

267 O'CONNOR STREET
SDRP MEETING #3

JULY, 2025



267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach





South Bank, Melbourne
under construction



Chamartin Station, Madrid
under construction



Raffles City, Hangzhou
completed



Unstudio Tower Lobby, Amsterdam
completed



Hardt Hyperloop, Hardt
design

PAST AND CURRENT PROJECTS



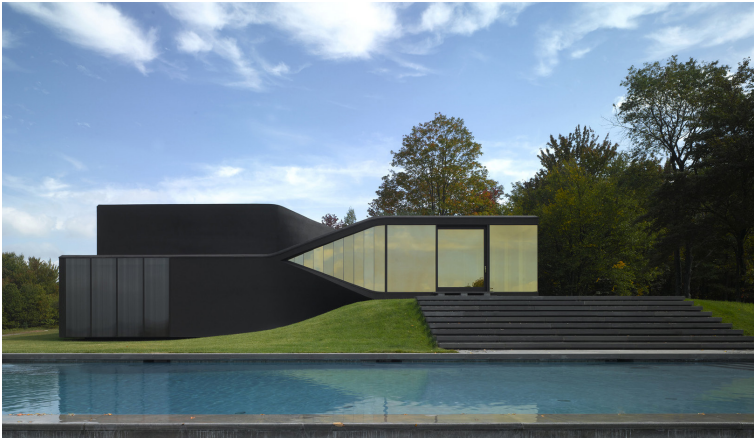
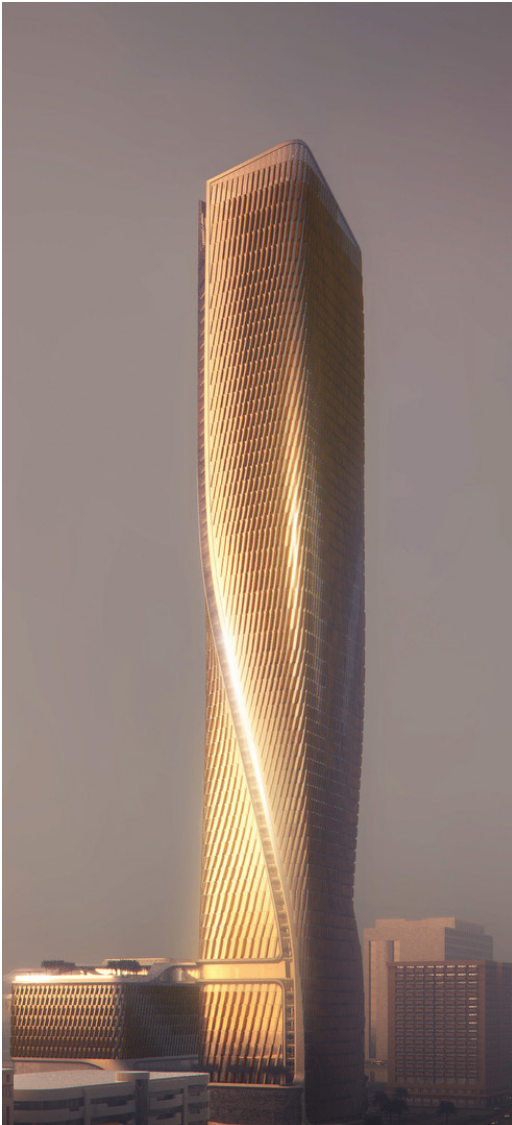
Mixed-Use



Infrastructural



Residential



Educational



267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

REDESIGN OVERVIEW

KEY REDESIGN POINTS:

- POPS: 40%
- Removal of North and South podium connection
- Landscape connection through east
- Activation of South Podium N/E corner
- Design: Podium update
- Additional level (4 storeys)
- East/West facades updated window sizes / balconies
- Materiality: Light stone at base, red brick palette level 2-4

O'CONNOR
STREET



267 O'CONNOR STREET

REDESIGN COMPARISON

KEY REDESIGN POINTS:

- Reduced Cantilever
- Podium Design Revisions
- Increase of POPS 40%



Previous SDRP Submission May 2024



Previous Submission March 2025



Redesign July 2025

267 O'CONNOR STREET

REDESIGN COMPARISON

- Additional level (4 storeys)
- East/West facades updated window sizes / balconies
- Materiality: Light stone at base, red brick palette level 2-4



Previous Submission March 2025

OCONNOR
STREET



Redesign July 2025

OCONNOR
STREET

267 O'CONNOR STREET

REDESIGN COMPARISON

- Additional level (4 storeys)
- Materiality: Light stone at base, red brick palette level 2-4



Previous Submission March 2025

OCONNOR
STREET



Redesign July 2025

OCONNOR
STREET

267 O'CONNOR STREET

REDESIGN COMPARISON

- POPS: 40%
- Removal of North and South podium connection
- Landscape connection through east
- Activation of South Podium N/E corner



Previous Submission March 2025



Redesign July 2025

267 O'CONNOR STREET

REDESIGN COMPARISON

- Additional level (4 storeys)
- Landscape connection through east



Previous Submission March 2025

MACLAREN STREET



Redesign July 2025

MACLAREN STREET

267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

VISION



267 O'CONNOR STREET

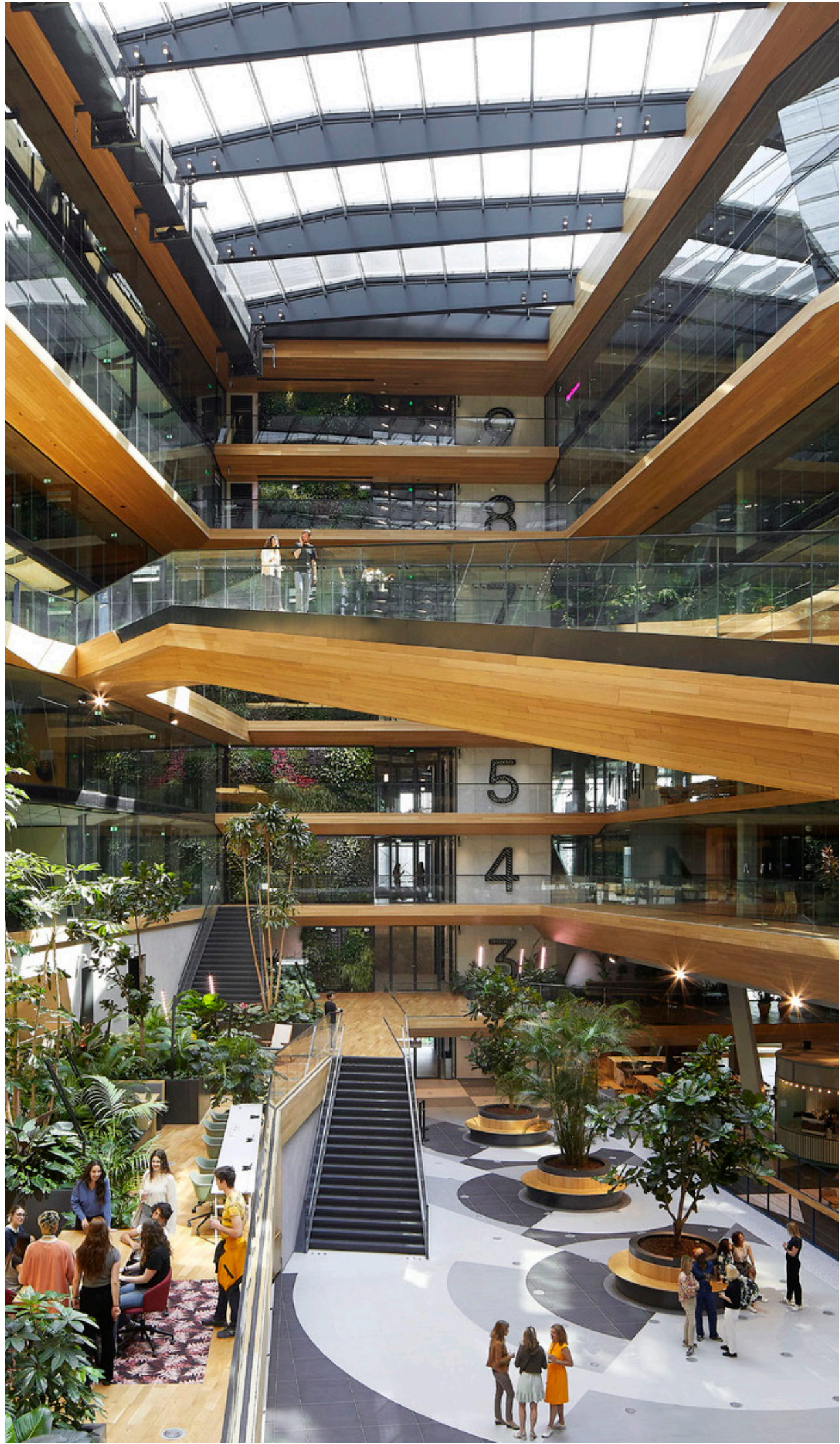
VISION_KEY DRIVERS



MOBILITY



NATURE



COMMUNITY



VISUAL
LANDMARKS



SUSTAINABILITY

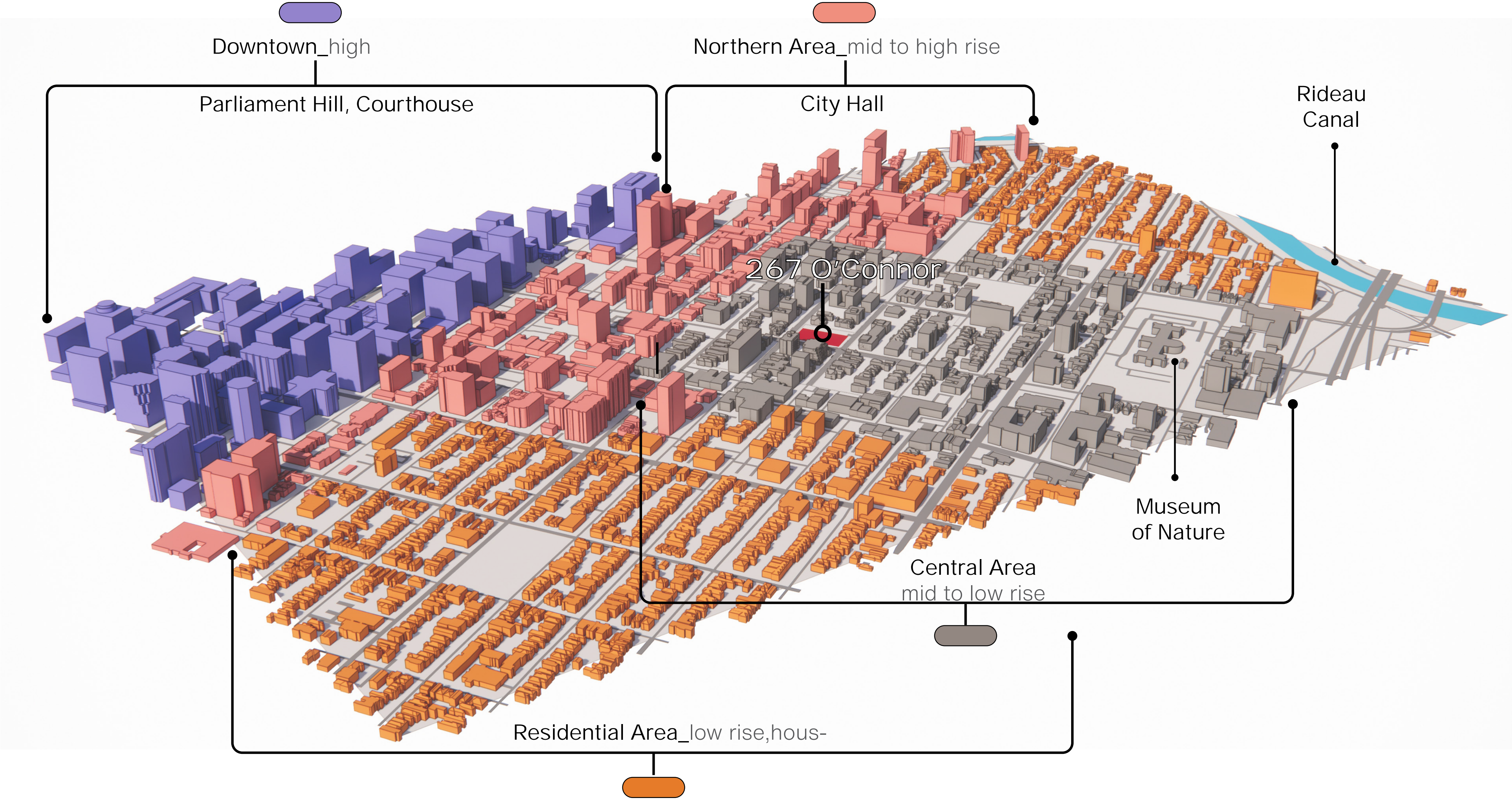
267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

CONTEXT ANALYSIS_CENTERTOWN, OTTAWA



267 O'CONNOR STREET

CONTEXT ANALYSIS_CENTERTOWN, OTTAWA



View Points



Mobility and Circulation

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.

