

# 267 O'Connor Street

## Design Brief

February 06, 2025

# 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 site

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



Urban Design



South Bank, Melbourne  
*under construction*

Mobility



Chamartin Station, Madrid  
*under construction*

Architecture



Raffles City, Hangzhou  
*completed*

Interiors



Unstudio Tower Lobby, Amsterdam  
*completed*

Strategic and  
Service  
Design



Hardt Hyperloop, Hardt  
*design*



Mixed-Use



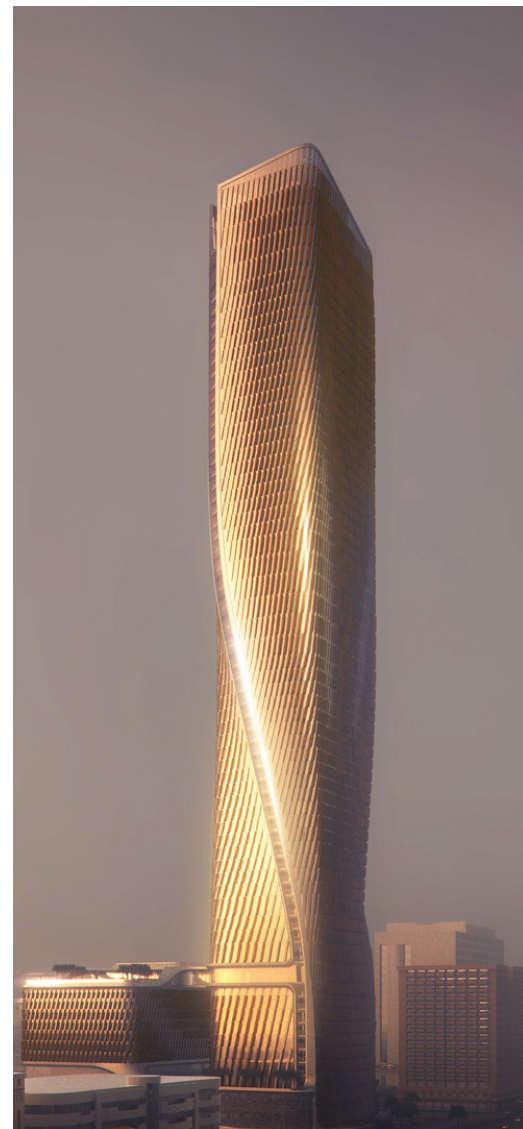
Residential



Infrastructural



Educational



267 O'Connor Street

2\_ Vision



Activating the



Social  
Sustainability

Future Proof  
Community  
Living

Environmental  
Sustainability



# 267 O'Connor Street

Vision\_Key Drivers



MOBILITY



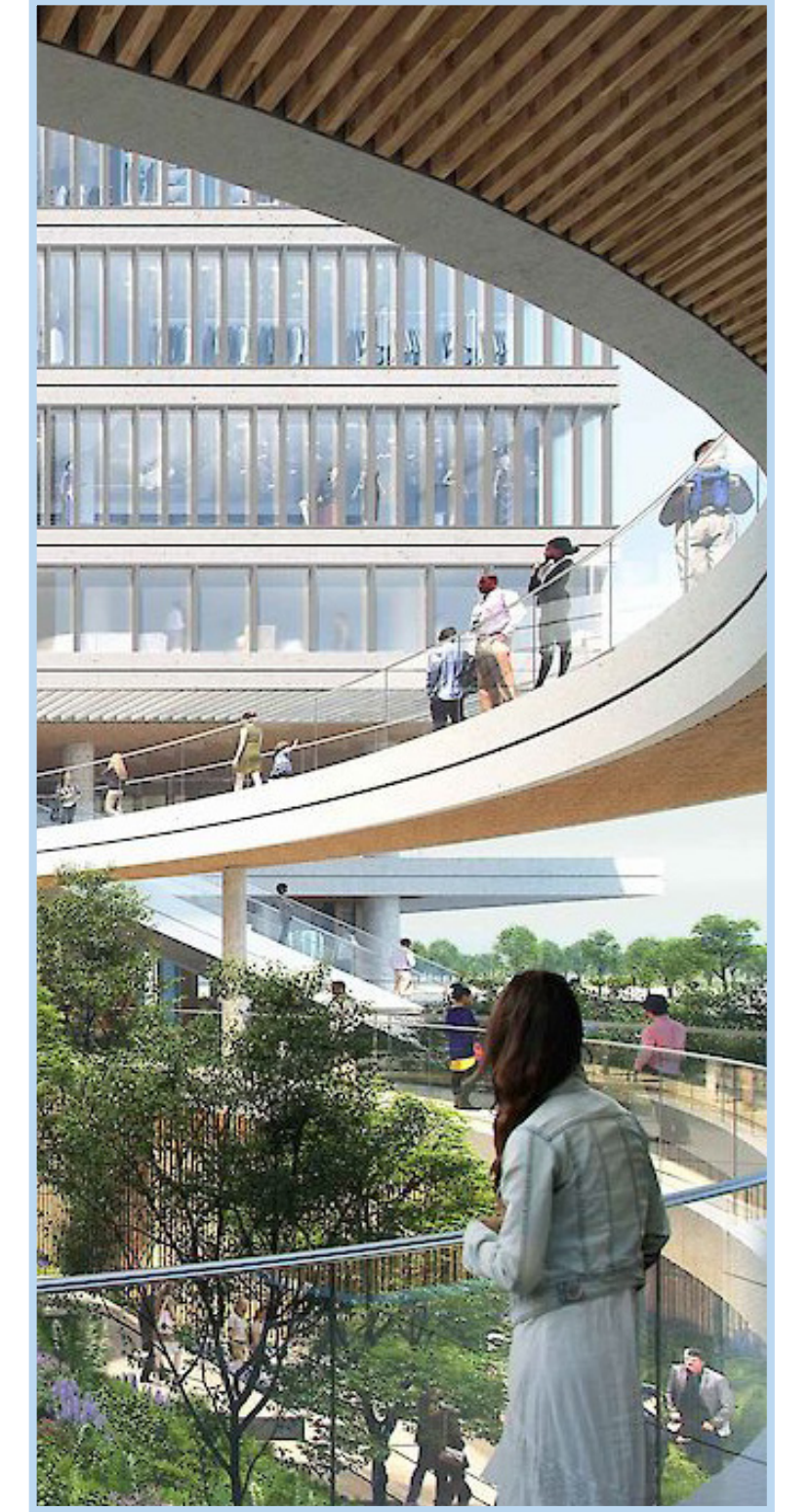
NATURE



COMMUNITY



VISUAL  
LANDMARKS



SUSTAINABILITY

267 O'Connor Street

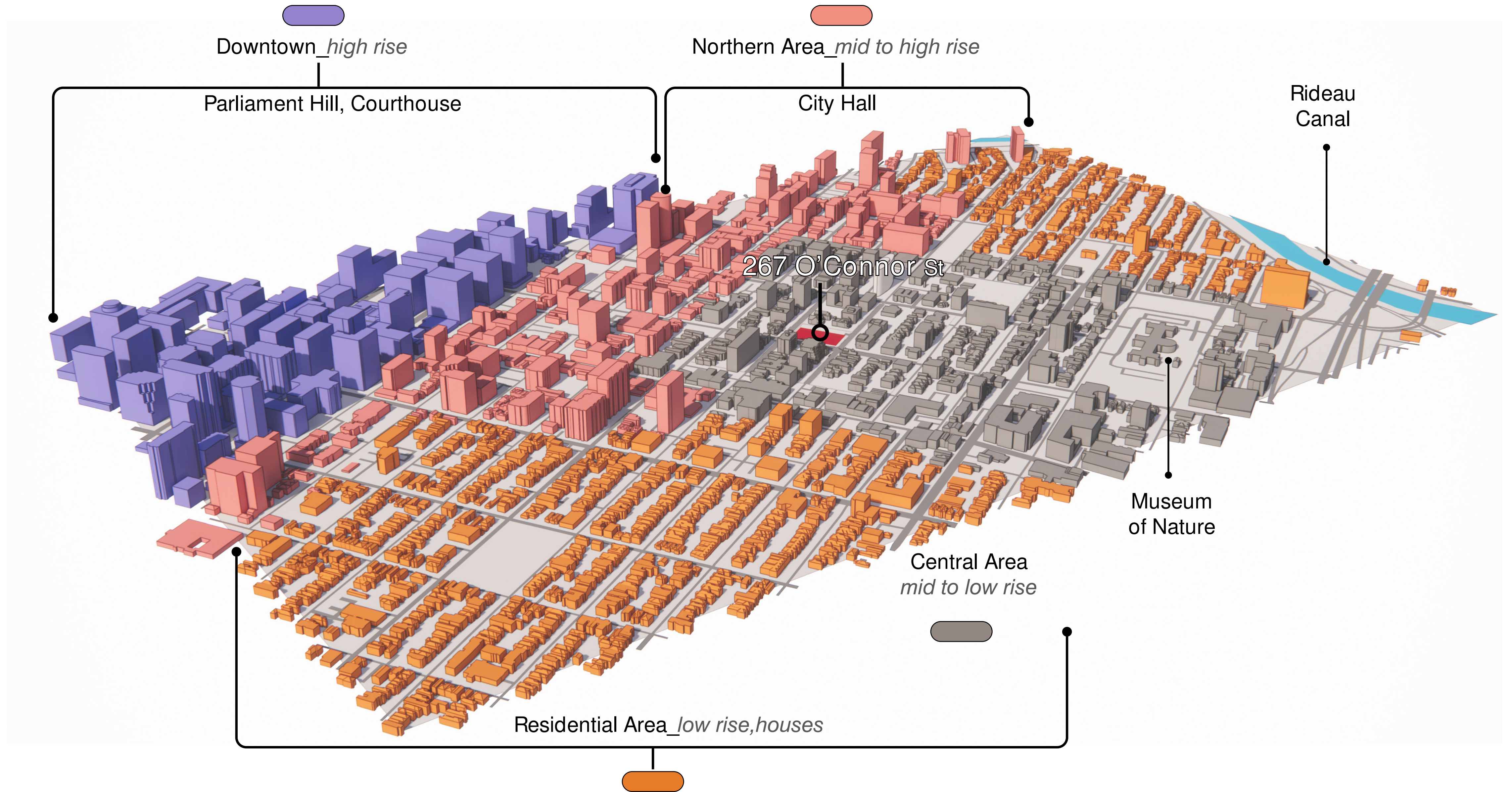
---

3\_ Context Analysis

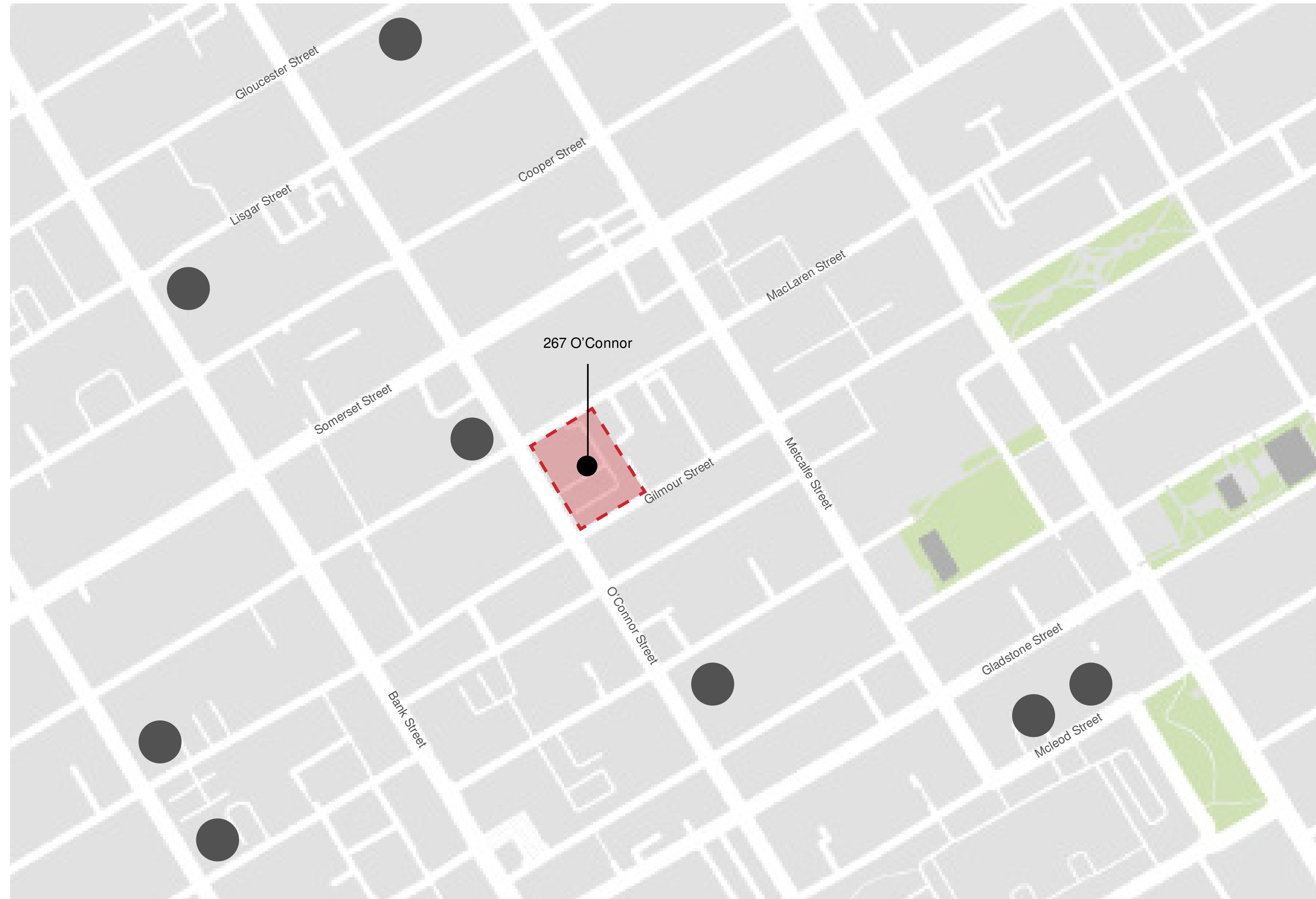


# 267 O'Connor Street

Context Analysis\_Centertown, Ottawa



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



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  
en-T 1015DC 0150.0.3486 T E23.778 0 42702 140

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

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

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

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

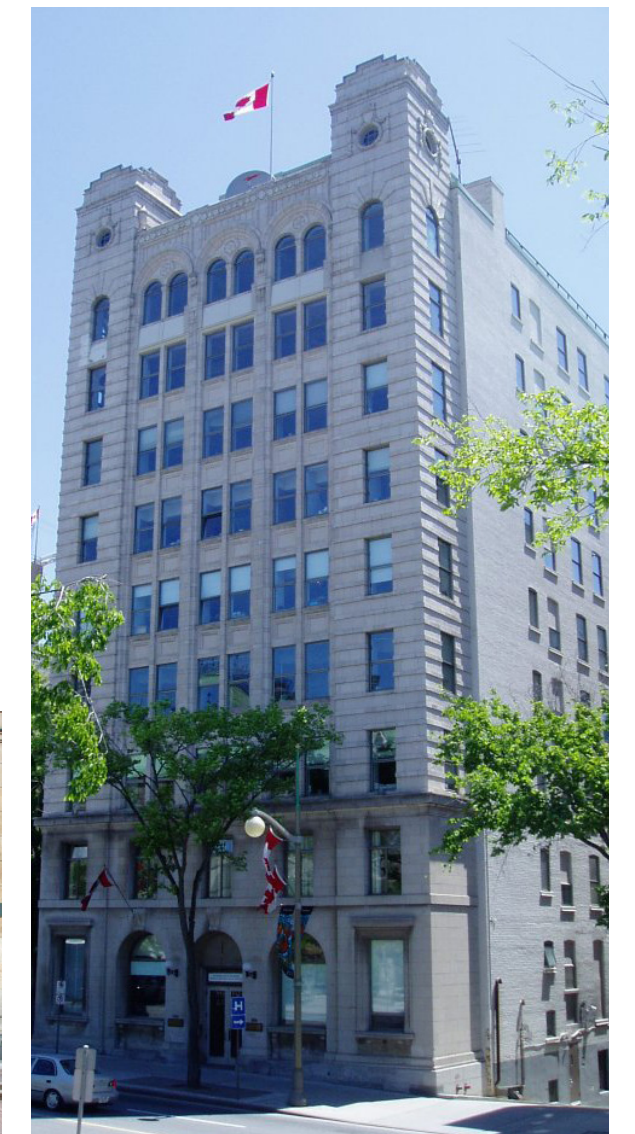
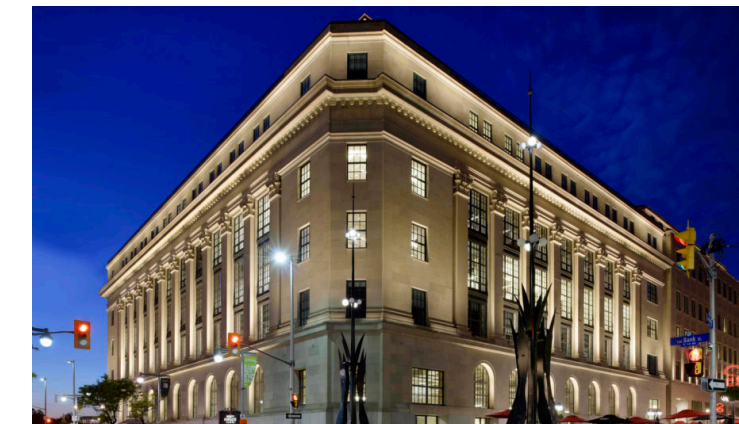
267 O'Connor Street is located within Ottawa's Centretown Heritage Conservation District (HCD), an area recognized for its significant cultural and historical value. The Centretown HCD was designated in 1997 under By-law 269-97, with boundaries established following an Ontario Municipal Board hearing.

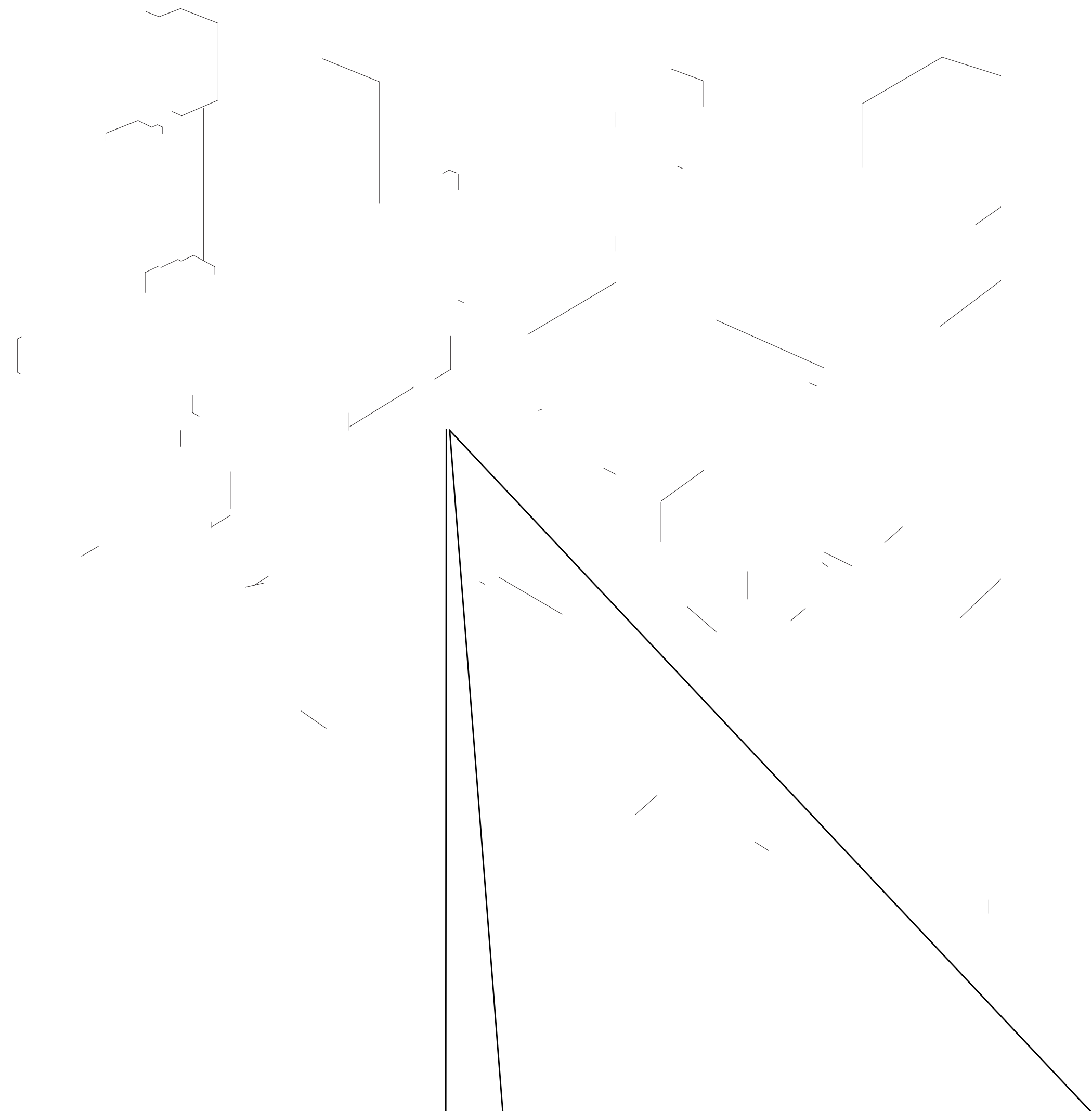
Developed primarily between 1890 and 1914, Centretown is one of Ottawa's oldest residential neighborhoods, closely linked to the city's role as the national capital. Its proximity to Parliament Hill made it a desirable location for housing the expanding civil service and various professionals.

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.

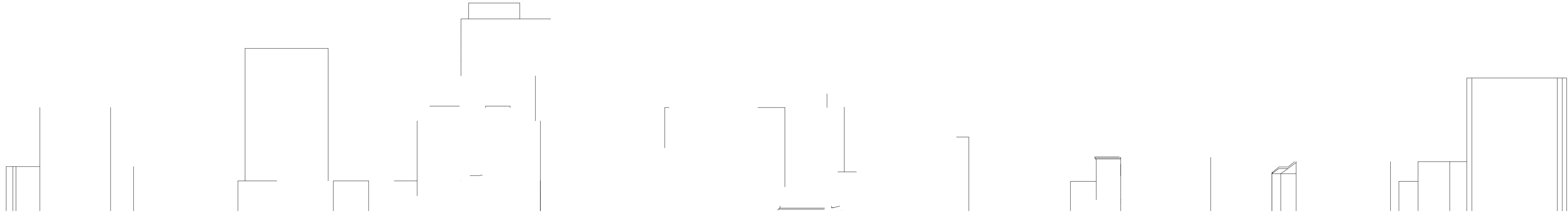
The heritage qualities surrounding 267 O'Connor Street





# 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

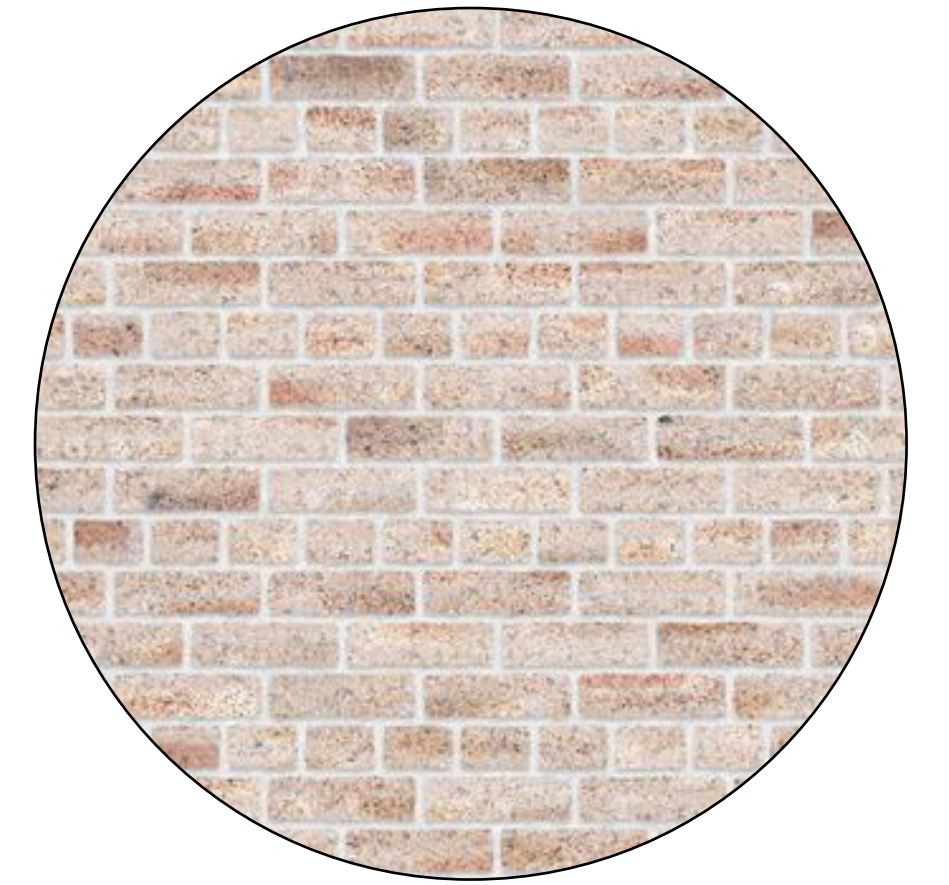
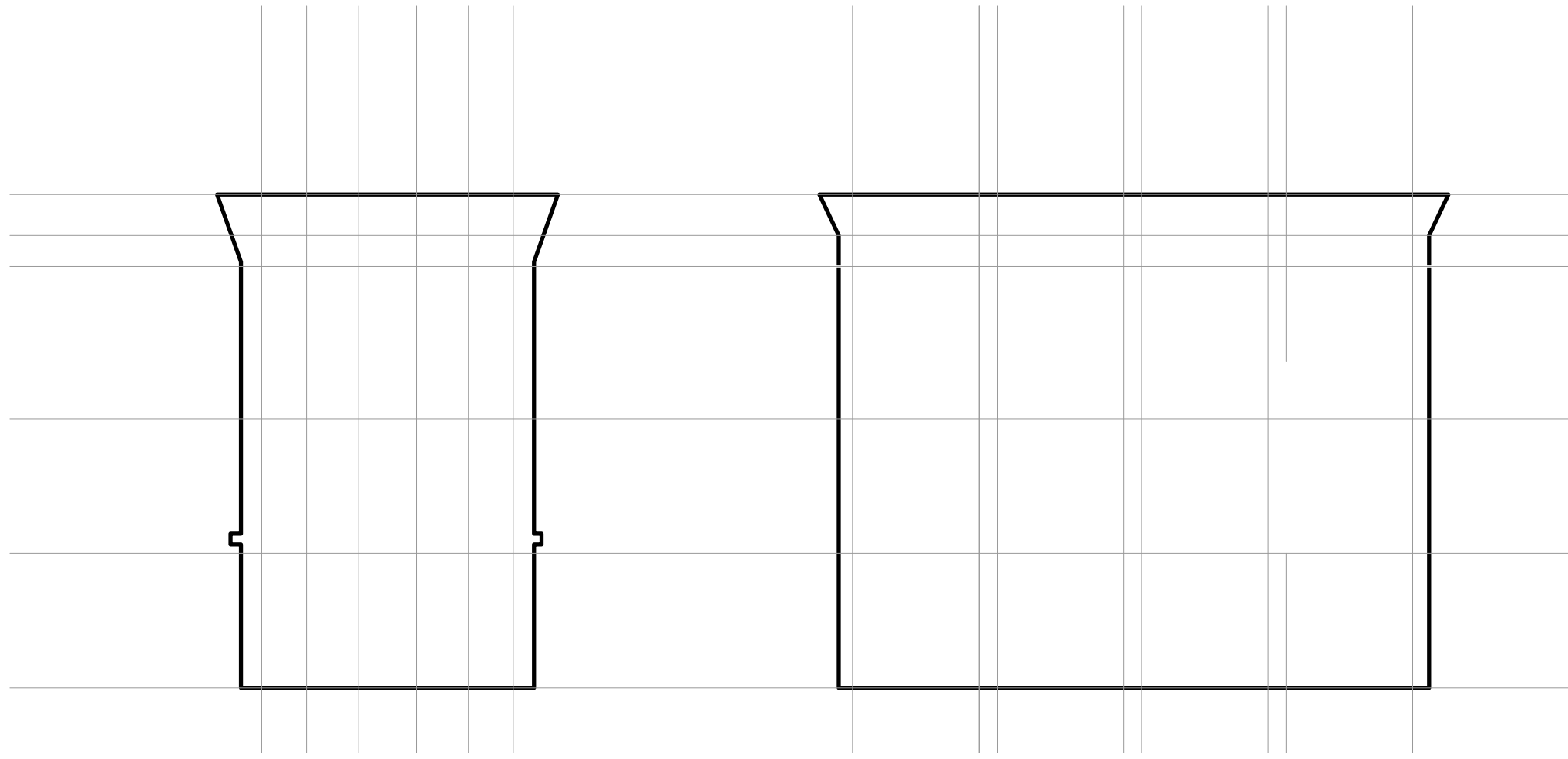
Retail vs Resi Division

