

# LeBreton Flats Library Parcel

665 Albert Street

**dream** 

**KPMB**

**Perkins&Will**

**TWO ROW**  
ARCHITECT

 **PFS** STUDIO  
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

# Agenda

01. Our Team

02. The Project

03. Next Steps

04. Questions



# Our Team



**Zibi - Dream**  
Ottawa, Ontario



**Canary District - Dream**  
Toronto, Ontario



**Distillery District - Dream**  
Toronto, Ontario



**Anishnawbe Health Centre- Dream**  
Toronto, Ontario



**Zibi Master Plan – Perkins&Will**  
Ottawa, Ontario and Gatineau, Quebec





1 JUNE 2017

**Bank of Canada – Perkins&Will**  
Ottawa, Ontario



**Bank of Canada - Perkins&Will**  
Ottawa, Ontario

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ROLEX



**Canada's Earth Tower – Perkins&Will**  
Vancouver, British Columbia



**Canada's Earth Tower – Perkins&Will**  
Vancouver, British Columbia



**Zibi Block 211- KPMB / Adamson Associates**  
Ottawa, Ontario



**Art Gallery of Ottawa – KPMB**  
Ottawa, Ontario



**Canadian Museum of Nature- KPMB**  
Ottawa, Ontario



**Canadian Museum of Nature- KPMB**  
Ottawa, Ontario

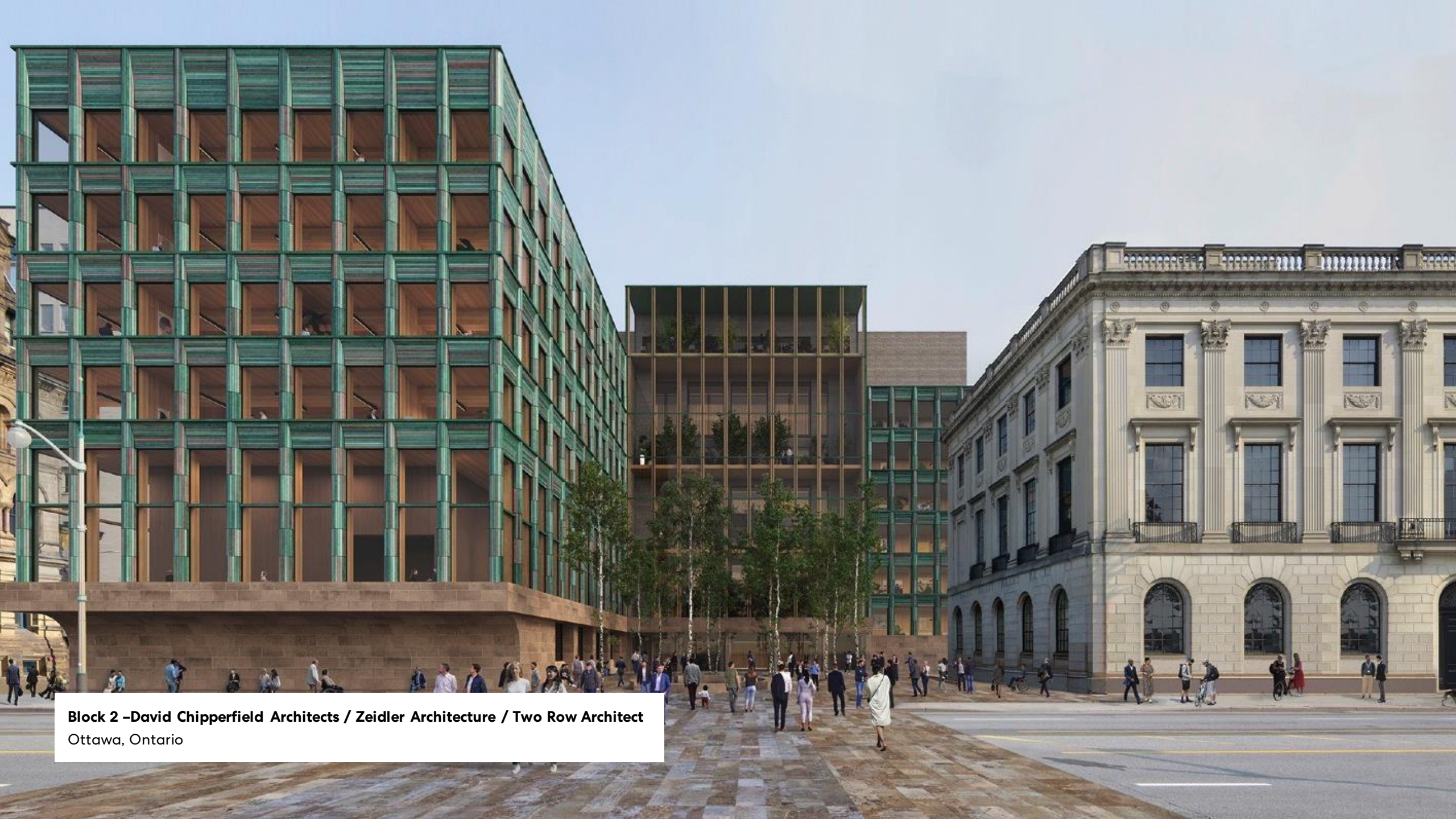




**The Global Centre for Pluralism – KPMB**  
Ottawa, Ontario



**The Global Centre for Pluralism – KPMB**  
Ottawa, Ontario



**Block 2 –David Chipperfield Architects / Zeidler Architecture / Two Row Architect**  
Ottawa, Ontario



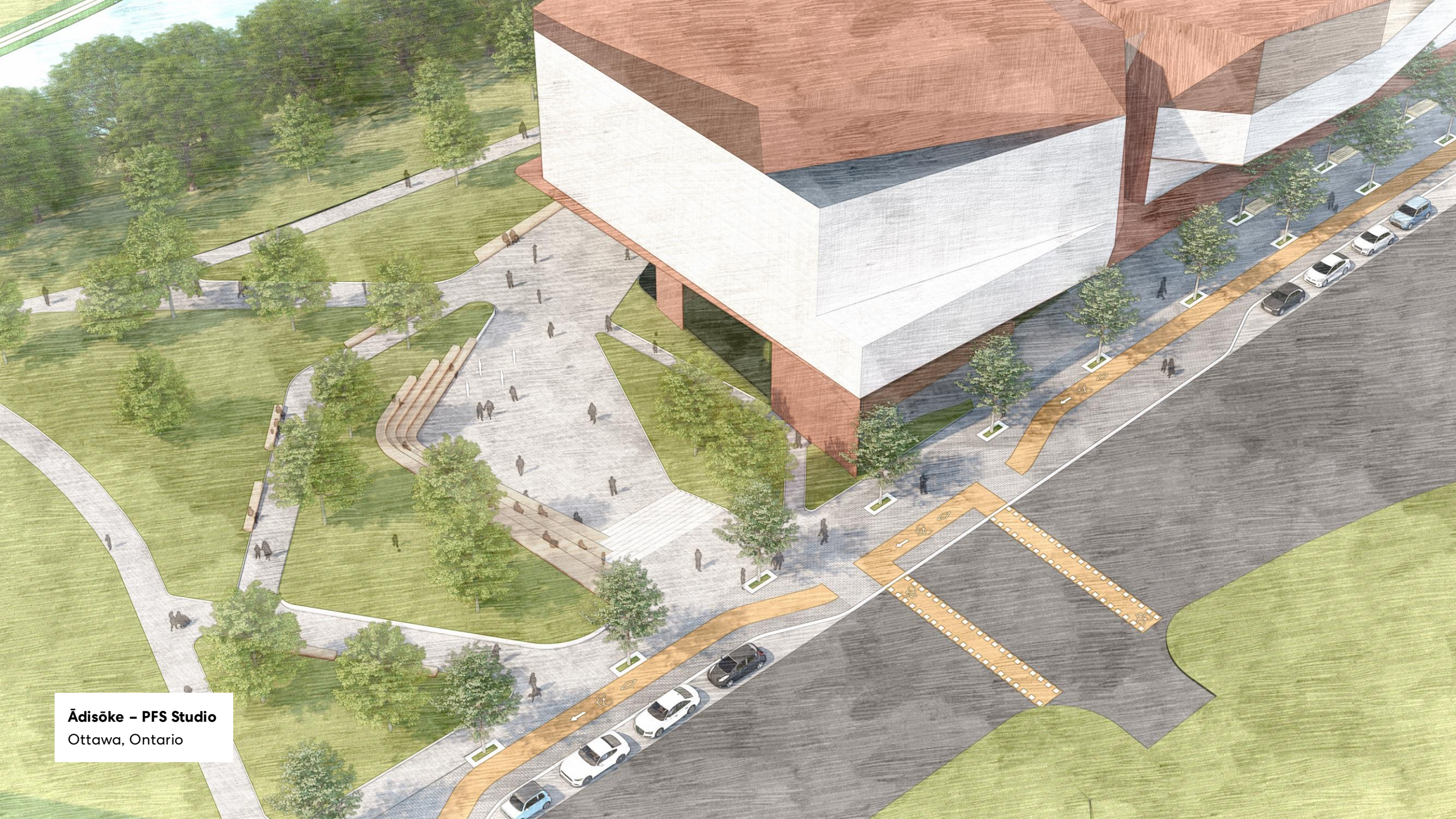
**St. Paul's – Two Row Architects**  
Location, Province



