267 O'CONNOR STREET

SDRP MEETING #3

JULY, 2025

United Network Studio · HOBIN ARCHITECTURE · TAGGART REALTY MANAGEMENT · CSW · FOTENN

267 O’CONNOR STREET

1_ UNStudio

2_ Redesign

3_ Vision

4_ Context Analysis

5_ Architectural Approach

6_ POPS

7_ Tower Approach

8_ Sustainability Approach

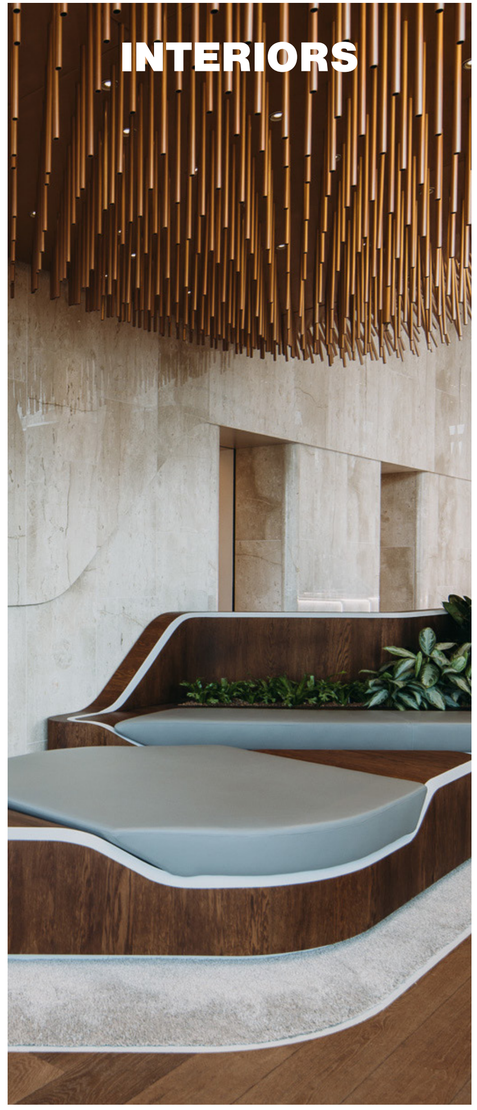
267 O'CONNOR STREET

United Network Studio

South Bank, Melbourne
under construction

Chamartin Station, Madrid
under construction

Raffles City, Hangzhou
completed



Unstudio Tower Lobby, Amsterdam
completed

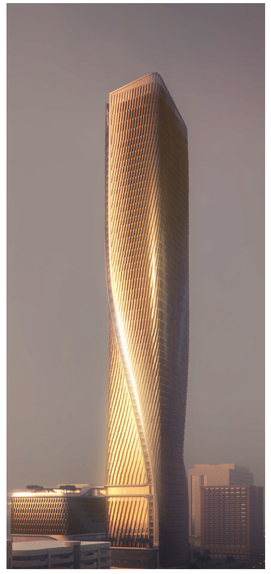
Hardt Hyperloop, Hardt
design

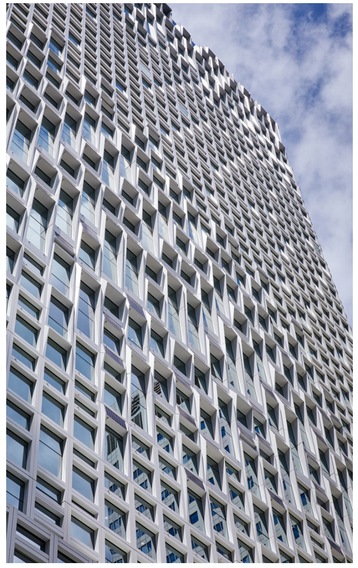
267 O’CONNOR STREET

United Network Studio

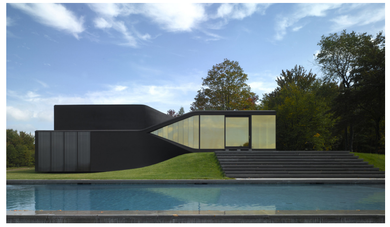
PAST AND CURRENT PROJECTS

Mixed-Use





Residential



Infrastructural

Educational

267 O’CONNOR STREET

1_ UNStudio

2_ Redesign

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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 pallette level 2-4

OCONNOR 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 pallette 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 pallette 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

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267 O'CONNOR STREET

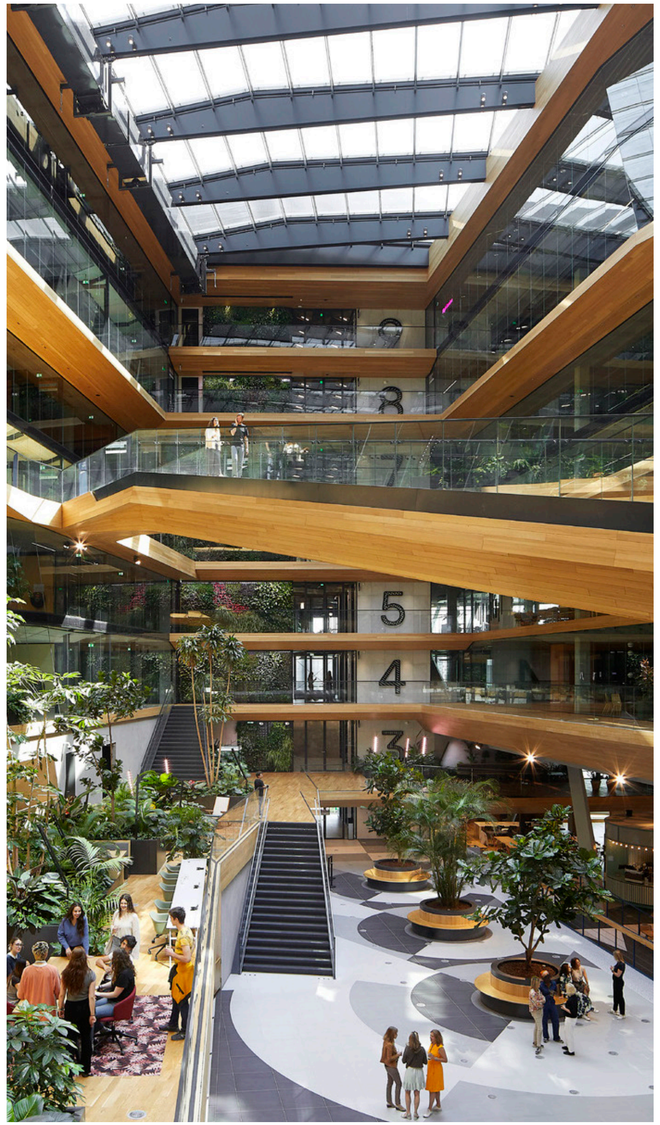
VISION

267 O'CONNOR STREET

VISION_KEY DRIVERS

MOBILITY

NATURE



COMMUNITY

VISUAL LANDMARKS

SUSTAINABILITY

267 O’CONNOR STREET

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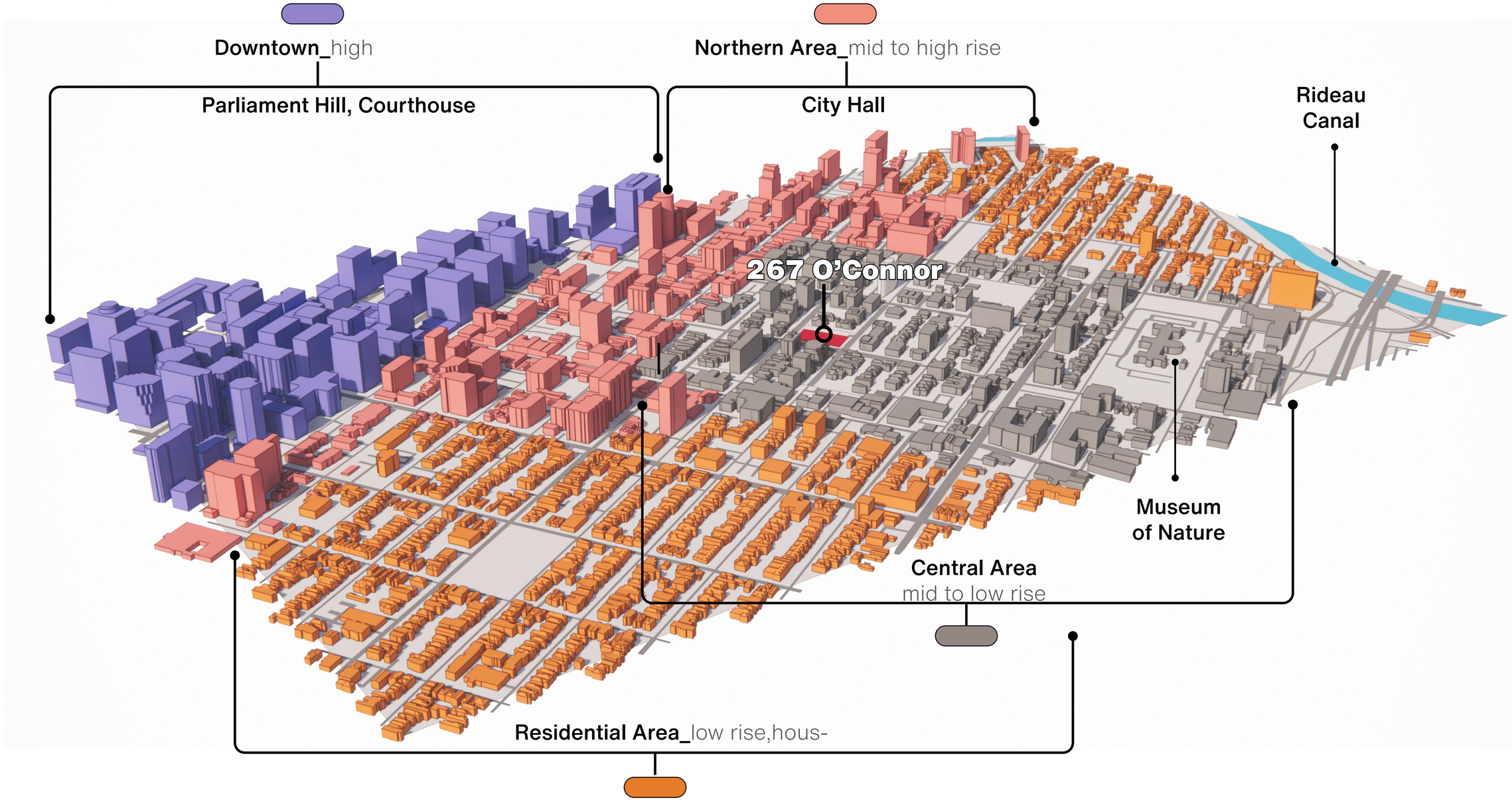
267 O'CONNOR STREET

CONTEXT ANALYSIS_CENTERTOWN, OTTAWA



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_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.