Materiality

Brick, Stone

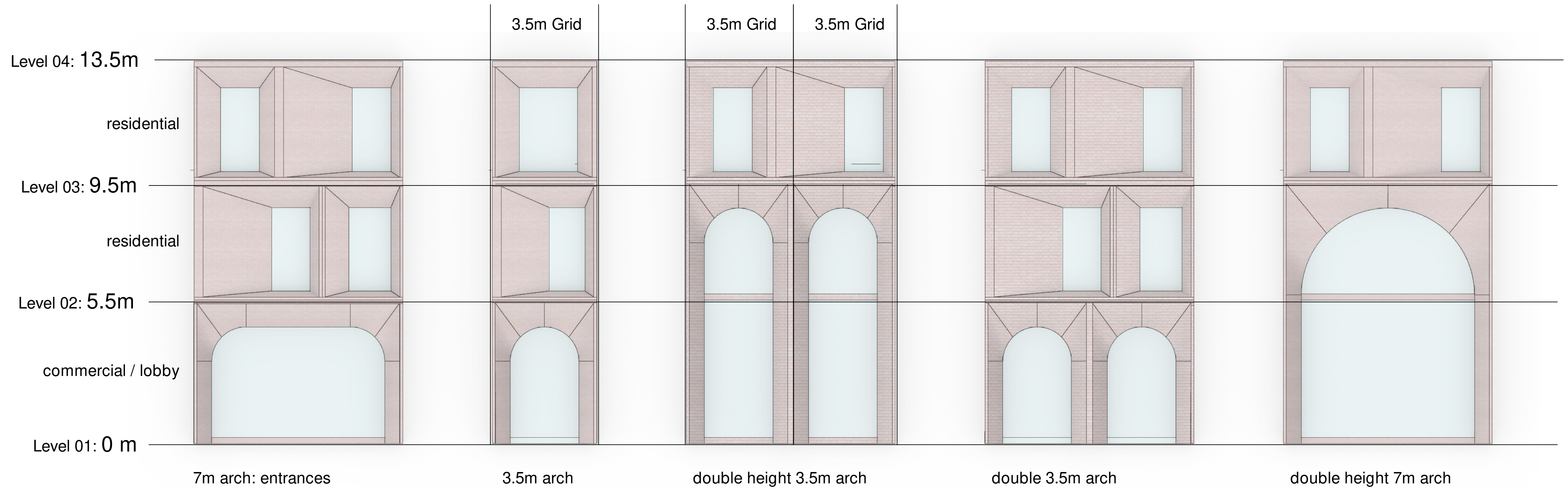
# 267 O'Connor Street

Context Analysis\_Podium Strategy



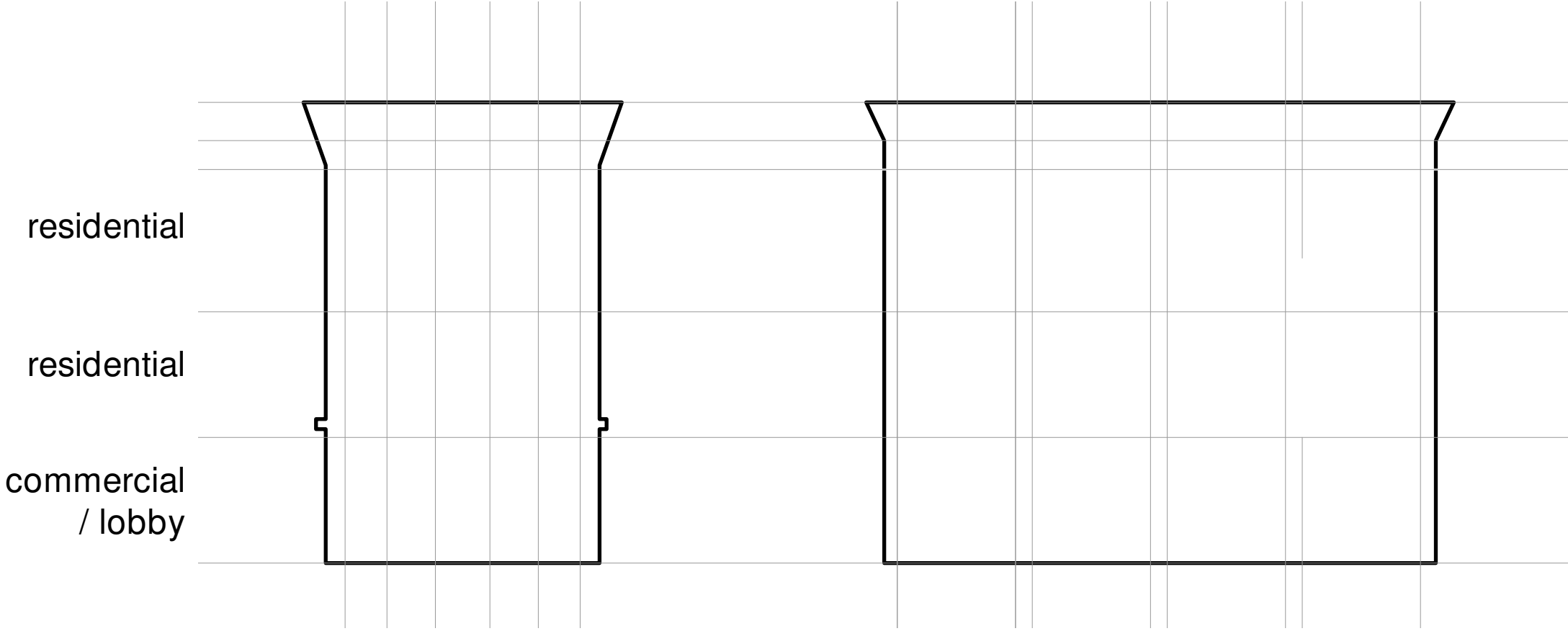
# 267 O'Connor Street

Context Analysis\_Heritage Podium Modules



# 267 O'Connor Street

Context Analysis\_Podium Strategy



residential

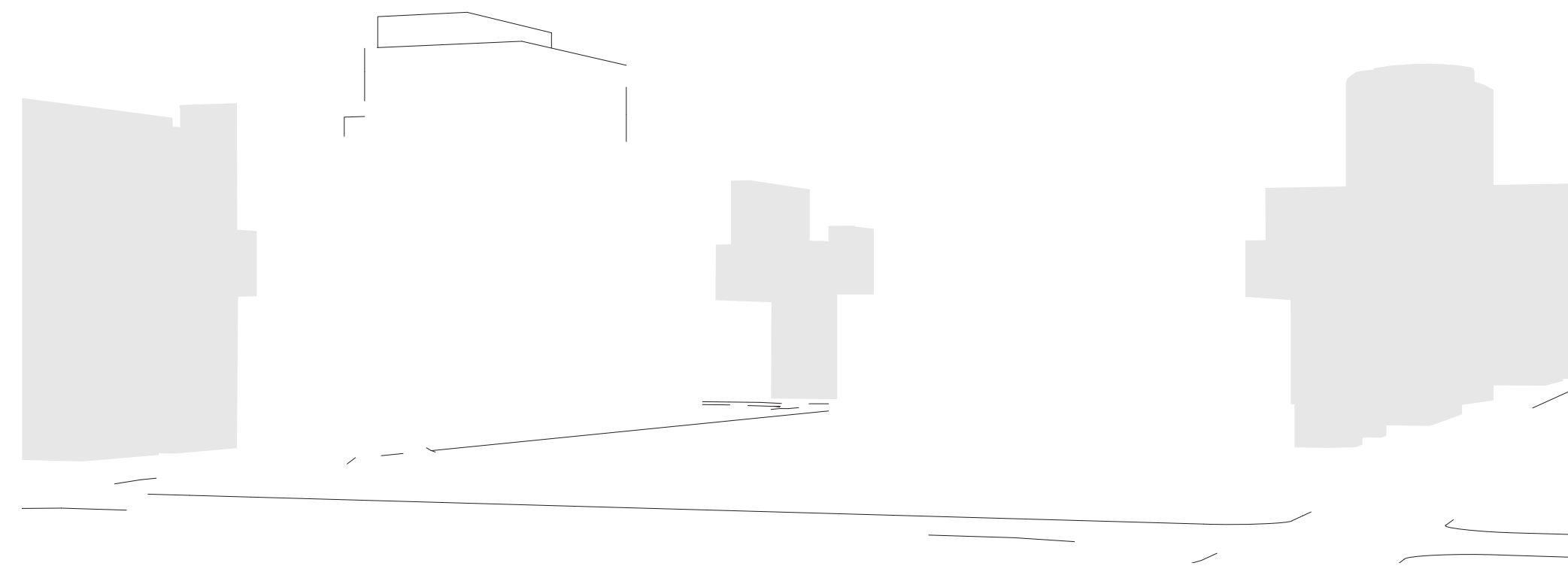
residential

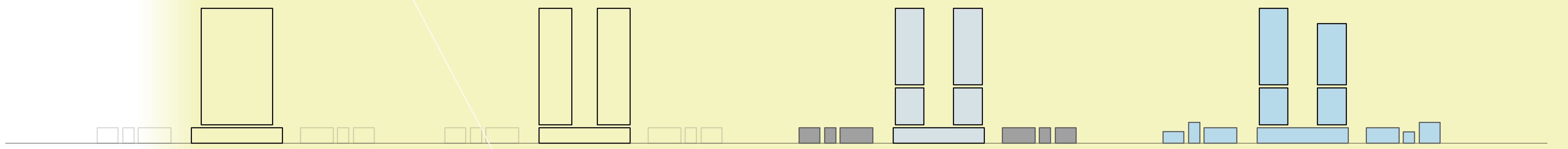
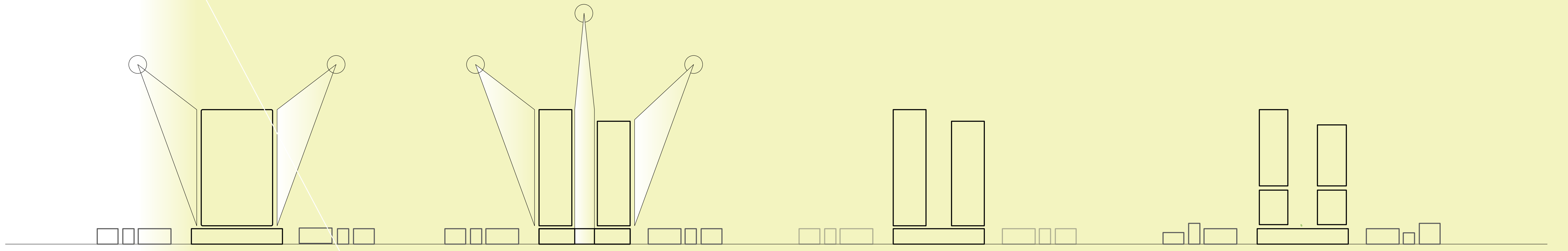
commercial / lobby

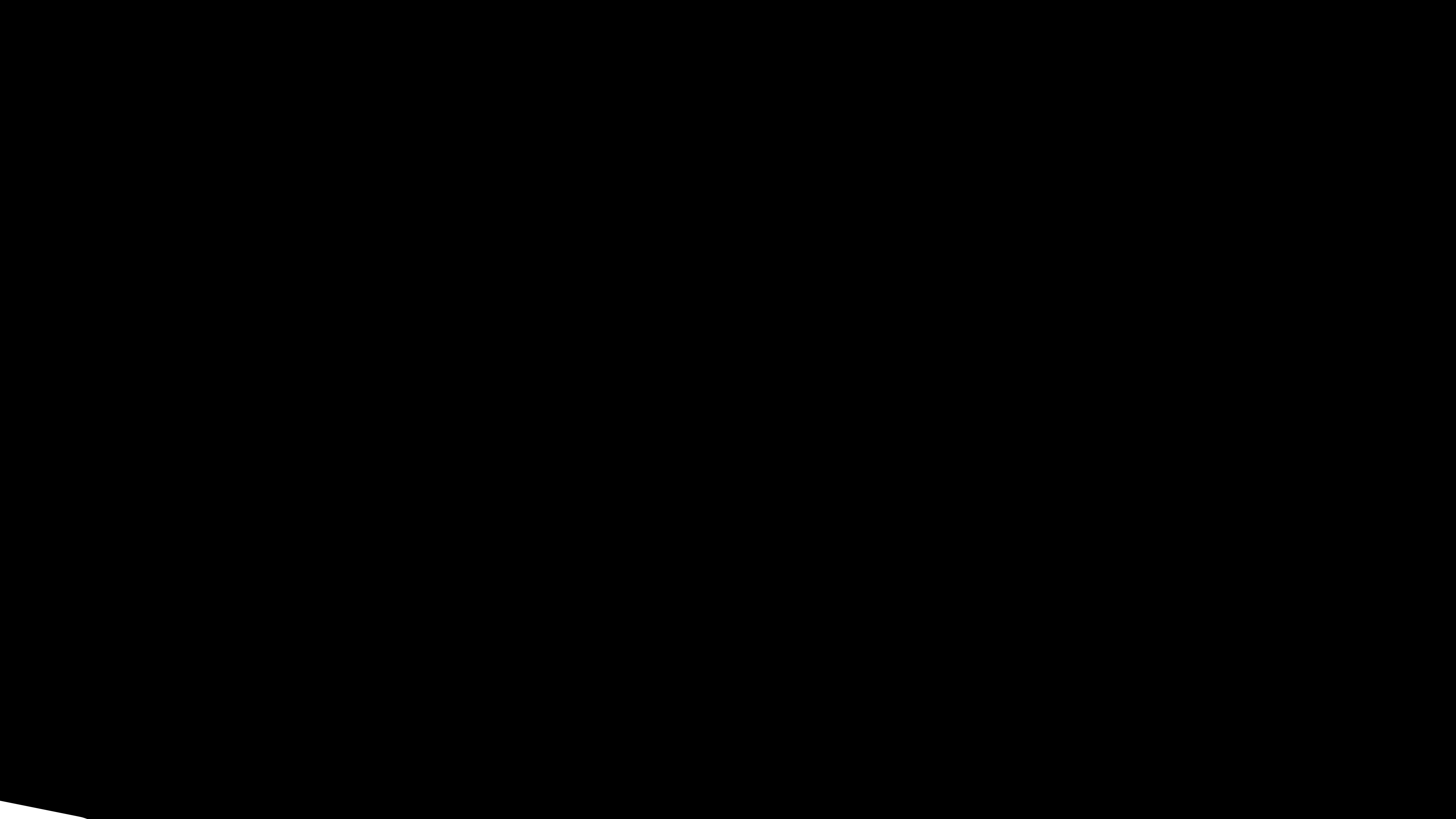
267 O'Connor Street

4\_ Architectural Approach



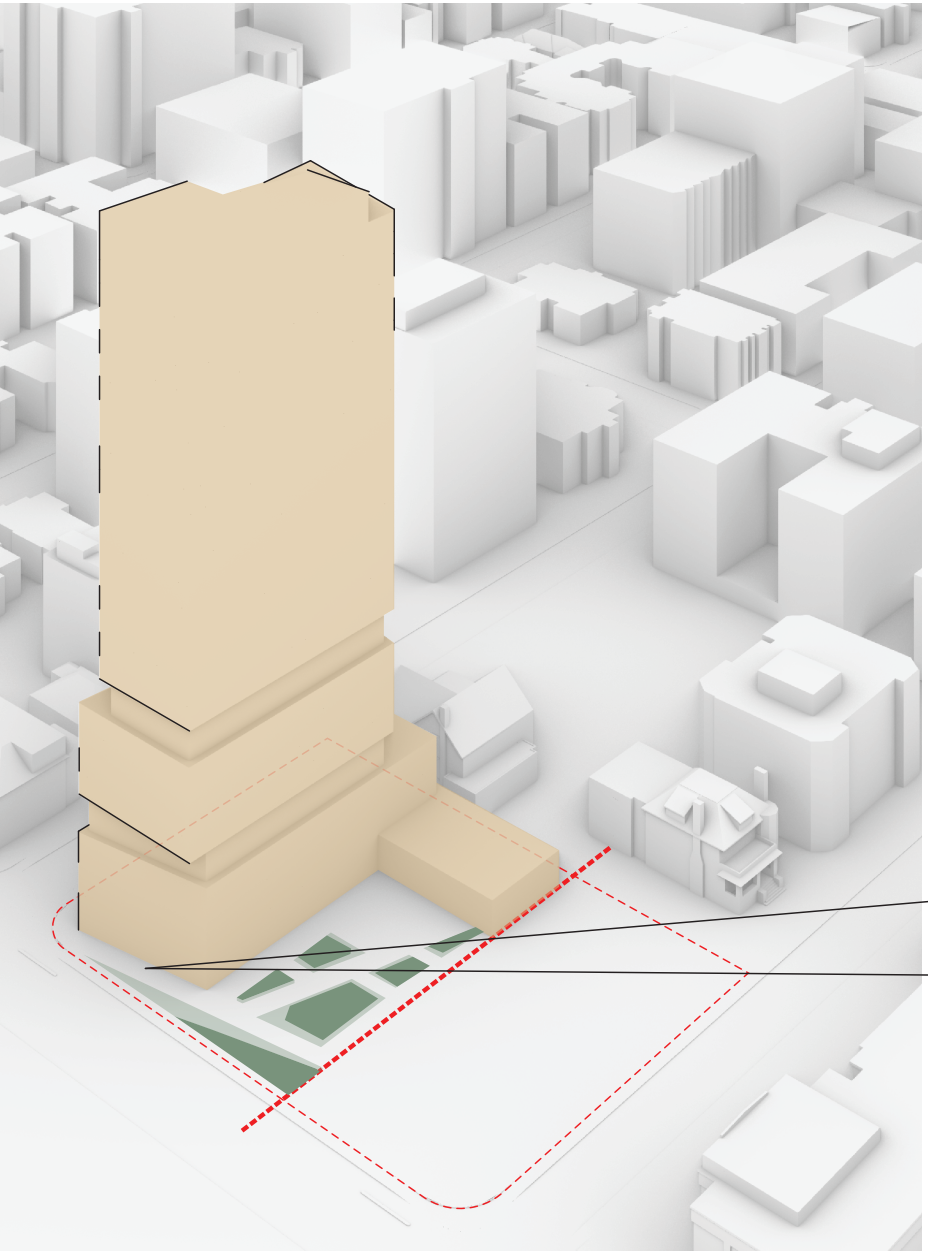
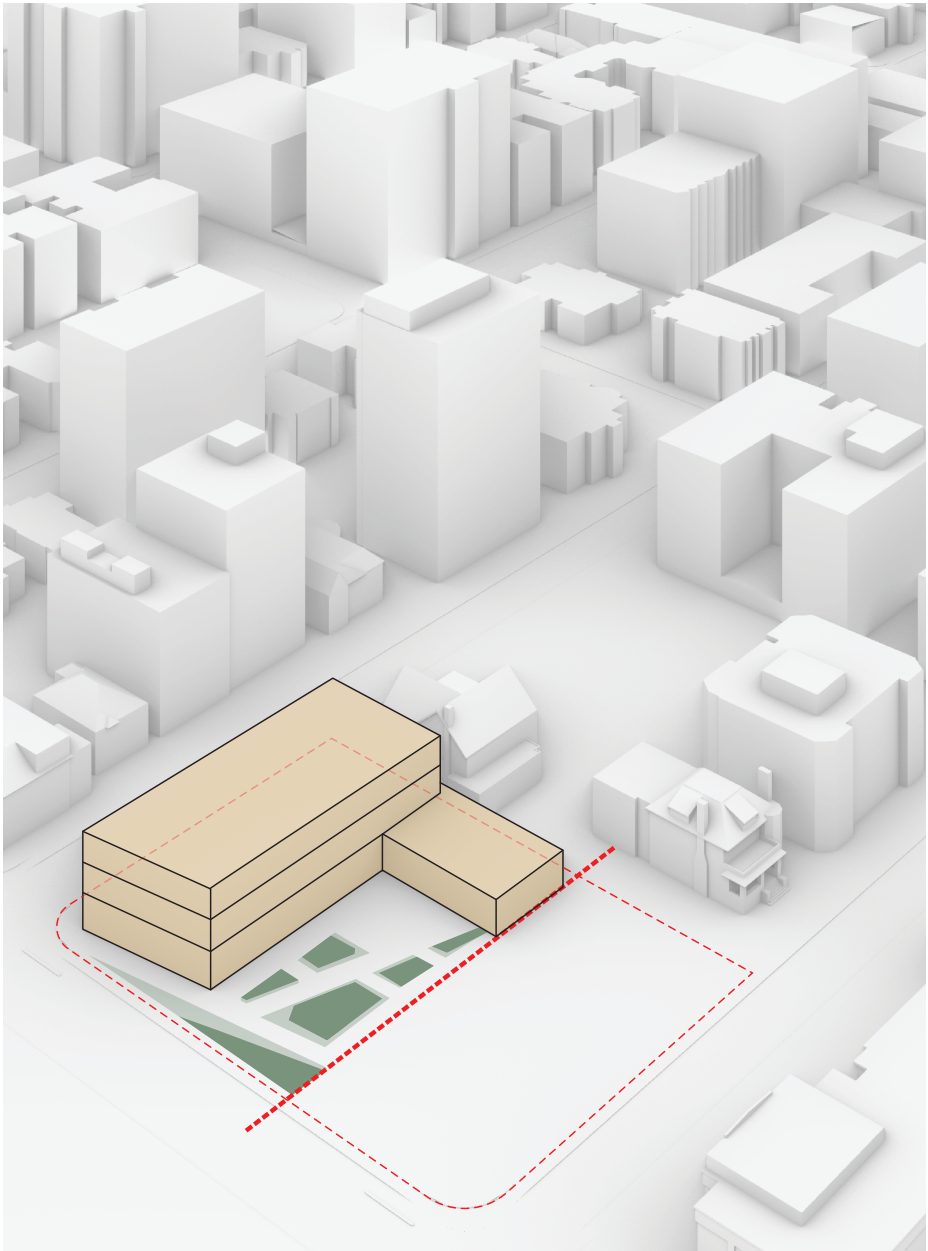
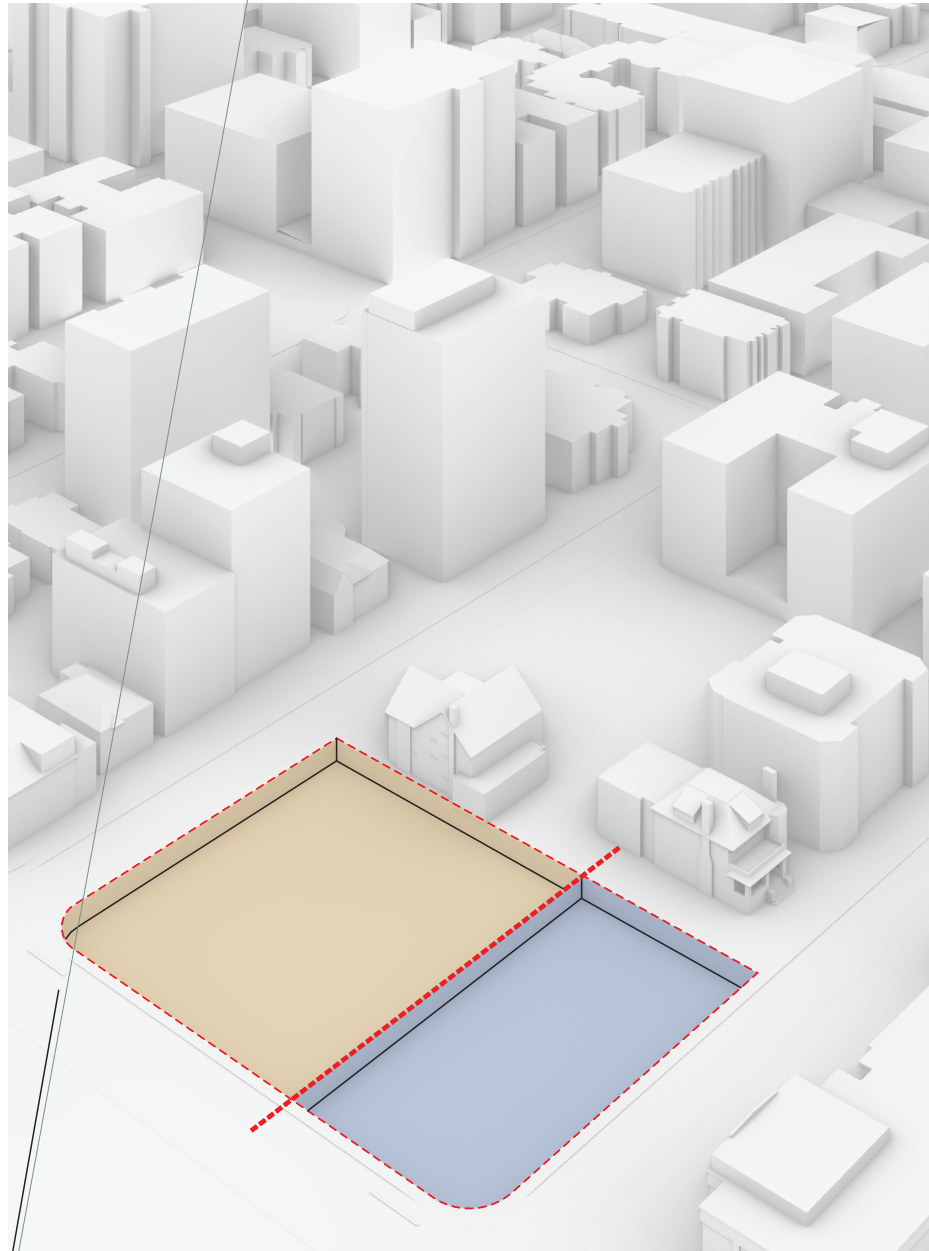






