

267 O’Connor Street

Design Brief

February 06, 2025

UNSTUDIO HOBIN ARCHITECTURE TAGGART REALTY MANAGEMENT

267 O’CONNOR
DESIGN BRIEF

PROJECT DESCRIPTION

Brief Description

The proposed development, consisting of two high-rise towers linked at grade, intends to provide a livable, resilient and dynamic site for Ottawa’s Centretown community. The proposed development aims to not only supply additional housing to the area but also create a lively place for all users to congregate, enjoy a vibrant mix of retail and community uses, and engage with a thoughtfully designed public space, promoting social interaction and collective well-being.

The development seeks to achieve these goals through aligning itself with the following contemporary urban design principles: mobility, nature, community, visual landmarks, and sustainability.

Mobility

The development aims to promote walkability by providing pedestrian-friendly connections, widened sidewalks, and improved streetscapes. Additionally, bicycle infrastructure, including secure storage aims to encourage active transportation. Ground-level retail and public spaces integrate seamlessly with the surrounding urban fabric, enhancing the site’s overall connectivity.

Nature

Incorporation of green spaces such as the large, landscaped plaza, private rooftop amenity garden perched on the level 1 link, and tree-lined pathways intend to contribute to the site’s urban biodiversity. Additionally, public seating, gathering areas, and a small performance stage surrounded by these natural elements create a welcoming environment for residents and visitors alike.

Community

The design fosters social interaction through accessible public spaces, community hubs, and cultural programming. Mixed-use components, including retail, residential, and recreational amenities, support a vibrant, 24/7 neighborhood. The potential for public art, and community events within the P.O.P.S aim to strengthen the cultural identity of the area.

Visual Landmarks

The staggered heights of the two-tower configuration creates a distinct silhouette, intending to enhance the Ottawa skyline without interrupting the designated view corridors. With a focus on innovative materials and a dynamic façade design, the project aims to ensure a visually striking siteEMC spaces3 ÞeET EMC /P ⁄J En-US)/Me0 0 (t0S) t2.8d

267 O’Connor Street

1_ UNStudio

2_ Vision

3_ Context Analysis

4_ Architectural Approach

5_ POPS

6_ Tower Approach

7_ Sustainability Approach



267 O’Connor Street

1_ UNStudio



UNSTUDIO



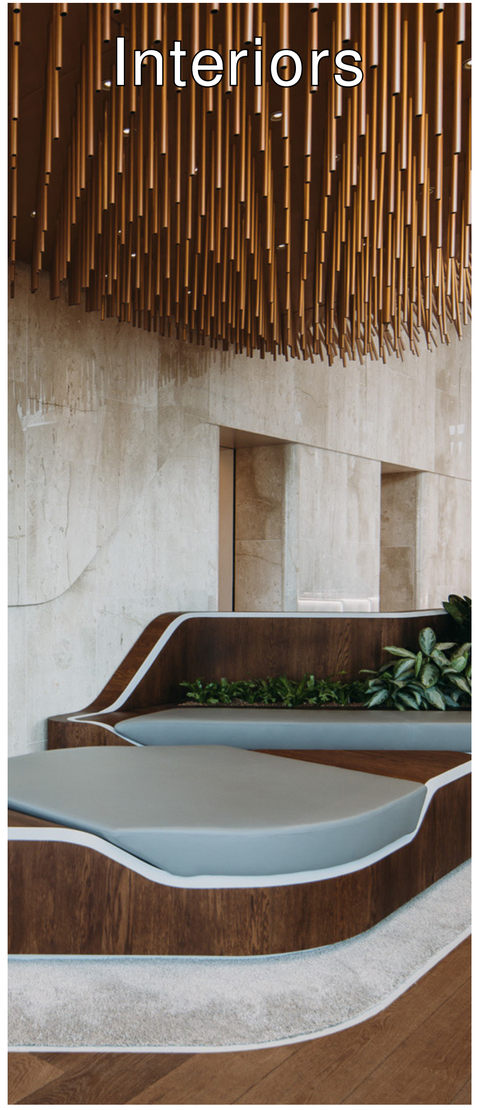
South Bank, Melbourne
under construction



Chamartin Station, Madrid
under construction



Raffles City, Hangzhou
completed



Unstudio Tower Lobby, Amsterdam
completed



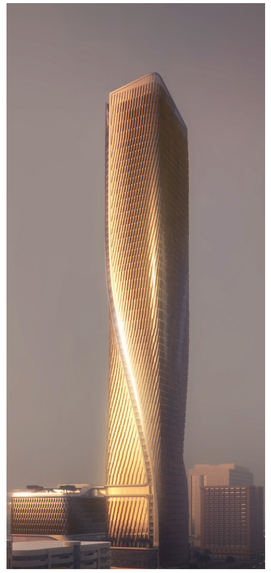
Hardt Hyperloop, Hardt
design

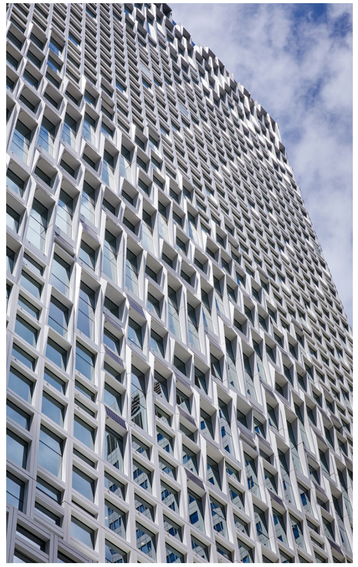
UNSTUDIO
Past and Current Projects





Mixed-Use





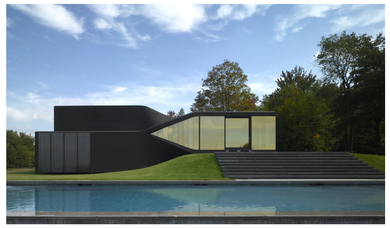






Residential













Infrastructural











Educational



267 O’Connor Street

2_ Vision



Activating the



Social Sustainability

Future Proof Community Living

Environnmental Sustainability

267 O’Connor Street

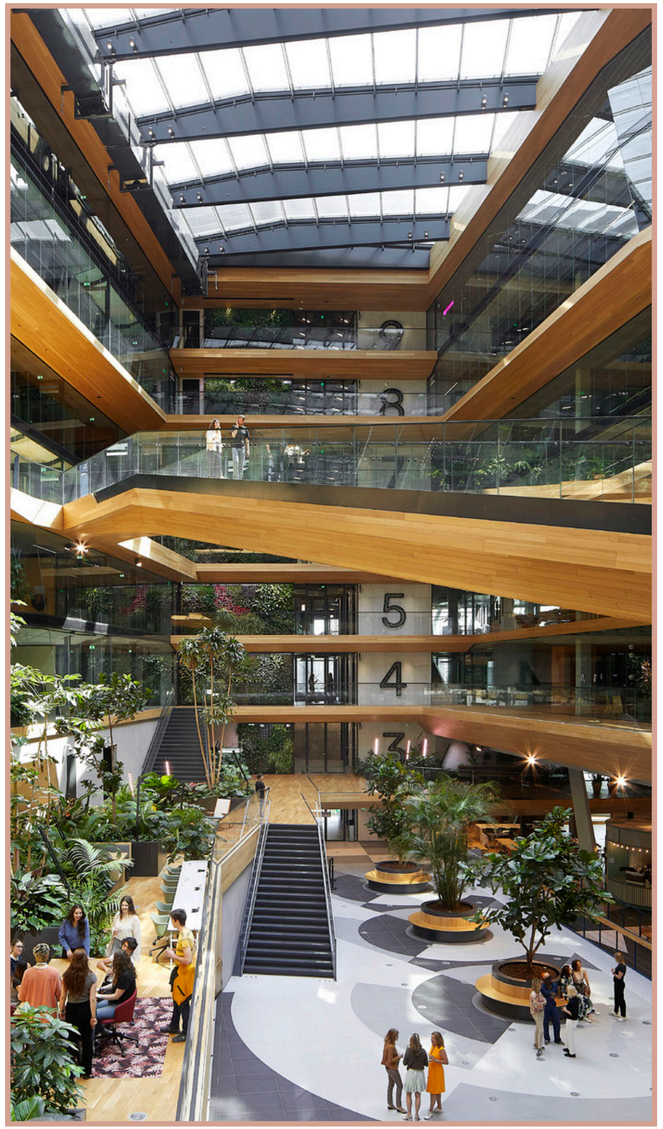
Vision_Key Drivers



MOBILITY



NATURE



COMMUNITY



VISUAL
LANDMARKS



SUSTAINABILITY

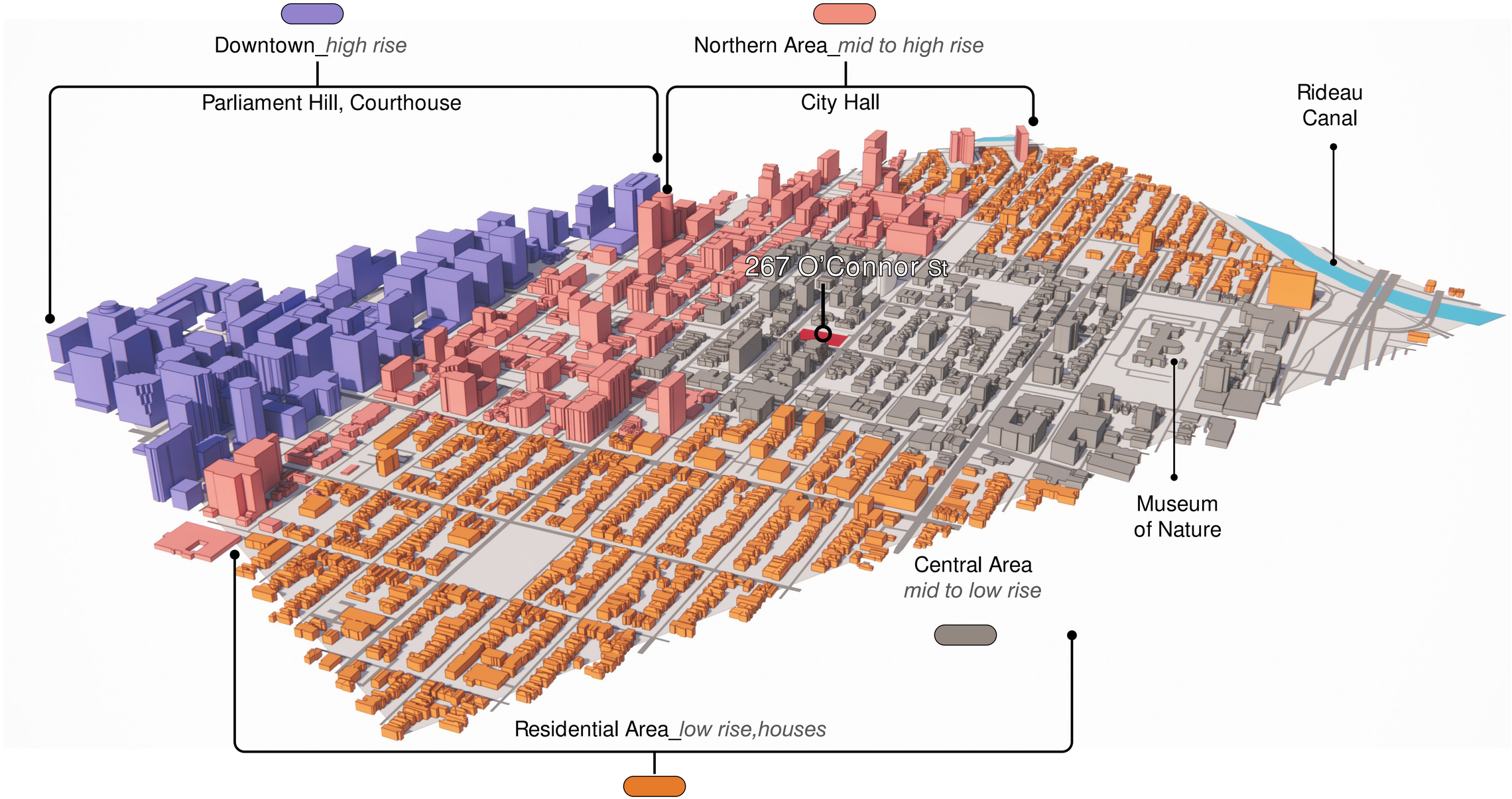
267 O’Connor Street

3_ Context Analysis



267 O’Connor Street

Context Analysis_Centertown, Ottawa



311 Somerset Street, 234 & 236 O'Connor: 16 storey mixed-use building, 140 Units, 67 Parking Spaces

359 Kent: 27 storey mixed-use building, 289 units

381 Kent: Nine storey mixed-use building, 218 units



96 Nepean: 27 storey residential building, 201 units, 161 parking spaces below grade

215 Mcleod: Four storey embassy building with a one storey below grade

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223 Mcleod: 18 storey office building with retail at grade, 3 levels of underground parking

322 Waverly: Six storey residential building, 27 units

267 O’Connor Street

Context Analysis_Centertown, Ottawa

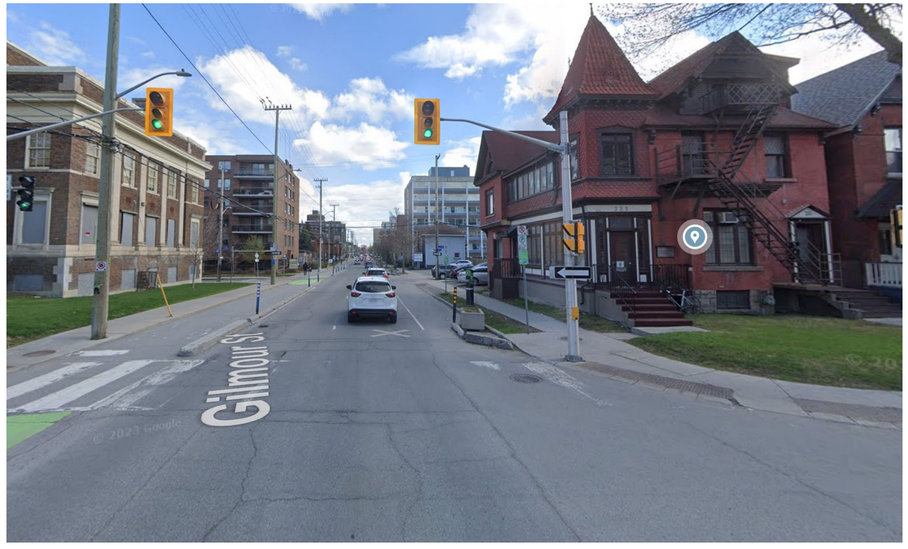


View Points

267 O’Connor Street

Context Analysis_Site Photos







267 O'Connor Street

Context Analysis_Built and Natural heritage assets on site/adjacent sites

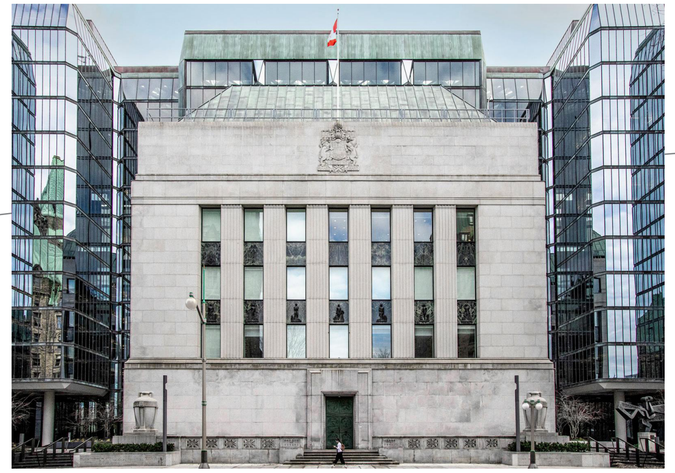
267 O'Connor Street is located within Ottawa's Centretown Heritage Conservation District (HCD), an area recognized for its significant cultural and historical value. The Centretown HCD was designated in 1997 under By-law 269-97, with boundaries established following an Ontario Municipal Board hearing.

Developed primarily between 1890 and 1914, Centretown is one of Ottawa's oldest residential neighborhoods, closely linked to the city's role as the national capital. Its proximity to Parliament Hill made it a desirable location for housing the expanding civil service and various professionals.

The district showcases a diverse range of architectural styles, including large architect-designed houses along Metcalfe Street leading to the Victoria Memorial Museum (now the Canadian Museum of Nature). This variety reflects the area's historical development and its association with prominent figures in Ottawa's history.

In 2022, the City of Ottawa adopted a new Heritage Conservation District Plan for both the Centretown and Minto Park HCDs to meet the requirements of the Ontario Heritage Act. This plan provides updated policies and guidelines to preserve the district's heritage attributes while accommodating appropriate development.

