

**INFORMAL CONSULTATION -
URBAN DESIGN REVIEW PANEL**

**MANOTICK VILLAGE - 5506 MAIN STREET
PROPOSED COMMERCIAL DEVELOPMENT**



NEIGHBOURHOOD



- 1. INTERSECTION OF MAIN STREET AND BANKFIELD ROAD
- 2.SHOPPING PLAZA
- 3.RIDEAU RIVER (BACK CHANNEL)
- 4. INTERSECTION OF MAIN STREET AND BRIDGE STREET
- 5. CENTRE OF MAIN STREET - SHOPPING CORE
- 6.RESIDENTIAL AREA
- 7. COMMERCIAL/RESIDENTIAL AREA
- 8. POST OFFICE
- 9. MANOTICK “MEWS” SHOPPING PLAZA
- 10. “THE MILL” - HISTORIC SITE AND SURROUNDING HISTORIC BUILDINGS
- 11. MILL DAM
- 12. RESIDENTIAL AREA - SOUTH ISLAND
- 13. LOCAL LEGION
- 14. ANGLICAN CHURCH
- 15.”MANOTICK PLACE” RETIREMENT HOME

NEIGHBORHOOD IMAGES



VIEW SOUTH ON MAIN STREET - VILLAGE CORE



VIEW NORTH ON MAIN STREET



VIEW SOUTH ON MAIN STREET - VILLAGE CORE

SITE CONTEXT IMAGES



VIEW SOUTH ON MAIN STREET ENTERING MANOTICK



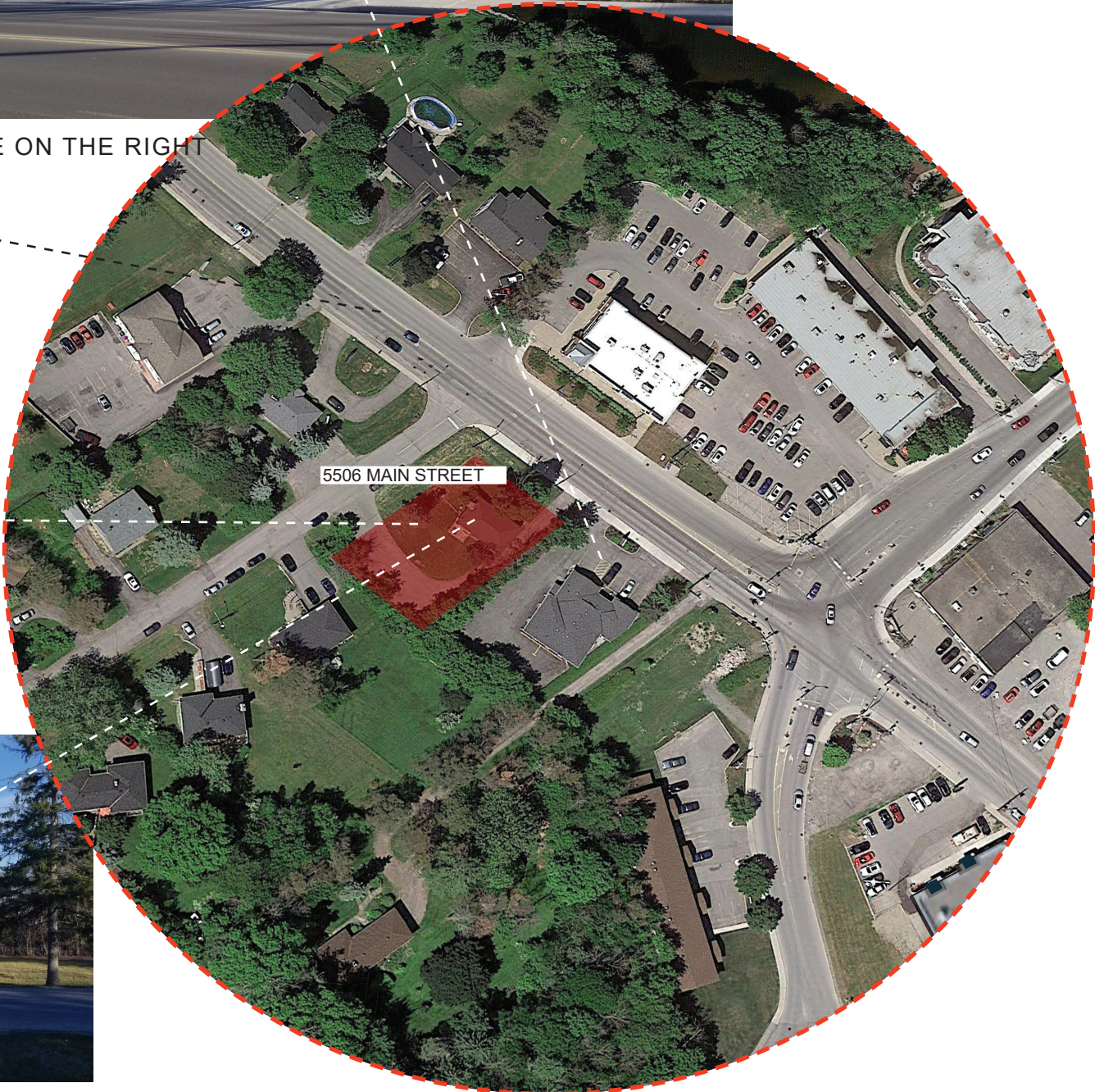
VIEW WEST / SITE ON THE RIGHT



VIEW SOUTH ON HIGHCROFT / SITE IN THE FOREGROUND



VIEW EAST - CORNER OF HIGHCROFT AND MAIN -
EXISTING STRUCTURE ON PROPOSED SITE



DESIGN GUIDELINES FOR RURAL VILLAGES

Community Layout and Design

- Define community entry points such as major entranceways. Entry point features should reflect village character and may include elements such as landscaping, lighting, public art and signage.
- Ensure new development respects the natural topography of land, and integrates existing land-forms such as hills, terraces, cliffs, valleys, rocky outcrops and watercourses. Avoid altering natural terrain to accommodate development.
- Attention a mix of uses – commercial, residential, recreational and institutional – within the vil-lage core. Locating uses within walking distance of each other strengthens community interaction and viability.
- Ensure prominent buildings, open spaces, public art and/or other attractive features are de-veloped at highly visible locations, such as corner sites, sites that terminate roadways and sites that frame community gathering places. Height, massing, architectural elements and landscaping should be used to create visual interest.
- Identify opportunities to site, stage or install public art in key locations within the community. Art selection should be done in collaboration with the community.
- Identify, preserve and/ or revitalize community landmarks, focal points and vistas to support vil-lage identity and a ‘sense of place’.

Heritage and Architecture

- Refer to historic buildings in the village for architectural cues, as redevelopment occurs.
- Consider using a historic palate with complimentary colours for new buildings developed in older areas and village cores. Historic colours can be rich, neutral tones inspired by the original co-lours found on old village homes and historical buildings.

