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 landmark and a strong sense of place within the neighbourhood.

Sustainability
Further contributing to the landmark status of the project, the development seeks to include relevant and rewards sustainability measures. The incorporation of high-performance building systems, a focus on operational energy disclosure, consideration of the life-cycle assessment of construction materials and a thoughtful method of construction waste are currently being explored. Specifically, the two-tower site is considering the use of intelligent building systems, assessing the capacity for on-site renewable energy generation, looking to enroll in the Better Buildings Ottawa program, disclosing operation data to the City to accelerate the adoption of low carb building technologies, exploring alignment with certification programs such as LEED, and researching materials with a low carbon footprint to improve the life-cycle analysis of the site. While the City of Ottawa's High Performance Design Standards (HPDS) are not yet in effect, the proposed development will explore the HPDS in conjunction with the alternate sustainability measures being evaluated in relation to the site. The proponent will take under consideration the HPDS and attempt to implement any applicable measures.

Project Statistics
The proposed development consists of a total of 510 residential units, approximately 3000 sq.ft. of commercial/retail space at grade, an institutional use located at grade, and various types of interior and exterior amenity spaces. It is intended that phase one of the development would contain the north portion of the parking garage and north tower, while phase two would follow, completing the southern portion of the parking garage and the south tower.

The residential units anticipated in both phases include a diverse mix of studios, one-bedroom, one-bedroom plus den, two-bedroom, and two-bedroom plus den layouts, appealing to various demographics.

A total of 326 parking spaces are anticipated, located across four levels of below grade parking. Of these, 52 spaces are intended to be dedicated to visitors, providing a visitor parking ratio of 0.1. The remaining 274 spaces are intended for residential use to provide a 0.54 residential ratio. The development also prioritizes sustainable and active transportation options by incorporating interior and exterior bicycle parking at grade and below grade, supporting cycling as a convenient and eco-friendly mode of transportation. Additionally, enhanced pedestrian connectivity to nearby transit services further promotes walkability and reduced reliance on personal vehicles.

DESIGN DIRECTIVES

Summary of Zoning, Official Plan, and Urban Design Guidelines

In 2020, Taggart Realty Management submitted a planning application to the City of Ottawa to rezone this property from its existing commercial use to accommodate two residential rental towers of 28 and 30 storeys. This proposal necessitated an Official Plan Amendment and leverages the Centretown Landmark Building policy to permit the proposed development.

The Centretown Community Design Plan allows for increased building heights on streets like O'Connor if the development qualifies as a true civic or national landmark. To meet this criterion, the proposal must make significant and exceptional contributions to the public realm through elements such as iconic architecture and include a publicly accessible space comprising at least 40% of the property's area. Taggart's proposal aims to fulfill these requirements by dedicating approximately 40% of the site to public open space featuring greenery, seating, and activity areas, thereby creating a focal point for the neighborhood. An institutional offering at grade, located in phase one will also provide a community space accessible all year round.

The development has been designed to align with the City of Ottawa's high-rise design guidelines. In particular, the massing has been broken down to create a distinct three-storey podium, a middle tower, and a top which integrated the mechanical penthouse, further enhancing the Ottawa skyline. Additionally, the tower forms have been distributed to maintain a 20m separation, allowing for natural light to enter all units, and mitigate sun shadowing impact to the surrounding neighbourhood.

Response to Urban Design Directions and Preconsultation Meetings
Please refer to UDRP Report.

The proposed development at 267 O'Connor aims to create a future-proof community hub within Centretown. The proposal features a variety of unit typologies in the towers and upper levels of the podium, as well as a vibrant public space in the podium's lower level and courtyard. The design is deeply influenced by the existing heritage context of Centretown, particularly in the design of the podium. To better integrate with the surrounding neighborhood, we've broken up the overall massing. The podium reaches the typical height of nearby buildings and reflects Centretown's materiality with warm, light brick textures. Arched details distinguish the podium from the towers, grounding the architecture in the traditional geometry often seen in Ottawa's heritage buildings. The O'Connor façade features double-height arches at the internal corners of the courtyard, marking the site's entry point. Intermediate setbacks between the podium and towers create a human-scaled transition, further enhancing the design.

Additionally, the development features two towers of varying heights, designed to reduce the overall massing and align more closely with the neighborhood's scale. The two panelized ceramic towers, spaced 20 meters apart, open up opportunities for views of Ottawa's skyline, nature, and landmarks, while also providing space for a vibrant public green courtyard. This courtyard will serve as a year-round gathering space for both residents and the community, supported by interior commercial and retail spaces. The two-tower approach also allows for phased development, enabling the project to progress incrementally over time and accommodate market demands.

SITE, CONTEXT, AND ANALYSIS

Site Context
Located in Ottawa's Centretown neighborhood, 267 O'Connor Street sits at the intersection of O'Connor Street and Gilmour Street, within a highly urbanized and mixed-use environment. Centretown is a vibrant area known for its blend of residential, commercial, and institutional uses, offering a dynamic setting that supports both living and working populations.

Originally, in the 1920's, the neighborhood was primarily characterized by single family homes. The site didn't see its first change until the 1950s where the homes at the corner of O'Connor and MacLaren were demolished and replaced with an office building. The lots at the corner of O'Connor and Gilmour were converted to a parking lot. Gradually, the adjacent sites to the west were acquired to accommodate the additional demand for vehicular parking. A new addition was added to the office building in the early 1970's to accommodate the demand for office space. Since then, the site has retained its use as an office building, and a surface parking lot. The existing six-storey office building has hosted various tenants, but in our recent history, it has been primarily occupied by medical services. These services have been welcomed by the community and were seen by many as a local asset. In recent years, however, the building has seen an increased vacancy rate, which has forced the ownership group to re-evaluate the viability of this asset and to reconsider the future use of the site in its larger residential context.

Today, the site is well-served by existing infrastructure and public transit, with easy access to major roadways such as the Queensway (Highway 417) and key north-south arterial routes, including O'Connor and Bank Streets. Its central location positions it within walking distance of numerous amenities, including retail shops, restaurants, parks, and cultural institutions. The site is also in proximity to federal government offices and other employment hubs, making it a strategic location for high-density development.

Architecturally, the surrounding context consists of a mix of heritage buildings, mid-rise apartment complexes, and modern high-rises, reflecting Centretown's evolution over time. The area has been subject to intensification efforts, with new developments integrating contemporary urban design principles while respecting the historic character of the neighborhood.

As part of Ottawa's Downtown Core, the site is also influenced by broader urban planning objectives, including the promotion of transit-oriented development, pedestrian-friendly streetscapes, and enhanced public spaces. Given its location in the National Capital, any proposed redevelopment must align with both municipal and federal urban design guidelines, ensuring a balance between growth, heritage conservation, and community livability.

Please refer to the remainder of the document for photographs, diagrams, maps and text pertaining to the site; perspective images to and from the site; a diagram indicating the proposal's ability to protect the view corridor; microclimate conditions; urban patterns; street characteristics; and mobility networks (transit, cycling, pedestrian, streets, parking).

Built and Natural Heritage Assets on Site and within the Adjacent Area
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 contribute to the area's unique character, blending historical architecture with the evolving urban landscape.

The proposed podium design aims to reflect some of the unique characteristics found in Ottawa's downtown and Centretown, such as the prominent use of arches, deep, recessed facades at grade, and the incorporation of light-coloured masonry materials.

Please also refer to the remainder of the document for reference images of heritage buildings providing critical context to the development.

Key Uses, Destinations, Spatial Elements in the Surrounding Area

267 O'Connor Street is situated in Ottawa's Centretown neighborhood, an area renowned for its vibrant mix of amenities. The location boasts a perfect Walk Score of 100, indicating that daily errands can be accomplished without the need for a car.

Dining and Entertainment: The vicinity offers a diverse selection of restaurants, cafes, and bars, catering to various culinary tastes and preferences.

Parks and Recreation: Residents can enjoy nearby green spaces such as Jack Purcell Park, Minto Park, and St. Luke's Park, providing opportunities for leisure and outdoor activities.

Transportation: The area is well-served by public transit, with several bus routes accessible within a short walking distance. Additionally, the Parliament O-Train station is approximately a 10-minute walk away, facilitating convenient travel across the city.

Shopping and Services: A variety of retail stores, grocery outlets, and essential services are located nearby, ensuring that residents have easy access to daily necessities.

Overall, the amenities surrounding 267 O'Connor Street contribute to a highly convenient and dynamic urban living experience.

Future and Current Development Proposals on Adjacent Properties/ Planned Functions of Adjacent Properties
As per the City of Ottawa's Development Applications website, several applications are currently active within a four block radius of 267 O'Connor. The proposals within this radius include:

311 Somerset and 234 & 236 O'Connor: 16 Storey mixed-use building, 140 units, 67 parking spaces
322 Waverly: Six storey residential building, 27 units.
96 Nepean: 27 Storey residential building, 201 units, 161 parking spaces below grade.
359 Kent Street: 27 Storey mixed-use residential building, 289 units
381 Kent Street: Nine storey mixed-use residential building, 218 units
223 Mcleod: 18 Storey office building with retail on ground floor, 3 levels of underground parking
215 Mcleod: Four storey embassy building with a one storey below grade parking structure
178 Nepean and 219 & 223 Bank: Restoration proposal

Please refer to the future and current development proposals slide within this document for a diagrammatic view of the anticipated growth within the neighbourhood.

DESIGN RESEARCH

Please refer to the remainder of the document for partis/sketches and precedent images; alternate site plans; alternate massing; design evolution; proposed massing in context; built form transtion between the proposed development and surrounding area; information pertaining to public realm; a street cross section; and the proposed sustainability strategy.

Bird Safety
The presence of the City of Ottawa's Bird Safe Guidelines, such as the inclusion of a bird-safe treatment to a minimum of 90% of the glass within the first 16 metres of building height is currently behind evaluated. Given the current context and desire to build housing, the economic viability of incorporating bird safe measures to mitigate bird strikes and provide bird-friendly building will be explored further throughout detailed design.

ADDITIONAL MATERIALS - APPENDIX

Please refer to the remainder of the document and any additional submission materials for the site plan, landscape plan, civil drawings, elevations, floor plans, wind analysis, shadow analysis, and Heritage Impact Statement.

UNSTUDIO

HOBIN ARCHITECTURE

Patrick Bisson
Hobin Architecture Inc.

267 O’Connor Street

1_ UNStudio

2_ Vision

3_ Context Analysis

4_ Architectural Approach

5_ POPS

6_ Tower Approach

7_ Sustainability Approach

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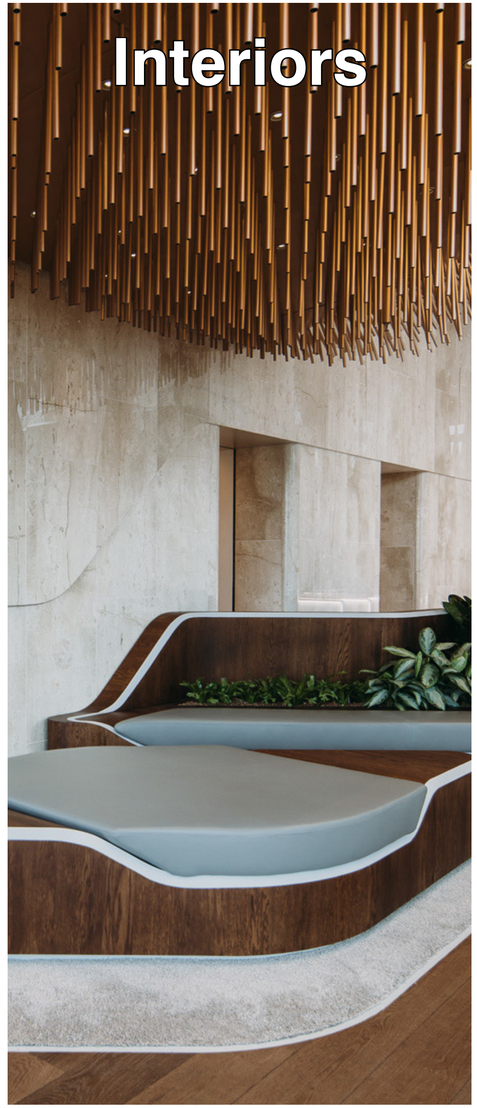
UNSTUDIO

South Bank, Melbourne
under construction

Chamartin Station, Madrid
under construction

Raffles City, Hangzhou
completed

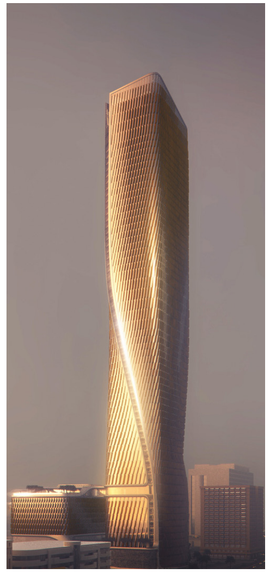


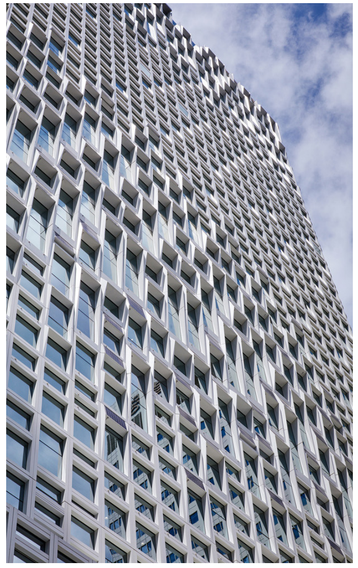
Unstudio Tower Lobby, Amsterdam
completed