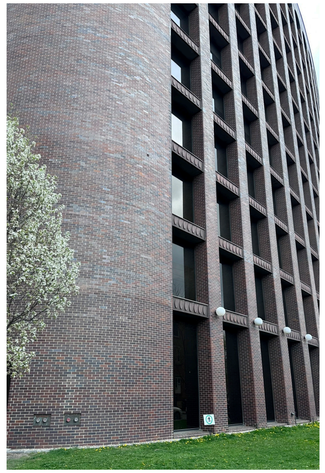
Developed primarily between 1890 and 1914, Centretown is one of Ottawa’s oldest residential neighborhoods, closely linked to the city’s role as the national capital. Its proximity to Parliament Hill made it a desirable location for housing the expanding civil service and various professionals.

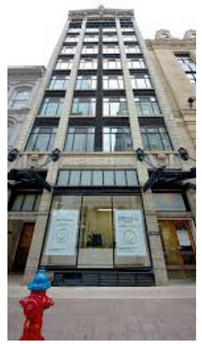
The district showcases a diverse range of architectural styles, including large architect-designed houses along Metcalfe Street leading to the Victoria Memorial Museum (now the Canadian Museum of Nature). This variety reflects the area’s historical development and its association with prominent figures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

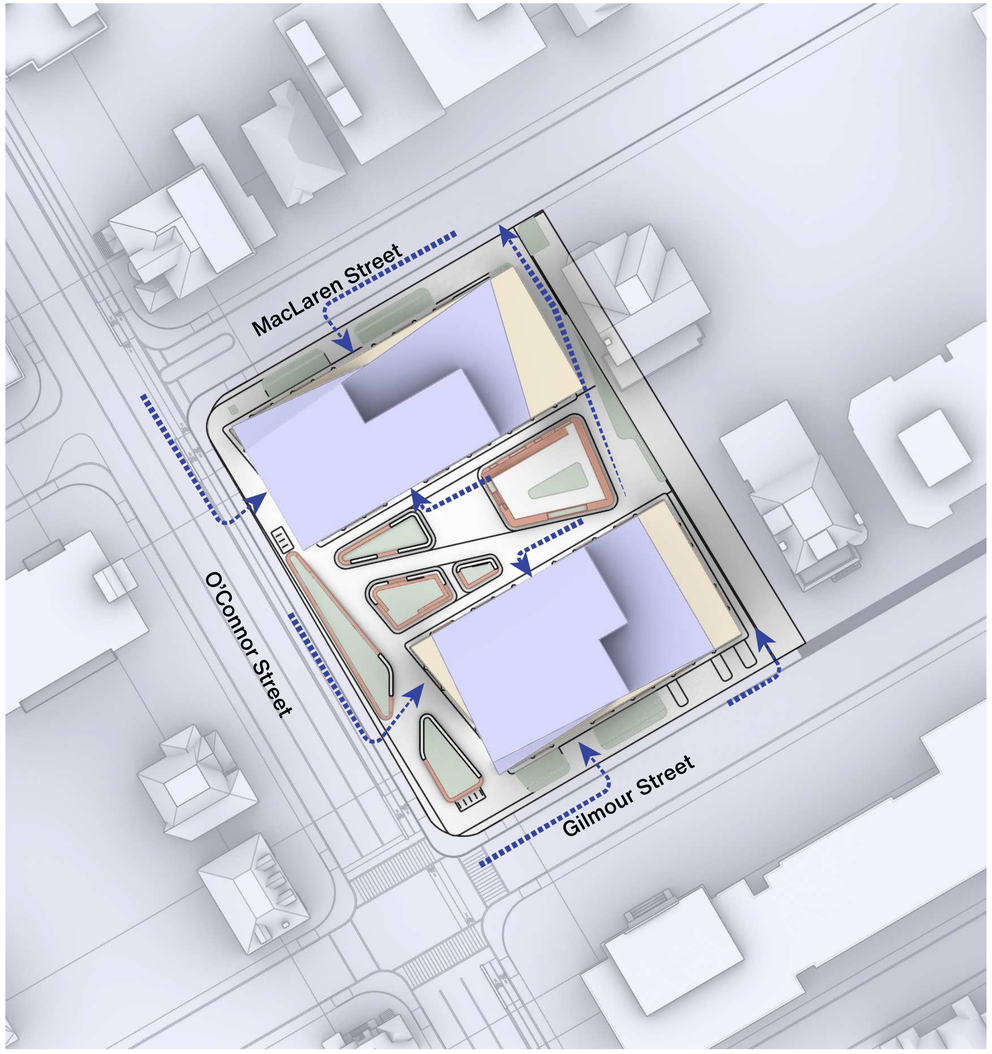
The proposed podium design aims to reflect some of the unique characteristics found in Ottawa’s downtown and Centretown, such as the prominent use of arches, deep, recessed facades at grade, and the incorporation of light-coloured masonry materials.

