



267 O'Connor Street

Special Design Review Panel

May, 2024

267 O'Connor Street

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



267 O'Connor Street

1_ UNStudio



Urban Design



South Bank, Melbourne
under construction

Mobility



Chamartin Station, Madrid
competition winner

Architecture



Raffles City, Hangzhou
completed

Interiors



Unstudio Tower Lobby, Amsterdam
completed

Strategic and
Service
Design



Hardt Hyperloop, Hardt
design



Mixed-Use



Residential



Infrastructural

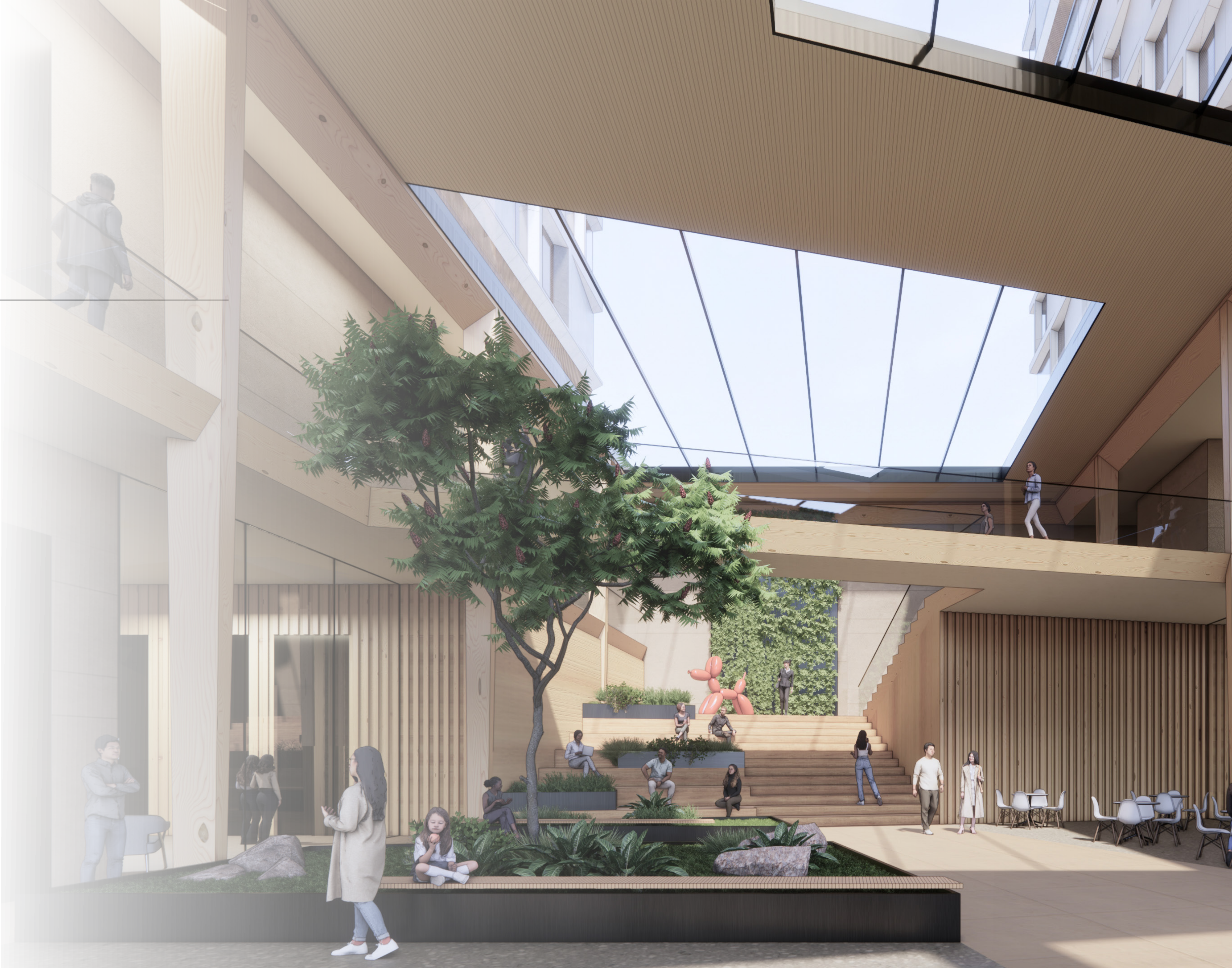


Educational



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2_ Vision



Activating the



Social
Sustainability

Future Proof
Community
Living

Environmental
Sustainability



267 O'Connor Street

Vision_Key Drivers



MOBILITY



NATURE



COMMUNITY



VISUAL
LANDMARKS



SUSTAINABILITY

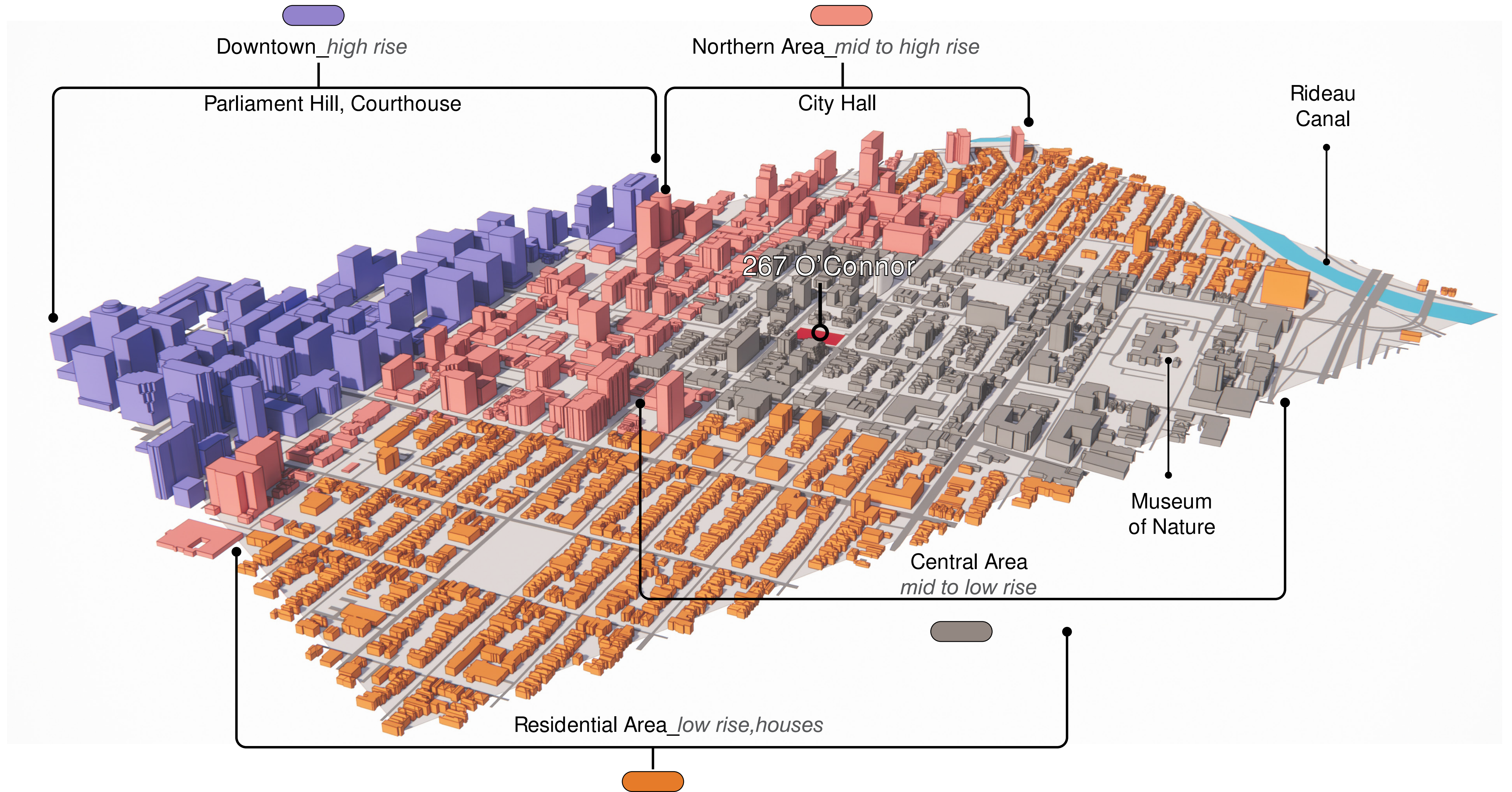
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3_ Context Analysis