Hardt Hyperloop, Hardt
design

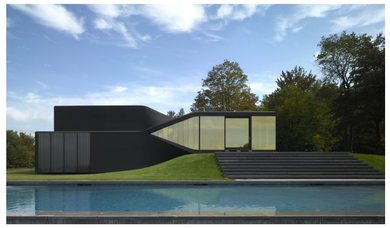
UNSTUDIO
Past and Current Projects

Mixed-Use





Residential



Infrastructural

Educational

267 O’Connor Street

1_ UNStudio

2_ Vision

3_ Context Analysis

4_ Architectural Approach

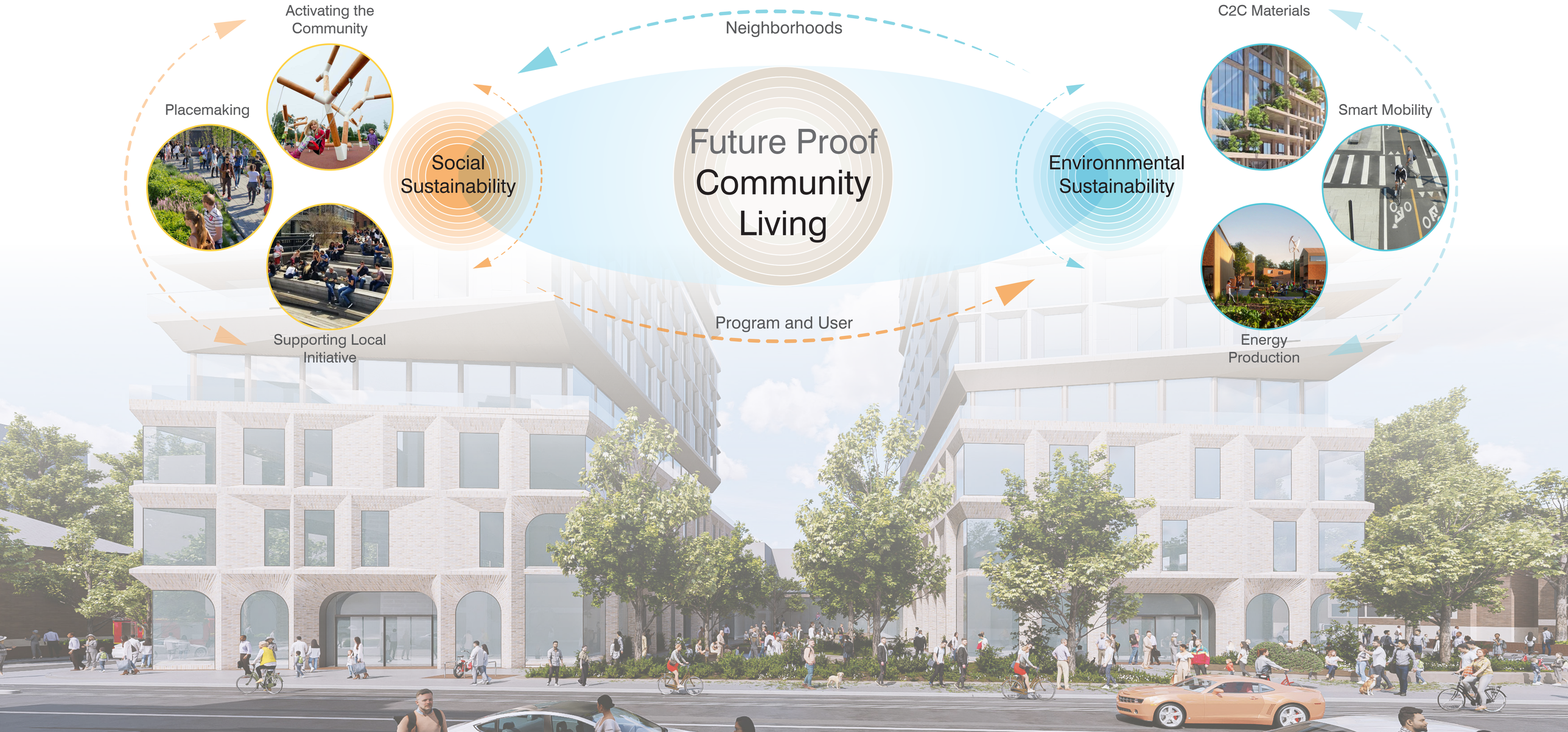
5_ POPS

6_ Tower Approach

7_ Sustainability Approach

267 O’Connor Street

Vision

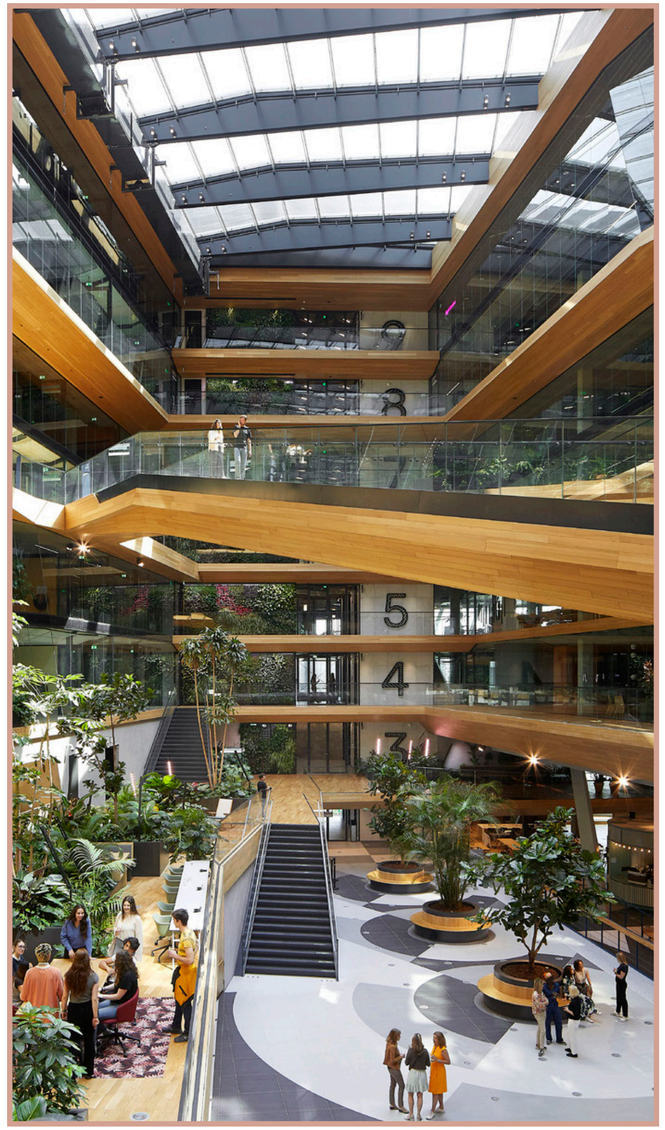


267 O’Connor Street

Vision_Key Drivers

MOBILITY

NATURE



COMMUNITY

VISUAL LANDMARKS

SUSTAINABILITY

267 O’Connor Street

1_ UNStudio

2_ Vision

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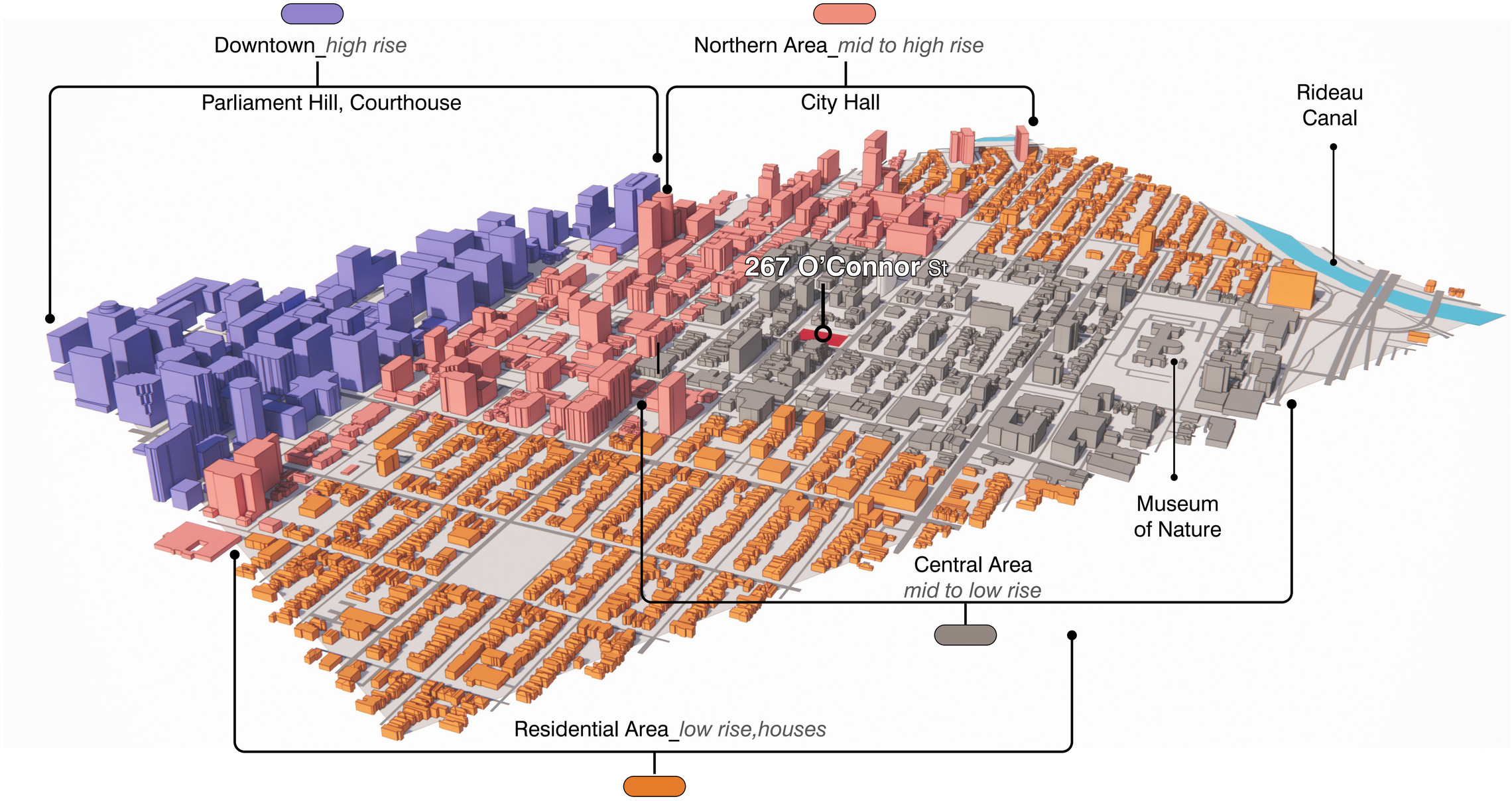
267 O’Connor Street

Context Analysis_Centertown, Ottawa



267 O’Connor Street

Context Analysis_Future and Current Development Proposals on Adjacent Properties

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267 O’Connor Street

Context Analysis_Centertown, Ottawa

View Points

Mobility and Circulation

Bus Route

Bike Lanes

Pedestrian Flow

Parks

267 O’Connor Street

Context Analysis_Site Photos

267 O’Connor Street

Context Analysis_Centertown, Ottawa

Site Access

Bike Lanes

Pedestrian Flow

Bus Stops

Commercial Program

267 O’Connor Street

Context Analysis_ Built and Natural heritage assets on site/adjacent sites

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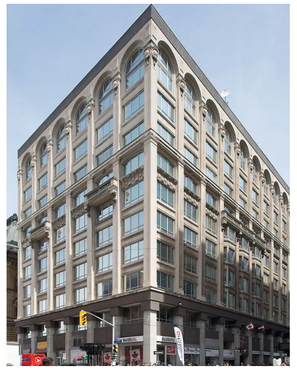
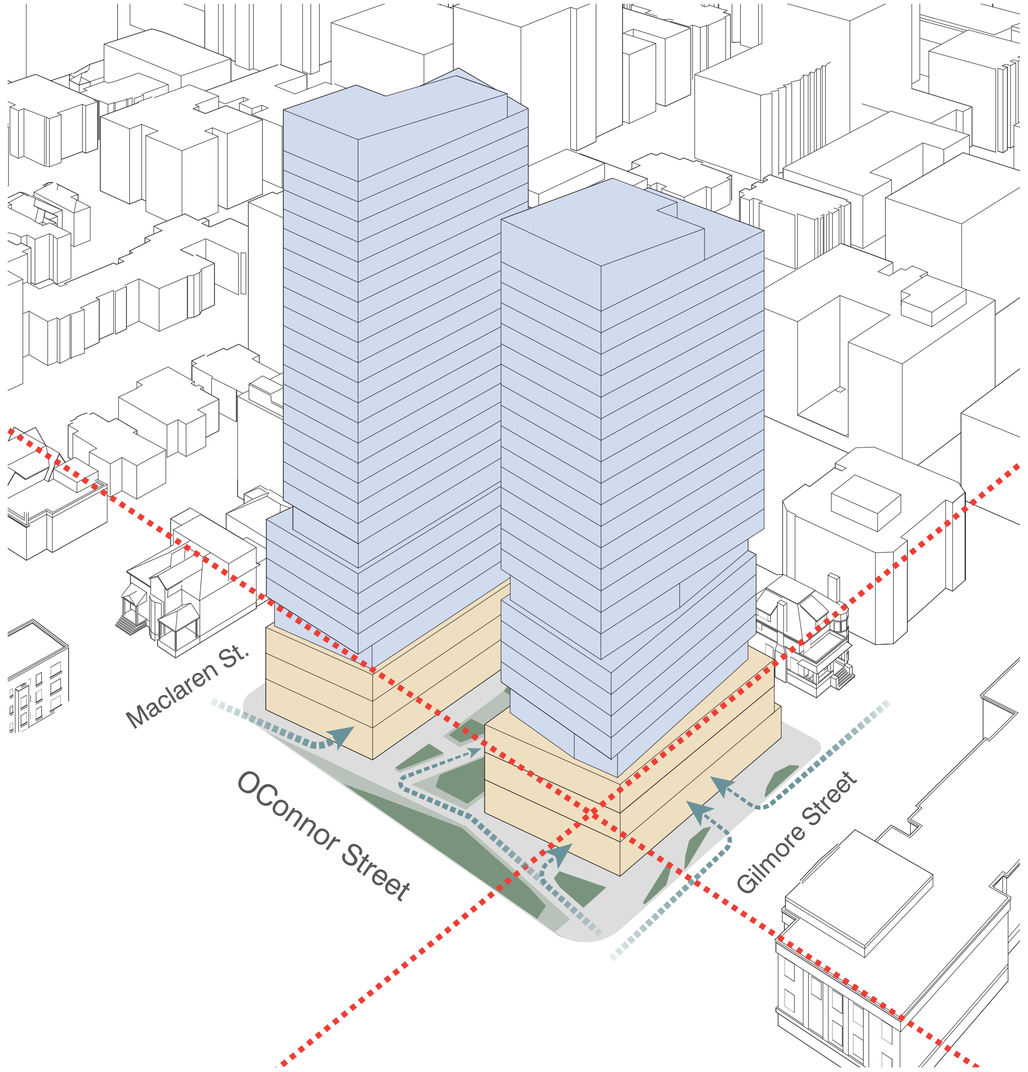


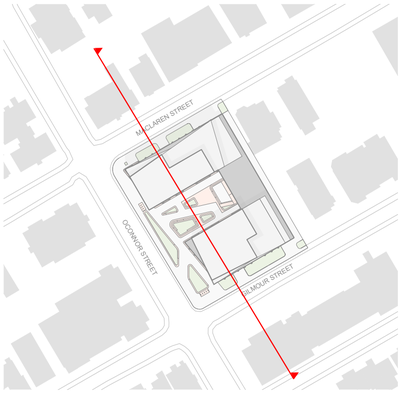
267 O’Connor Street

Context Analysis_Centertown, Ottawa



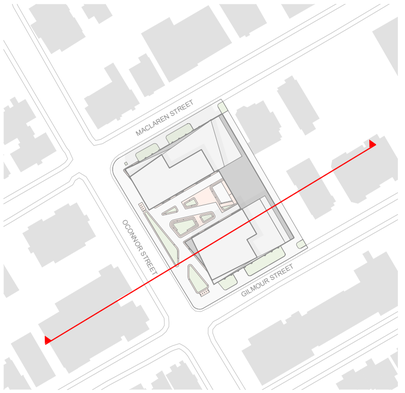
267 O’Connor Street

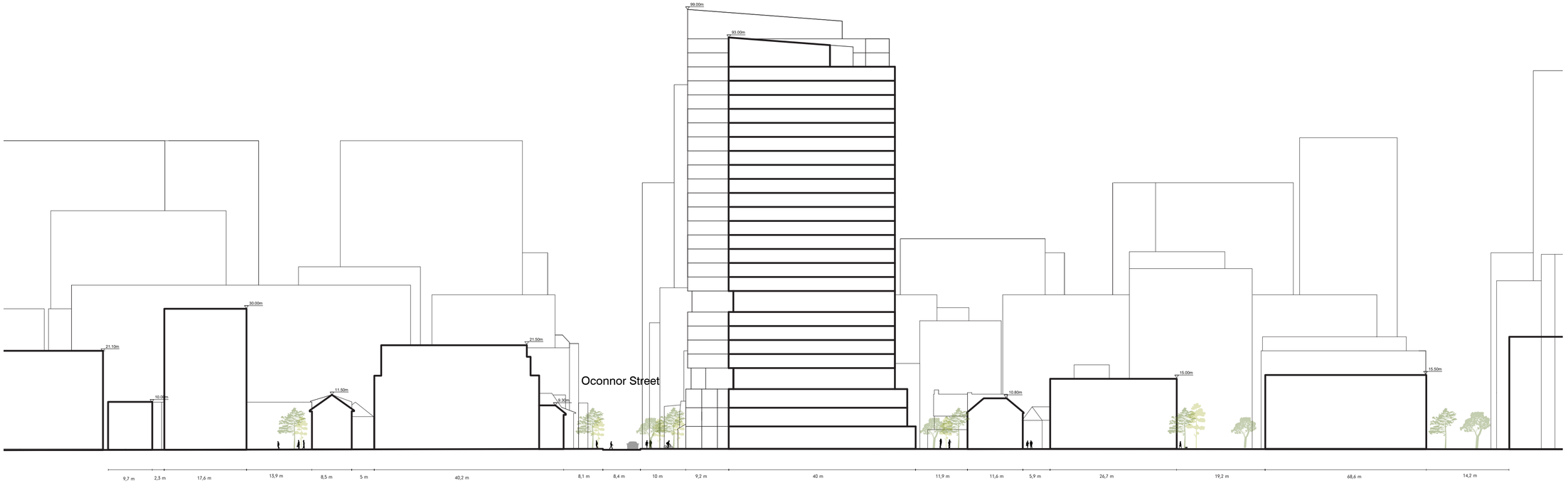
Context Analysis_Sections



267 O’Connor Street

Context Analysis_Sections



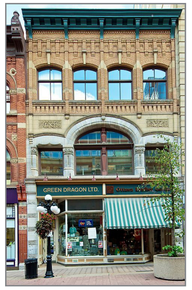


267 O’Connor Street

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

CENTERTOWN **RESIDENTIAL**

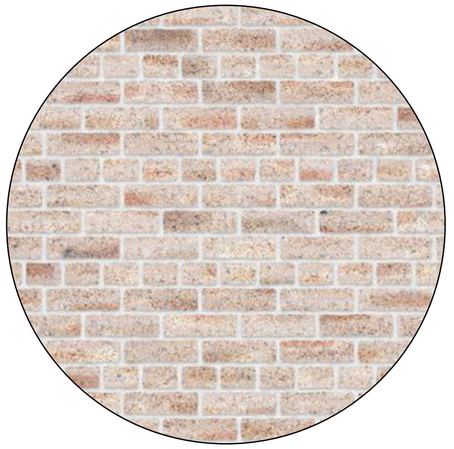
CENTERTOWN **COMMERCIAL**

RESIDENTIAL TYPOLOGY

QUEEN’S HALL

Arches

267 OCONNOR **PODIUM**



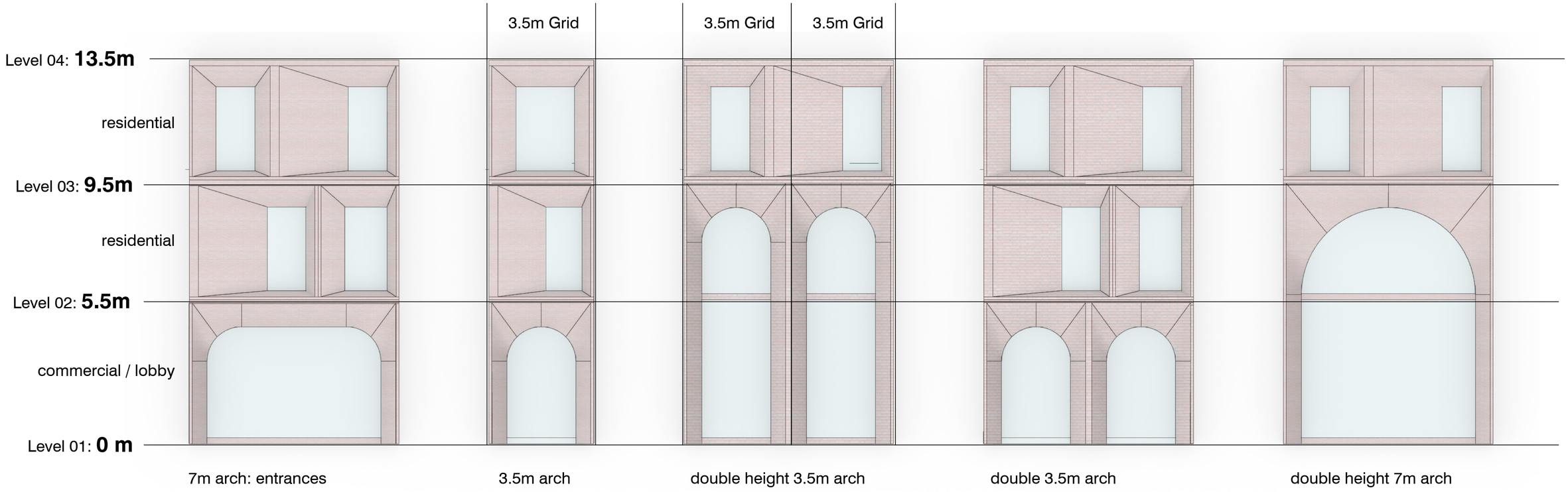
Light Brown/Red Brick

Masonry Brick

93 Sparks Street

267 O’Connor Street

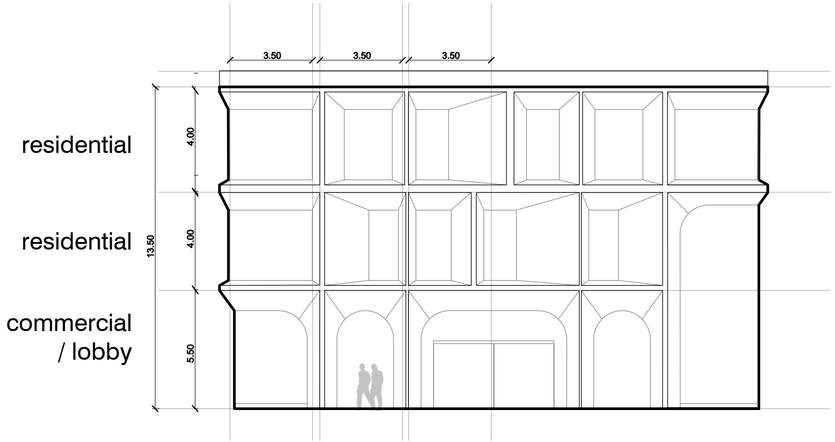
Context Anaylysis_Heritage Podium Modules