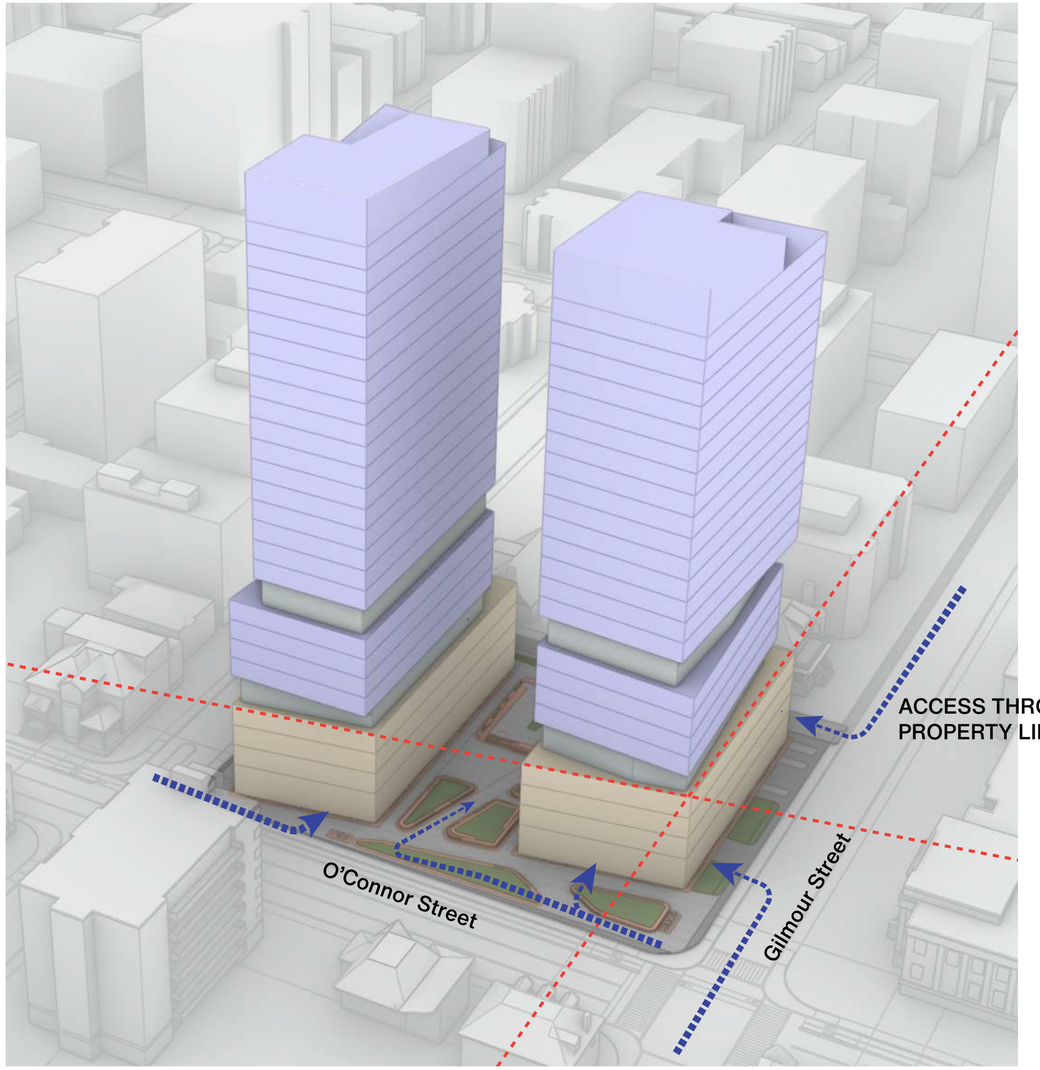




267 O’CONNOR STREET

CONTEXT ANALYSIS_CENTERTOWN, OTTAWA





267 O’CONNOR STREET

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267 O’CONNOR STREET

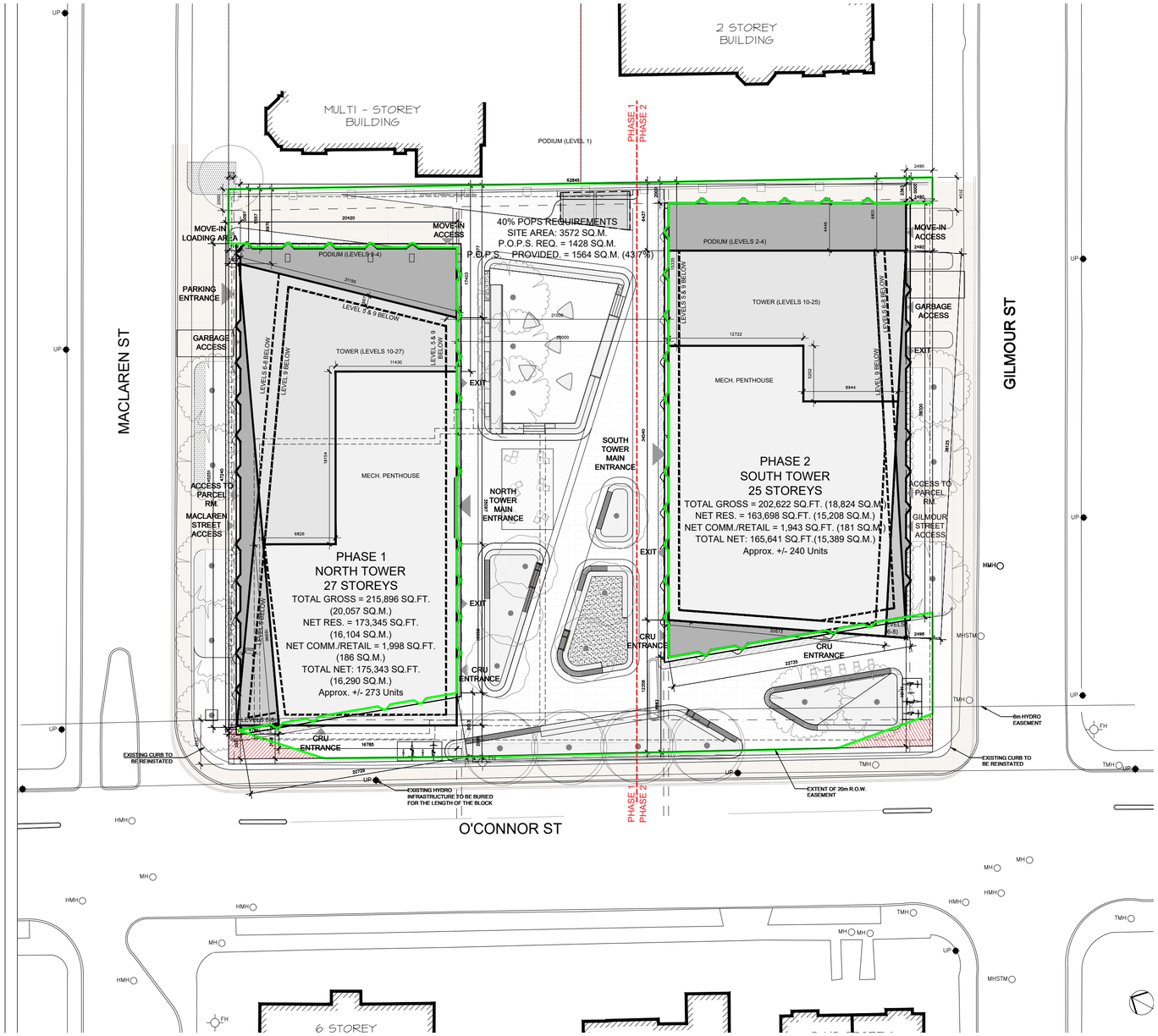
ARCHITECTURAL APPROACH_SOUTH/WEST CORNER