**LGBTQ2+ National Monument – MVRDV / Fathom Studio / Two Row Architect**  
Ottawa, Ontario



**Ādisōke – PFS Studio**  
Ottawa, Ontario



**Ādisōke – PFS Studio**  
Ottawa, Ontario



**Lansdowne Park – PFS Studio**  
Ottawa, Ontario





**Lansdowne Park – PFS Studio**  
Ottawa, Ontario



**Lansdowne Park – PFS Studio**  
Ottawa, Ontario

# The Project

# Immediate Context

- 01. Canadian War Museum
- 02. National Holocaust Monument
- 03. Ádisóke
- 04. Parliament Hill
- 05. Victoria Island
- 06. Zibi
- 07. Aqueduct
- 08. Fleet Street Pumping Station



**One Place:  
Two Towers, Two Podiums,  
A Great Public Realm**

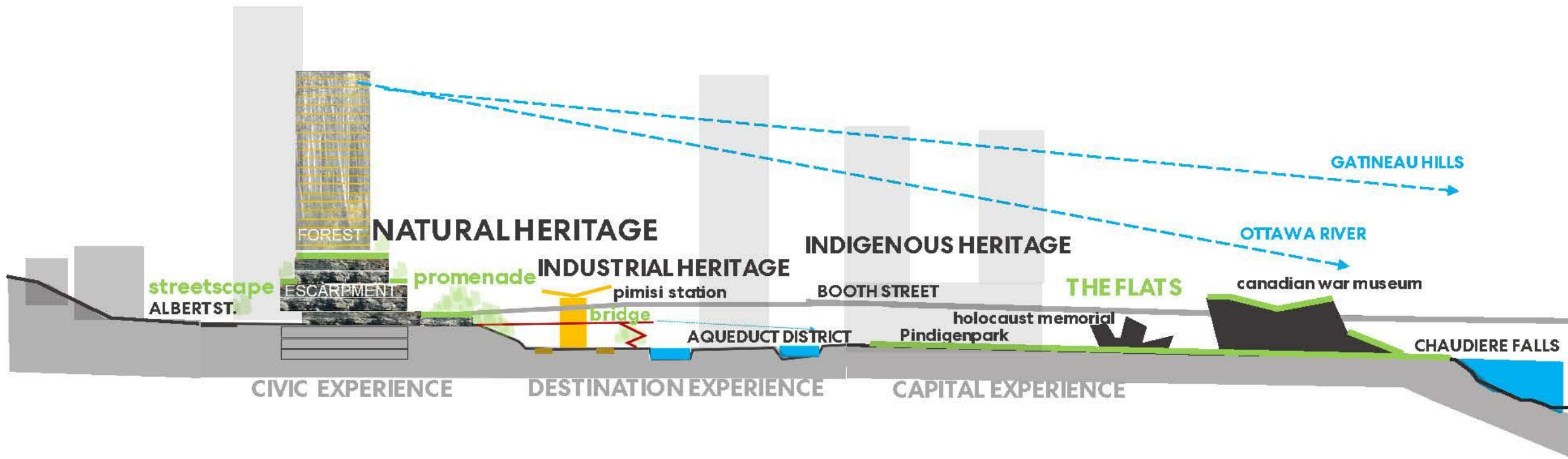
- **607** Residential rental units
- **41%** Affordable residential units
- **31%** Accessible residential units
- **Barrier free amenity spaces and public realm**
- **LEED Gold Certification**
- **Net-zero Energy and Carbon Community**