The heritage qualities surrounding 267 O'Connor Street
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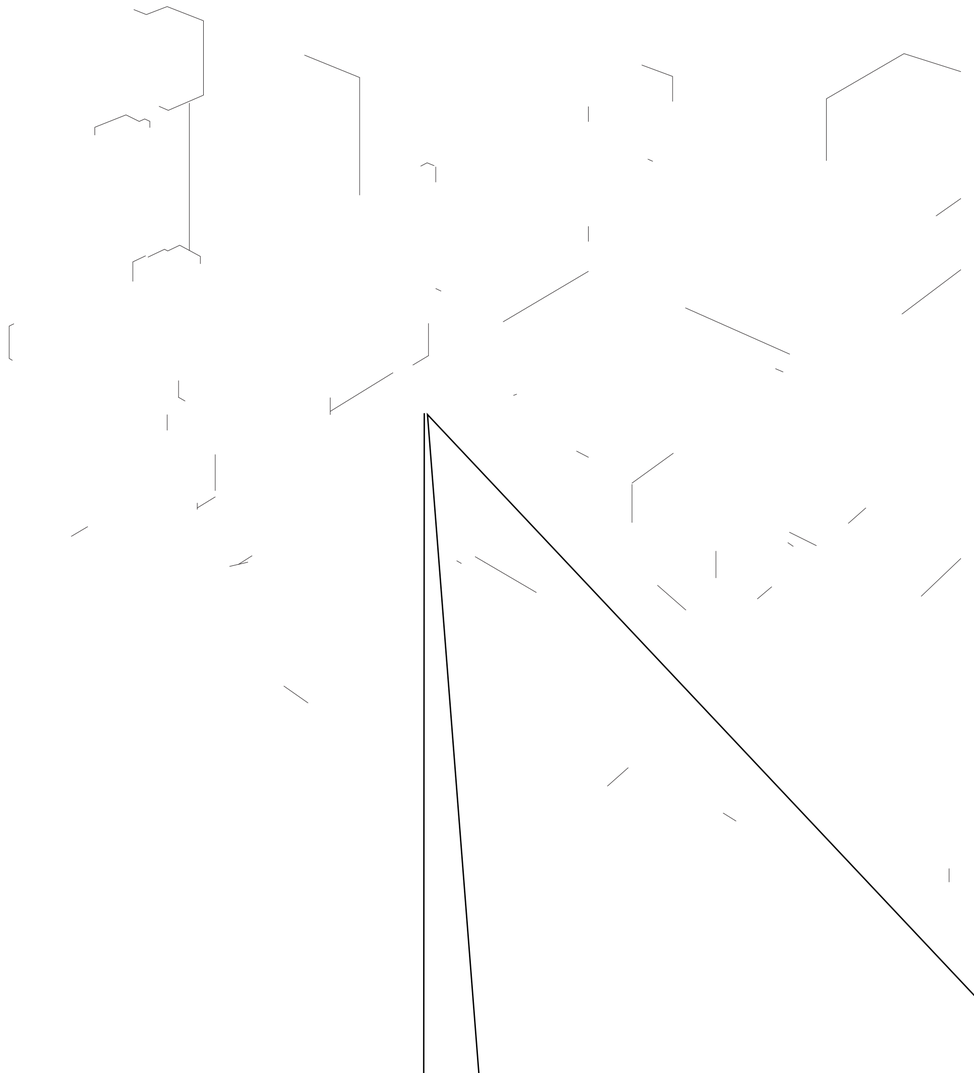






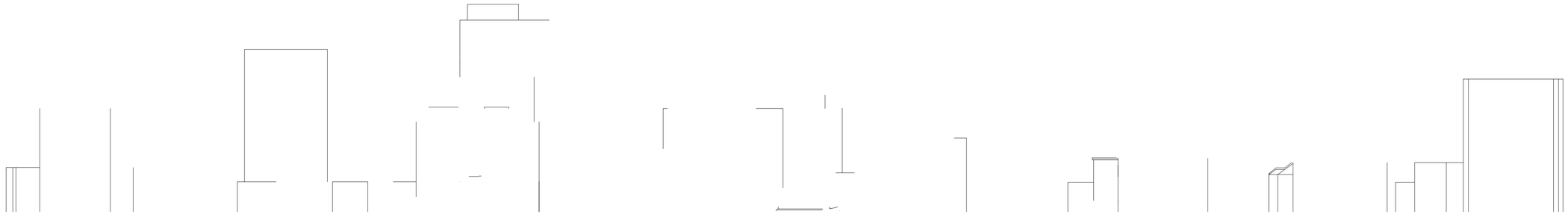






267 O’Connor Street

Context Analysis_Sections



D’Connor Street

Analysis_Sections



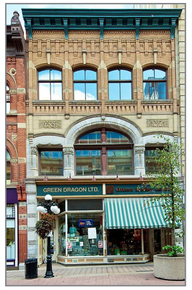
267 O’Connor Street

Context Analysis and References_Setback Strategy

Ottawa Heritage References



Blackburn Building



Slater Building



Canada’s Four Corners Building



Blackburn Building 2



Canadian Imperial Bank of Commerce 2

Residential Typologies

2-4 Levels

O’Connor Commercial Streetscape

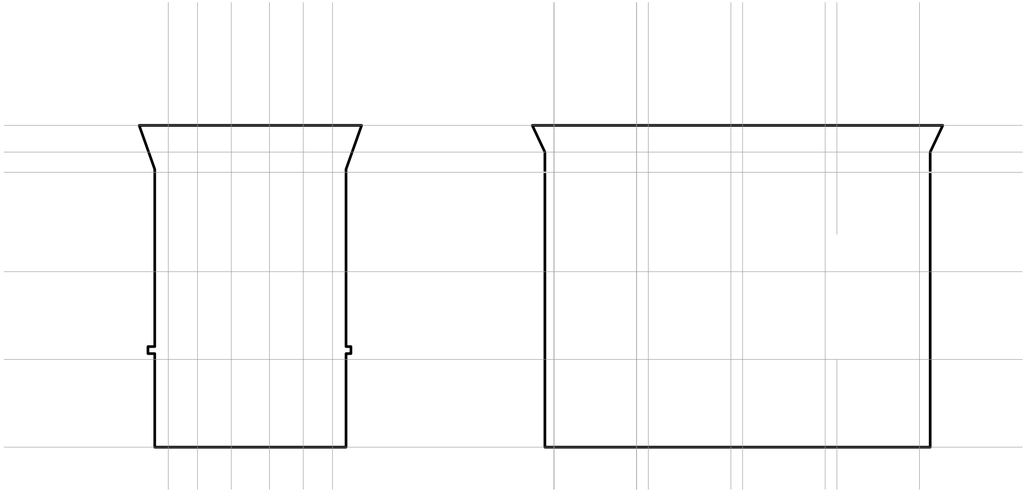
Retail vs Resi Division

Materiality

Brick, Stone

267 O’Connor Street

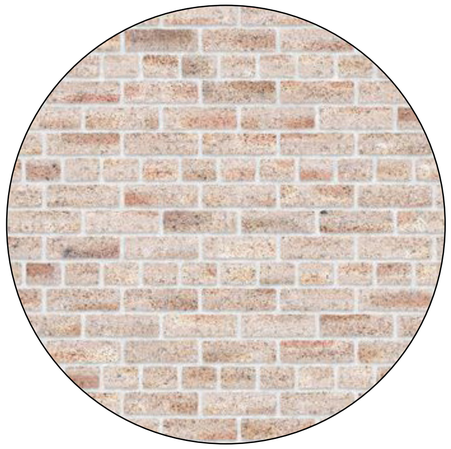
Context Anaylysis_Podium Strategy









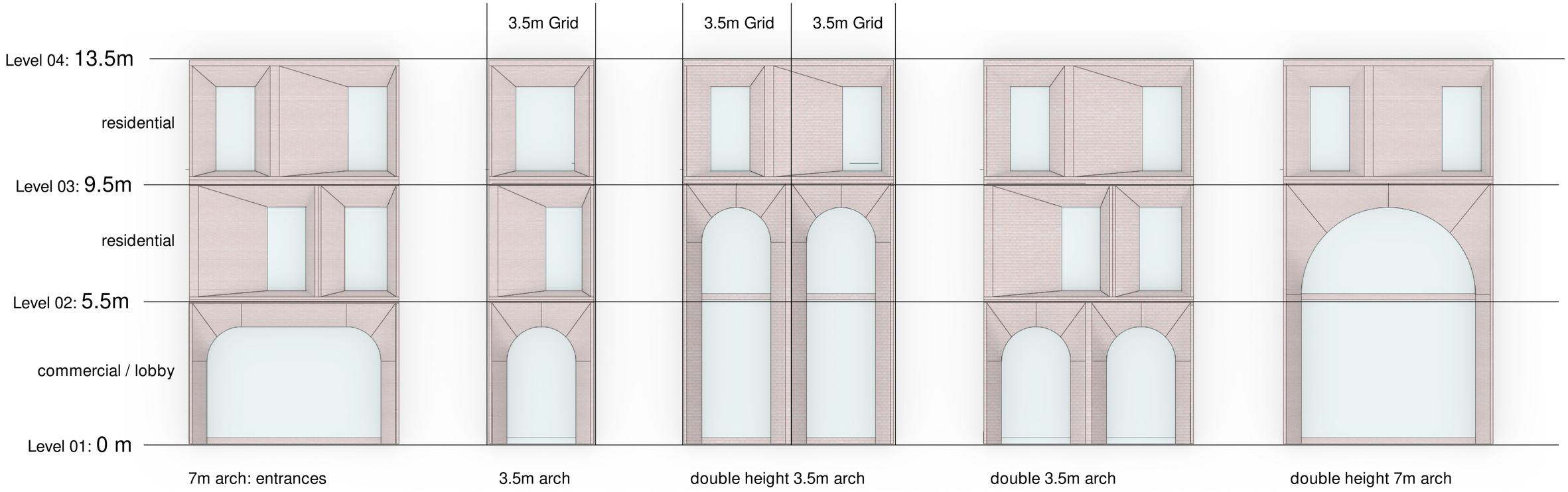






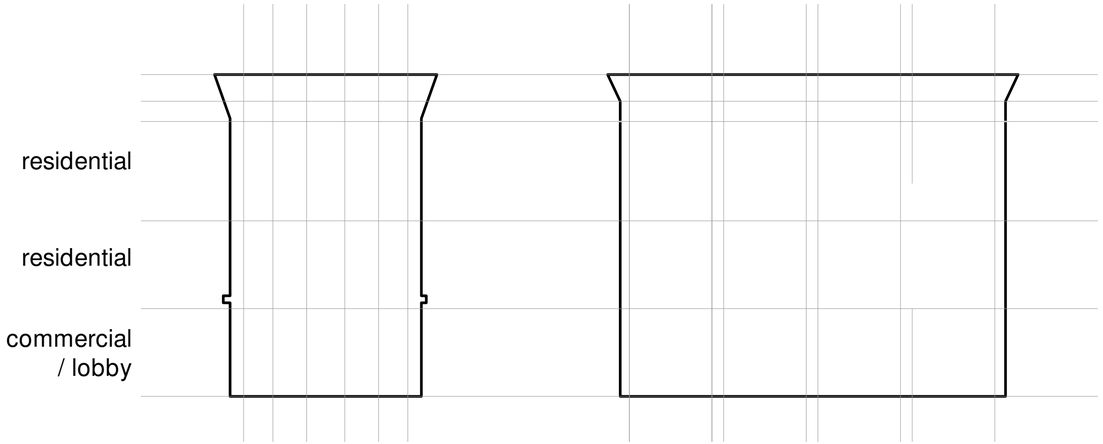
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Context Anaylysis_Heritage Podium Modules



267 O’Connor Street

Context Anaylysis_Podium Strategy



residential

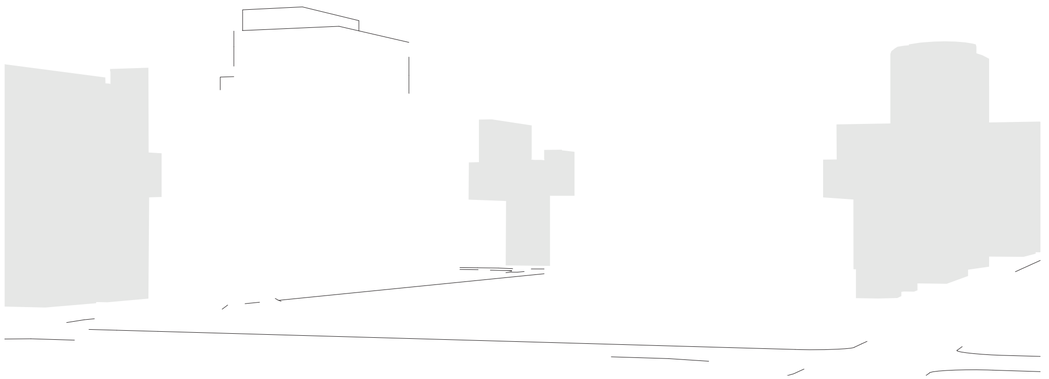
residential

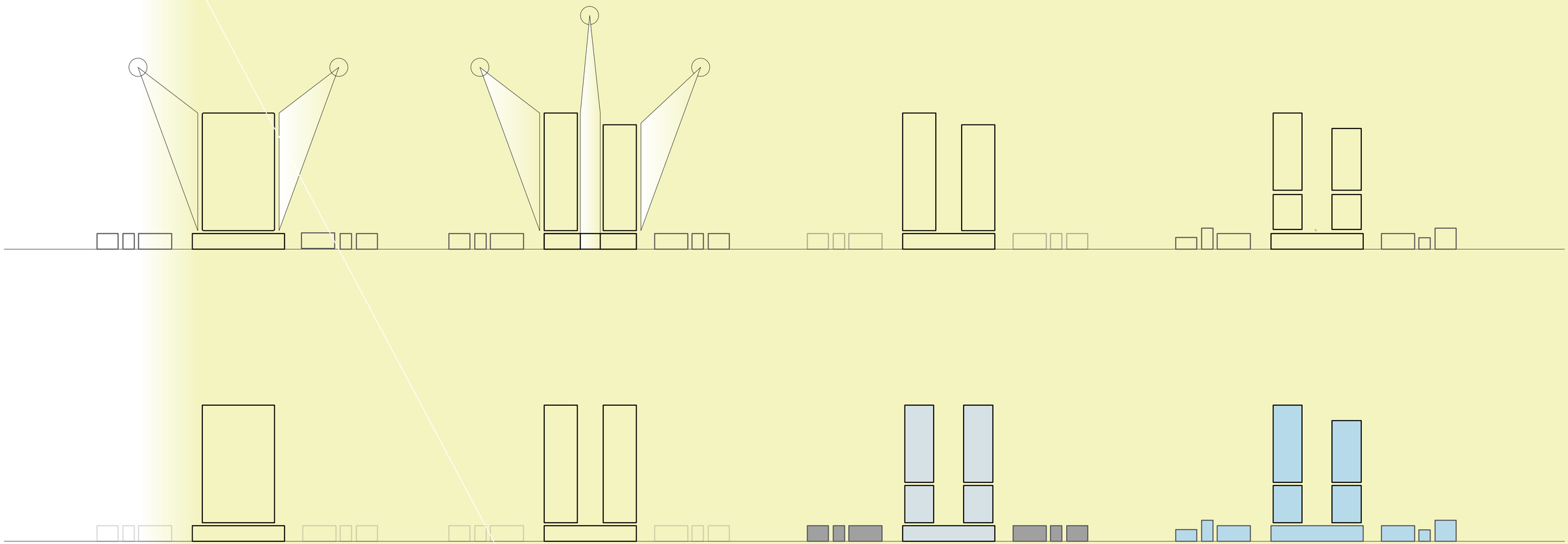
commercial
/ lobby

267 O’Connor Street

4_ Architectural Approach

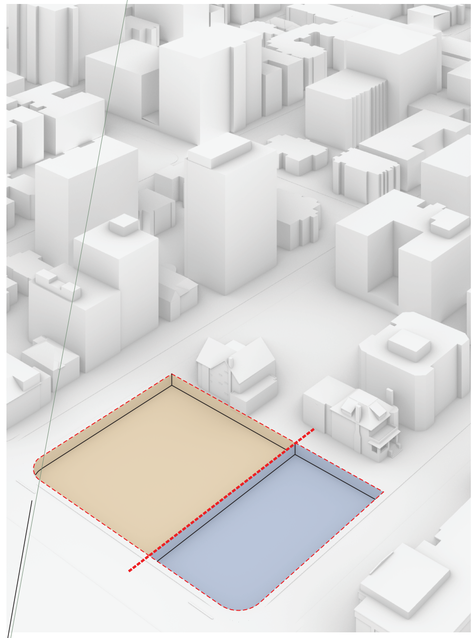


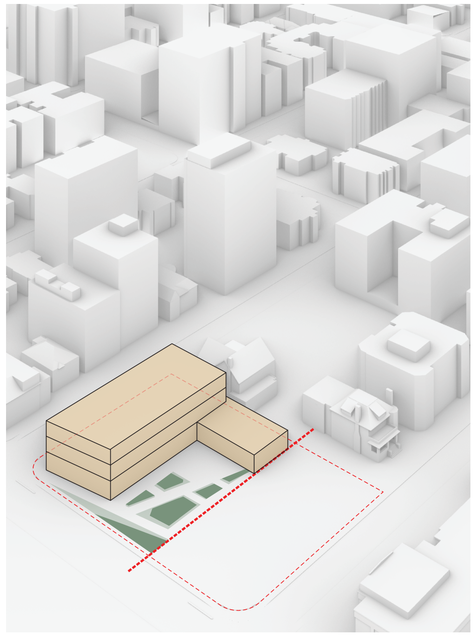


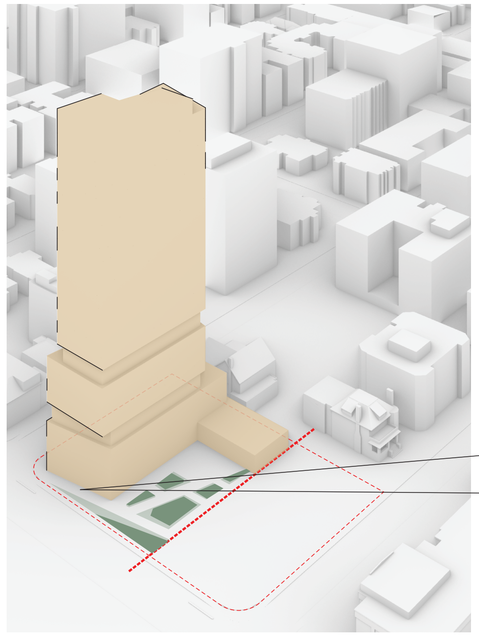


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Phasing







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Architectural Approach_Accessibility

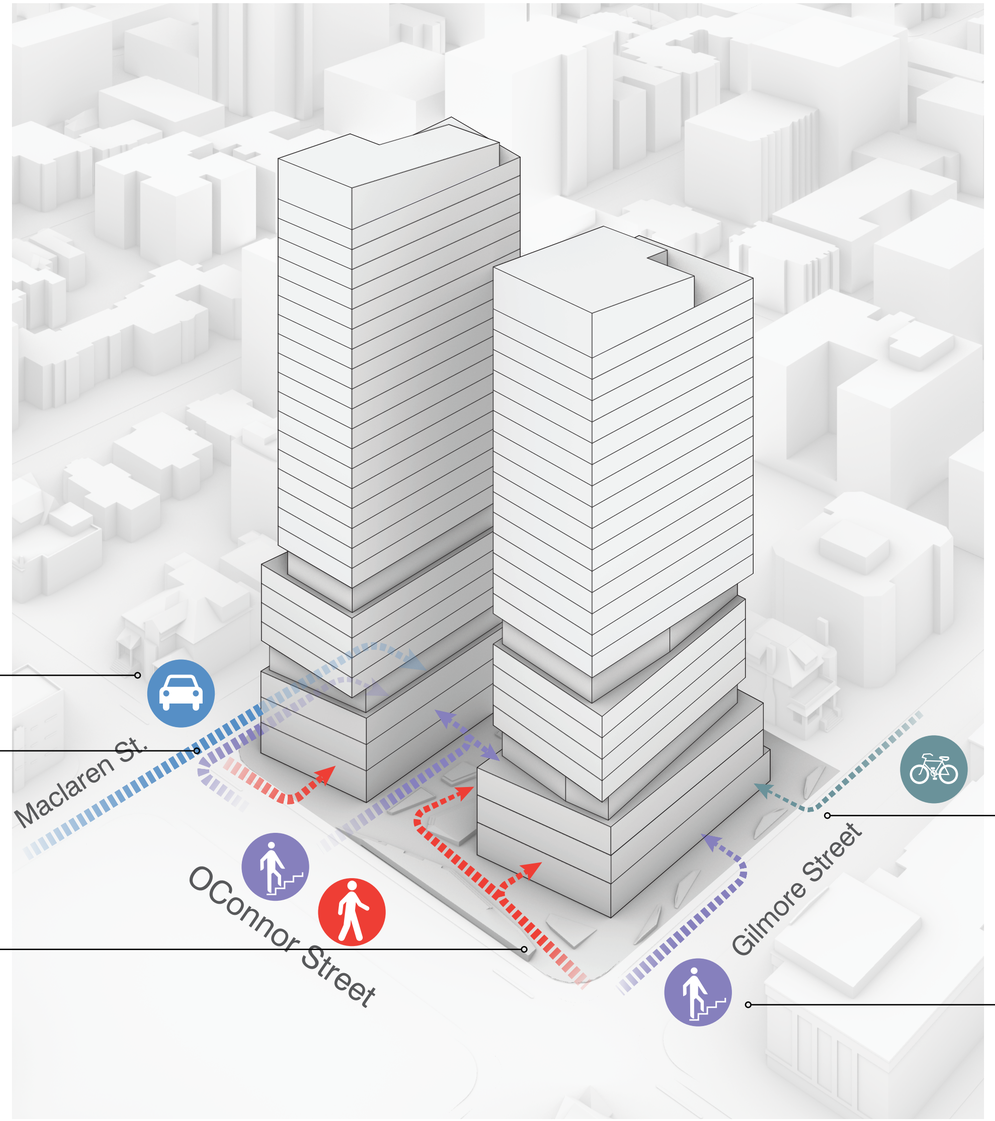




Car Parking

Residence Entrance

Public Entrance



Bike Parking

Residence Entrance





Site Access

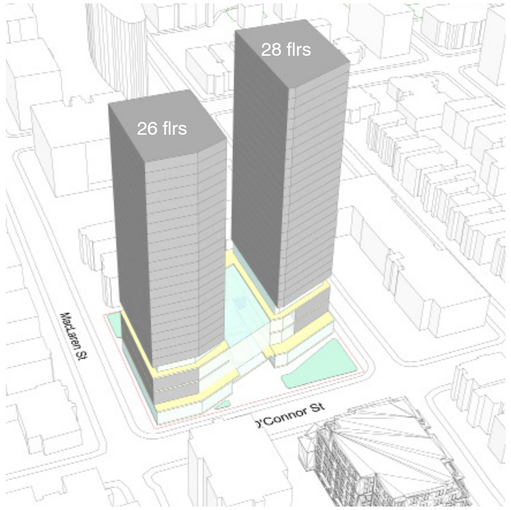
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Architectural Approach_Residential Access From Gilmour