OCONNOR STREET

GILMOUR STREET

267 O'CONNOR STREET

ARCHITECTURAL APPROACH_SITE PLAN



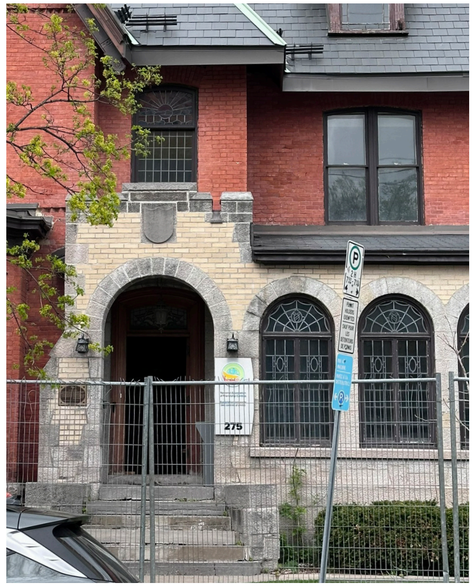
267 O’CONNOR STREET

ARCHITECTURAL APPROACH_NEIGHBORING CONTEXT

1 - 413 Lewis Street

2 - First Church of Christ, Scientist 288 Metcalfe Street

3 - Swimming Canada 307 Gilmour Street

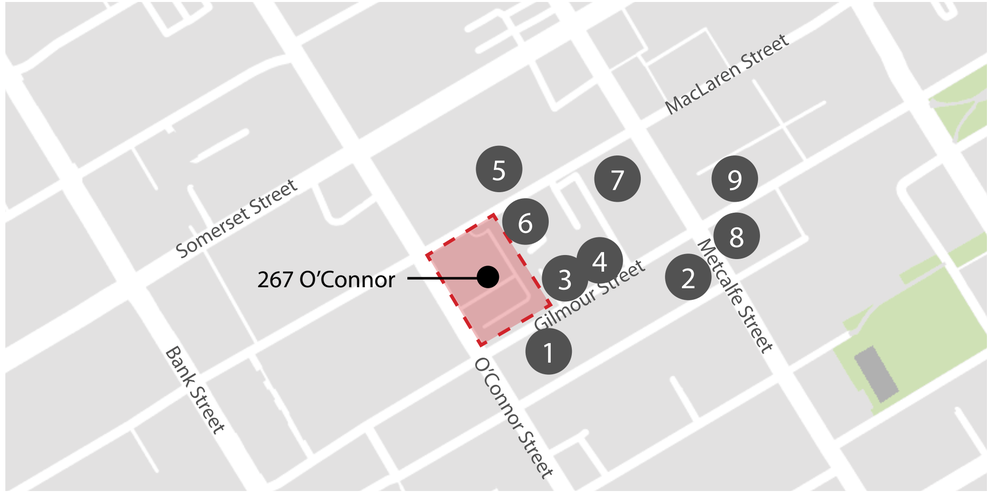


5 - National Association of Friendship Centre 275 MacLaren Street

4 - 295 Gilmour Street

8 - 285 Metcalfe Street

6 - Scrivenhall 270 MacLaren Street



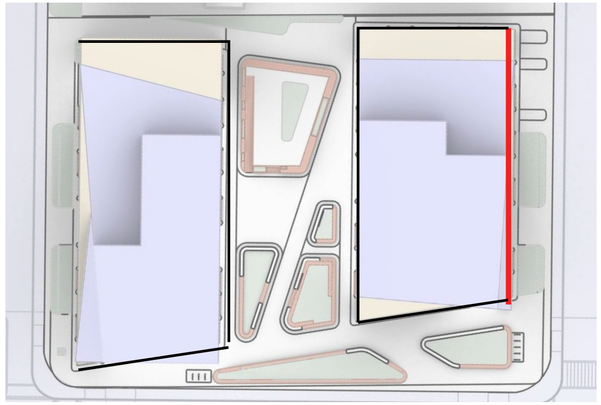
7 - 260-262 Metcalfe Street

9 - Public Service Alliance of Canada 233 Gilmour Street

267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

GILMOUR FACADE



GILMOUR
STREET

GF: ARCHES
2.5m x 4.2m

BALCONIES
1.5m setback

RESI WINDOWS
1m x 2.3m

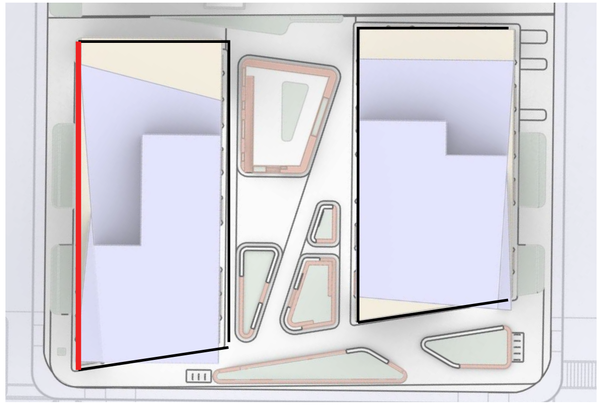
0.6m x 2.3m

RESI ENTRANCE

267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

MACLAREN FACADE



GF: ARCHES
2.5m x 4.2m

BALCONIES
1.5m setback

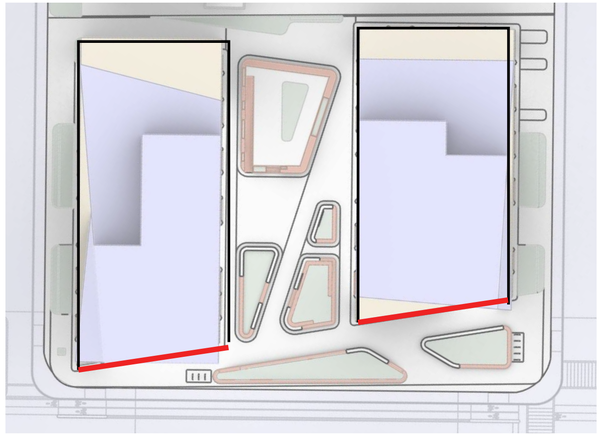
RESI WINDOWS
1m x 2.3m
0.6m x 2.3m

RESI ENTRANCE

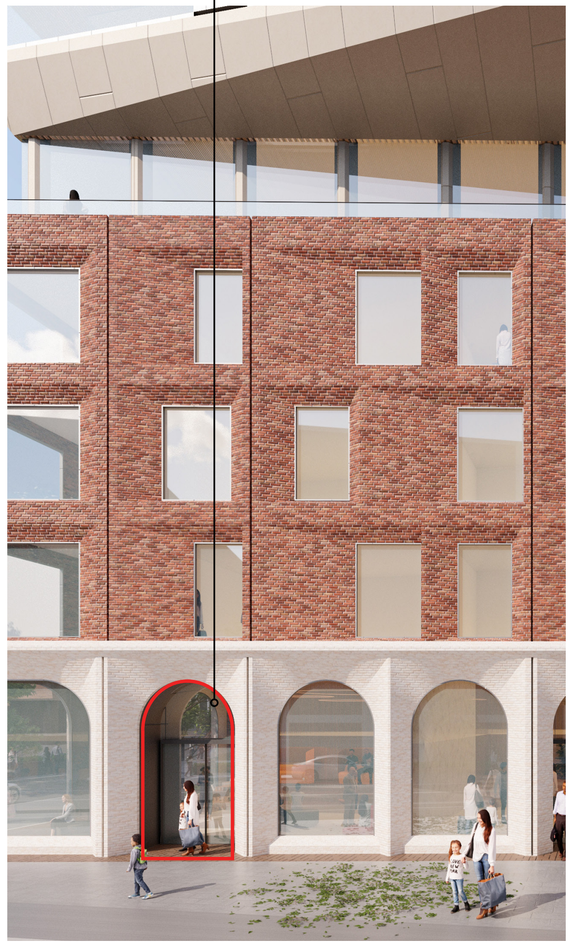
267 O'CONNOR STREET

ARCHITECTURAL APPROACH_PODIUM STRATEGY

