less direct sun, snow and ice will take longer to melt.



SOUTH FACING LOTS

A south facing lot places the front of the home toward the strongest daytime sun. The backyard and rear rooms face north.

This orientation can keep rear kitchens and living rooms cooler during summer and you'll receive softer but consistent daylight with less glare.

During winter, those rear spaces receive less direct solar warmth, so you may need extra heaters for the space.

A north facing backyard also receives more shade throughout the day. This can make patios comfortable during hot weather. It may be less desirable for [homeowners](#) who want to grow a fruit and vegetable garden. On the plus side, driveway snow and ice will melt away easily.

EAST FACING LOTS

An east facing home receives direct morning sunlight at the front. Your backyard will be west facing.

West facing rear windows receive stronger sunlight during the afternoon and early evening. If the floor plan includes large windows across the kitchen or great room, those spaces may become noticeably warmer later in the day.

That additional solar heat can increase summer cooling needs. Blinds and other window treatments can help manage glare and heat.

A west facing backyard can be attractive for homeowners who spend evenings outdoors. The yard receives sunlight later than an east facing backyard, but you can still have a bountiful fruit and vegetable garden.

WEST FACING LOTS

A west facing home receives its strongest front exposure during the afternoon and evening. Your backyard will be east facing.

A west facing home receives its strongest front exposure during the afternoon and evening. The backyard faces east.

Rear living areas receive bright morning light but less direct sun later in the day. This can help keep kitchens and great rooms cooler during summer afternoons.

Rooms at the front may become warmer later in the day. This matters when the floor plan places bedrooms, offices, or large windows along the front elevation.

The east facing backyard also becomes shaded earlier. Homeowners who prefer cooler patios during late afternoons may appreciate this orientation. Your vegetable patch may struggle to produce.

COMPARE THE LOT WITH THE FLOOR PLAN

[Ontario's](#) seasons make these differences more noticeable. Winter sunlight can add welcome warmth and help melt snow. Strong summer exposure can increase indoor temperatures and cooling needs.

Review both the [floor plan and lot orientation](#) before making your final selection. It will give you a much clearer picture of how the home will feel throughout the year.