# 267 O'Connor Street

## Phasing



# 267 O'Connor Street

## Architectural Approach\_Accessibility

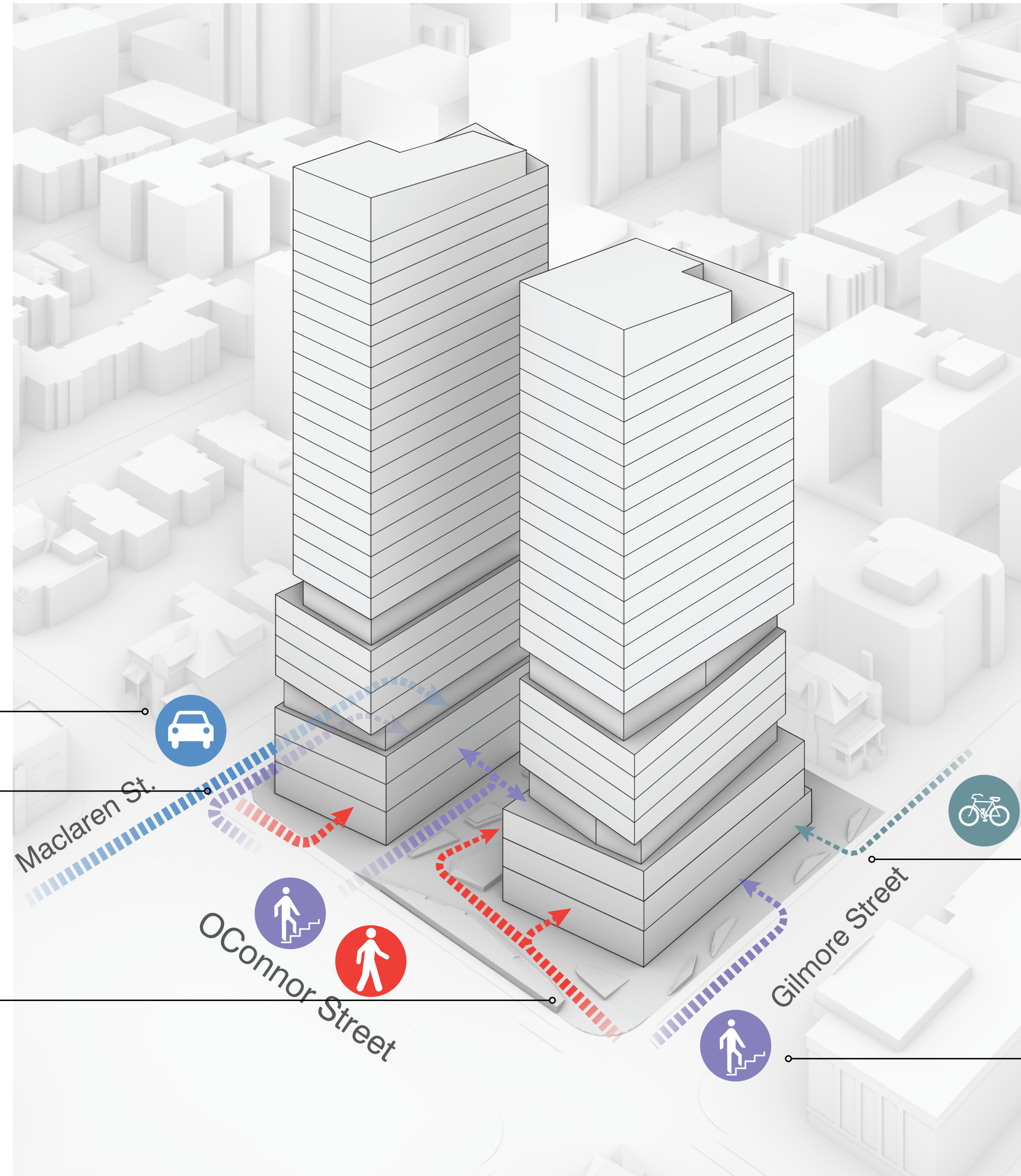


Car Parking

Residence Entrance



Public Entrance



Site Access



Bike Parking



Residence Entrance

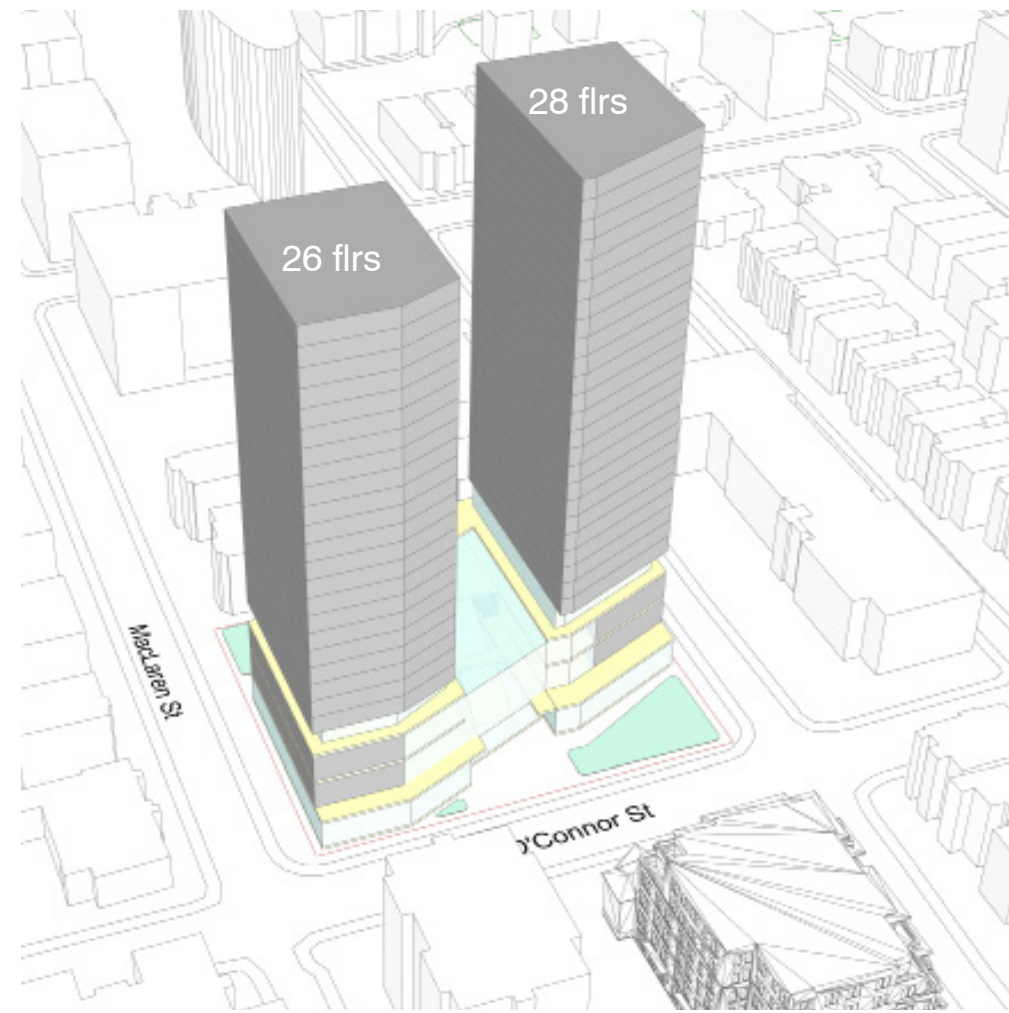
# 267 O'Connor Street

Architectural Approach\_Residential Access From Gilmour

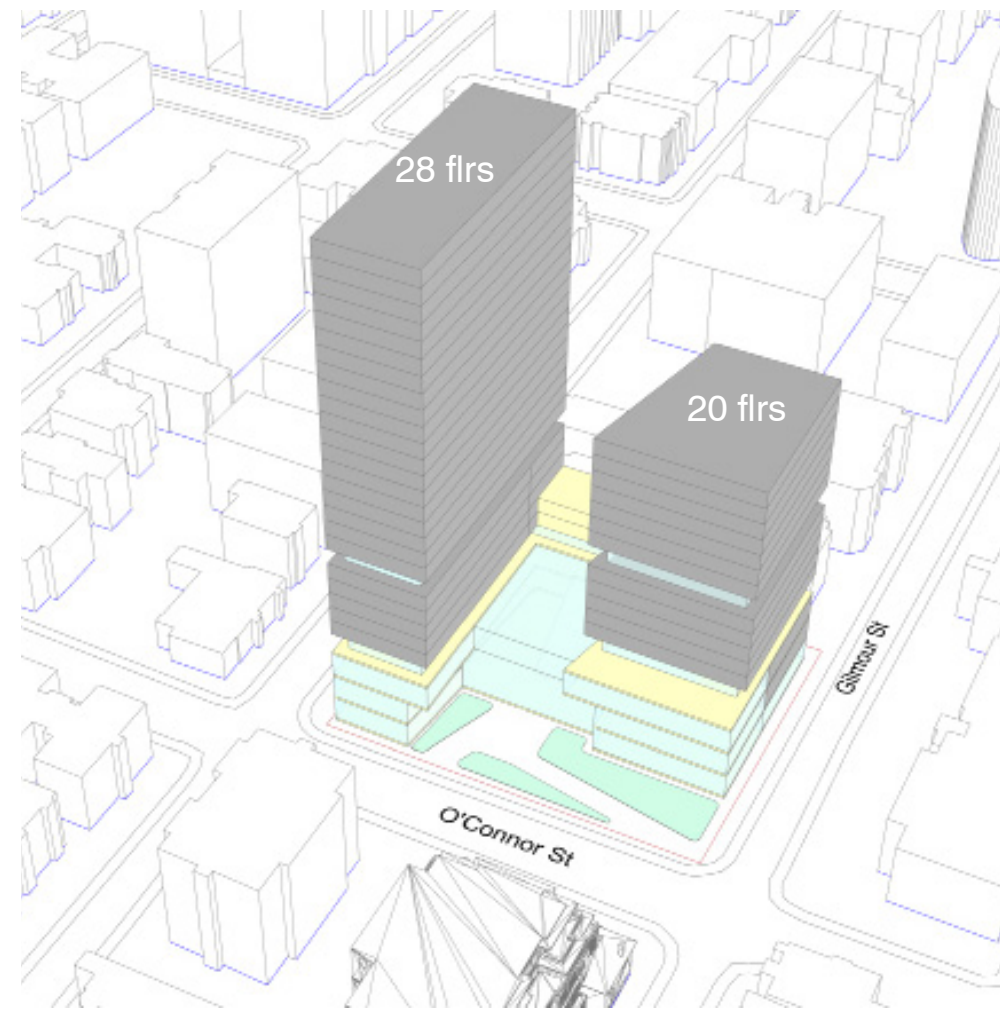


# 267 O'Connor Street

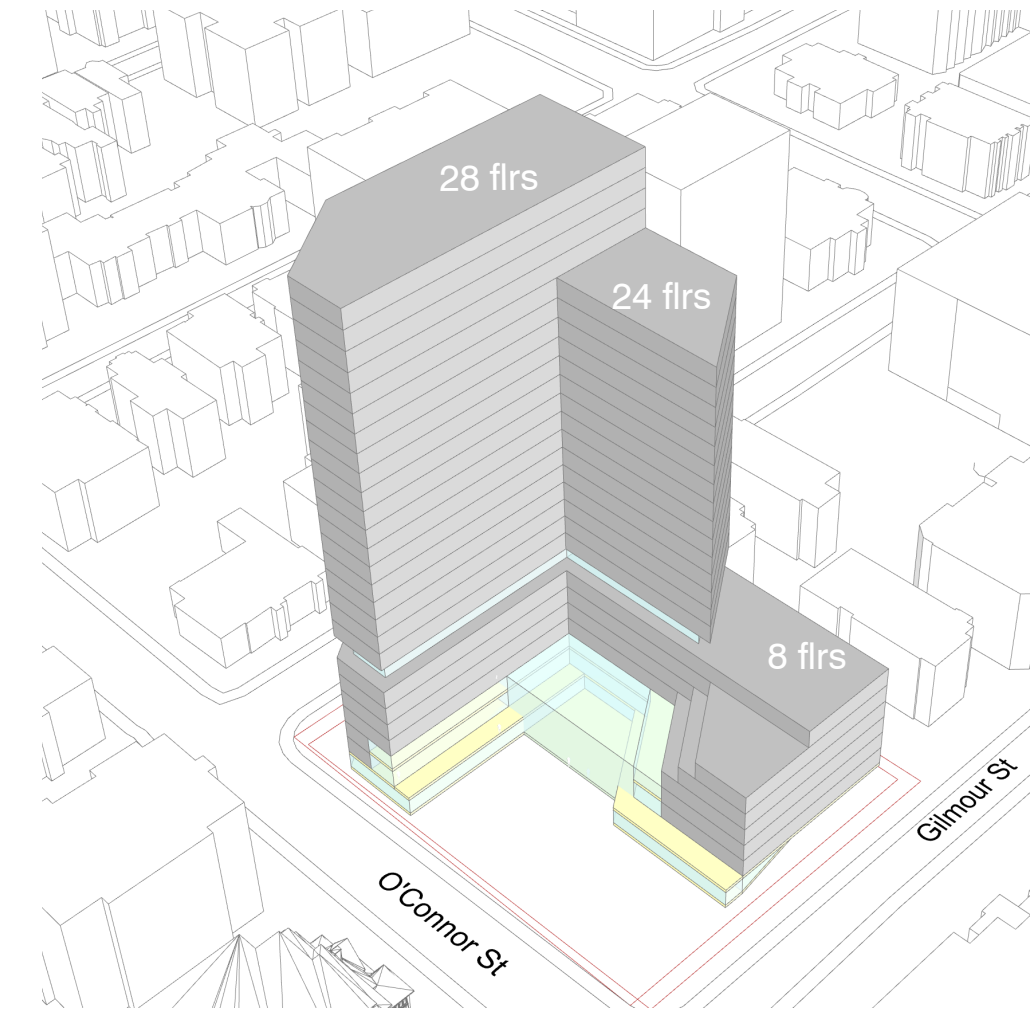
## Architectural Approach\_Previous Massing Studies and Evolution



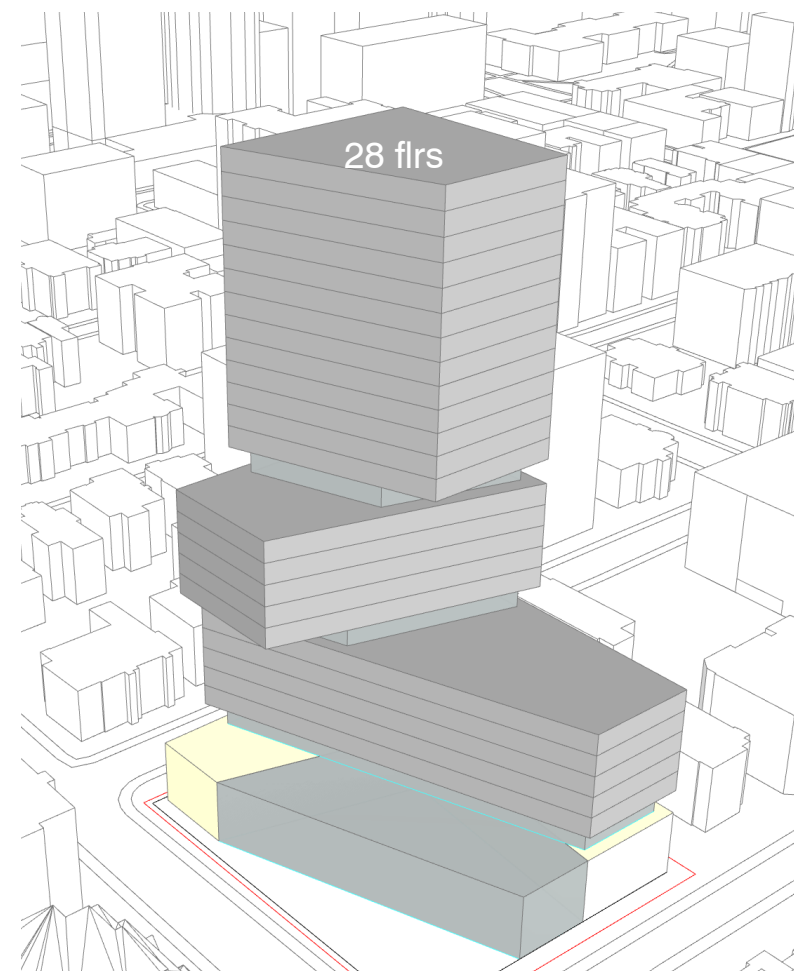
Two Towers - 26/28flrs



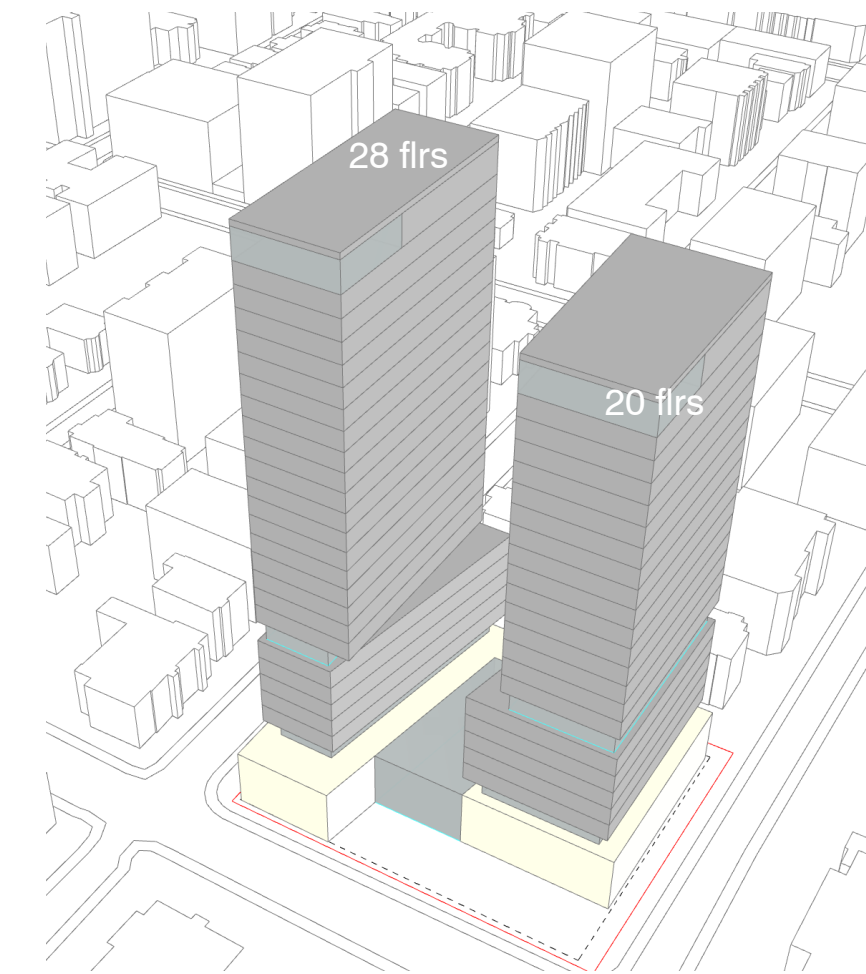
Two Towers - 28/20flrs



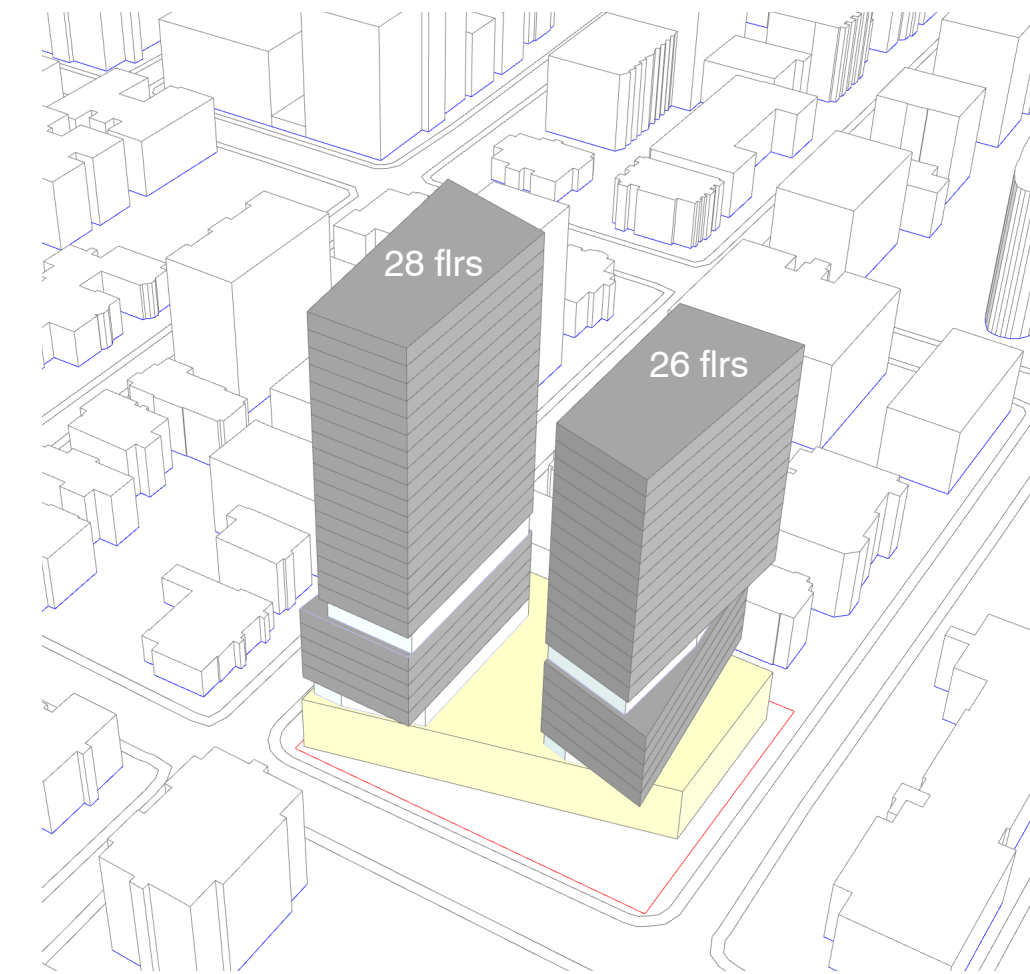
One Terracing Tower - 28flrs



One Towers - 28flrs



Two Towers - 28/20flrs



Previous SDRP Submission: Two Towers - 28/26flrs

## 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

POPS\_Courtyard



# 267 O'Connor Street

## Podium\_Community Program Elements



### LIBRARY



*small library space for the community*



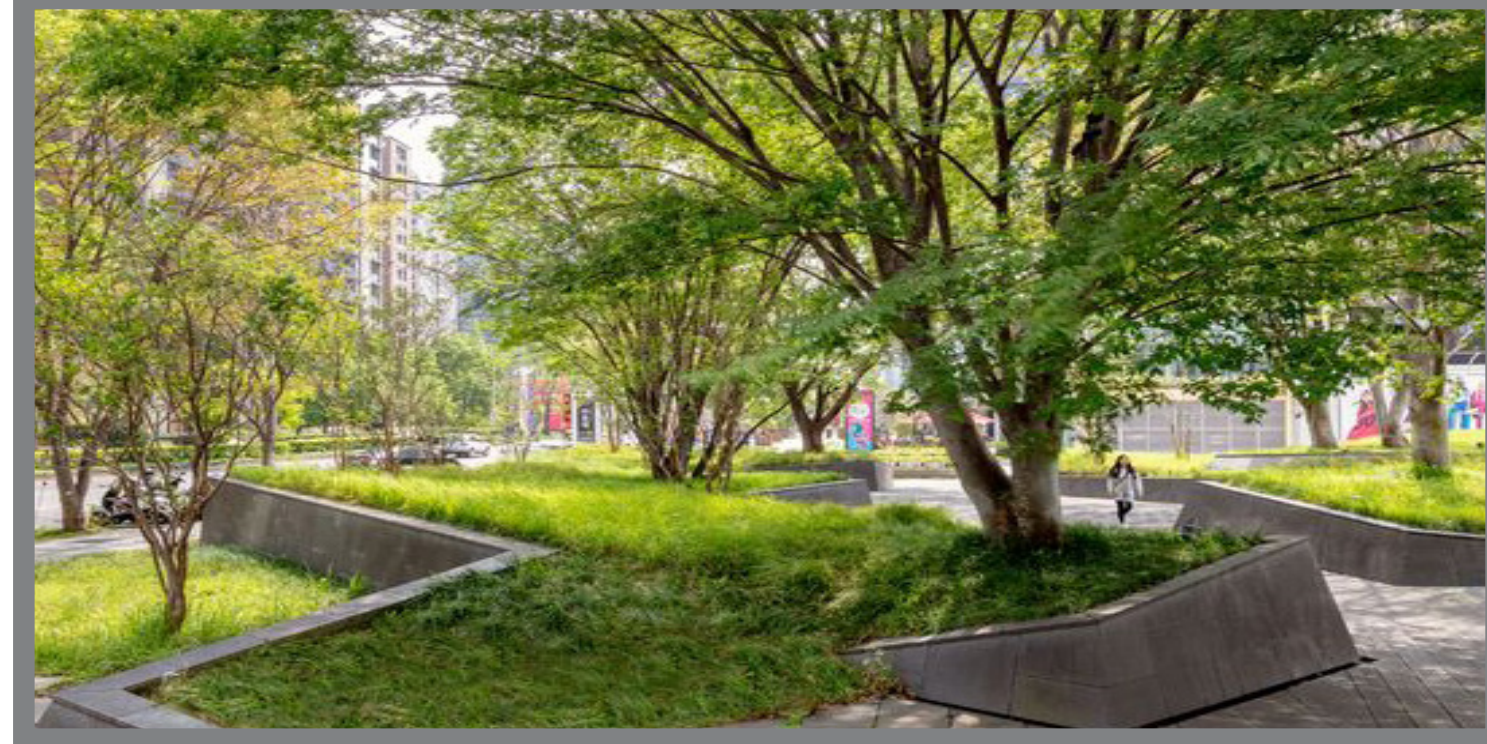
### HEALTHY LIVING



*gym, fitness center  
yoga studio  
community health check*



### COURTYARD



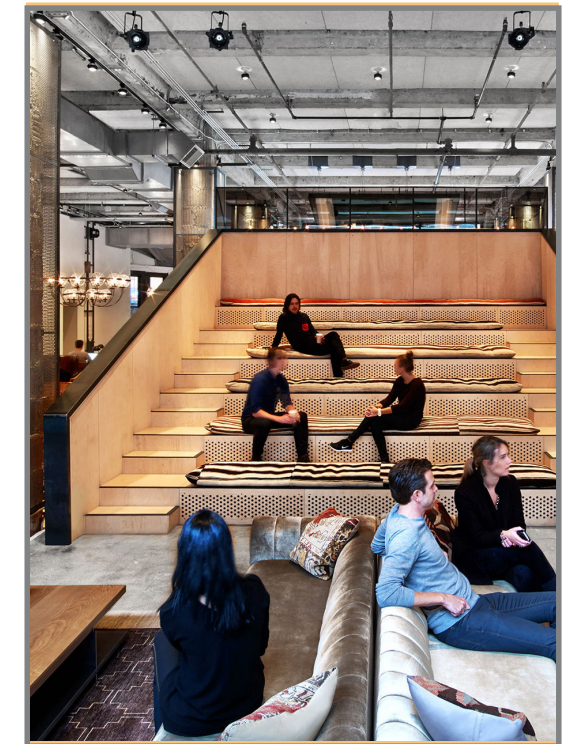
*outdoor public courtyard, for the community and residents*



### 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

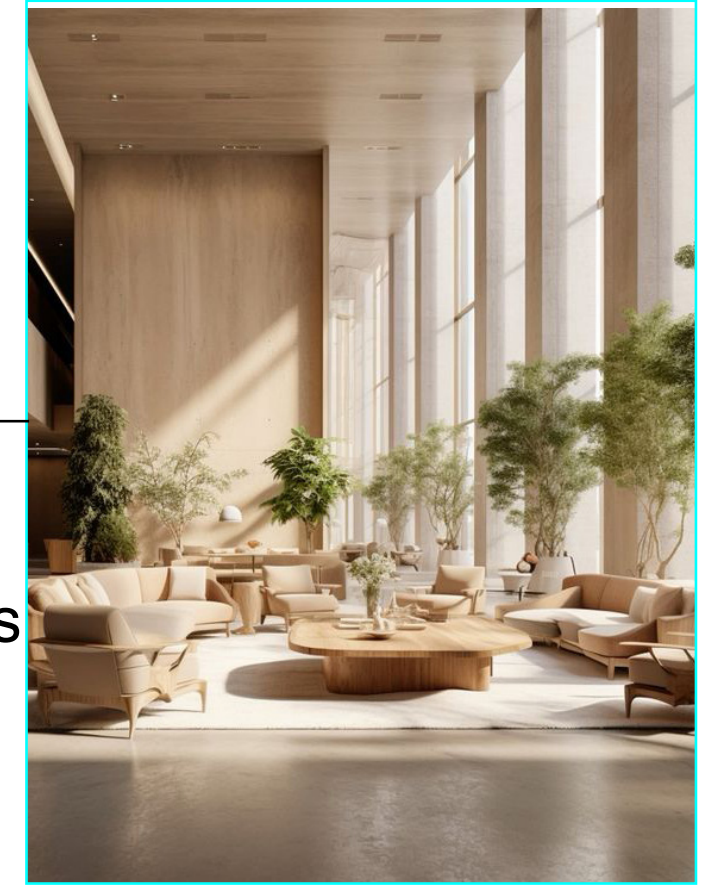
Level 2

Exterior  
Private  
Amenities



Level 2

Interior  
Private  
Amenities



Level 1

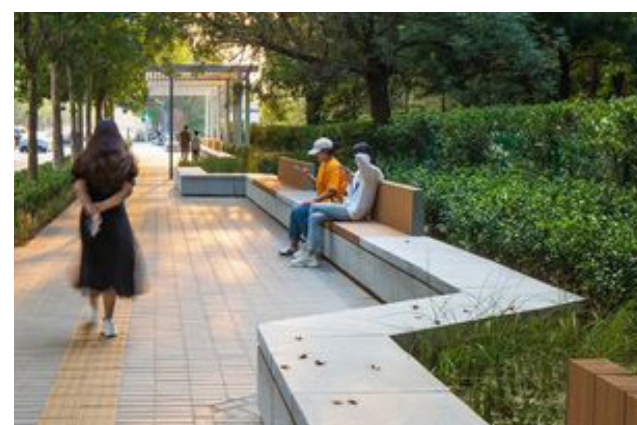
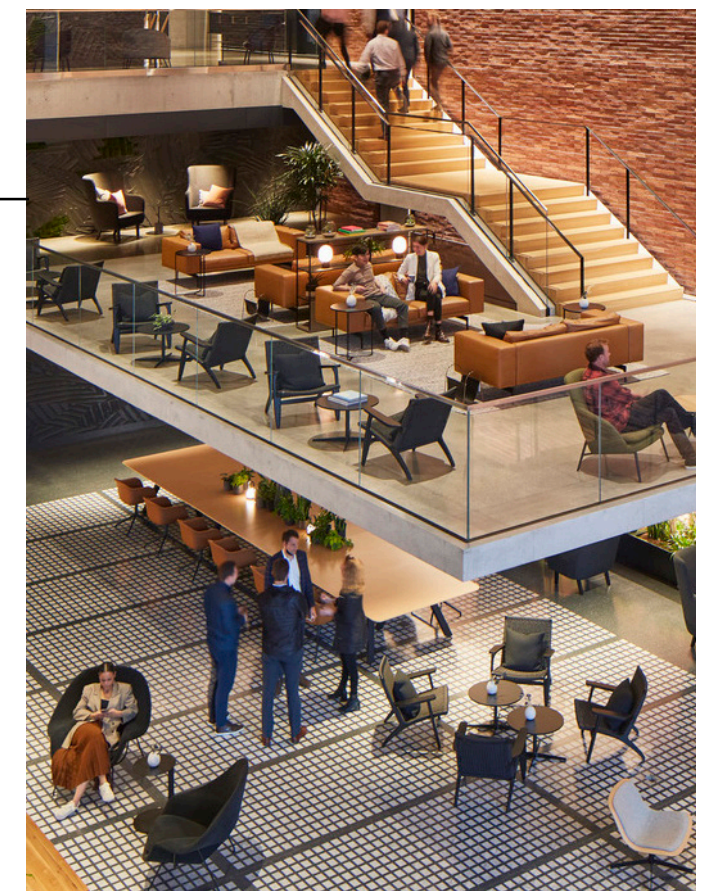
Institutional  
public space



Art Exhibition space

Level 1

Commercial  
Retail



Level 1

Community  
Garden and  
Plaza

Level 1

Private  
Entrance  
Lobby



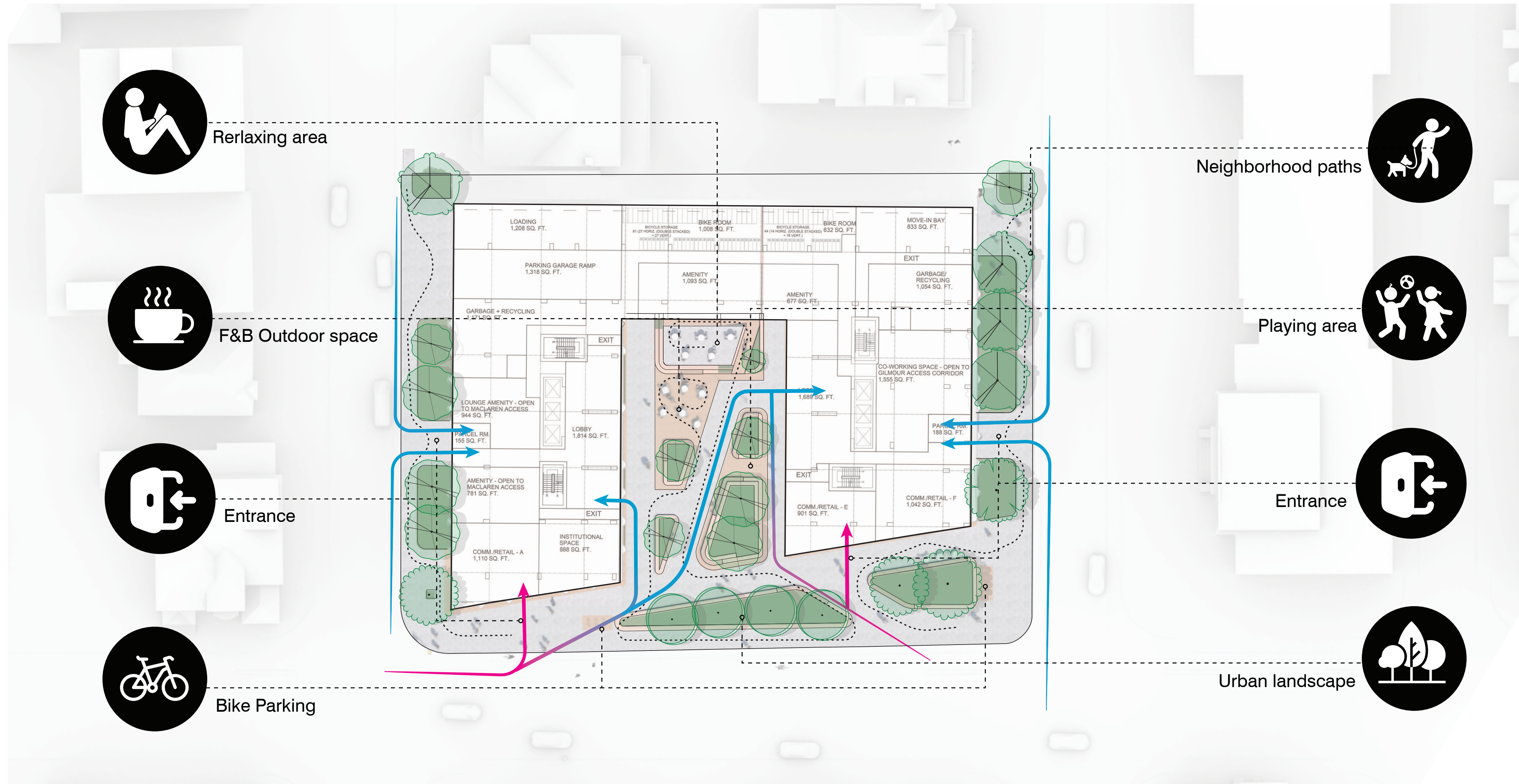
# 267 O'Connor Street

Podium\_View Points\_S/W Corner



# 267 O'Connor Street

## Podium\_Landscape



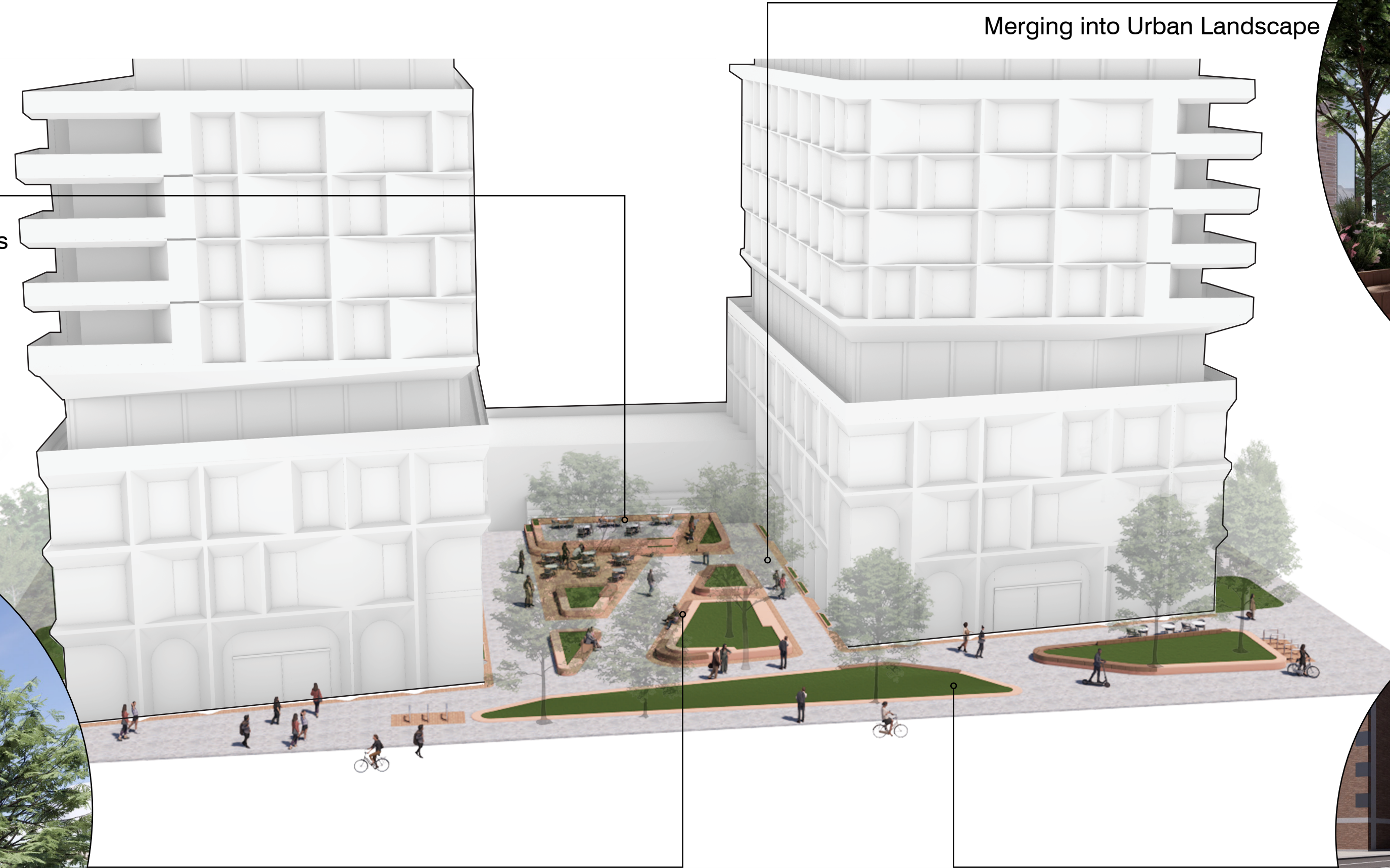
**Landscape Approach**  
merging into Urban landscape