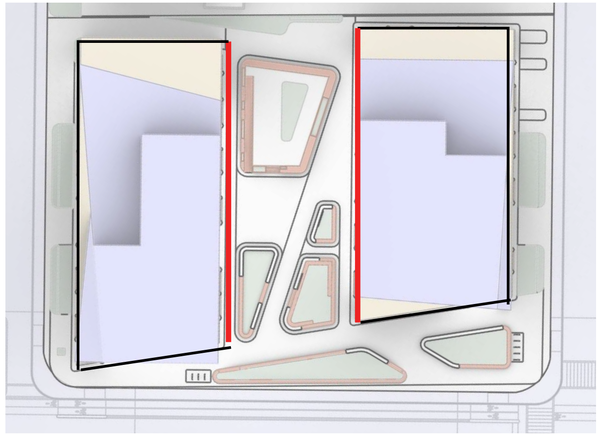
O'CONNOR FACADE



PUBLIC ENTRANCES
2.5m x 4.2m



COURTYARD FACADE

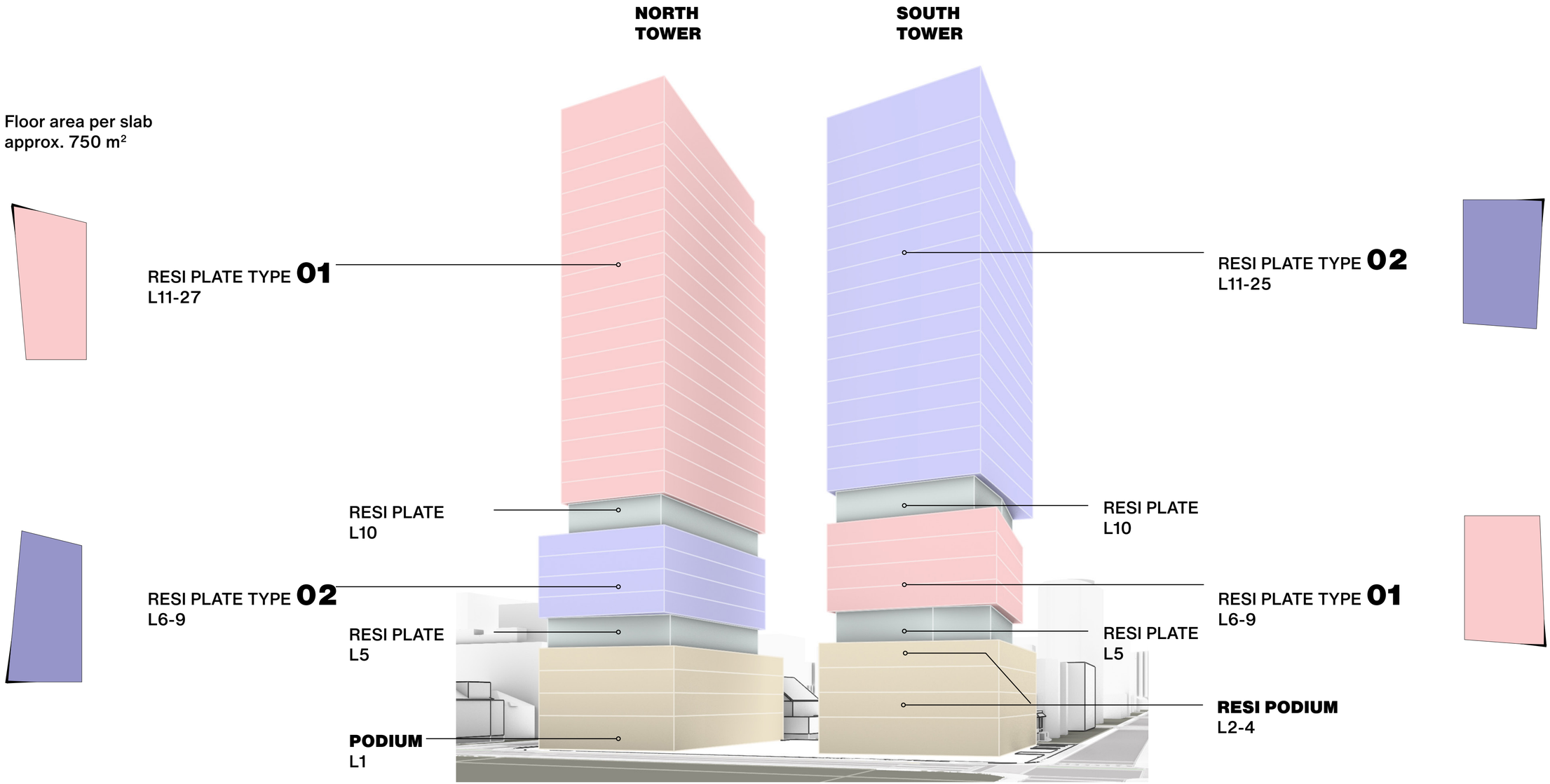


RESI WINDOWS
1m x 2.3m
0.6m x 2.3m

GF: ARCHES
2.5m x 4.2m

267 O’CONNOR STREET

ARCHITECTURAL APPROACH_MASSING BREAKDOWN



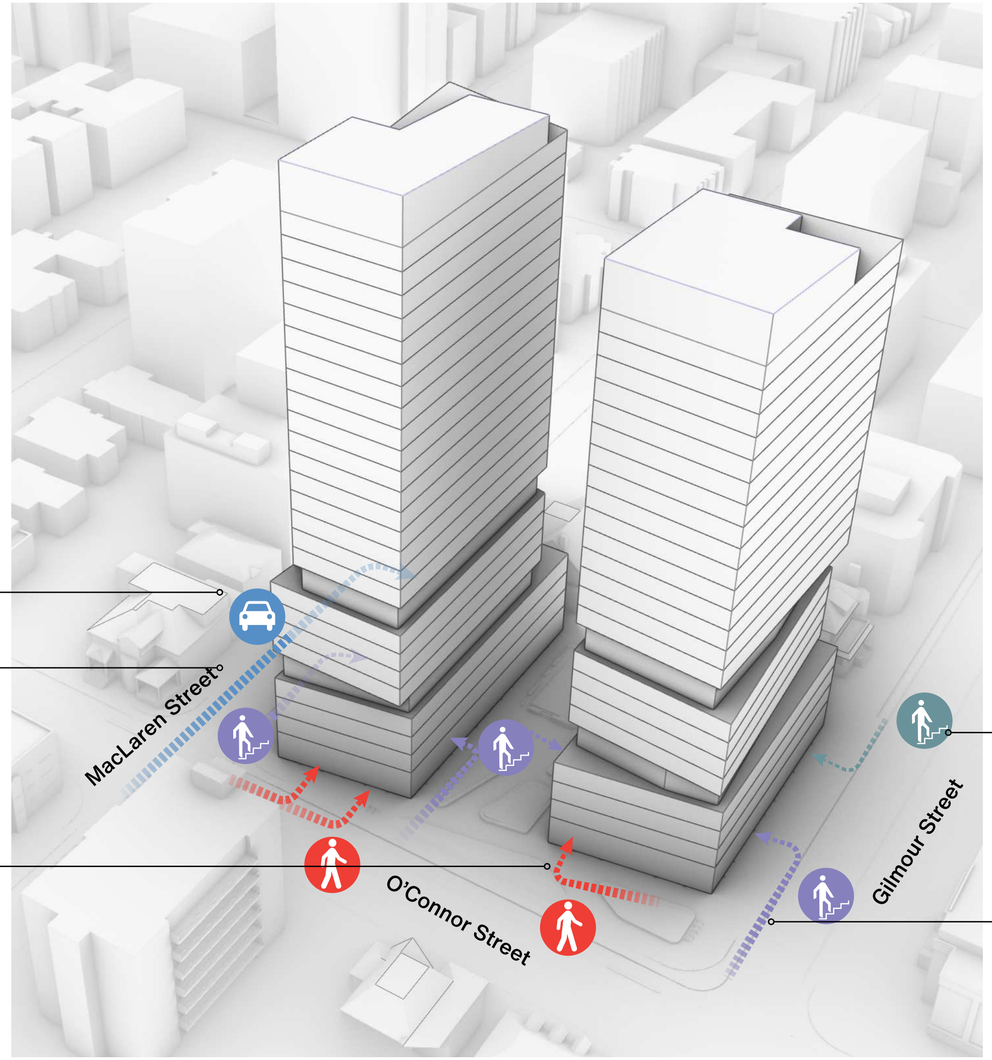
TOTAL GFA:
418,518 sq. ft. / 38,881 m2

267 O’CONNOR STREET

ARCHITECTURAL APPROACH_NORTH/WEST VIEW

267 O’CONNOR STREET

ARCHITECTURAL APPROACH_ACCESSIBILITY



Site Access

267 O’CONNOR STREET

ARCHITECTURAL APPROACH_RESIDENTIAL ACCESS FROM MACLAREN

267 O’CONNOR STREET

1_ UNStudio

2_ Redesign

3_ Vision

4_ Context Analysis

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6_ POPS

7_ Tower Approach

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267 O’CONNOR STREET

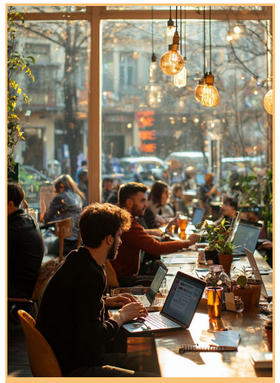
POPS_COURTYARD

267 O’CONNOR STREET

POPS_COURTYARD

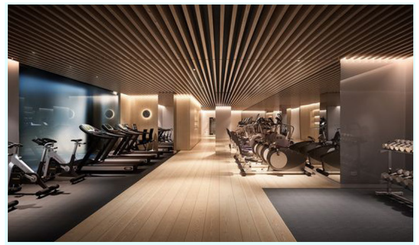
267 O'CONNOR STREET

PODIUM_COMMUNITY PROGRAM ELEMENTS

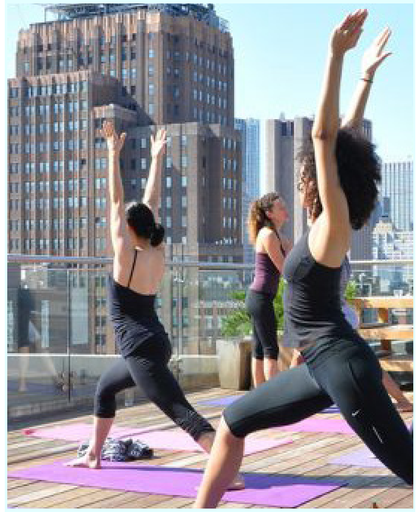


F&B

community cafes



HEALTHY LIVING



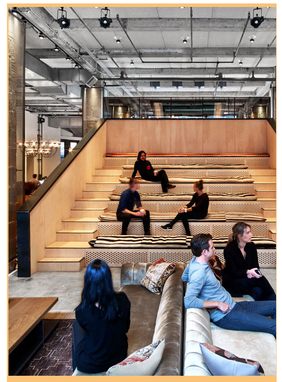
gym, fitness center
yoga studio
community health check