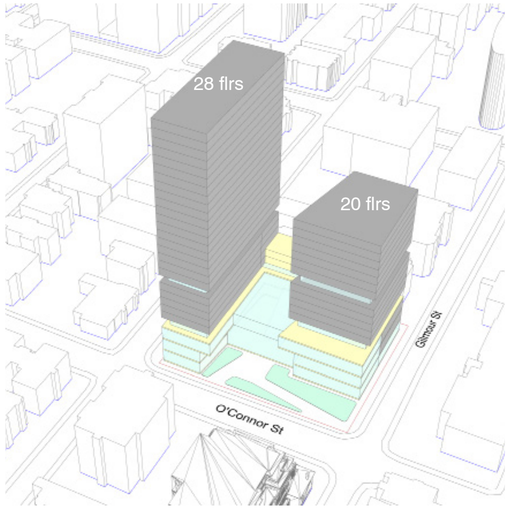


267 O’Connor Street

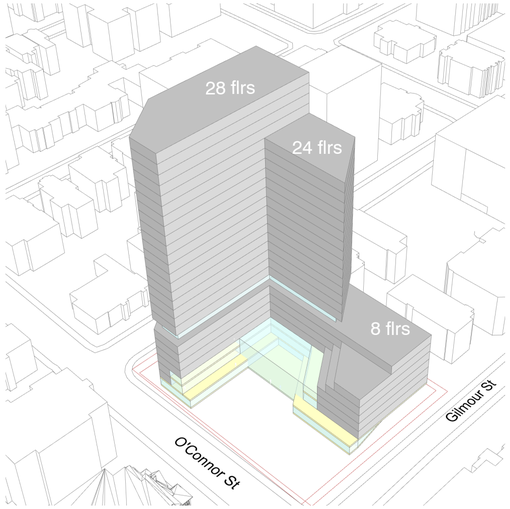
Architectural Approach_Previous Massing Studies and Evolution



Two Towers - 26/28flrs



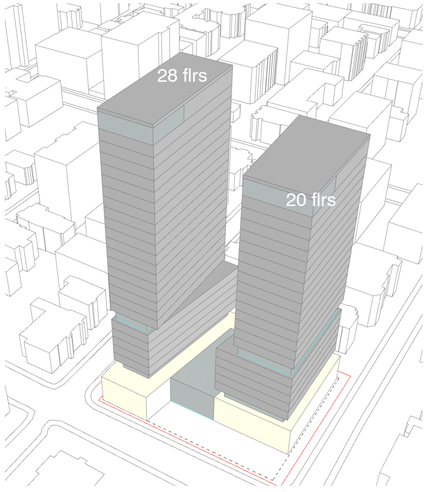
Two Towers - 28/20flrs



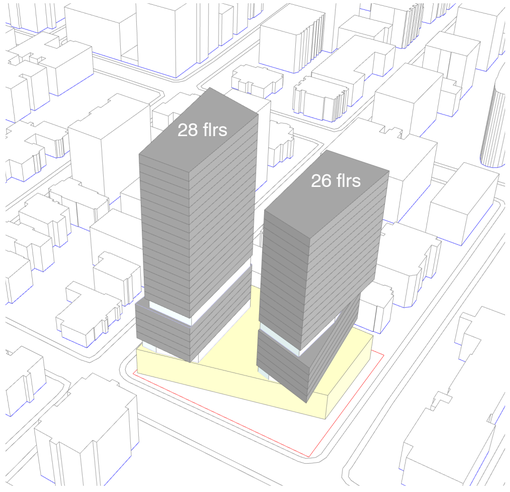
One Terracing Tower - 28flrs



One Towers - 28flrs



Two Towers - 28/20flrs



Previous SDRP Submission: Two Towers - 28/26flrs

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1_ UNStudio

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267 O’Connor Street

POPS_Courtyard



267 O’Connor Street

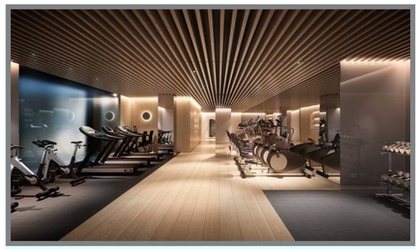
Podium_Community Program Elements



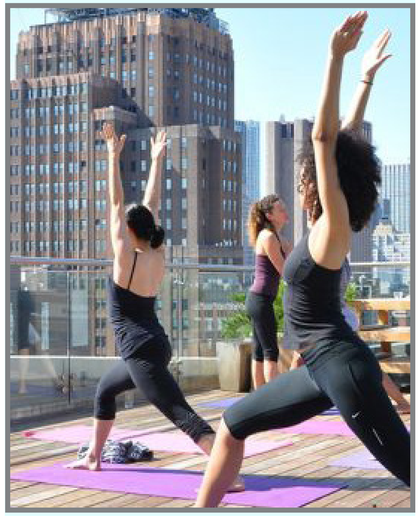
LIBRARY



small library space
for the community



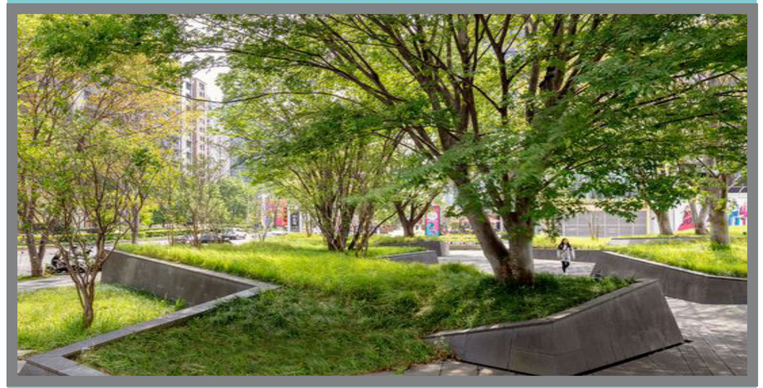
HEALTHY LIVING



gym, fitness center
yoga studio
community health check



COURTYARD



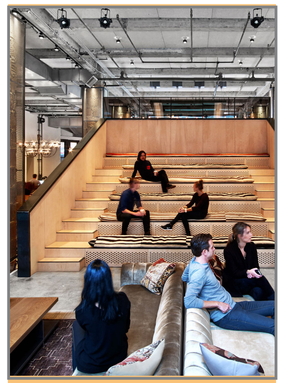
outdoor public courtyard, for the
community and residents



ARTS / CULTURE



exhibition spaces
artist residency program
community art classes



CO-WORKING

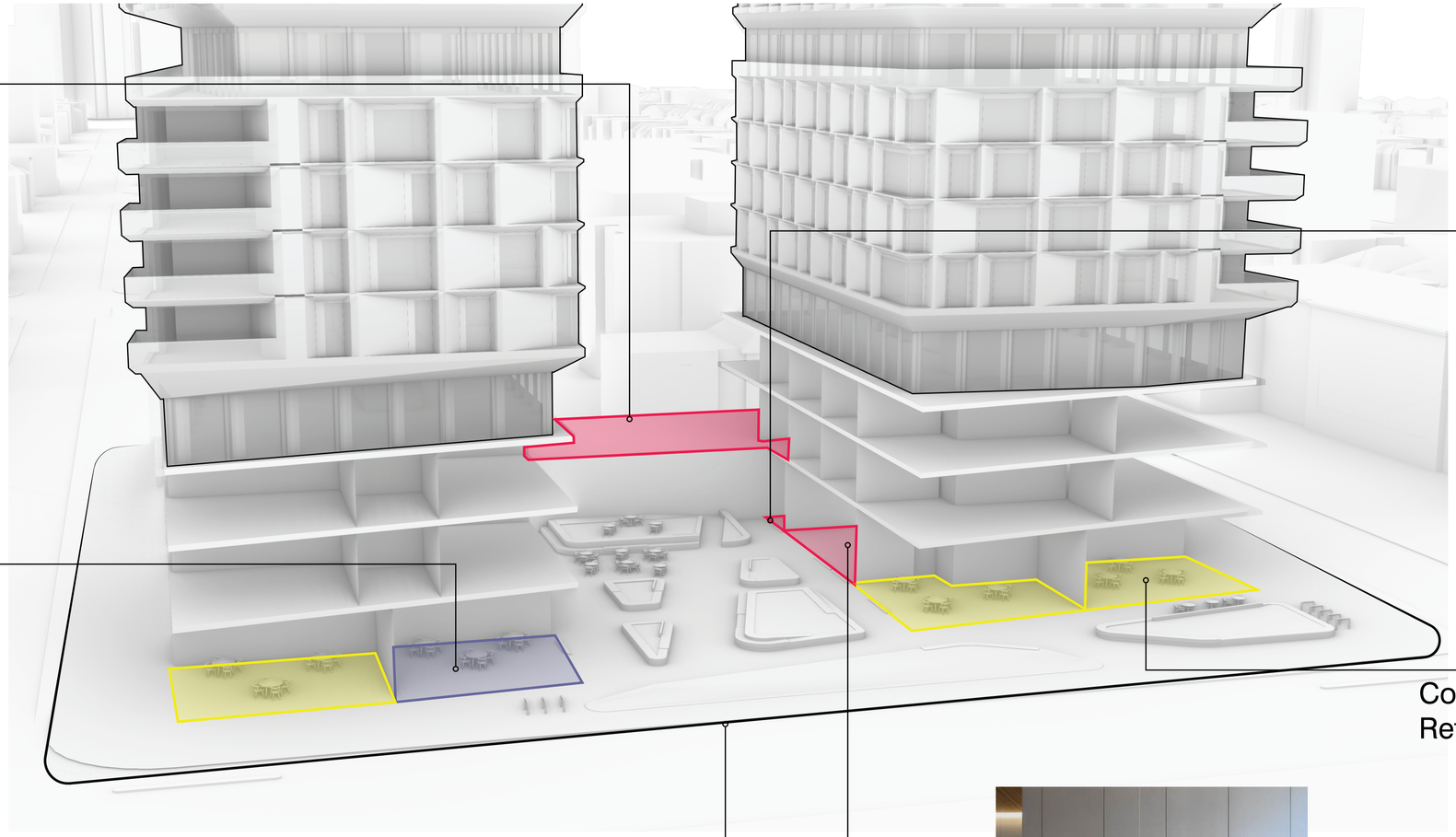


co-working spaces
gathering spaces

267 O’Connor Street

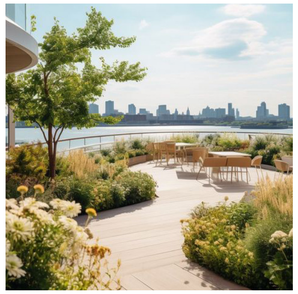
Urban Room_Public/Private communal spaces