# 267 O'Connor Street

## Podium\_Landscape



Blended Greenscapes



Merging into Urban Landscape



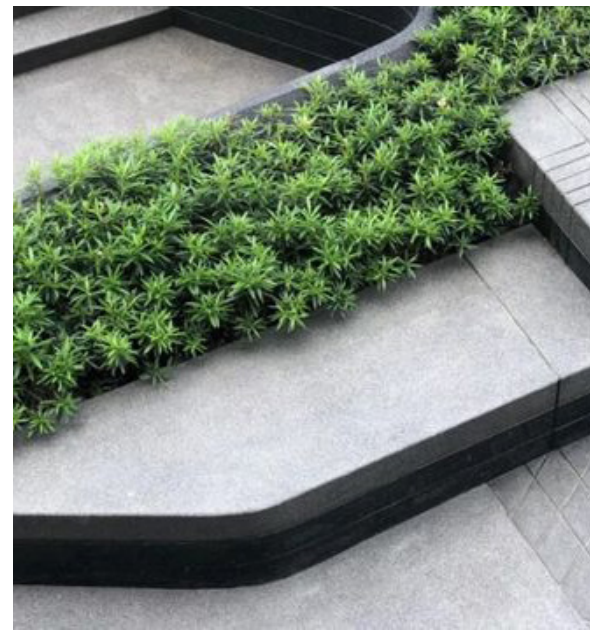
Integrated Seating



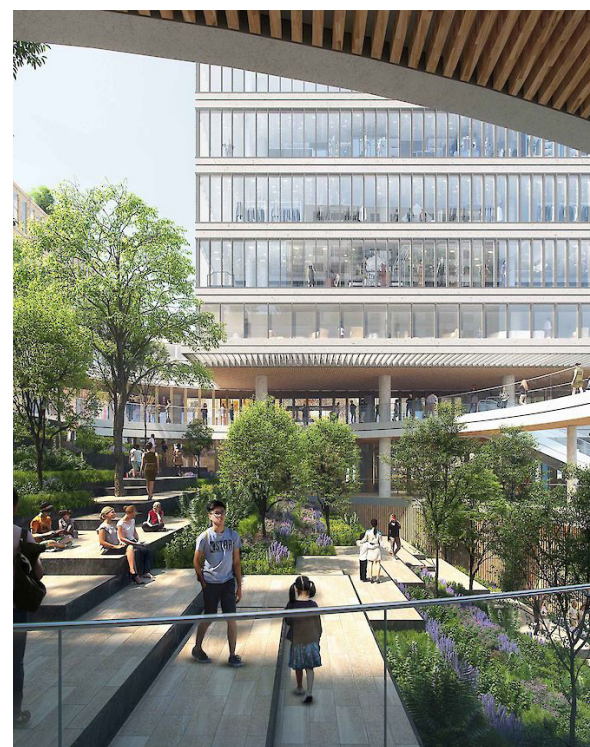
Integrated Vegetation

# 267 O'Connor Street

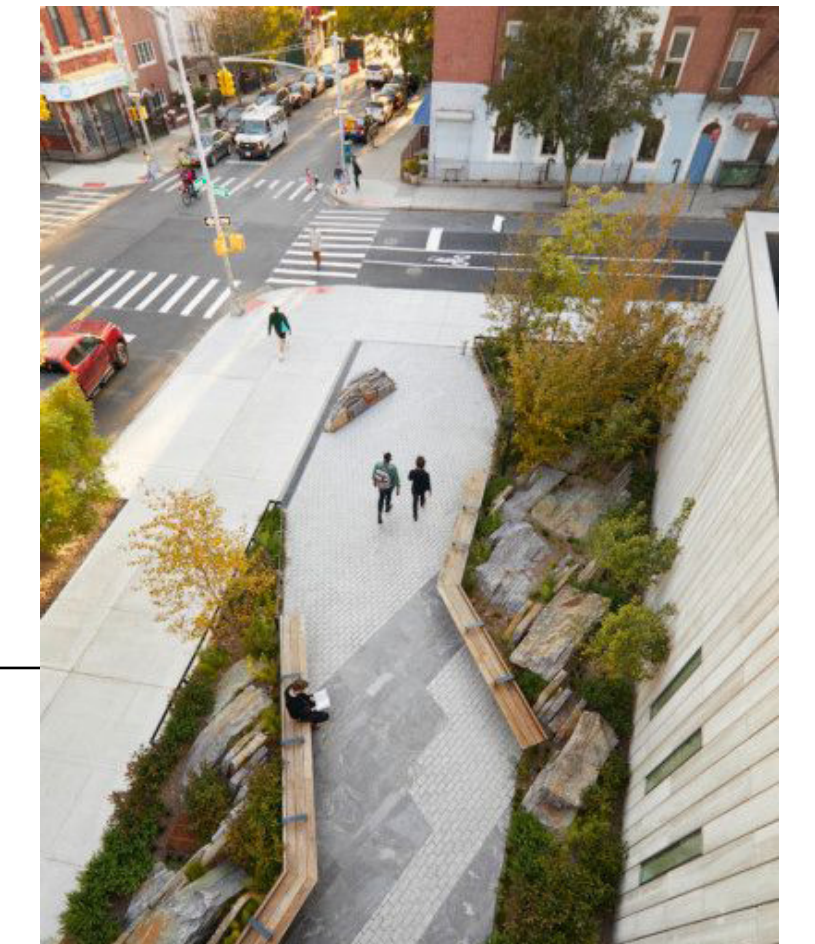
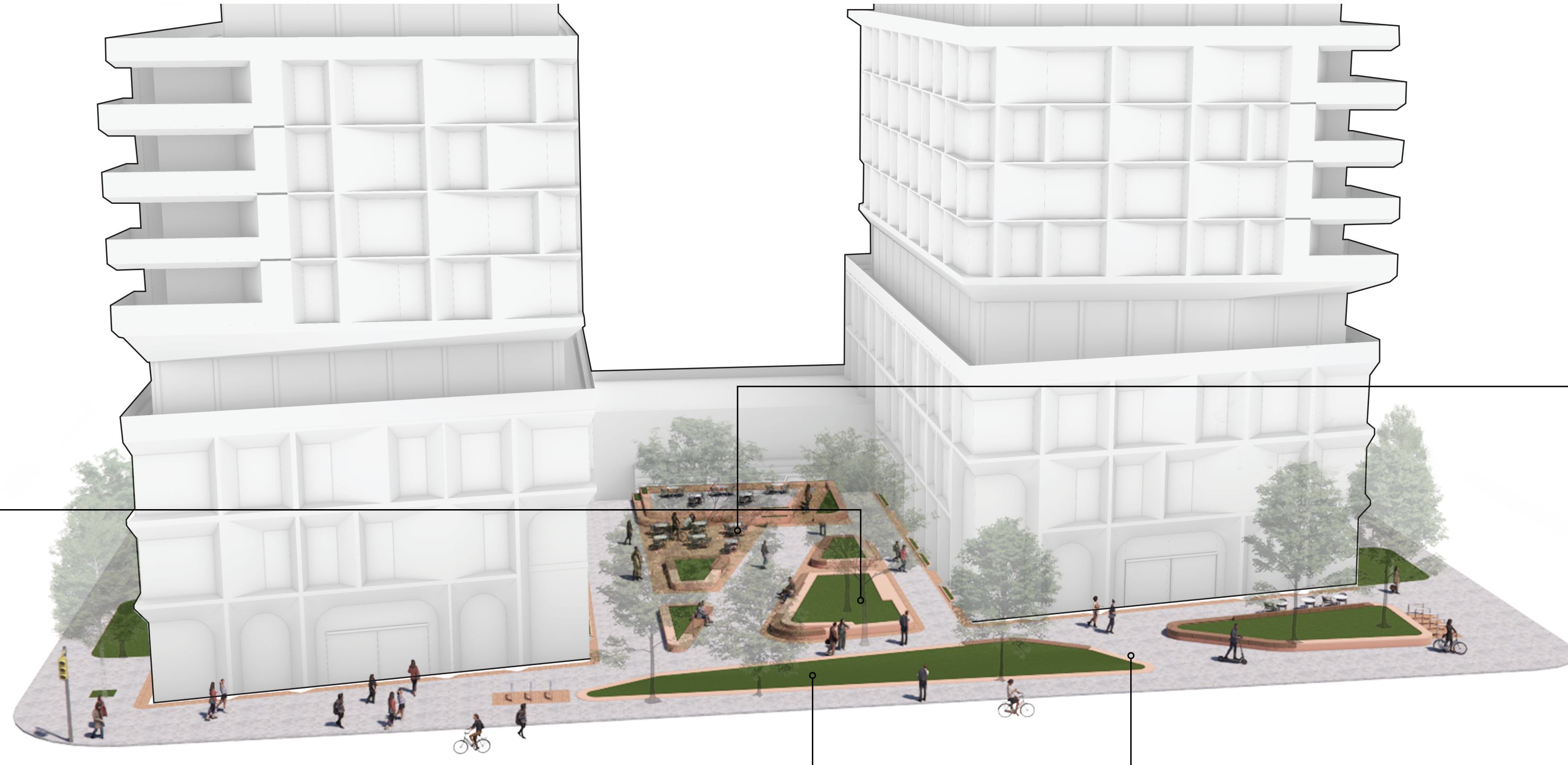
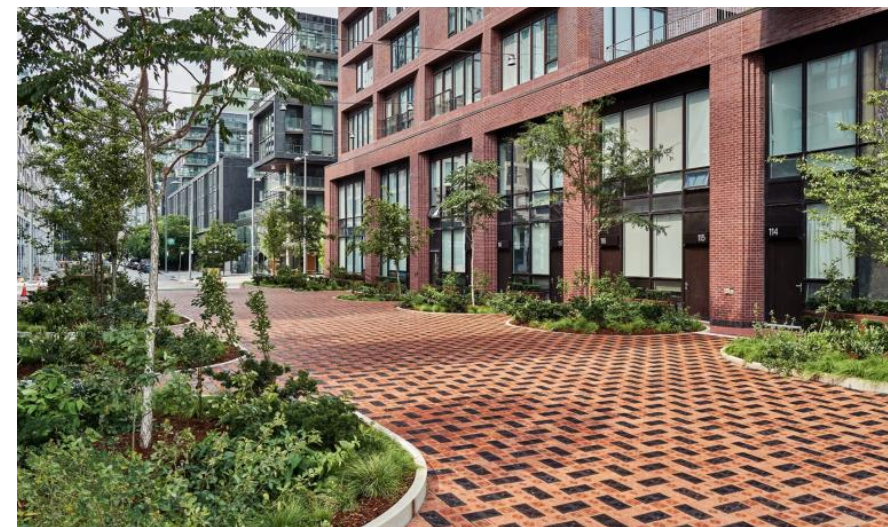
## Podium\_Landscape



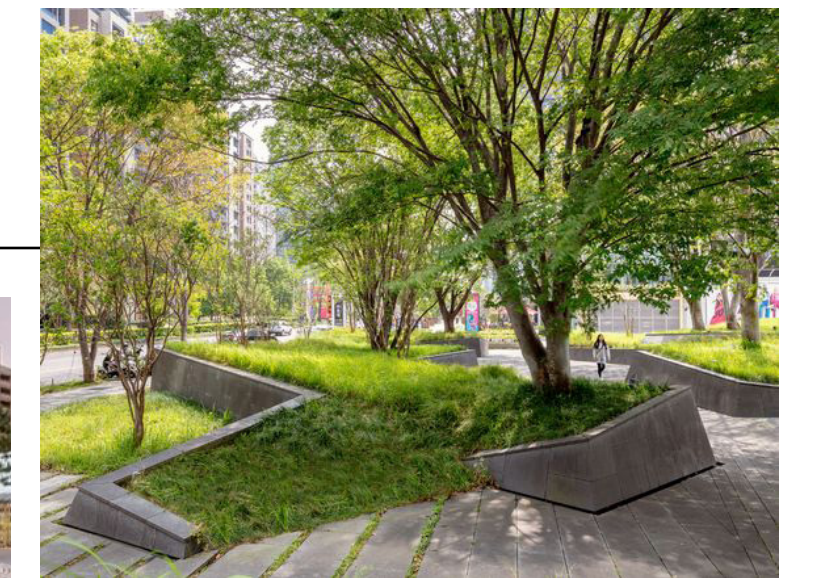
Integrated Seating



Blended Greenscapes



Merging into Urban Landscape



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



## 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

---

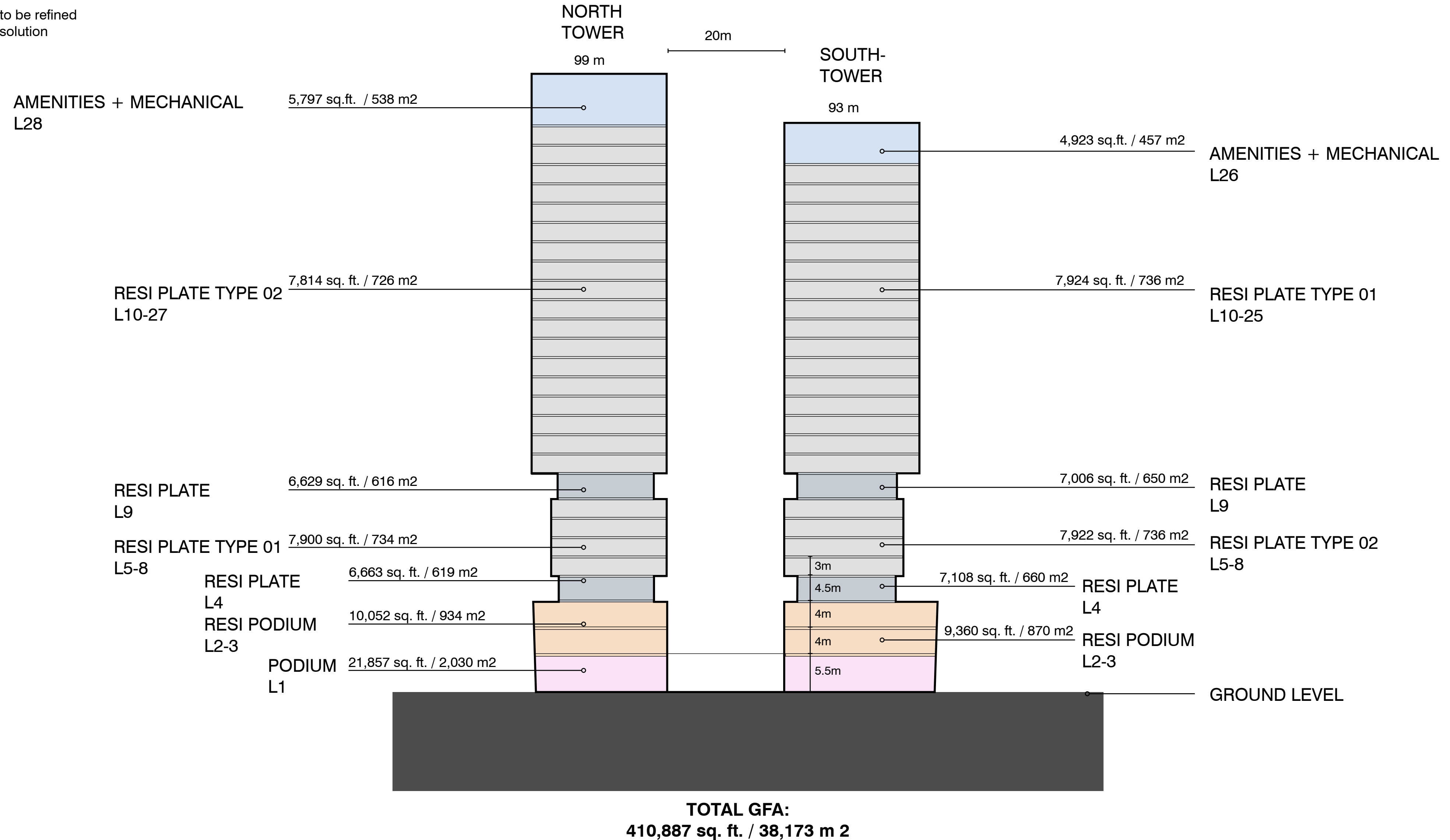
## Views\_East



# 267 O'Connor Street

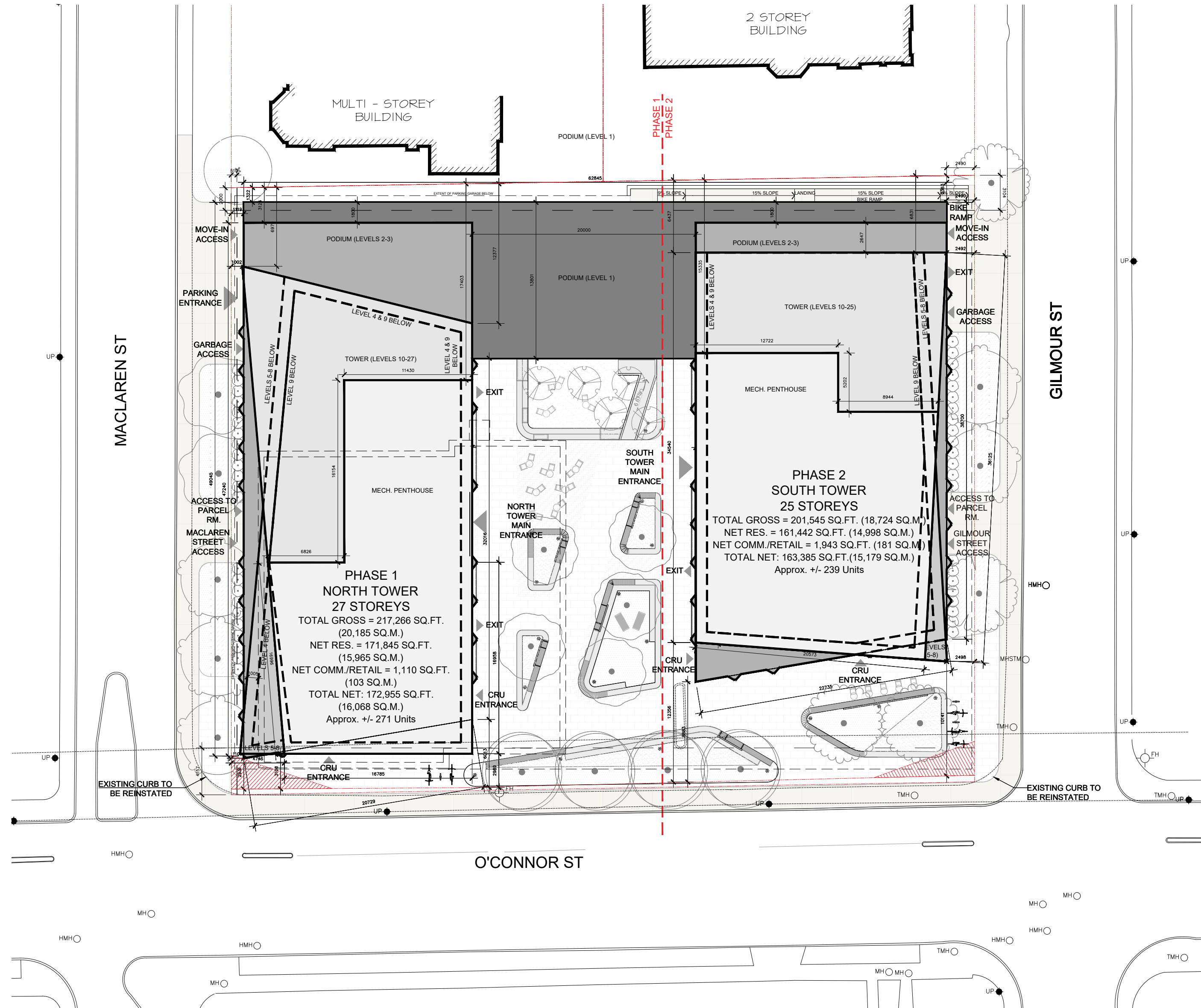
## Program

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



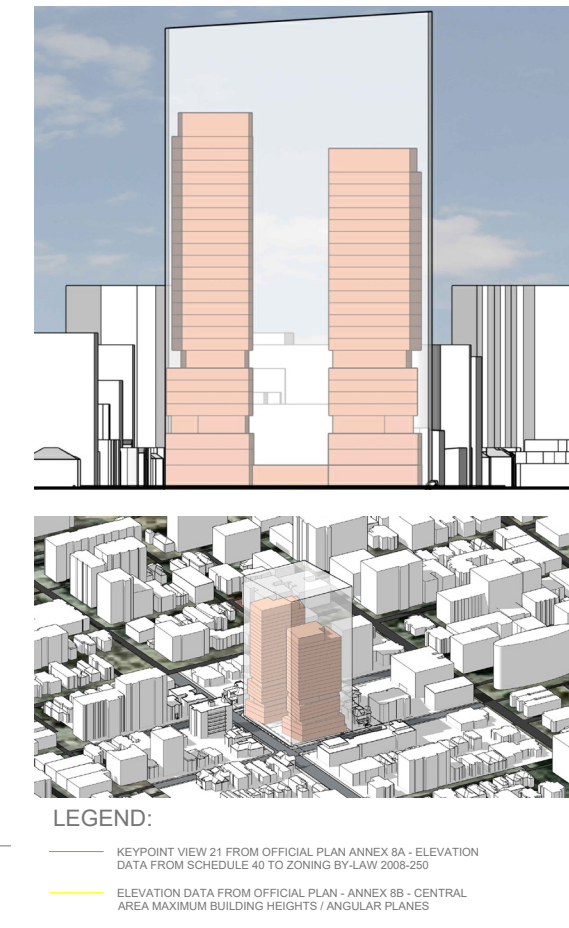
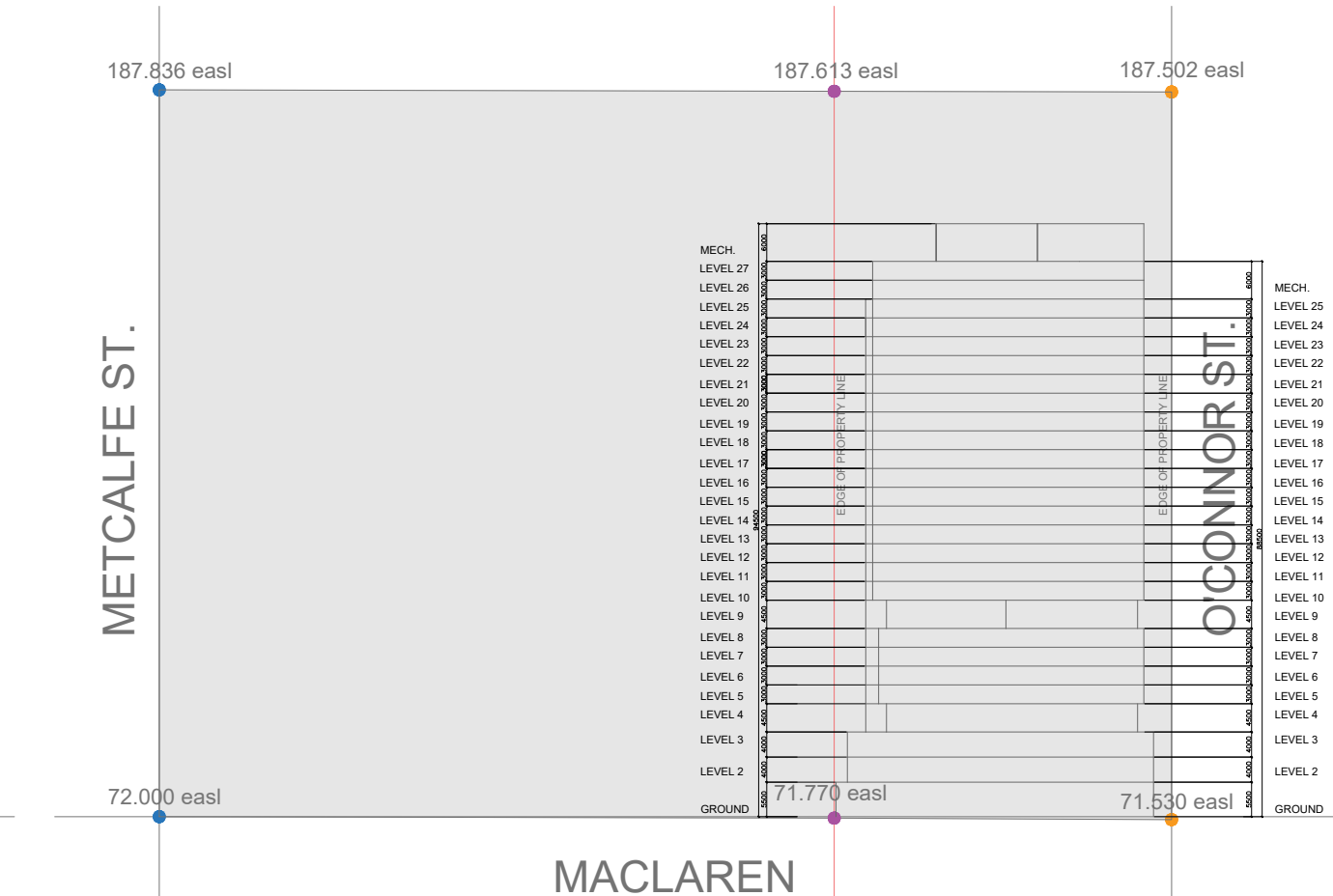
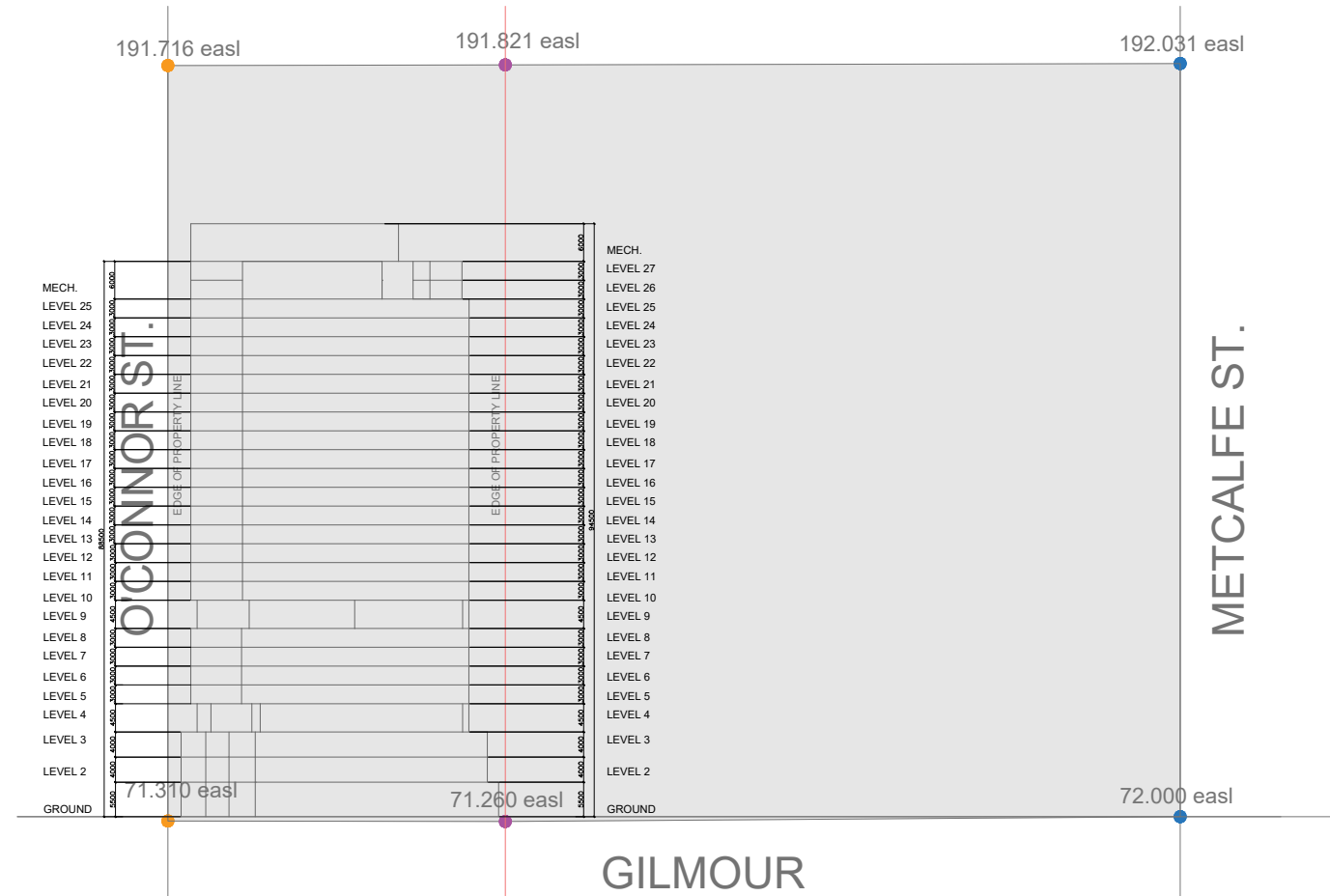
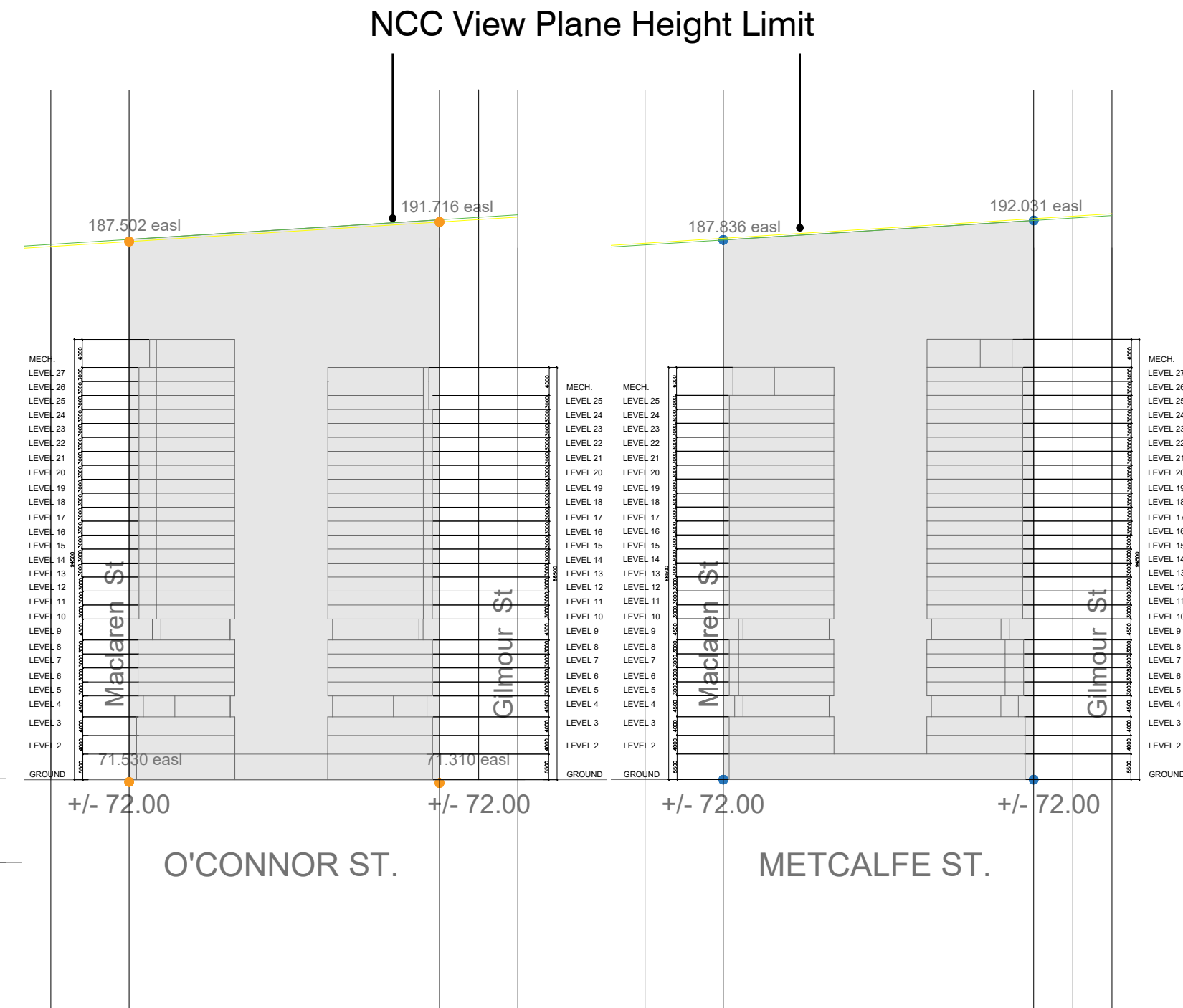
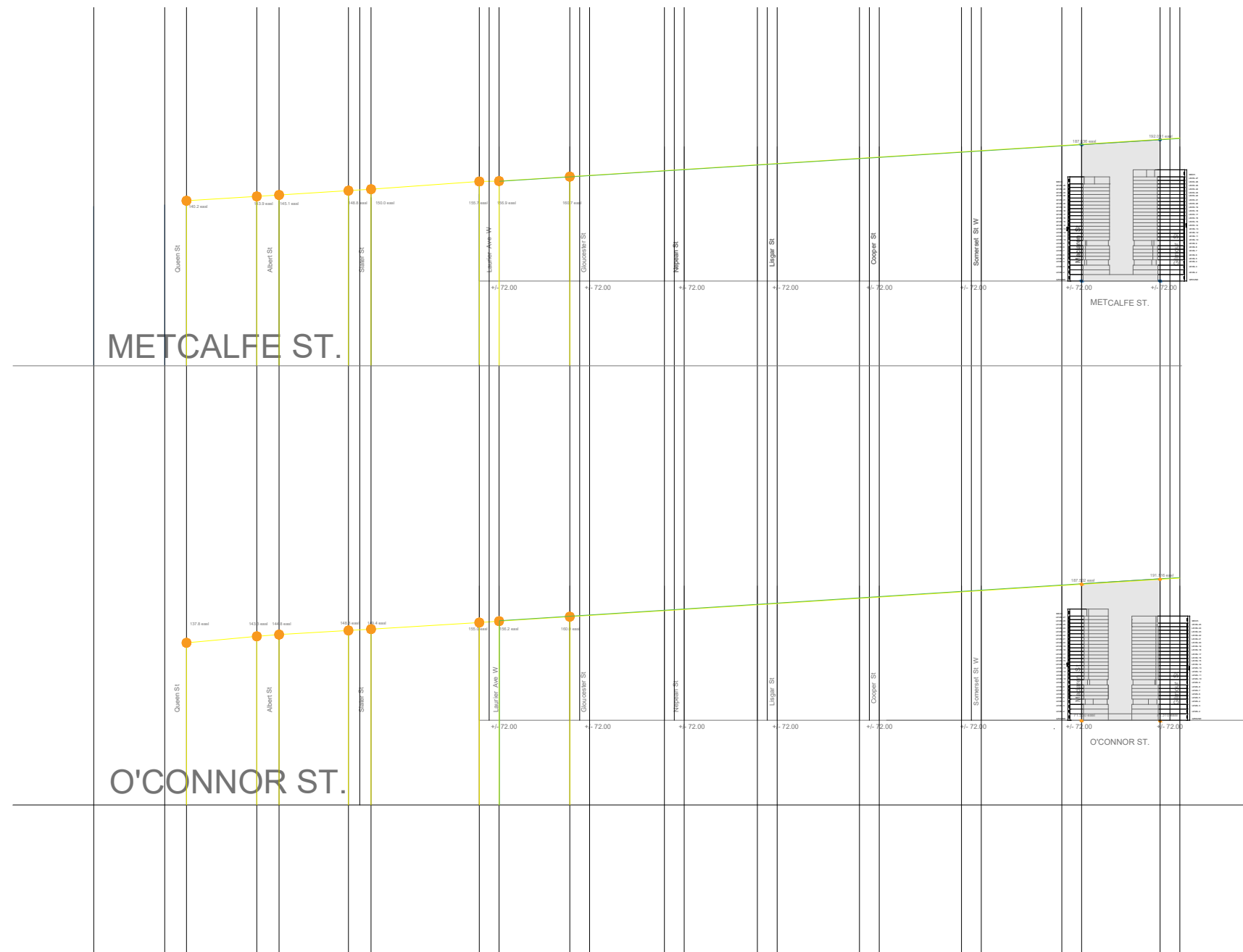
# 267 O'Connor Street