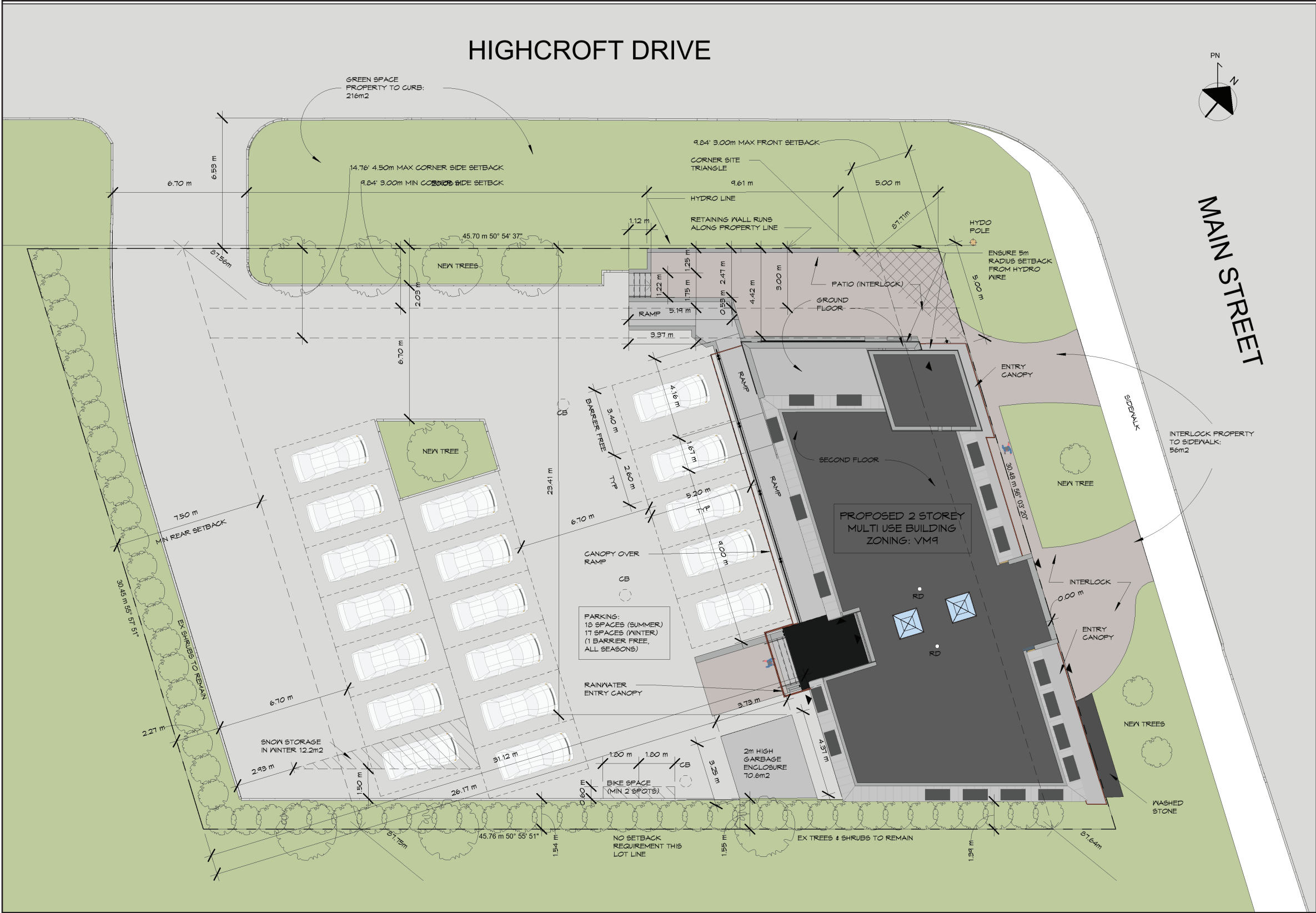
Built Form

- Ensure new buildings are compatible with adjacent development by using a common scale, massing and height to complement the existing context.
- New buildings should follow the existing architectural pattern and rhythm established by adja-cent development. Visually divide large facades into smaller sections using a human-scale, windows, bays and articulation to reduce the perception of massing.
- Orient buildings to frame the street. Primary façades should parallel the street and entries should be clearly visible and connect to the public sidewalk.

Built Form

- Front yard setback should be consistent with current zoning guidelines.
- Ensure buildings on corner sites have facades that address both streets to define the public space. Front and side building elevations at these locations should incorporate enhanced design, features and architecture.
- Locate parking to the side or rear of principal buildings. Proper orientation of parking mitigates its impact on the public street.
- Enhance gathering places by including design elements such as play areas, landscaping, street furniture, public art and/or other attractive features that reflect community character. Gathering places have activities and/or services that promote safe community interaction, exchange and congregation.
- Streetscape
 - Develop lively frontages along mainstreets to support pedestrian activity. Lively, active frontages may be characterised by a human-scale, reduced building setbacks, visible entries, wide sidewalks, highly transparent facades, patios and varied deco-rative paving. Clearance requirements for at-grade and overhead utility distribution equipment shall be respected.
 - Develop generous sidewalks on both sides of the streets for mainstreets, vil-lage cores and areas with high pedestrian traffic (for example, near schools) to pro-mote walkability. Sidewalks on both sides of the street facilitate safe, easy and conve-nient pedestrian travel to community amenities. Sidewalks should be wide enough to accommodate maintenance vehicles and snow storage.
 - Encourage the use of awnings, seasonal plantings and/or signage in storefront design along mainstreets to add visual interest to streetscape.
 - Ensure signage is made of high-quality, durable materials that complement the architectural surroundings. Sign illumination should be task-oriented and avoid glare/ light spillover toward adjacent land uses.
 - Unless the village core is historically characterized by a variety of street tree plantings, plant deciduous trees in a consistent pattern along both sides of the street in areas with pedestrian traffic. Street trees define the street edge and protect and shade pedestrians. Consider planting trees behind sidewalks, away from the road edge, to increase the tree’s chance of survival.
 - Plant landscaped buffers for parking lots that are adjacent to, or visible from, public rights-of-way.