**Social Procurement**

- **15%** Diverse Vendors (\$20M in contracts)
- **20%** Employment for equity, seeking groups (60,000 hrs)
- **50%** of contracts and jobs to local residents
- **100%** art commissions to equity seeking groups



**665 Albert Street**  
Northwest Aerial

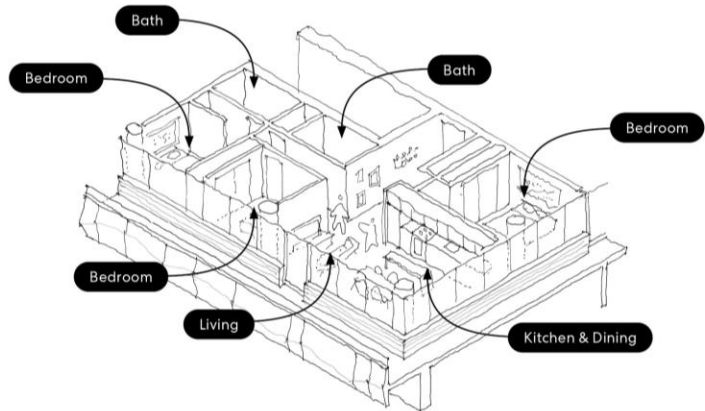


Project concept section

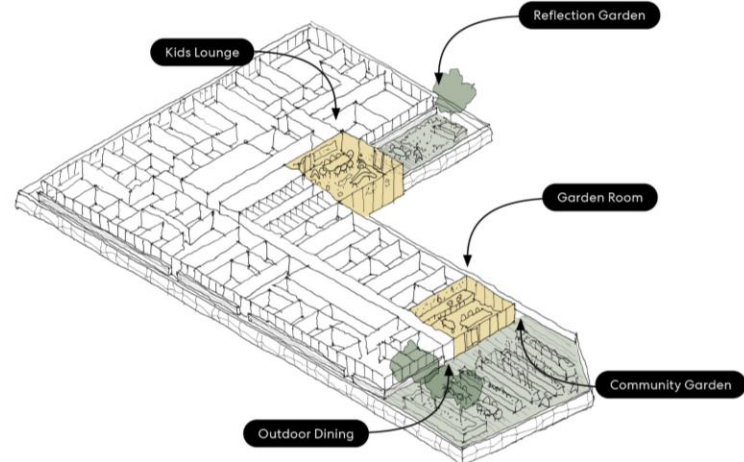


**665 Albert Street**  
Southwest Aerial

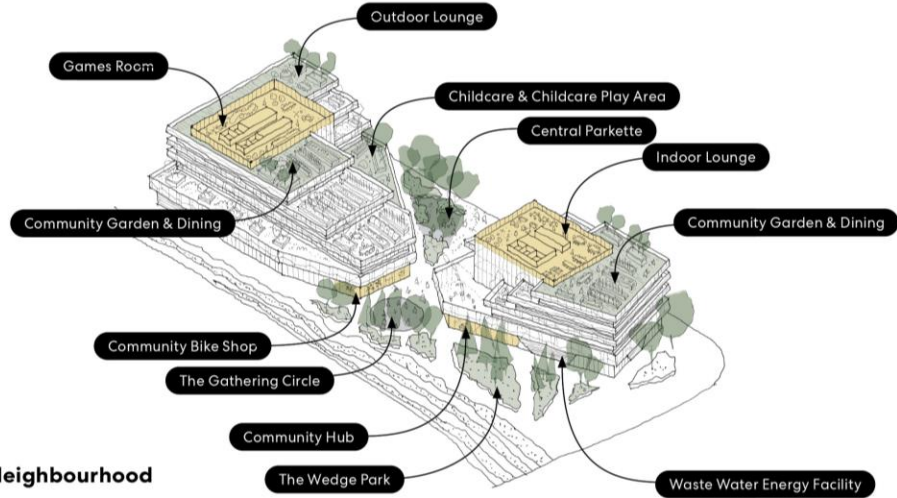
# Scales of Community



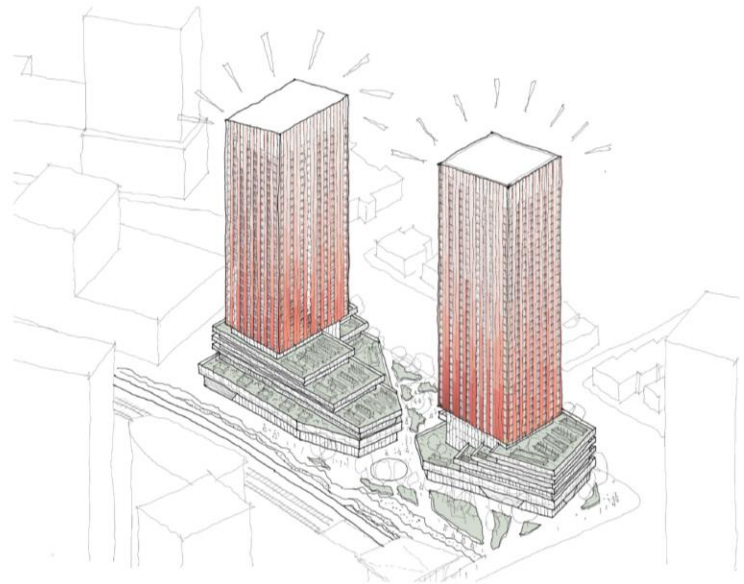