## Site Plan



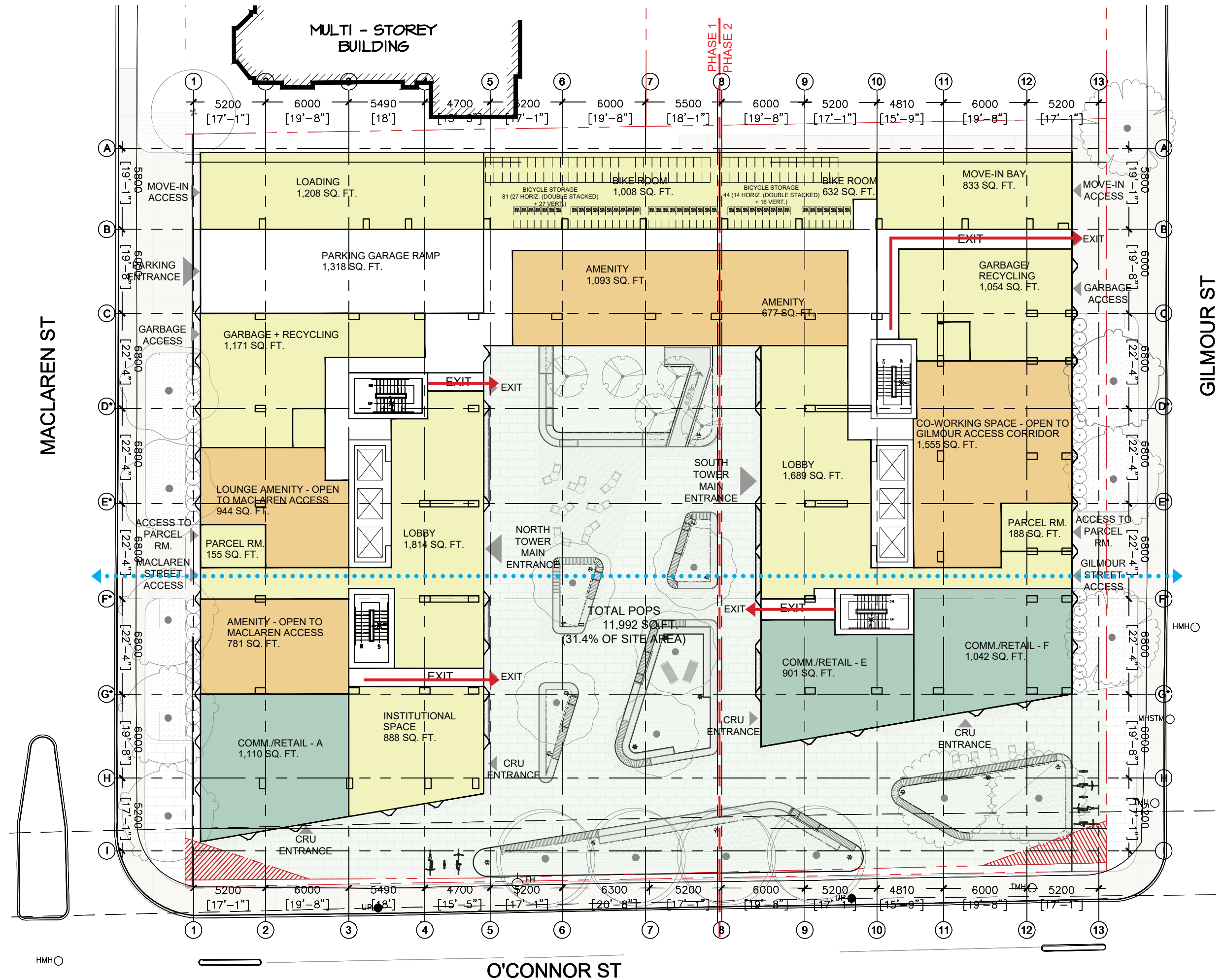
# 267 O'Connor Street

## Towers\_View Plane Diagram



# 267 O'Connor Street

## Plan\_Level 01

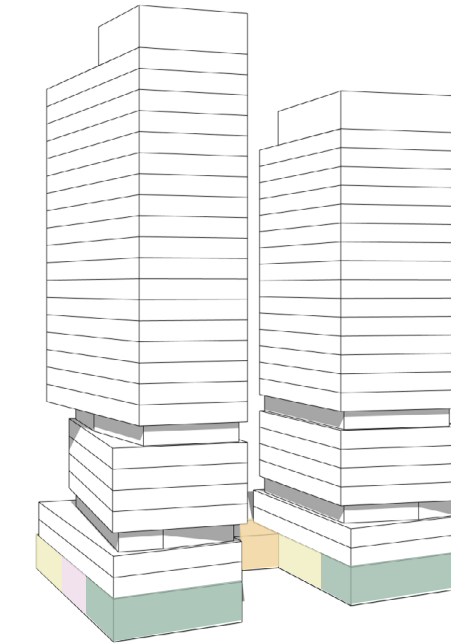


### LEGEND

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

### STATS PER PLATE:

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



### BUILDING STATISTICS:

PHASE 1 + 2 COMBINED:		
Total Gross Building Area	418,811 sq.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)



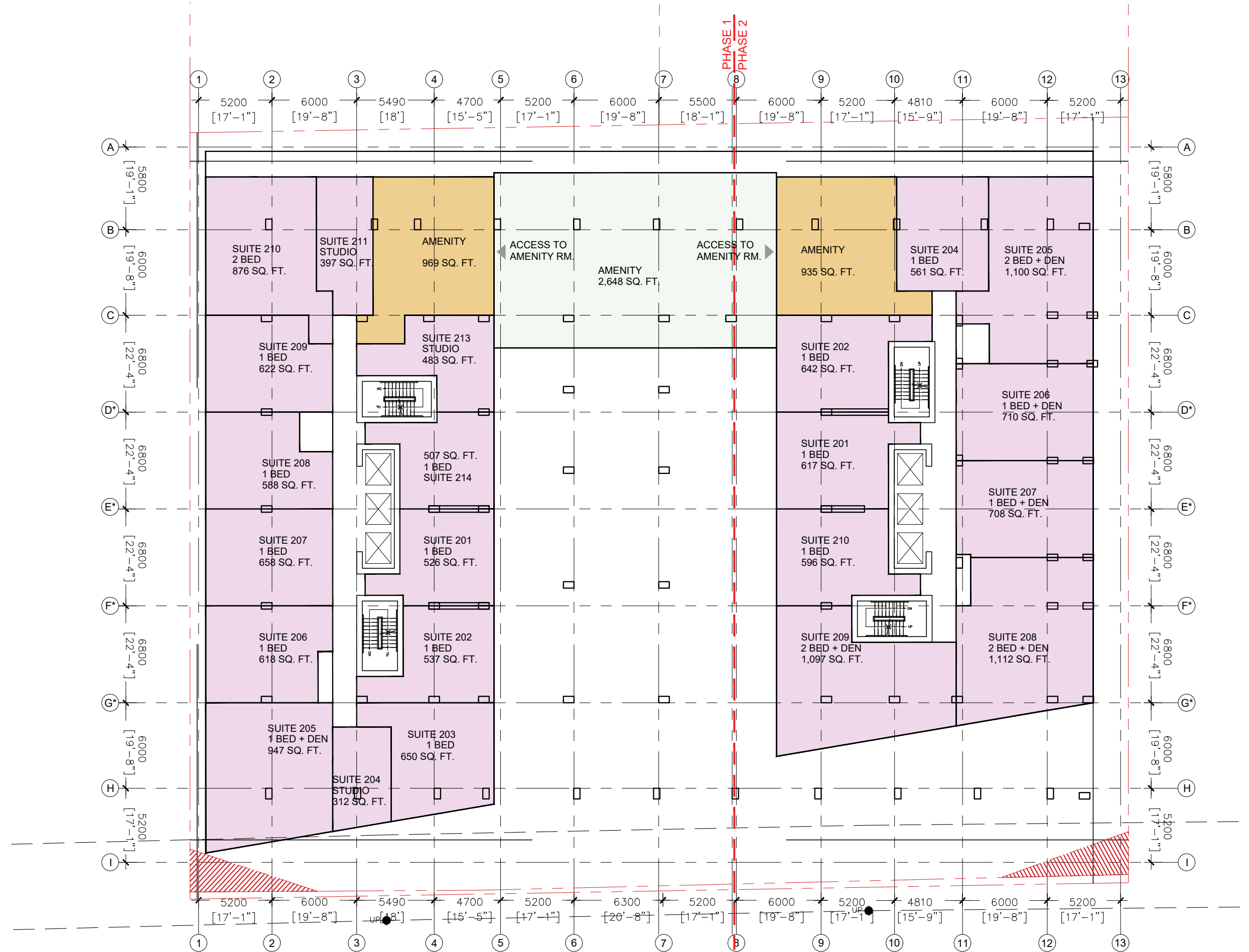
**UNS**  
UNSTUDIO

**GROUND LEVEL**

1:300

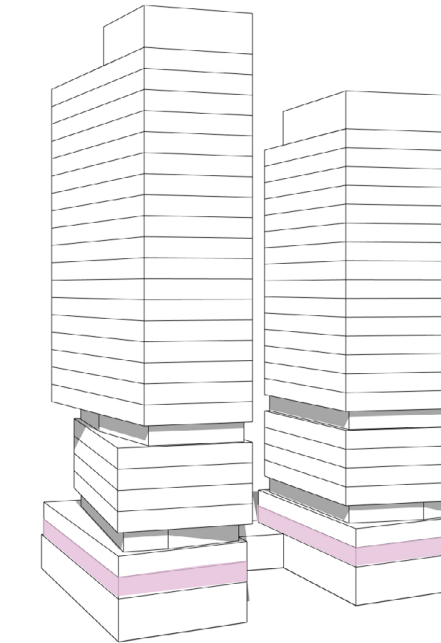
# 267 O'Connor Street

## 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	418,811 sq.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)



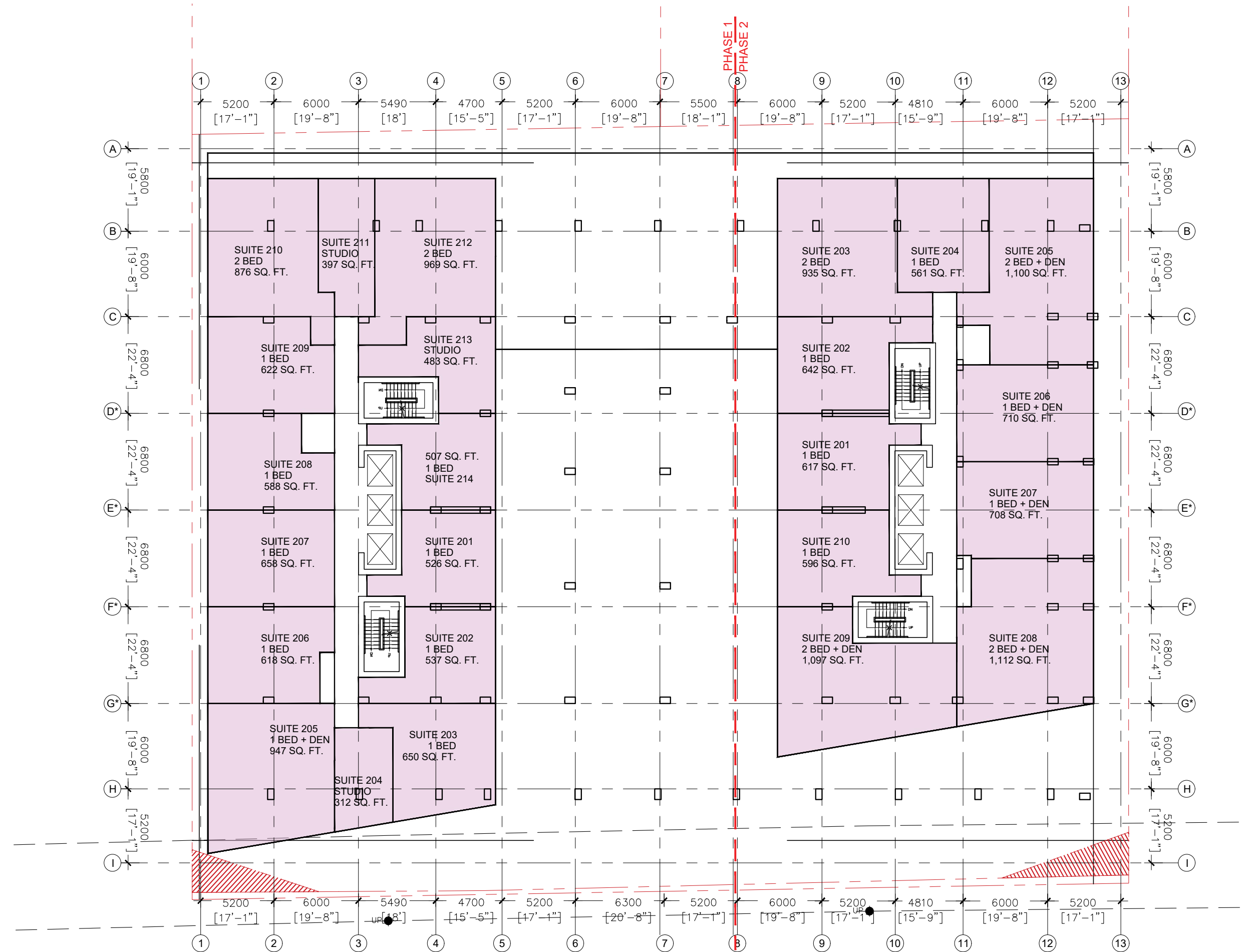
**UNS**  
UNSTUDIO

## TYPICAL PODIUM PLATE, LEVEL 2

1:300

# 267 O'Connor Street

## Plan\_Level 03

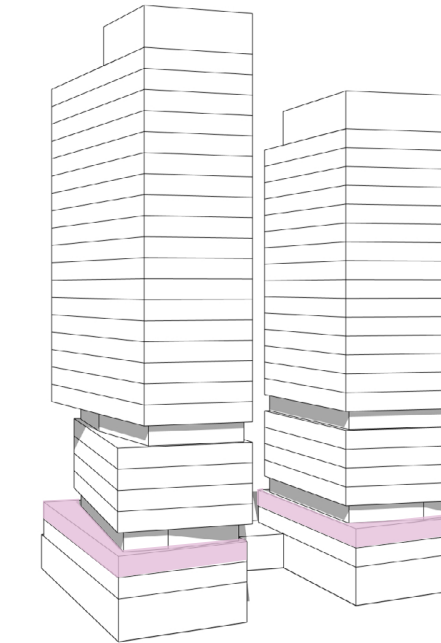


### LEGEND

- 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	418,811 sq.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)



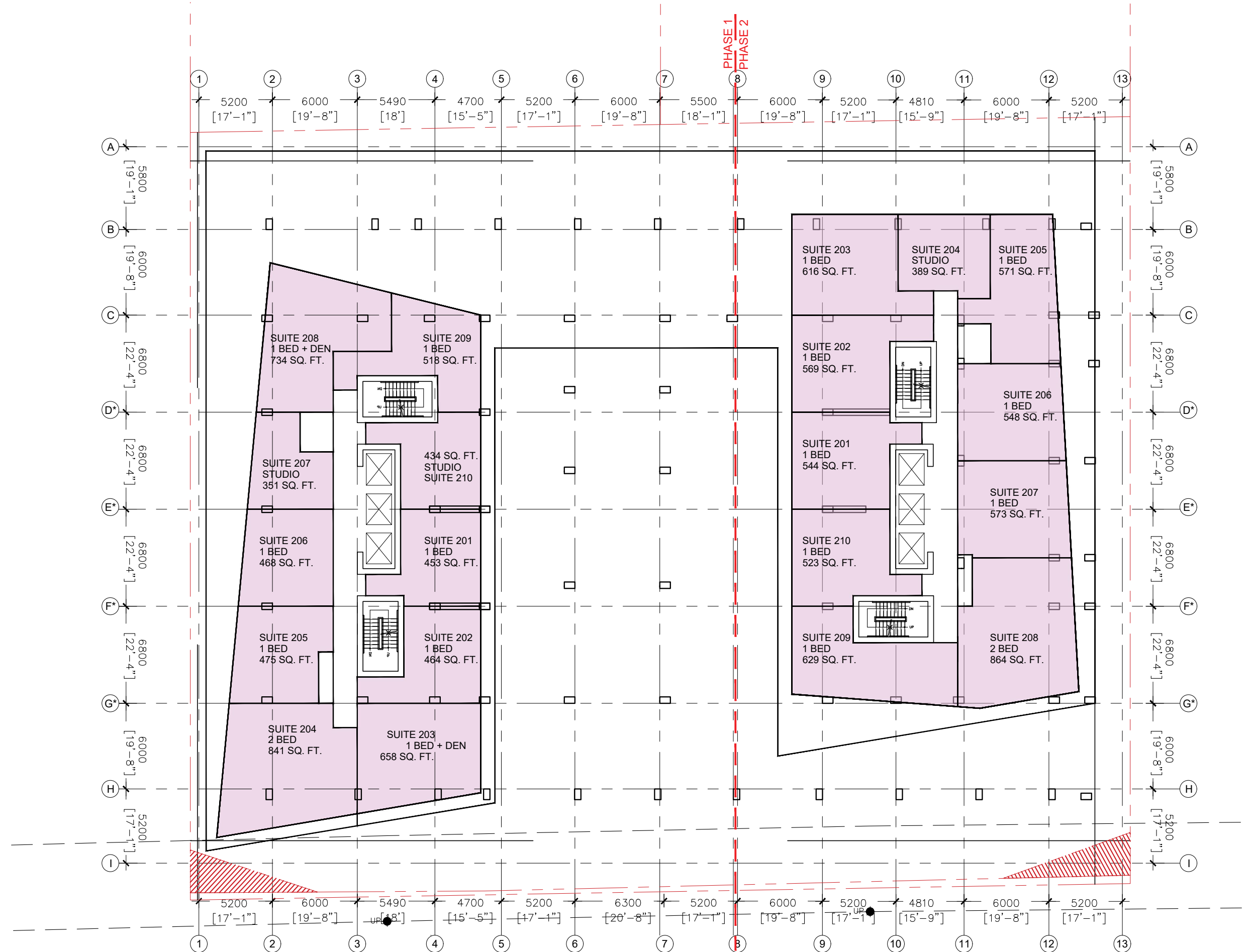
**UNS**  
UNSTUDIO

## TYPICAL PODIUM PLATE, LEVEL 3

1:300

# 267 O'Connor Street

## Plan\_L04

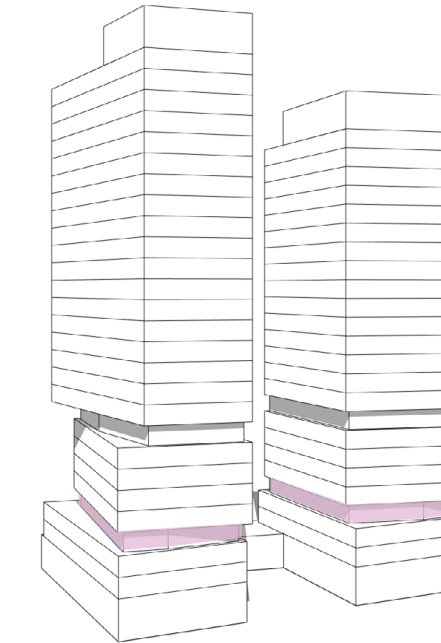


### LEGEND

- 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	418,811 sq.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)



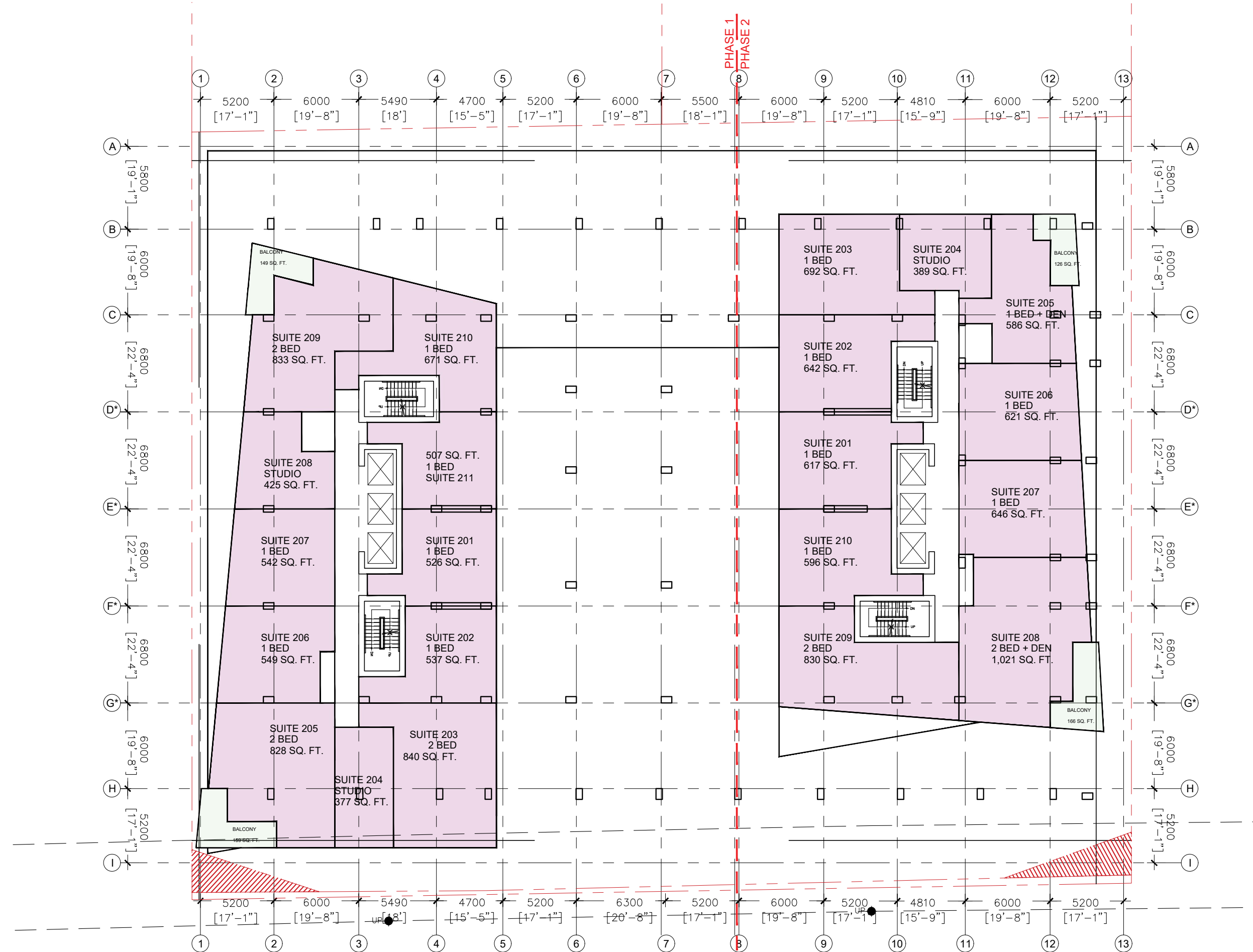
**UNS**  
UNSTUDIO

## TYPICAL TOWER PLATES, LEVEL 4

1:300

# 267 O'Connor Street

Plan\_L05-08



## 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	418,811 sq.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)