SITE PLAN



LOT AREA: 1332.84m²

AVERAGE EXISTING GRADE:
 $(87.71+87.64+87.75+88.65)/4=$
87.915m

RAMP NOTES:
TOP OF RAMP: 89.00m
BOTTOM OF RAMP: 87.90m
CHANGE IN ELEVATION: 1.10m
MIN RAMP LENGTH (1:15): 16.50m

PROPERTY SCHEDULE		
NAME	AREA	% OF SITE (1333m ²)
GREEN SPACE (PARKING LOT)	163.96	12%*
GREEN SPACE (SIDE YARD)	27.25	2%
INTERLOCK	72.11	5%
PARKING	739.05	55%

* GREEN SPACE IN/SURROUNDING PARKING LOT IS 22% OF PARKING

BUILDING AREA		
NAME	AREA SQFT	LOT COVERAGE
BUILDING AREA	260.57	20%

AREA SCHEDULE		
NAME	AREA SQFT	AREA (m ²)
SECOND FLOOR	2408 SF	224
1ST FLOOR	2617 SF	243
BASEMENT	301 SF	28
TOTAL FLOOR AREA	5325 SF	495

MINIMUM PARKING		
NAME	AREA m ²	PARKING
UNIT 1 (DELI)	107	10.7
UNIT 2 (STORE)	53	1.8
UNIT 4 (OFFICE)	72	1.7
UNIT 3 (OFFICE)	89	2.1
TOTAL		16.4