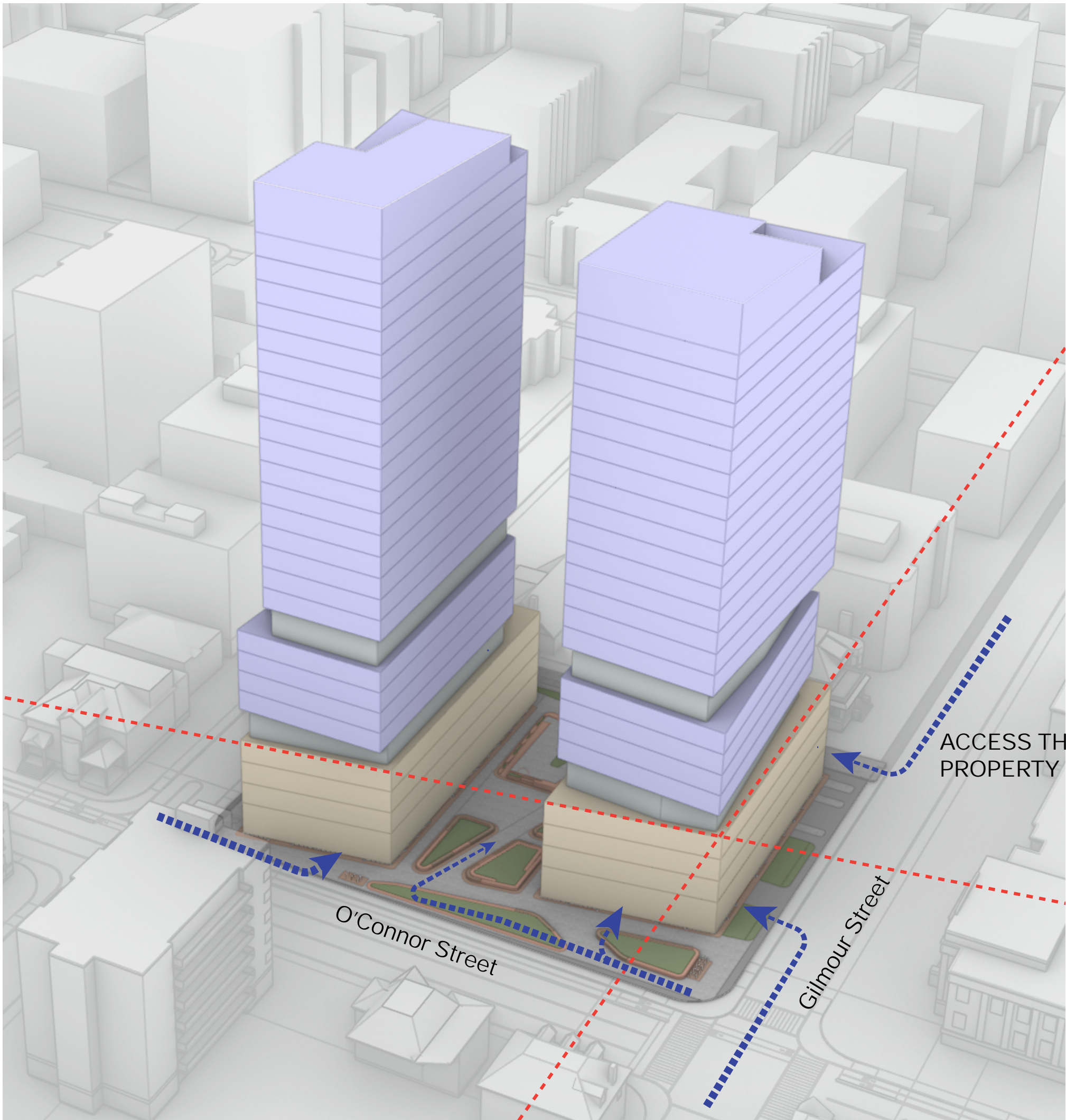
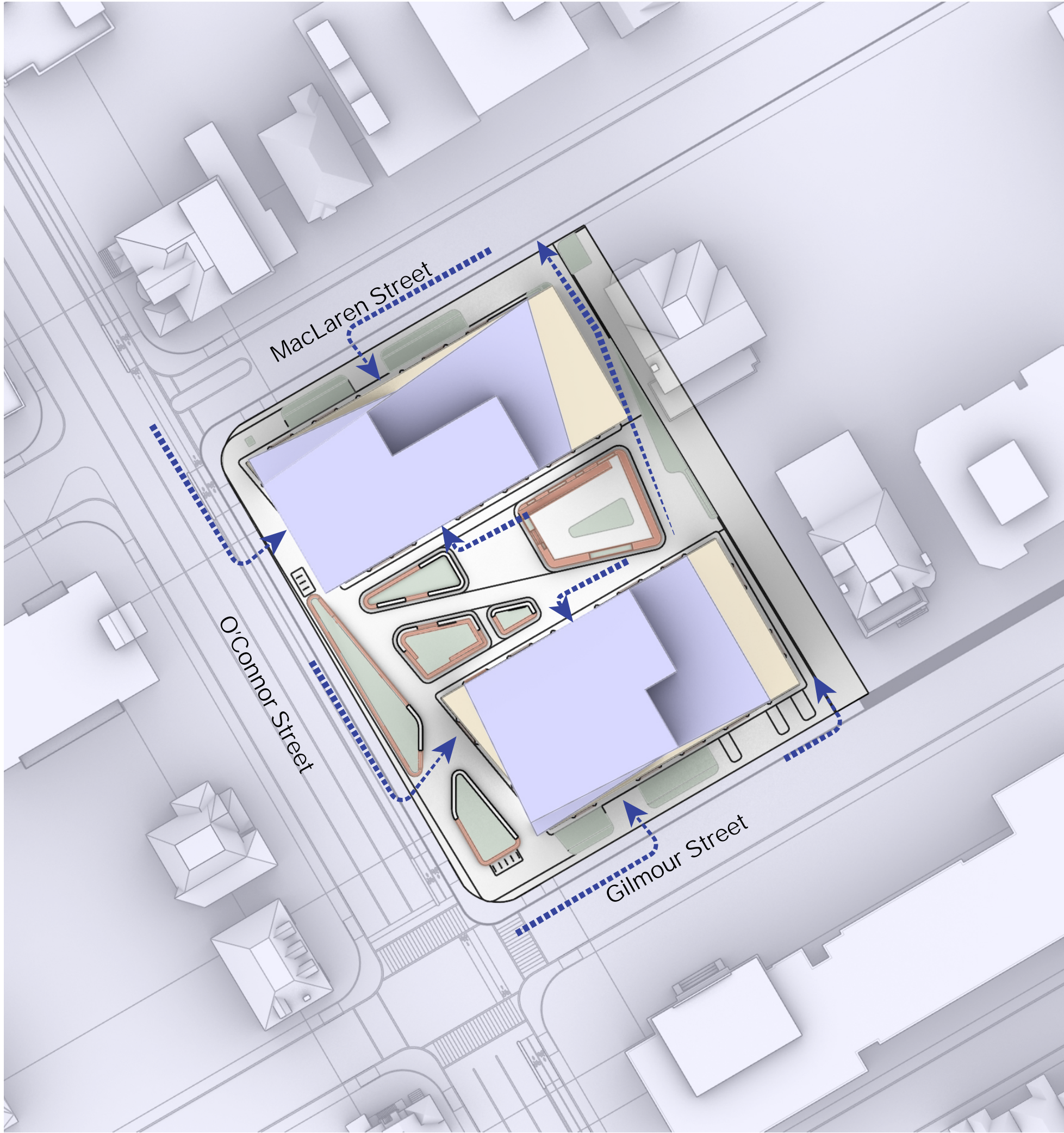
The heritage qualities surrounding 267 O'Connor Street contribute to the area's unique character, blending historical architecture with the evolving urban landscape.

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.



267 O'CONNOR STREET

CONTEXT ANALYSIS_CENTERTOWN, OTTAWA



- Neighbourhood axis
- Entrances
- Podium with Heritage Facade
- Residential Towers
- Public Green pace