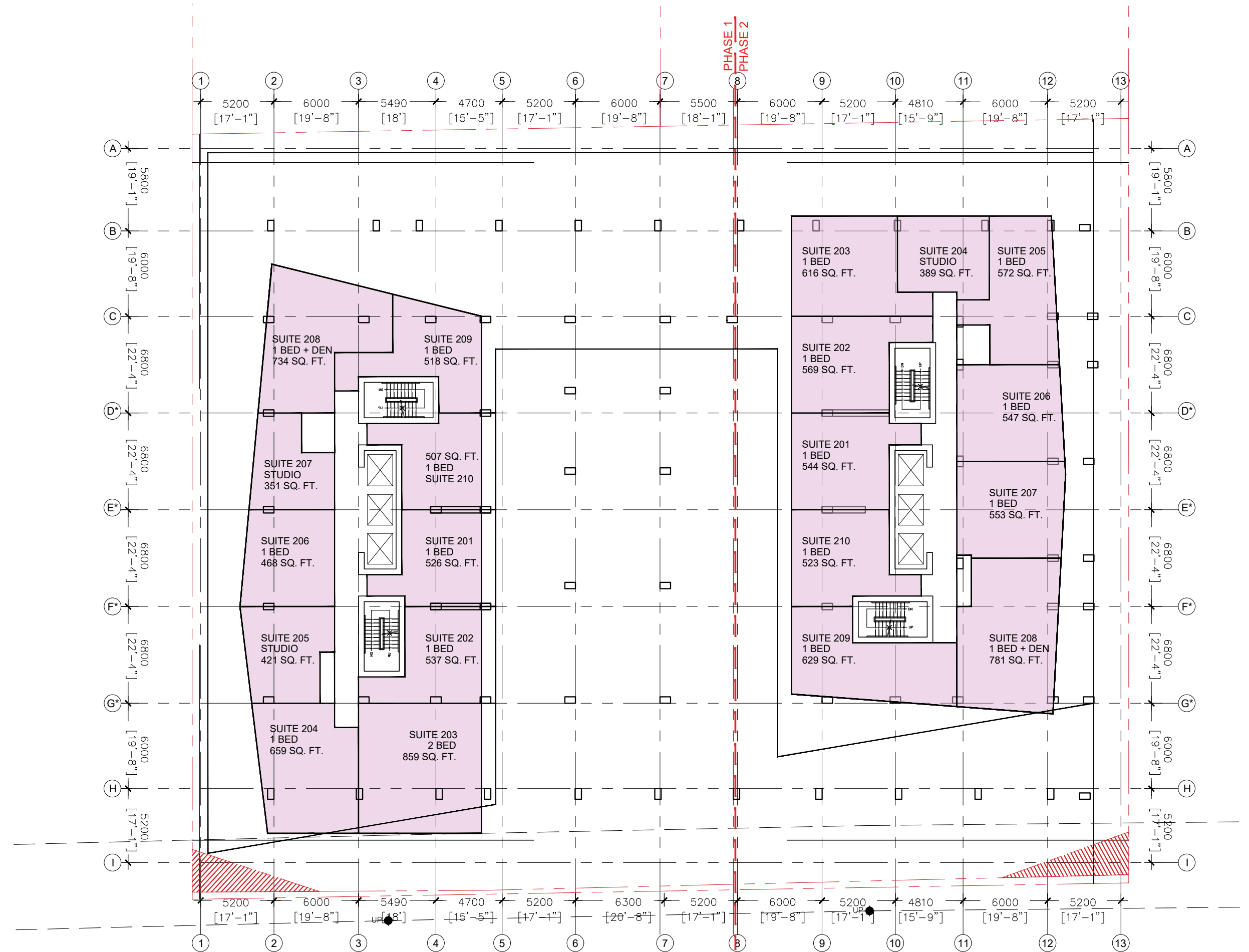
**UNS**  
UNSTUDIO

## TYPICAL TOWER PLATES, LEVELS 5-8

1:300

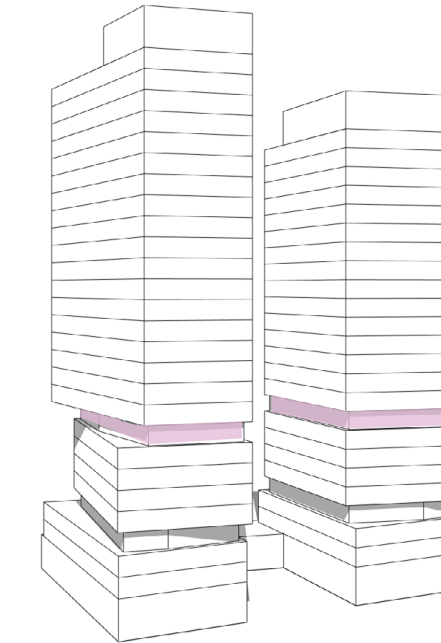
# 267 O'Connor Street

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	418,811 sq.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)



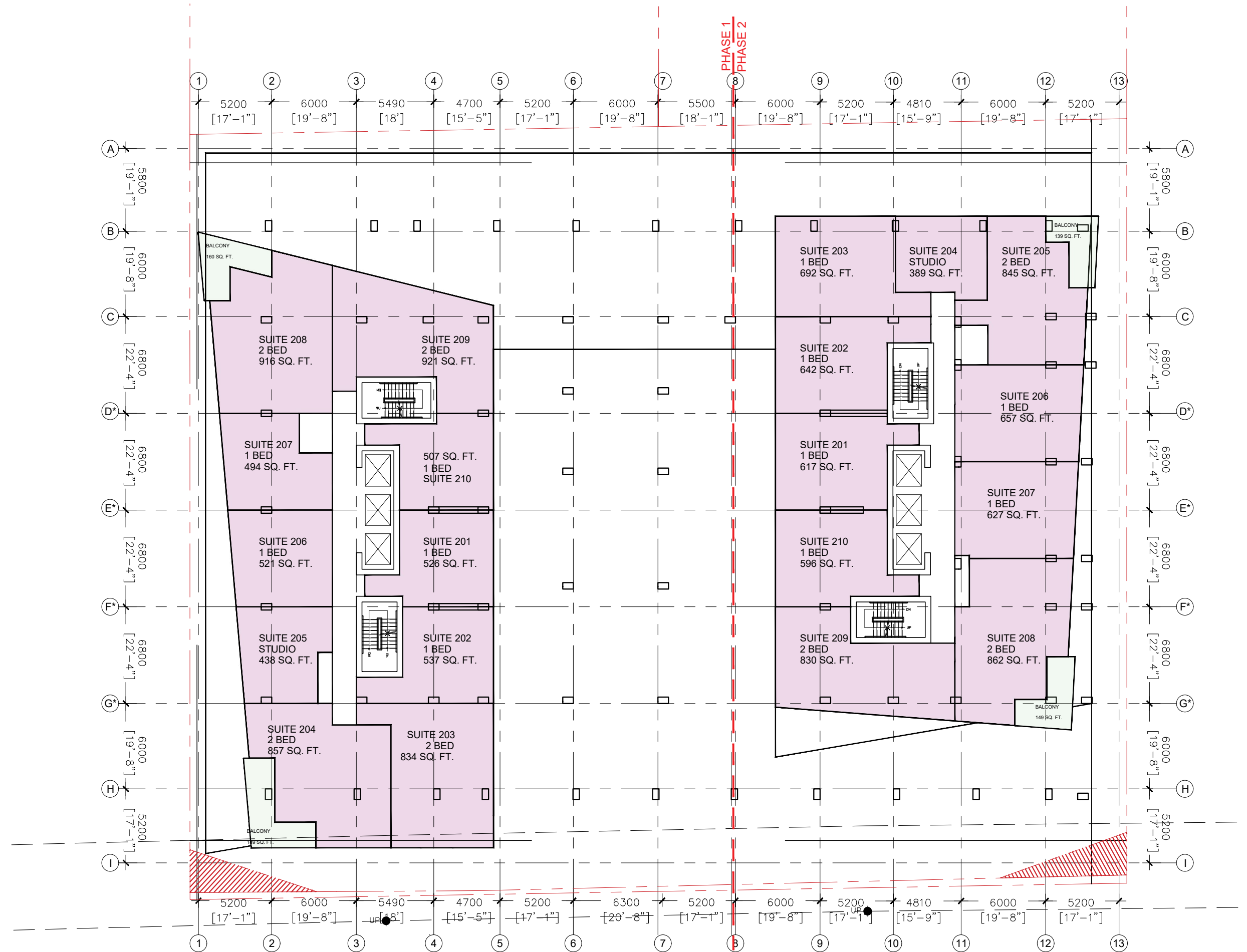
**UNS**  
UNSTUDIO

## TYPICAL TOWER PLATES, LEVEL 9

1:300

# 267 O'Connor Street

## Plan\_L10-25

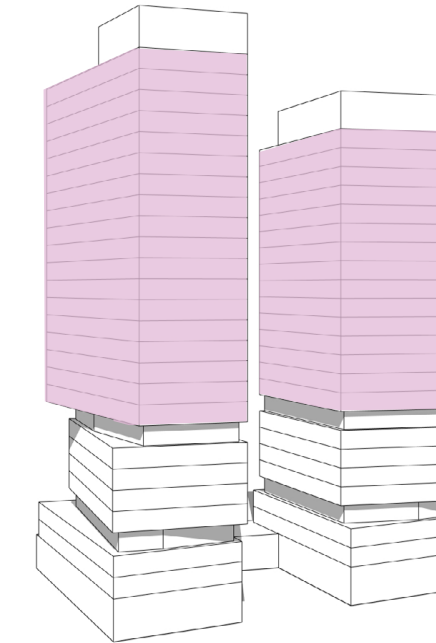


### LEGEND

- 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	418,811 sq.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)



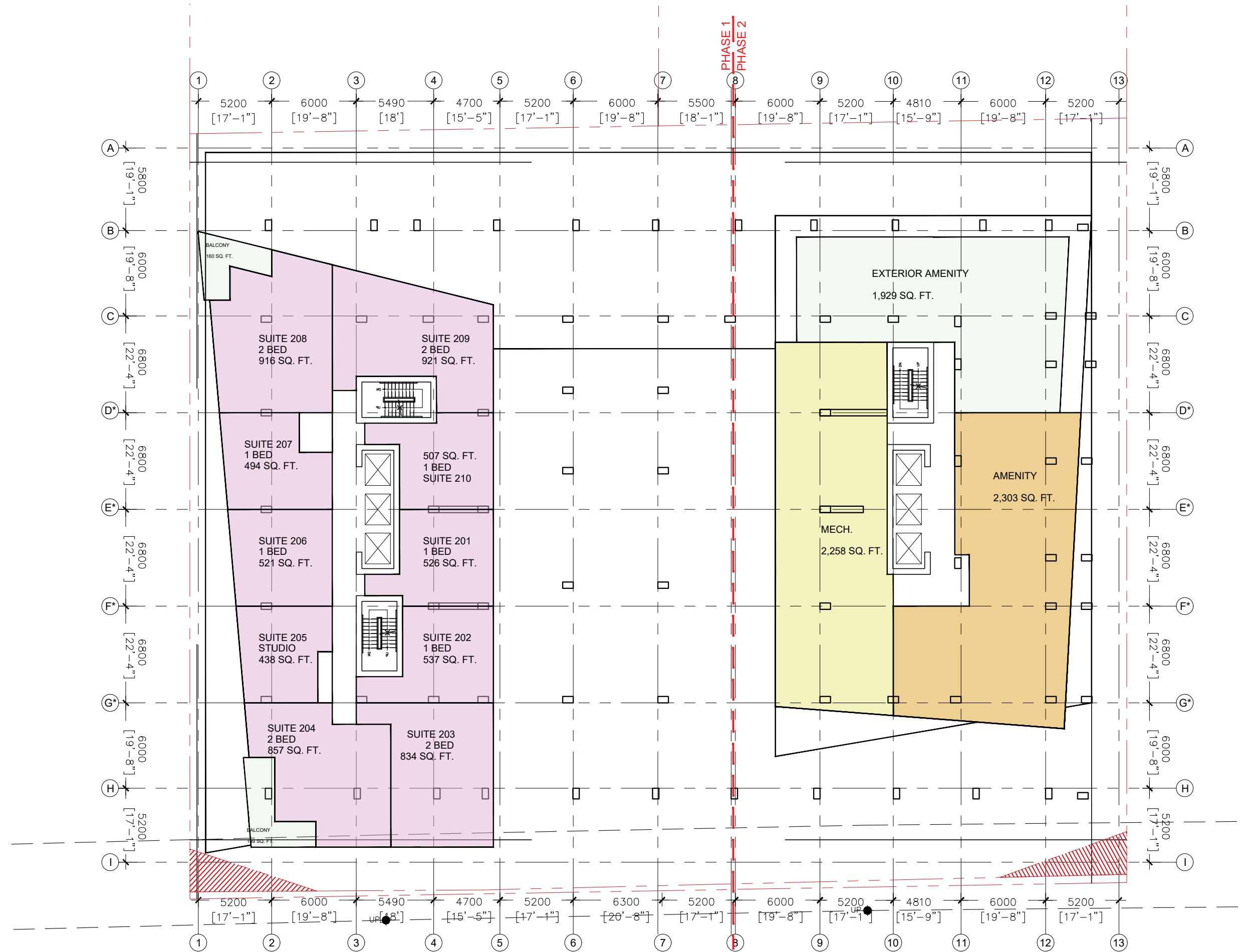
**UNS**  
UNSTUDIO

## TYPICAL TOWER PLATES, LEVELS 10-25

1:300

# 267 O'Connor Street

Plan\_L26

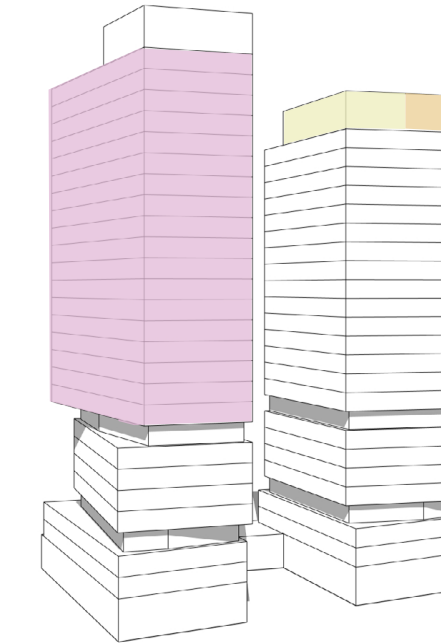


### LEGEND

- 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.	

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)



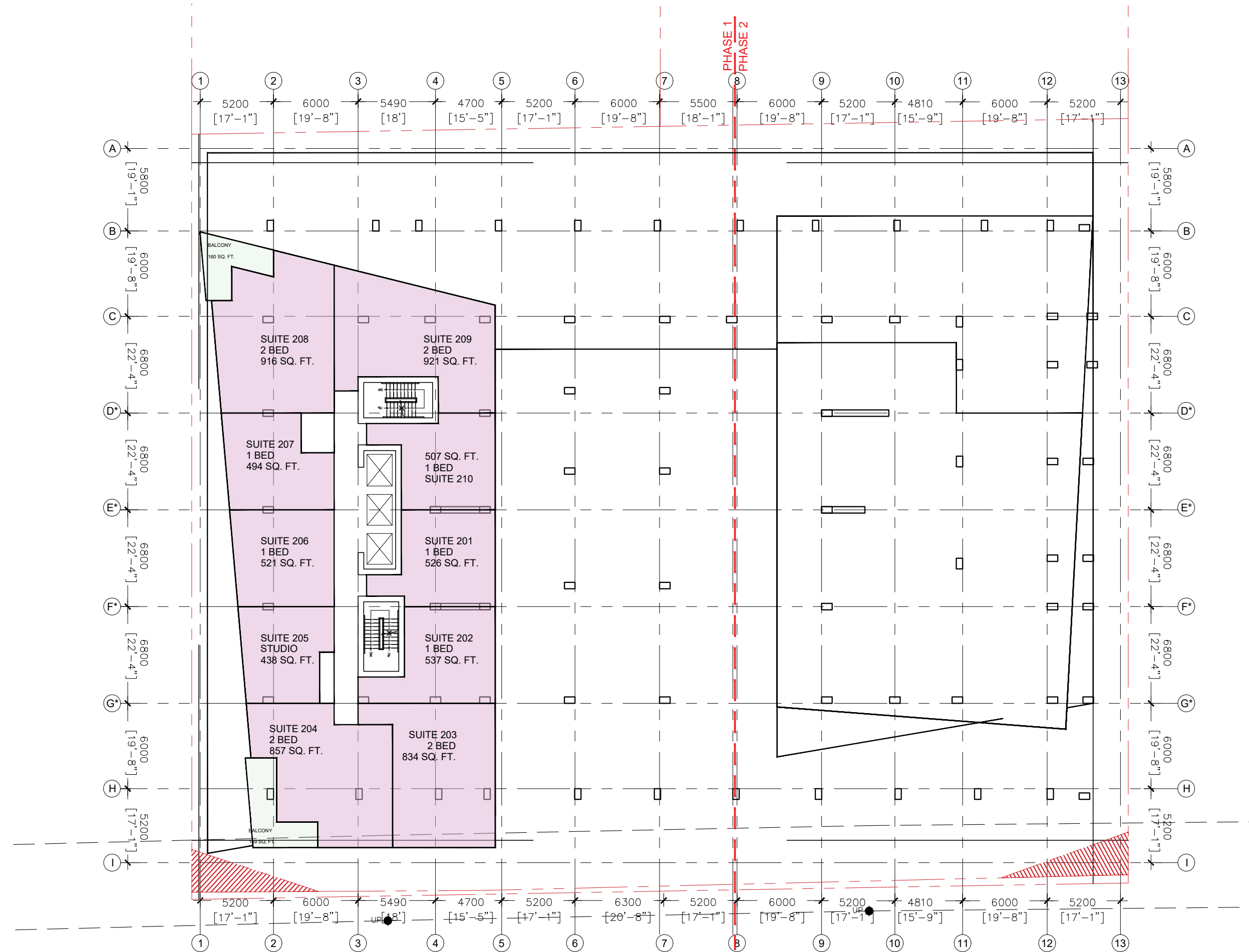
**UNS**  
UNSTUDIO

## TYPICAL TOWER (NORTH) AND LEVEL 26 (SOUTH)

1:300

# 267 O'Connor Street

Plan\_L26-27

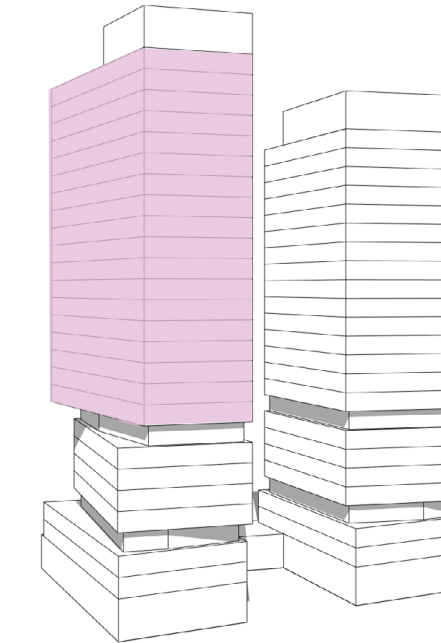


### LEGEND

- 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:

Total Gross Building Area	418,811 sq.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)



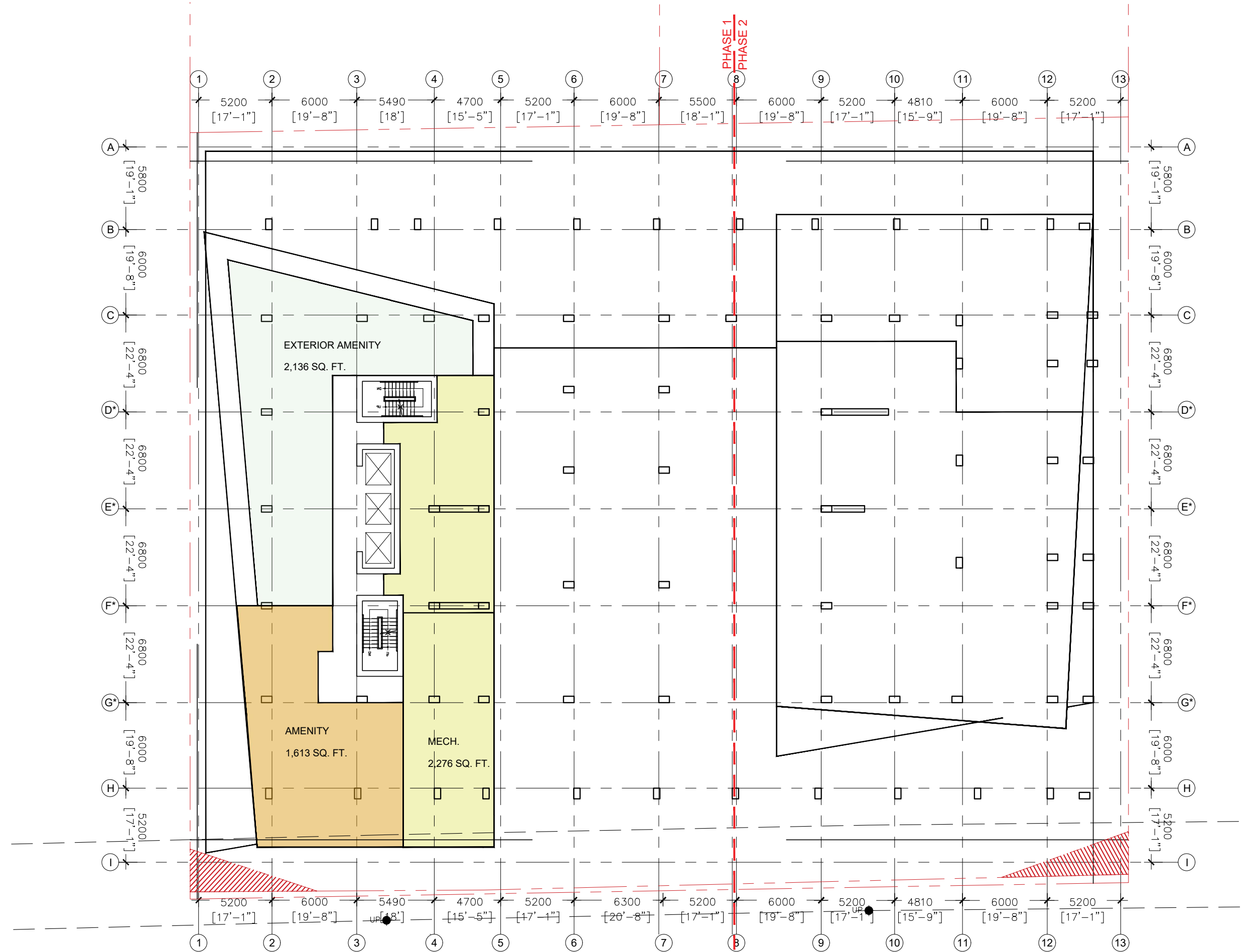
**UNS**  
UNSTUDIO

## TYPICAL TOWER PLATE, LEVEL 27 (NORTH)

1:300

# 267 O'Connor Street

Plan\_L28

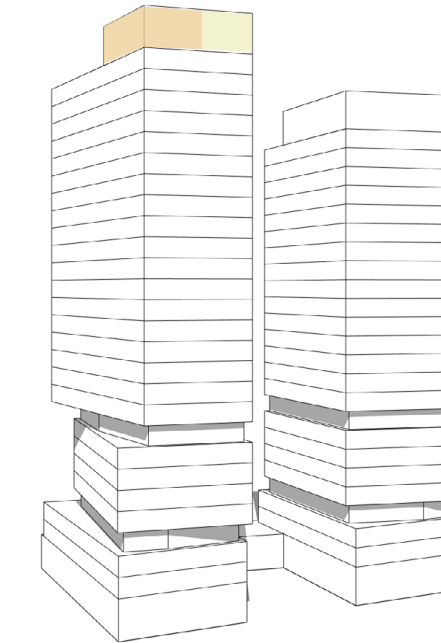


### LEGEND

- 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	418,811 sq.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)