PROPOSED DESIGN WITHIN THE NEIGHBOURHOOD



VIEW SOUTH - ENTERING MANOTICK ON MAIN STREET

PROPOSED DESIGN WITHIN THE NEIGHBOURHOOD



VIEW WEST AT INTERSECTION OF HIGHCROFT STREET AND MAIN STREET

PROPOSED DESIGN WITHIN THE NEIGHBOURHOOD

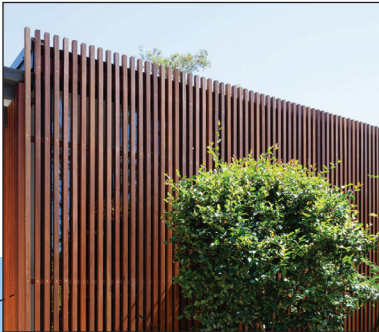


VIEW NORTH ON MAIN STREET

CONTEXTUAL MATERIALS



CHARCOAL GREY
BRICK



BIRCH WOOD SCREEN OVER
COLOURED CERAMITEX PANEL



"WATSON'S MILL" -
INSPIRED STONE
COLOUR AND
TEXTURE FOR NORTH



COPPER DOWNSPOUT
DETAIL IN STONE



COPPER FACIA FOR
CANOPY

CHARCOAL GREY
ALUMINIUM STORE-
FRONT C/W CLEAR
GLASS