267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_SOUTH/WEST CORNER

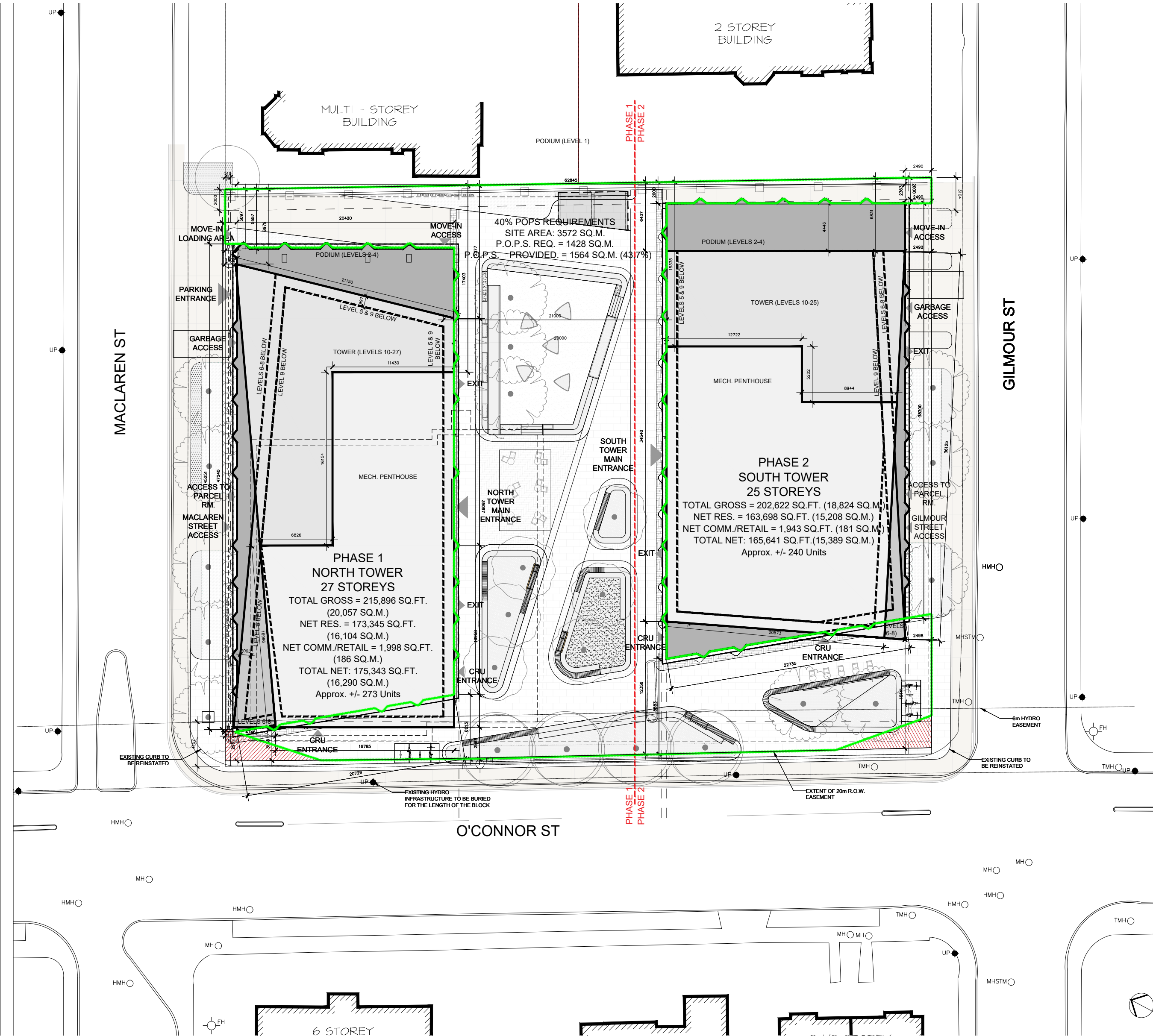


O'CONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

ARCHITECTURAL APPROACH_SITE PLAN



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_NEIGHBORING CONTEXT



1 - 413 Lewis Street



3 - Swimming Canada 307 Gilmour Street



4 - 295 Gilmour Street



8 - 285 Metcalfe Street



6 - Scrivenhall 270 MacLaren Street



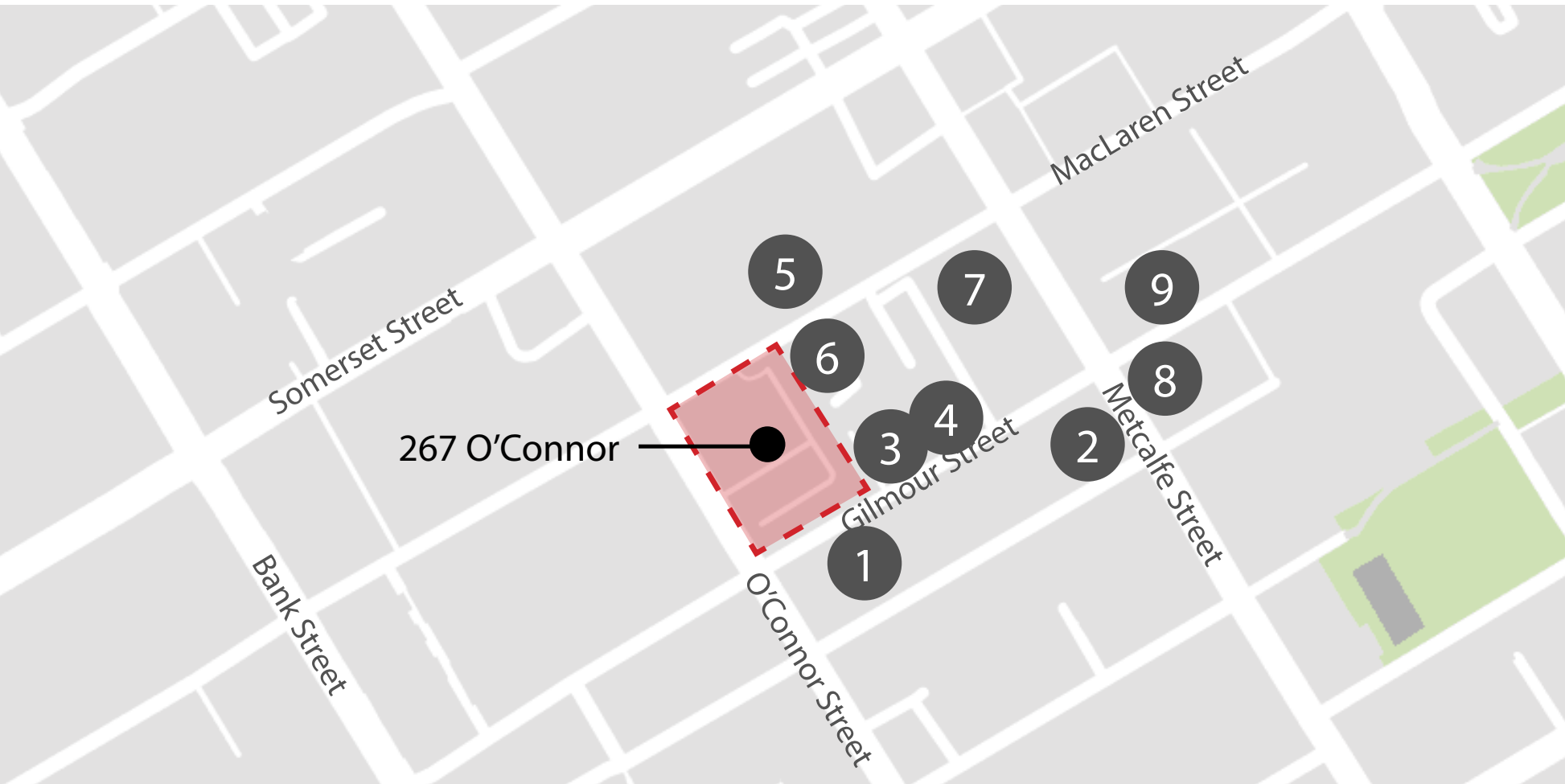
7 - 260-262 Metcalfe Street



2 - First Church of Christ, Scientist 288 Metcalfe Street



5 - National Association of Friendship Centre 275 MacLaren Street

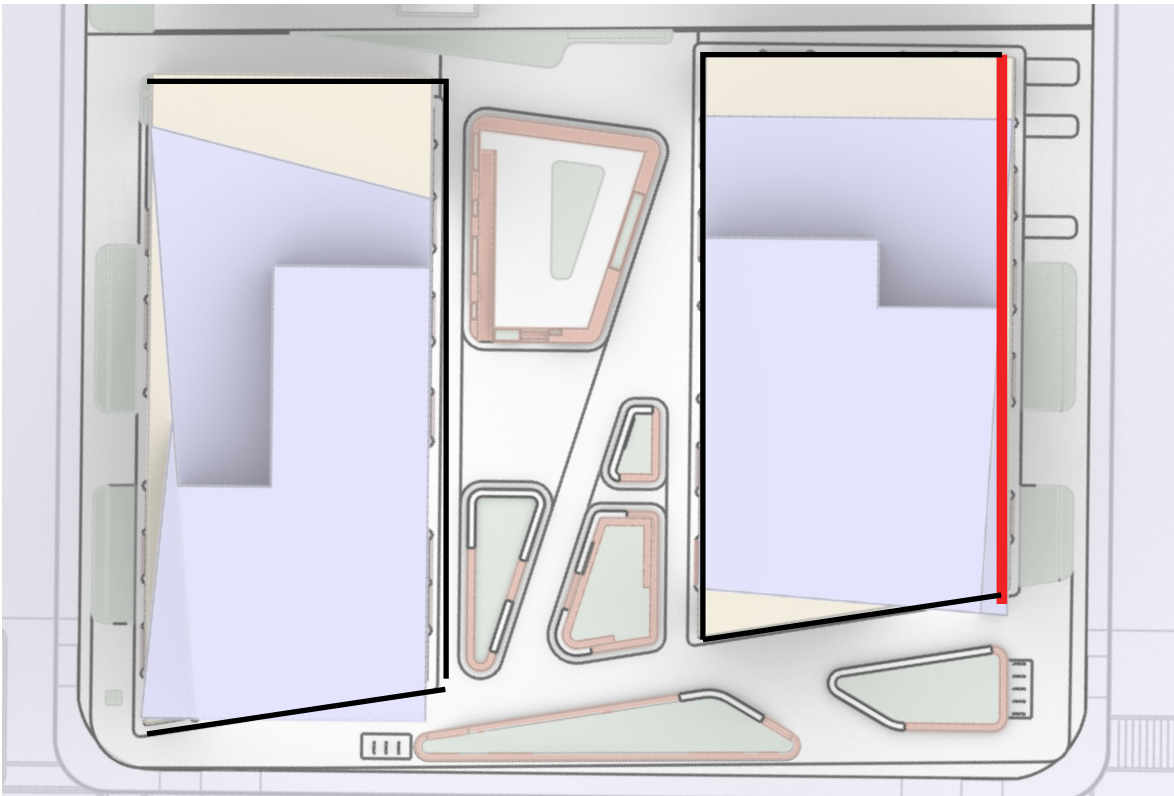


9 - Public Service Alliance of Canada 233 Gilmour Street

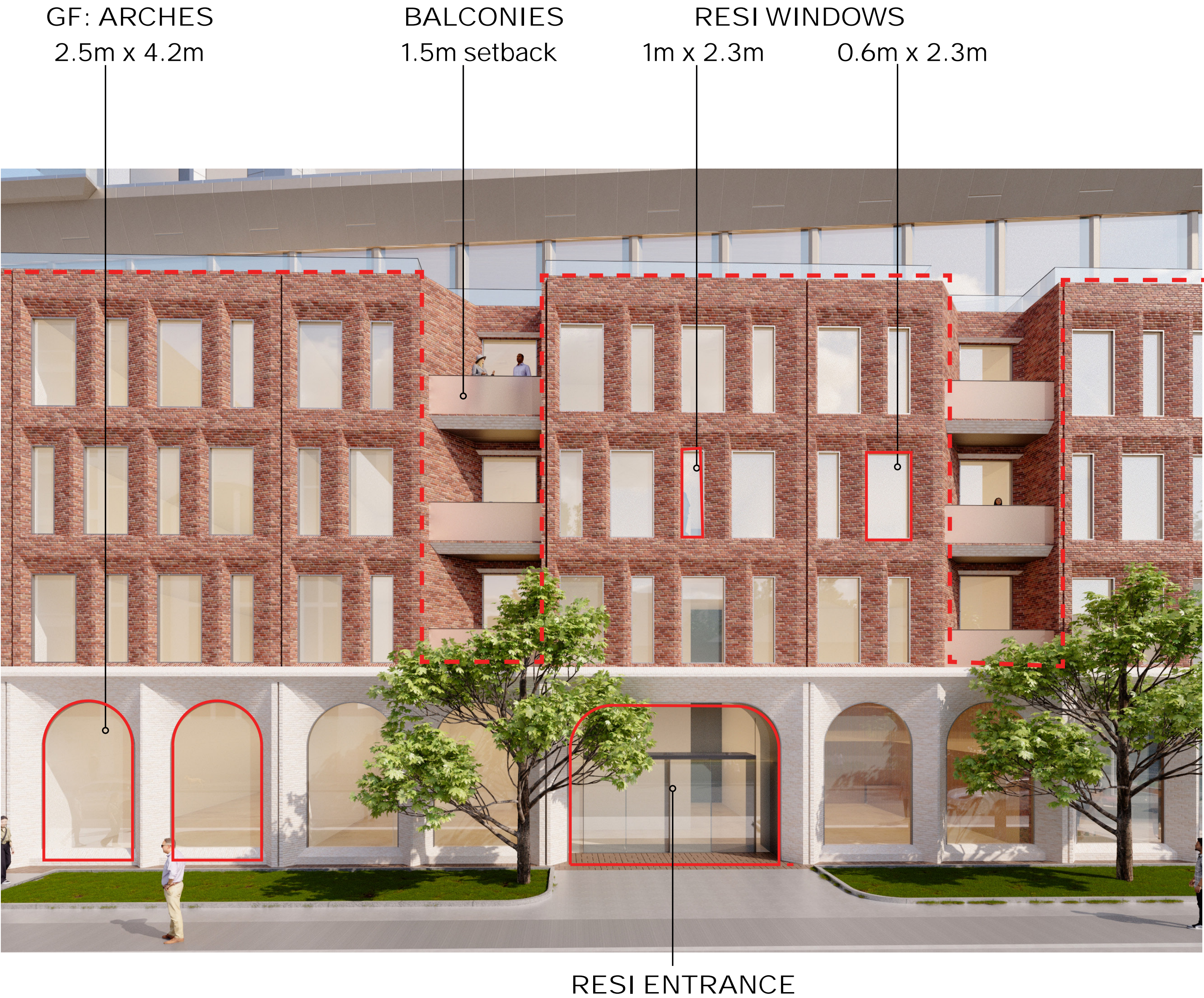
267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

GILMOUR FACADE



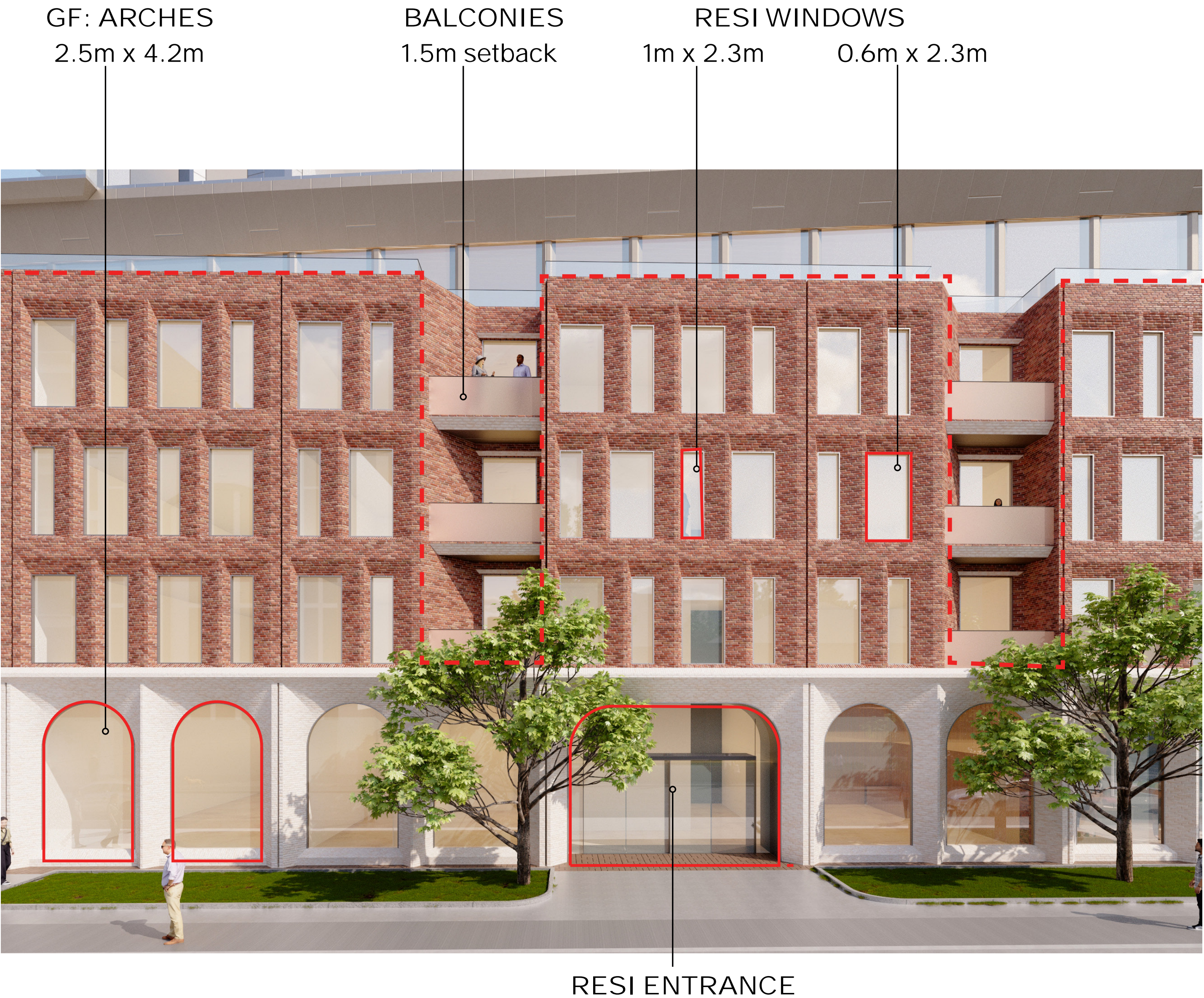
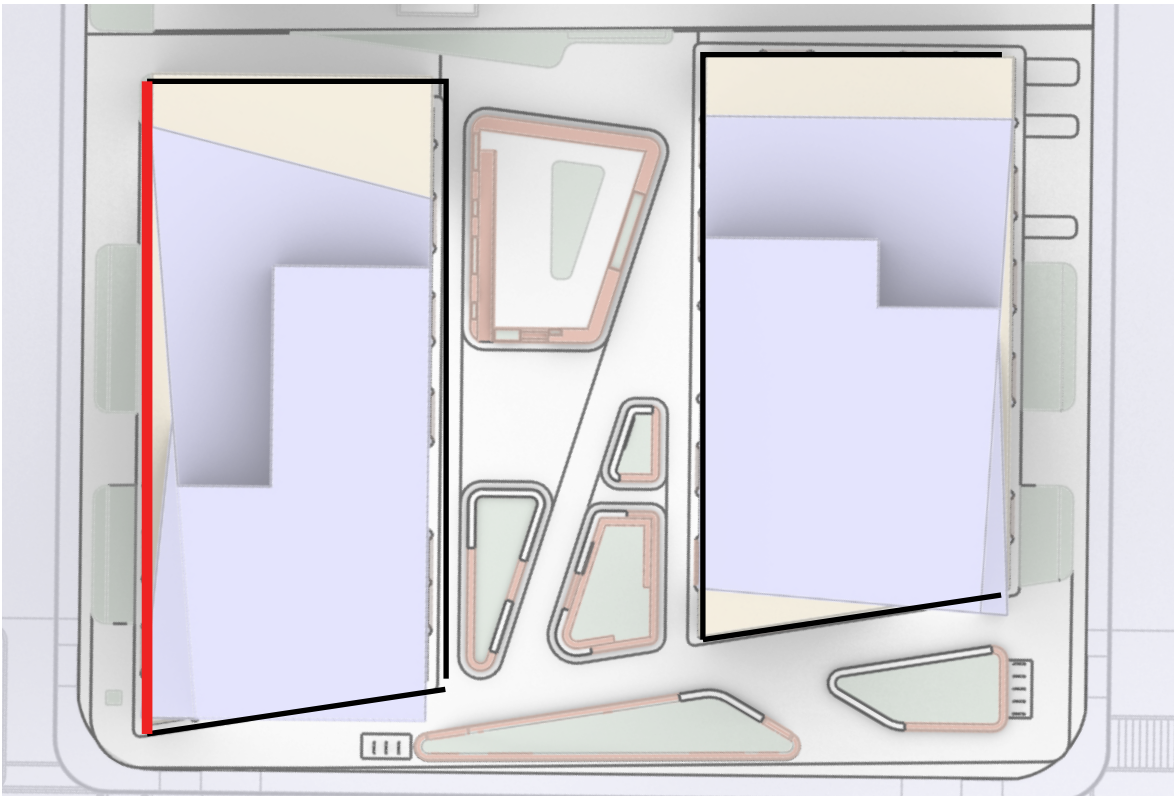
GILMOUR STREET



