

April 22, 2008

Principals

Barry J. Hobin
B. Arch., OAA, FRAIC
Honourary Fellow AIA

William A. Davis
B. Arch., OAA, MRAIC
Associate AIA

Gordon Lorimer
B. Arch., OAA, MRAIC
Associate AIA

Wendy Brawley
B. Arch., OAA, MRAIC
Associate AIA

Associates

Douglas Brooks
DIP Arch Tech

Bryan Bonell
B. Arch., OAA, MRAIC
Associate AIA

Wayne G. Fralic
DIP Arch Tech

City of Ottawa
Planning Branch
110 Laurier Avenue West
Ottawa ON K1P 1J1

Attention: Mr. Stuart Lazear
Coordinator Heritage Services

Re: 424 Metcalfe Street Redevelopment
Our Project No. 1007

Dear Mr. Lazear,

Attached you will find a preliminary design package outlining the proposed redevelopment of the site formerly occupied by the Beaver Barracks. While we are still refining the design, we felt it important to present the scheme to L.A.C.A.C. for information purposes as we have made a minor variance application to Committee of Adjustments.

As you know this development has resulted from an RFP put out by the Housing Branch which was won by our client C.C.O.C.

The primary objective of the RFP was to maximize the number of permanently affordable dwelling units. There were also several secondary objectives.

- To incorporate the existing community garden.
- To incorporate sustainable design measures to a LEED silver level of performance.
- To designate least 10% of the units for barrier free special needs housing and maximize visitability for handicapped residents living in the community.
- To integrate the existing footpath into the design.

The program also called for a broad level of public consultation. While much of this consultation is required by standard approvals, the scope includes NCC design approval for the Metcalfe Catherine corner and a sustainable design charette. This latter event was held over two days last fall with participation of more than 50 people including owners of both abutting properties, the Bugs Garden Group, CCOC staff, CMHC, NCC, City staff from Planning, Infrastructure Approvals, and Housing, the ward councilor as well as the consultant design team. This event was followed up by a public meeting aimed at the general community. This also was well attended by many Centretown residents, CCOC clients, Bugs Garden Group members, residents of the Windsor Arms and the ward councilor.

Presentations have also been made for information purposes to the NCC and the Downtown Ottawa Design Review Panel as well as the RFP Selection Committee. While these consultations have been very supportive of the concept they have



63 Pamilla Street
Ottawa, Ontario

K1S 3K7

T: (613) 238-7200

F: (613) 235-2005

E: mail@hobinarc.com

www.hobinarc.com

also provided many insights that have influenced the design. Consequently the attached drawings while consistent with the original concept, have also been shaped by this consultative process.

Principals

Barry J. Hobin
B. Arch., OAA, FRAIC
Honourary Fellow AIA

William A. Davis
B. Arch., OAA, MRAIC
Associate AIA

Gordon Lorimer
B. Arch., OAA, MRAIC
Associate AIA

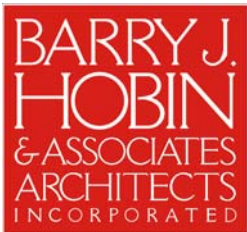
Wendy Brawley
B. Arch., OAA, MRAIC
Associate AIA

Associates

Douglas Brooks
DIP Arch Tech

Bryan Bonell
B. Arch., OAA, MRAIC
Associate AIA

Wayne G. Fralic
DIP Arch Tech



While the site is known as the Beaver Barracks because of the temporary military facilities erected there during the Second World War, it has been largely vacant since 1993. It's current occupancy includes the foot path and community garden as well as a small paramedic post on the Catherine frontage.