CONTEXTUAL MATERIALS



VIEW EAST FROM HIGHCROFT STREET

“WATSON’S MILL” -
INSPIRED STONE
COLOUR AND
TEXTURE FOR NORTH
/WEST FACADE WALL



STUCCO PANEL

COPPER FACIA
FOR CANOPY

BIRCH WOOD
SCREEN OVER
COLOURED CE-
RAMITEX PANEL

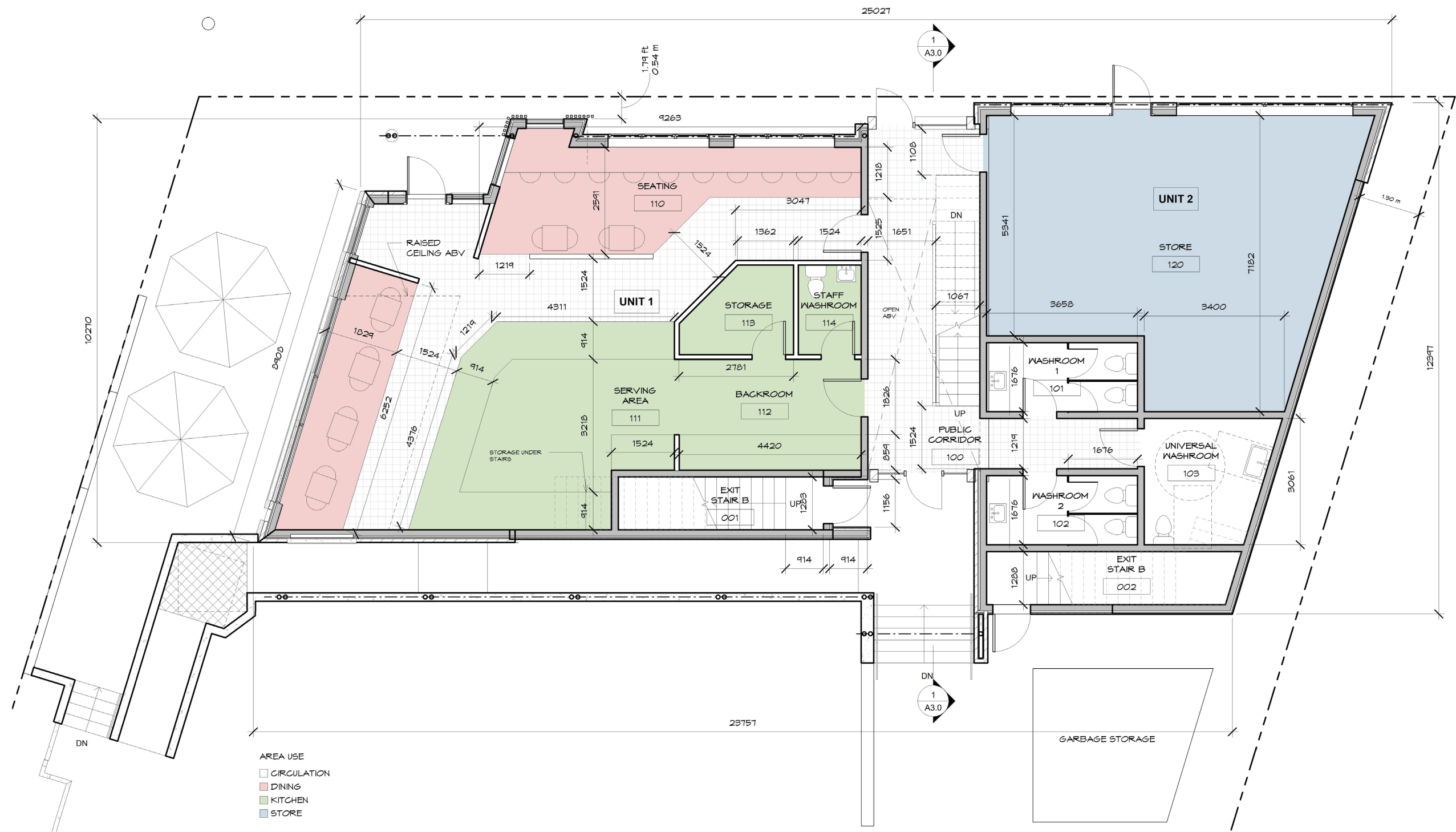


VIEW OF ENTRY FROM PARKING AREA



WOOD TEXTURED CON-
CRETE RETAINING WALL
FOR WHEEL CHAIR RAMP
ACCESS AND ENTRY WALL

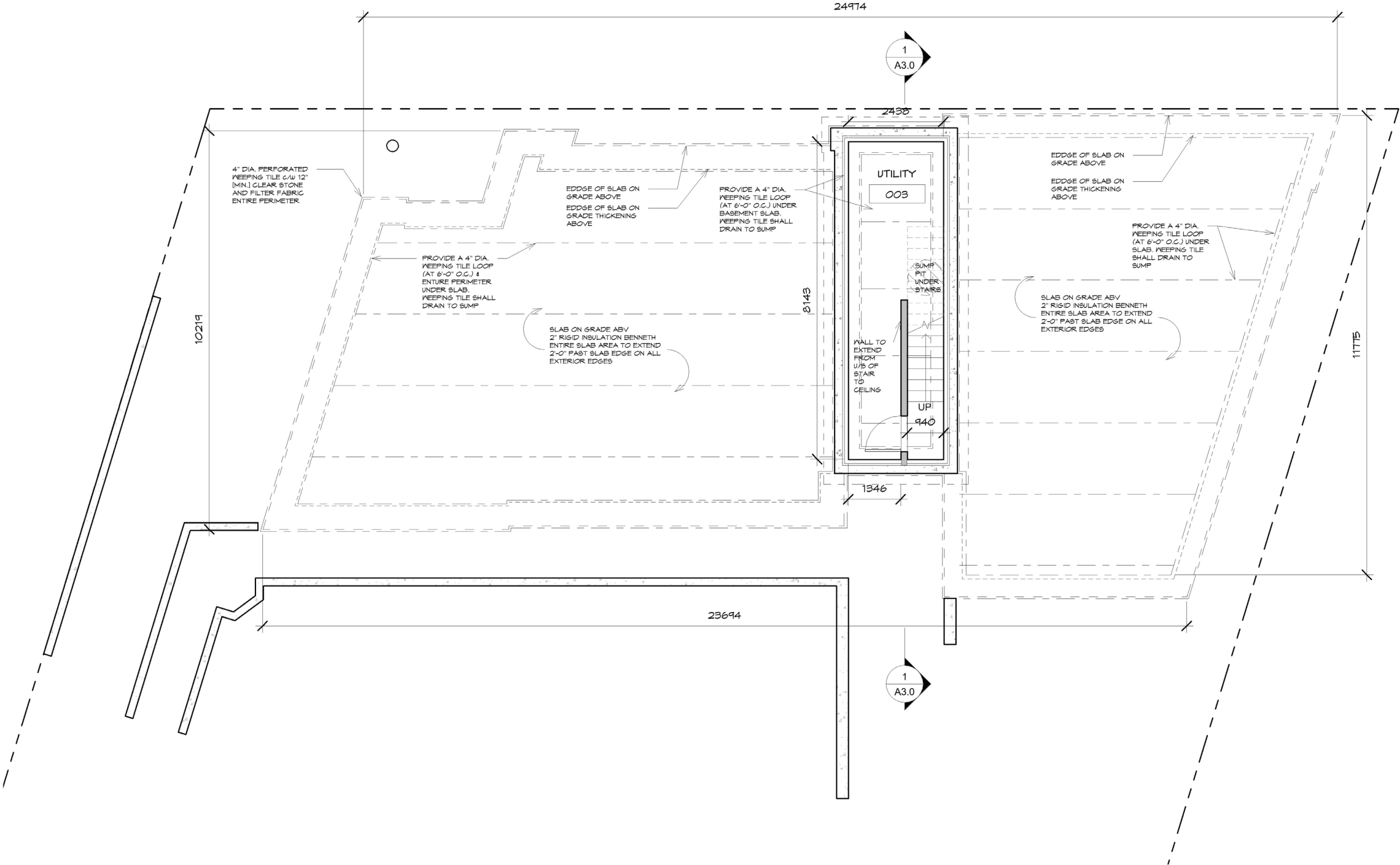
GROUND FLOOR RETAIL PLAN



AREA SCHEDULE		
NAME	AREA SQFT	AREA (m2)
SECOND FLOOR	2408 SF	224
1ST FLOOR	2617 SF	243
BASEMENT	301 SF	28
TOTAL FLOOR AREA	5325 SF	495