**The Household**



**The Block**

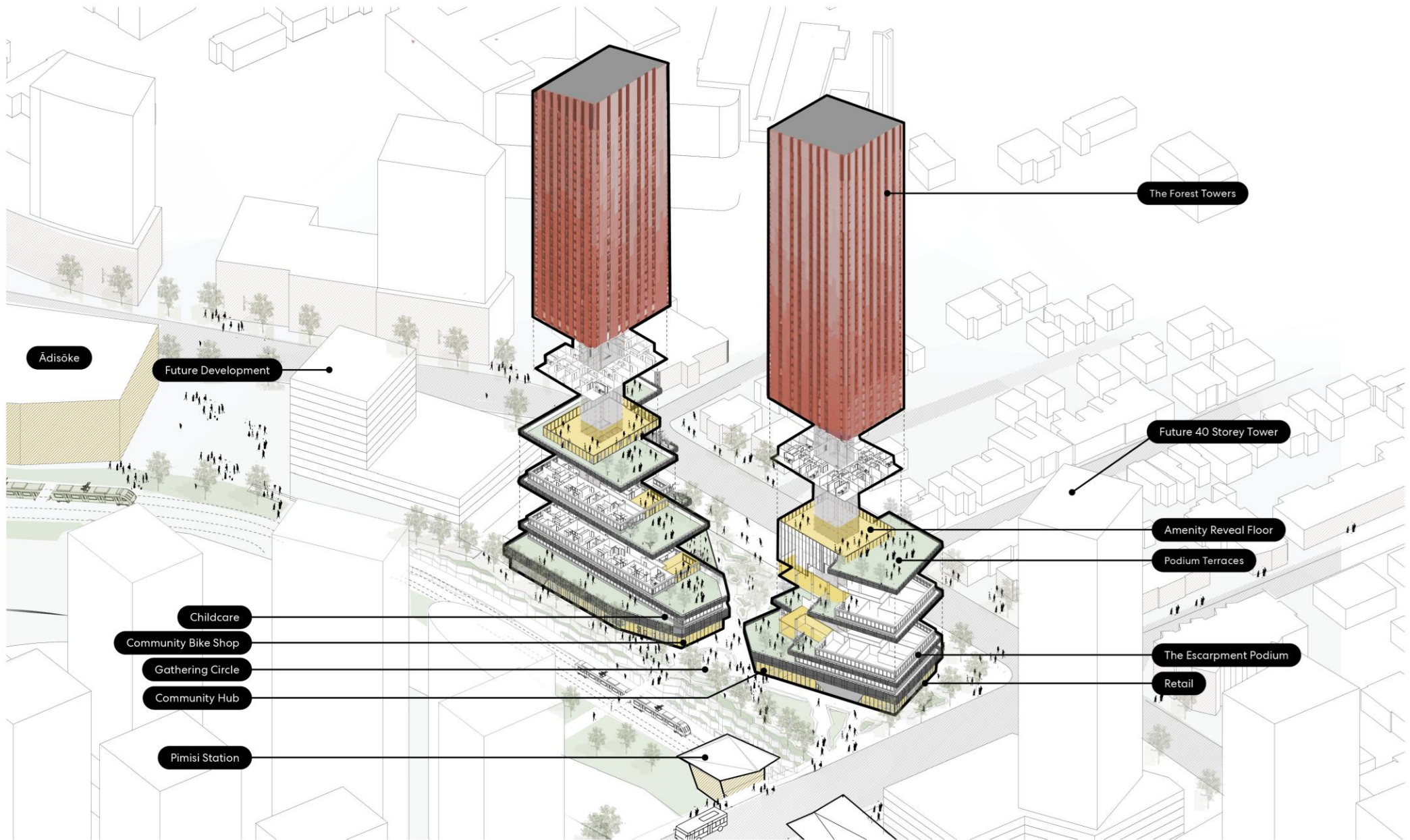


**The Neighbourhood**



**The City**





Adisoke

Future Development

The Forest Towers

Future 40 Storey Tower

Amenity Reveal Floor

Podium Terraces

Childcare

Community Bike Shop

Gathering Circle

Community Hub

The Escarpment Podium

Retail

Pimisi Station

# Building Program

## Dream Market Rental

- Studio
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den

## Dream Affordable Rental

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