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Context Analysis_Centertown, Ottawa

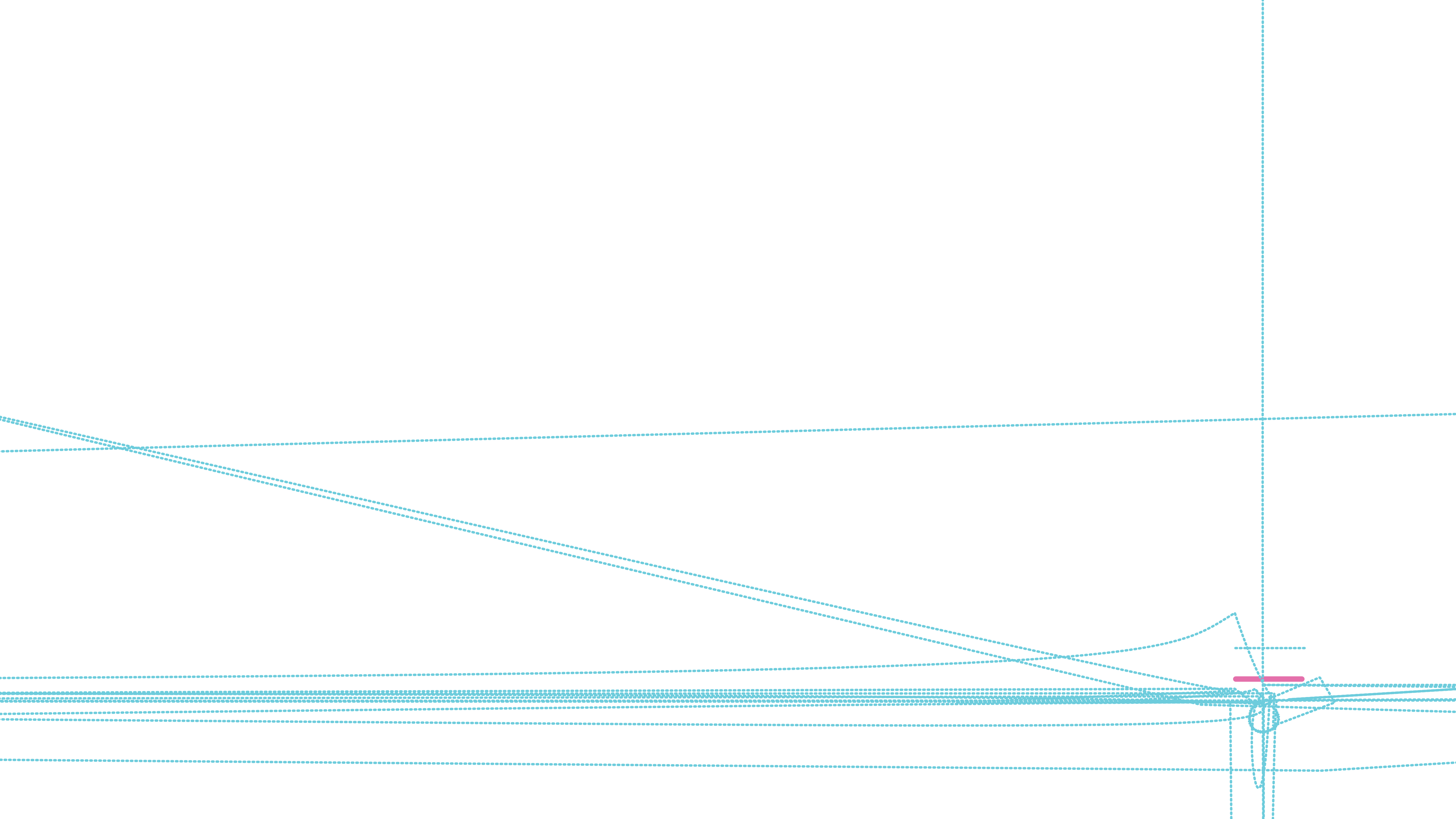


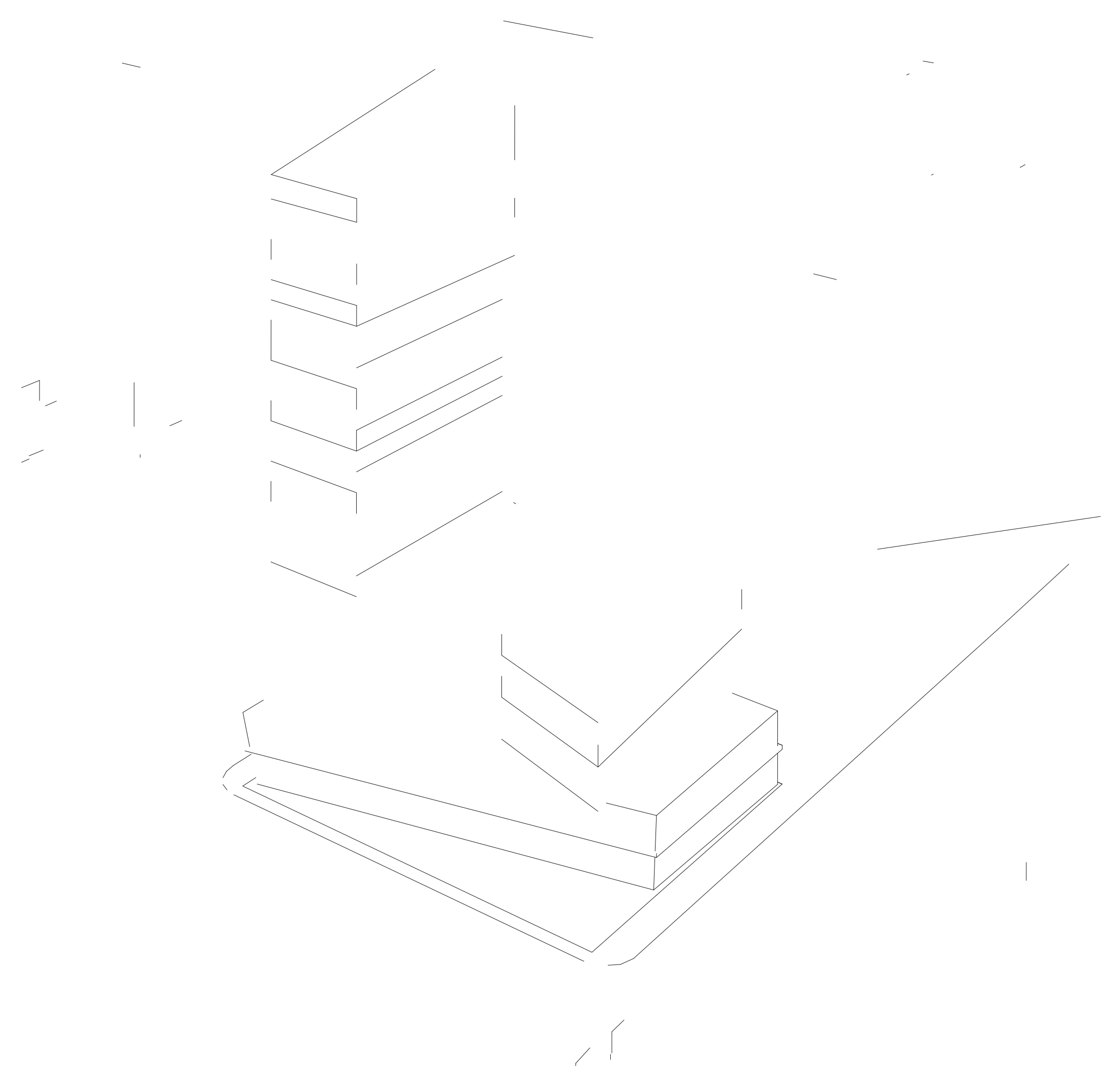
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Context Analysis_Centertown, Ottawa



View Points





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Context Analysis_Setback Strategy