267 O’Connor Street

Context Anaylysis_Podium Strategy

OTTAWA **HERITAGE FACADES**



267 OCONNOR **HERITAGE FACADE**

267 O’Connor Street

1_ UNStudio

2_ Vision

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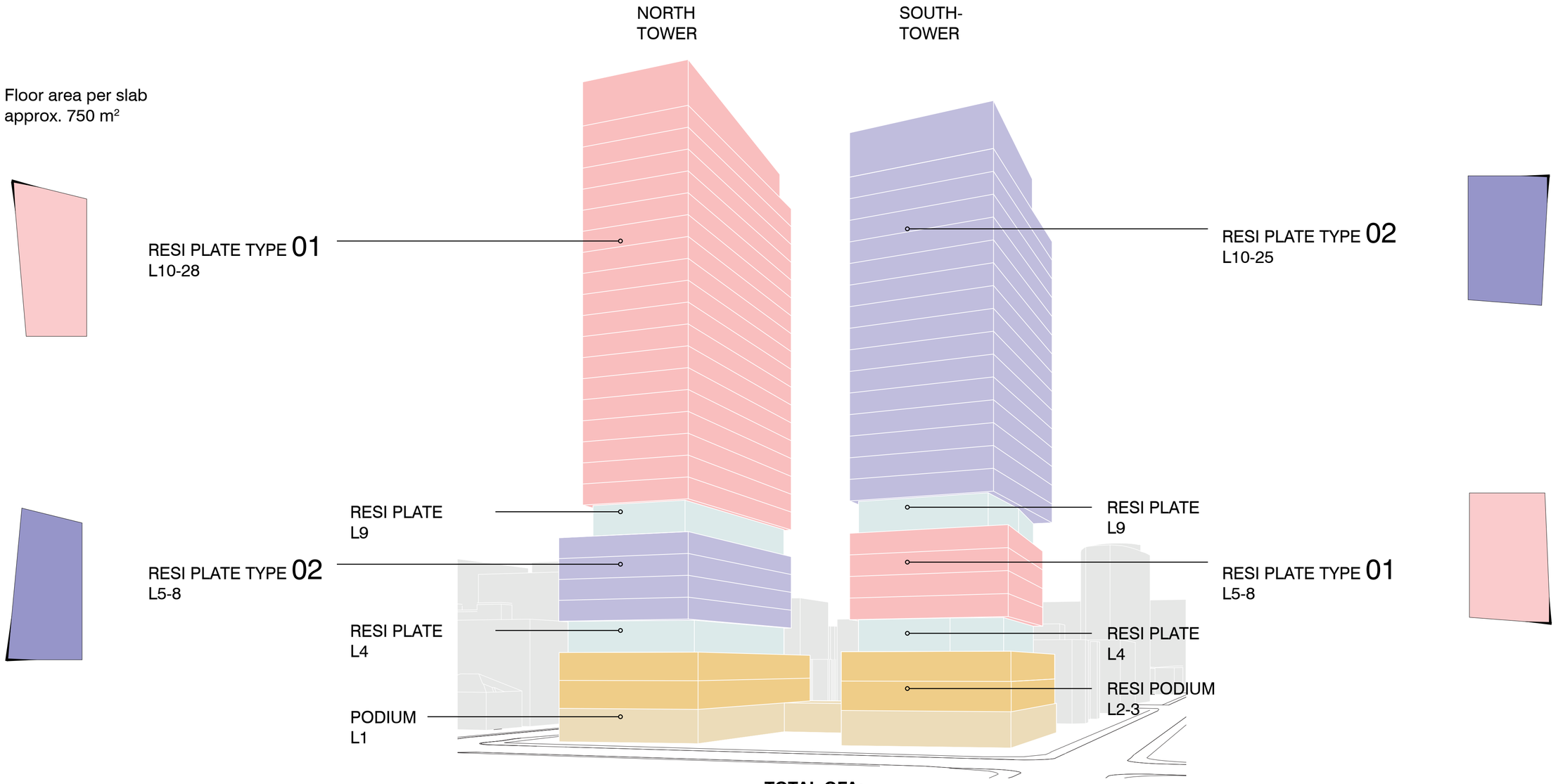
5_ POPS

6_ Tower Approach

7_ Sustainability Approach

267 O’Connor Street

Architectural Approach_Massing Breakdown

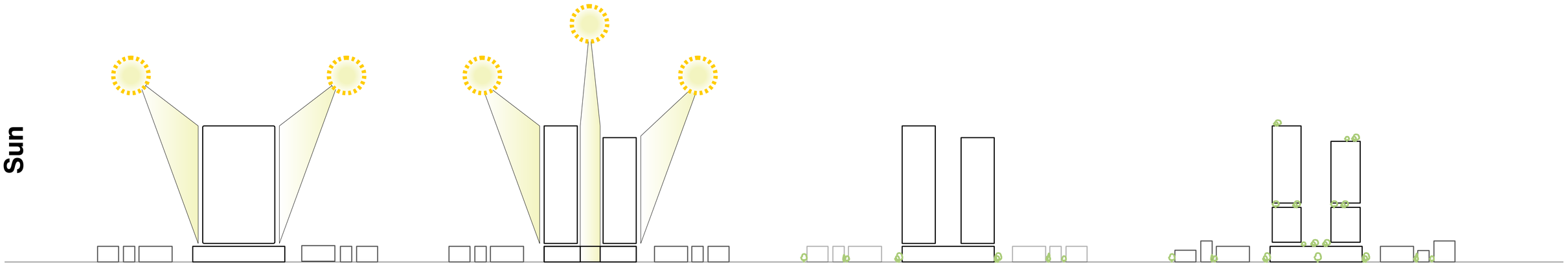


TOTAL GFA:
410,887 sq. ft. / 38,173 m 2

267 O’Connor Street

Architectural Approach_1 Tower vs 2 Towers

Sun



1 Tower

2 Towers
create atrium space for
the community

2 Towers
create green space for
the community

2 Towers
vertical green space for
the community

Scale

1 Tower

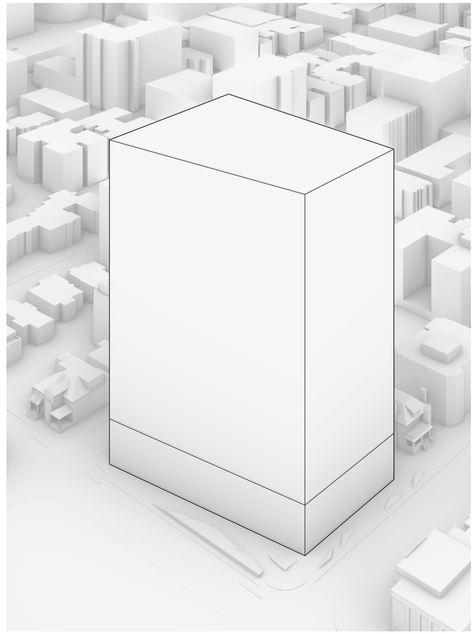
2 Towers
scale adjustment

2 Towers
adjust scale to context

2 Towers
towers at different heights complement
existing context

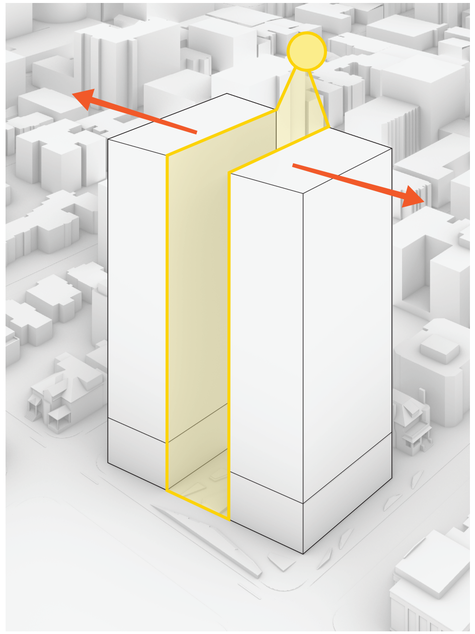
267 O’Connor Street

Architectural Approach_Massing Concept



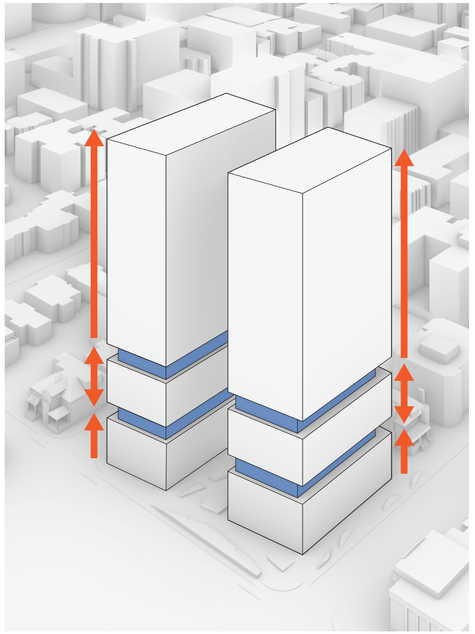
01

tower + podium



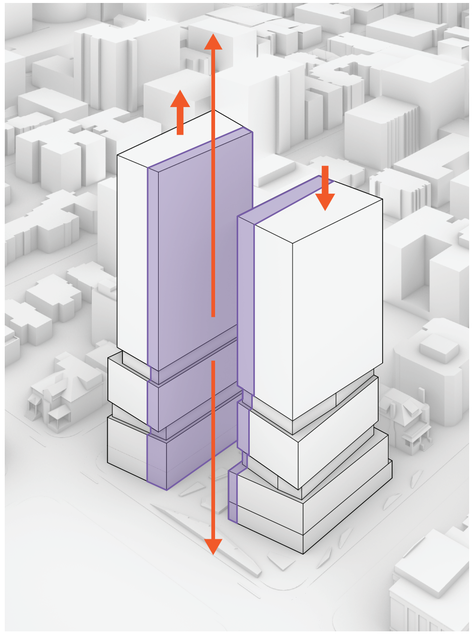
02

split tower for sun exposure
to podium
and inner facades



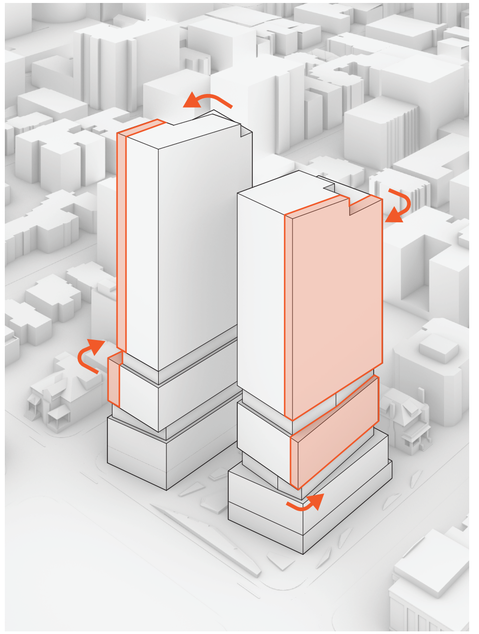
03

lift tower from
podium to break
mass



04

alignement of
inner facades



05

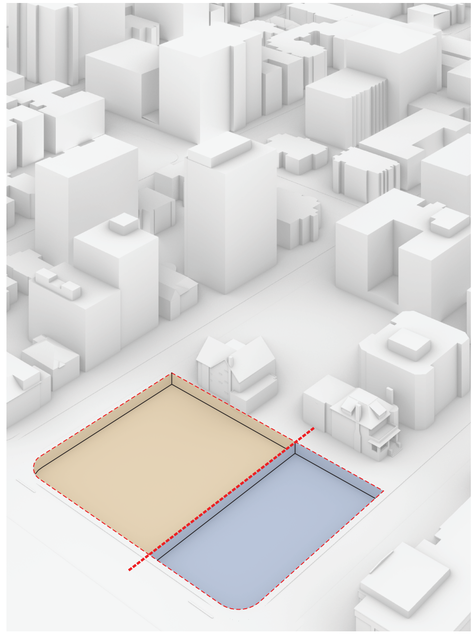
rotation of outer
corners for view
optimization

267 O’Connor Street

Phasing

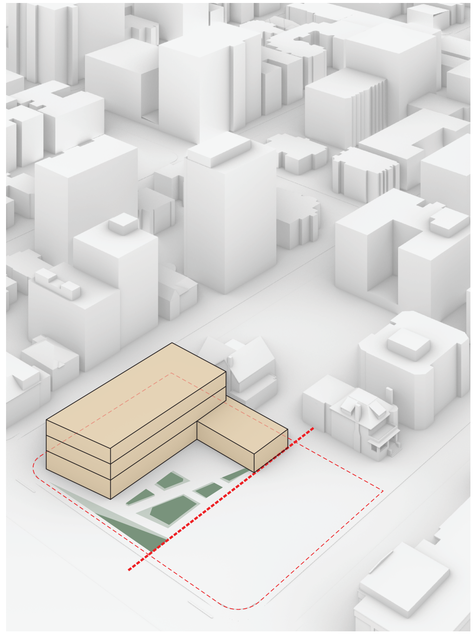
PHASE 1

PHASE 2



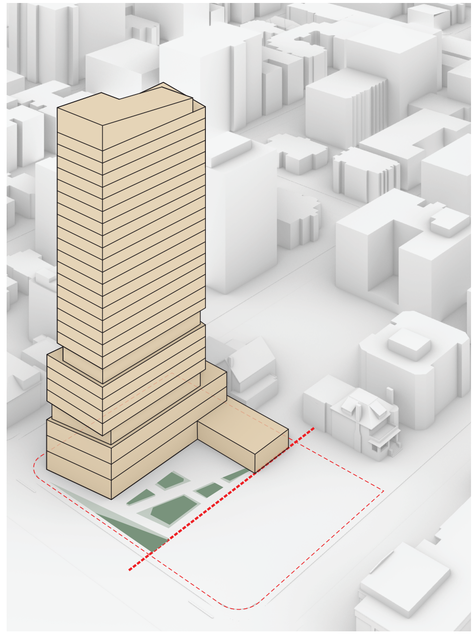
01

North Parking



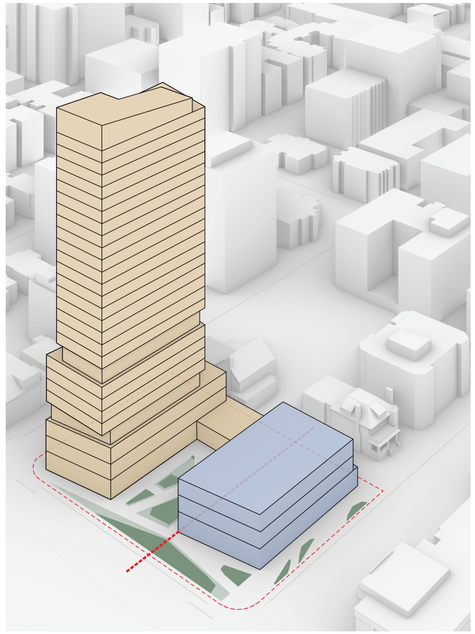
02

North Podium
+
Institutional Program



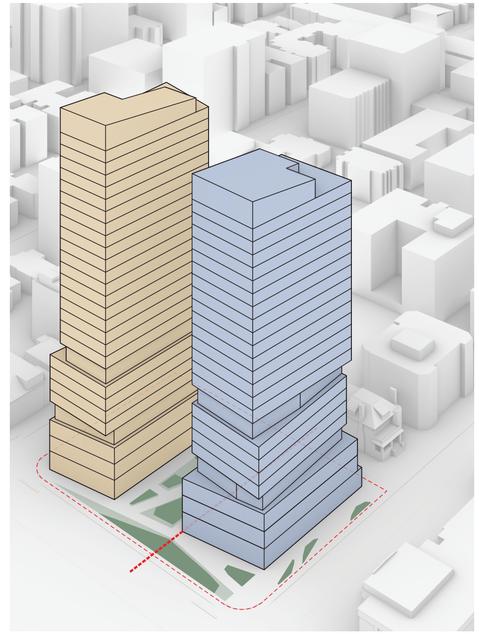
03

North Tower



04

South Podium
+
South Parking



05

South Tower

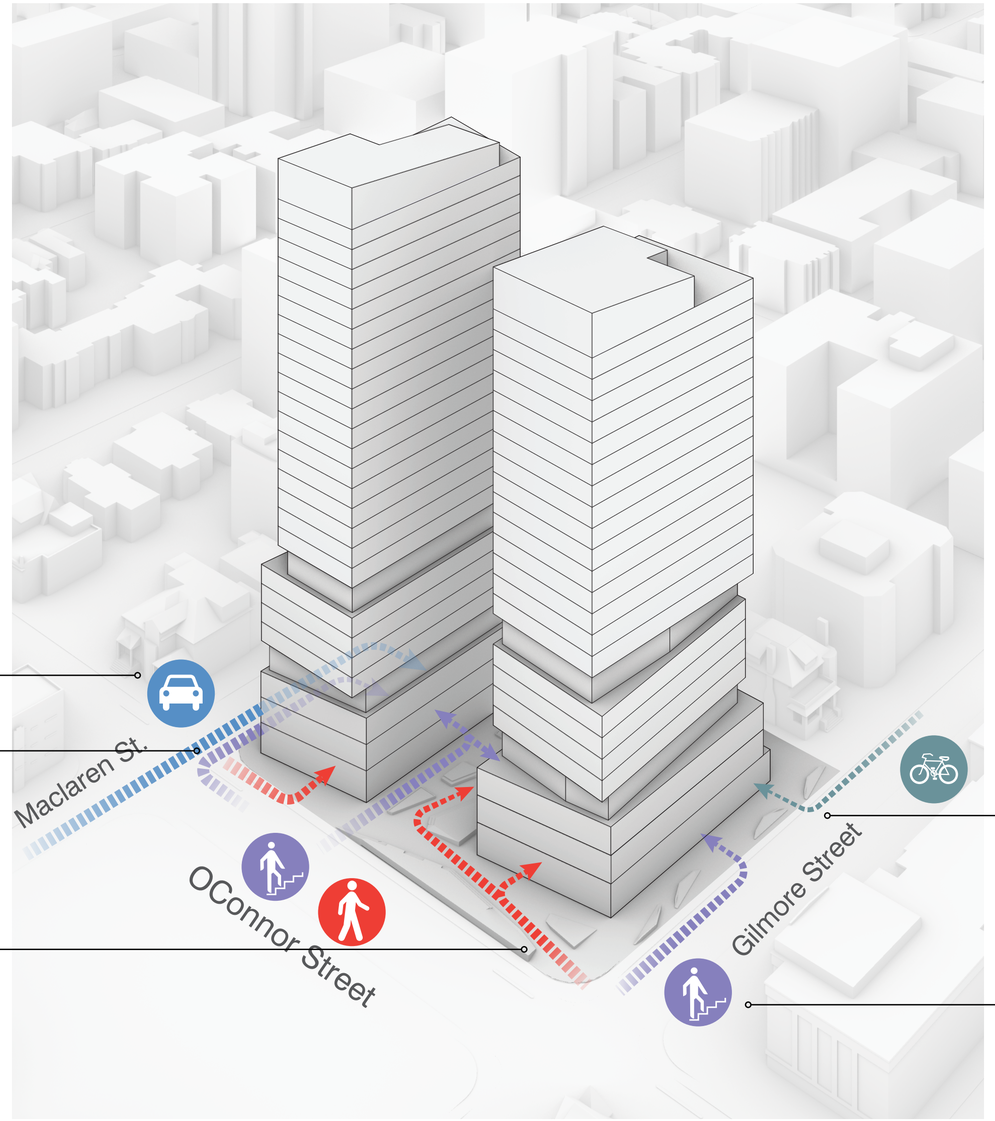
267 O’Connor Street

Architectural Approach_Accessibility

Car Parking

Residence Entrance

Public Entrance



Bike Parking

Residence Entrance

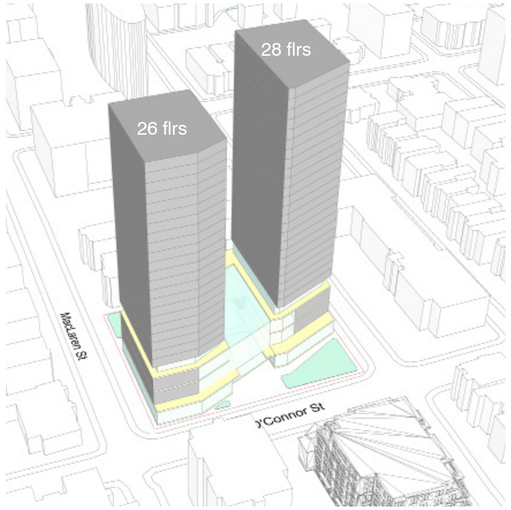
Site Access

267 O’Connor Street

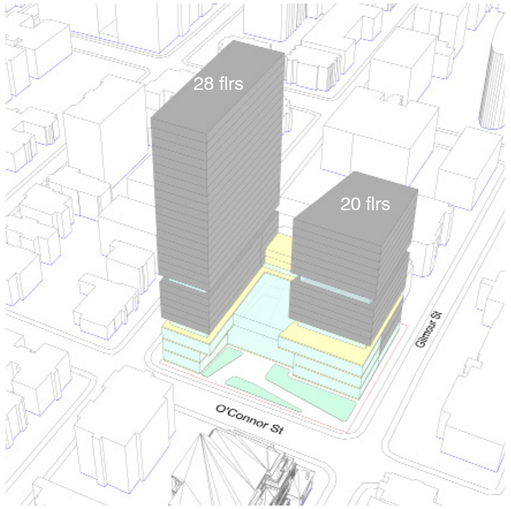
Architectural Approach_Residential Access From Gilmour