Public Private



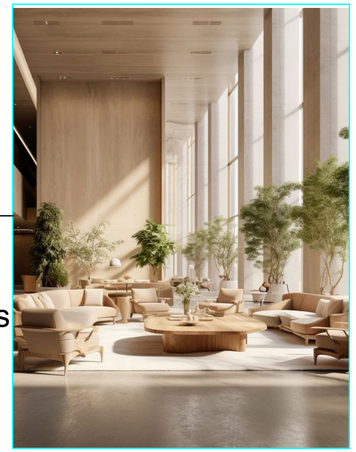
Level 2

Exterior Private Amenities



Level 2

Interior Private Amenities



Level 1

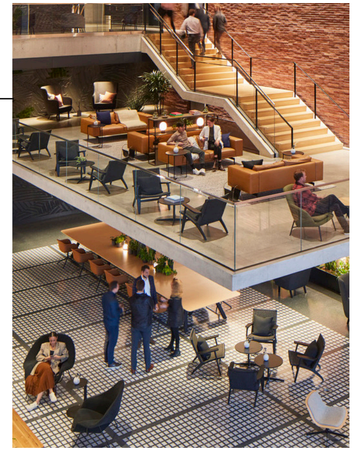
Institutional public space

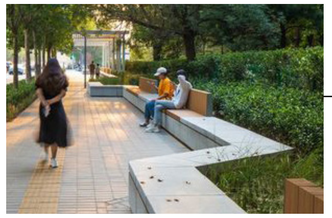


Art Exhibition space

Level 1

Commercial Retail





Level 1

Community Garden and Plaza

Level 1

Private Entrance Lobby



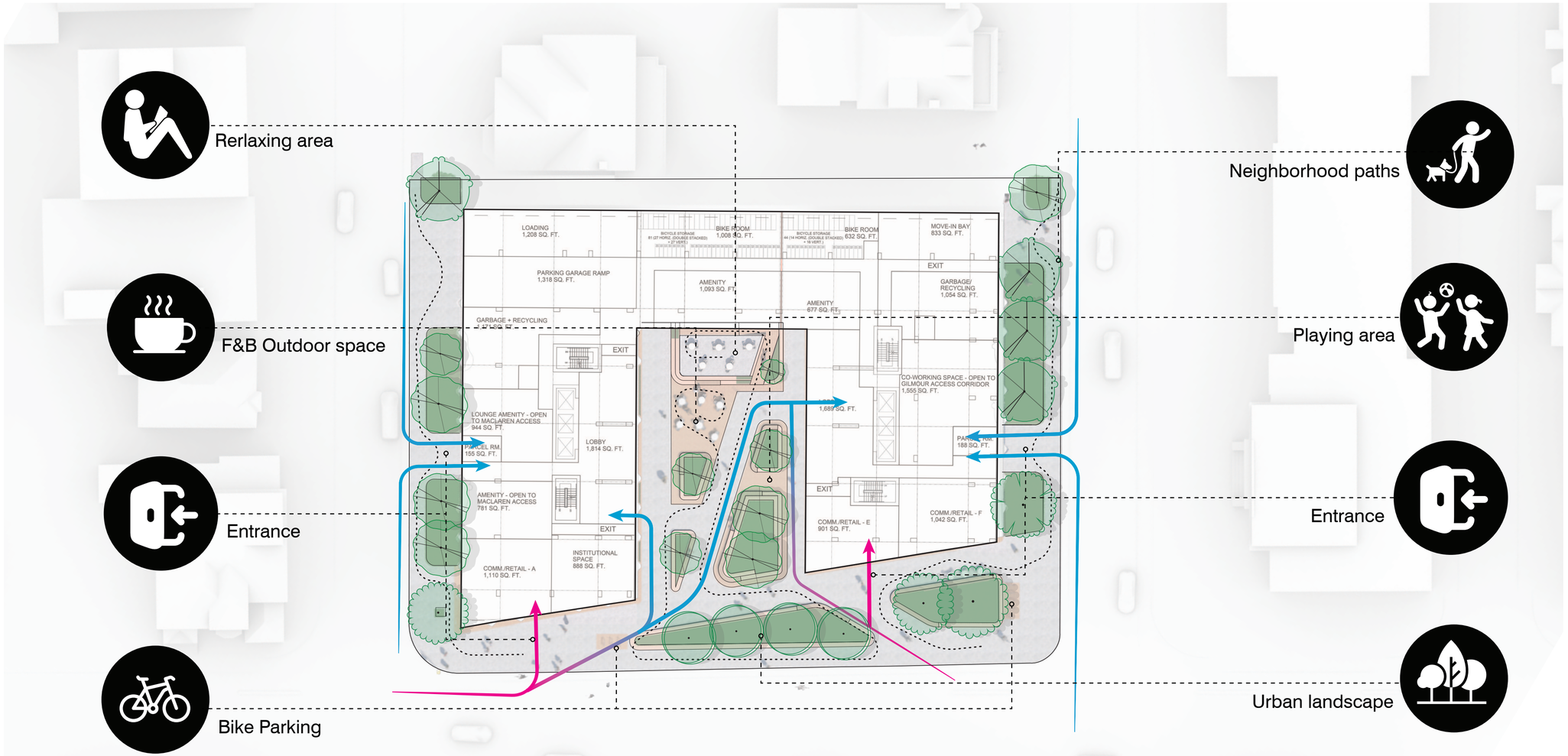
267 O’Connor Street

Podium_View Points_S/W Corner



267 O’Connor Street

Podium_Landscape



Landscape Approach

merging into Urban landscape

267 O’Connor Street

Podium_Landscape



Blended
Greenscapes



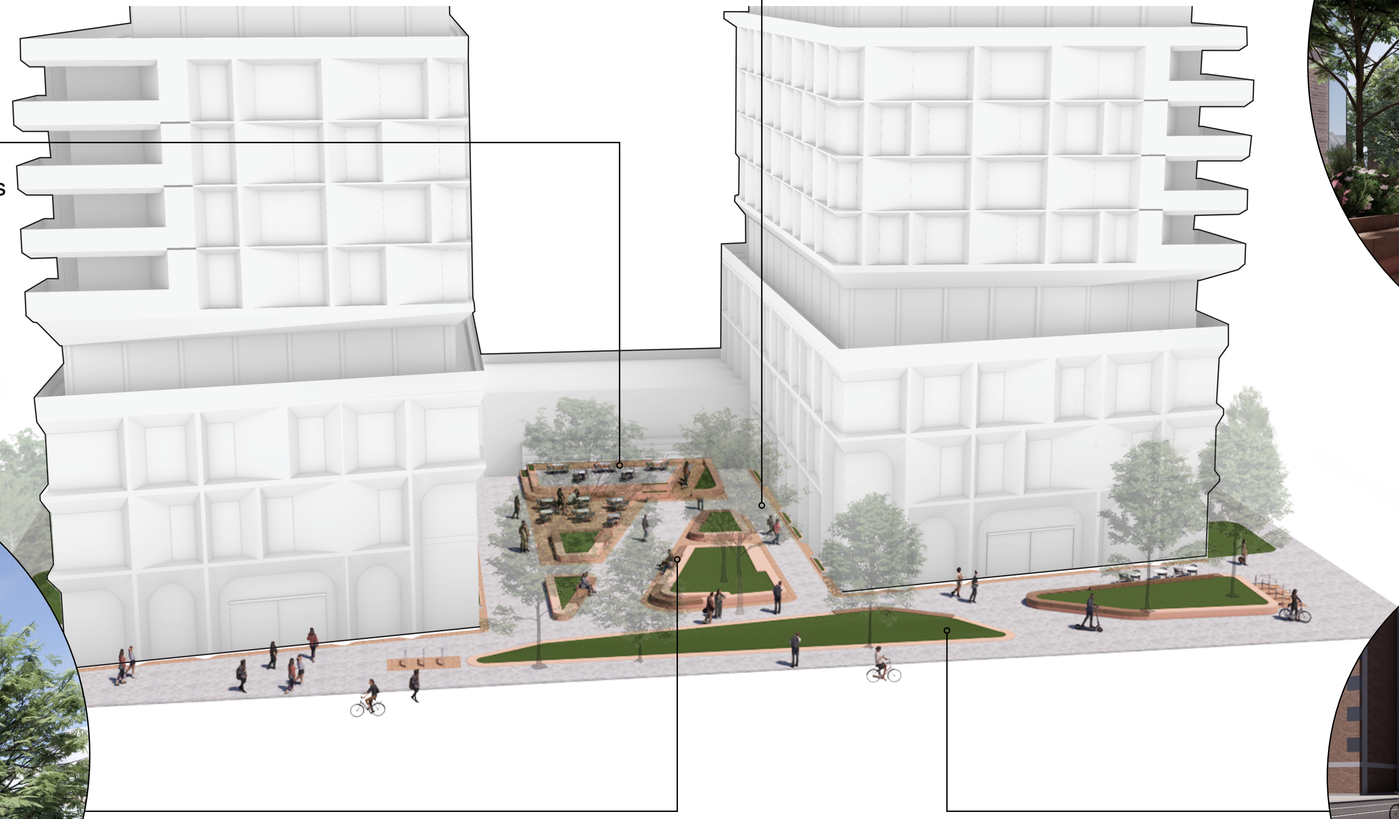
Integrated Seating



Merging into Urban Landscape



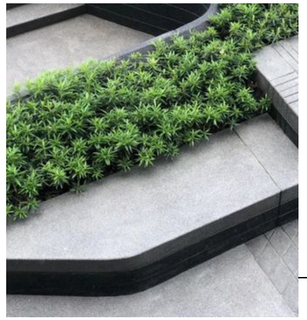
Integrated Vegetation



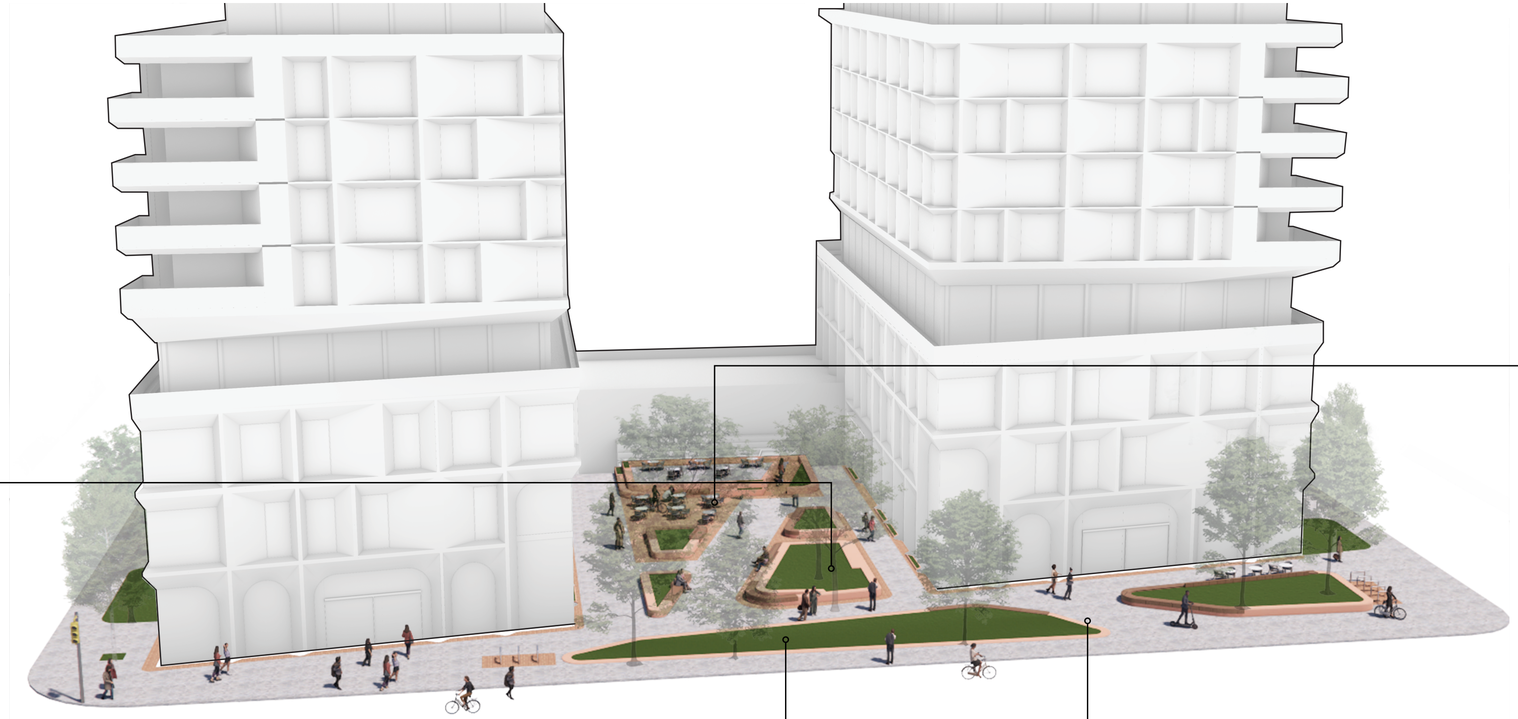
267 O’Connor Street

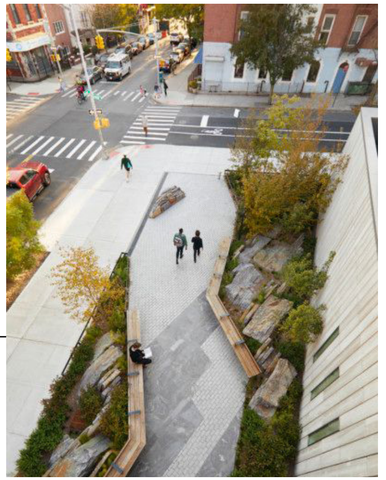
Podium_Landscape



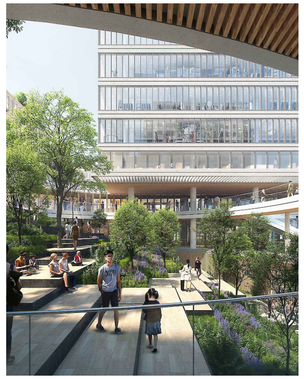


Integrated Seating





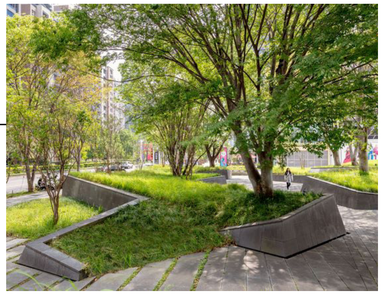
Merging into Urban Landscape



Blended Greenscapes



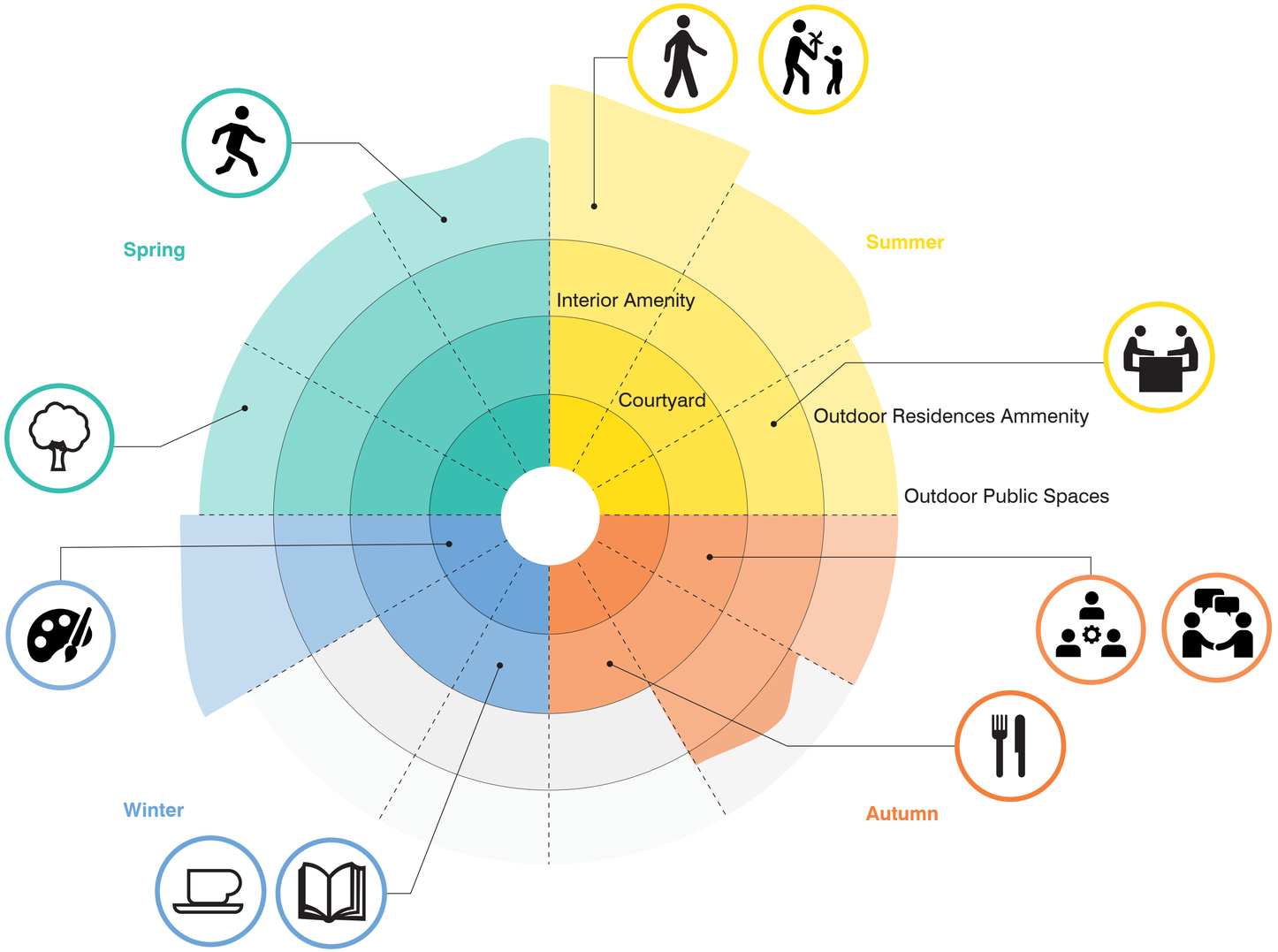




Integrated Vegetation

267 O’Connor Street

Public Realm_Community Program Elements



365 Days of Active Community Programs

267 O’Connor Street

Podium_View Points_N/W Corner



267 O’Connor Street

Podium_View Points_OConnor Facade



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7_ Sustainability Approach



267 O’Connor Street

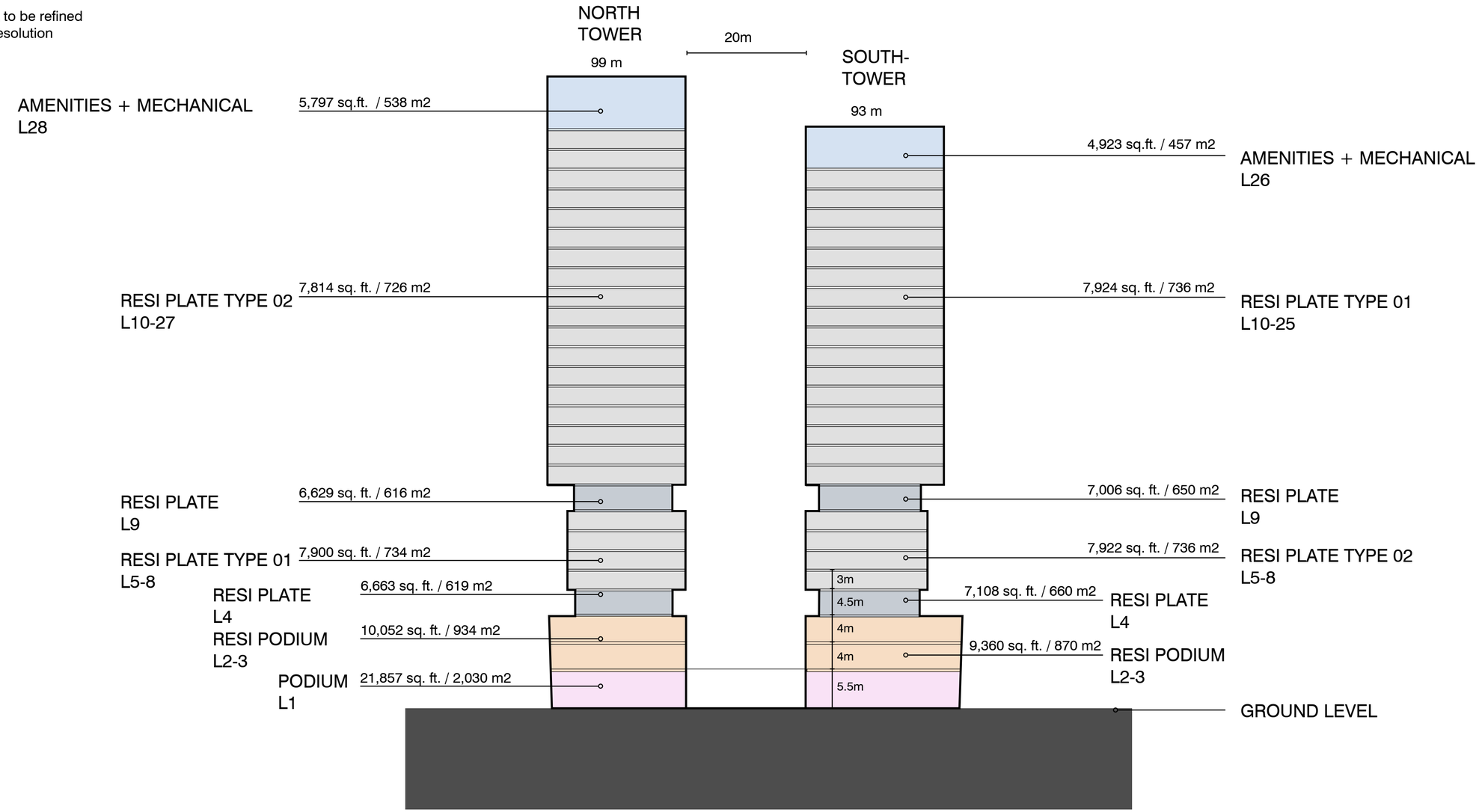
Views_East



267 O’Connor Street

Program

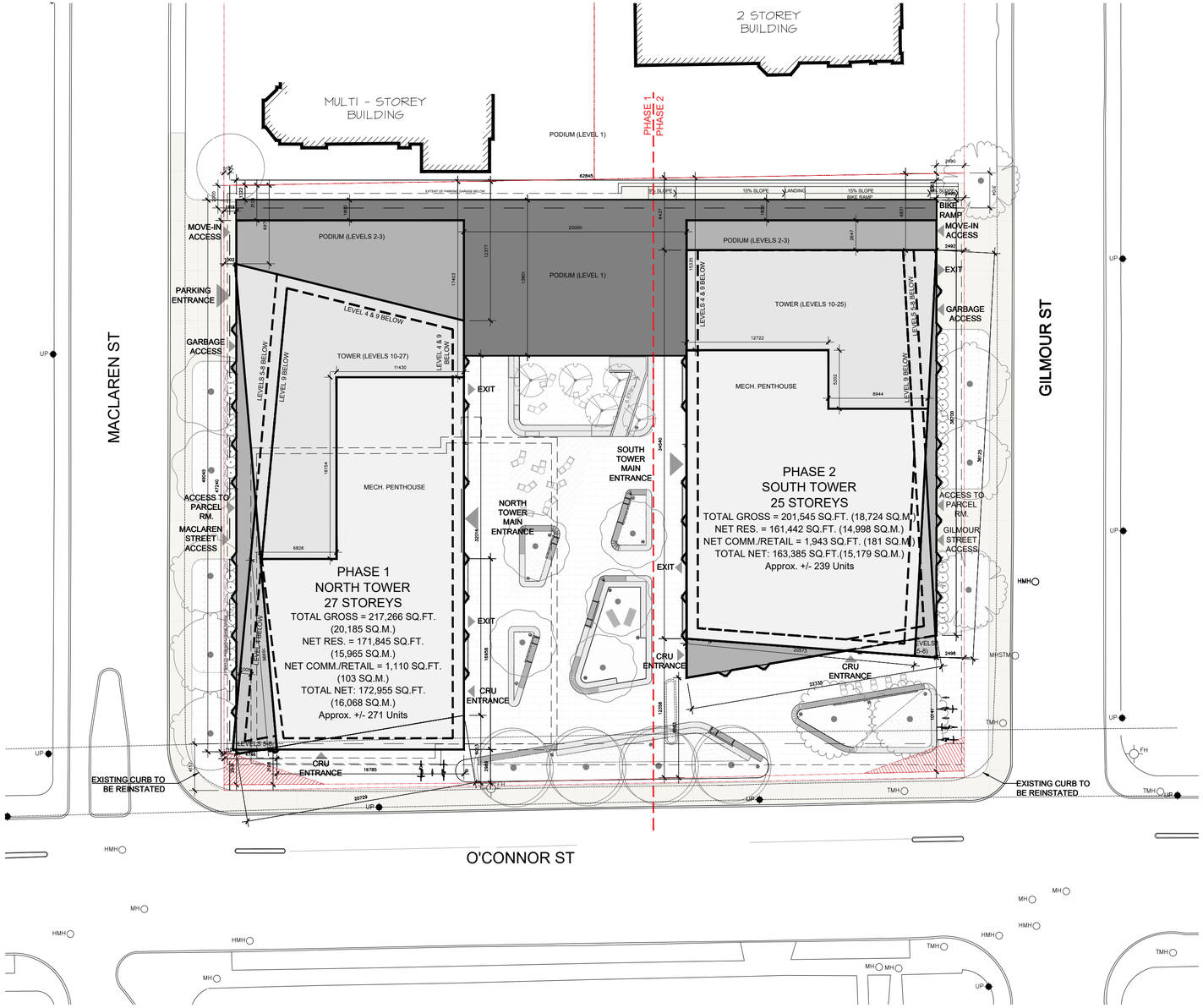
*All areas are approximate, to be refined upon further architectural resolution