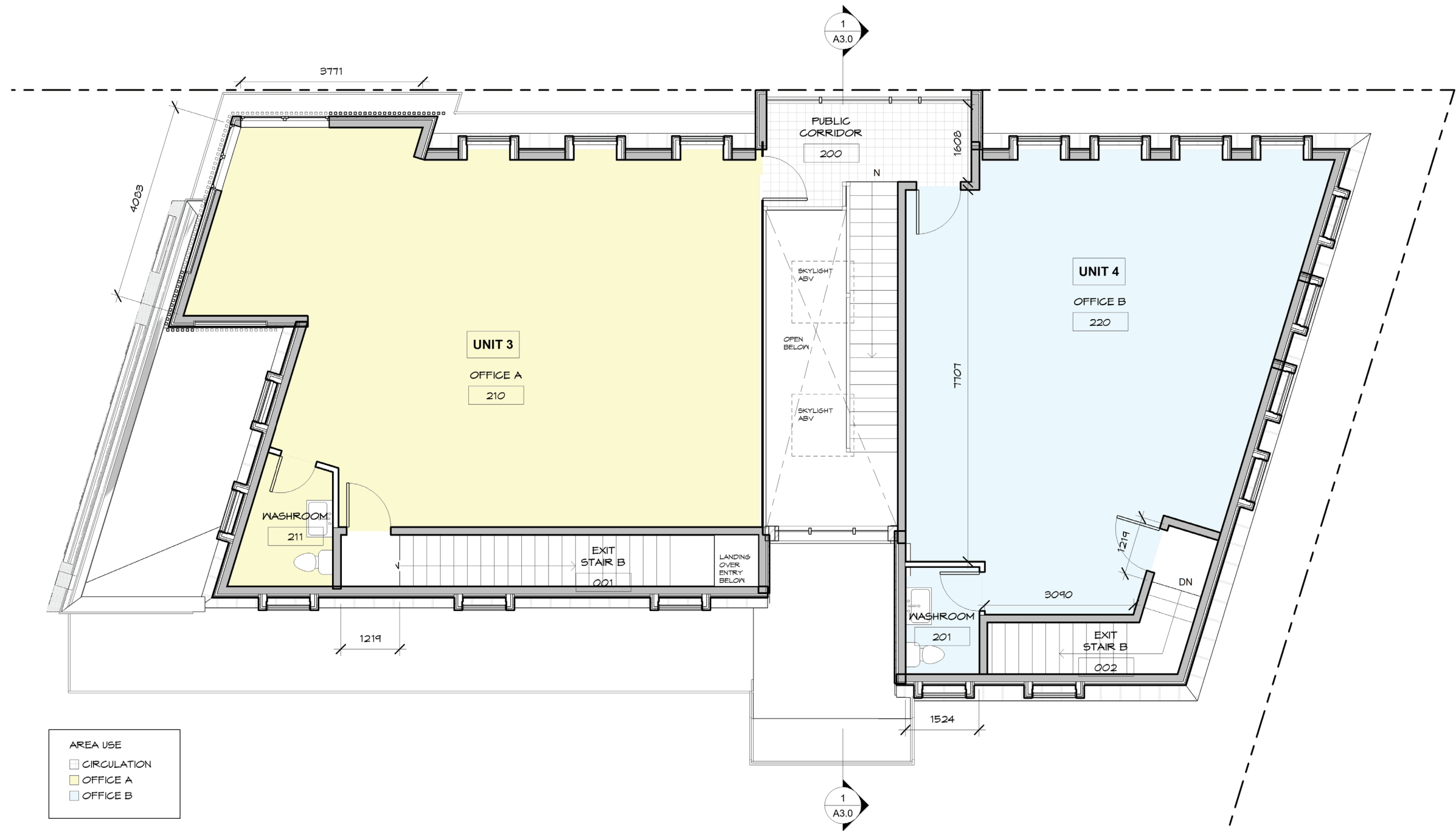
OCCUPANCY			
USE	AREA m2	OCCUPANCY LOAD	W/C per Sex
LEVEL 1			
PUBLIC			
CORRIDOR	22	5.9	0
CIRCULATION	22	5.9	0
UNIT 1			
DELI			
KITCHEN	48	5.2	1 SHARED
DINING	29	25.9	1 PUBLIC
CIRCULATION	31	8.3	0
UNIT 2			
STORE	53	14.2	1 PUBLIC
STORE	53	14.2	1 PUBLIC
LEVEL 1	182	59.5	2 PUBLIC
LEVEL 2			
Space			
CORRIDOR	8	2.2	0
CIRCULATION	8	2.2	0
UNIT 3			
OFFICE			
OFFICE A	89	9.6	1 SHARED
OFFICE B	89	9.6	0
UNIT 4			
OFFICE			
OFFICE B	72	7.8	1 SHARED
OFFICE B	72	7.8	0
LEVEL 2	170	19.6	0 PUBLIC

BASEMENT PLAN



AREA SCHEDULE		
NAME	AREA SQFT	AREA (m2)
SECOND FLOOR	2408 SF	224
1ST FLOOR	2617 SF	243
BASEMENT	301 SF	28
TOTAL FLOOR AREA	5325 SF	495