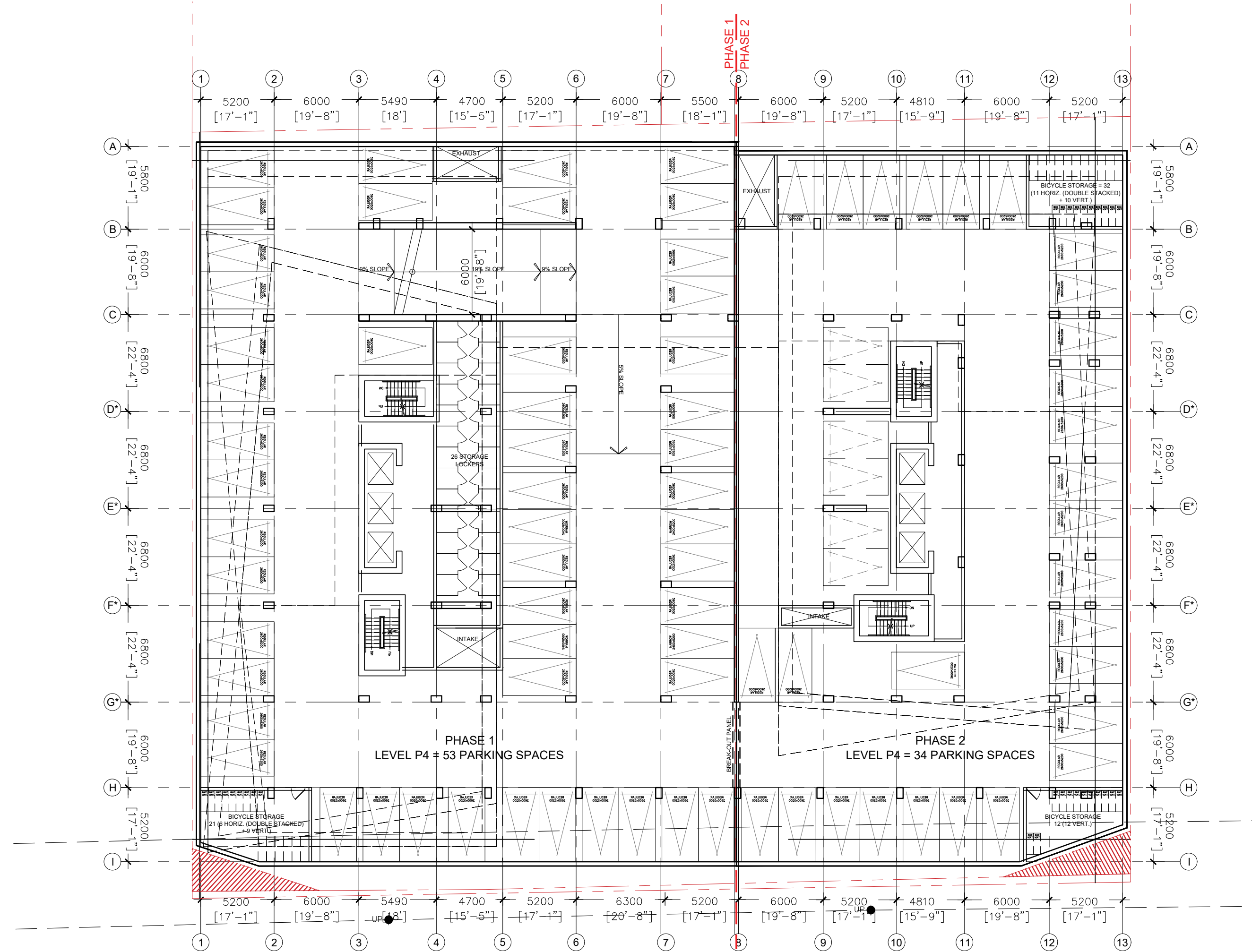
**UNS**  
UNSTUDIO

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

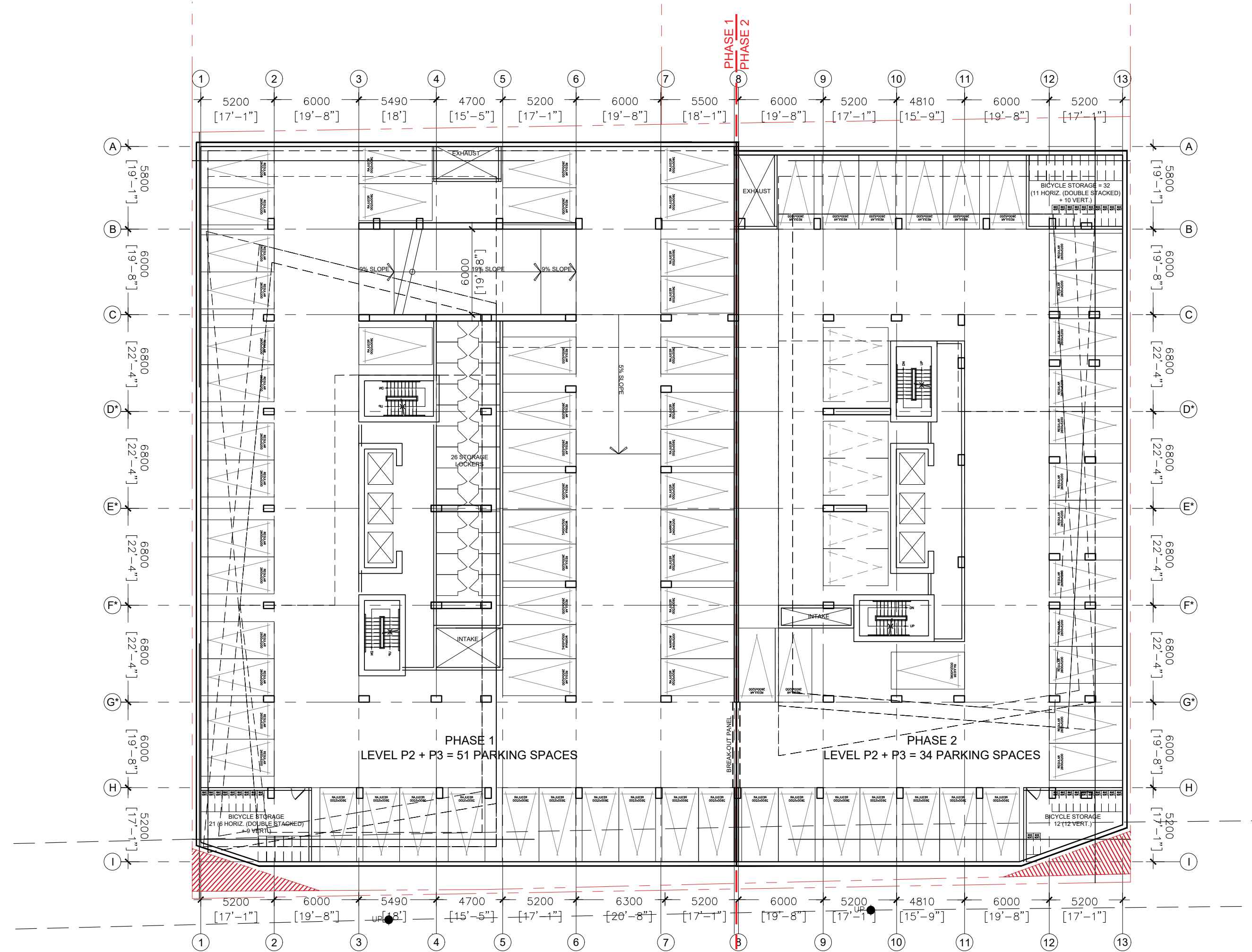


**UNS**  
UNSTUDIO

**PARKING LEVEL P4**

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

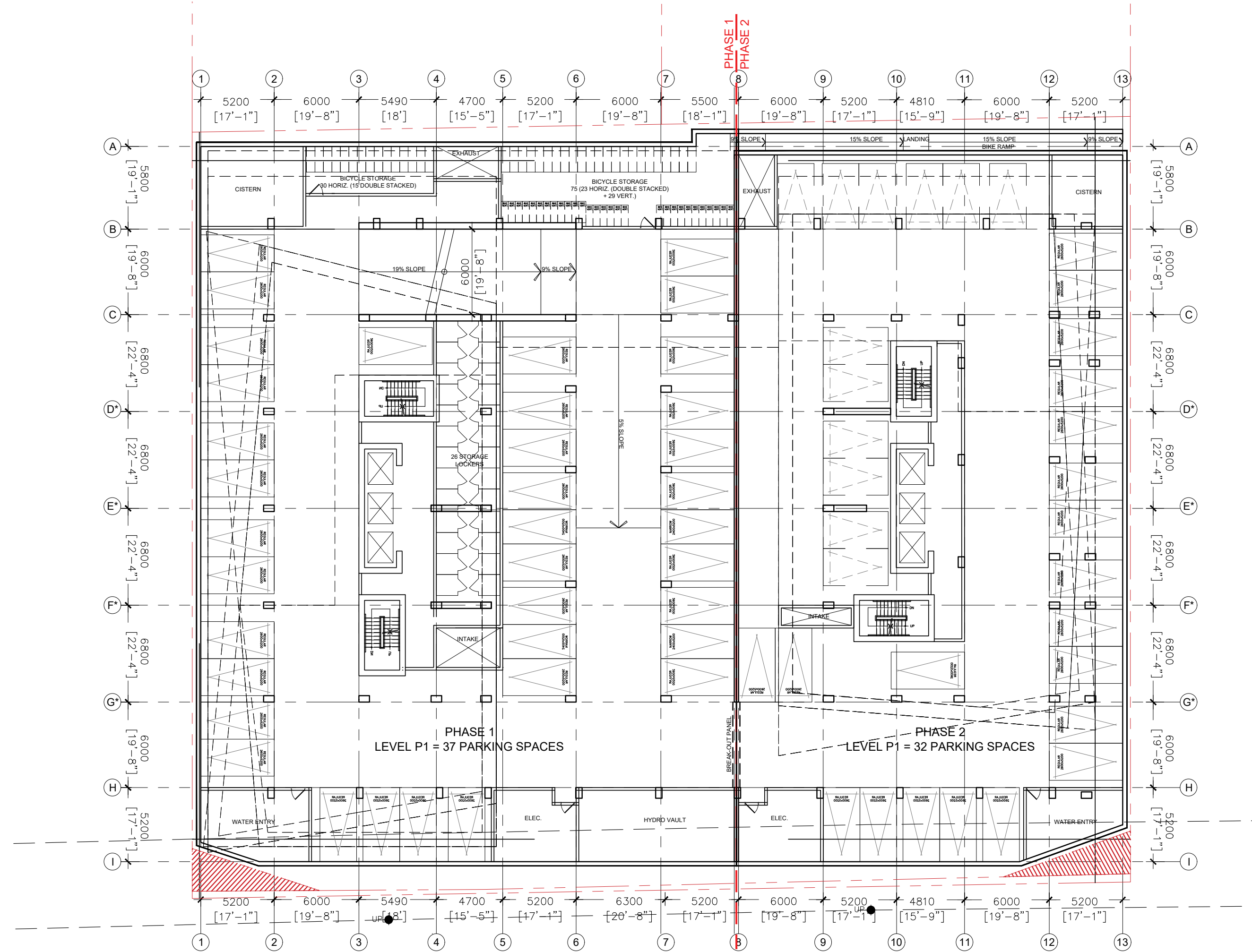


**UNS**  
UNSTUDIO

**PARKING LEVEL P2 AND P3**

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



**UNS**  
UNSTUDIO

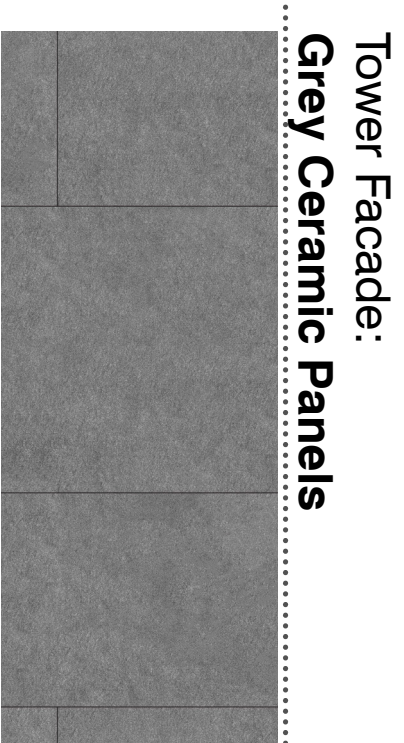
**PARKING LEVEL P1**

# 267 O'Connor Street

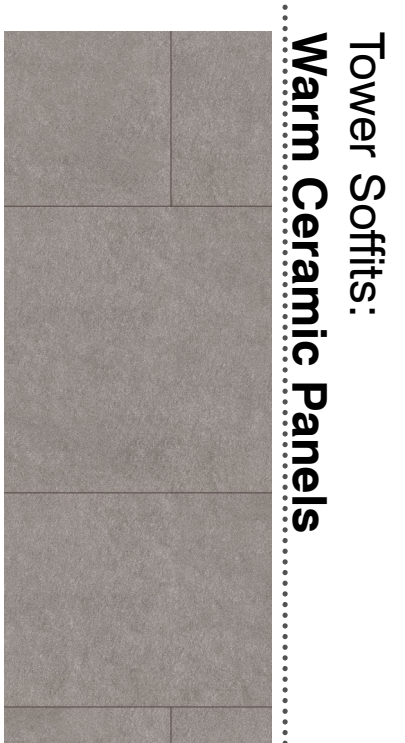
## Elevation and Materiality \_WEST



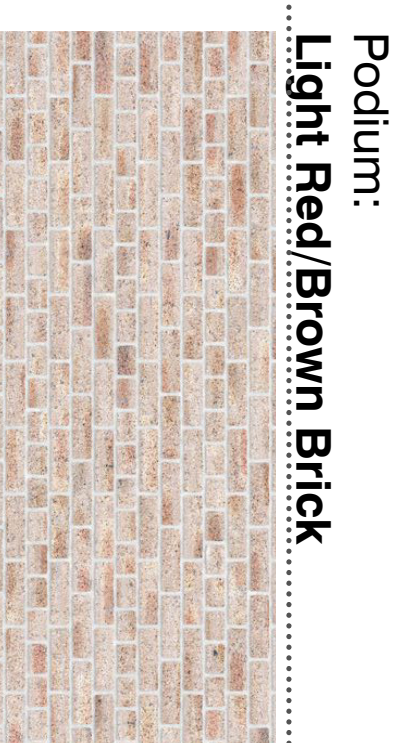
Glazing:  
**Transparent Glass**



Tower Facade:  
**Grey Ceramic Panels**



Tower Soffits:  
**Warm Ceramic Panels**

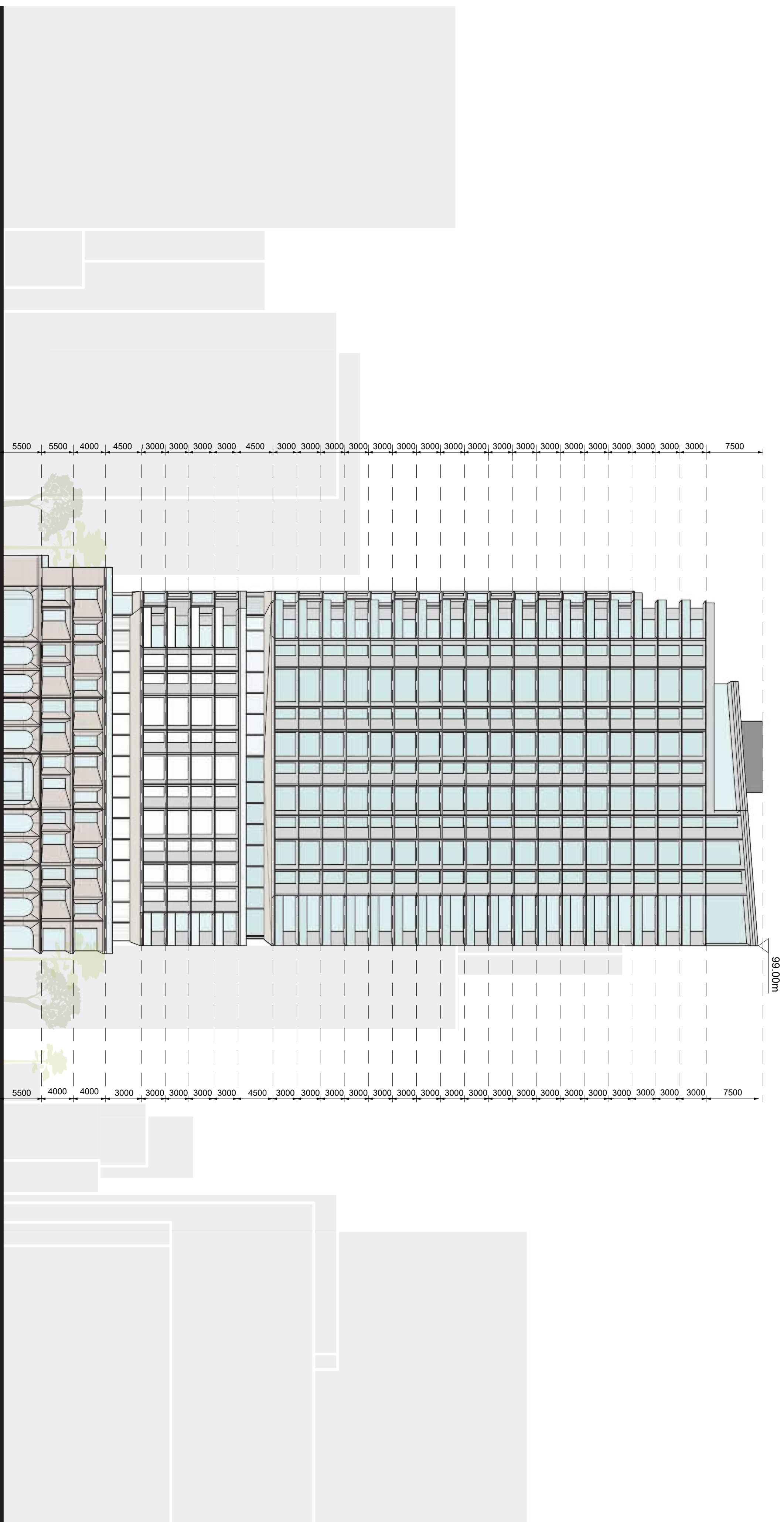


Podium:  
**Light Red/Brown Brick**

Scale 1/300

# 267 O'Connor Street

Elevation\_NORTH



# 267 O'Connor Street

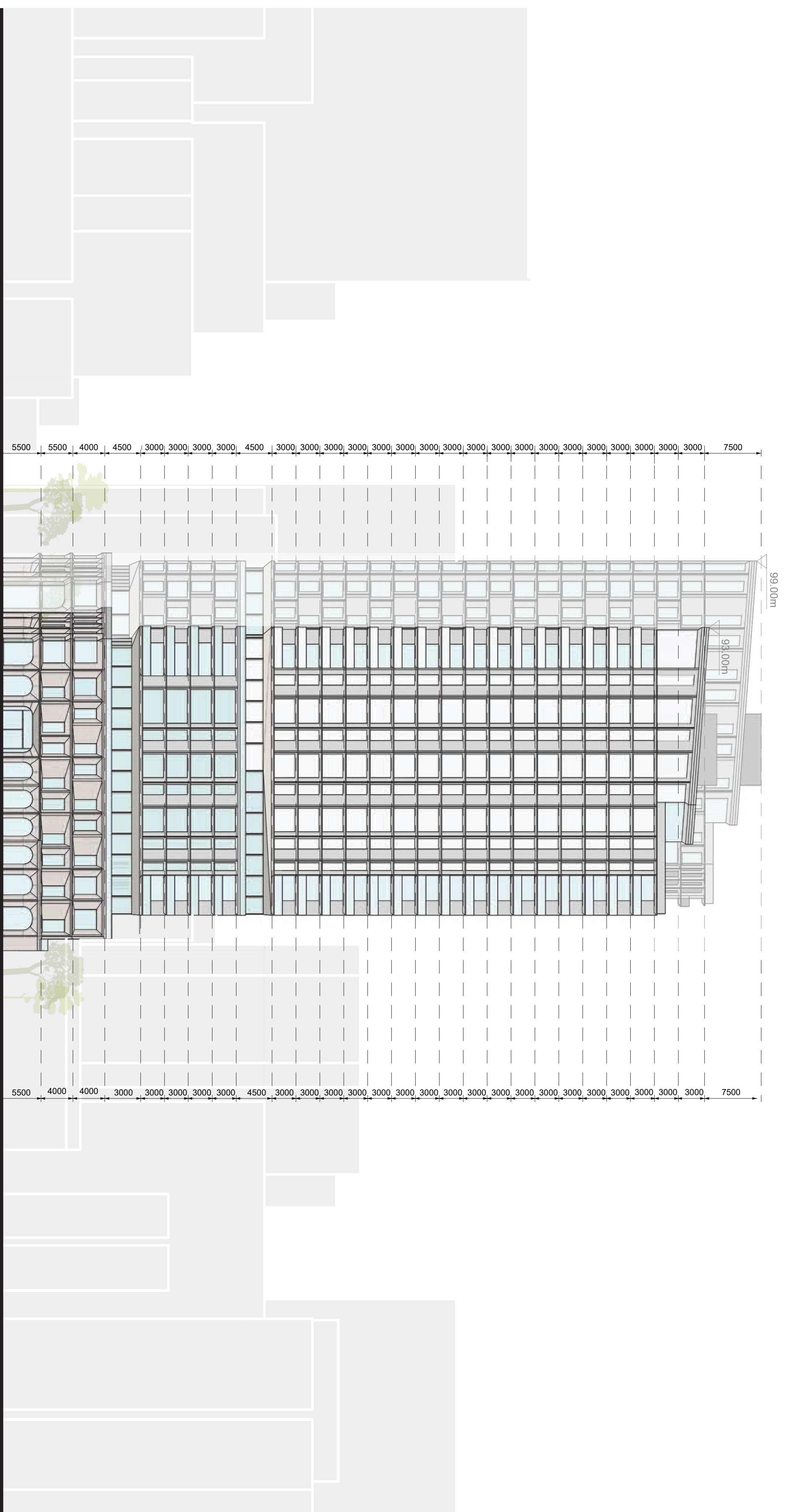
Elevation\_EAST



Scale 1/300

# 267 O'Connor Street

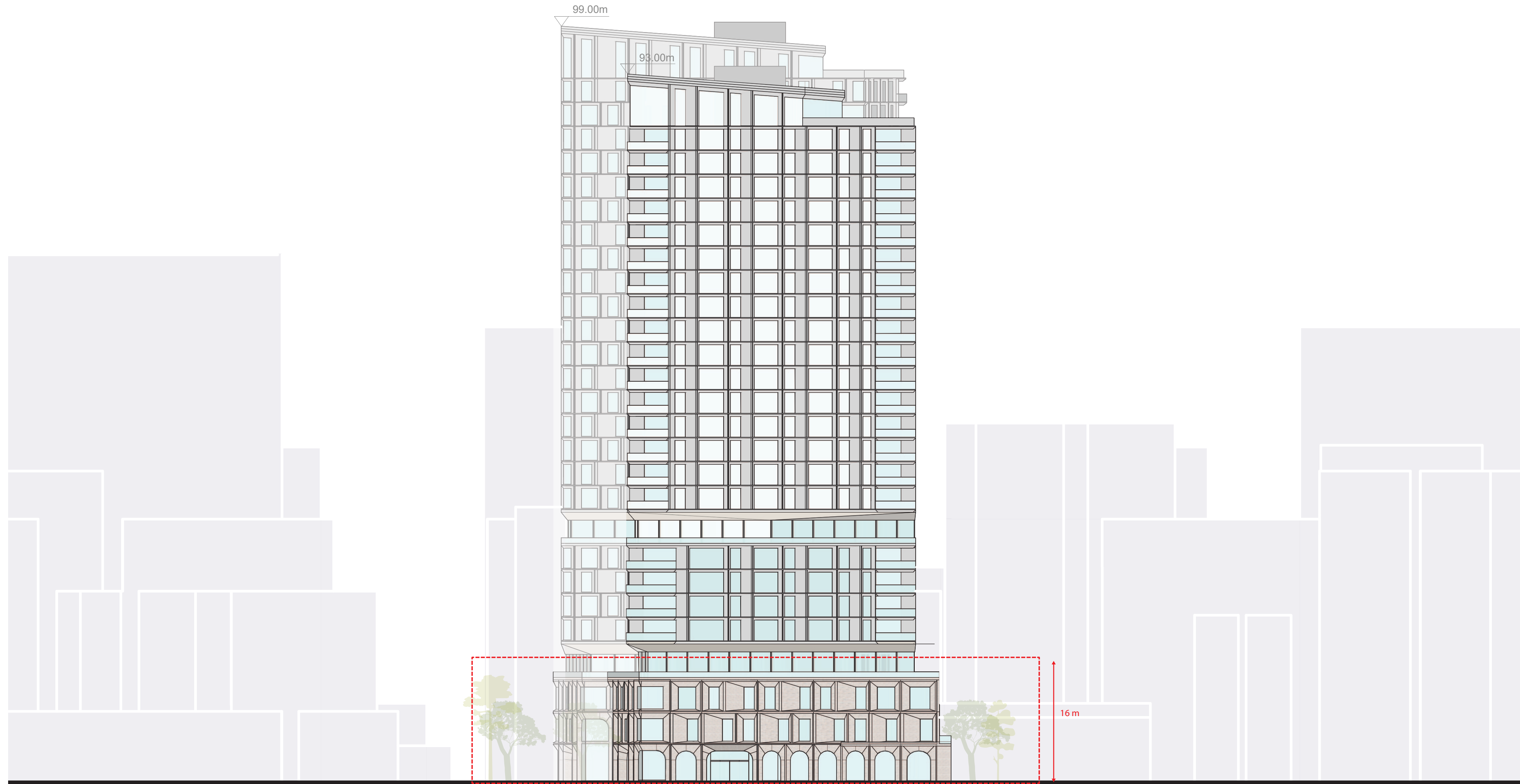
## Elevation\_SOUTH



Scale 1/300

# 267 O'Connor Street

## Bird Friendly Glass Strategy\_Diagram



Scale 1/300

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

## 267 O'Connor Street

---

- 1\_ UNStudio
- 2\_ Vision
- 3\_ Context Analysis
- 4\_ Architectural Approach
- 5\_ POPS
- 6\_ Tower Approach
- 7\_ Sustainability Approach



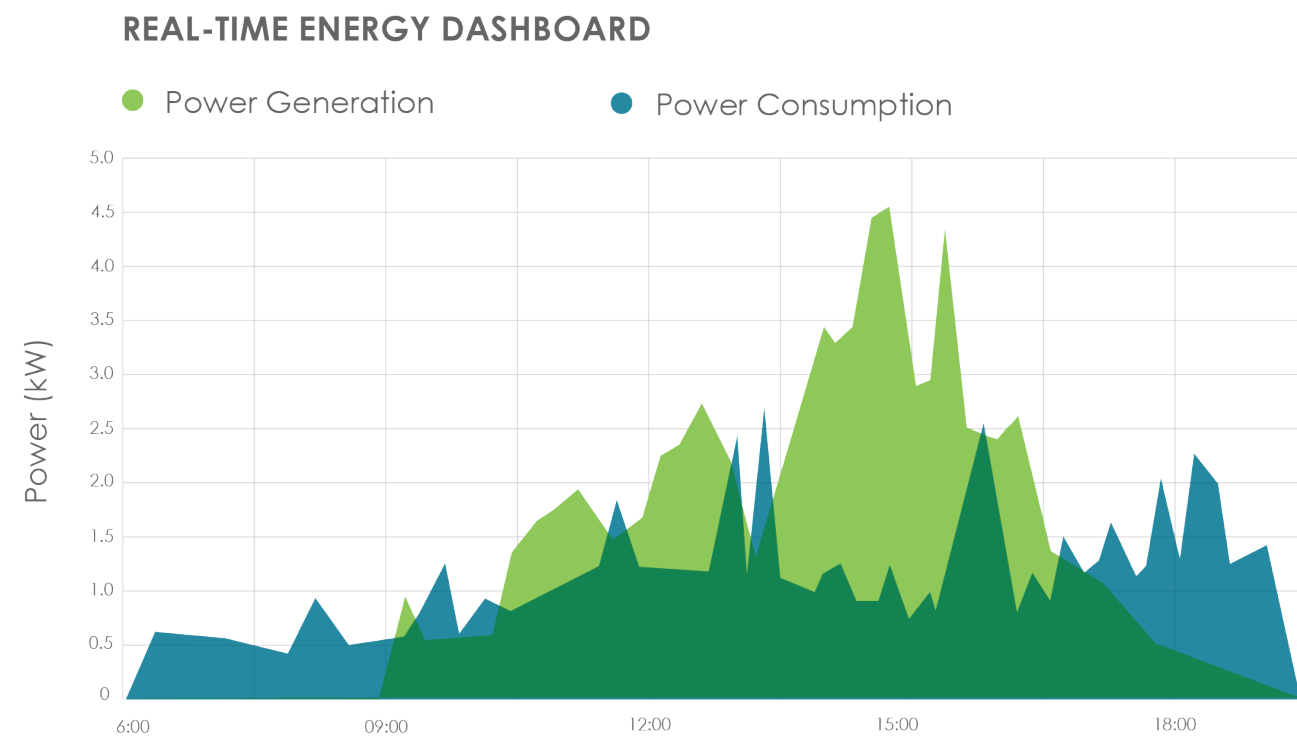
# 267 O'Connor Street

## Sustainability Strategy

### 01

#### High Performance Building

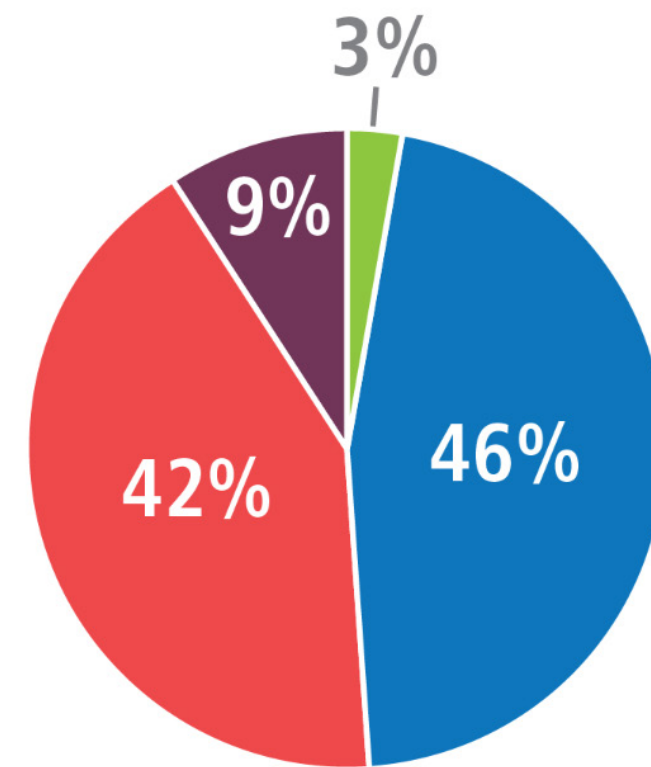
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard



### 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



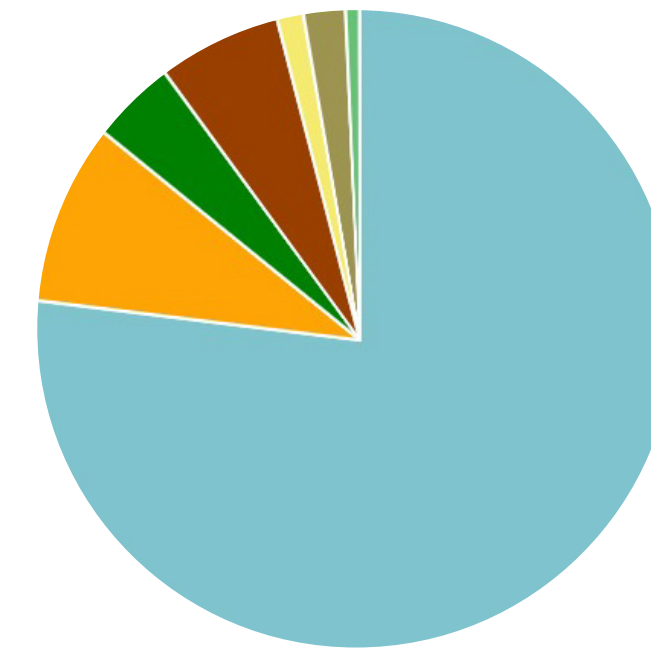
Total emissions in Ottawa

- Buildings
- Transportation
- Waste
- Agriculture

### 03

#### Life-cycle assessment of Construction Materials

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

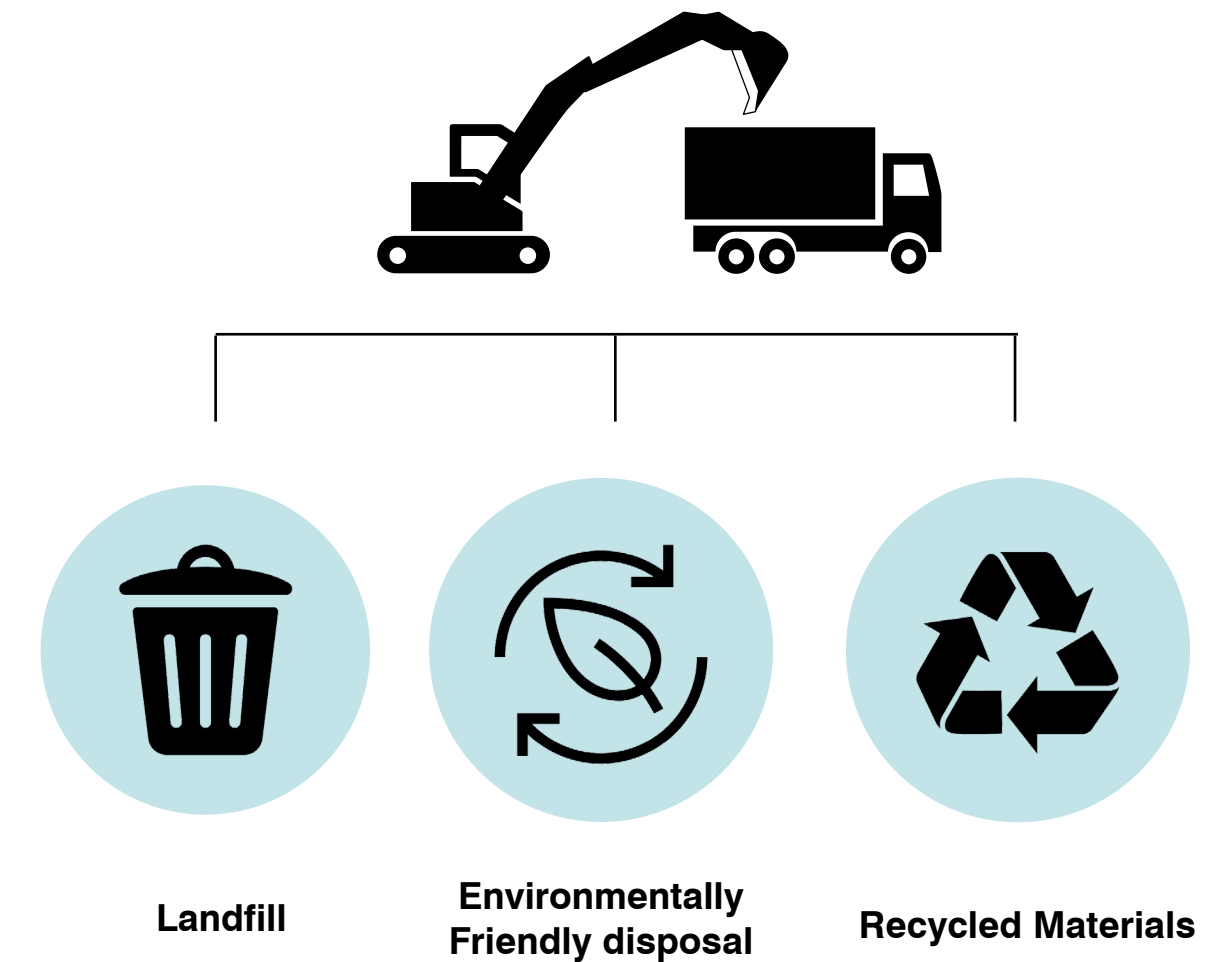


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

### 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

## Sustainability\_Material Selection and Sourcing



### REFERENCES



### SUPPLIER



Masonry Brick  
Producer: Sioux City

### HERITAGE FACADE

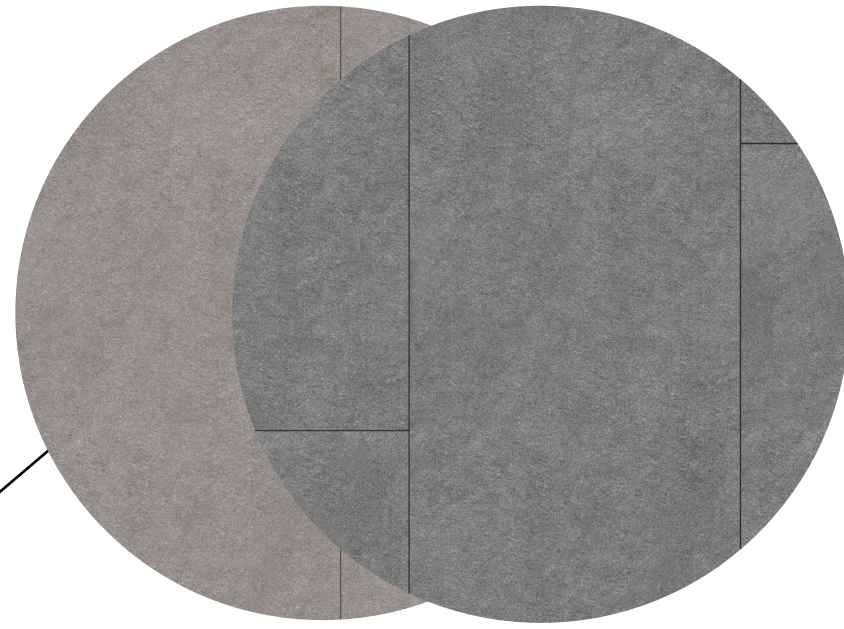


# 267 O'Connor Street

## Sustainability\_Material Selection and Sourcing



### MATERIAL



Ceramic System panels  
Producer: Ceramitex®

### OPTION 01

### REFERENCES



Aluminium panels  
Producer: Mitrex

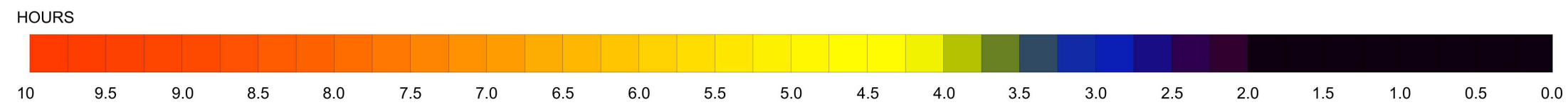
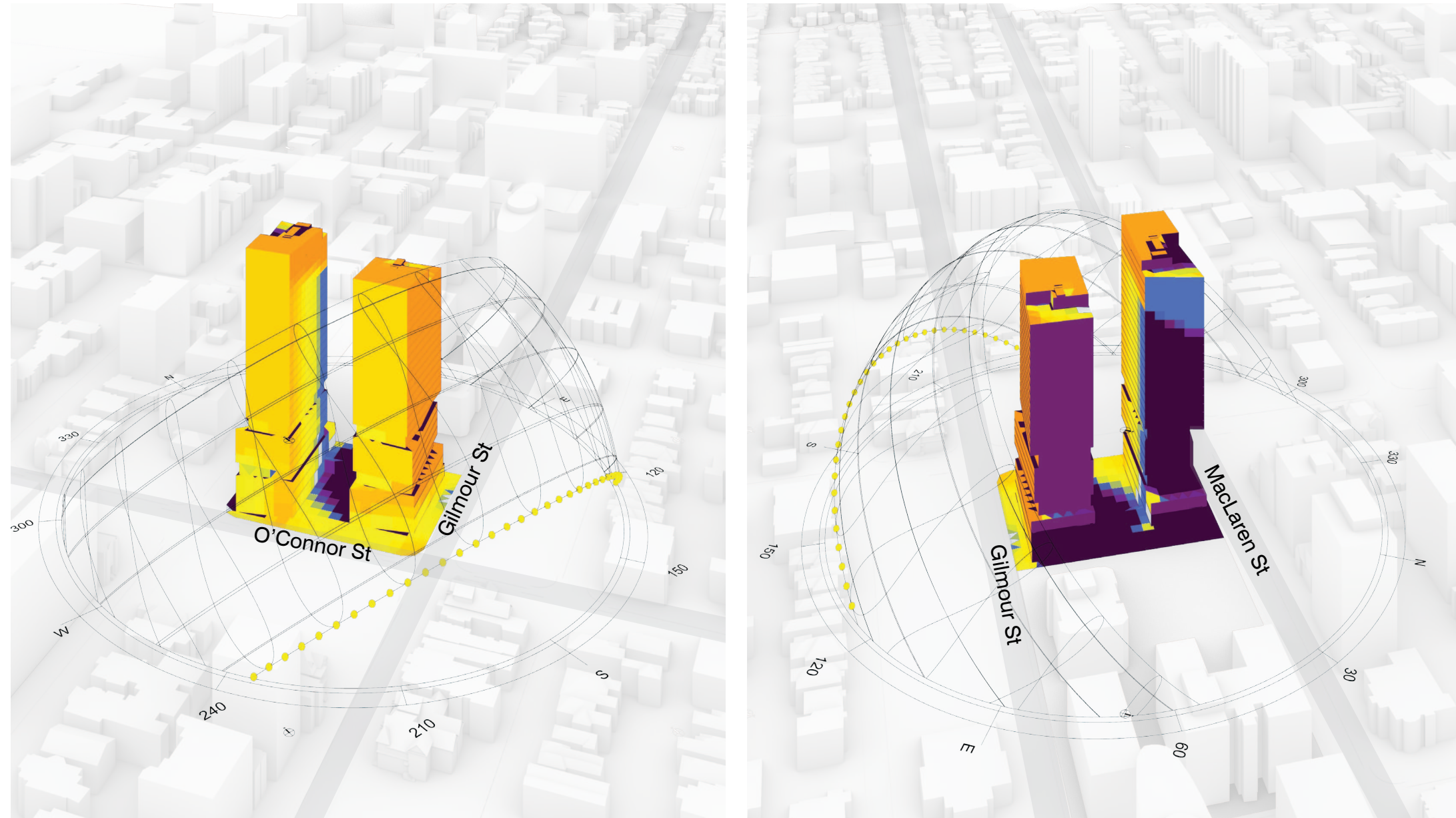
### OPTION 02