Residential Typologies

2-4 Levels



O'Connor Commercial Streetscape

Retail vs Resi Division



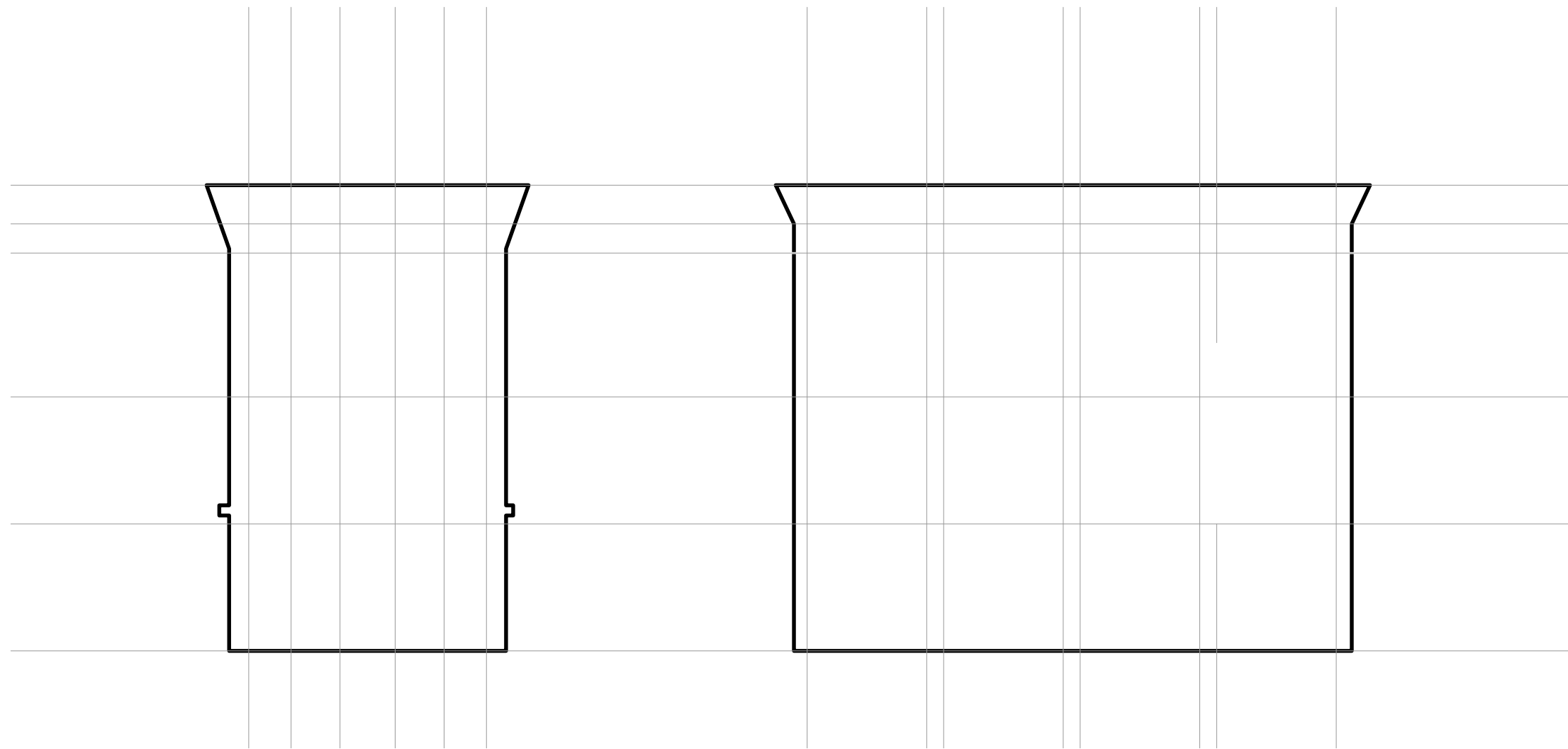
Materiality

Red Brick, Stone



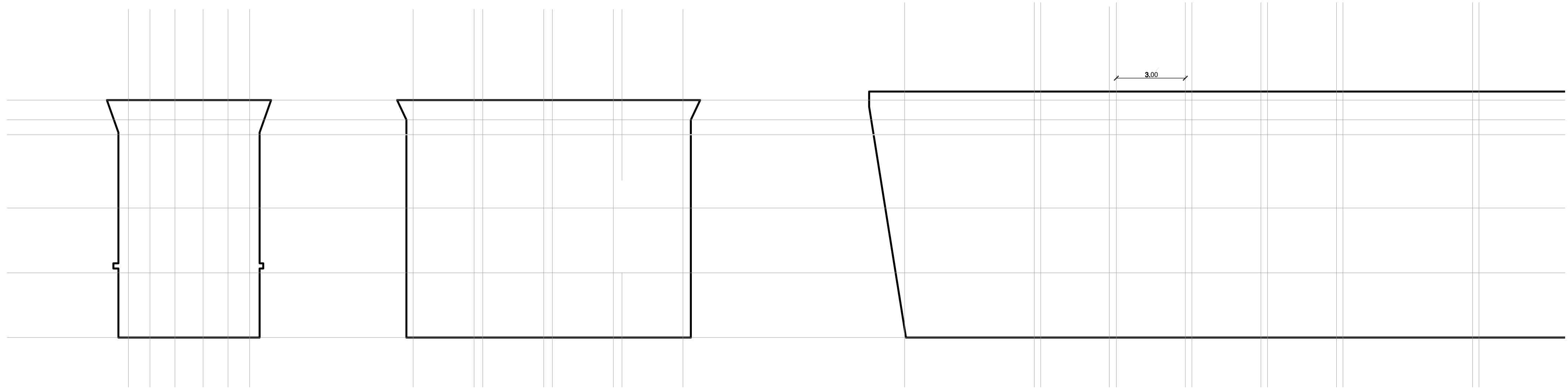
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Context Analysis_Podium Strategy