267 O’Connor Street

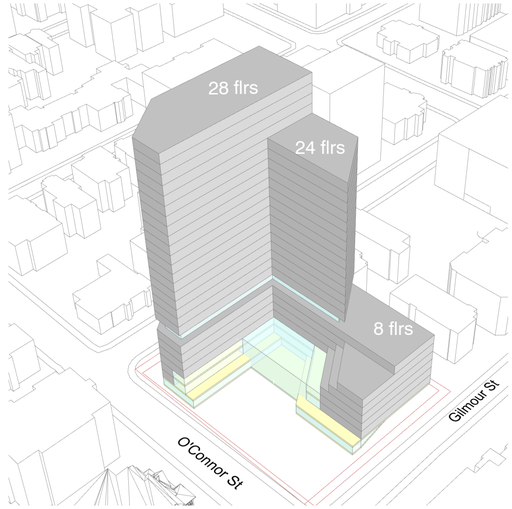
Architectural Approach_Previous Massing Studies and Evolution



Two Towers - 26/28flrs

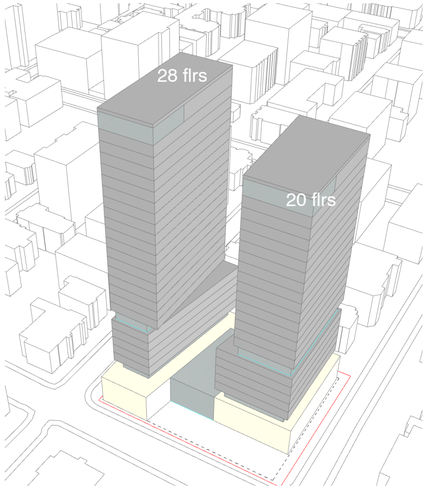


Two Towers - 28/20flrs

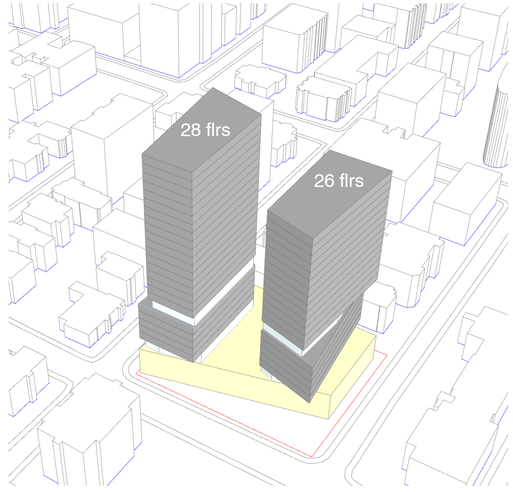


One Terracing Tower - 28flrs

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

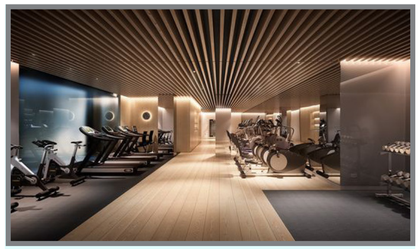
POPS_Courtyard

267 O’Connor Street

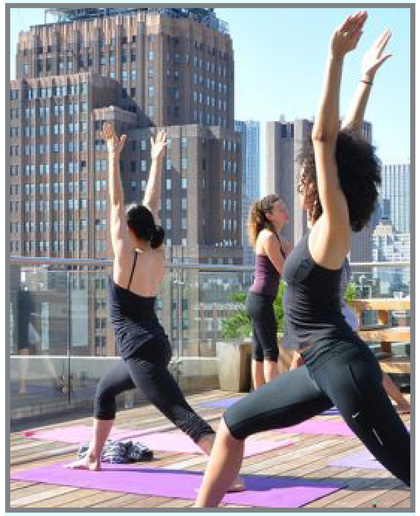
Podium_Community Program Elements

LIBRARY

small library space
for the community

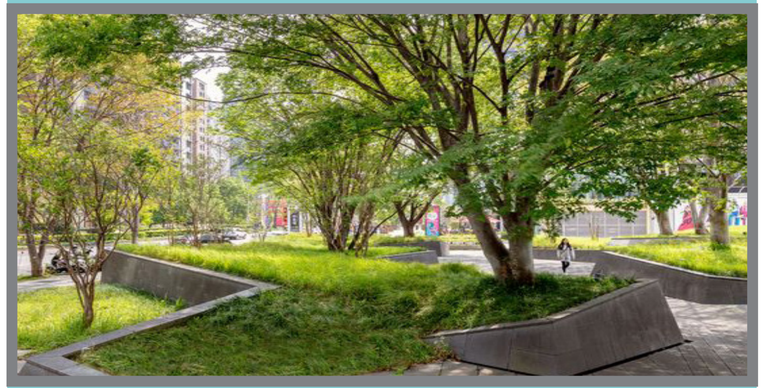


HEALTHY LIVING



gym, fitness center
yoga studio
community health check

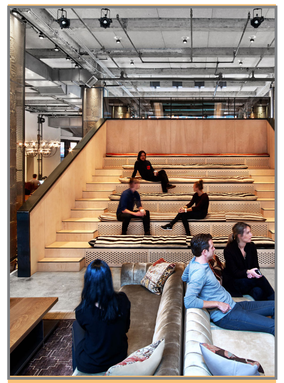
COURTYARD



outdoor public courtyard, for the
community and residents

ARTS / CULTURE

exhibition spaces
artist residency program
community art classes



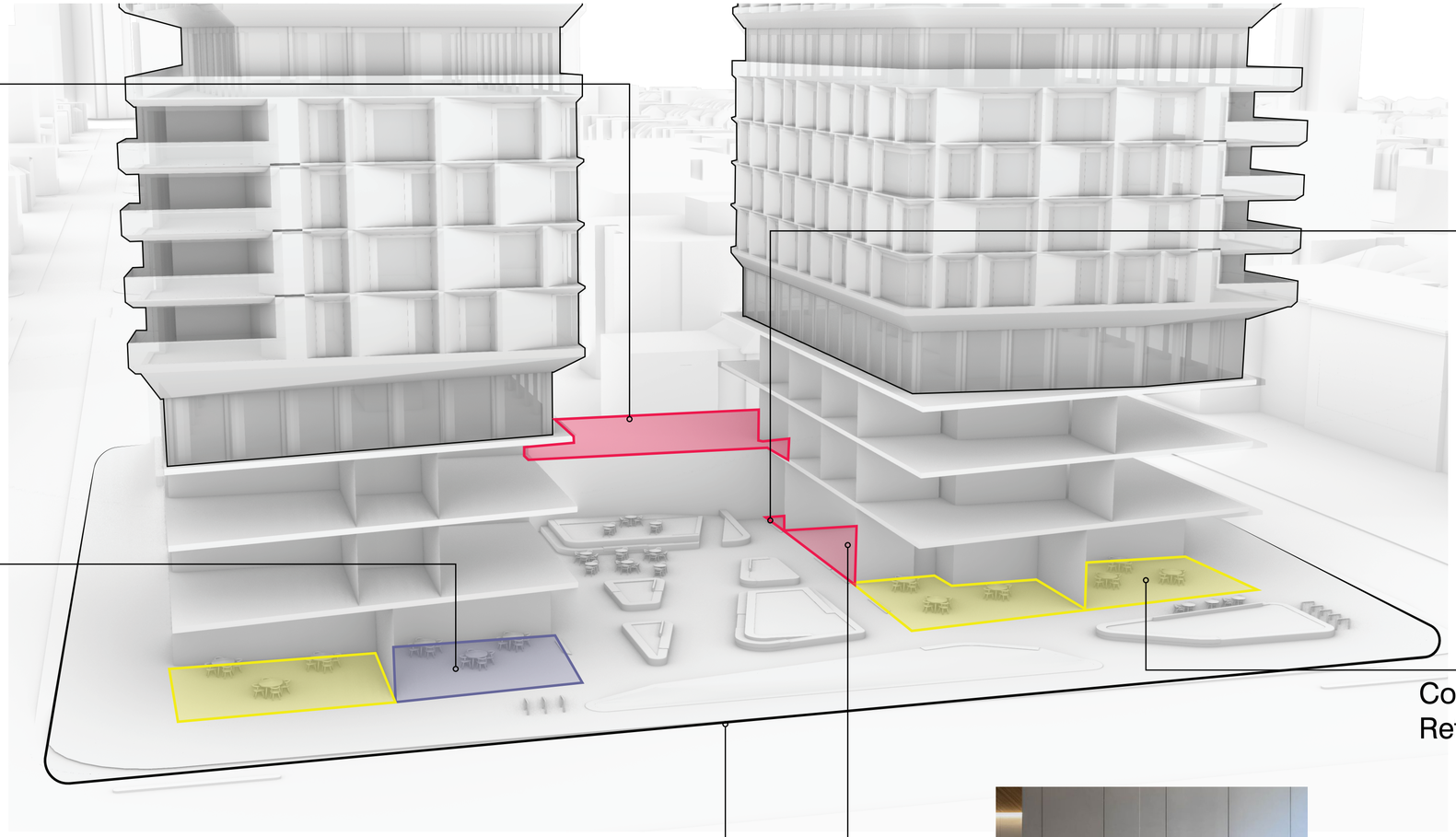
CO-WORKING

co-working spaces
gathering spaces

267 O’Connor Street

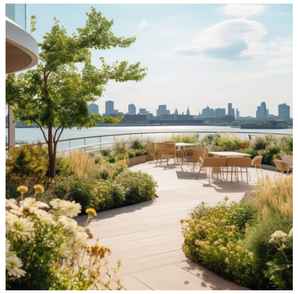
Urban Room_Public/Private communal spaces