### RESIDENCE TOWERS

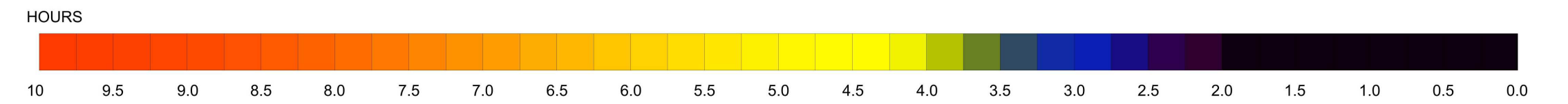
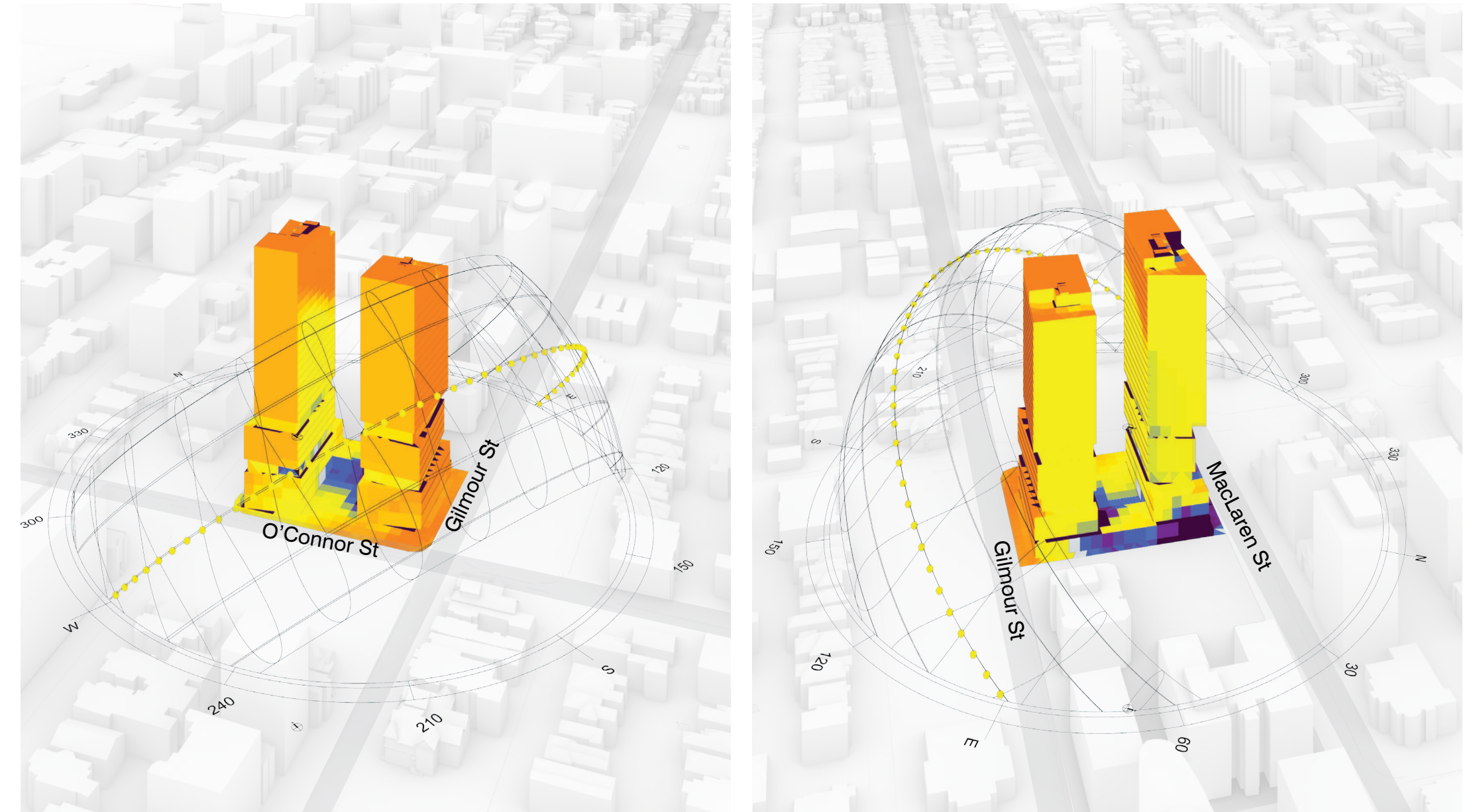


# 267 O'Connor Street

## Sustainability Approach\_SUN STUDY



**DECEMBER 21**



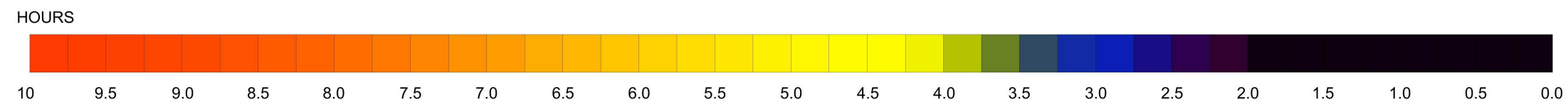
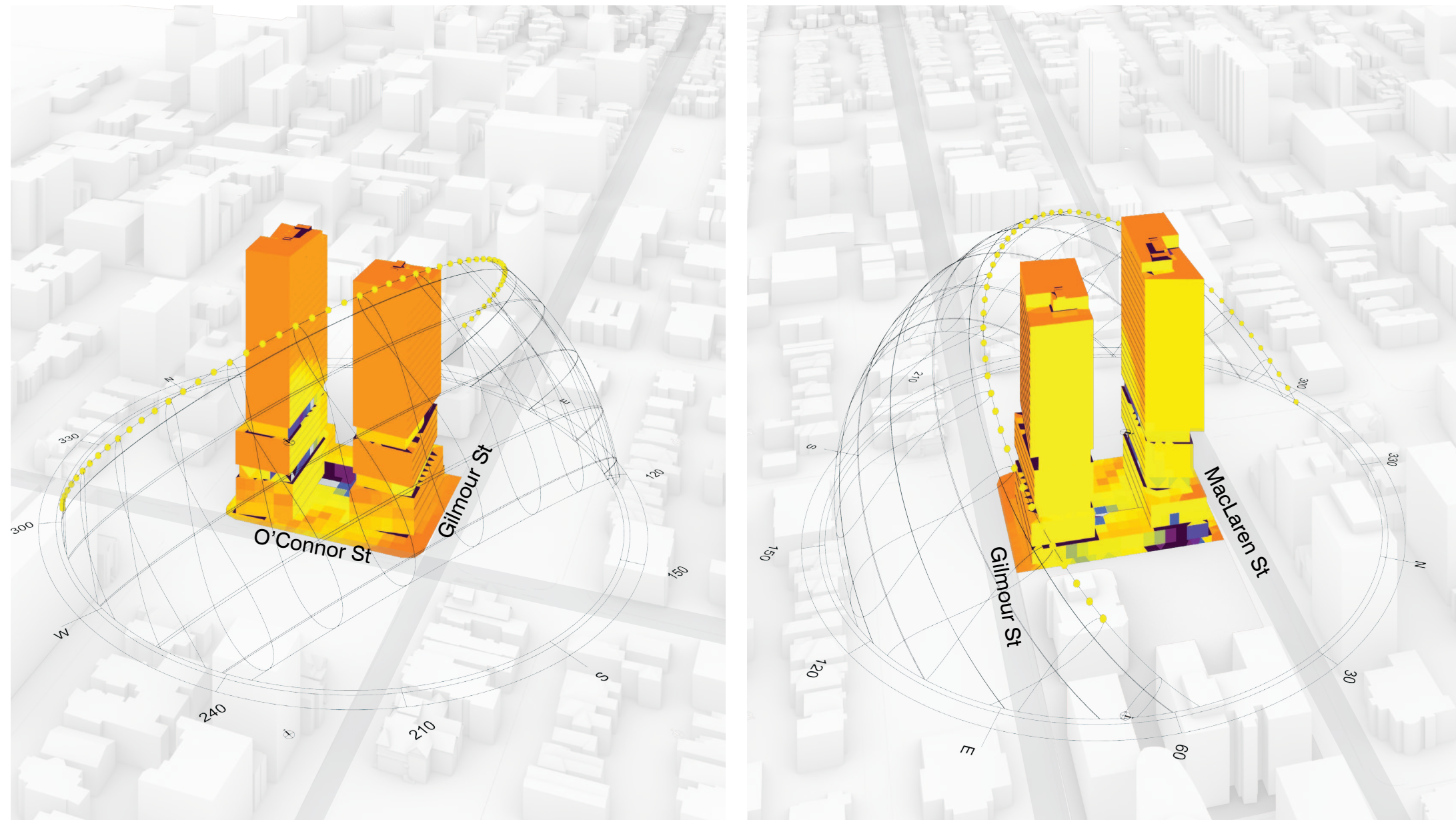
**MARCH 21**

### CONCLUSIONS:

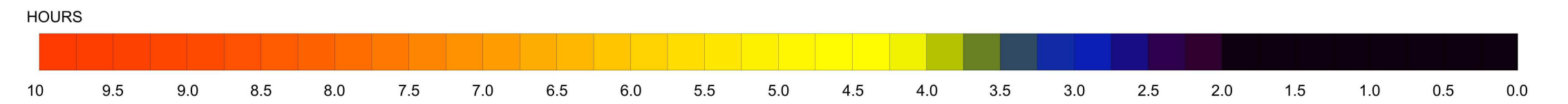
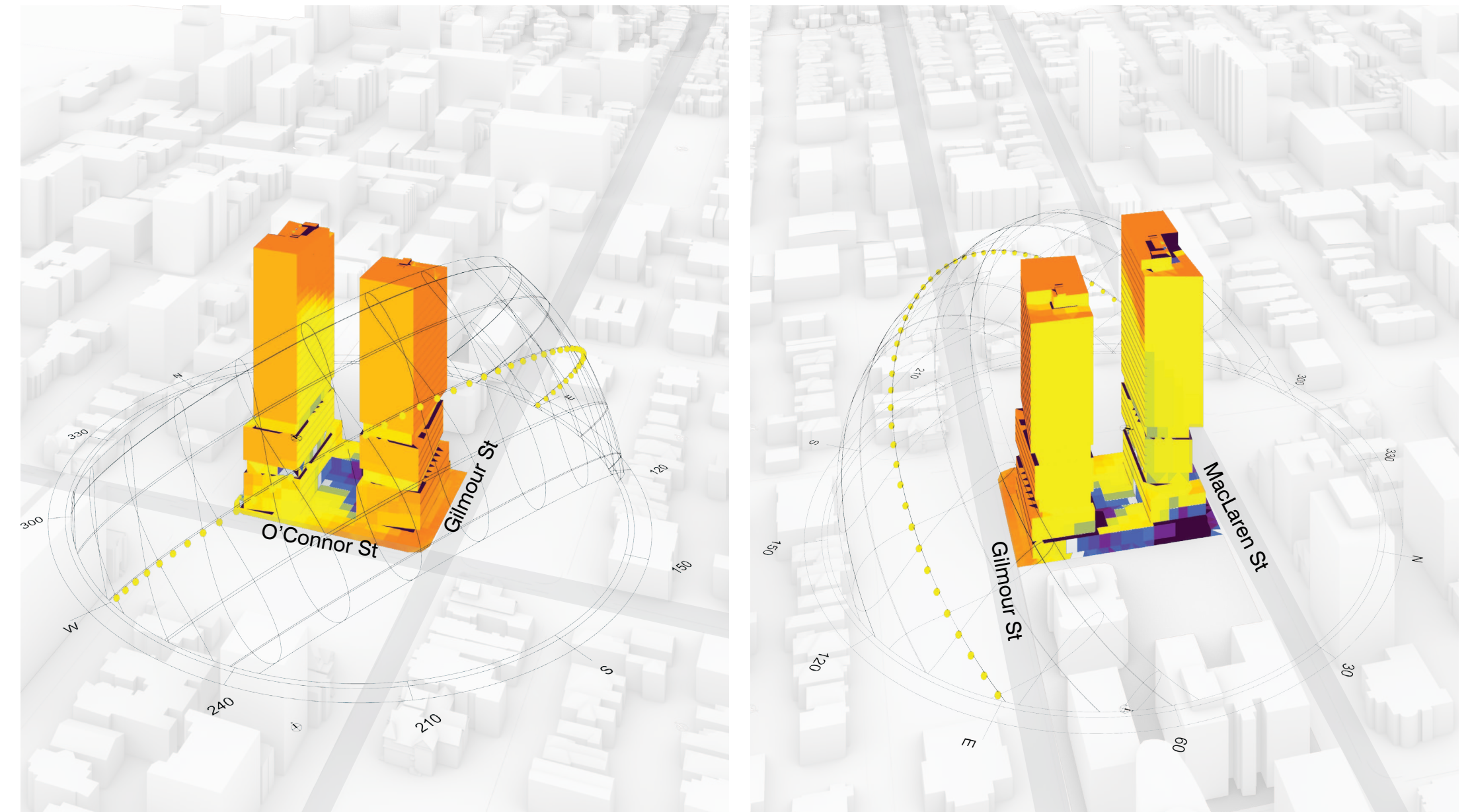
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

# 267 O'Connor Street

## Sustainability Approach\_SUN STUDY



**JUNE 21**



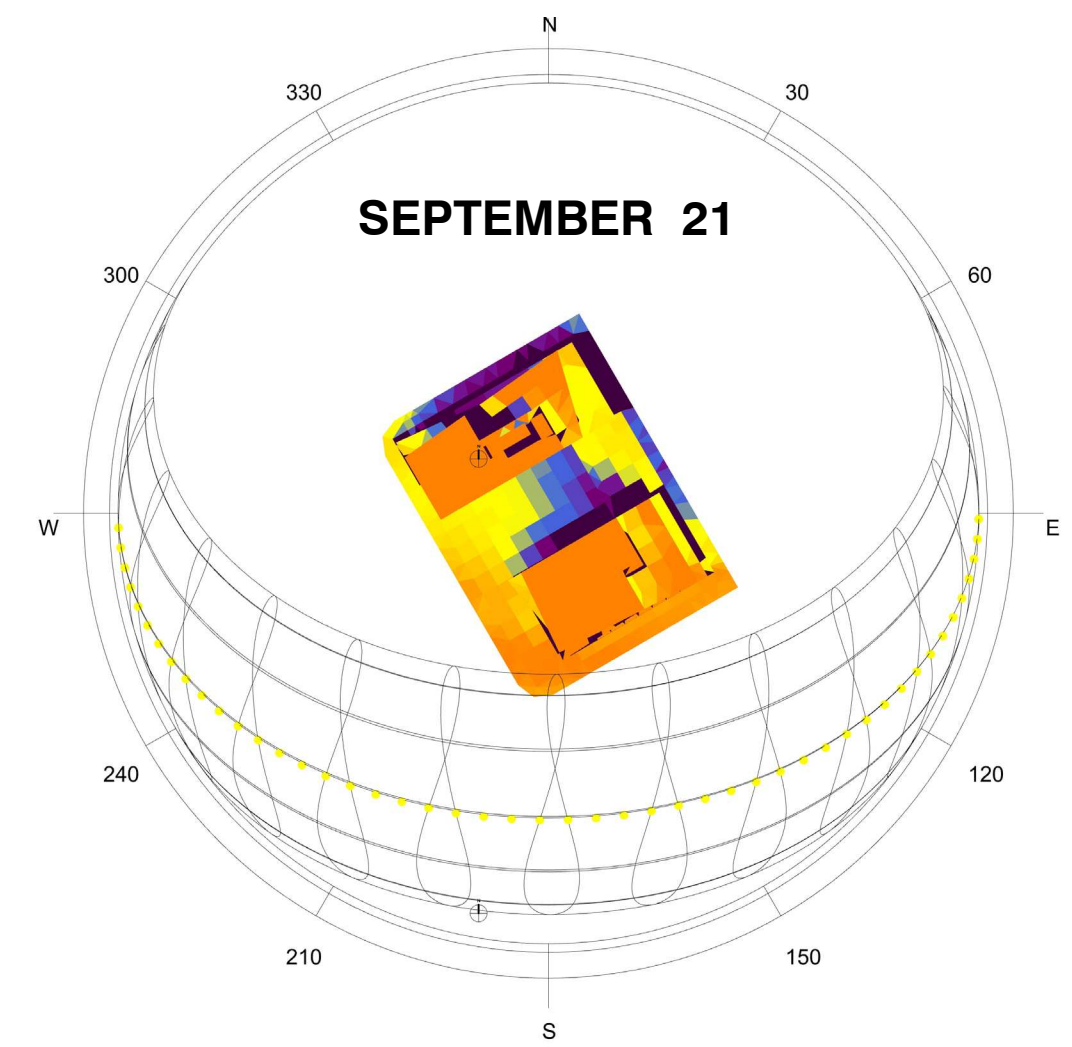
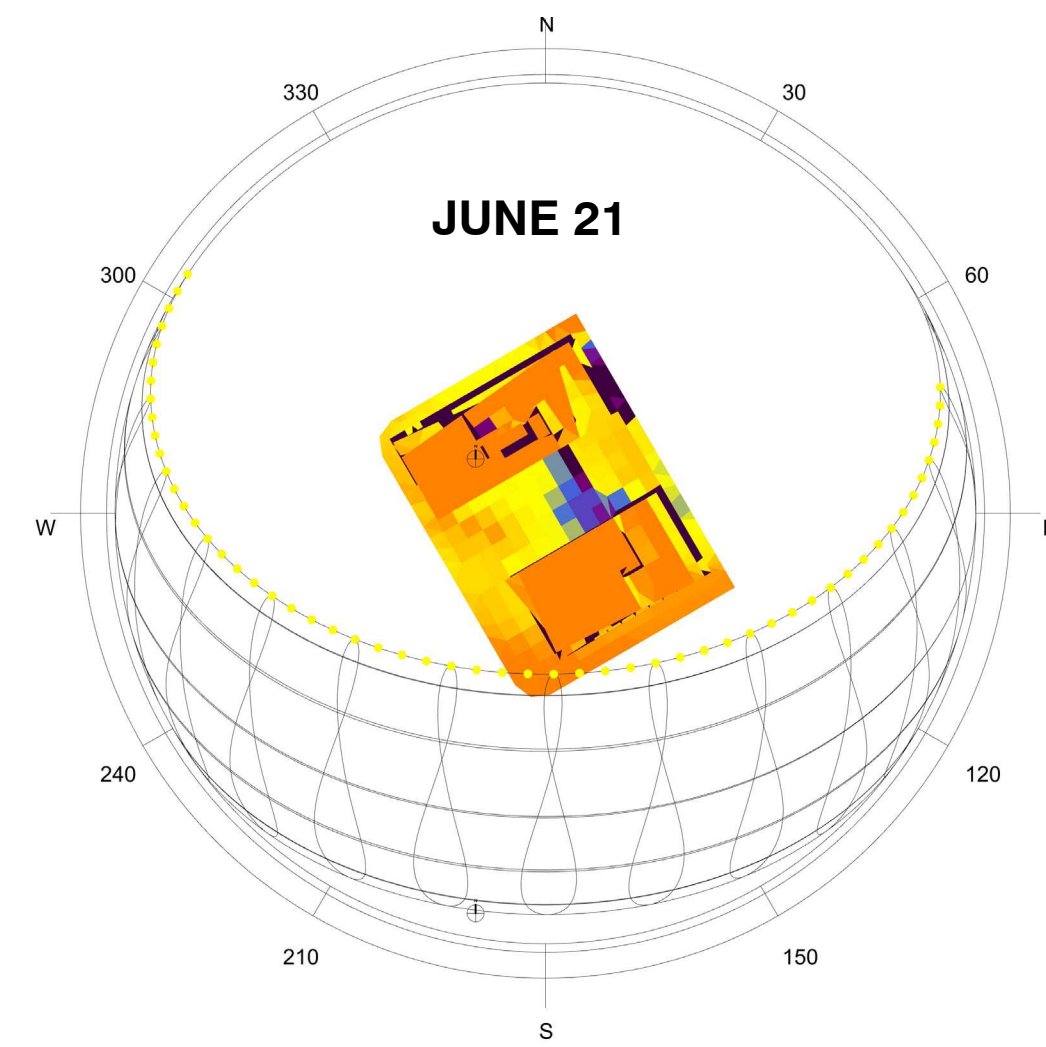
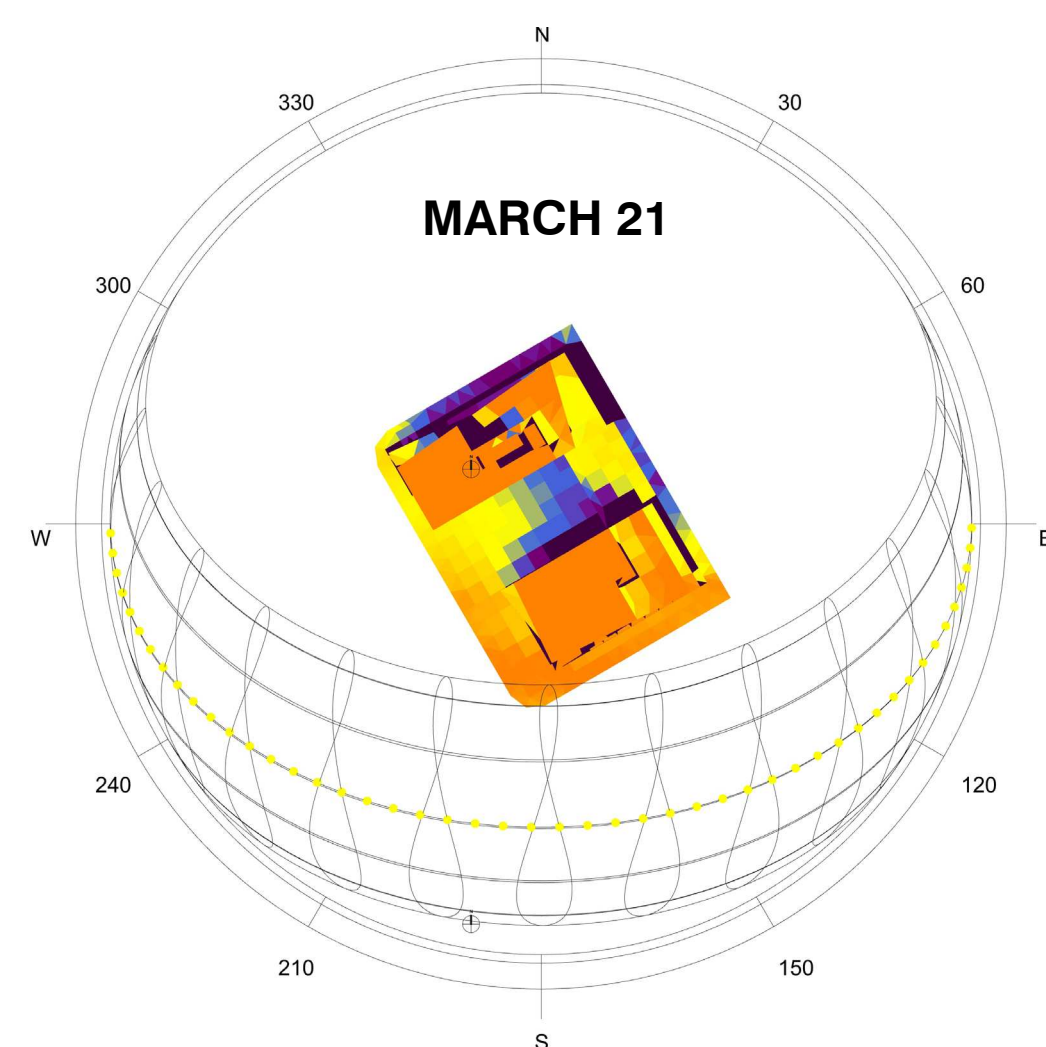
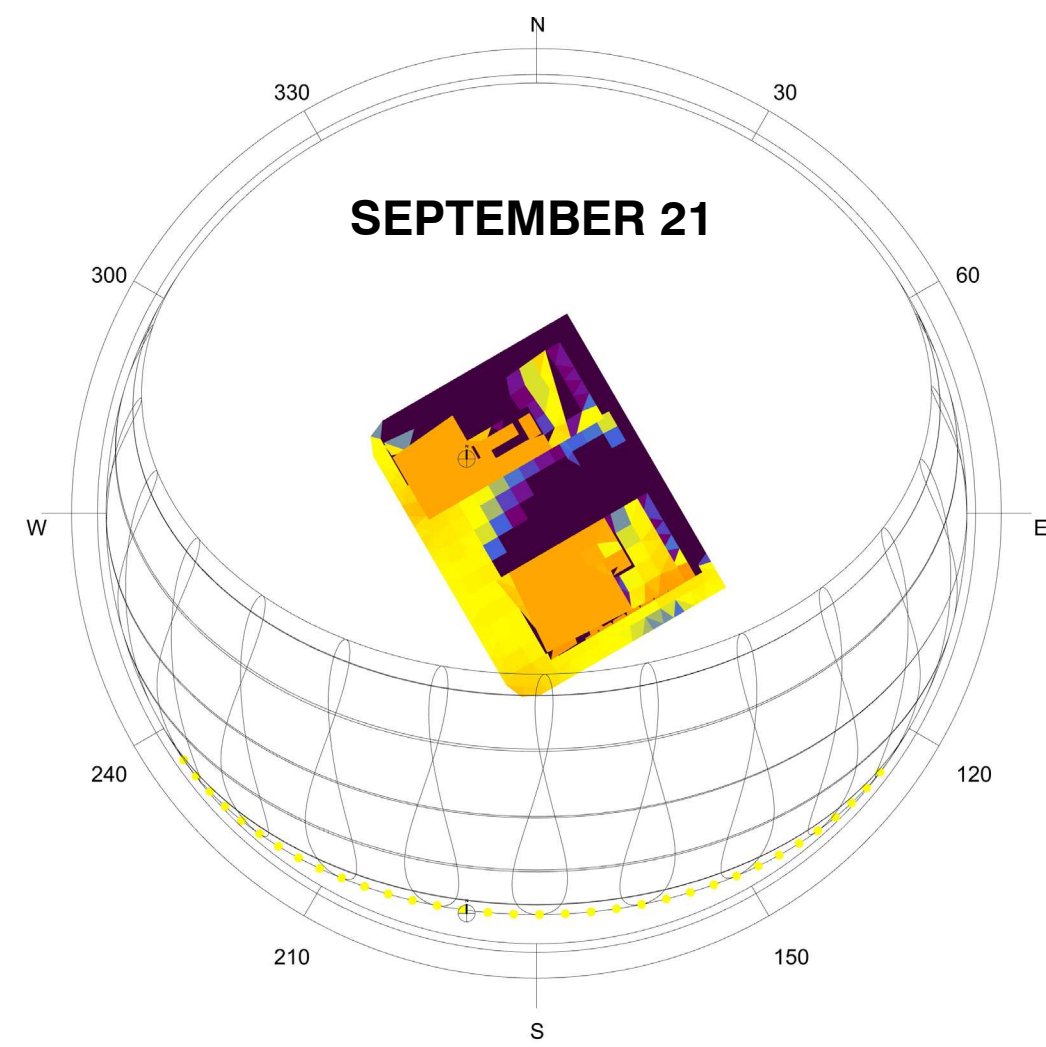
**SEPTEMBER 21**

### CONCLUSIONS:

- In summer all exterior faces receive some amount of sun exposure
- Facades facing O'Connor 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

**UNSTUDIO**



**HOBIN**  
ARCHITECTURE

**TAGGART**  
REALTY MANAGEMENT

**Thank you!**