TOTAL GFA:
410,887 sq. ft. / 38,173 m 2

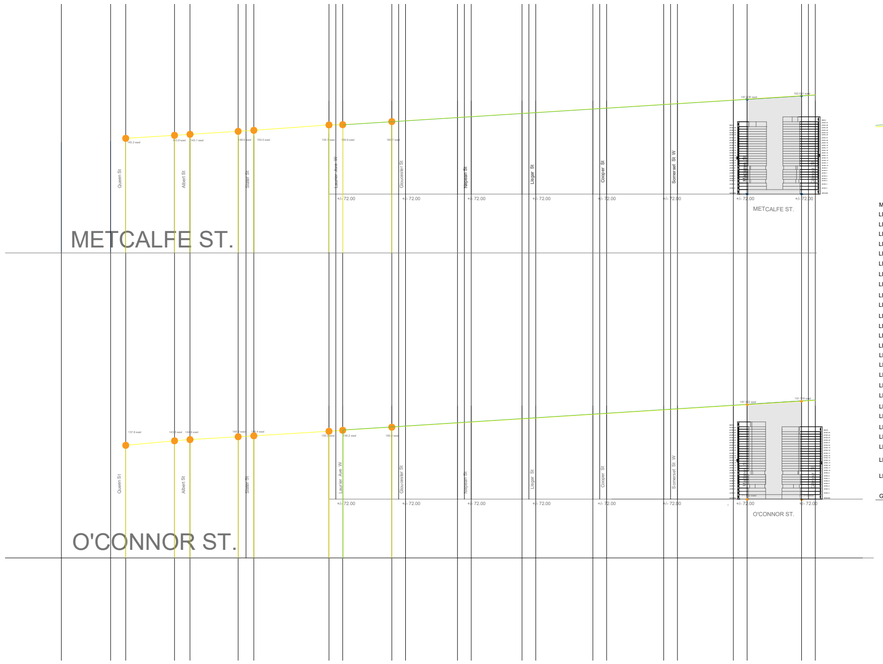
267 O’Connor Street

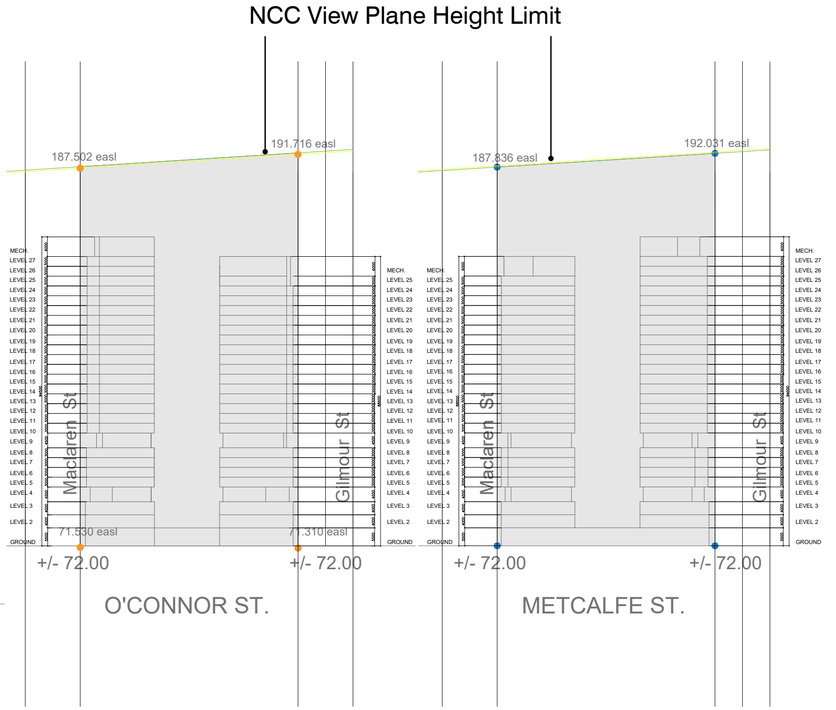
Site Plan

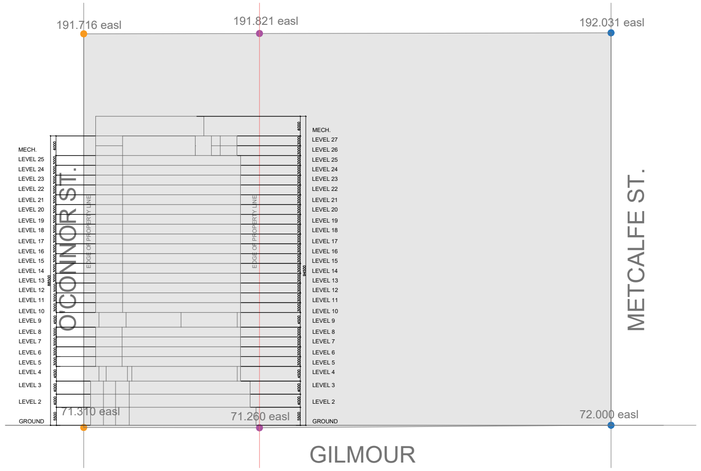


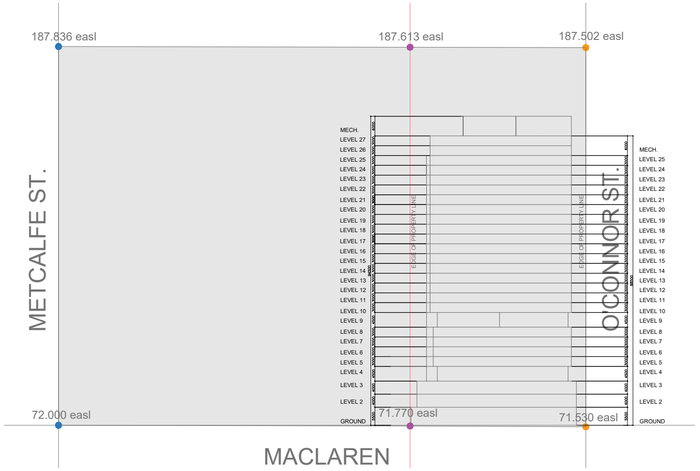
267 O’Connor Street

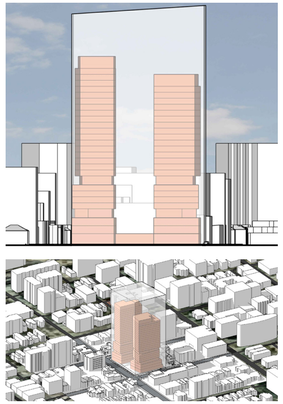
Towers_**View Plane Diagram**











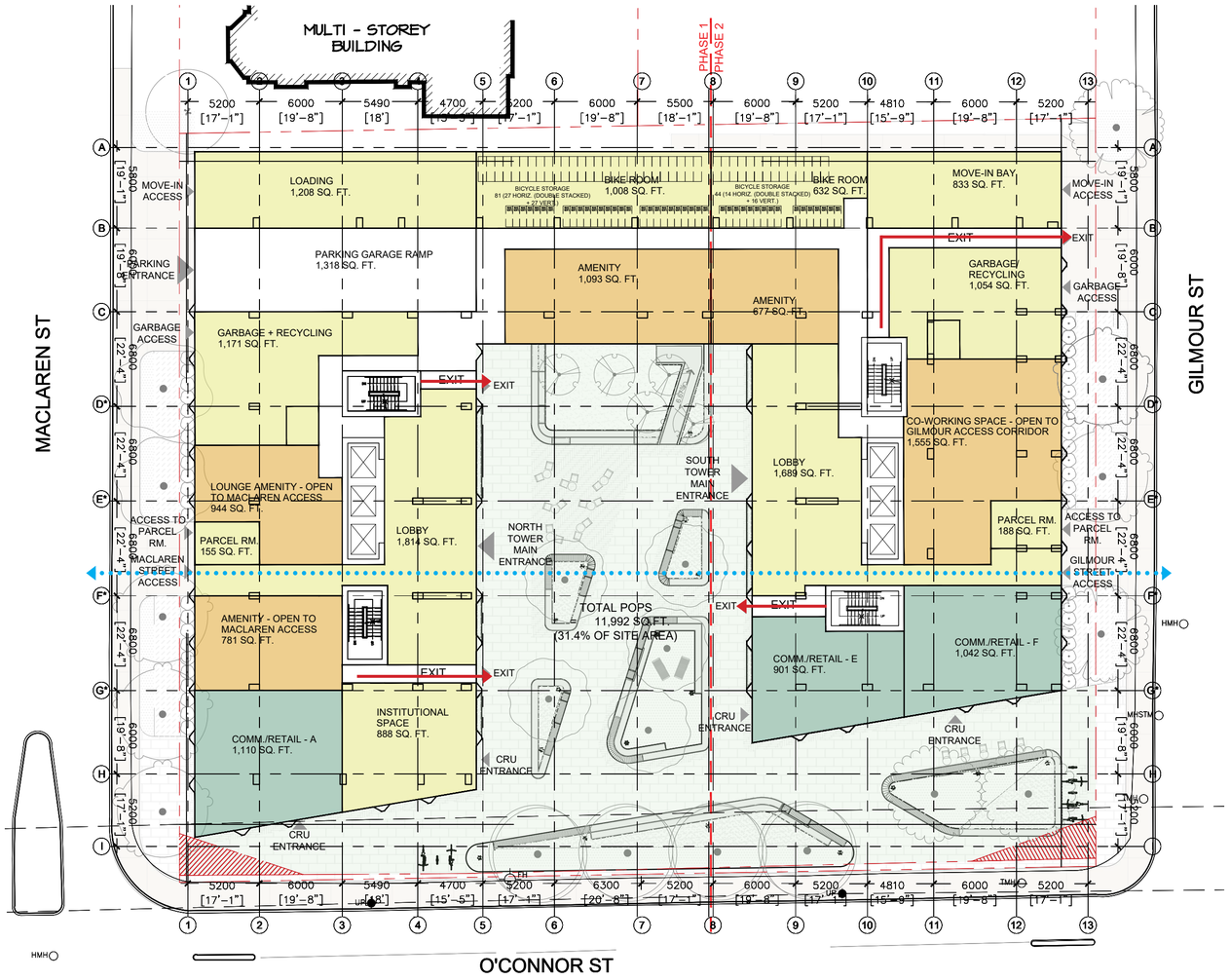
LEGEND:

KEYPOINT VIEW 21 FROM OFFICIAL PLAN ANNEX 8A - ELEVATION DATA FROM SCHEDULE 40 TO ZONING BY-LAW 2008-250

ELEVATION DATA FROM OFFICIAL PLAN - ANNEX 8B - CENTRAL AREA MAXIMUM BUILDING HEIGHTS / ANGULAR PLANES

267 O'Connor Street

Plan_**Level 01**



HOBIN ARCHITECTURE

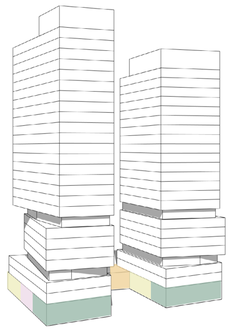
UNS UNSTUDIO

GROUND LEVEL

1:300

LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity



STATS PER PLATE:

	North	South
Gross	11,618 sq.ft. (exc. ramp)	10,239 sq.ft.
Net	1,998 sq.ft. (Comm.)	1,943 sq.ft. (Comm.)
Units	-	-

BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

Total Gross Building Area	217,266 sq.ft.	
Total Net Leasable	172,955 sq.ft.	(79.61% efficiency)
Net Leasable (Residential)	171,845 sq.ft.	
Net Leasable (Comm./Retail)	1,110 sq.ft.	
Total No. of Units	271	
Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
Studio	35	13%
1 Bed - Internal	-	-
1 Bed	142	52%
1 Bed + Den	3	1%
2 Bed	89	33%
2 Bed + Den	2	1%

Required Amenity: 17,496 sq.ft. **Provided Amenity:** 22,383 sq.ft.(16,983 sq.ft. exterior)
Required Shared Amenity: 8,748 sq.ft. **Provided Shared Amenity:** 14,869 sq.ft. (9,469 sq.ft. exterior)

192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
Total No. of Units	239	
Average Unit Size	675 sq.ft.	

Unit Mix	**No.**	**%**
Studio	22	9%
1 Bed - Internal	-	-
1 Bed	144	60%
1 Bed + Den	9	4%
2 Bed	54	23%
2 Bed + Den	10	4%

Required Amenity: 15,430 sq.ft. **Provided Amenity:** 20,520 sq.ft.(15,050 sq.ft. exterior)
Required Shared Amenity: 7,715 sq.ft. **Provided Shared Amenity:** 14,744 sq.ft. (9,274 sq.ft. exterior)

134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

267 O'Connor Street

Plan_**Level 02**

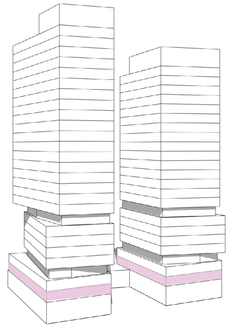


LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	10,052 sq.ft.	9,360 sq.ft.
Net	7,721 sq.ft.	7,143 sq.ft.
Units	13	9



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

Total Gross Building Area	217,266 sq.ft.	
Total Net Leasable	172,955 sq.ft.	(79.61% efficiency)
Net Leasable (Residential)	171,845 sq.ft.	
Net Leasable (Comm./Retail)	1,110 sq.ft.	
Total No. of Units	271	
Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
Studio	35	13%
1 Bed - Internal	-	-
1 Bed	142	52%
1 Bed + Den	3	1%
2 Bed	89	33%
2 Bed + Den	2	1%

Required Amenity: 17,496 sq.ft. **Provided Amenity:** 22,383 sq.ft.(16,983 sq.ft. exterior)
Required Shared Amenity: 8,748 sq.ft. **Provided Shared Amenity:** 14,869 sq.ft. (9,469 sq.ft. exterior)

192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
Total No. of Units	239	
Average Unit Size	675 sq.ft.	

Unit Mix	**No.**	**%**
Studio	22	9%
1 Bed - Internal	-	-
1 Bed	144	60%
1 Bed + Den	9	4%
2 Bed	54	23%
2 Bed + Den	10	4%

Required Amenity: 15,430 sq.ft. **Provided Amenity:** 20,520 sq.ft.(15,050 sq.ft. exterior)
Required Shared Amenity: 7,715 sq.ft. **Provided Shared Amenity:** 14,744 sq.ft. (9,274 sq.ft. exterior)

134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL PODIUM PLATE, LEVEL 2

1:300

267 O'Connor Street

Plan_**Level 03**



LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	10,052 sq.ft.	9,360 sq.ft.
Net	8,690 sq.ft.	8,078 sq.ft.
Units	14	10



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

Total Gross Building Area	217,266 sq.ft.	
Total Net Leasable	172,955 sq.ft.	(79.61% efficiency)
Net Leasable (Residential)	171,845 sq.ft.	
Net Leasable (Comm./Retail)	1,110 sq.ft.	
Total No. of Units	271	
Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
Studio	35	13%
1 Bed - Internal	-	-
1 Bed	142	52%
1 Bed + Den	3	1%
2 Bed	89	33%
2 Bed + Den	2	1%

Required Amenity: 17,496 sq.ft. **Provided Amenity:** 22,383 sq.ft.(16,983 sq.ft. exterior)
Required Shared Amenity: 8,748 sq.ft. **Provided Shared Amenity:** 14,869 sq.ft. (9,469 sq.ft. exterior)

192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
Total No. of Units	239	
Average Unit Size	675 sq.ft.	