Public Private



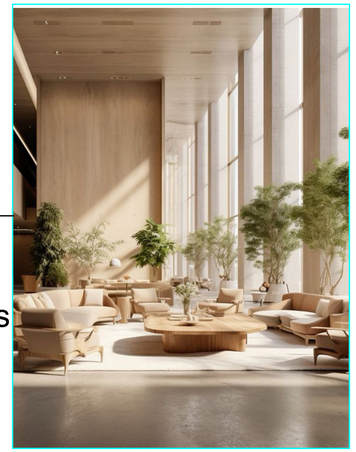
Level 2

Exterior Private Amenities



Level 2

Interior Private Amenities



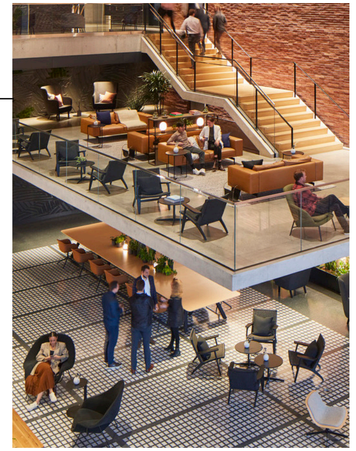
Level 1

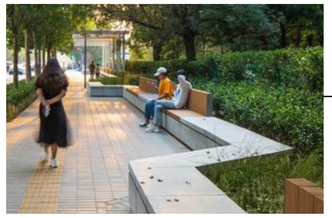
Institutional public space

Art Exhibition space

Level 1

Commercial Retail





Level 1

Community Garden and Plaza

Level 1

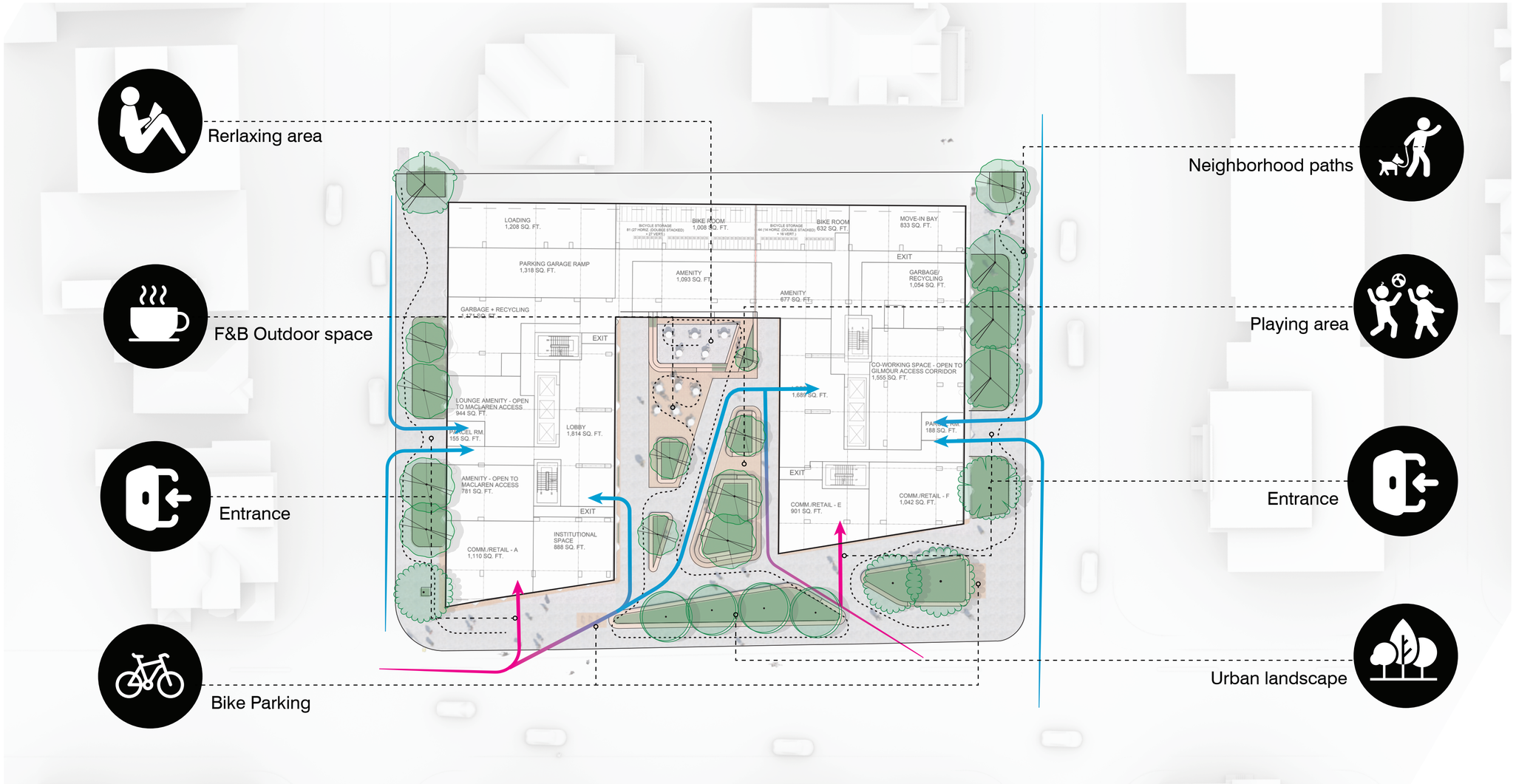
Private Entrance Lobby

267 O’Connor Street

Podium_View Points_S/W Corner

267 O’Connor Street

Podium_Landscape



Public access
Private access
Pedestrian path

Landscape Approach

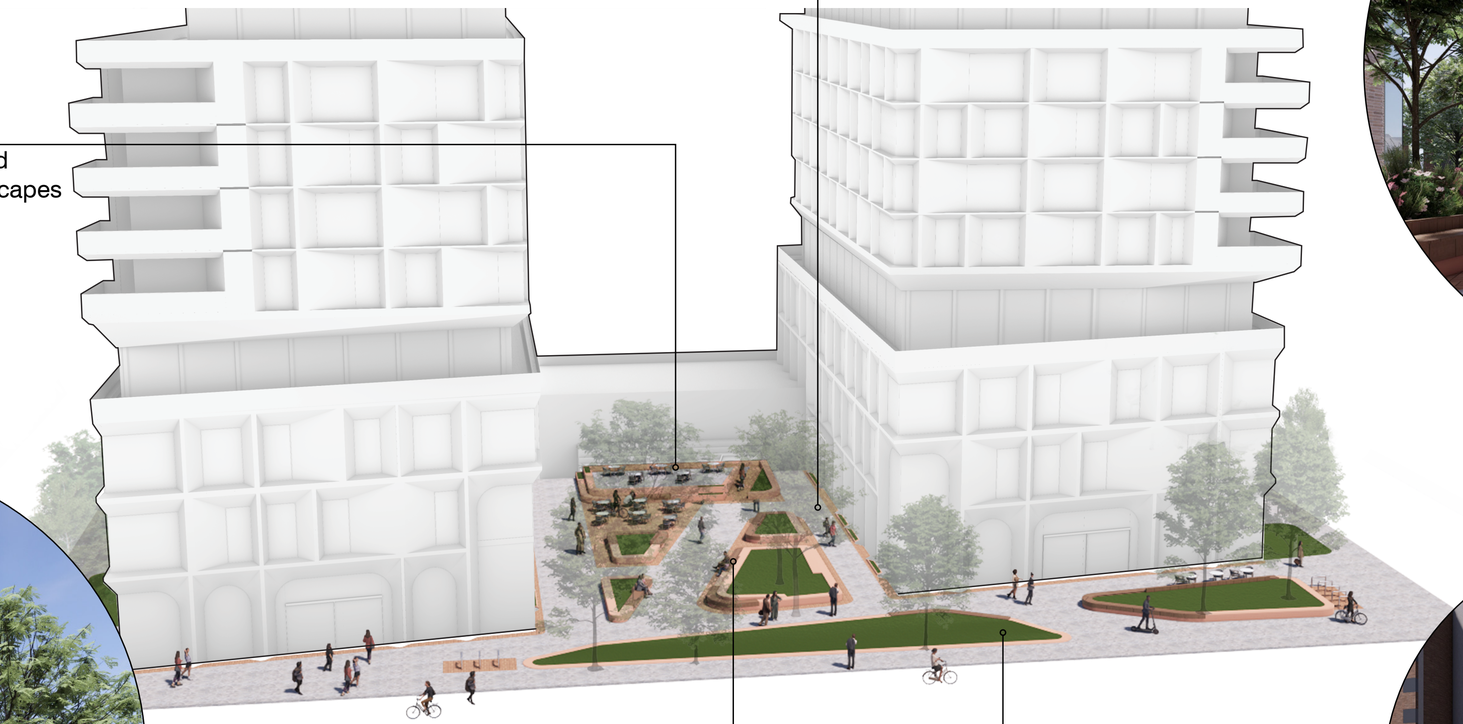
merging into Urban landscape

267 O’Connor Street

Podium_Landscape

Blended
Greenscapes

Integrated Seating

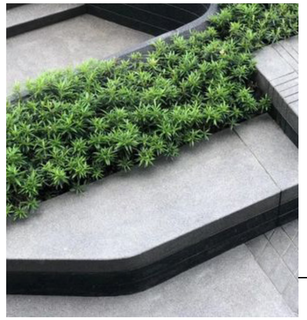


Merging into Urban Landscape

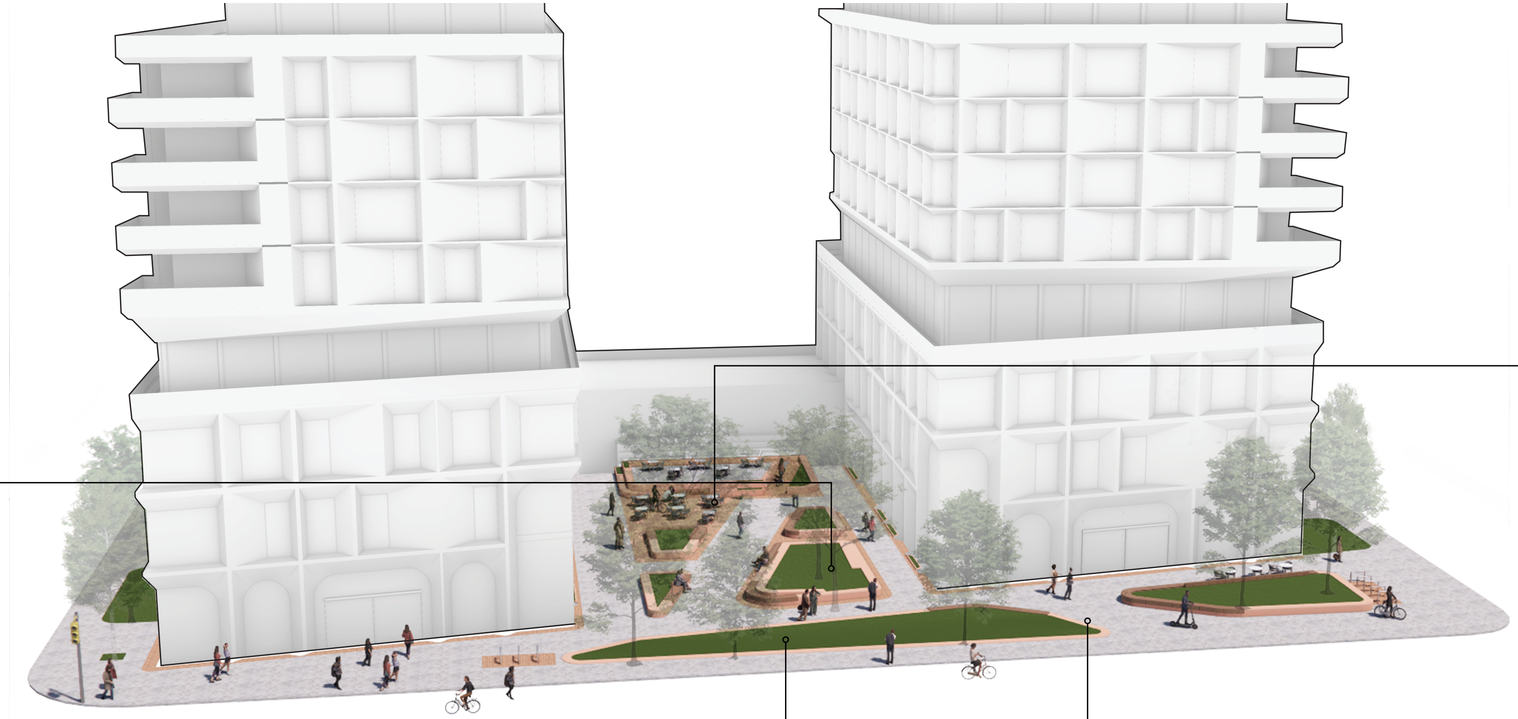
Integrated Vegetation

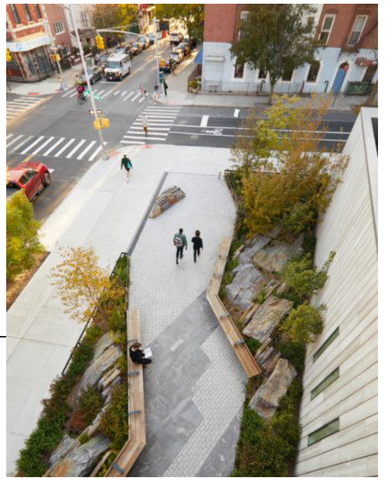
267 O’Connor Street

Podium_Landscape

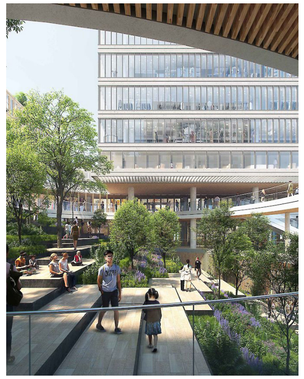


Integrated Seating

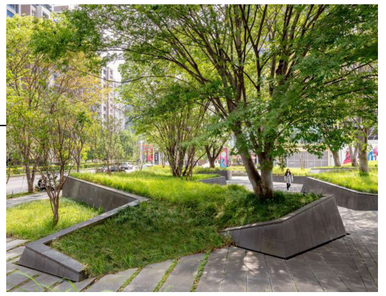




Merging into Urban Landscape



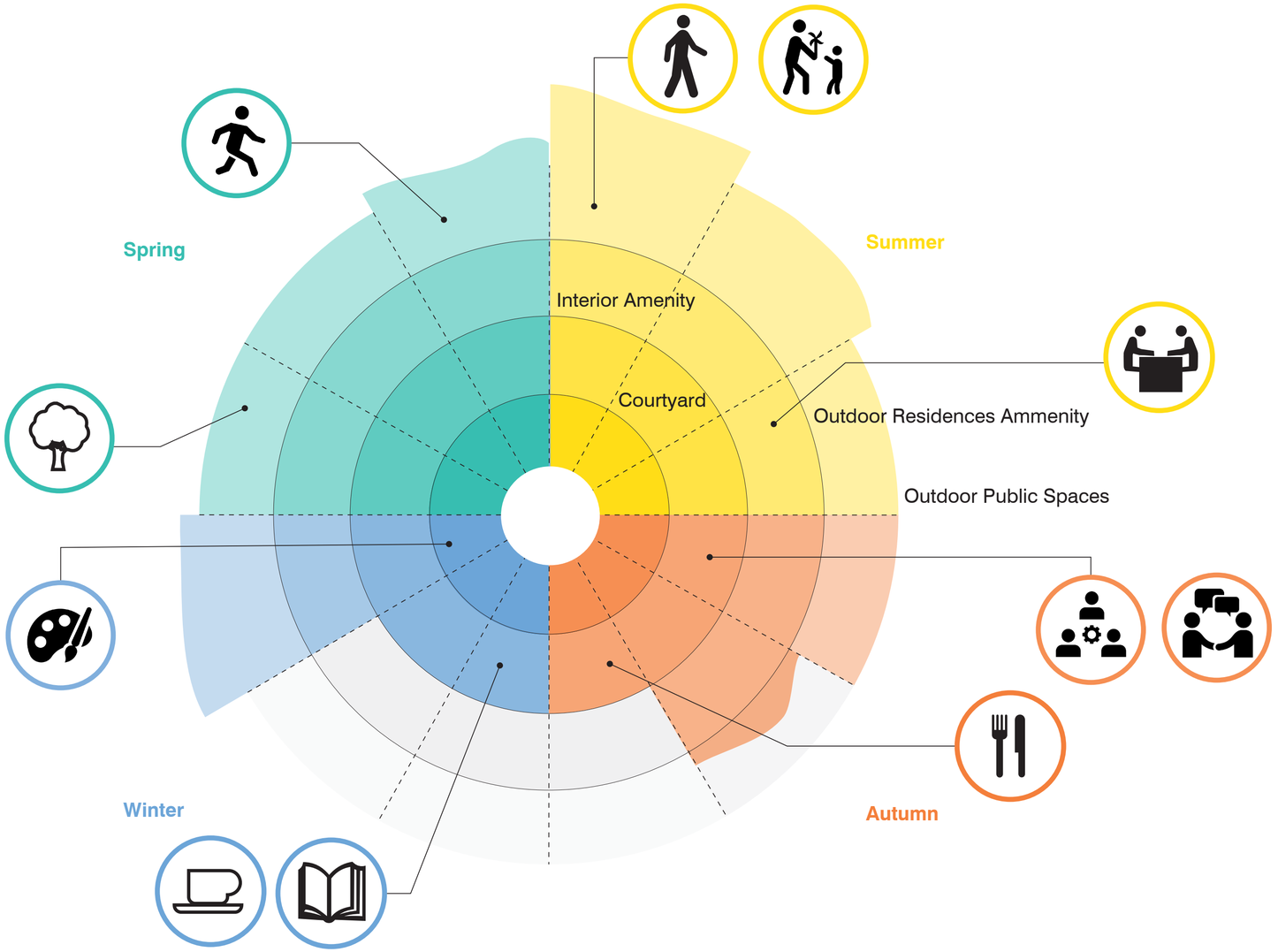
Blended Greenscapes



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

267 O’Connor Street

1_ UNStudio

2_ Vision

3_ Context Analysis

4_ Architectural Approach

5_ POPS

6_ Tower Approach

7_ Sustainability Approach

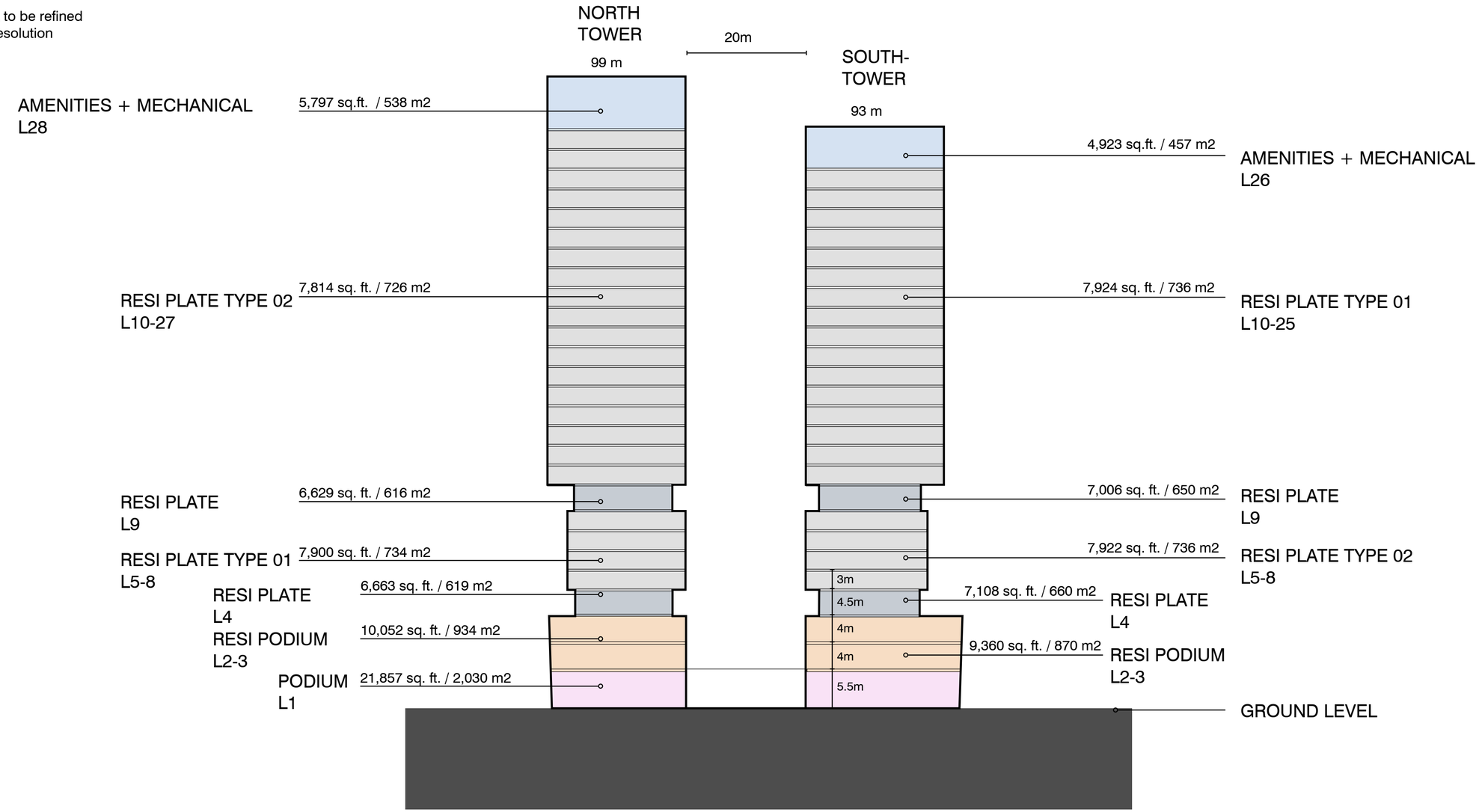
267 O’Connor Street

Views_East

267 O’Connor Street

Program

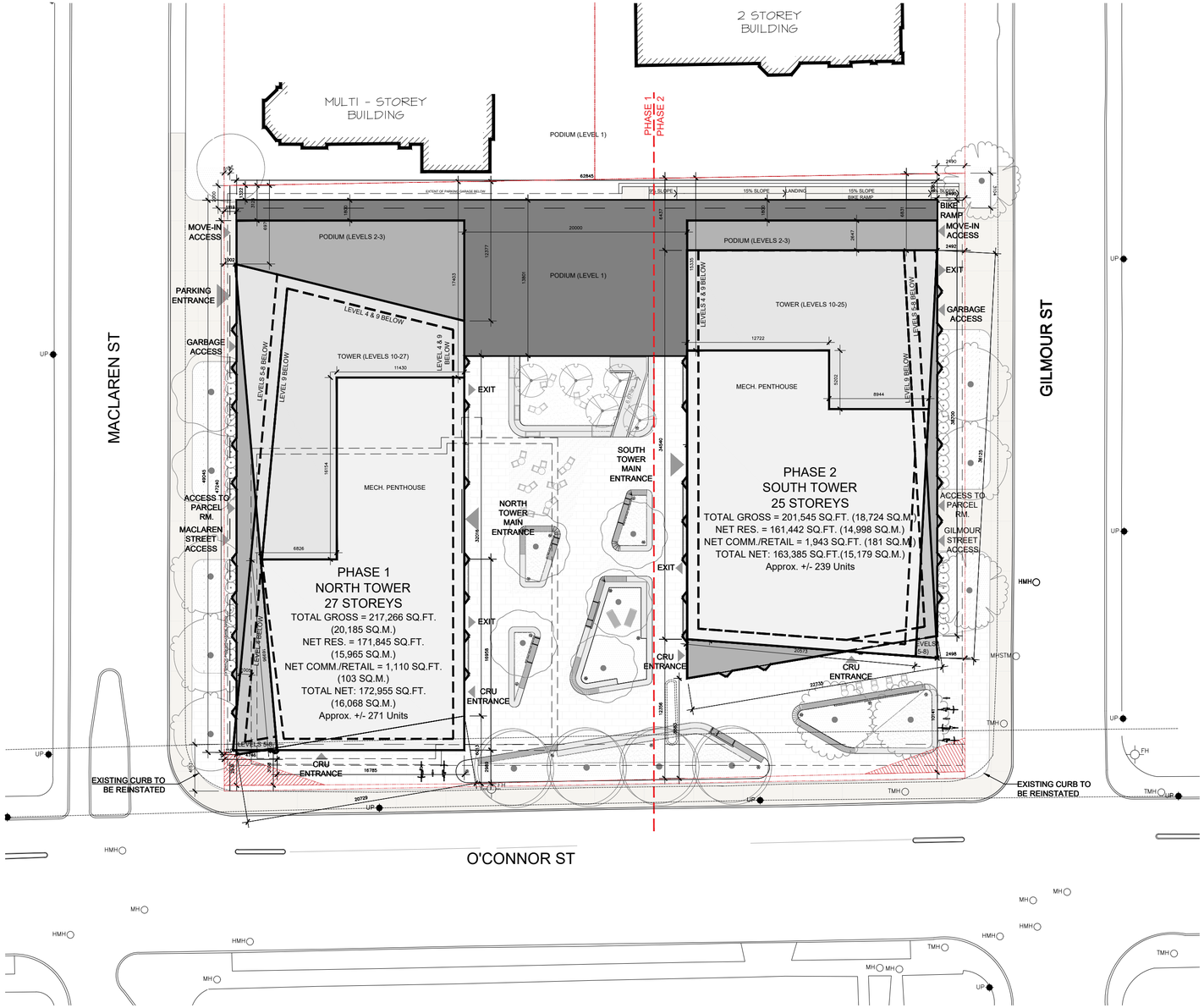
*All areas are approximate, to be refined upon further architectural resolution