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

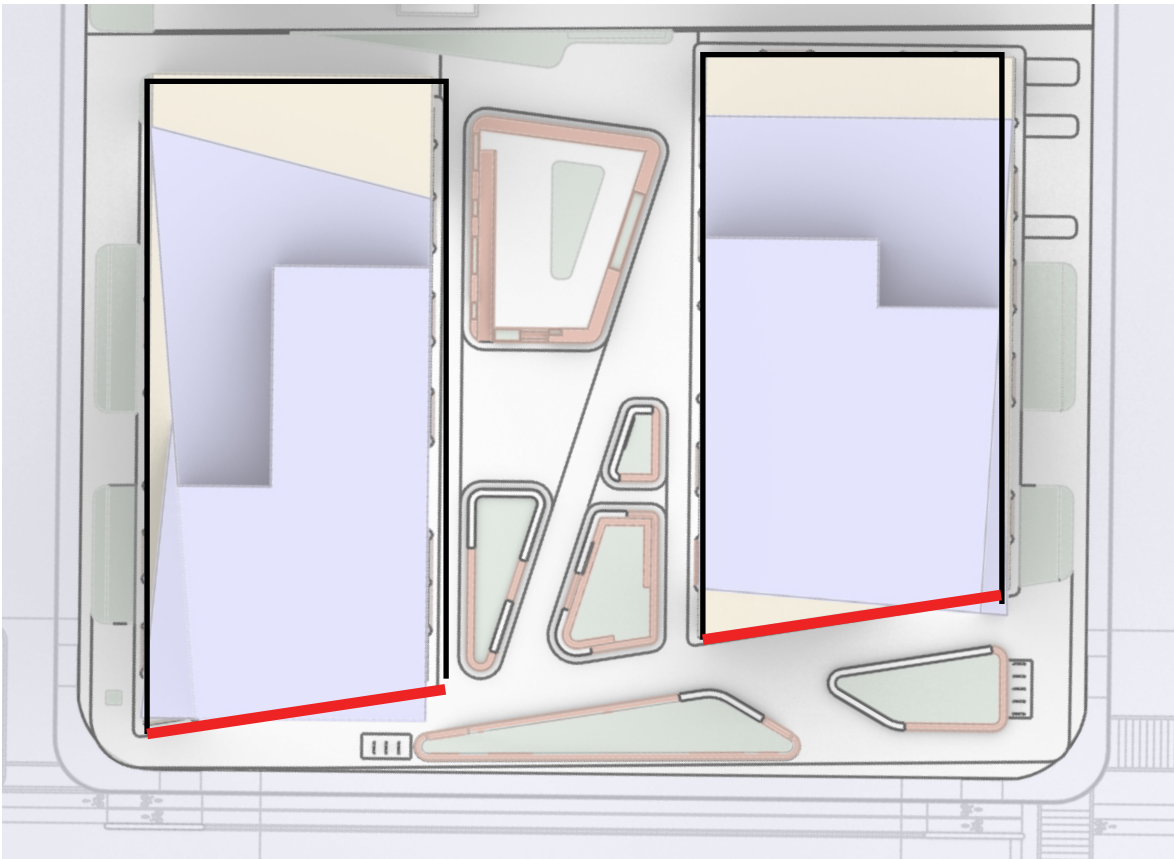
MACLAREN FACADE



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

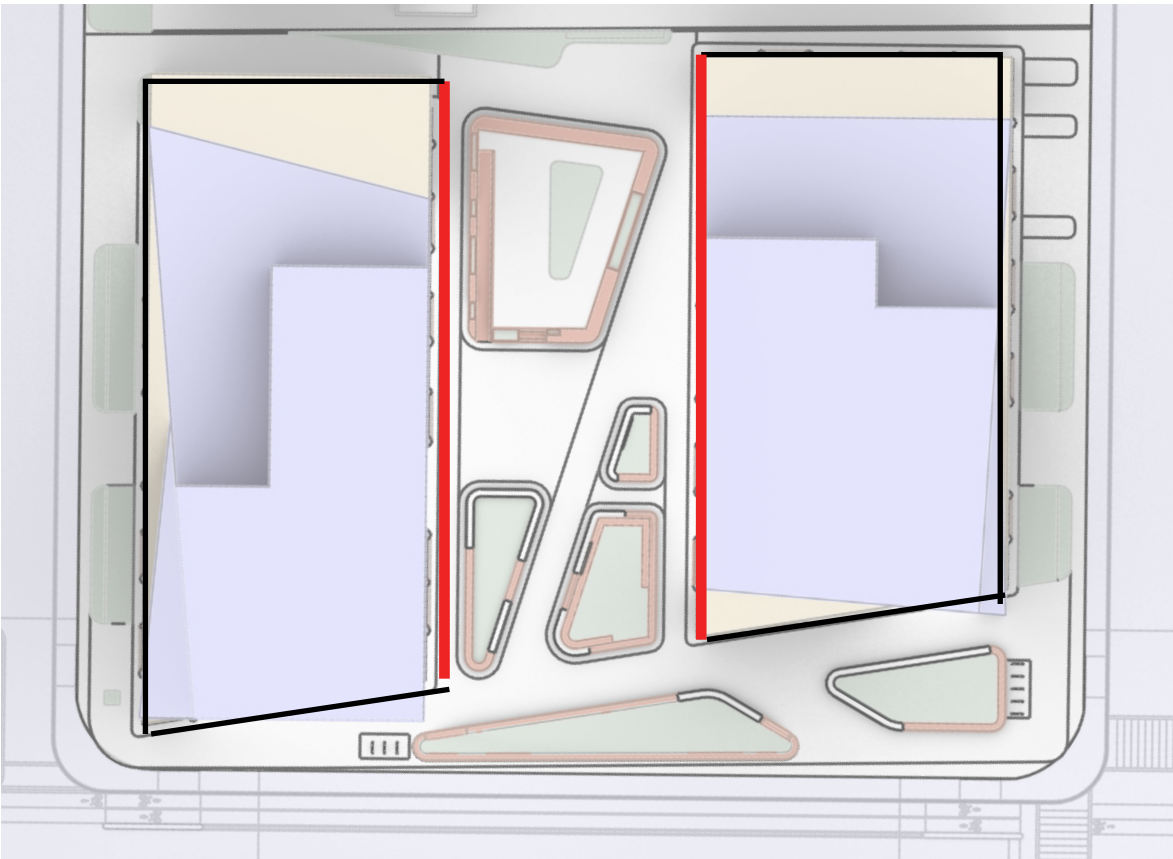
O'CONNOR FACADE



PUBLIC ENTRANCES
2.5m x 4.2m



COURTYARD FACADE



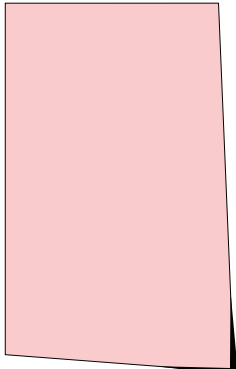
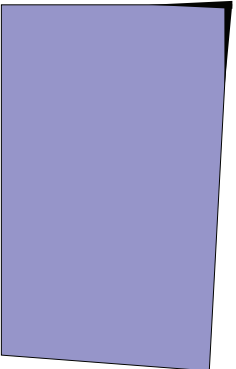
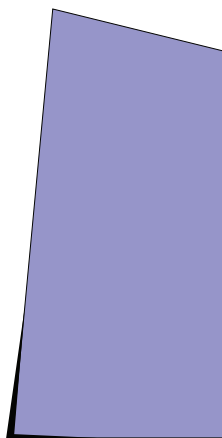
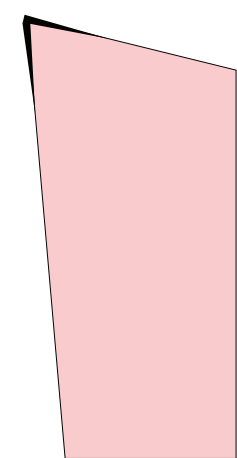
RESI WINDOWS
1m x 2.3m 0.6m x 2.3m
GF: ARCHES
2.5m x 4.2m



