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February 19, 2012

City Of Ottawa
110 Laurier Avenue.
Ottawa, ON, K2P2L7

Attention:
Andrew McCreight
Infrastructure Services and Community Sustainability
Planning and Growth Management
Development Review-Urban Services

Re:
Mutchmor Public School Addition
185 Fifth Avenue,
Ottawa, ON,

Dear Mr. McCreight;
Attached is our Planning Rationale for the above captioned project.

Introduction

Mutchmor Public School is an existing Kindergarten to Grade 6 Ottawa Carleton District School Board facility which requires the addition of 4 Kindergarten and 5 new classrooms as a separate wing to accommodate the requirements for the new "all day Kindergarten" program mandated by the Province of Ontario.

Planning Rationale

The existing foot print of Mutchmor Public School is building area of approximately 2009 square metres. The proposed addition will be 2 storeys with a basement (budget permitting) and will incorporate 4 Kindergarten and 5 classrooms, support functions, mechanical and unfinished general space. The area of new construction is approximately 790 square meters. The existing school comprises the original 1895 school on Fifth Avenue with later additions to the north in 1911, 1920 and 1980. Portions of the 1980's addition will be removed from the south elevation to provide a better connection to the same area of the 1920 addition at the ground and second levels.

The footprint of the new addition was established to respect required side yard setbacks as set out in the City of Ottawa Zoning By-law 2008-250 Consolidation and Section 60 Heritage Overlay requirements. The addition is located in the side yard of the site fronting on Fifth Avenue. The addition is a detached two storey building with a courtyard formed by links to the 1911 and 1980 additions. The building was deliberately set a distance away from the existing school to minimize connections to the west elevation of the 1911 addition and minimize any potential adverse impacts to the heritage fabric. The separation of the new and old provides a clear delineation between and establishes two compatible building forms which will permit the Fifth Avenue elevation to be developed as a primary entrance. The location of the addition to the west play yard ensures the prominence of the east facing elevation of the existing school to Lyon Street. This maintains the important corner lot presence of the existing heritage building and additions.

The Fifth Avenue elevation is required to be set back 600mm from the "wall of the building located closest to the side lot line" (Heritage Overlay / Section 60(3)(C)(i)). This line is established by the southerly face of the central entrance bay of the 1895 original school facing Fifth Avenue.

The new addition will be set back 600mm at the south-west corner (adjacent to the Residential zone) and taper back toward the north and align with the recessed south wall of the original 1895 building. This tapered view corridor will allow open unobstructed views of the original school when viewed from the west. This gesture sacrifices approximately 59 square meters of usable floor space to create this view corridor.

The addition will be connected by a two storey link to the west elevation of the 1911 structure at the location of an existing side entry and 3 level interconnecting stair. The existing double door is located at grade level and has a cut stone architrave and pediment topped by a floor to ceiling window at the second floor level. The second level has been compromised with the building in of an office suspended



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over the high upper landing space. This existing office will be removed to provide headroom in the new connection at the second level.

The grade at the landing at the west entrance to the original school is approximately one meter below the main floor level which is accessed by a set of stairs which are being removed. The one metre difference between grade and the main floor will require the removal of the door assembly including the existing double doors, glazed transom and door frame to provide headroom clearance. The floor level at the link will correspond with the top of the limestone foundation wall. The intention is to maintain as much of the original cut stone door surround and pediment and modify only as required to frame the new opening between the heritage building and the new addition. The width of the masonry openings framing the door and window will remain as found at both levels. There is a stone keystone detail at the head of the second floor opening that will be preserved to the interior of the new link. This feature will be preserved by raising the roof level of the link above the main roof level of the new addition to maintain this stone detail. The intention is to expose the existing brick face at the interior connections on both levels of the new link.

The floor to floor dimensions of the new addition will match the floor to floor heights of the existing building (approximately 4.65m). The addition will be lower than the height of the existing school massing and also lower than the maximum height (11m) for the Heritage Overlay Zoning.



The new addition will be linked to the south elevation of the 1980 gymnasium. An exit stair constructed in 1980 and the overlapping construction between the gymnasium and the 1920 addition will be demolished. This will allow a loop corridor to be developed integrating the new and existing floor plans significantly improving and optimizing the internal circulation while meeting barrier free requirements. The link will have no impact on the exterior walls of the 1920 addition.

The addition and the links to the existing building will form a "courtyard" where the west elevations of the 1911 and 1920 additions will be visible. The courtyard is intended to be accessible and landscaped as an outdoor teaching space. The existing gas service will be relocated to the west face of the addition at a new stairway; however, existing mechanical air intakes will remain in the courtyard.

The addition encroaches on a required rear yard setback from the west property line. Current zoning dictates a requirement for a 7.5 m rear yard setback. We will be applying to have the setbacks reduced to 5.0 m at the stair (as a projection and 6.0 m for the main buildings west elevation face. The applicant will be requesting a minor variance from the Committee of Adjustment. The area is shown as hatched area along the west wall on the site and floor plans. The intent of the variance is to recapture some of the lost footprint (59m.sq.) with the tapered view setback along Fifth Avenue. The floor and site plans note the size of the related area to be reclaimed through the variance will be in the range of 41.5 square meters.

We applied for Heritage Approval with an application presented to Ms. Lesley Collins/ Heritage Planner with the City of Ottawa on February 6, 2013. Application to the Committee of Adjustment will be made shortly and will be held until approval of the Heritage Review Committee is received. Lesley has advised that a new Heritage Review Committee has been formed and will be meeting in early March at which time our application for Mutchmor will be tabled.

I trust the rationale is acceptable and should you require additional information or clarification of any issues please call me directly.

I remain
Yours truly:

W.A.Davis B.Arch, O.A.A, R.A.I.C.