It is the need to integrate these 3 elements coupled with contextual constraints that have largely shaped the design. The community garden with its need for sunlight has been set near the north end of the site where heritage concerns dictate a low profile building form consistent with the neighbouring Windsor Arms. While little of the original fabric remains along Argyle, the design draws its cues from the pattern of development still largely intact on McLeod to the north. The 4 storey form is broken up into distinct vertical bays and a variety of smaller design elements which captures the rhythm of this fabric. The ground floor units of this building has been designed as town houses with private entrances at grade along Argyle. This too replicates the rhythm of houses while animating the street with activity. A 2 storey carriage way leads visitors through the centre of the building past the apartment lobby entrance to a central courtyard and the community garden. The east and west sides of the courtyard are flanked by 3 storey stacked townhouse blocks. These buildings employ the same design strategies as the Argyle Building.

The path rings the north quadrants of the garden and then dissects it while descending to the lower grade of Catherine Street and the existing paramedic post.

The design responds to the noise generation of the Queensway and the NCC requirement for a gateway feature at Catherine and Metcalfe by proposing an 8 storey mixed use building which acts as an acoustic barrier to the development as well as a feature. It also incorporates a paramedic post into its ground floor plan to free up the remaining Catherine frontage for development during a later phase. While architecturally compatible with the lower buildings to the north, this building employs different architectural strategies to break up its mass while creating a strong focus on the corner.

The variance application largely relate to 3 factors.

1. Height:

While the zoning designation permits a height of up to 18.3 m or 6 storeys, within an FSI of 3, all of the site conditions and design strategies indicate that height should be considerably lower to the north and higher to the south. While the variance seeks to increase the permitted height for the Metcalfe building from 18.3m to 26.5m, FSI has not been increased.

63 Pamilla Street

Ottawa, Ontario

K1S 3K7

T: (613) 238-7200

F: (613) 235-2005

E: mail@hobinarc.com

www.hobinarc.com

Principals

Barry J. Hobin
B. Arch., OAA, FRAIC
Honourary Fellow AIA

William A. Davis
B. Arch., OAA, MRAIC
Associate AIA

Gordon Lorimer
B. Arch., OAA, MRAIC
Associate AIA

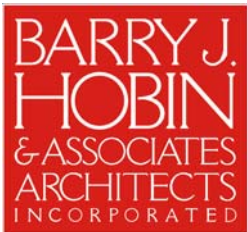
Wendy Brawley
B. Arch., OAA, MRAIC
Associate AIA

Associates

Douglas Brooks
DIP Arch Tech

Bryan Bonell
B. Arch., OAA, MRAIC
Associate AIA

Wayne G. Fralic
DIP Arch Tech



63 Pamilla Street
Ottawa, Ontario
K1S 3K7

T: (613) 238-7200

F: (613) 235-2005

E: mail@hobinarc.com

www.hobinarc.com

2. Yards

While above grade the design concept has changed little since the RFP submission, below grade major cost saving revisions radically change the By-Law interpretation of the design. Originally all 5 buildings were linked by one common underground garage. This made the complex one mixed use building for zoning purposes. The CG8 zone has no yard requirements for a mixed use building. However with the deletion of much of this underground garage. The design becomes a P.U.D. Consequently the yard provisions for a P.U.D. come into play for the Argyle building and two stacked townhouse blocks.

3. Heritage Overlay

While we have no objections to seeking heritage approval, we believe that the provisions of the heritage overlay are inappropriate in this instance. We do not believe that the design of a temporary building demolished in 1993 has any relevance to current heritage concerns. Rather it is our belief that the primary heritage factors are the Museum of Nature, the neighbouring Windsor Arms apartments, and the historical pattern of development on the streets flanking the museum.

We are also seeking relief from the by-law loading provisions.

Although the design is not yet ready for a formal LACAC submission, in the interests of the variance application we would like to make a presentation to LACAC at their May 8 meeting for information purposes. We would also be seeking the Committee's support of our Minor Variance application.

Please feel free to give me a call should you have any questions.

Regards,

Gordon Lorimer, OAA, MRAIC
GL:ts

cc: Dennis Carr
Jane Ironside
Saide Sayah