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_MASSING BREAKDOWN

Floor area per slab
approx. 750 m²



RESI PLATE TYPE 01
L11-27

RESI PLATE TYPE 02
L11-25

RESI PLATE
L10

RESI PLATE
L10

RESI PLATE TYPE 02
L6-9

RESI PLATE TYPE 01
L6-9

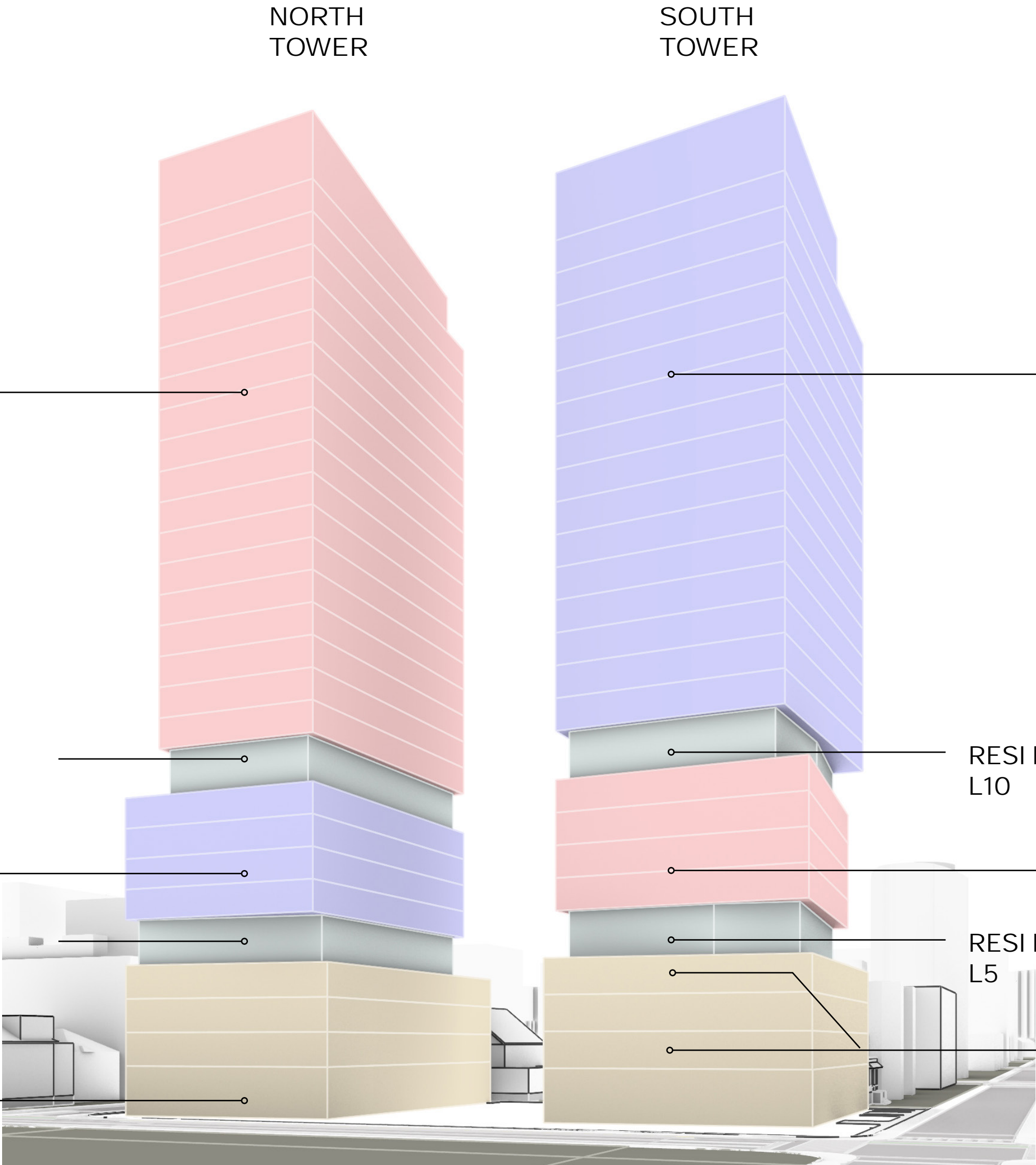
RESI PLATE
L5

RESI PLATE
L5

PODIUM
L1

RESI PODIUM
L2-4

TOTAL GFA:
418,518 sq. ft. / 38,881 m²



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_NORTH/WEST VIEW

MACLAREN
STREET



O'CONNOR
STREET

267 O'CONNOR STREET

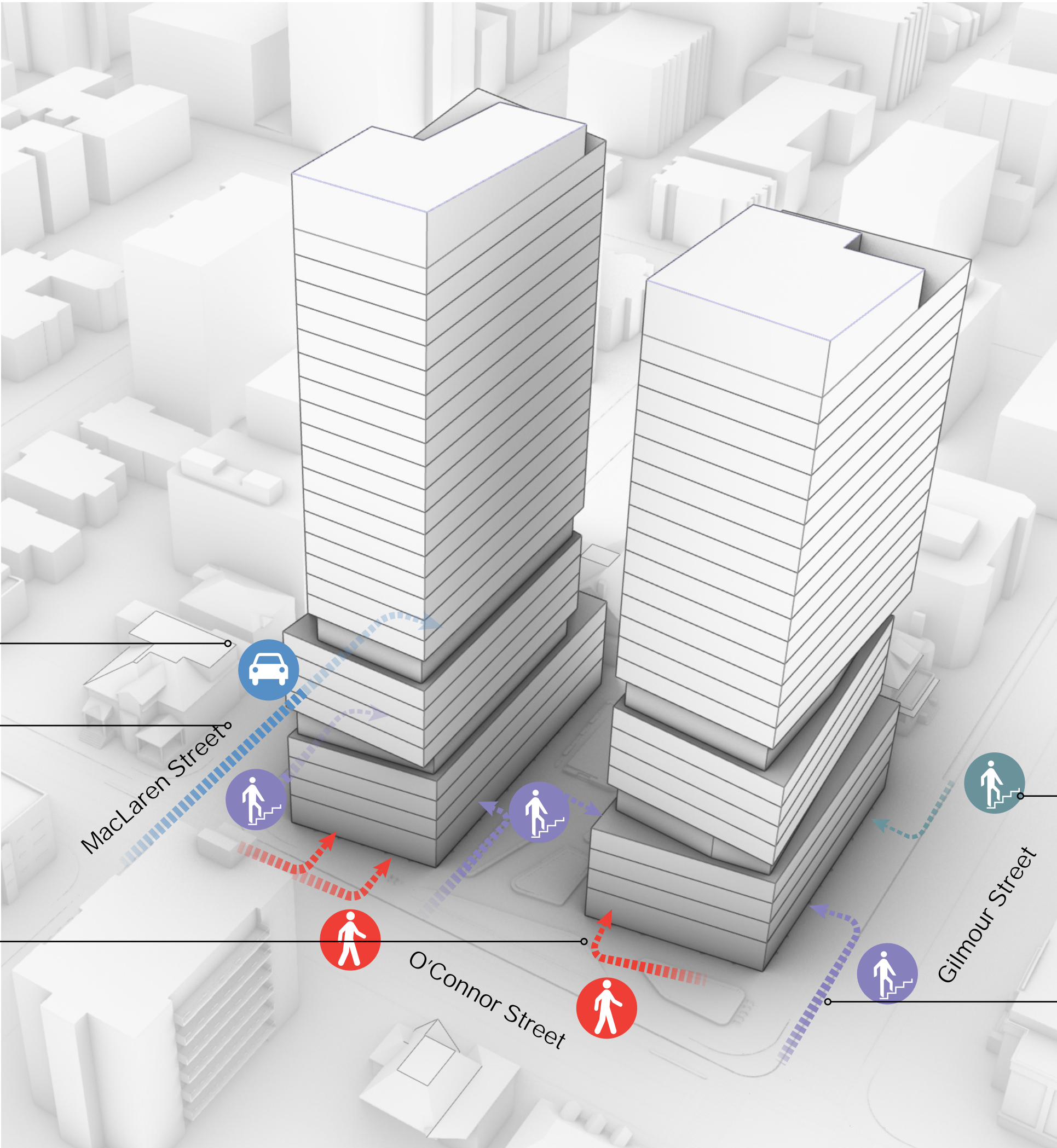
ARCHITECTURAL APPROACH_ACCESSIBILITY



Car Parking

Residence Entrance

Public Entrance



Site Access



Move-In Access

Residence Entrance



267 O'CONNOR STREET

ARCHITECTURAL APPROACH_RESIDENTIAL ACCESS FROM MACLAREN



267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

POPS_COURTYARD



267 O'CONNOR STREET

POPS_COURTYARD

O'CONNOR
STREET



MACLAREN
STREET

267 O'CONNOR STREET

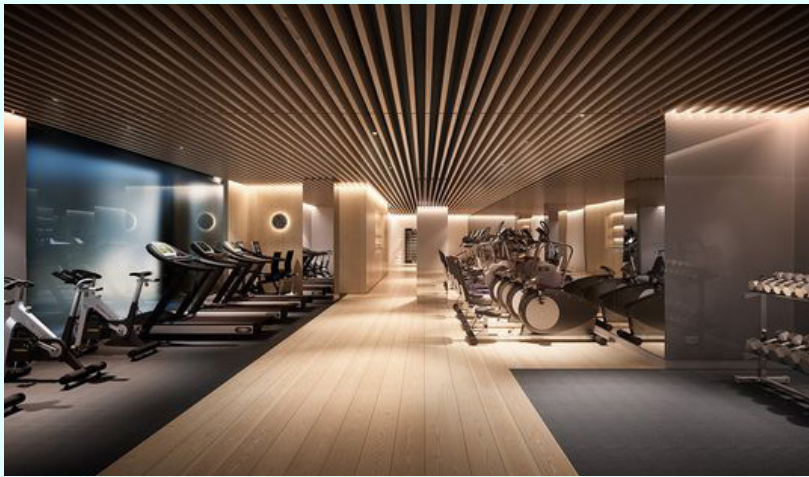
PODIUM_COMMUNITY PROGRAM ELEMENTS



F&B



community cafes



HEALTHY LIVING



gym, fitness center
yoga studio
community health check



POPS



outdoor public courtyard, for the
community and residents



ARTS / CULTURE



integration of community
art exhibitions, both interior
and exterior



CO-
WORKING



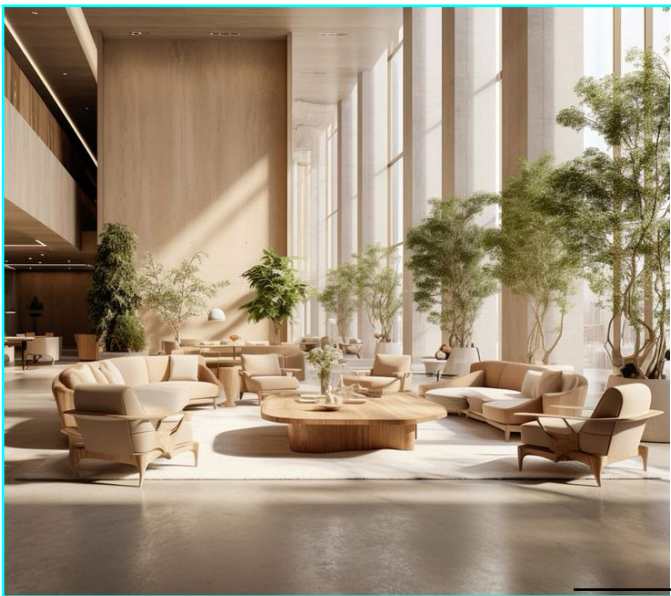
co-working spaces
gathering spaces

267 O'CONNOR STREET

PODIUM_PUBLIC/PRIVATE COMMUNAL SPACES