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

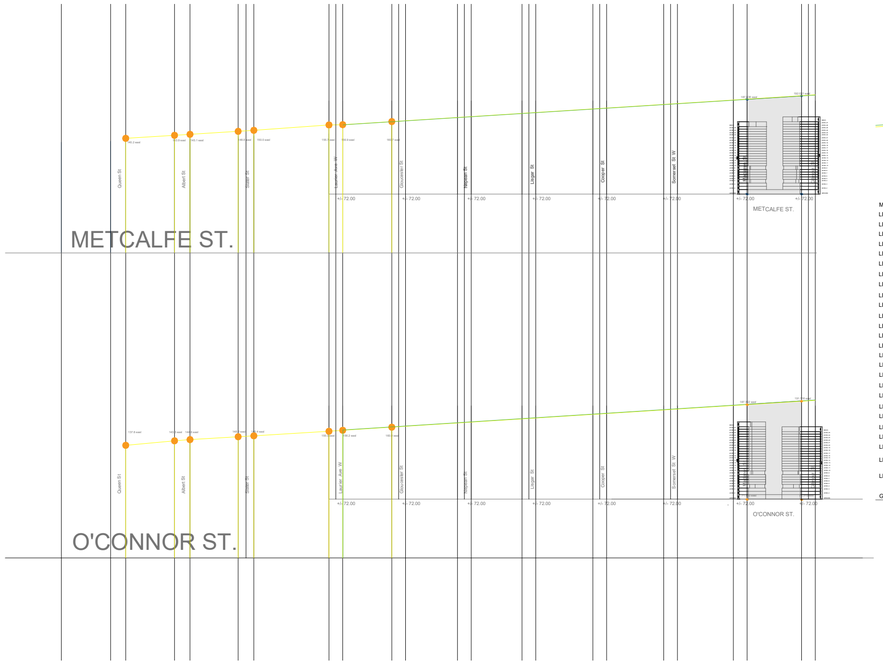
267 O’Connor Street

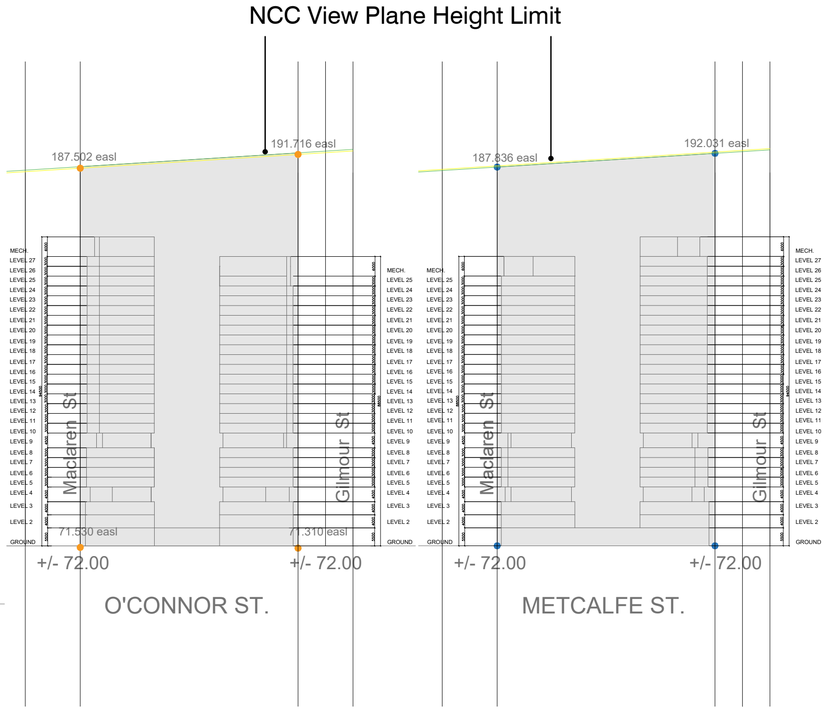
Site Plan

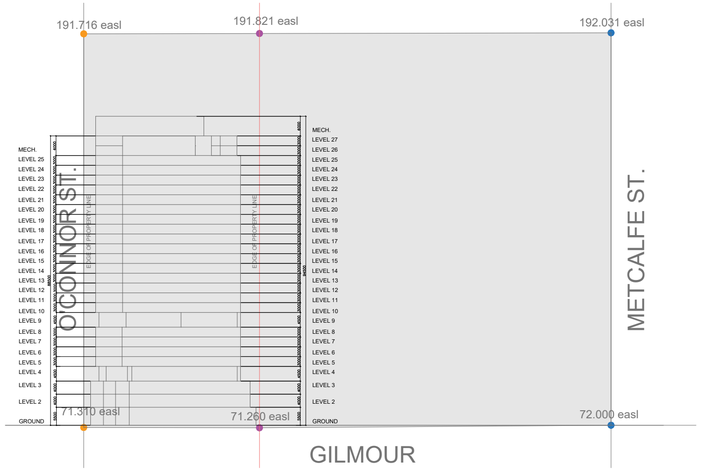


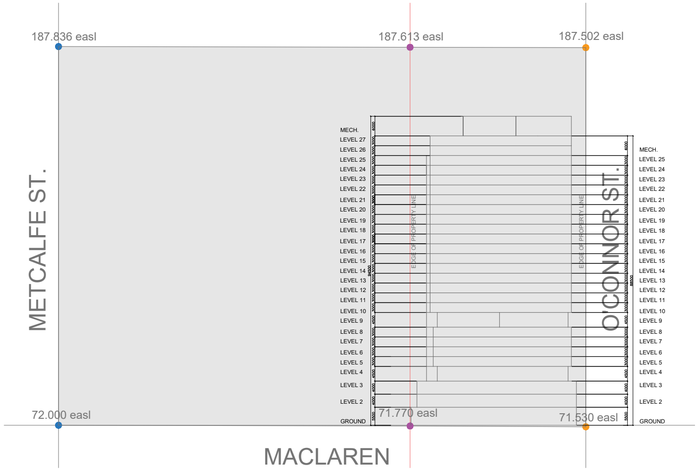
267 O’Connor Street

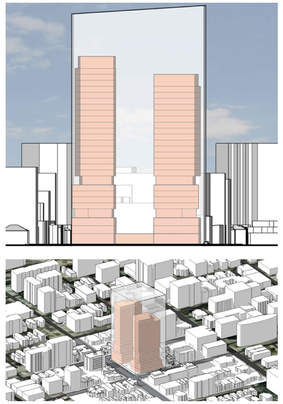
Towers_**View Plane Diagram**











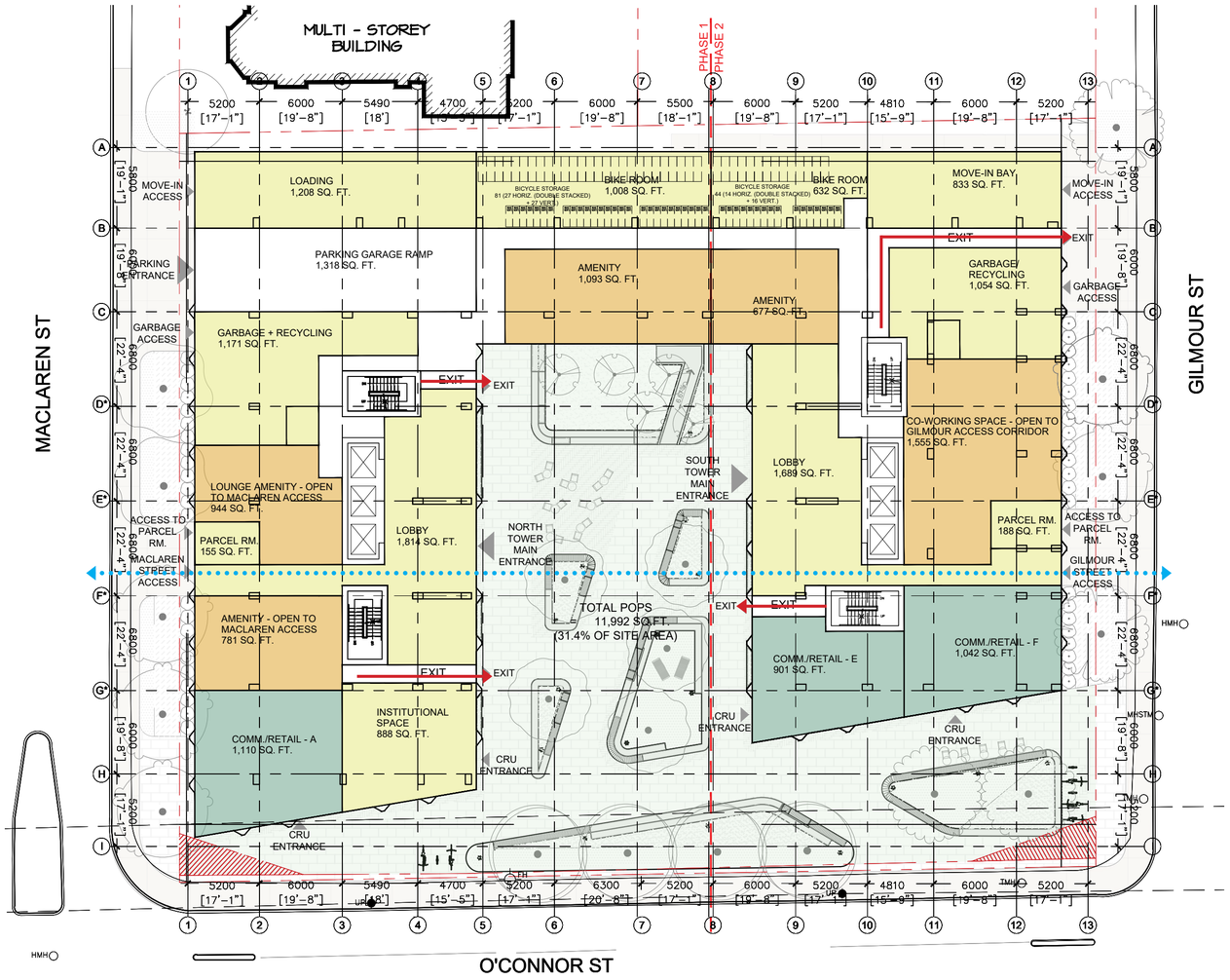
LEGEND:

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

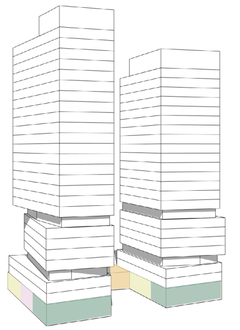
1:300

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

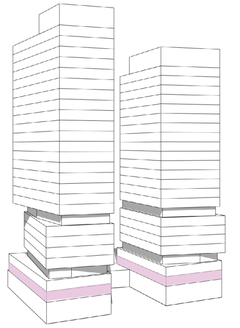
Plan_**Level 02**

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



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Average Unit Size	634 sq.ft.	

Unit Mix	**No.**	**%**
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1 Bed	142	52%
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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)

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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

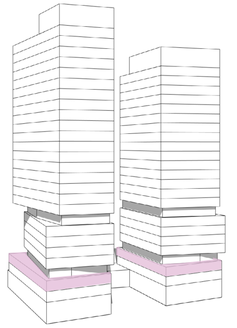
Plan_**Level 03**

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%
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 3

1:300

267 O'Connor Street

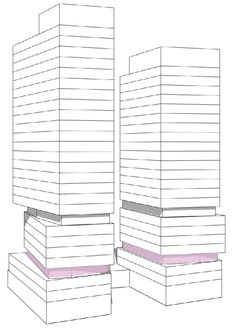
Plan_**L04**

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)
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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	
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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 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	418,811sq.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.	
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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	
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Unit Mix	**No.**	**%**
Studio	22	9%
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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)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVELS 5-8

1:300

267 O'Connor Street

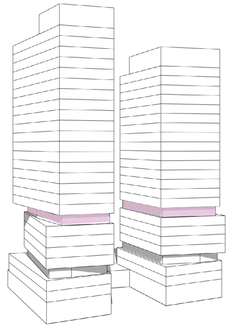
Plan_**L09**

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	418,811sq.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.	
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Total No. of Units	271	
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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	
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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)

HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVEL 9

1:300

267 O'Connor Street

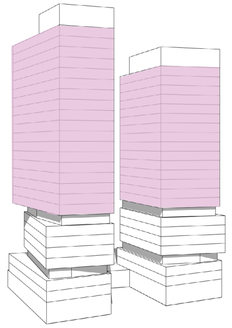
Plan_**L10-25**

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.
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	
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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)
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Total No. of Units	239	
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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

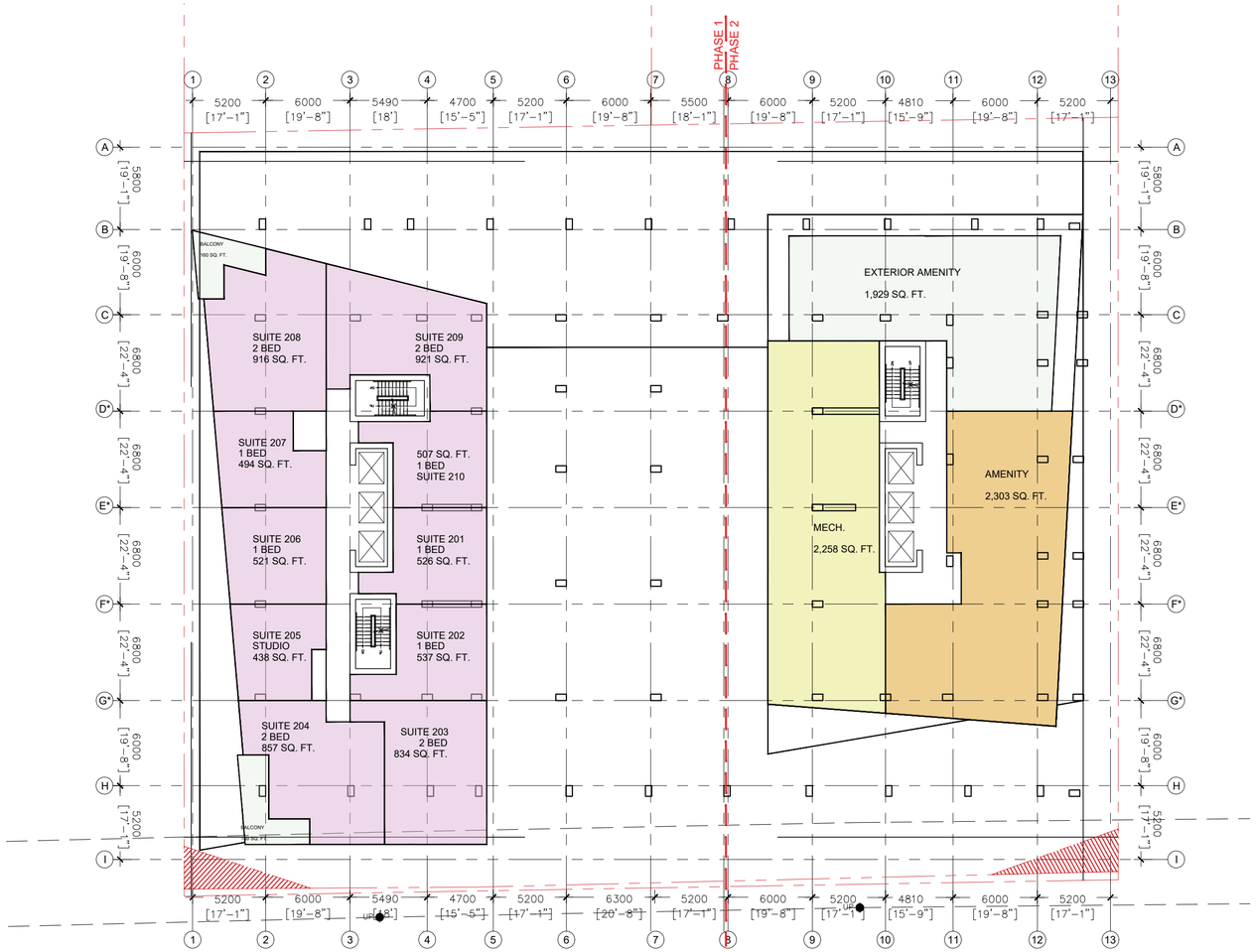
UNS UNSTUDIO

TYPICAL TOWER PLATES, LEVELS 10-25

1:300

267 O'Connor Street

Plan_**L26**



HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER (NORTH) AND LEVEL 26 (SOUTH)

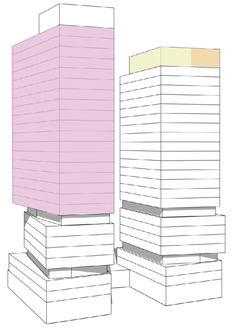
1:300

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):

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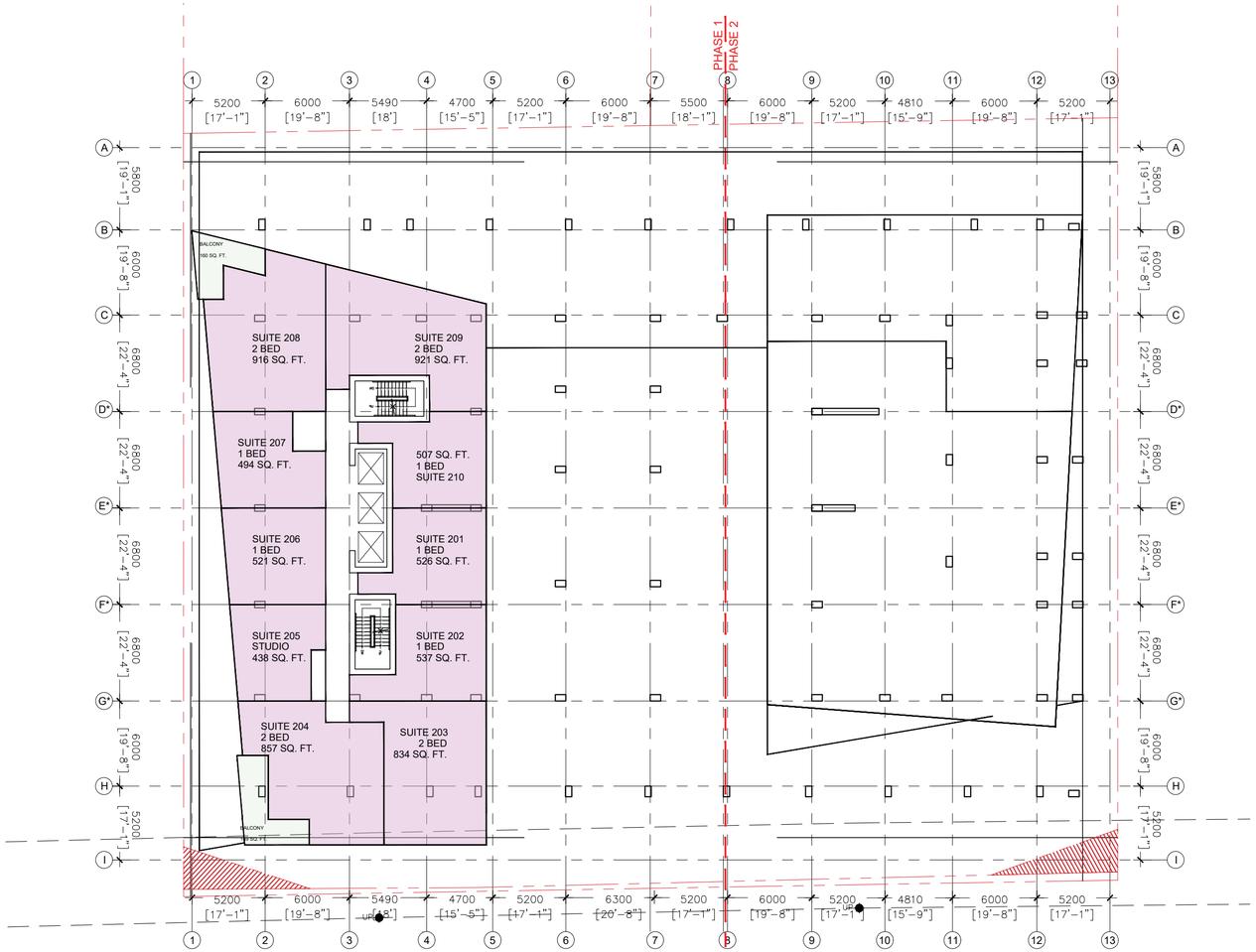
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

267 O'Connor Street

Plan_L**26-27**



HOBIN ARCHITECTURE

UNS UNSTUDIO

TYPICAL TOWER PLATE, LEVEL 27 (NORTH)

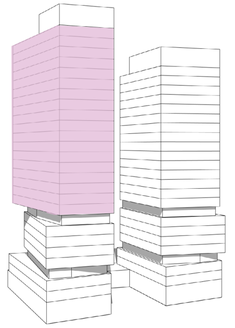
1:300

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	418,811sq.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)

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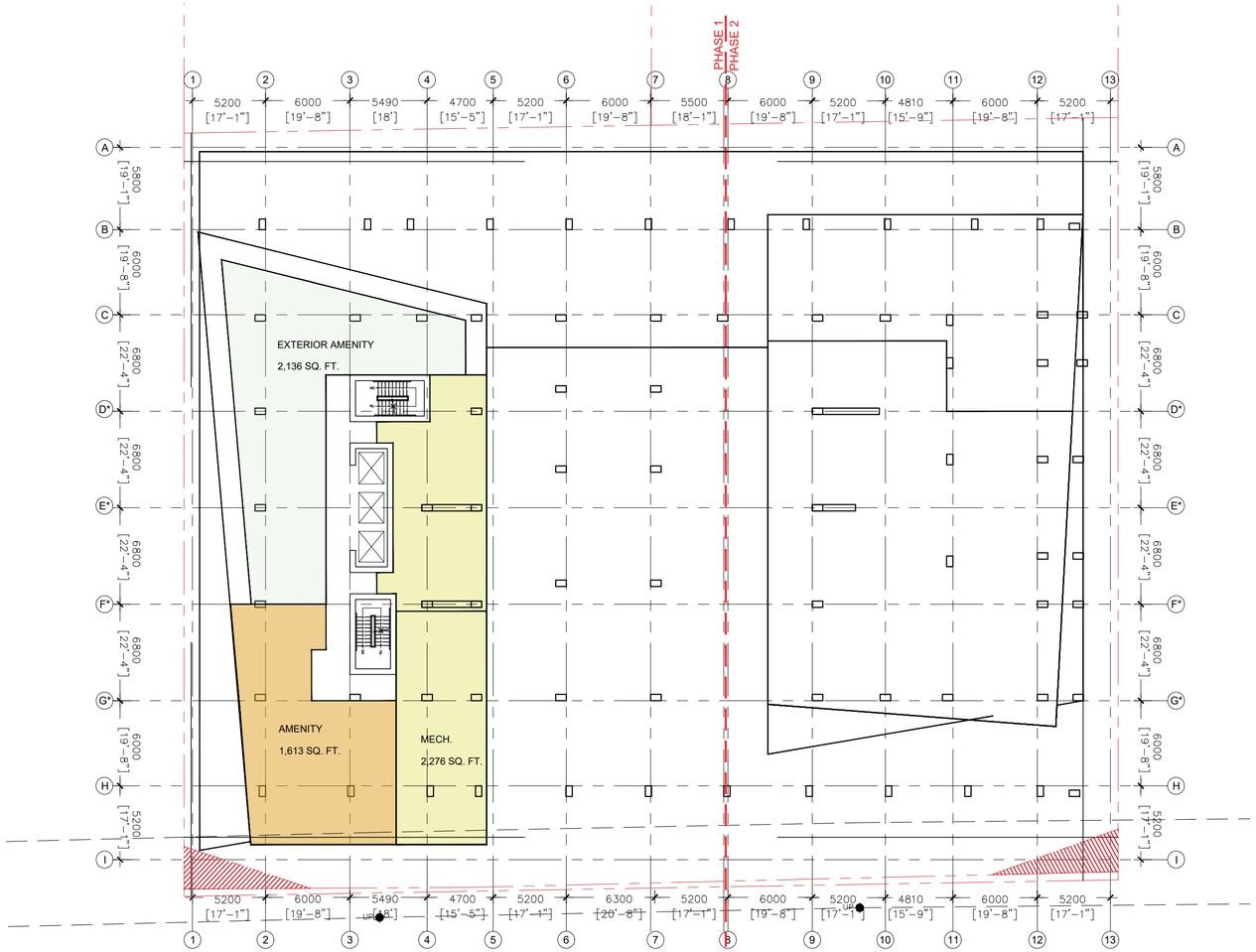
134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