POPS

outdoor public courtyard, for the community and residents

ARTS / CULTURE

integration of community art exhibitions, both interior and exterior



CO-WORKING

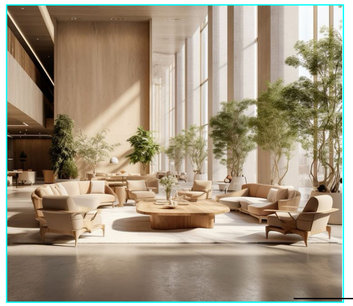
co-working spaces
gathering spaces

267 O'CONNOR STREET

PODIUM_PUBLIC/PRIVATE COMMUNAL SPACES

Public Private

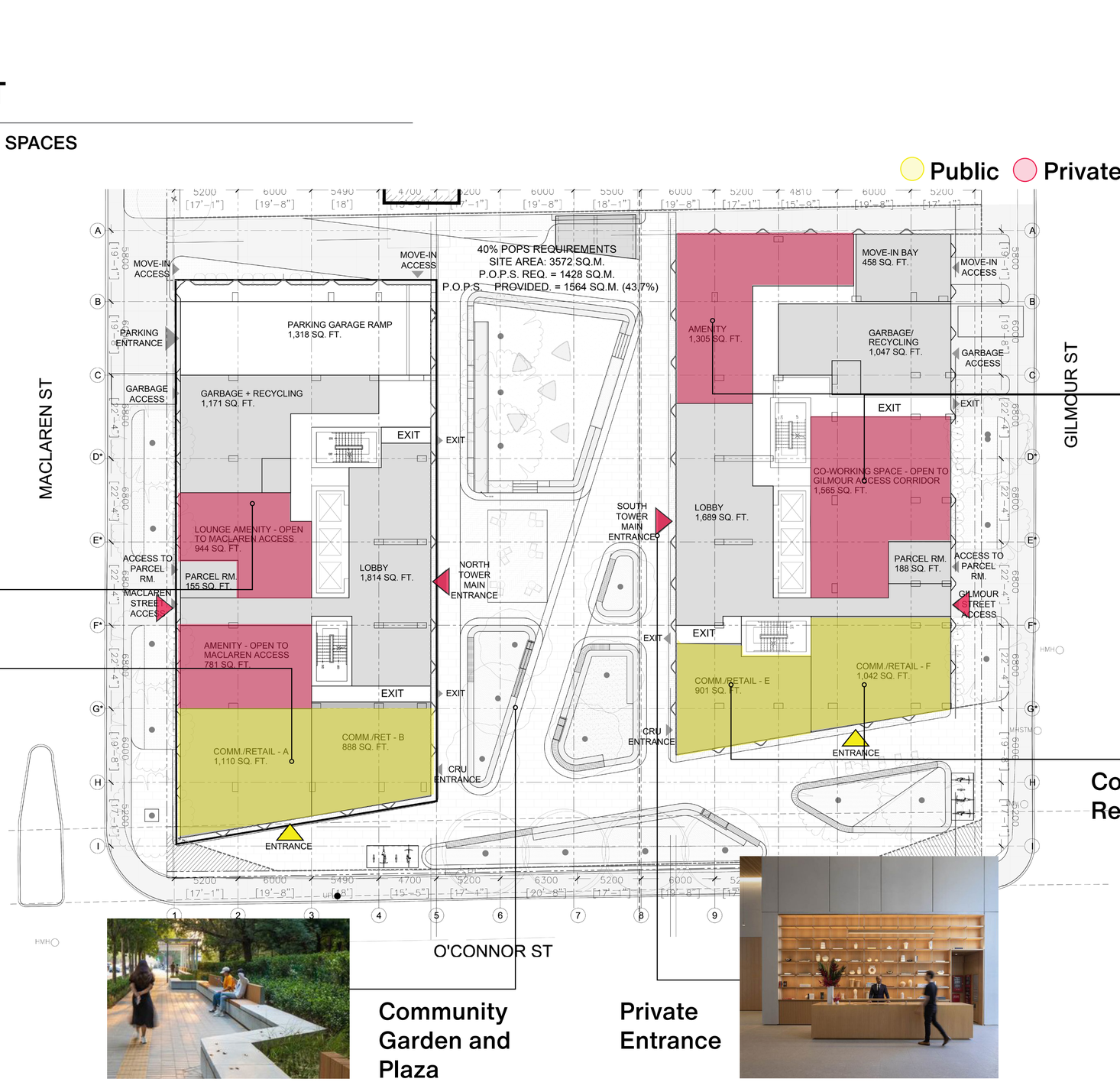
Interior Private Amenities



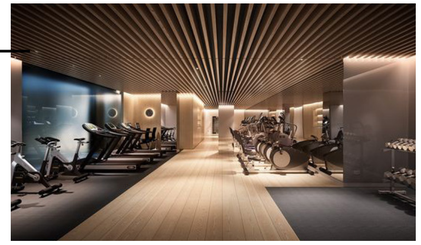
lounge / co-working

Commercial/ Retail

cafe/lounge

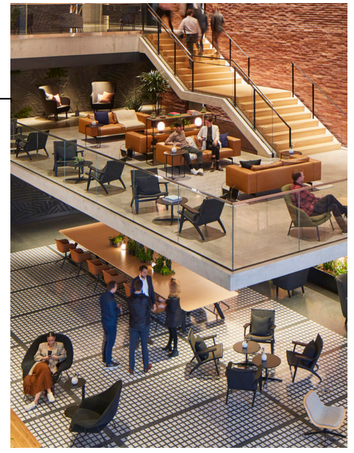


Interior Private Amenities



gym

Commercial Retail



cafe / co-working

Community Garden and Plaza

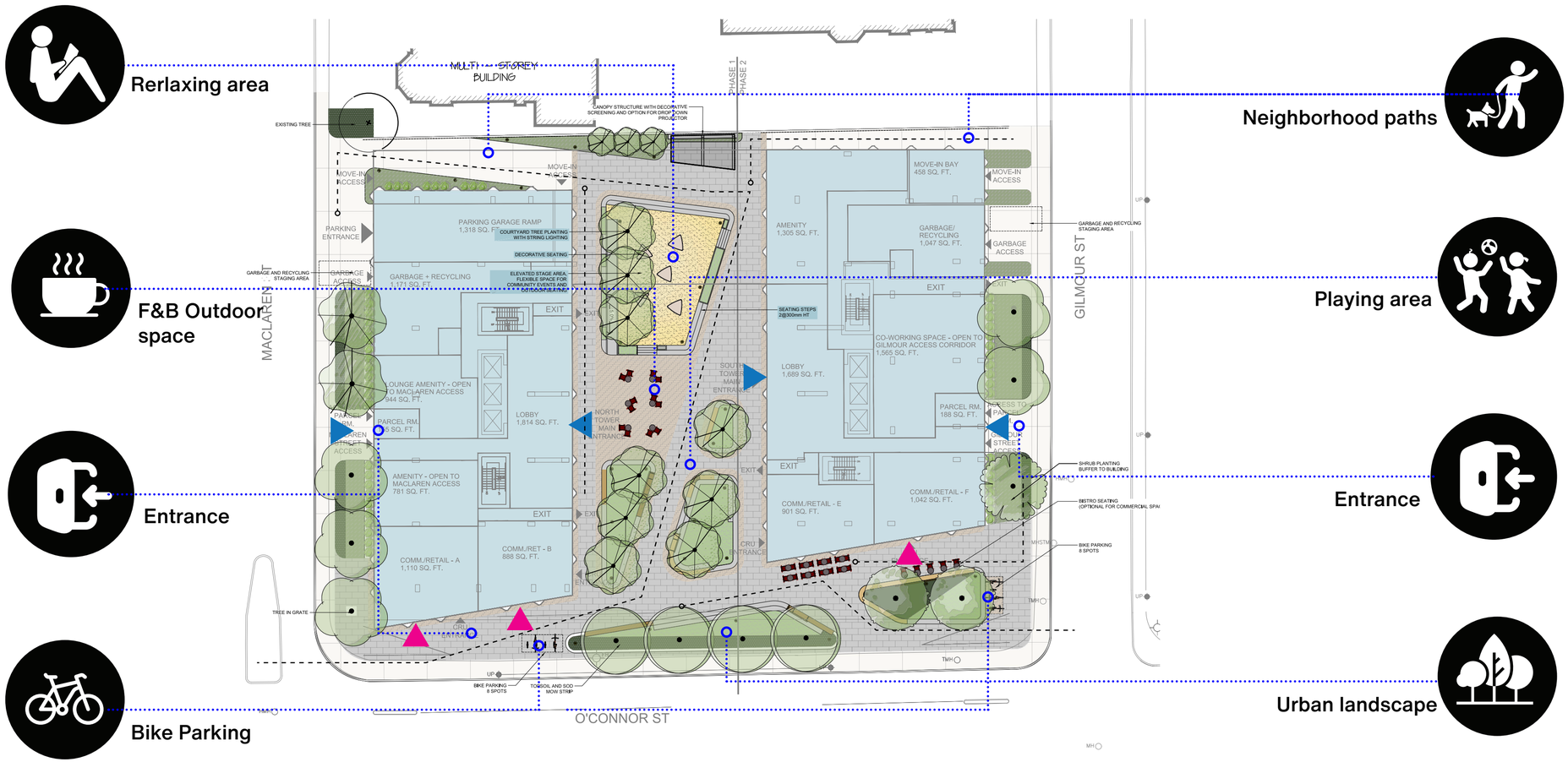
Private Entrance

267 O’CONNOR STREET

PODIUM_VIEW POINTS_S/W CORNER

267 O'CONNOR STREET

PODIUM_LANDSCAPE



Public access
Private access
Pedestrian

Landscape Approach

merging into Urban landscape