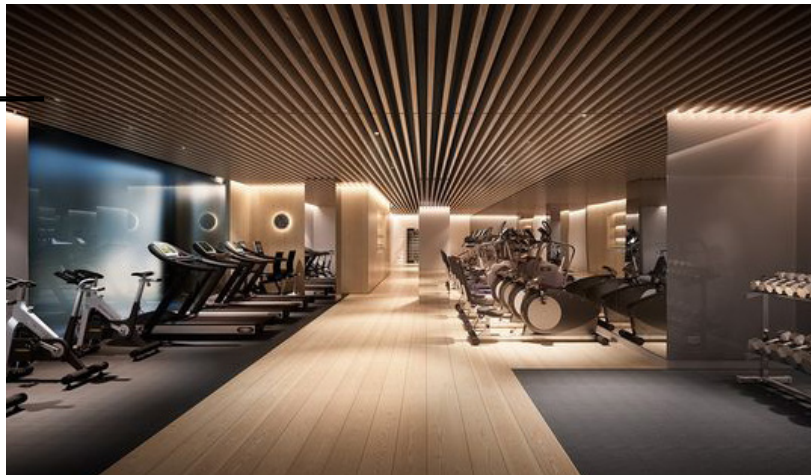
Public Private

Interior Private Amenities



lounge / co-working

Interior Private Amenities



gym

Commercial/ Retail

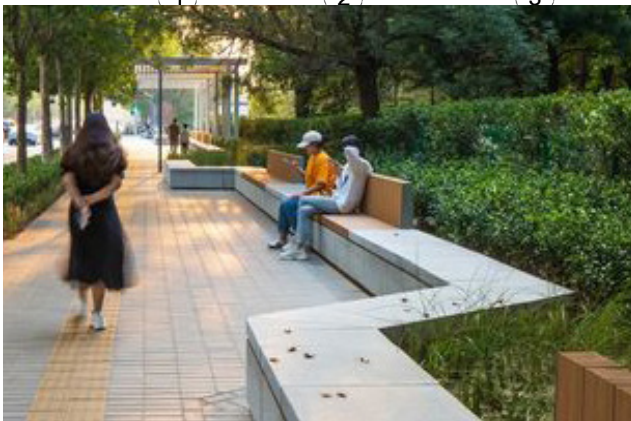


cafe/lounge

Commercial Retail



cafe / co-working



Community Garden and Plaza

Private Entrance



267 O'CONNOR STREET

PODIUM_VIEW POINTS_S/W CORNER

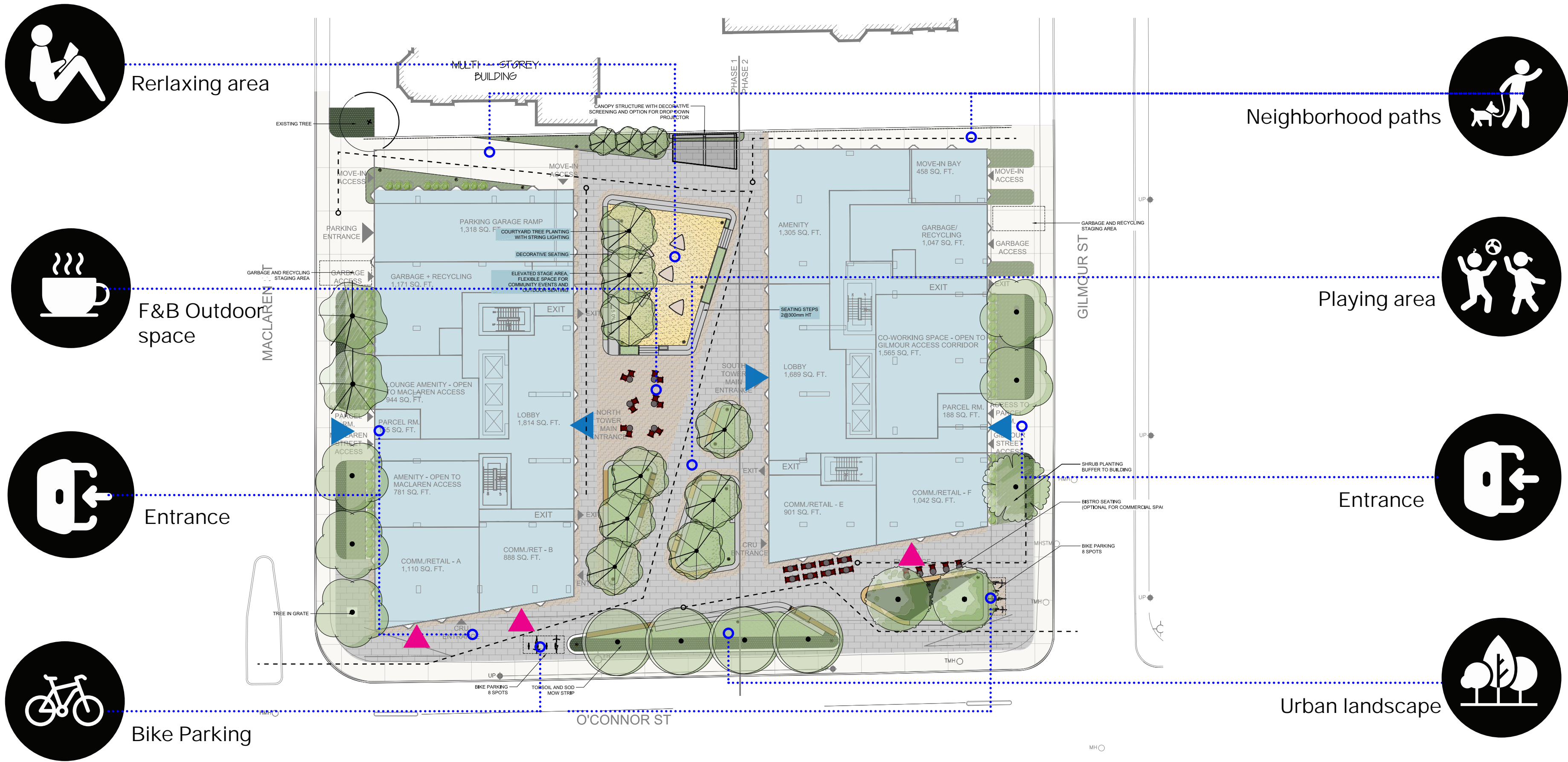


O'CONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

PODIUM_LANDSCAPE



267 O'CONNOR STREET

PODIUM_LANDSCAPE

Through Access to the East



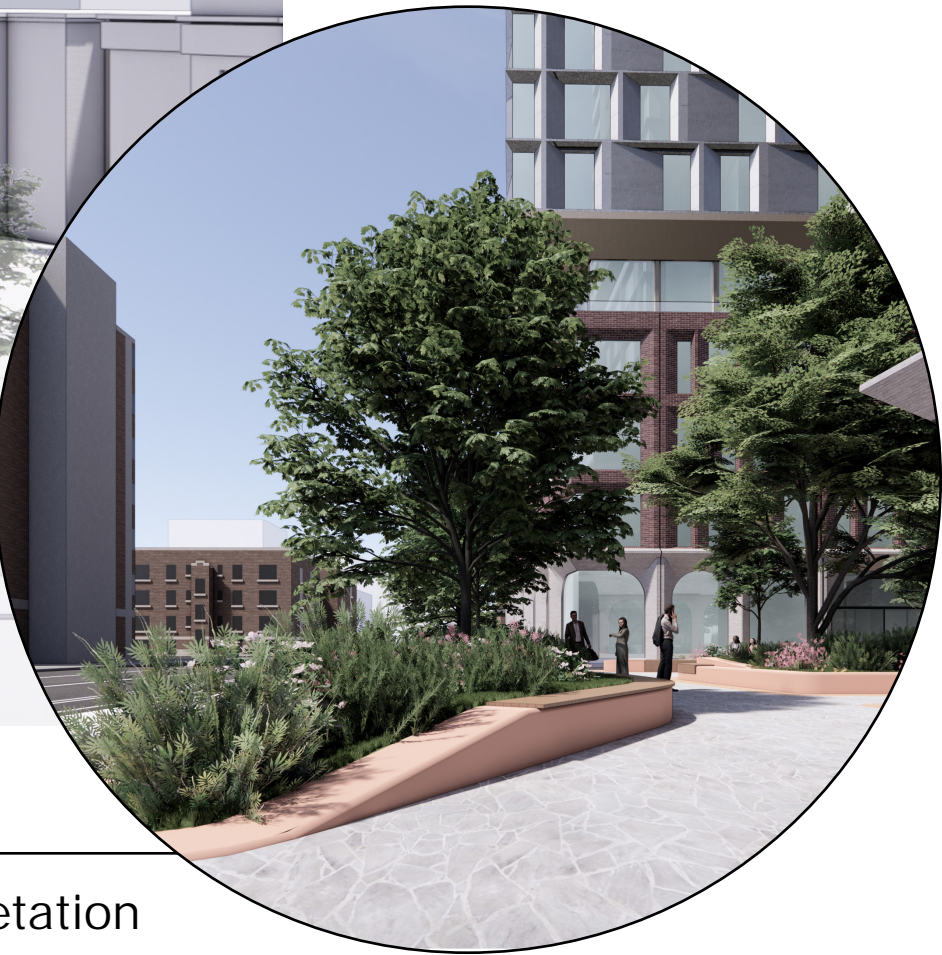
Merging into Urban Landscape



Integrated Seating

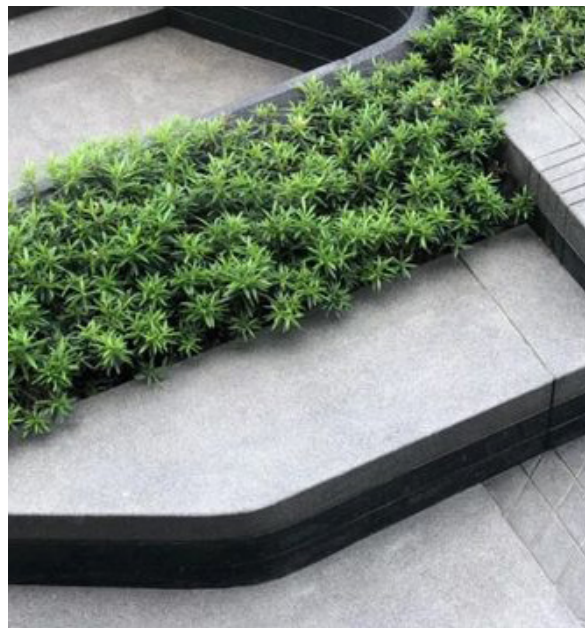
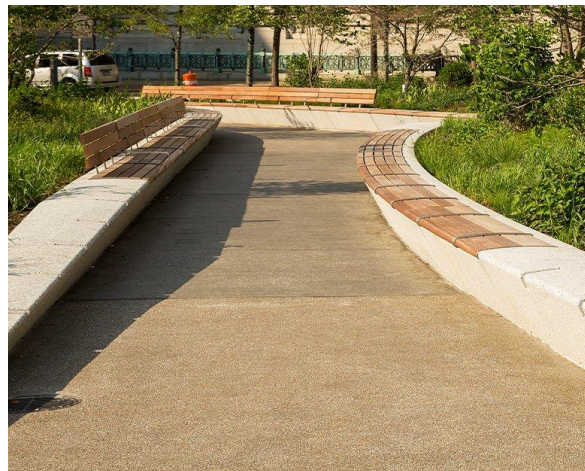


Integrated Vegetation



267 O'CONNOR STREET

PODIUM_LANDSCAPE



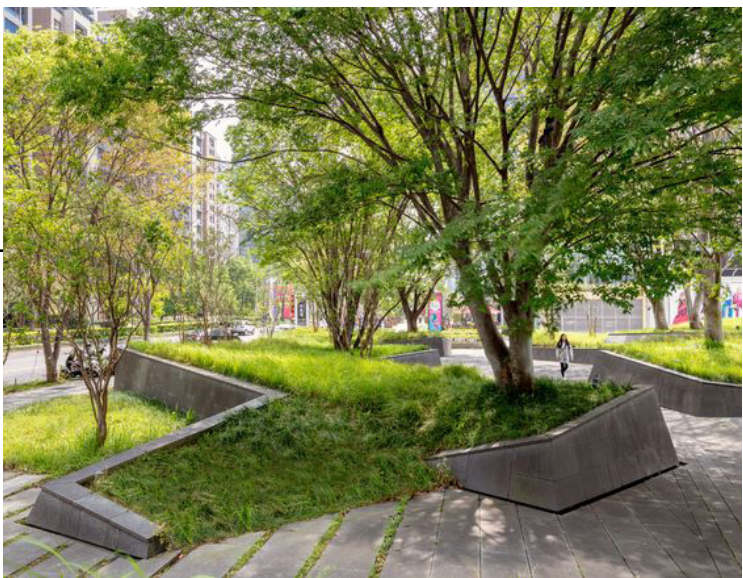
Integrated Seating



Blended Greenscapes



East Property Line Sculptural Fence

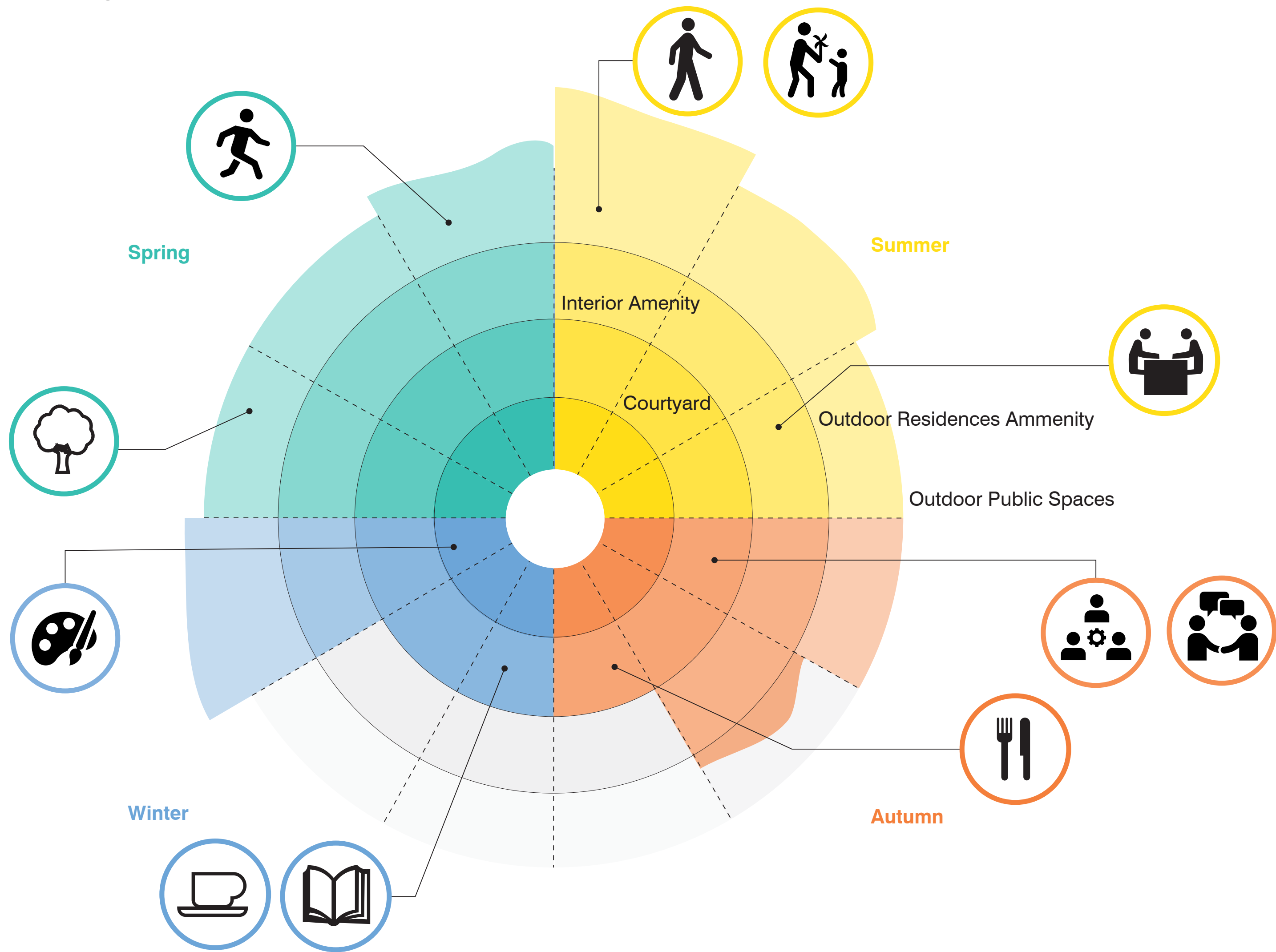


Integrated Vegetation



267 O'CONNOR STREET

PUBLIC REALM_COMMUNITY PROGRAM ELEMENTS



365 Days of Active Community Programs

267 O'CONNOR STREET

PODIUM_VIEW POINTS_S/W CORNER



O'CONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

PODIUM_VIEW POINTS_OCONNOR FACADE



267 O'CONNOR STREET

PODIUM_VIEW POINTS_GILMOUR STREET FACADE



267 O'CONNOR STREET

- 1_ UNStudio
- 2_ Redesign
- 3_ Vision
- 4_ Context Analysis
- 5_ Architectural Approach
- 6_ POPS
- 7_ Tower Approach
- 8_ Sustainability Approach