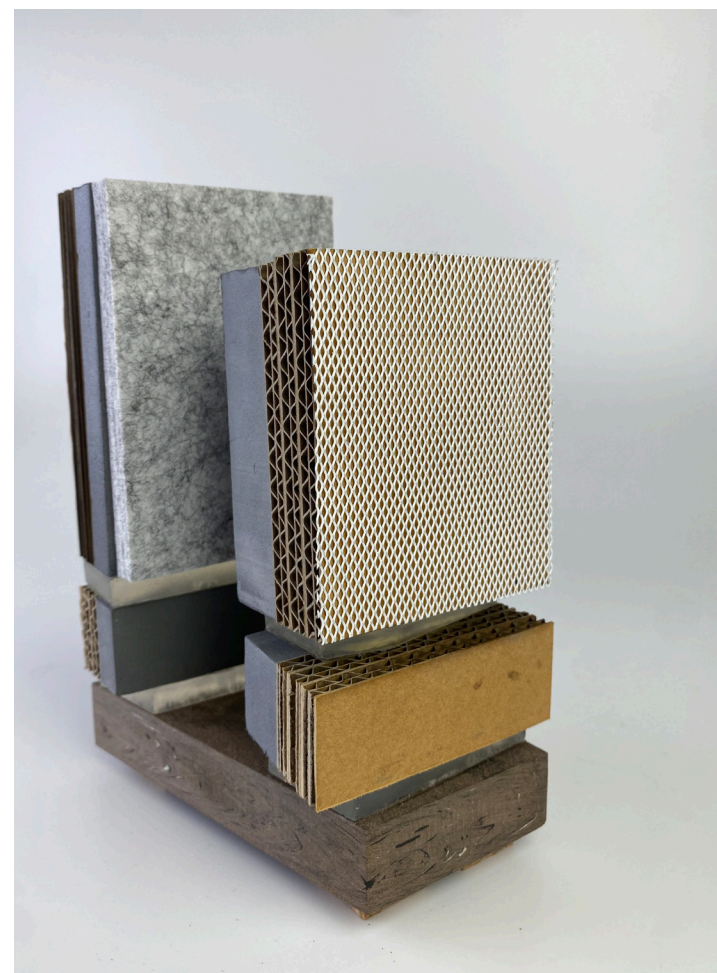
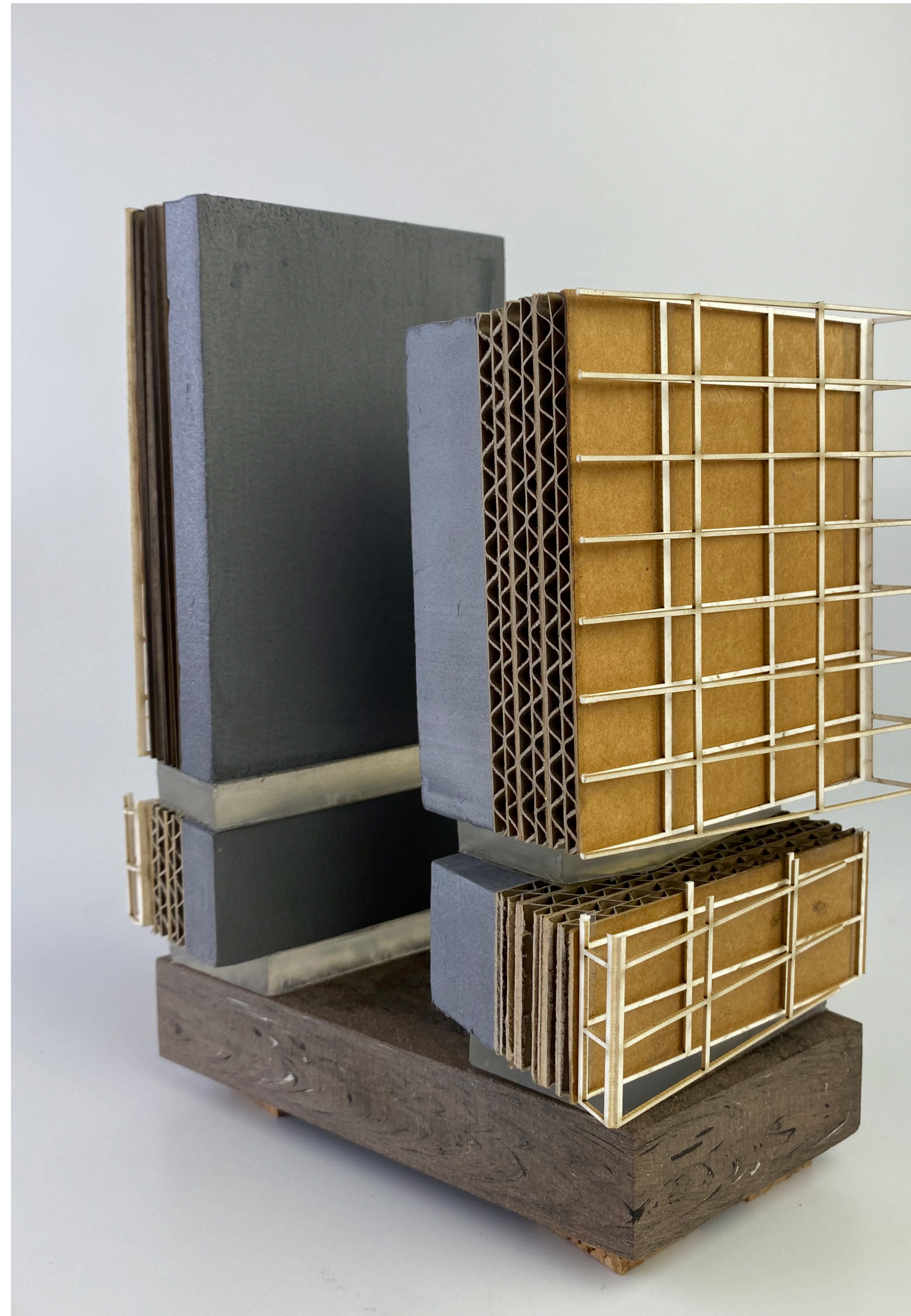
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Context Analysis_Podium Strategy



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Architectural Approach_Conceptual Physical Model