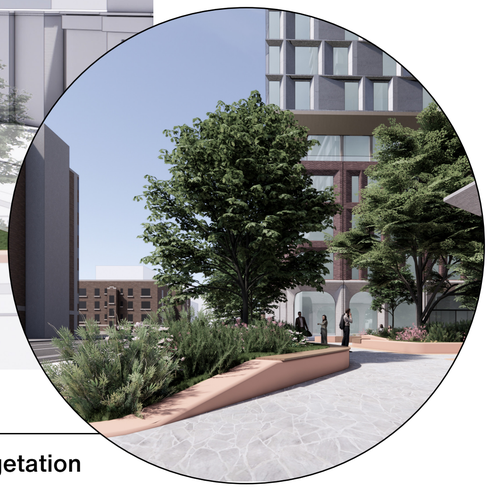
267 O'CONNOR STREET

PODIUM_LANDSCAPE

Through Access to the East

Merging into Urban Landscape

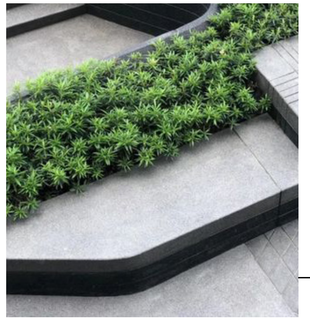
Integrated Seating



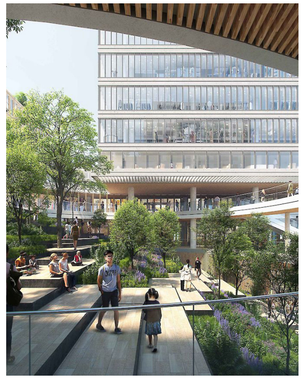
Integrated Vegetation

267 O'CONNOR STREET

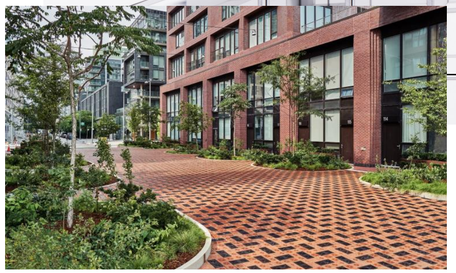
PODIUM_LANDSCAPE



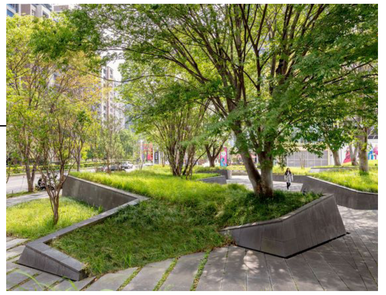
Integrated Seating



Blended Greenscapes



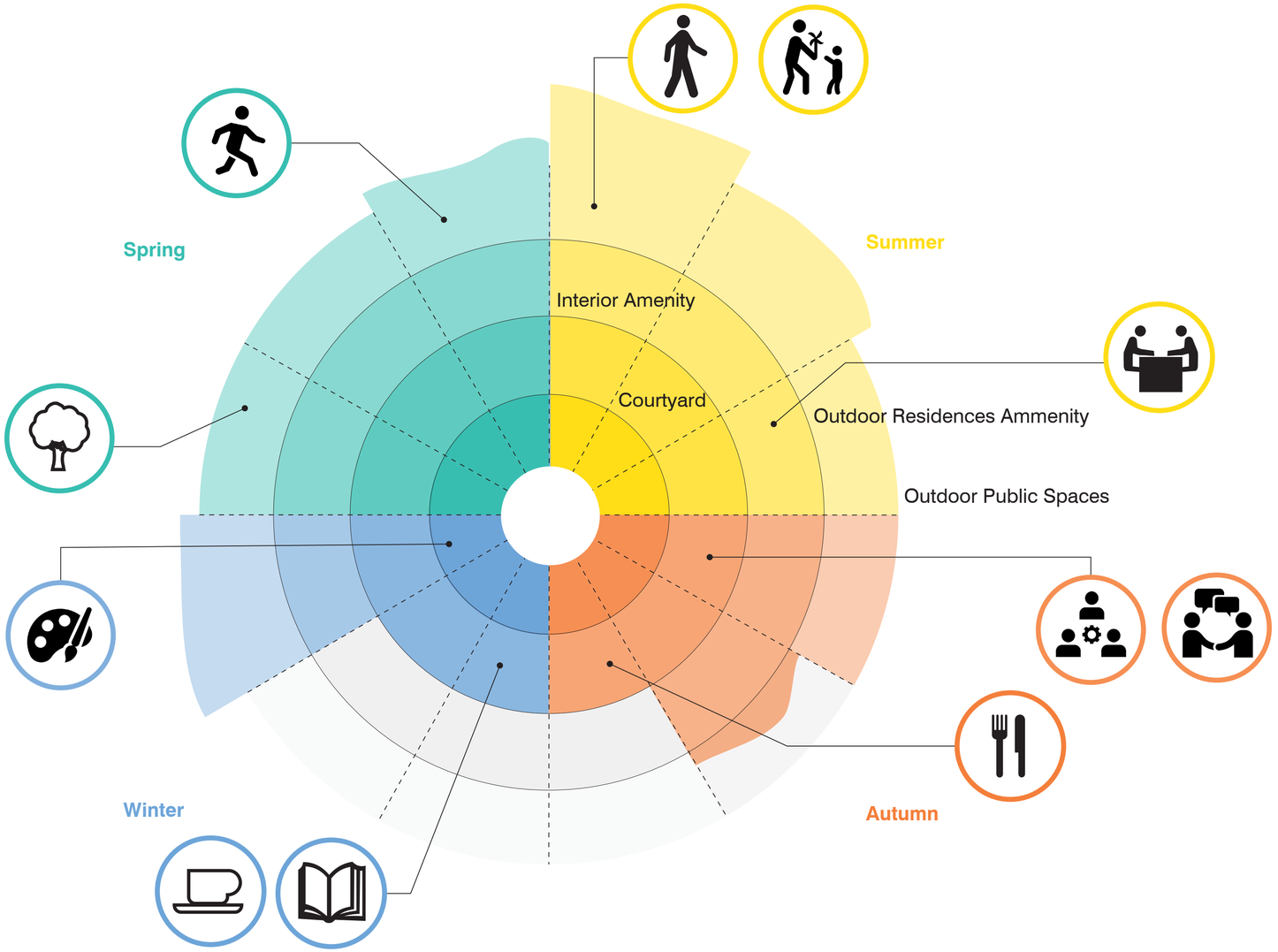
East Property Line Sculptural Fence



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

OCONNOR 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

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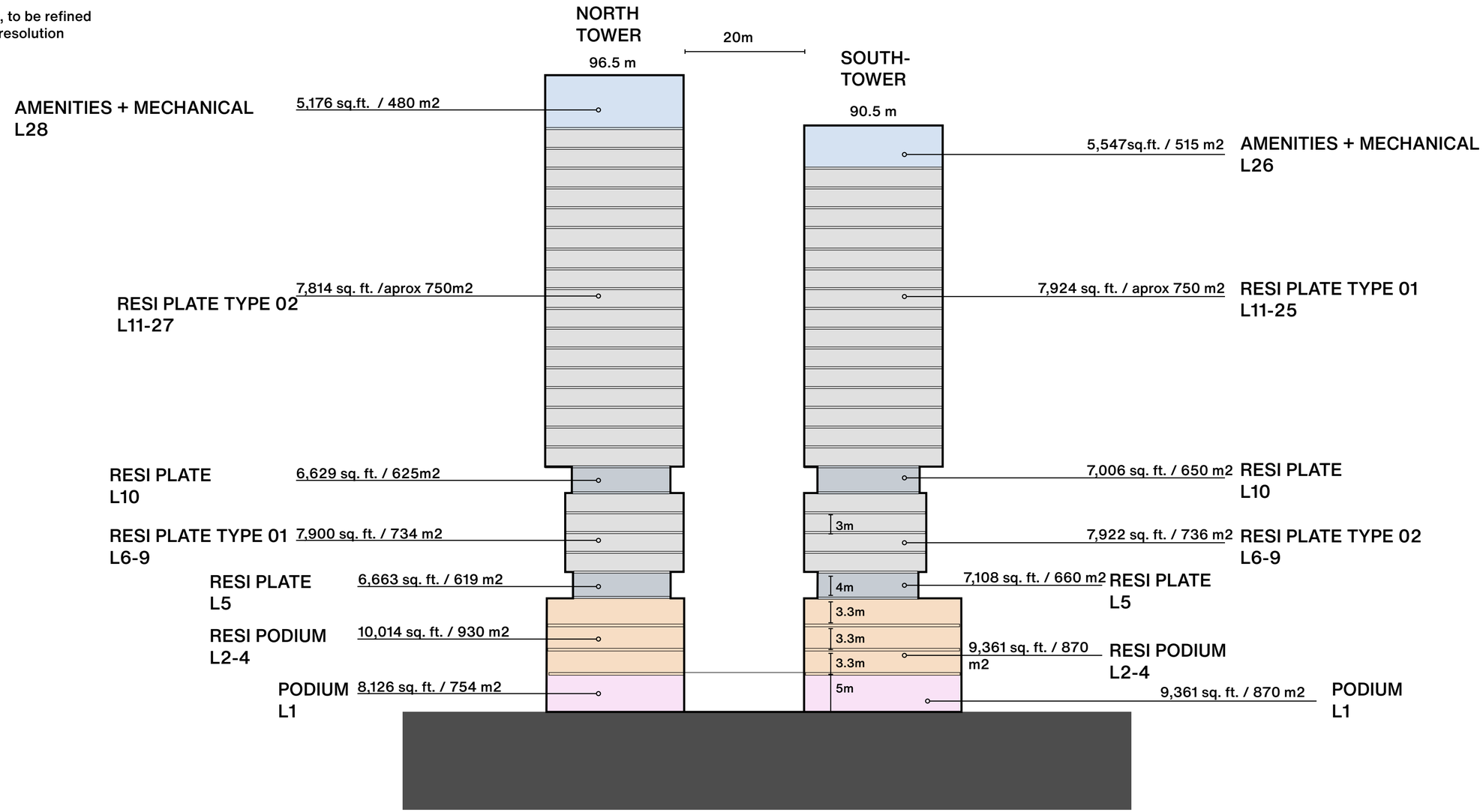
267 O’CONNOR STREET

VIEWS_EAST

267 O'CONNOR STREET

PROGRAM

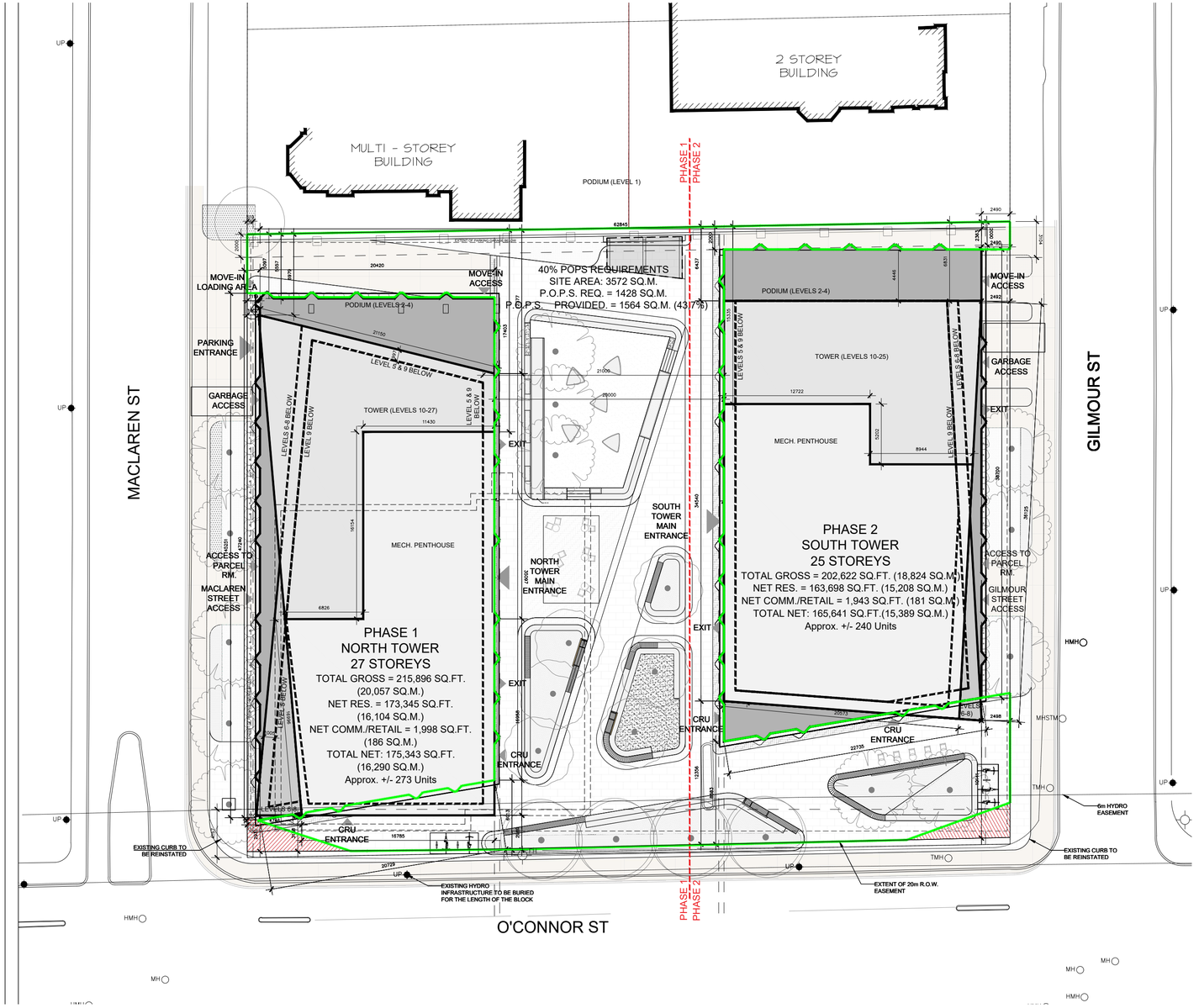
*All areas are approximate, to be refined upon further architectural resolution