267 O'Connor Street

Plan_**L28**

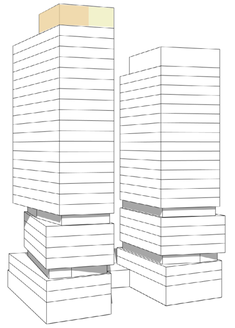


LEGEND

- 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.
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
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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

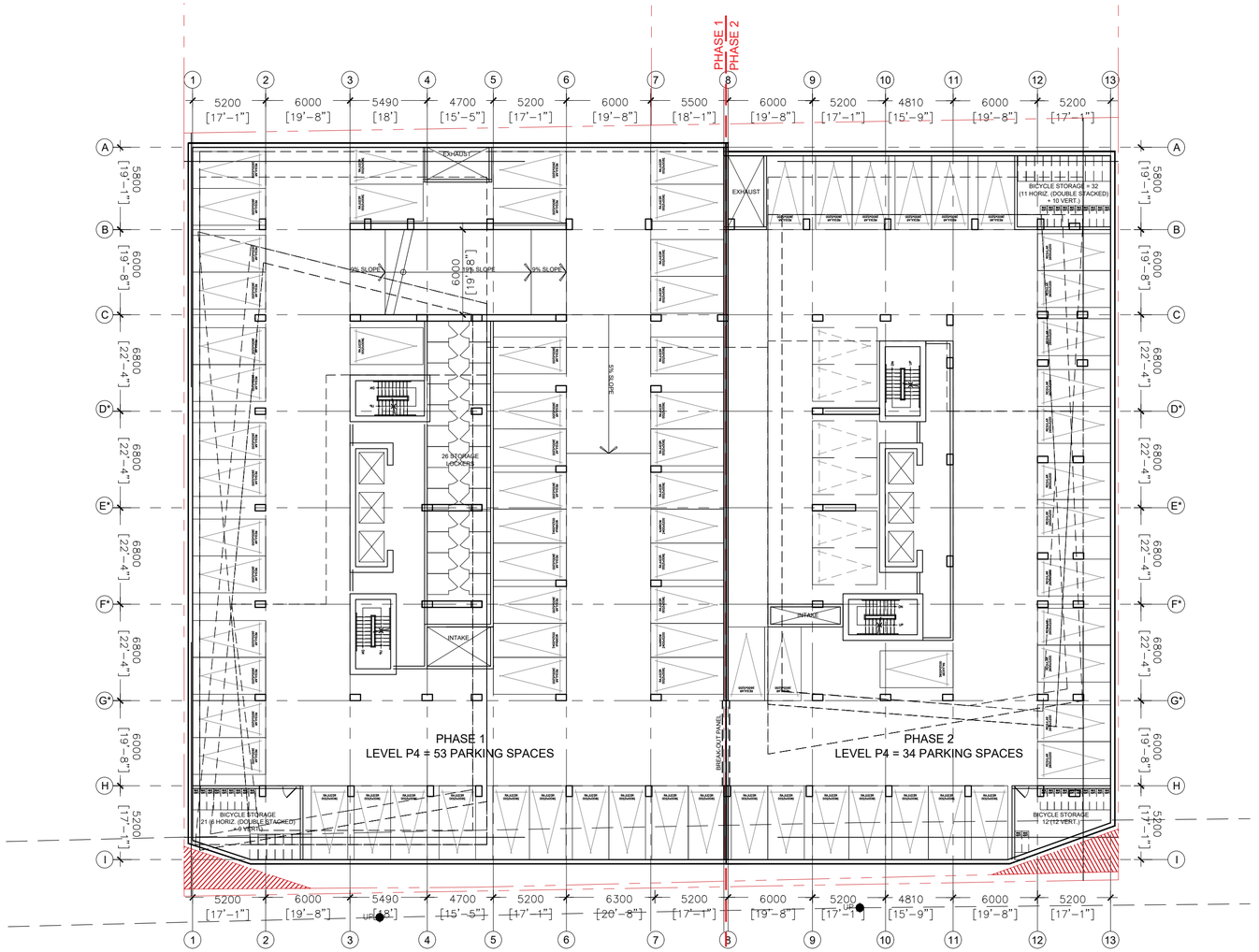
UNS UNSTUDIO

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)

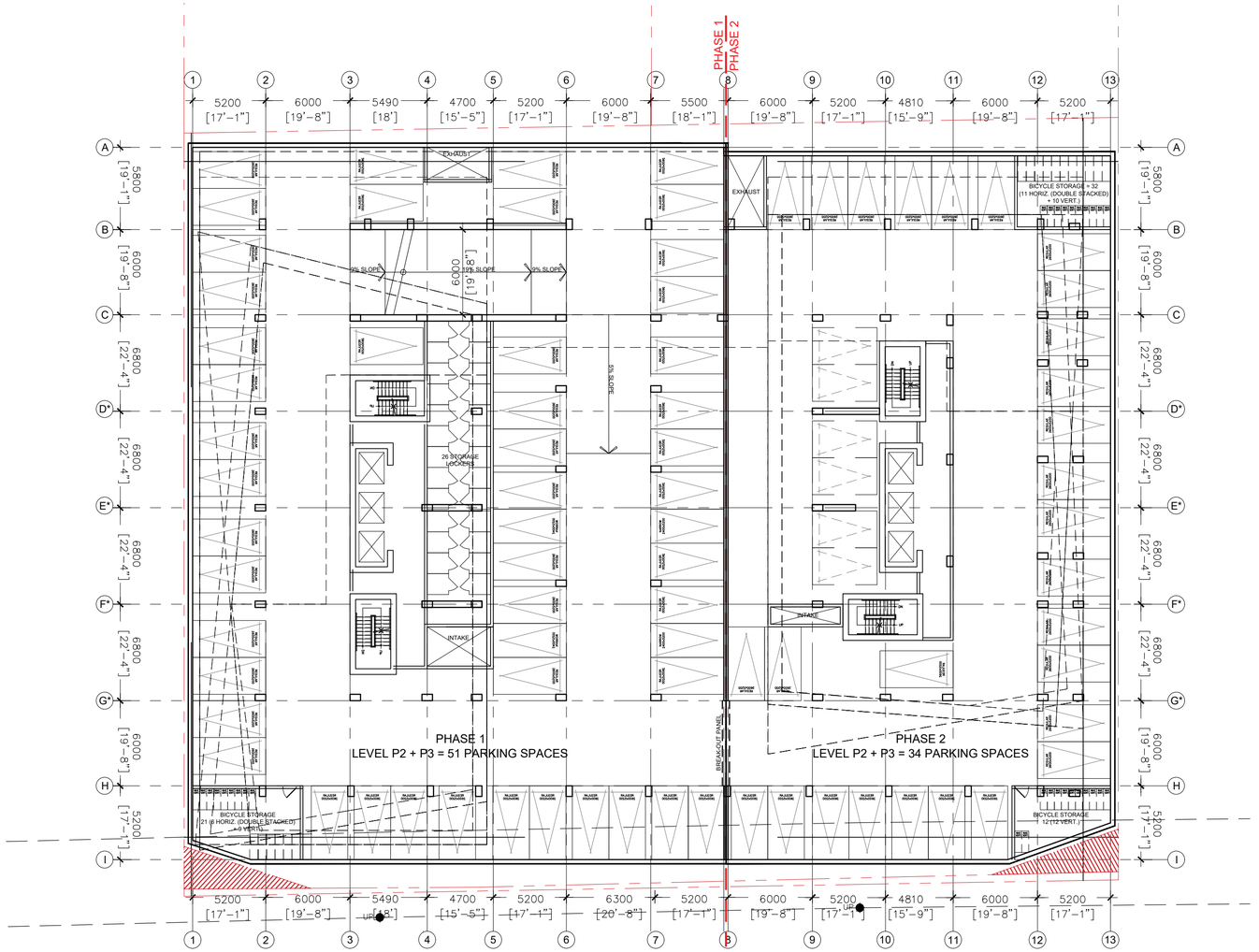
PHASE 2 (SOUTH):
134 Parking Spaces provided at levels P1, P2, P3 and P4
24 Visitor (0.10 visitor ratio), 110 Residential (0.46 residential ratio)

UNSTUDIO

PARKING LEVEL P4

267 O’Connor Street

Plan_**Parking Levels**



PARKING STATISTICS (4 LEVELS):

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134 Parking Spaces provided at levels P1, P2, P3 and P4
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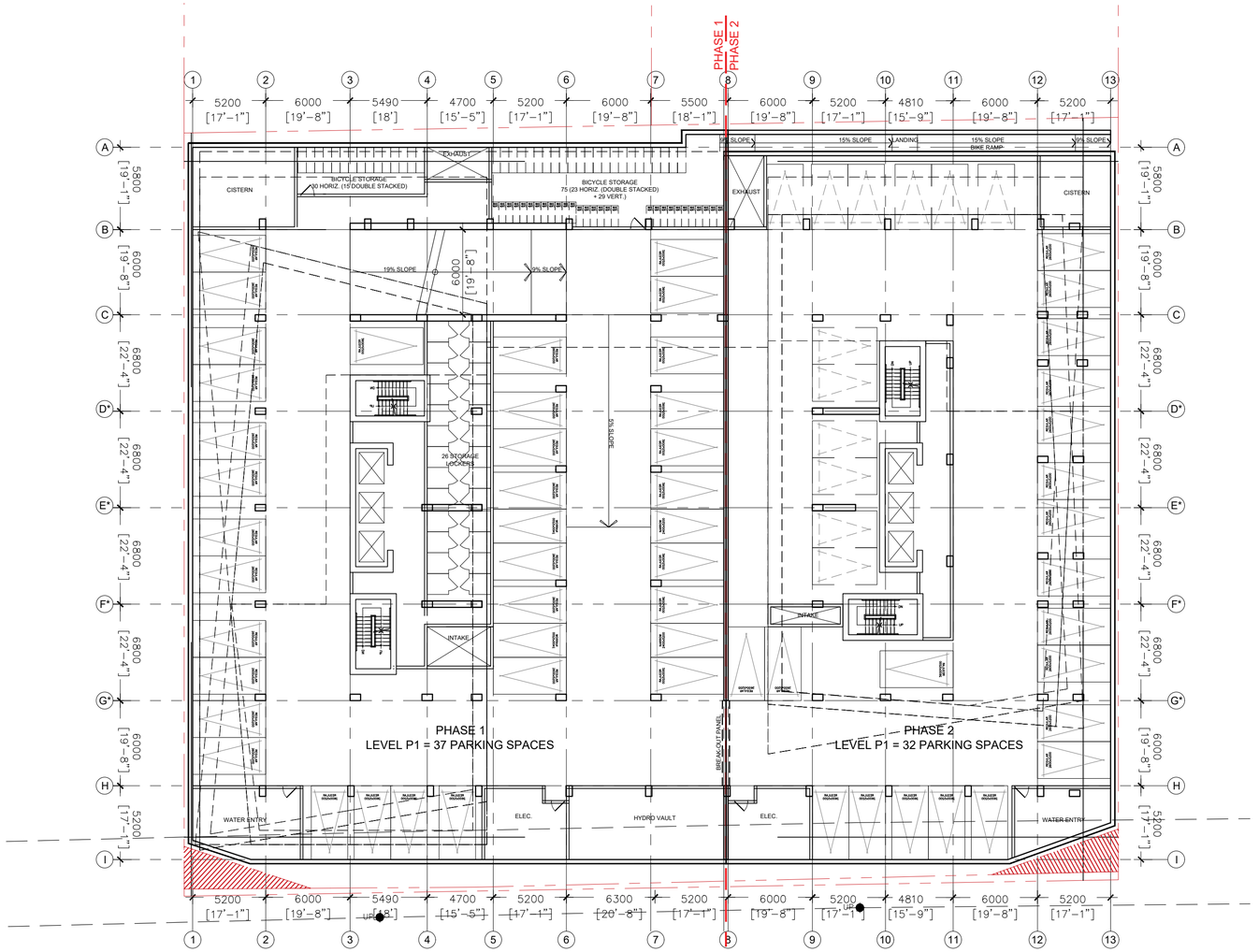
UNSTUDIO

PARKING LEVEL P2 AND P3

267 O’Connor Street

Plan_**Parking Levels**



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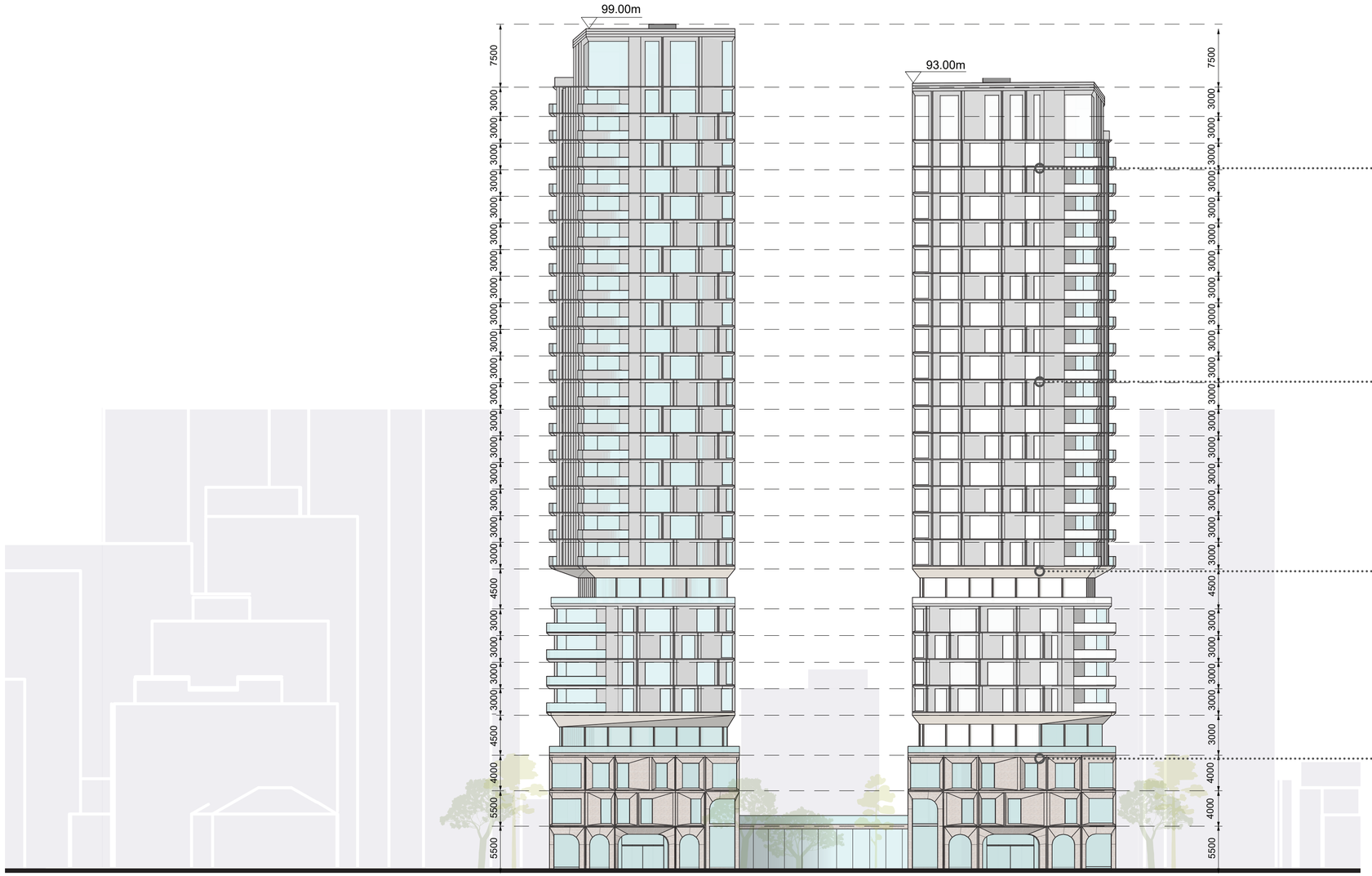
UNS UNSTUDIO

PARKING LEVEL P1

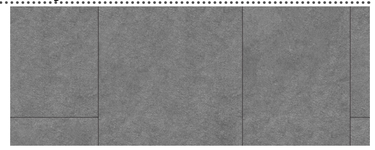
267 O’Connor Street

Elevation and Materiality_**WEST**

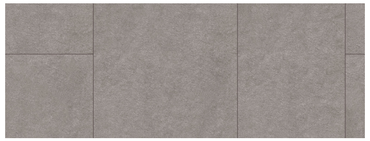


Glazing:
Transparent Glass

Tower Facade:
Grey Ceramic Panels



Tower Soffits:
Warm Ceramic Panels



Podium:
Light Red/Brown Brick

Scale 1/300

267 O’Connor Street

Elevation_**NORTH**

Scale 1/300

267 O’Connor Street

Elevation_**EAST**

Scale 1/300

267 O’Connor Street

Elevation_**SOUTH**

99.00m
93.00m
7500
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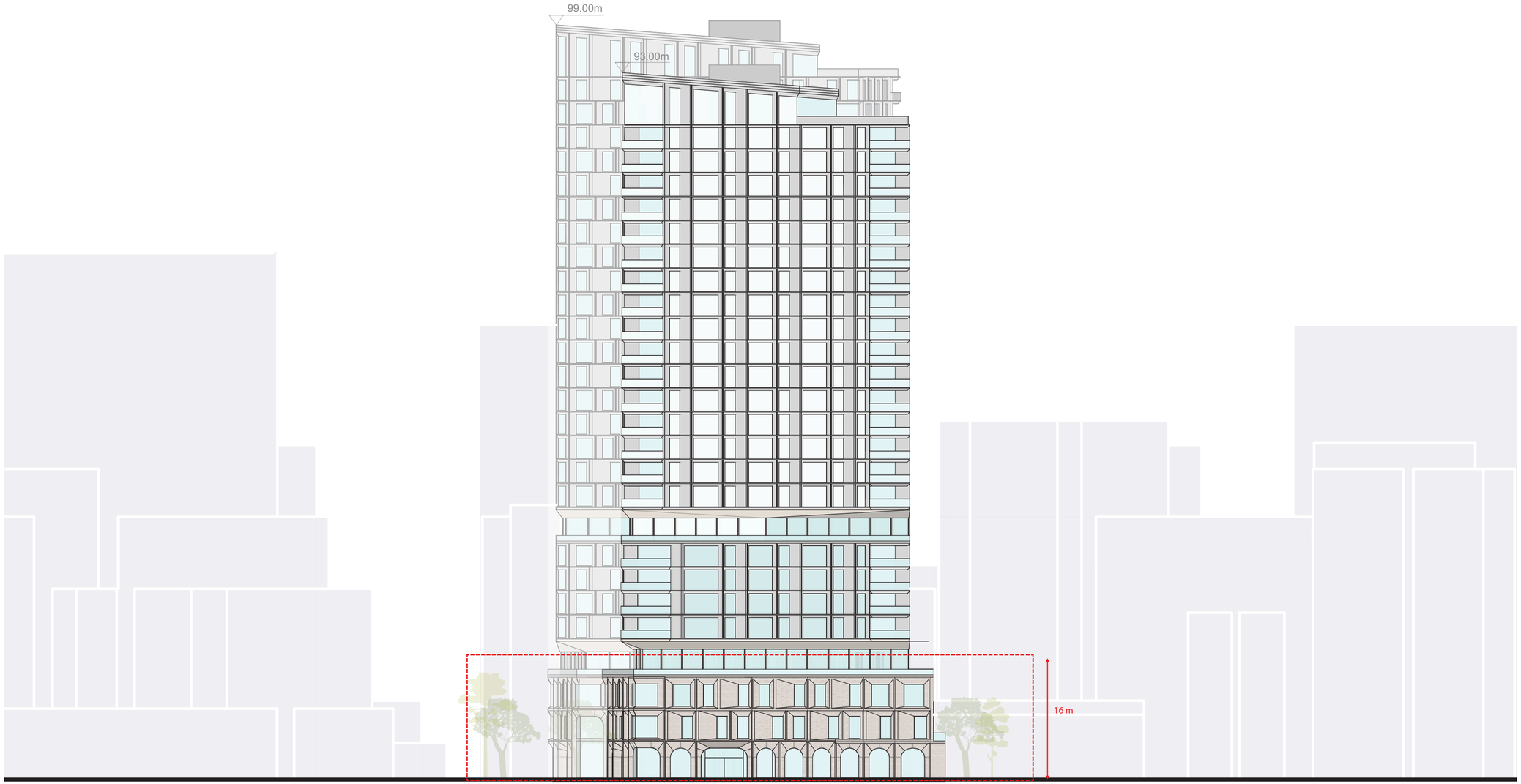
267 O’Connor Street