267 O'CONNOR STREET

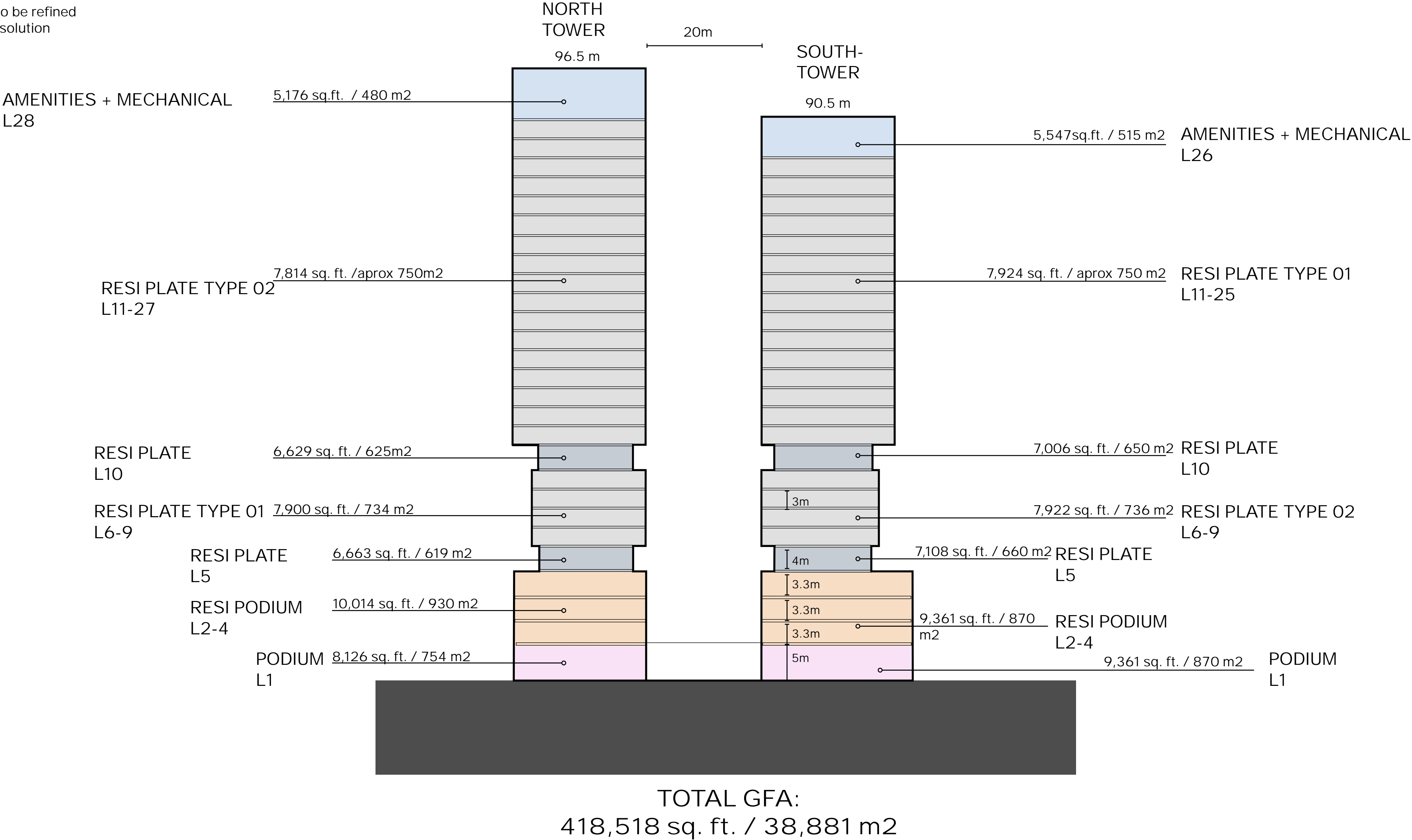
VIEWS_EAST



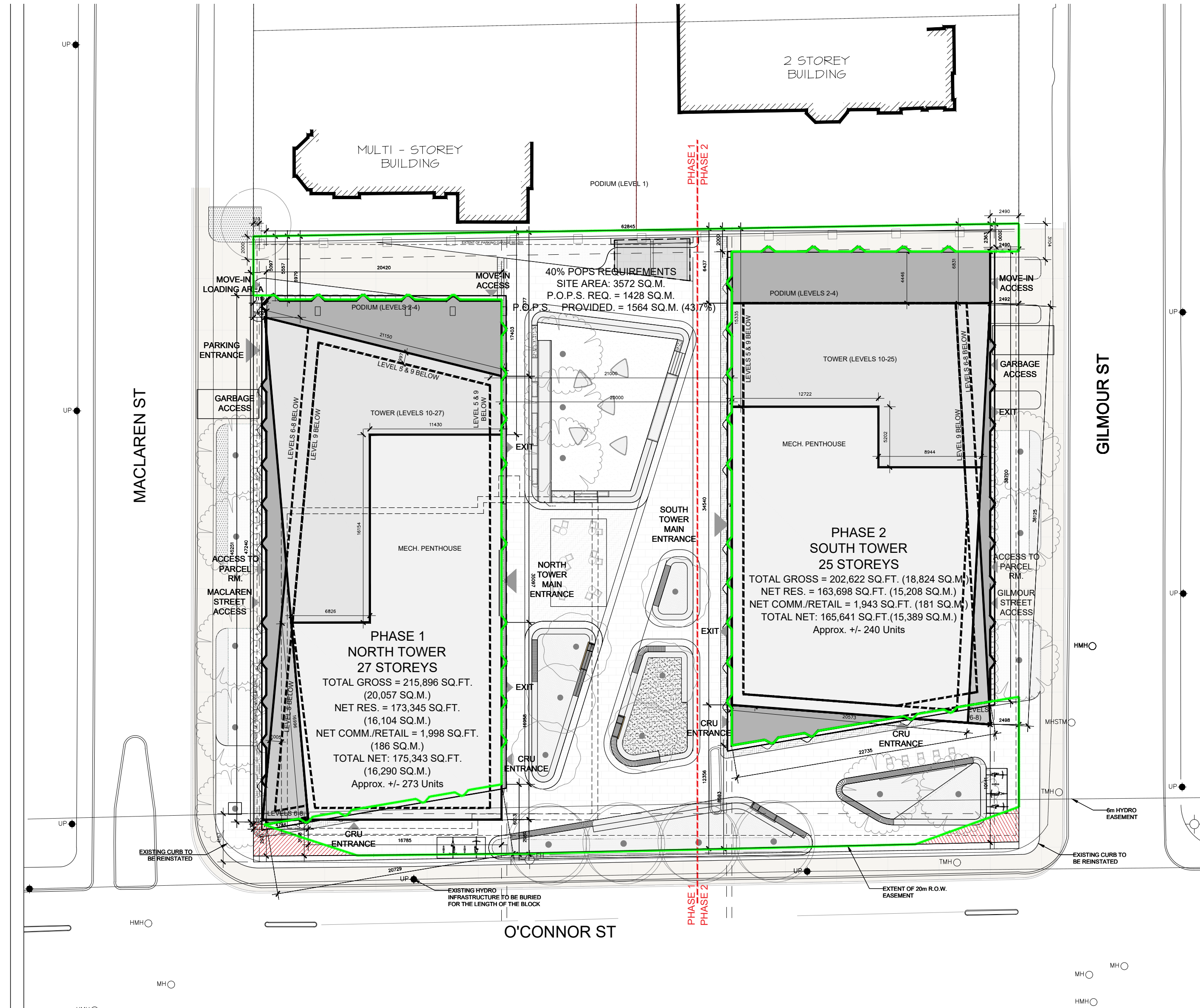
267 O'CONNOR STREET

PROGRAM

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

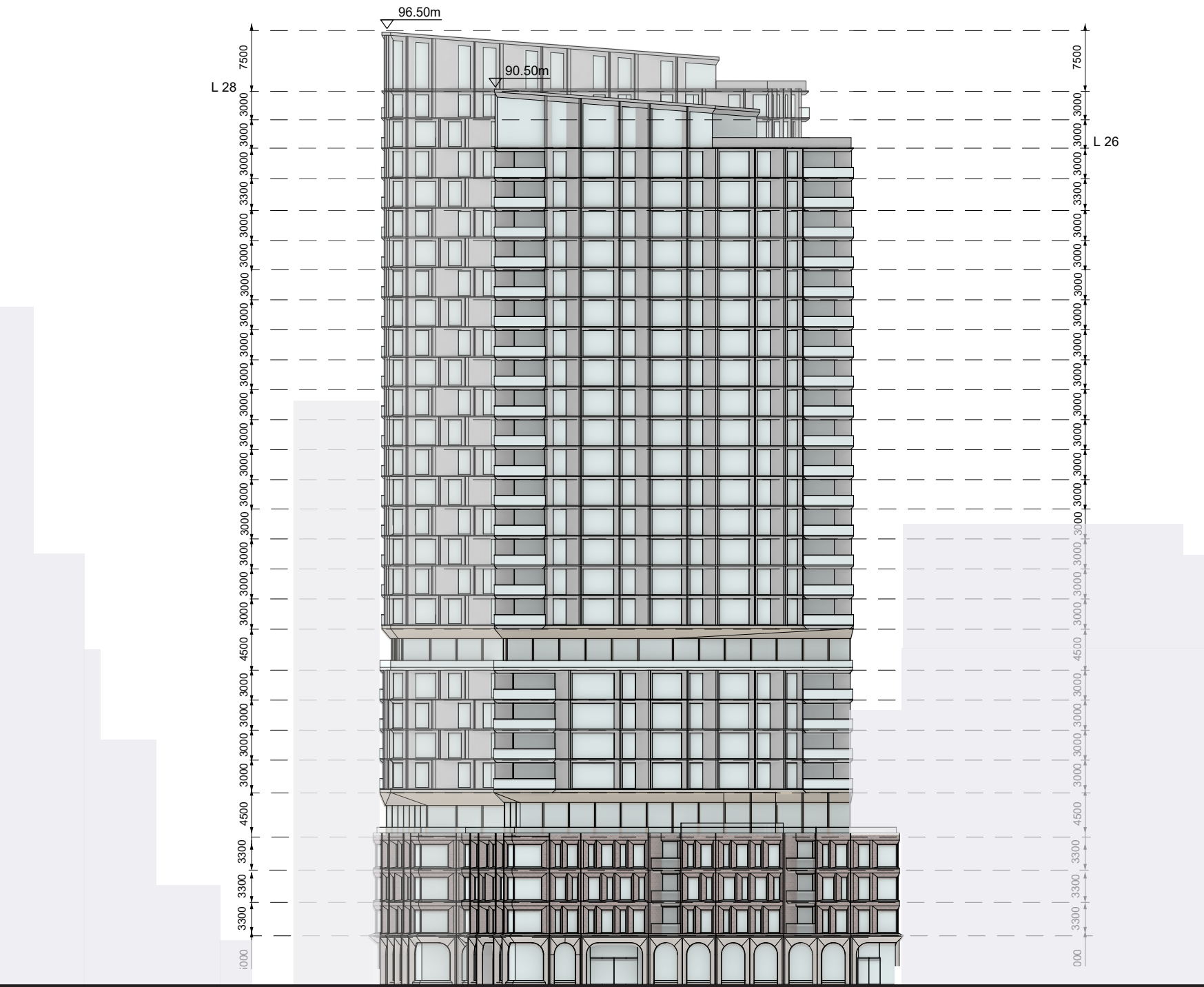


Plan_Level 01

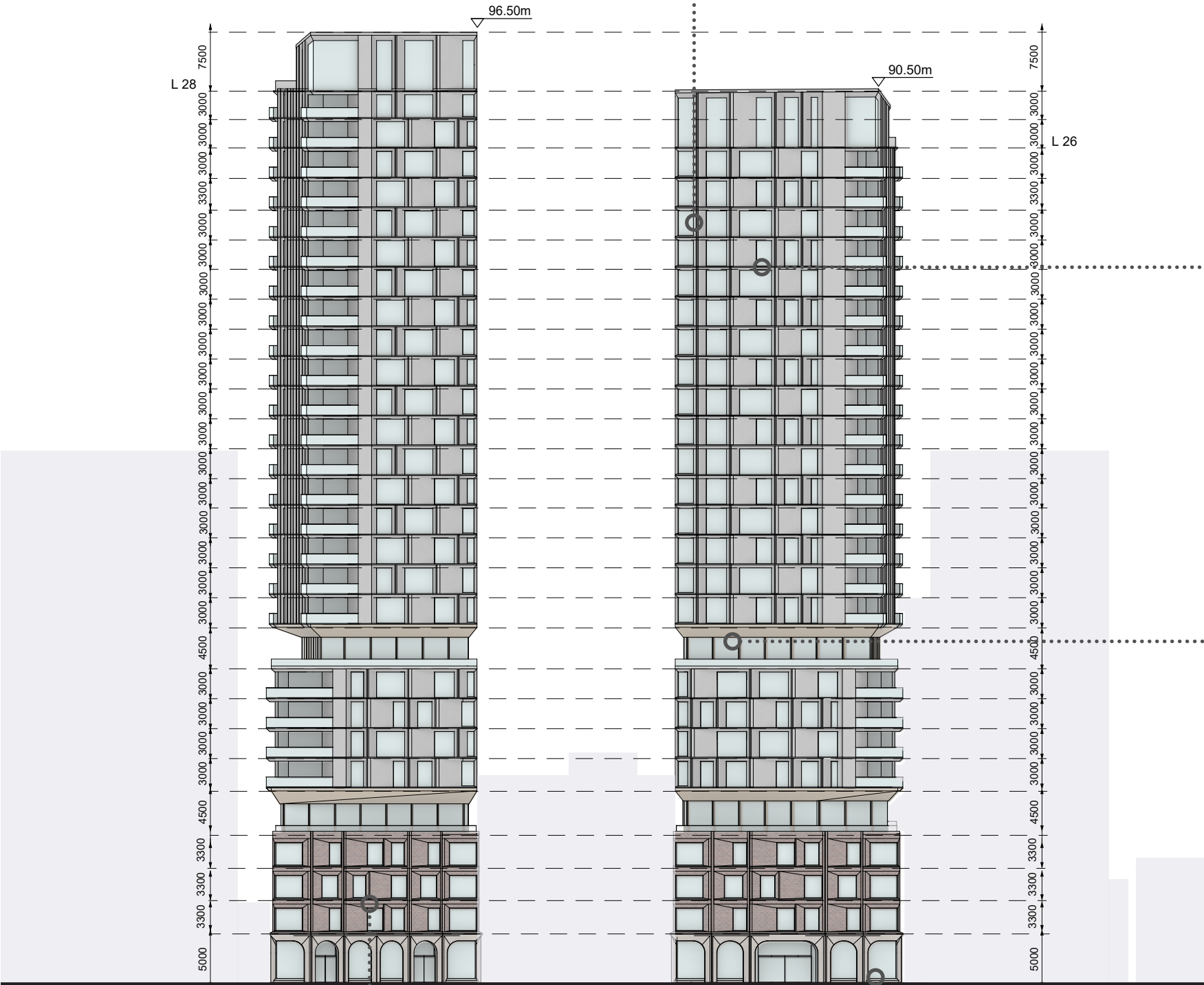


267 O'CONNOR STREET

ELEVATIONS AND MATERIALTY

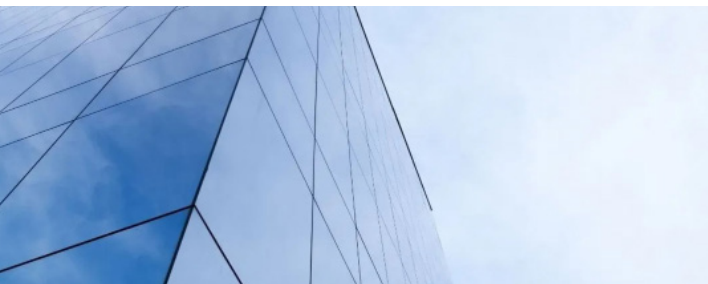


ELEVATION_WEST

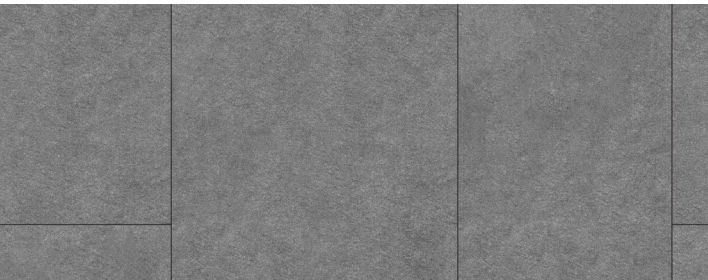


ELEVATION_SOUTH

Glazing:
Transparent Glass



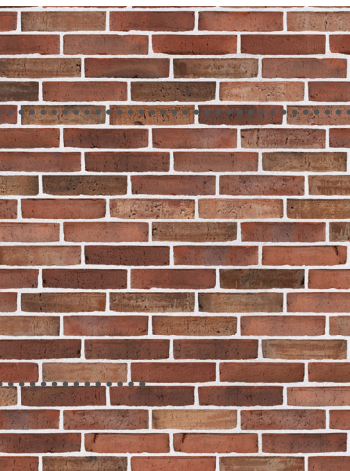
Tower Facade:
Grey Ceramic Panels



Tower Soffits:
Warm Ceramic Panels



Podium L02-04:
RED BRICK



Podium L01
LIGHT BRICK



267 O'CONNOR STREET

- 1_ UNStudio
- 2 _ Redesign
- 3 _ Vision
- 4 _ Context Analysis
- 5 _ Architectural Approach
- 6 _ POPS
- 7 _ Tower Approach
- 8_ Sustainability Approach