Unit Mix	**No.**	**%**
Studio	22	9%
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1 Bed	144	60%
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2 Bed + Den	10	4%

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Required Shared Amenity: 7,715 sq.ft. **Provided Shared Amenity:** 14,744 sq.ft. (9,274 sq.ft. exterior)

134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL PODIUM PLATE, LEVEL 3

1:300

267 O'Connor Street

Plan_**L04**



LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	6,663 sq.ft.	7,108 sq.ft.
Net	5,396 sq.ft.	5,826 sq.ft.
Units	10	10



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

Total Gross Building Area	217,266 sq.ft.	
Total Net Leasable	172,955 sq.ft.	(79.61% efficiency)
Net Leasable (Residential)	171,845 sq.ft.	
Net Leasable (Comm./Retail)	1,110 sq.ft.	
Total No. of Units	271	
Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
Studio	35	13%
1 Bed - Internal	-	-
1 Bed	142	52%
1 Bed + Den	3	1%
2 Bed	89	33%
2 Bed + Den	2	1%

Required Amenity: 17,496 sq.ft. **Provided Amenity:** 22,383 sq.ft.(16,983 sq.ft. exterior)
Required Shared Amenity: 8,748 sq.ft. **Provided Shared Amenity:** 14,869 sq.ft. (9,469 sq.ft. exterior)

192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
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134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVEL 4

1:300

267 O'Connor Street

Plan_**L05-08**



TYPICAL TOWER PLATES, LEVELS 5-8

1:300

LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity



STATS PER PLATE:

	North	South
Gross	7,900 sq.ft.	7,922 sq.ft.
Net	6,635 sq.ft.	6,640 sq.ft.
Units	11	10

BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

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Net Leasable (Residential)	171,845 sq.ft.	
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192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
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24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

267 O'Connor Street

Plan_**L09**

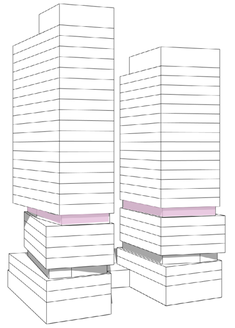


LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	6,629 sq.ft.	7,006 sq.ft.
Net	5,580 sq.ft.	5,723 sq.ft.
Units	10	10



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

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28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

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134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVEL 9

1:300

267 O'Connor Street

Plan_**L10-25**

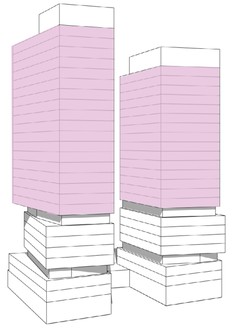


LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	7,814 sq.ft.	7,924 sq.ft.
Net	6,551 sq.ft.	6,757 sq.ft.
Units	10	10



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
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Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

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24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

HOBIN ARCHITECTURE

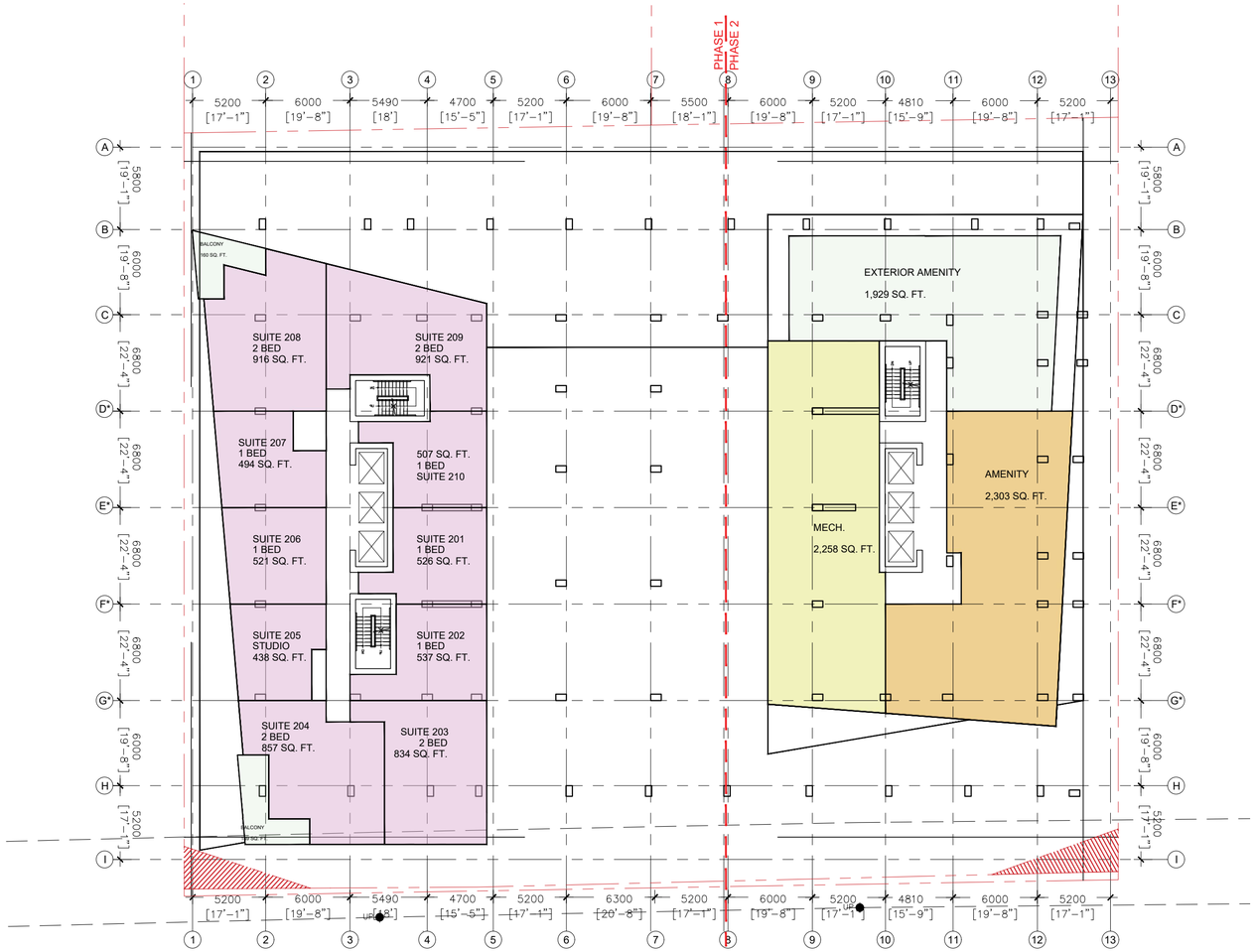
UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVELS 10-25

1:300

267 O'Connor Street

Plan_**L26**



HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER (NORTH) AND LEVEL 26 (SOUTH)

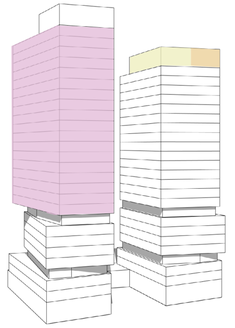
1:300

LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	7,814 sq.ft.	5,547sq.ft.
Net	6,551 sq.ft.	-
Units	10	-



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
Net Leasable (Residential)	336,340 sq.ft.
Net Leasable (Comm./Retail)	3,053 sq.ft.
Total No. of Units	510

326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):

Total Gross Building Area	217,266 sq.ft.	
Total Net Leasable	172,955 sq.ft.	(79.61% efficiency)
Net Leasable (Residential)	171,845 sq.ft.	
Net Leasable (Comm./Retail)	1,110 sq.ft.	
Total No. of Units	271	
Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
Studio	35	13%
1 Bed - Internal	-	-
1 Bed	142	52%
1 Bed + Den	3	1%
2 Bed	89	33%
2 Bed + Den	2	1%

Required Amenity: 17,496 sq.ft. **Provided Amenity:** 22,383 sq.ft.(16,983 sq.ft. exterior)
Required Shared Amenity: 8,748 sq.ft. **Provided Shared Amenity:** 14,869 sq.ft. (9,469 sq.ft. exterior)

192 Parking Spaces provided at levels P1, P2, P3 and P4
28 Visitor (0.10 visitor ratio), 164 Residential (0.61 residential ratio)

PHASE 2 (SOUTH):

Total Gross Building Area	201,545 sq.ft.	
Total Net Leasable	163,385 sq.ft.	(81.07% efficiency)
Net Leasable (Residential)	161,442 sq.ft.	
Net Leasable (Comm./Retail)	1,943 sq.ft.	
Total No. of Units	239	
Average Unit Size	675 sq.ft.	

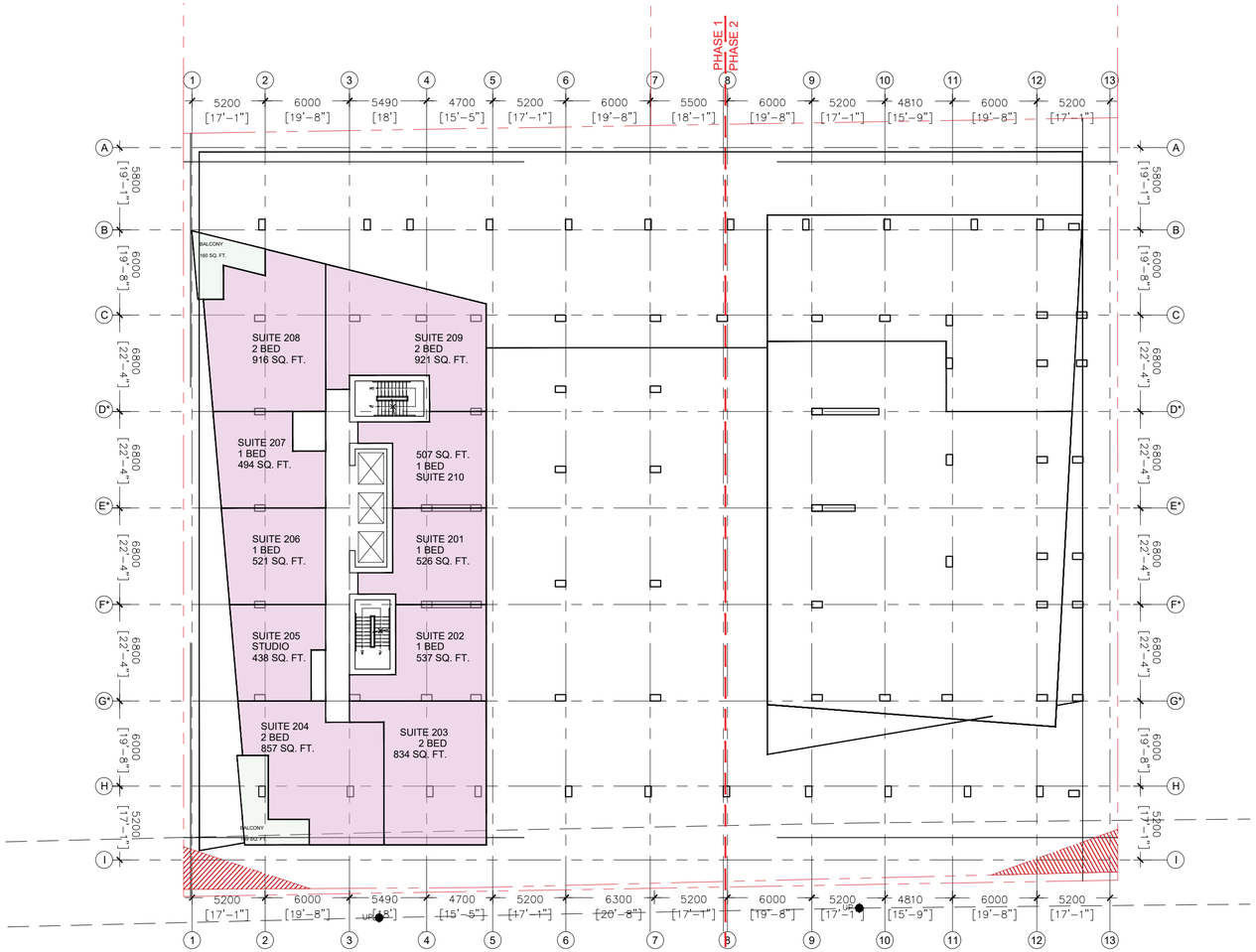
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Required Amenity: 15,430 sq.ft. **Provided Amenity:** 20,520 sq.ft.(15,050 sq.ft. exterior)
Required Shared Amenity: 7,715 sq.ft. **Provided Shared Amenity:** 14,744 sq.ft. (9,274 sq.ft. exterior)

134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

267 O'Connor Street

Plan_L**26-27**

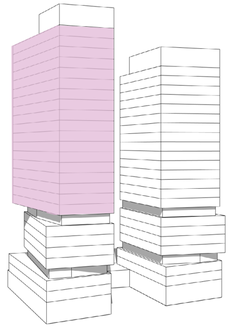


LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	7,814 sq.ft.	-
Net	6,551 sq.ft.	-
Units	10	-



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

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HOBIN ARCHITECTURE

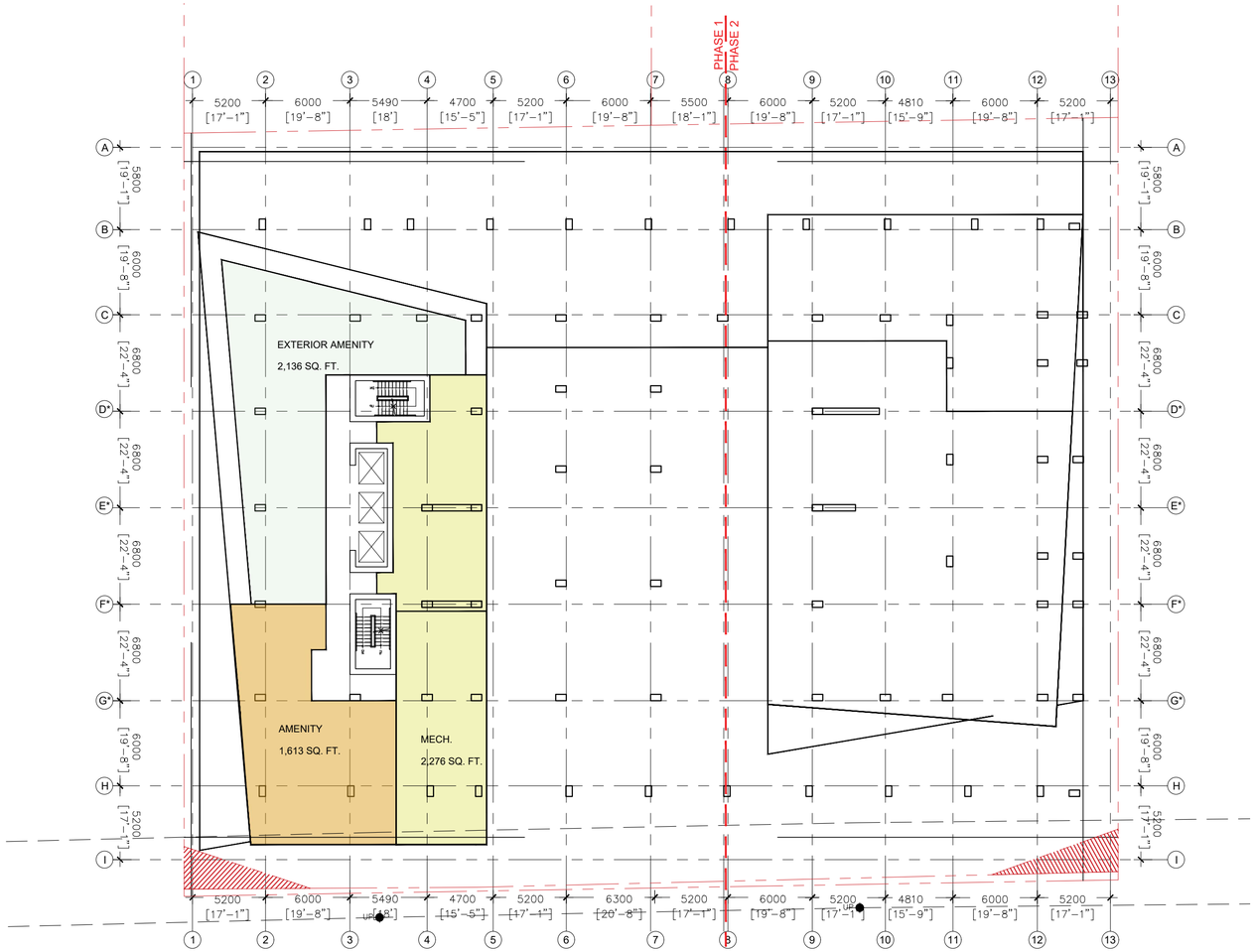
UNS UNSTUDIO

TYPICAL TOWER PLATE, LEVEL 27 (NORTH)

1:300

267 O'Connor Street

Plan_**L28**

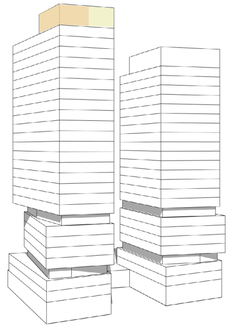


LEGEND

- Amenity
- Commercial/Retail
- Residential
- Lobby, Mail & Parcel
- Exterior Amenity

STATS PER PLATE:

	North	South
Gross	5,176 sq.ft.	-
Net	-	-
Units	-	-



BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:

Total Gross Building Area	418,811sq.ft.
Total Net Leasable	333,287 sq.ft.
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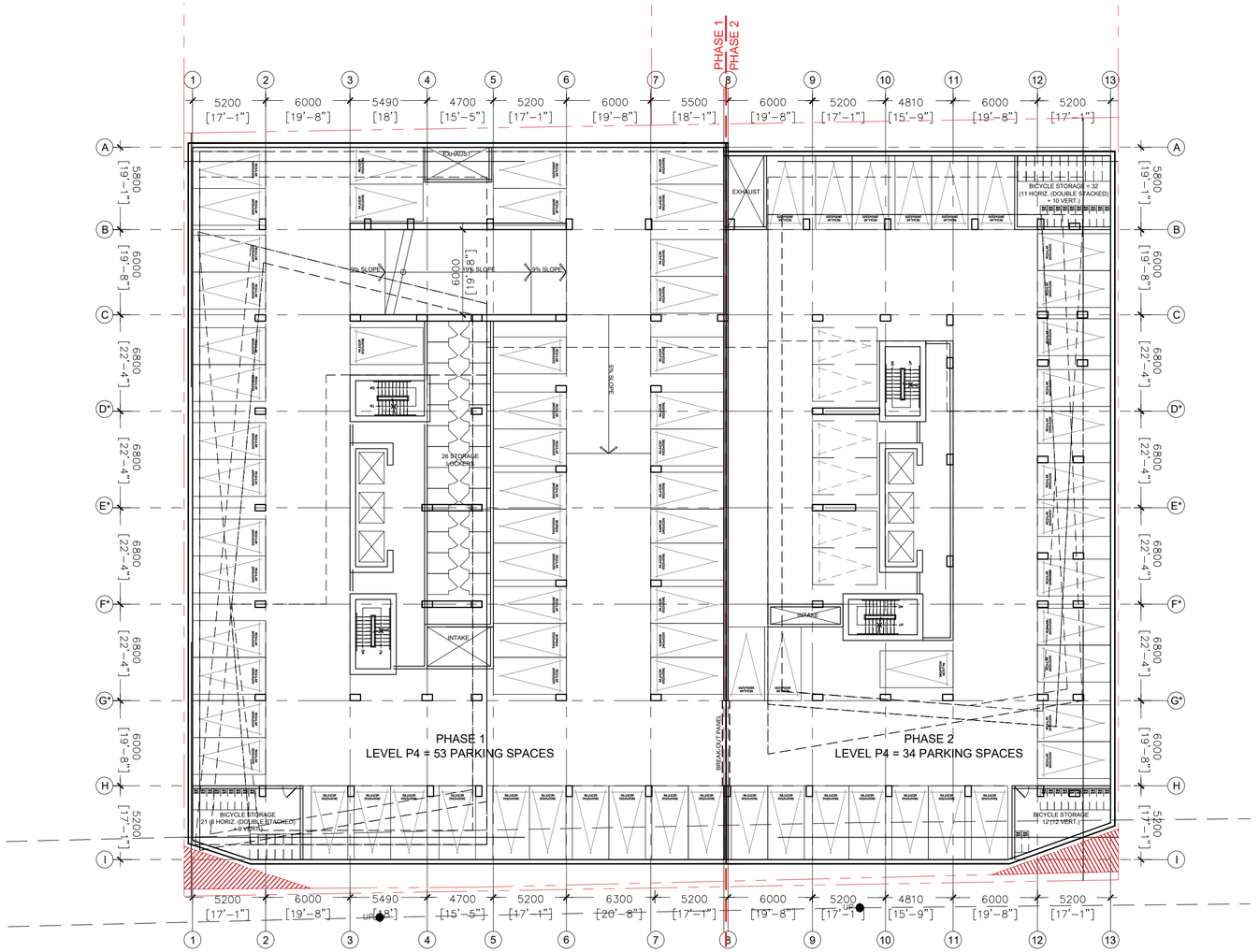
UNS UNSTUDIO

LEVEL 28 (NORTH)

1:300

267 O’Connor Street

Plan_**Parking Levels**



PARKING STATISTICS (4 LEVELS):

PHASE 1 + 2 COMBINED:
326 Parking Spaces provided at levels P1, P2, P3 and P4
52 Visitor (0.10 visitor ratio), 274 Residential (0.54 residential ratio)