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

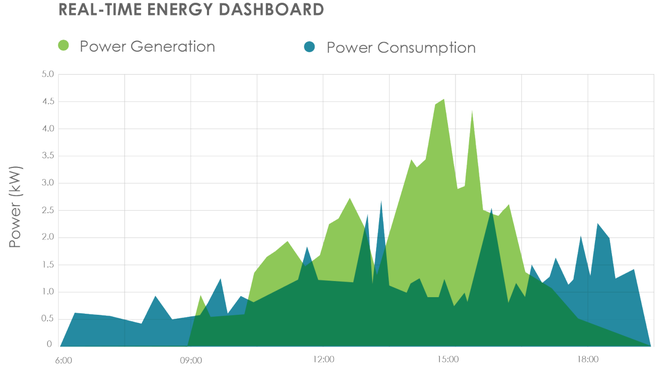
267 O’Connor Street

Sustaianability_**Strategy**

01

High Performance Building

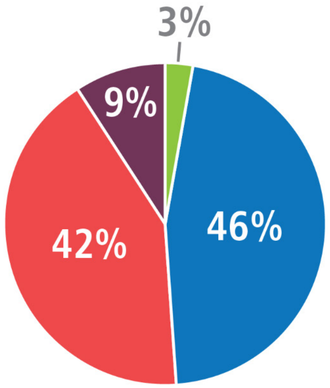
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard



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



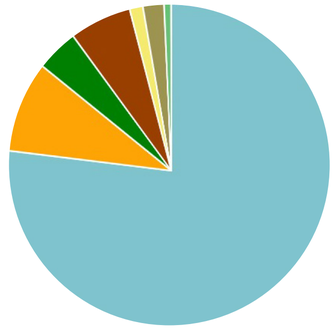
Total emisisons in Ottawa

- 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

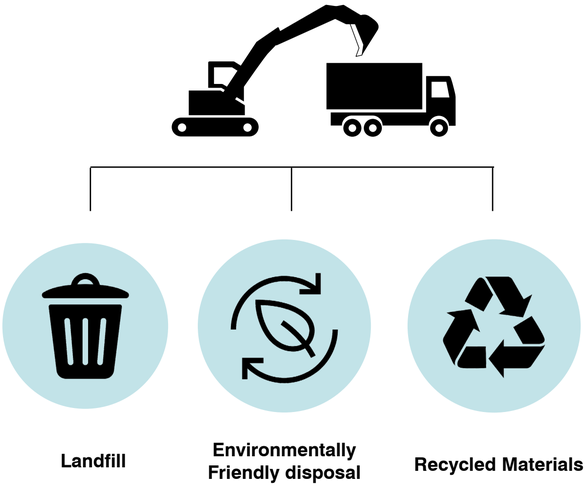


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

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

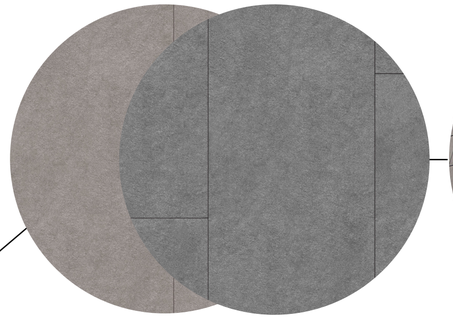
HERITAGE FACADE

267 O’Connor Street

Sustaianability_**Material Selection and Sourcing**

MATERIAL

REFERENCES



Ceramic System panels
Producer: Ceramitex®

OPTION 01

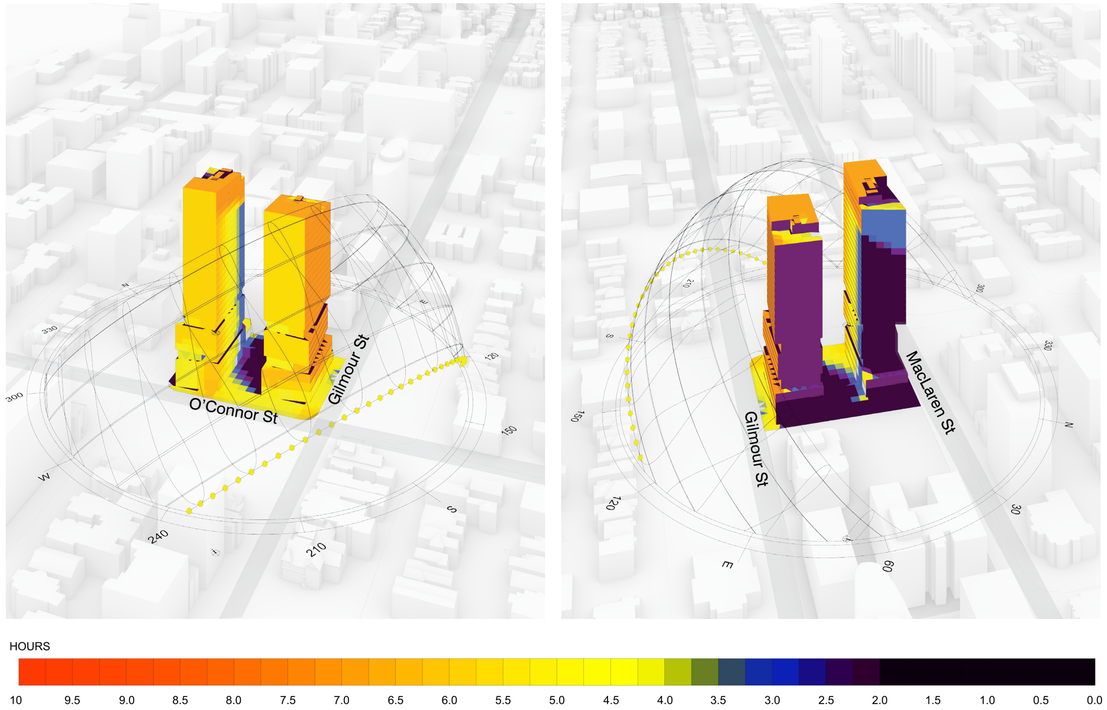
Aluminium panels
Producer: Mitrex

OPTION 02

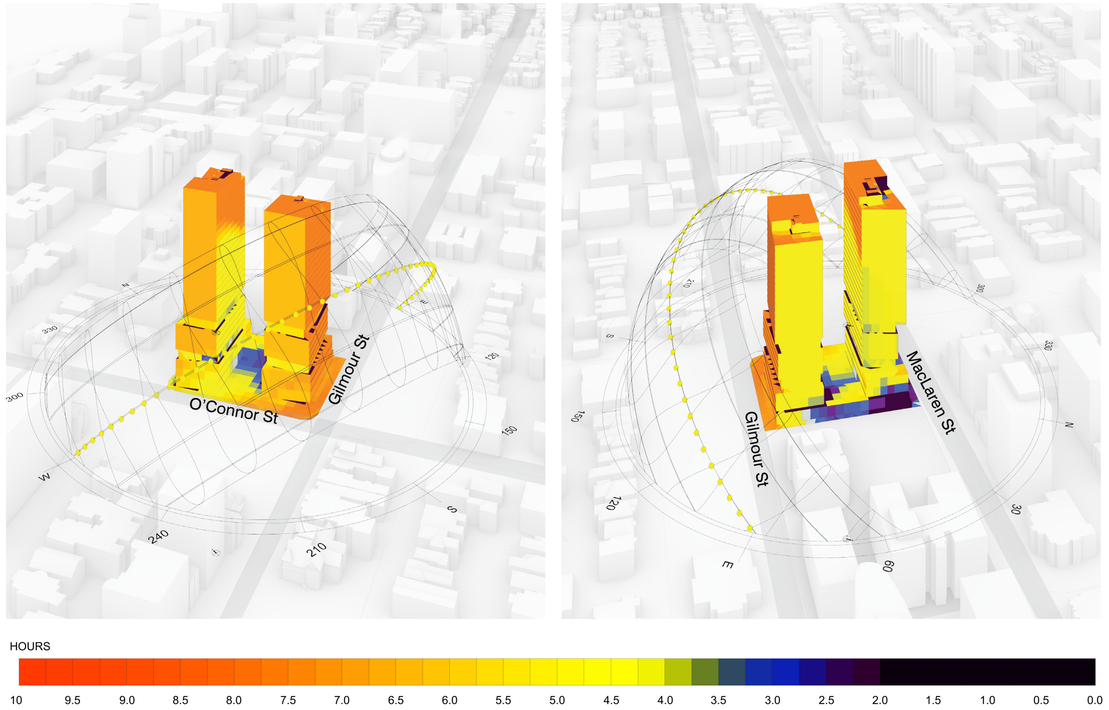
RESIDENCE TOWERS

267 O’Connor Street

Sustainability Approach_**SUN STUDY**



DECEMBER 21



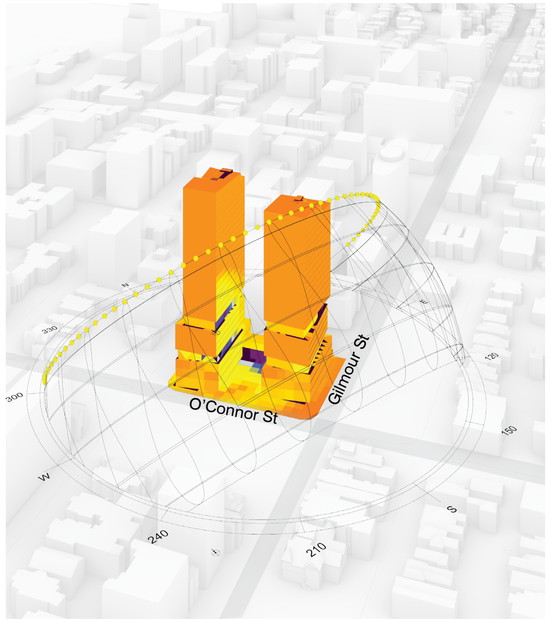
MARCH 21

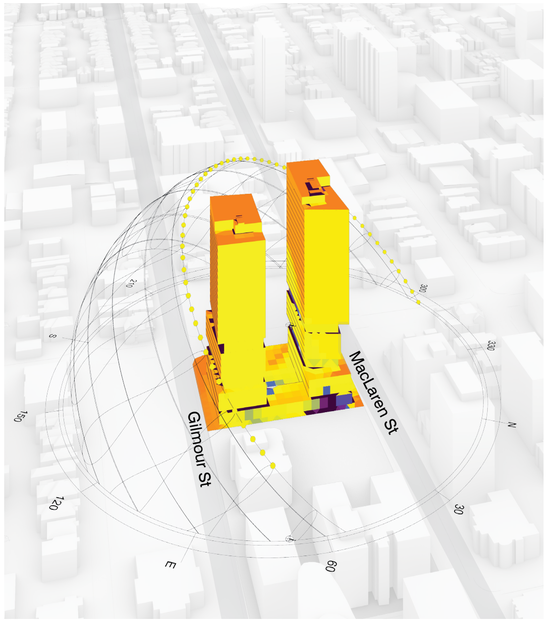
CONCLUSIONS:

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

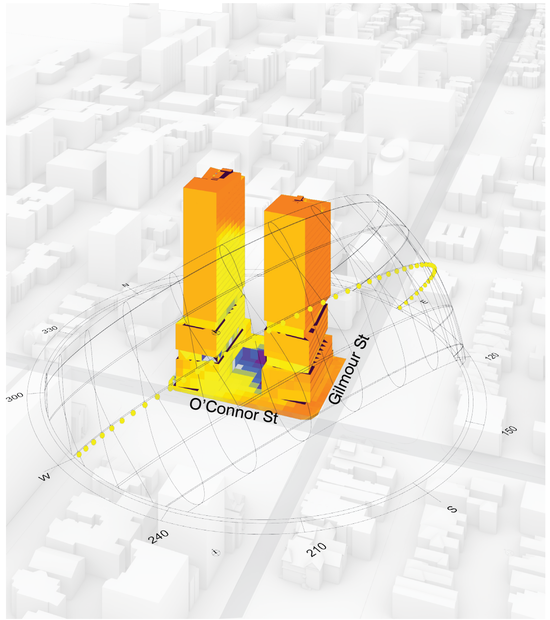
267 O’Connor Street

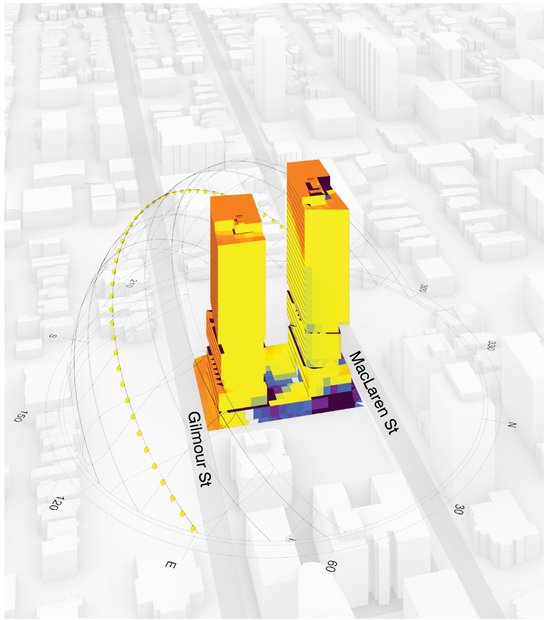
Sustainability Approach_**SUN STUDY**





JUNE 21





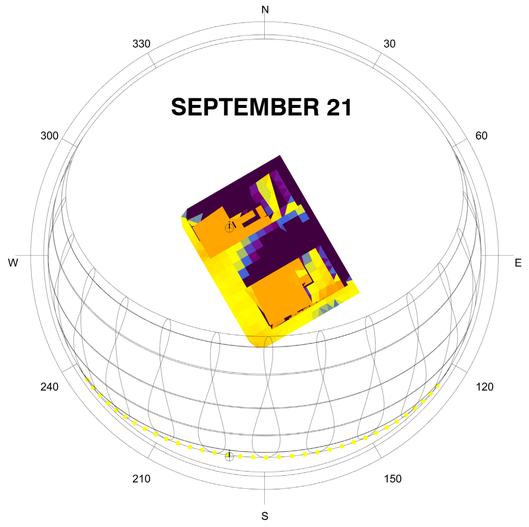
SEPTEMBER 21

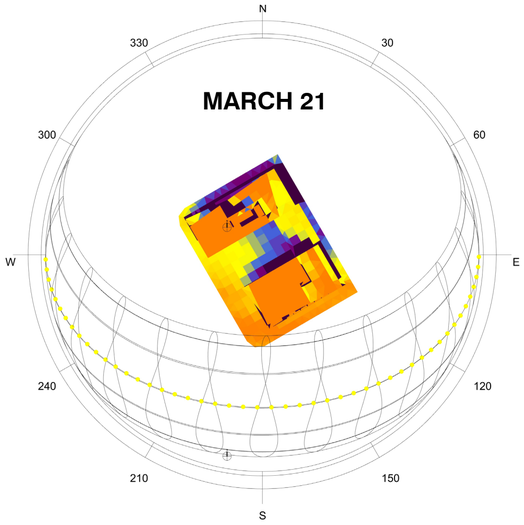
CONCLUSIONS:

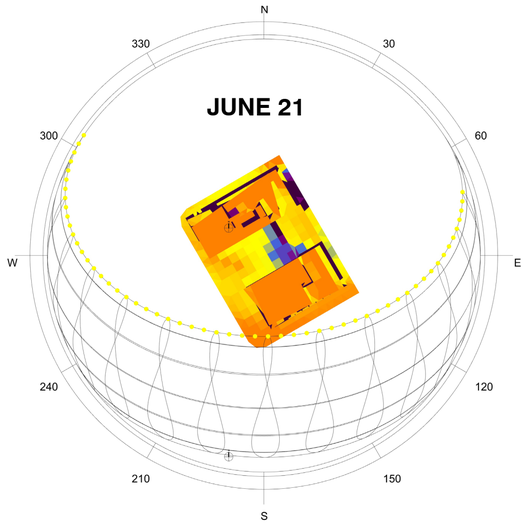
- In summer all exterior faces receive some amount of sun exposure
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

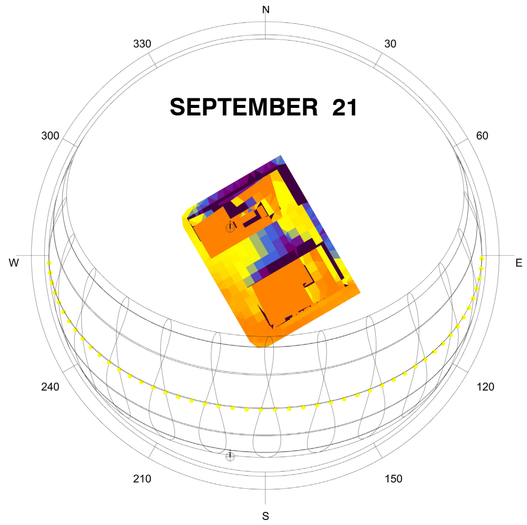
267 O’Connor Street

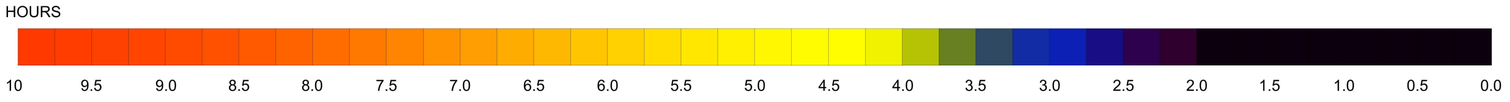
Sustainability Approach_**SUN STUDY ATRIUM**











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

UNSTUDIO
HOBIN
ARCHITECTURE
TAGGART
REALTY MANAGEMENT
Thank you!