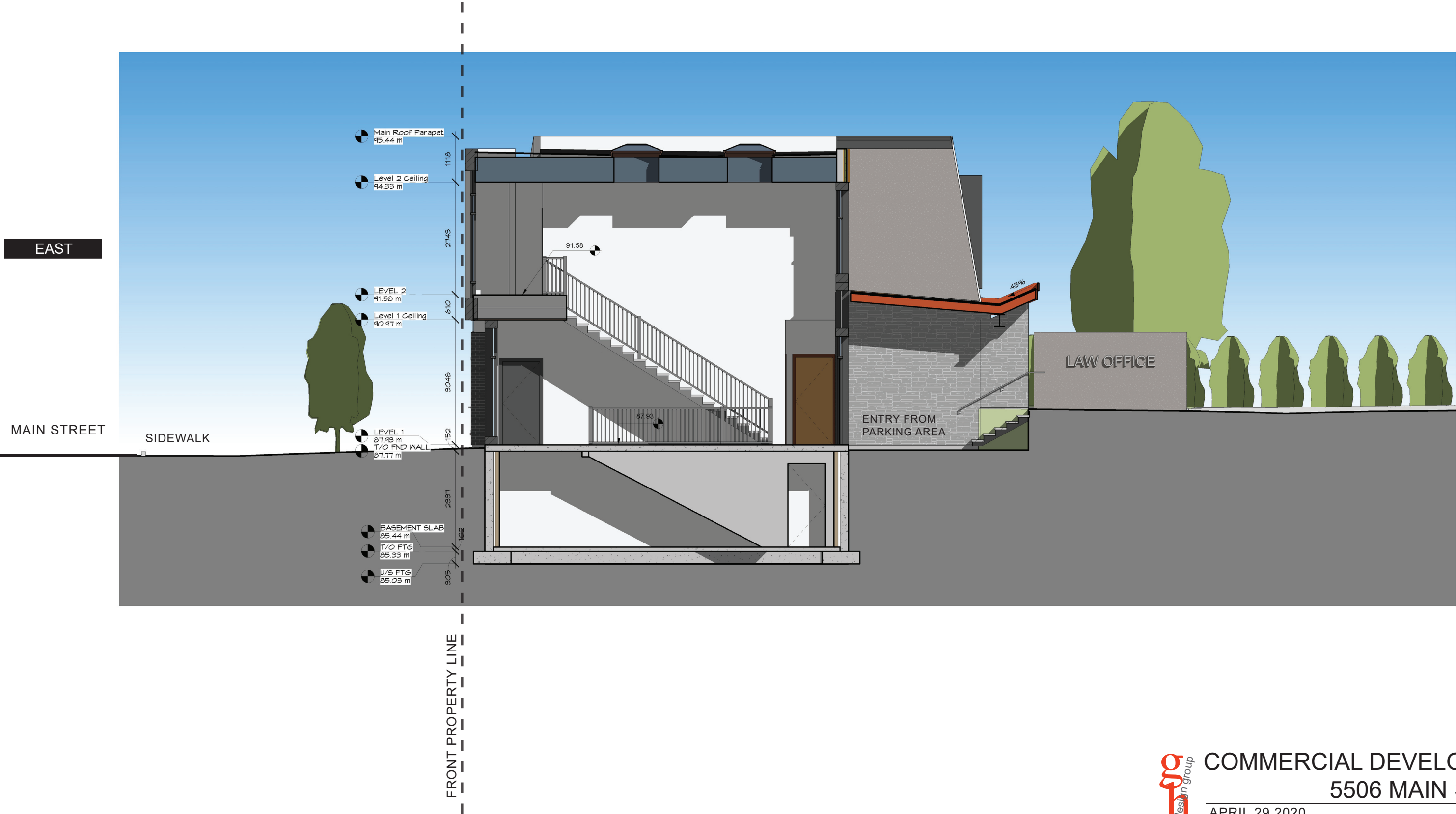
SECOND FLOOR OFFICE PLAN



AREA SCHEDULE		
NAME	AREA SQFT	AREA (m2)
SECOND FLOOR	2408 SF	224
1ST FLOOR	2617 SF	243
BASEMENT	301 SF	28
TOTAL FLOOR AREA	5325 SF	495

OCCUPANCY			
USE	AREA m2	OCCUPANCY LOAD	W/C per Sex
LEVEL 1 PUBLIC CORRIDOR			
CIRCULATION	22	5.9	0
	22	5.9	0
UNIT 1 DELI			
KITCHEN	48	5.2	1 SHARED
DINING	29	25.9	1
CIRCULATION	31	8.3	0
	107	39.4	1
UNIT 2 STORE			
STORE	53	14.2	1
	53	14.2	1
LEVEL 1 LEVEL 2 Space	182	59.5	2 PUBLIC
CORRIDOR			
CIRCULATION	8	2.2	0
	8	2.2	0
UNIT 3 OFFICE			
OFFICE A	89	9.6	1 SHARED
	89	9.6	0
UNIT 4 OFFICE			
OFFICE B	72	7.8	1 SHARED
	72	7.8	0
LEVEL 2	170	19.6	0 PUBLIC

BUILDING SECTION (EAST/WEST)



BUILDING ELEVATION EAST



BUILDING ELEVATION NORTH



BUILDING ELEVATION WEST



BUILDING ELEVATION SOUTH



LANDSCAPE PLAN - APRIL 2020