PHASE 1 (NORTH):
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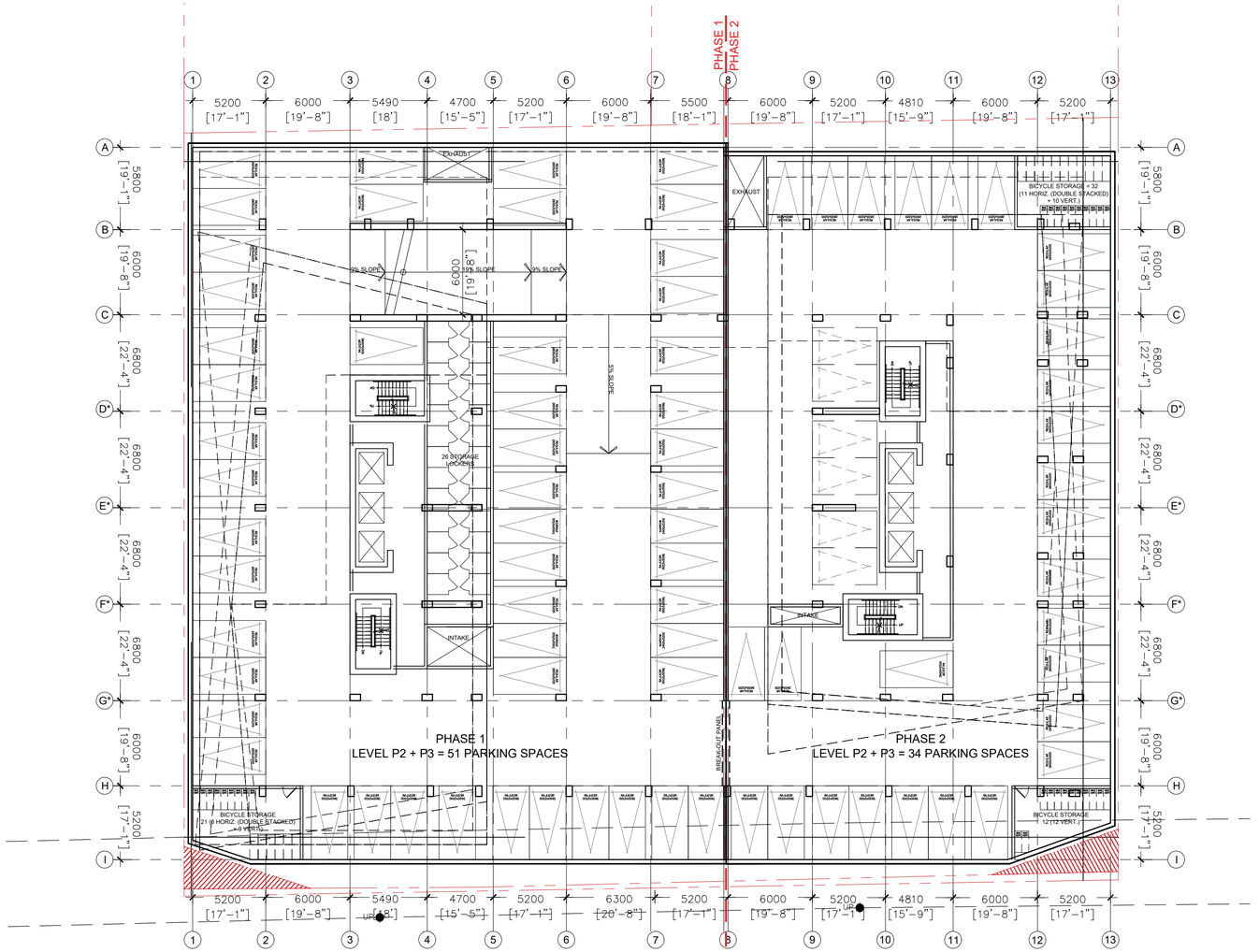
PHASE 2 (SOUTH):
134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

UNSTUDIO

PARKING LEVEL P4

267 O’Connor Street

Plan_**Parking Levels**



PARKING STATISTICS (4 LEVELS):

PHASE 1 + 2 COMBINED:
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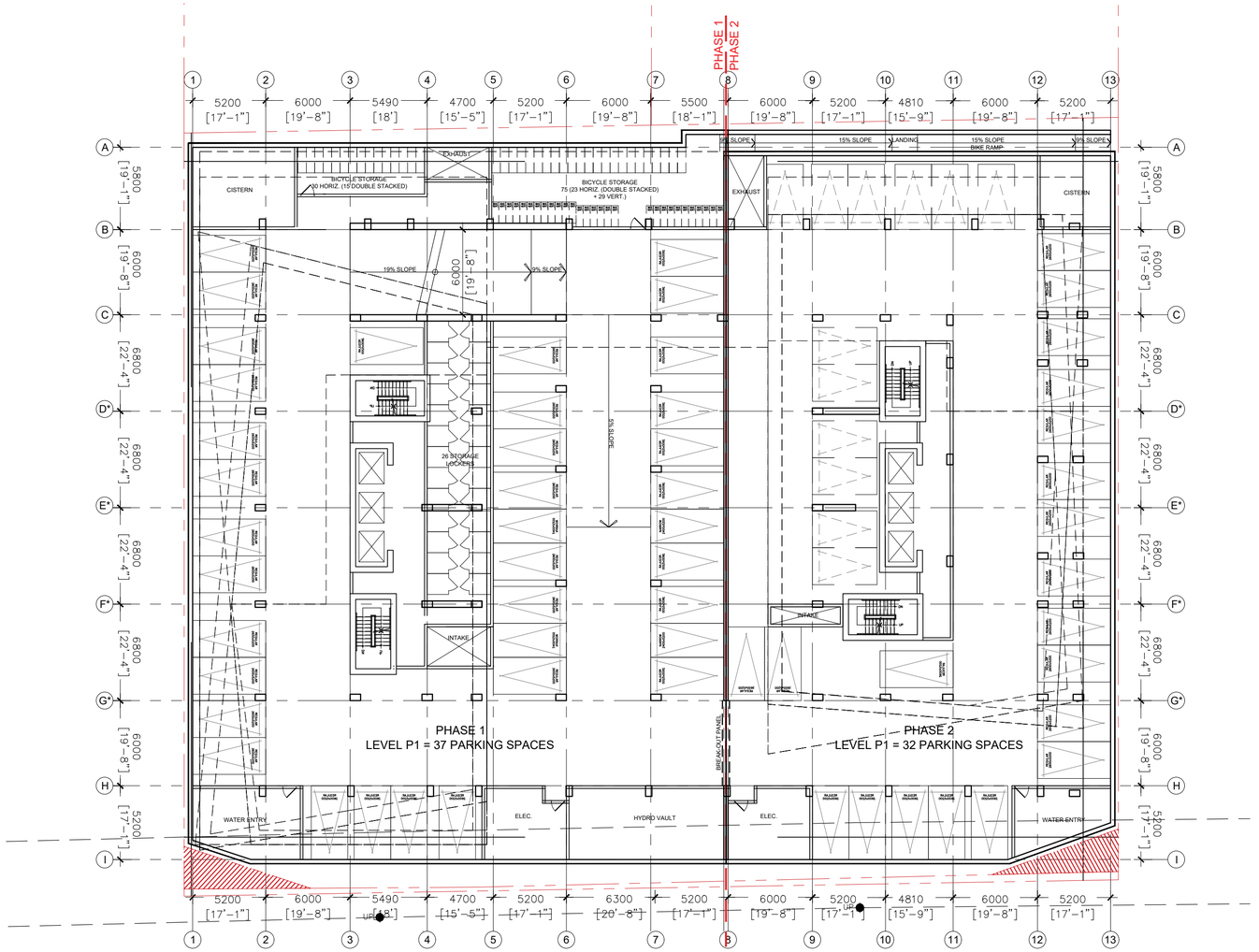
PHASE 2 (SOUTH):
134 Parking Spaces provided at levels P1, P2, P3 and P4
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UNSTUDIO

PARKING LEVEL P2 AND P3

267 O’Connor Street

Plan_**Parking Levels**



PARKING STATISTICS (4 LEVELS):

PHASE 1 + 2 COMBINED:
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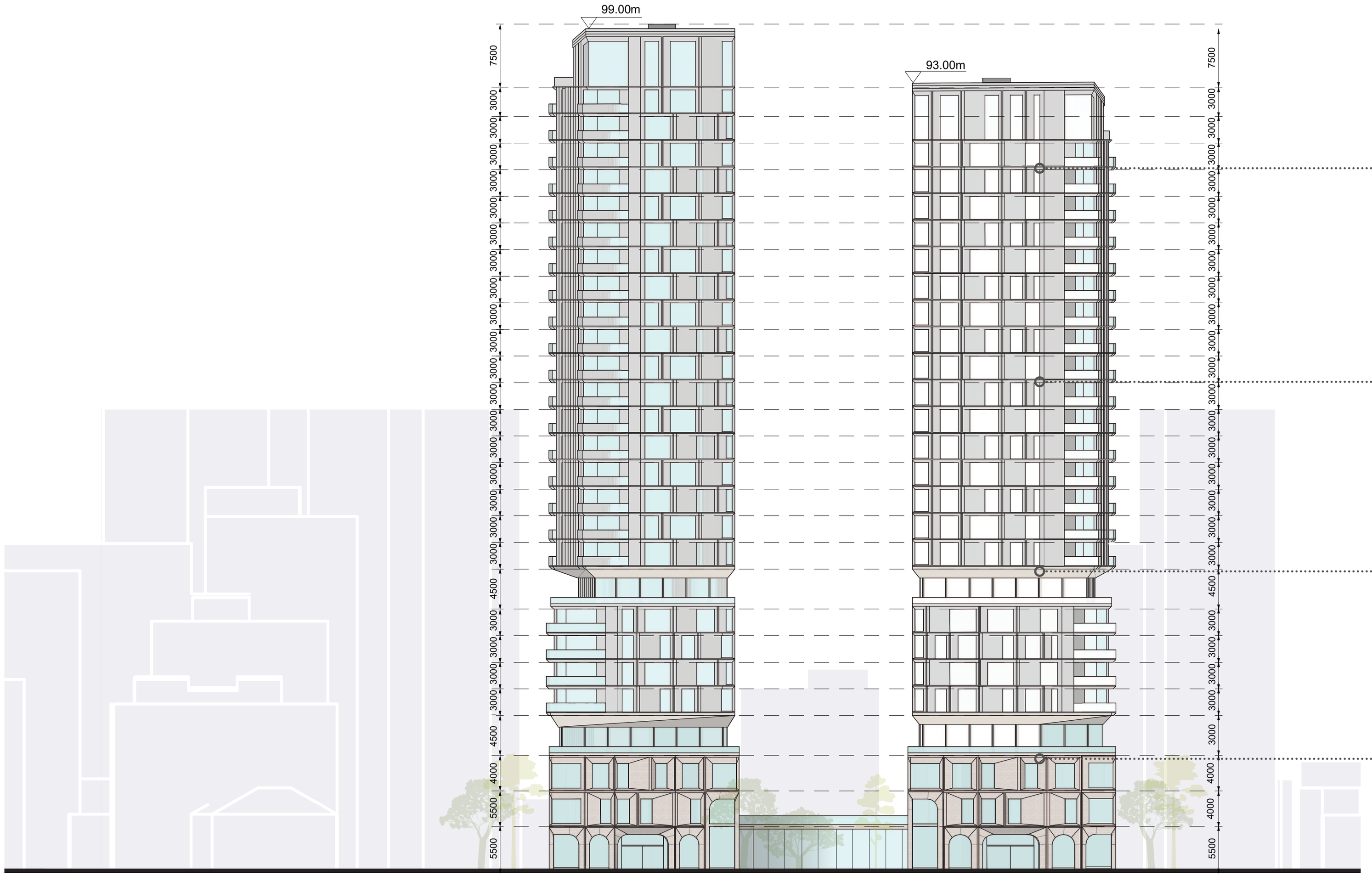
PHASE 2 (SOUTH):
134 Parking Spaces provided at levels P1, P2, P3 and P4
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UNSTUDIO

PARKING LEVEL P1

267 O’Connor Street

Elevation and Materiality_**WEST**


99.00m
93.00m
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267 O’Connor Street

Elevation_**NORTH**



Scale 1/300

267 O’Connor Street

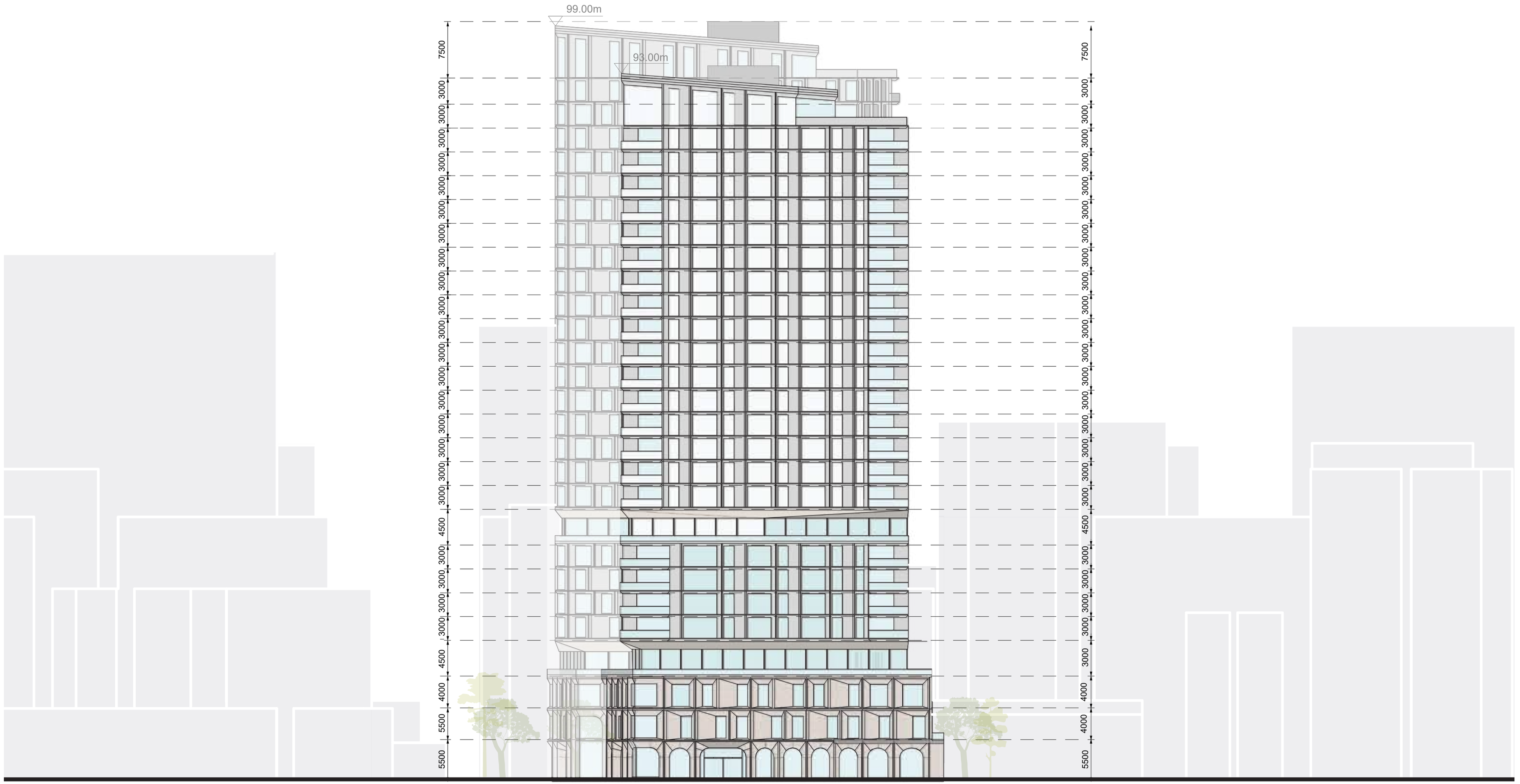
Elevation_**EAST**



Scale 1/300

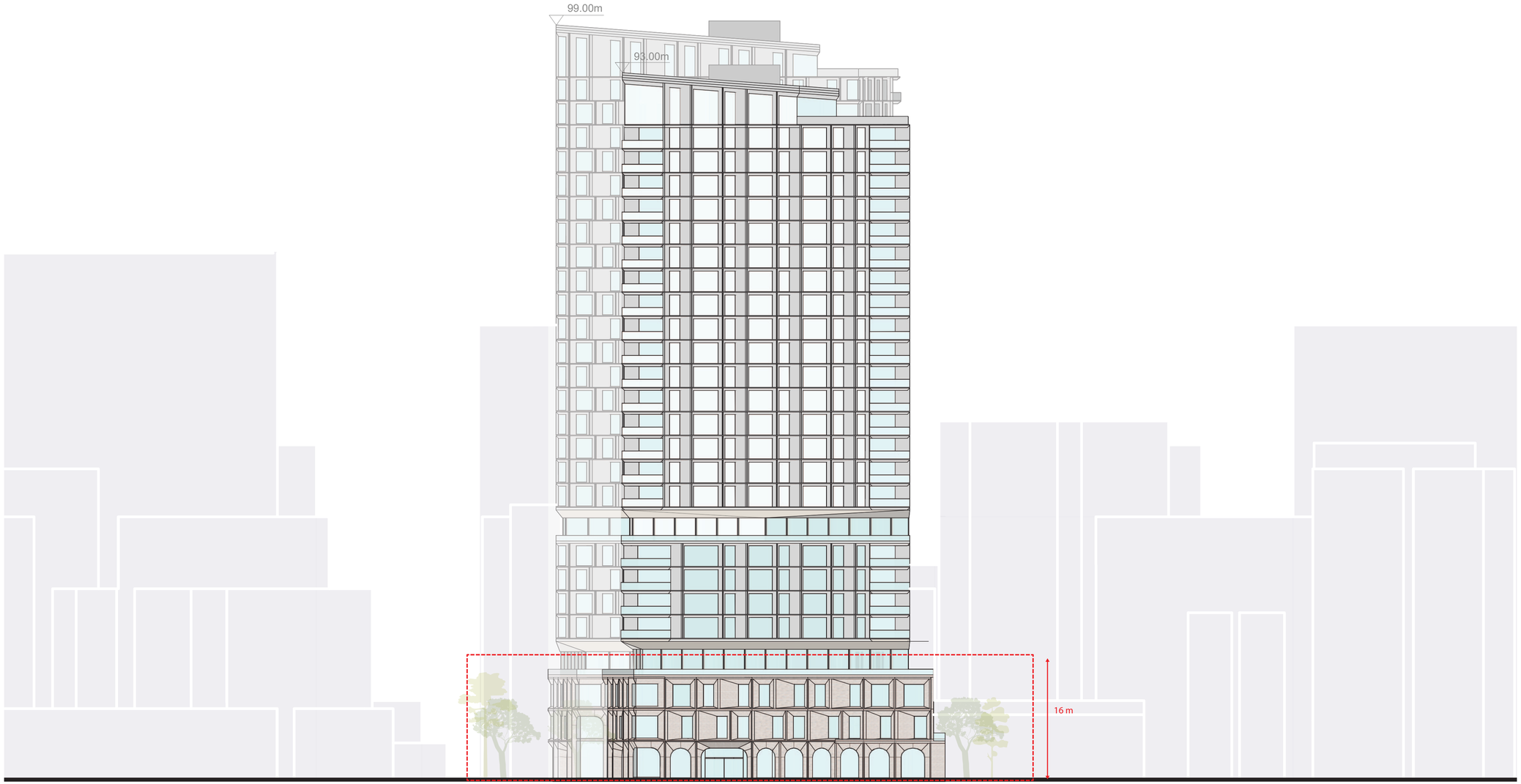
267 O’Connor Street

Elevation_**SOUTH**


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267 O’Connor Street

Bird Friendly Glass Strategy_**Diagram**



Bird Friendly Glass - As per city bird safe guideline 2 - Treatments to be applied to a minimum of 90% of the glass within the first 16 m of height