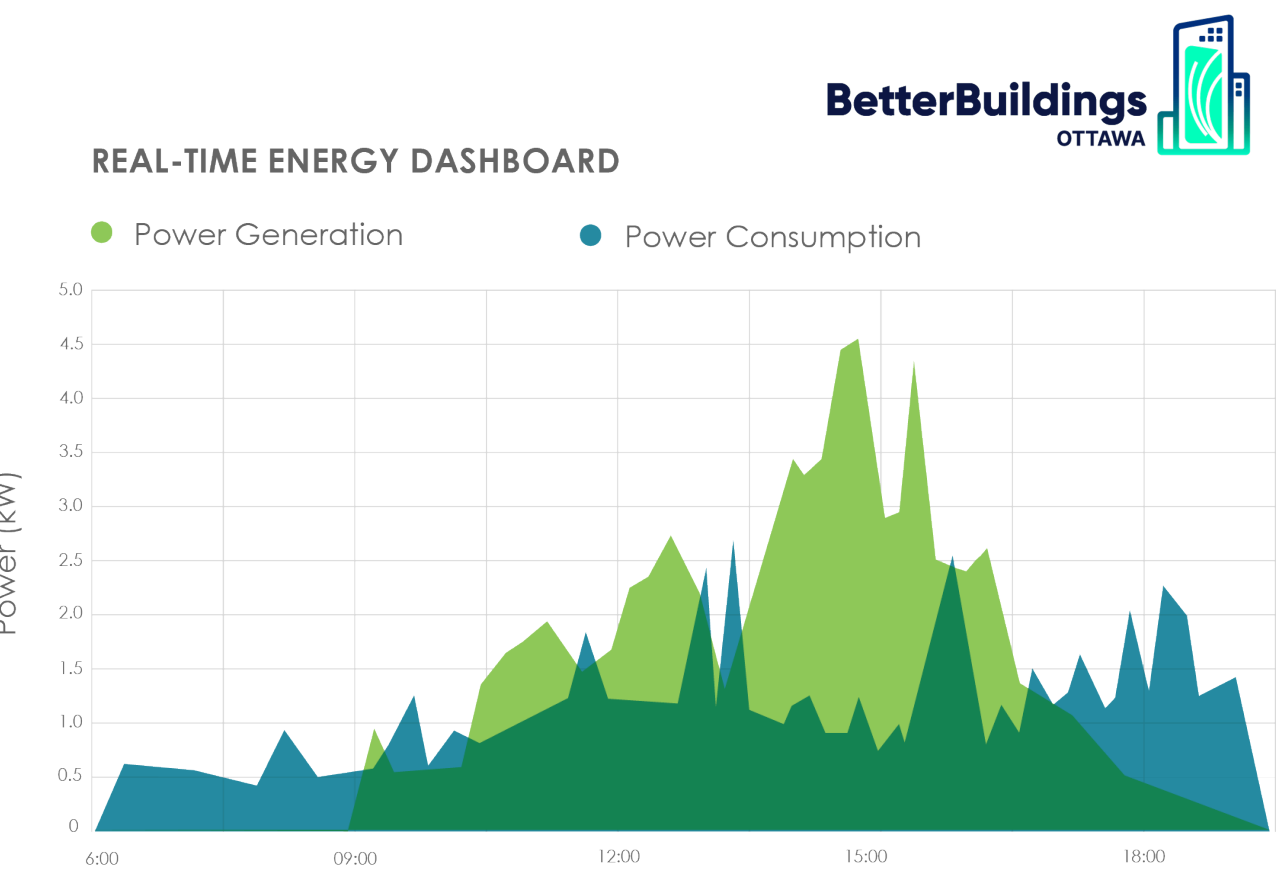
267 O'CONNOR STREET

SUSTAIANABILITY_STRATEGY

O1

High Performance Building

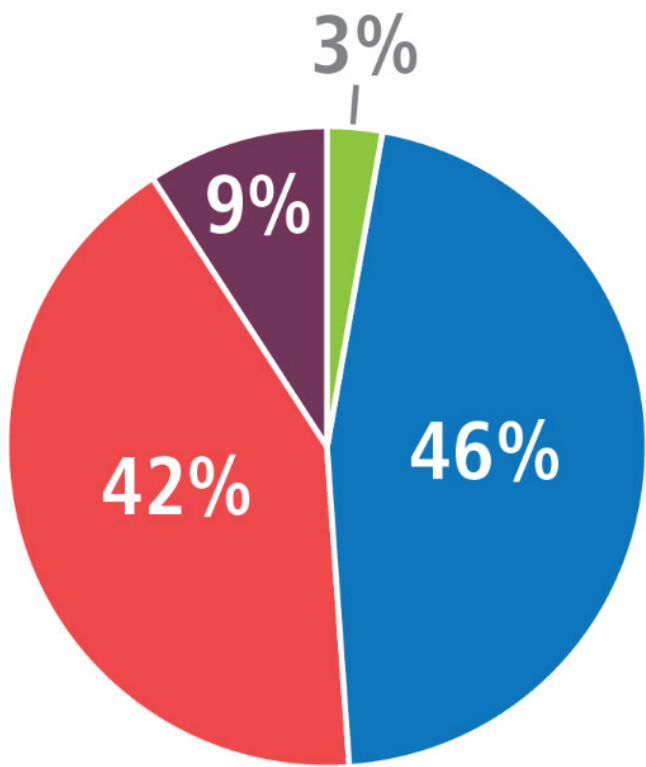
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard
- Commit to the City of Ottawa's High Performance Development Standard Tier 1



O2

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



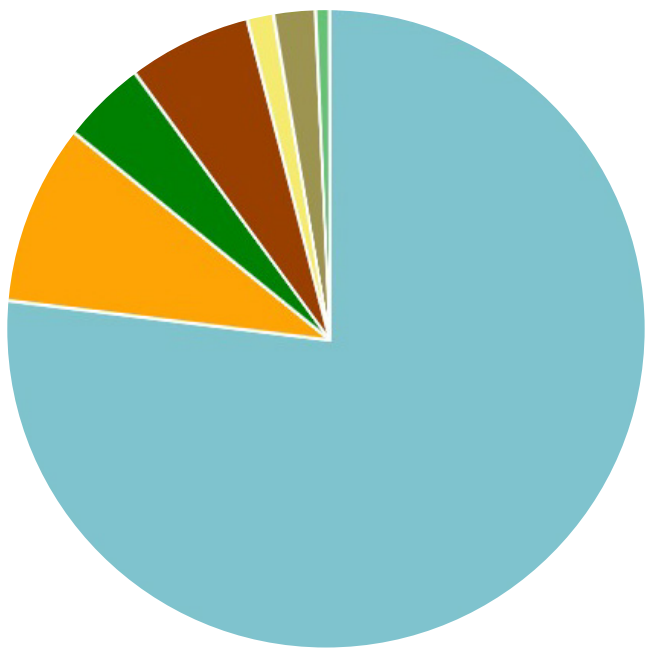
Total emisissions in Ottawa

- Buildings
- Transportation
- Waste
- Agriculture

O3

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

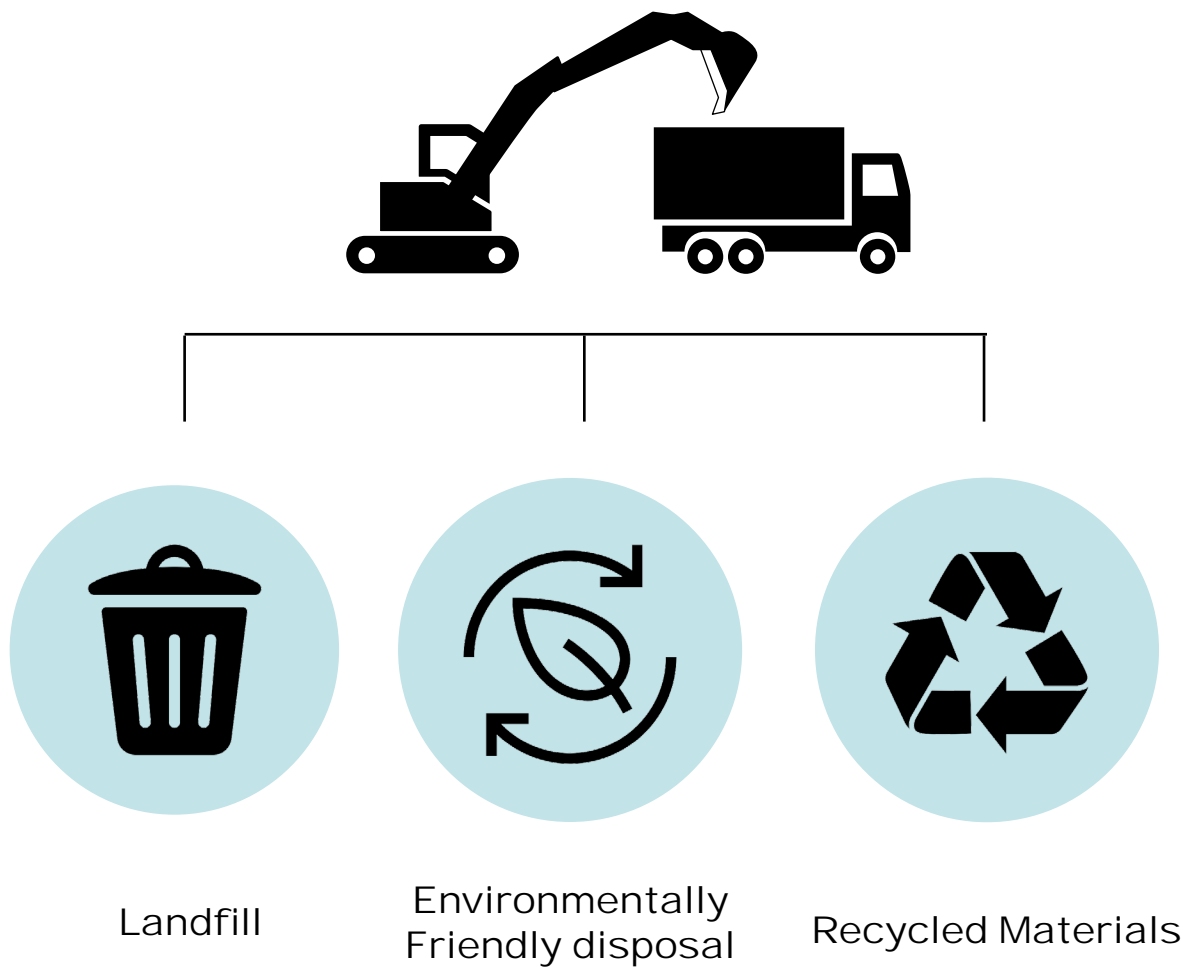


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%

O4

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

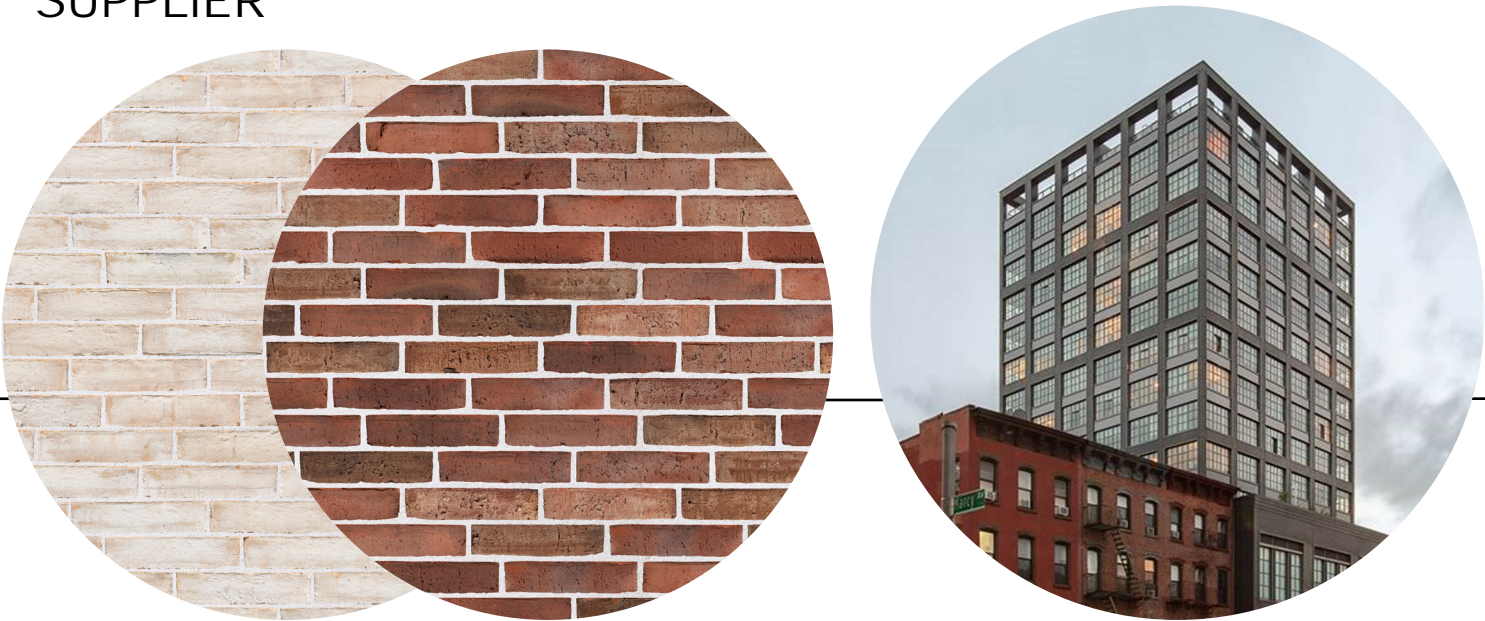
SUSTAIANABILITY_MATERIAL SELECTION AND SOURCING



REFERENCES



SUPPLIER



Masonry Brick
Producer: Sioux City

HERITAGE FACADE

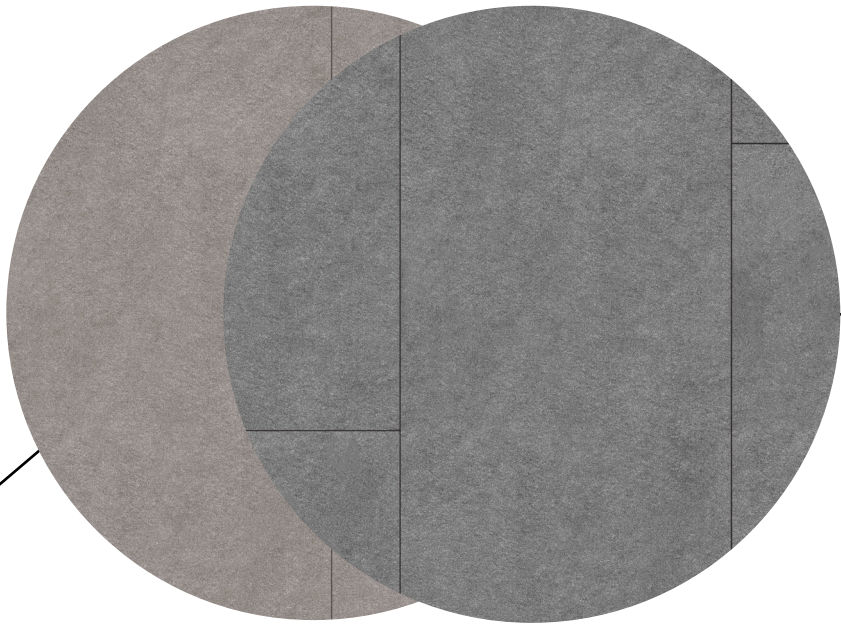


267 O'CONNOR STREET

SUSTAIANABILITY_MATERIAL SELECTION AND SOURCING



MATERIAL



Ceramic System panels
Producer: Ceramitex®

OPTION 01

REFERENCES



Aluminium panels
Producer: Mitrex

OPTION 02

RESIDENCE TOWERS



uns United
Network
Studio

 **HOBIN**
ARCHITECTURE

TAGGART
REALTY MANAGEMENT

Thank you!