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

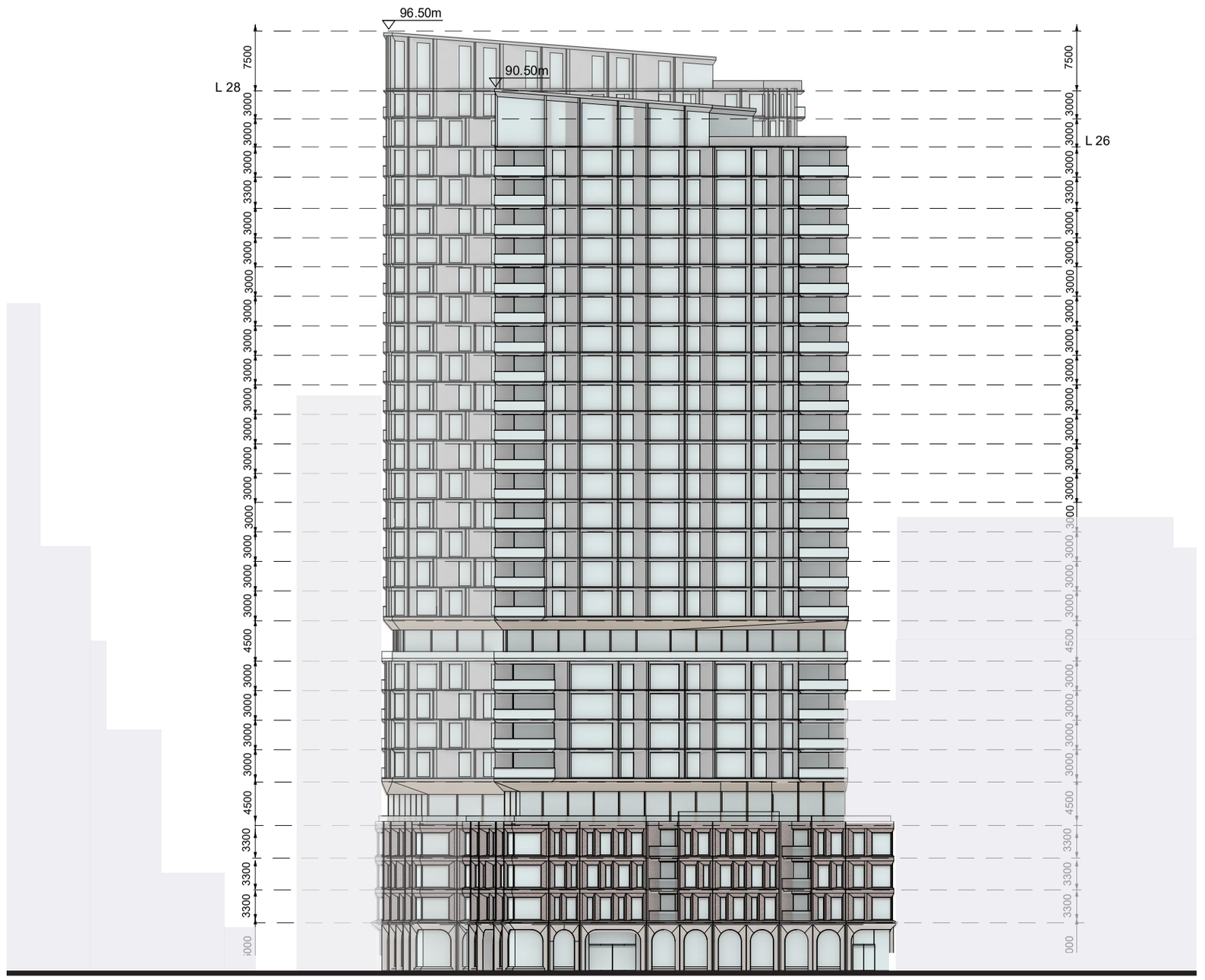
267 O'CONNOR STREET

Plan_**Level 01**

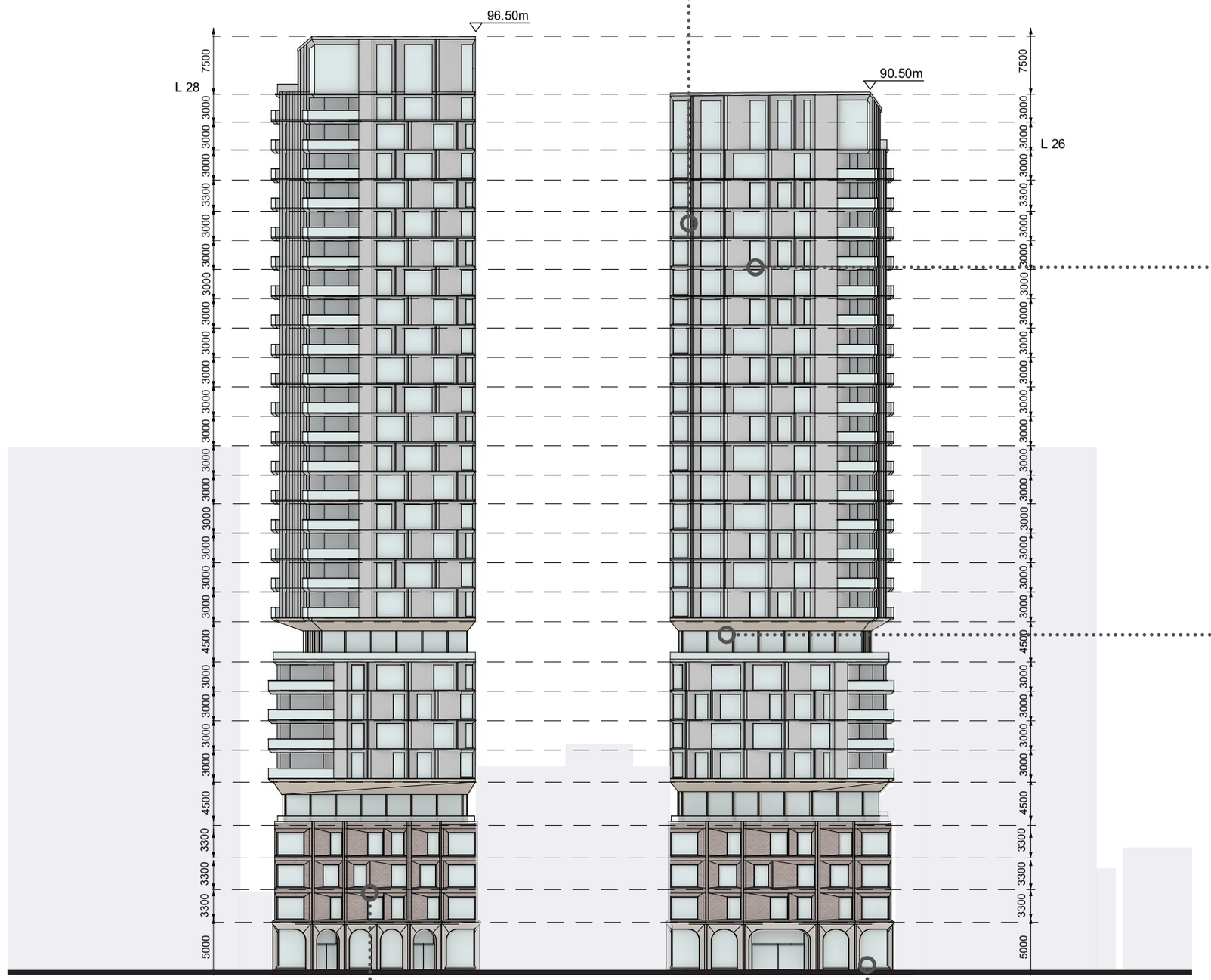


267 O'CONNOR STREET

ELEVATIONS AND MATERIALTY



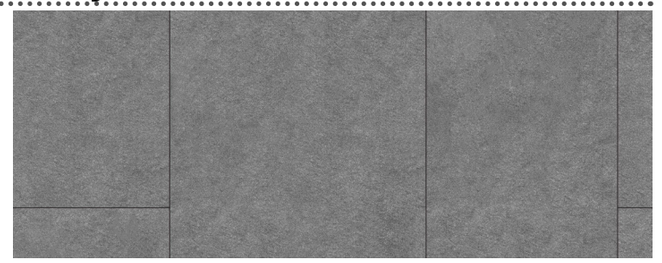
ELEVATION_**WEST**



ELEVATION_**SOUTH**

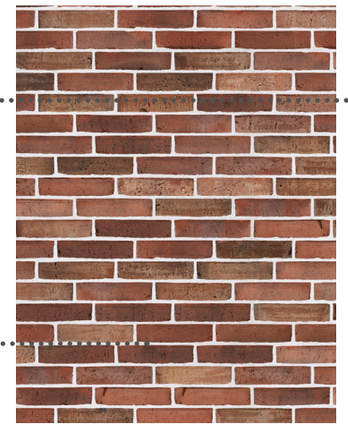
Glazing:
Transparent Glass

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

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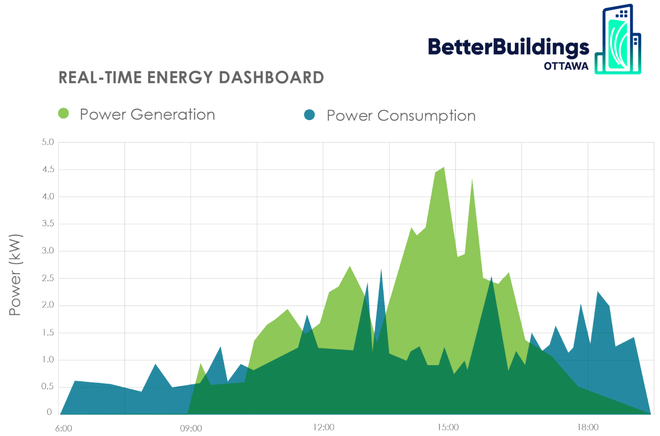
SUSTAIANABILITY_**STRATEGY**

01

High Performance Building

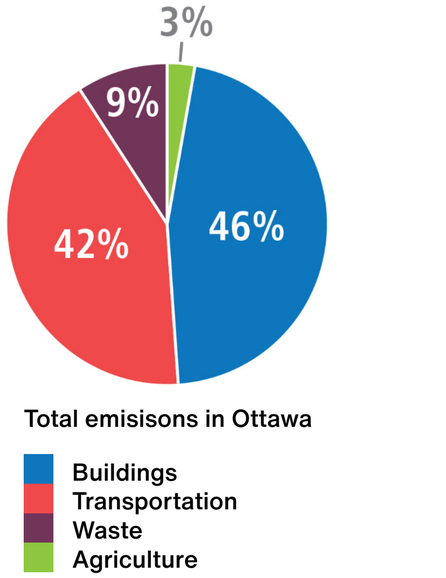
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard
- Commit to the City of Ottawa’s High Performance Development Standard Tier 1



02

Operational Energy Disclosure

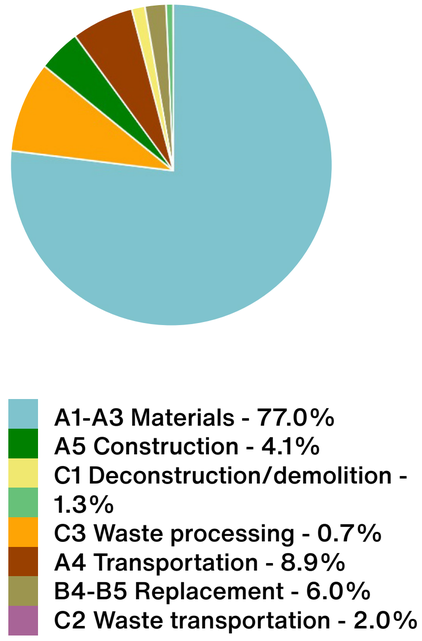
- Enroll in Better Buildings Ottawa program for benchmarking and auditing
- Disclose operational data to the City of Ottawa’s objective to accelerate adoption of low carbon building technologies



03

Life-cycle assessment of Construction Materials

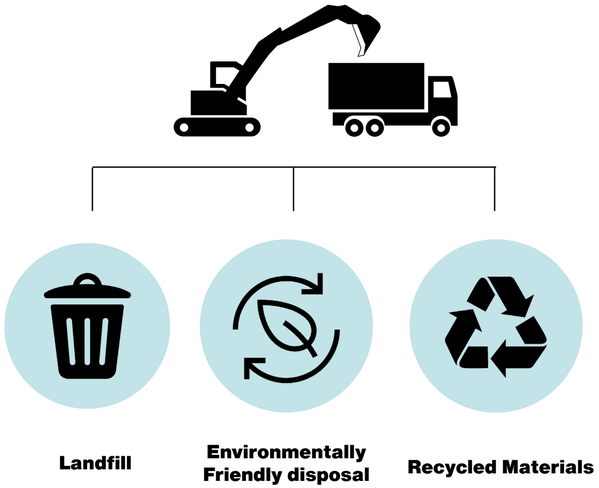
- Limited information on constrcutions materials used in the National Capital Region
- Assessment findings will inform procurement of lower-carbon materials where local options are available



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

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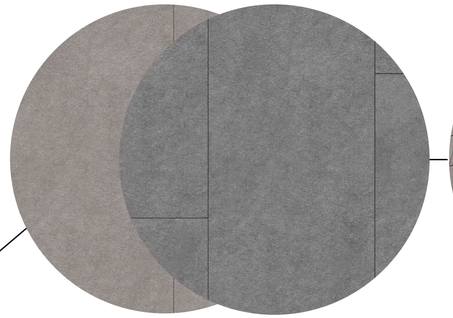
SUSTAINABILITY_**MATERIAL SELECTION AND SOURCING**

MATERIAL

REFERENCES



Ceramic System panels
Producer: Ceramitex®

OPTION 01

Aluminium panels
Producer: Mitrex

OPTION 02

RESIDENCE TOWERS

United Network Studio

HOBIN ARCHITECTURE

TAGGART REALTY MANAGEMENT

Thank you!