Scale 1/300

267 O’Connor Street

1_ UNStudio

2_ Vision

3_ Context Analysis

4_ Architectural Approach

5_ POPS

6_ Tower Approach

7_ Sustainability Approach



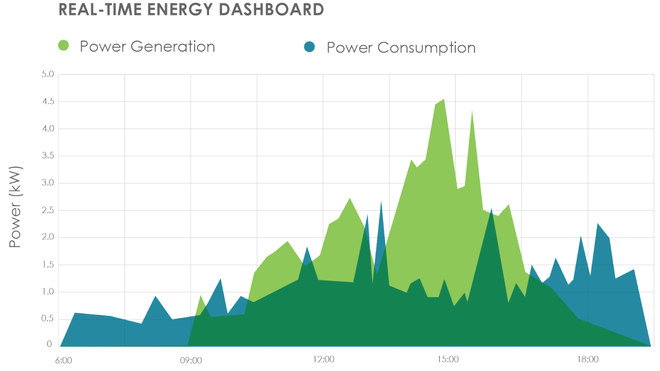
267 O’Connor Street

Sustaianability_**Strategy**

01

High Performance Building

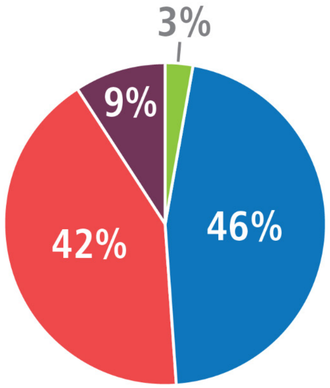
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard



02

Operational Energy Disclosure

- Enroll in Better Buildings Ottawa program for benchmarking and auditing
- Disclose operational data to the City of Ottawa’s objective to accelerate adoption of low carbon building technologies



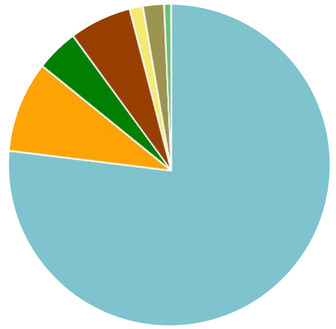
Total emisisons in Ottawa

- Buildings
- Transportation
- Waste
- Agriculture

03

Life-cycle assessment of Construction Materials

- Limited information on constrcutions materials used in the National Capital Region
- Assessment findings will inform procurement of lower-carbon materials where local options are available

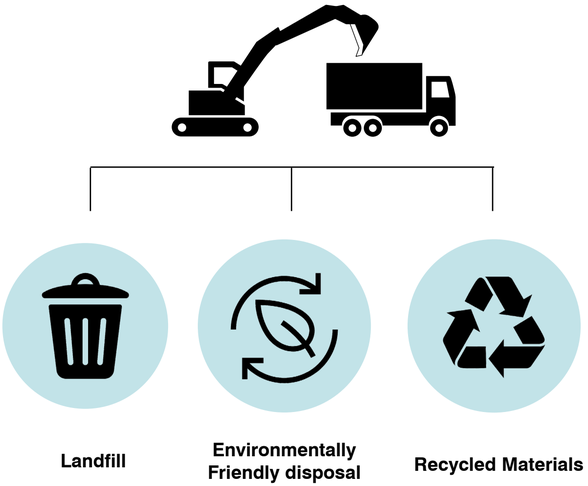


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

04

Construction Waste Management

– Construction Demolition and Waste Management Plan will be implemented during the construction phase
– Plan will align with LEEDv4.1 requirements and other existing best practices
– Project data (weight / volume, diversion rate, etc.) will be shared with the City of Ottawa



267 O’Connor Street

Sustaianability_**Material Selection and Sourcing**



REFERENCES






SUPPLIER




Masonry Brick
Producer: Sioux City

HERITAGE FACADE



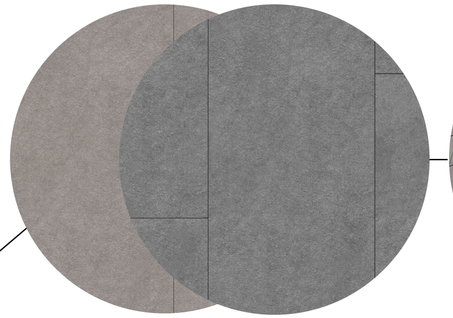
267 O’Connor Street

Sustaianability_**Material Selection and Sourcing**



MATERIAL

REFERENCES





Ceramic System panels
Producer: Ceramitex®

OPTION 01





Aluminium panels
Producer: Mitrex

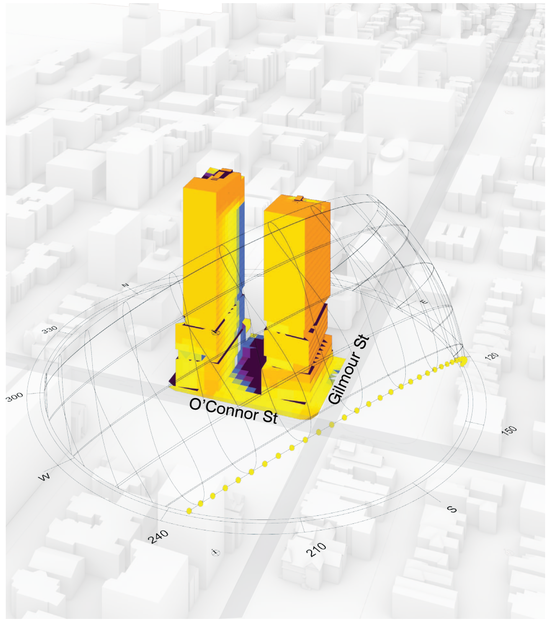
OPTION 02

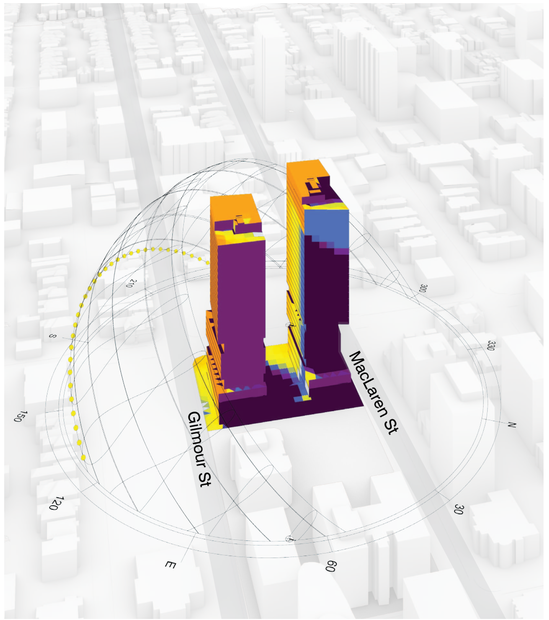
RESIDENCE TOWERS



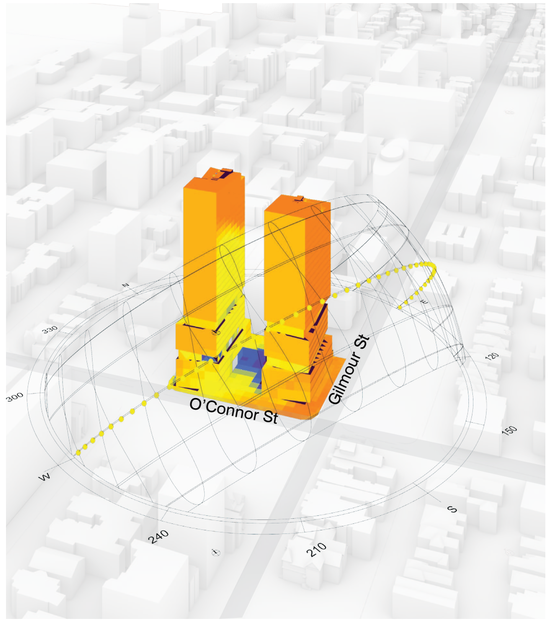
267 O’Connor Street

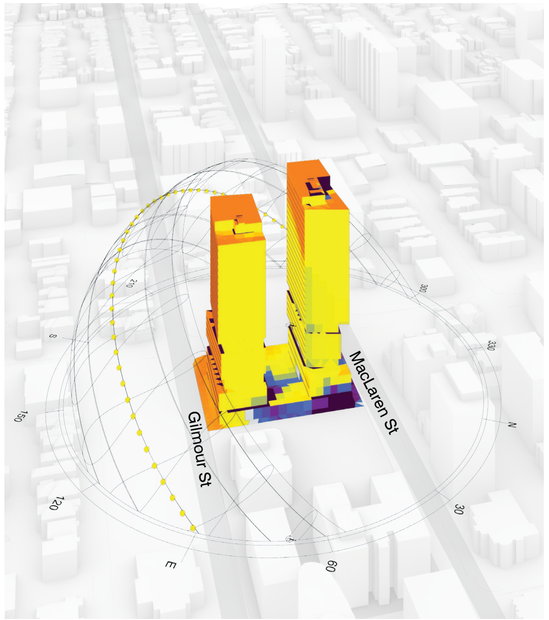
Sustainability Approach_**SUN STUDY**





DECEMBER 21





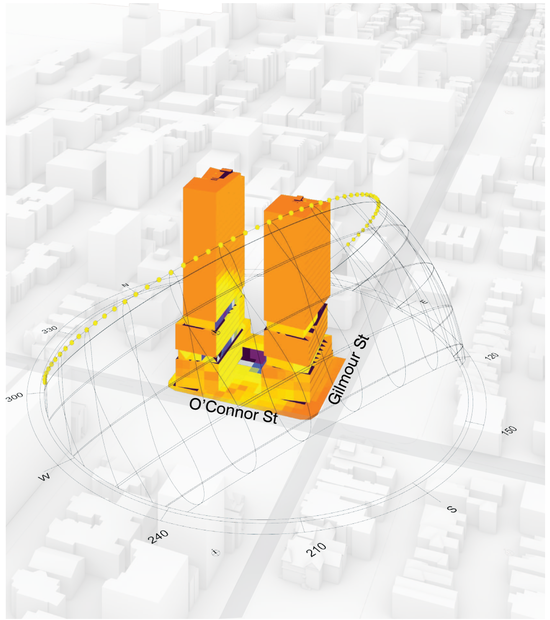
MARCH 21

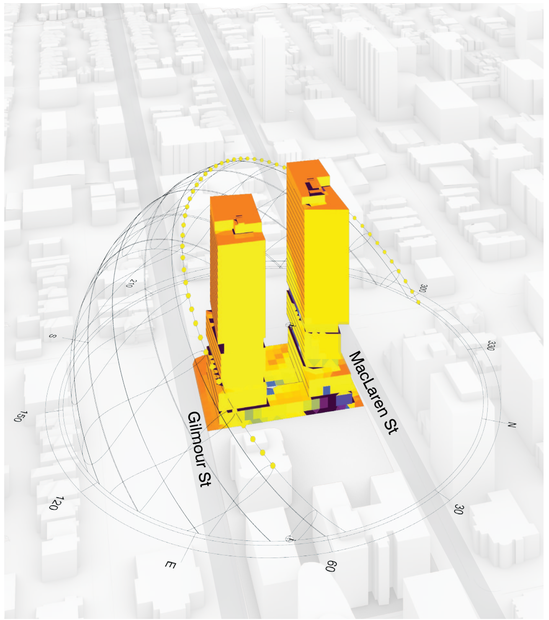
CONCLUSIONS:

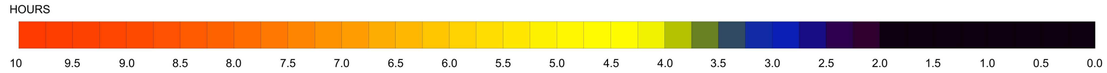
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

267 O’Connor Street

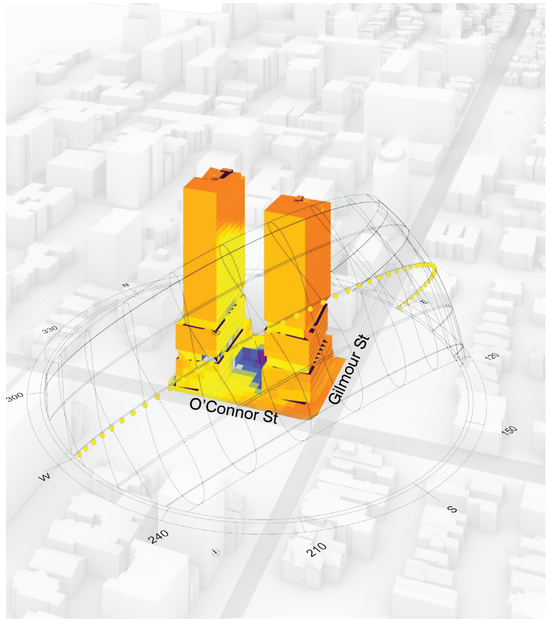
Sustainability Approach_**SUN STUDY**

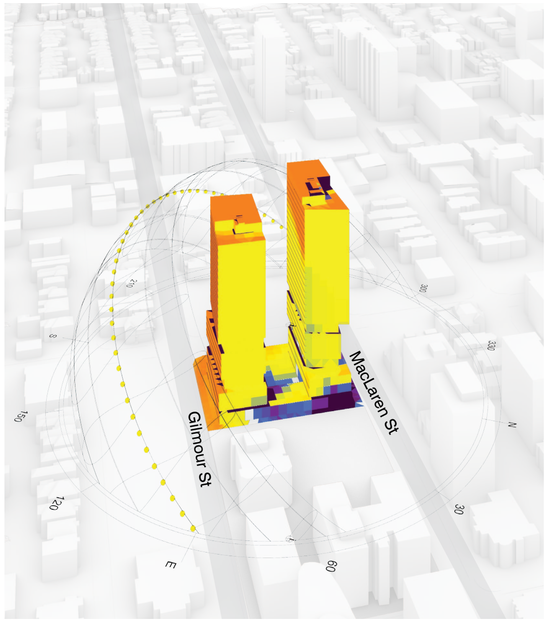






JUNE 21







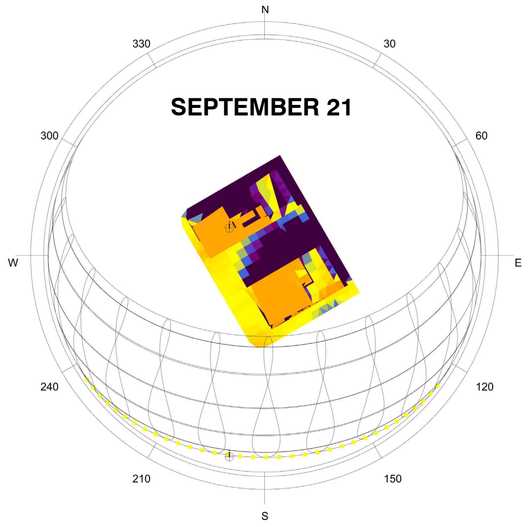
SEPTEMBER 21

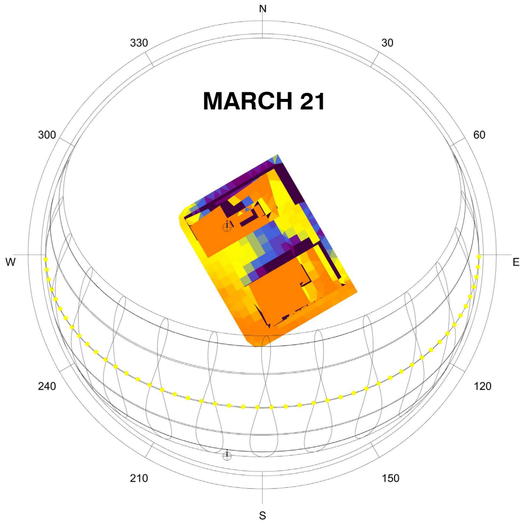
CONCLUSIONS:

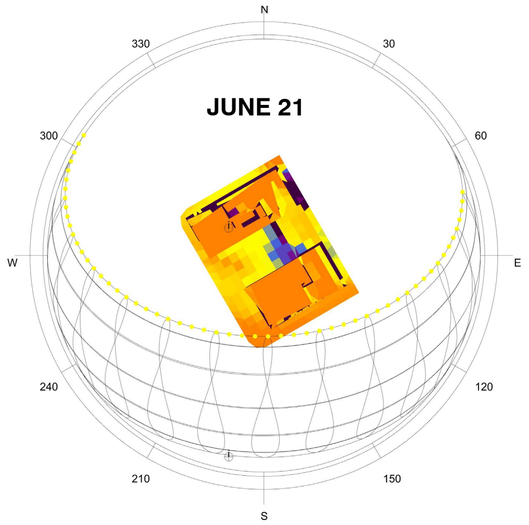
- In summer all exterior faces receive some amount of sun exposure
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

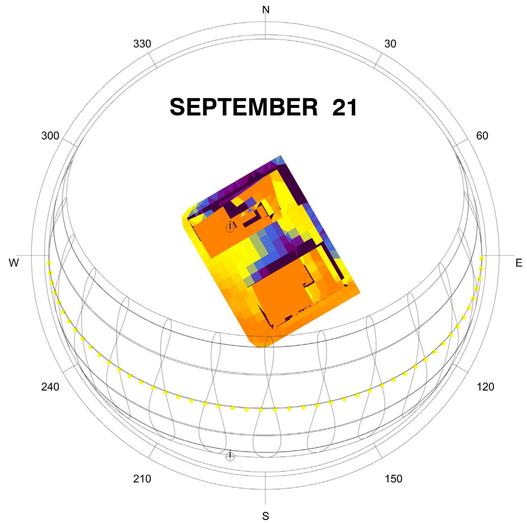
267 O’Connor Street

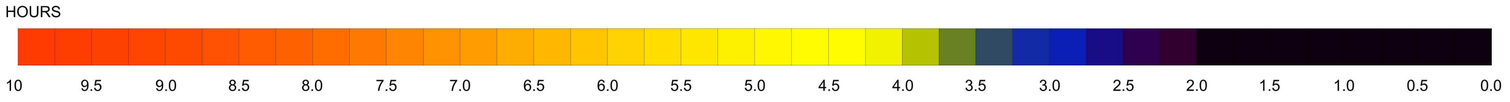
Sustainability Approach_**SUN STUDY ATRIUM**











CONCLUSIONS:

- Podium receives the most sun exposure in the south and South west areas
- The south tower casts shade on the central area of the podium (more significant from September to March)
- Skylights are located in the optimal area for sunlight exposure


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Thank you!