## Multifaith Housing Initiative Rental

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

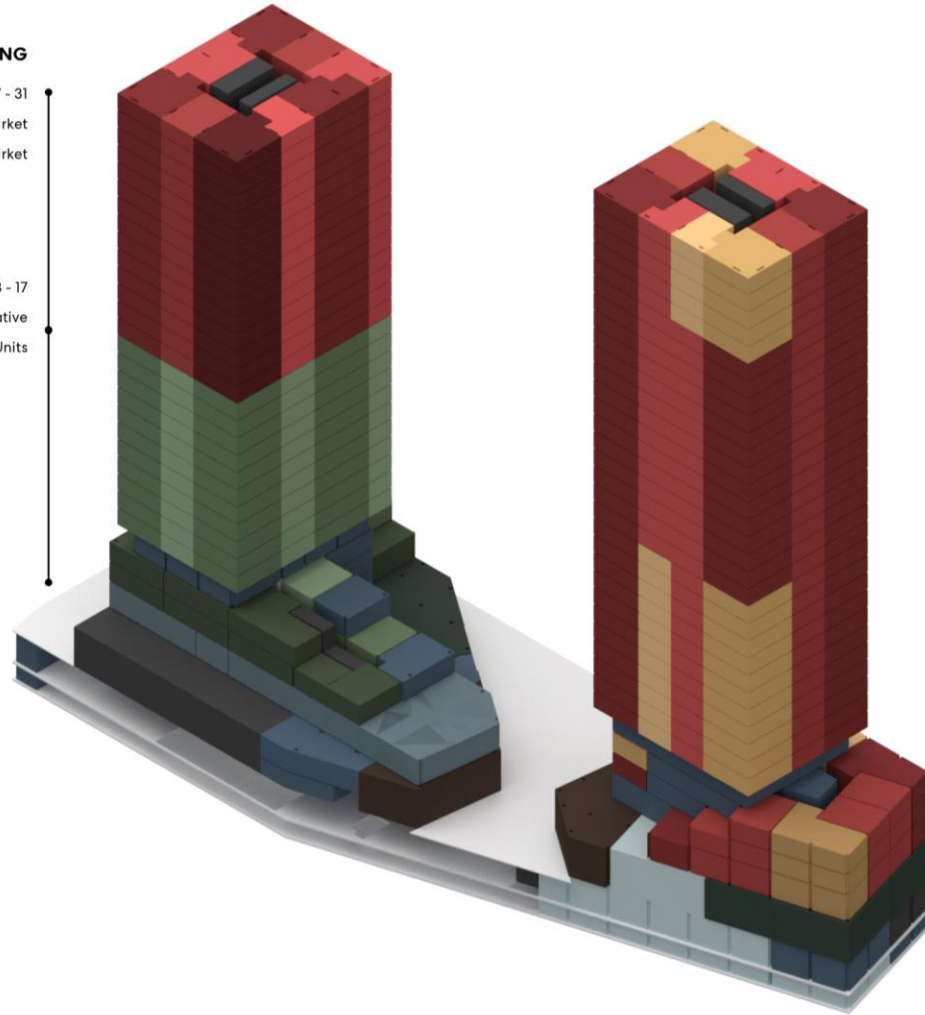
## Residential Common Area

- Childcare
- Waste Water Energy Facility
- Community Space
- Retail

## EAST BUILDING

Level 17 - 31  
Dream Market  
140 Market

Level 3 - 17  
Multifaith Housing Initiative  
132 Units



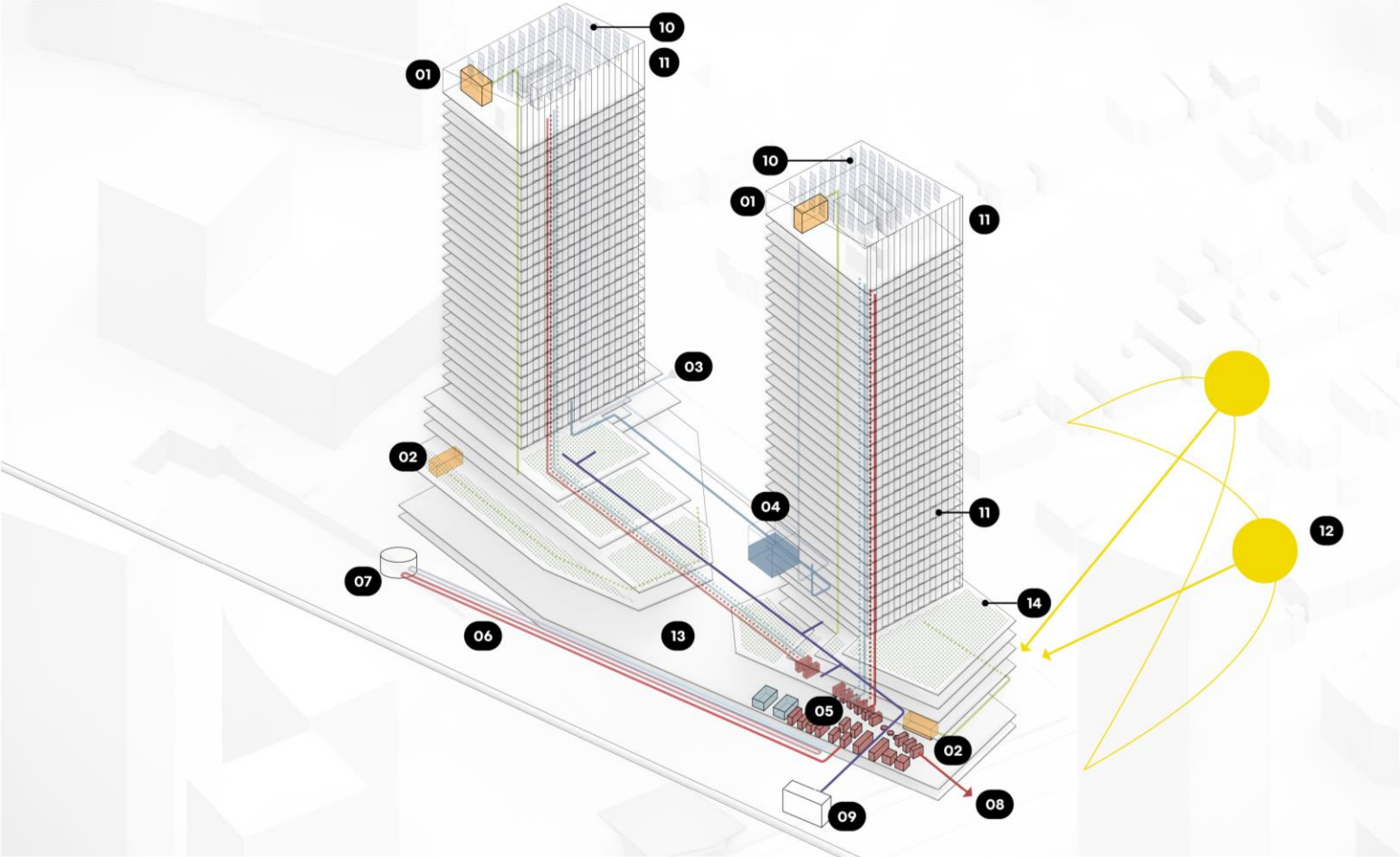
## WEST BUILDING

Level 3 - 36  
Dream Market and Affordable  
Rental "Checkerboard"  
118 Affordable  
217 Market

Level P2 - P1  
Below Grade Parking  
71 Visitor Spaces  
40 Electric Vehicle Spaces (20% of spaces)  
4 Childcare Spaces  
133 General Spaces  
4 Accessible Spaces  
207 Spaces Total

# Building Sustainability

- 01 Corridor Make Up Air Unit
- 02 Ground Floor Make Up Air Unit
- 03 Incoming Potable Water
- 04 Rainwater Cistern and Filtration for Non-potable Re-use
- 05 Waste Water Energy Facility
- 06 Heat Exchange Loop Connected to Sewer
- 07 Wet Well at Sewer Heat Exchanger
- 08 Potential Future Connection to Supply ZIBI and LeBreton Flats
- 09 Emergency Generator
- 10 Rooftop Photovoltaics
- 11 Building Integrated Photovoltaics
- 12 Daylight Harvesting in Areas with Natural Light
- 13 High SRI Paving and Roofing
- 14 Native and drought tolerant plantings to reduce outdoor water use consumption and promote site biodiversity





**665 Albert Street**  
Central Parkette at Albert Street

# Next Steps

**Questions**

**Start Building Your Presentation**

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layout from the  
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menu**