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4_ Architectural Approach



breakdown

RESI PLATE TYPE 01
L10-28

RESI PLATE TYPE 02
L10-25

RESI AMMENITY
L9

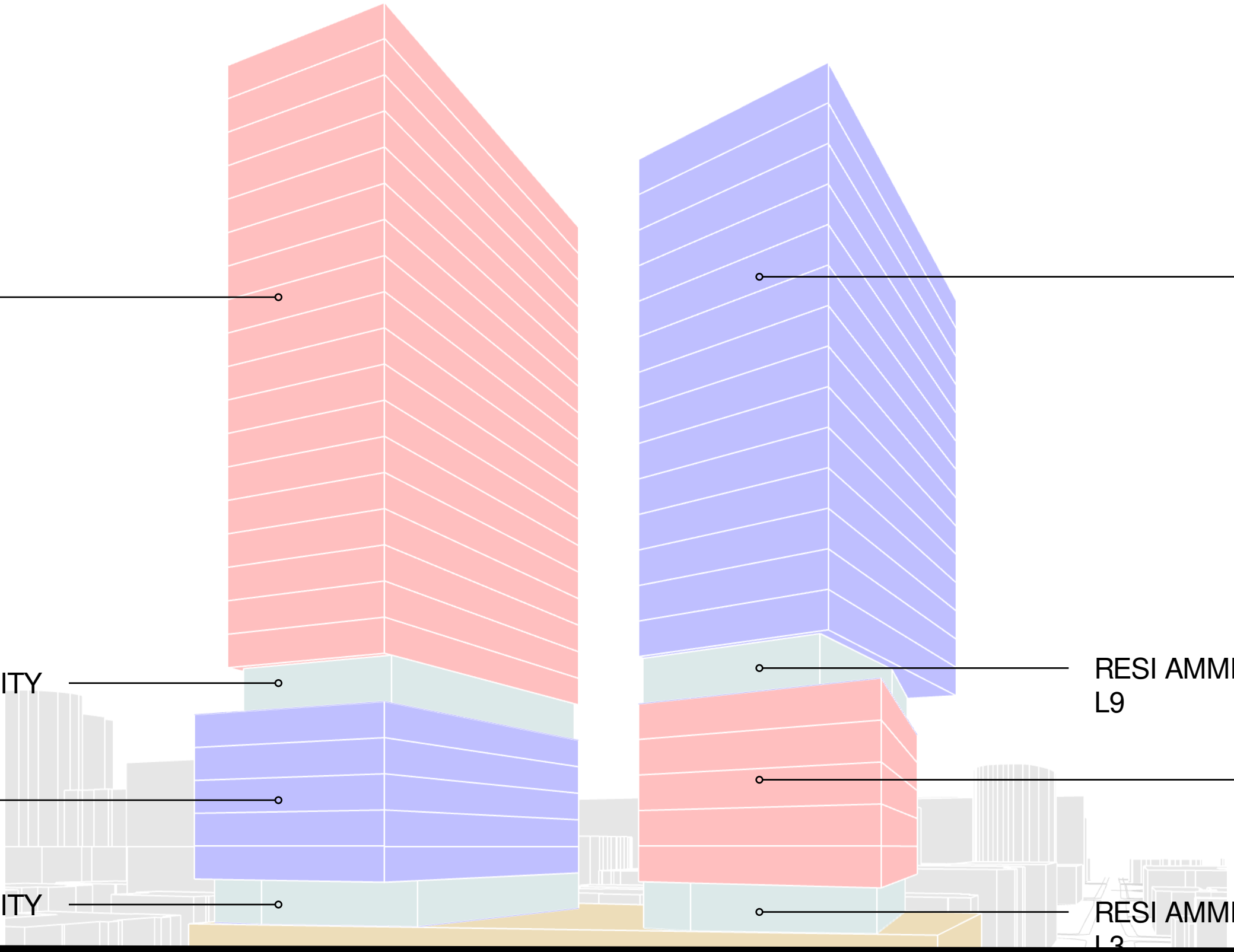
RESI AMMENITY
L9

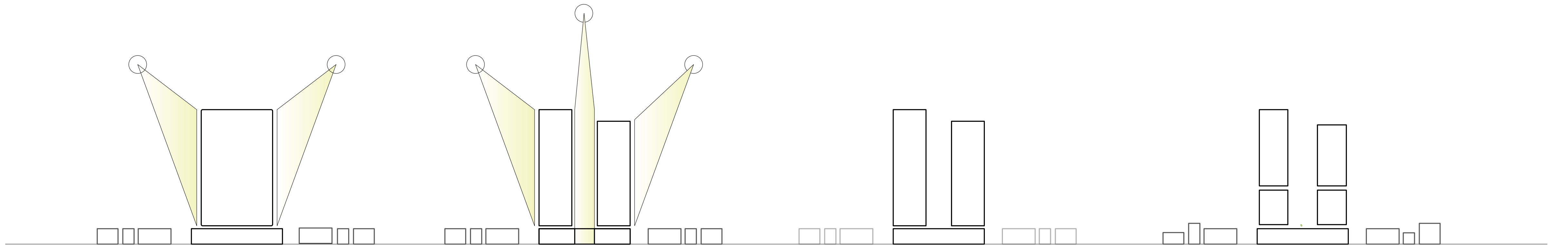
RESI PLATE TYPE 02
L4-8

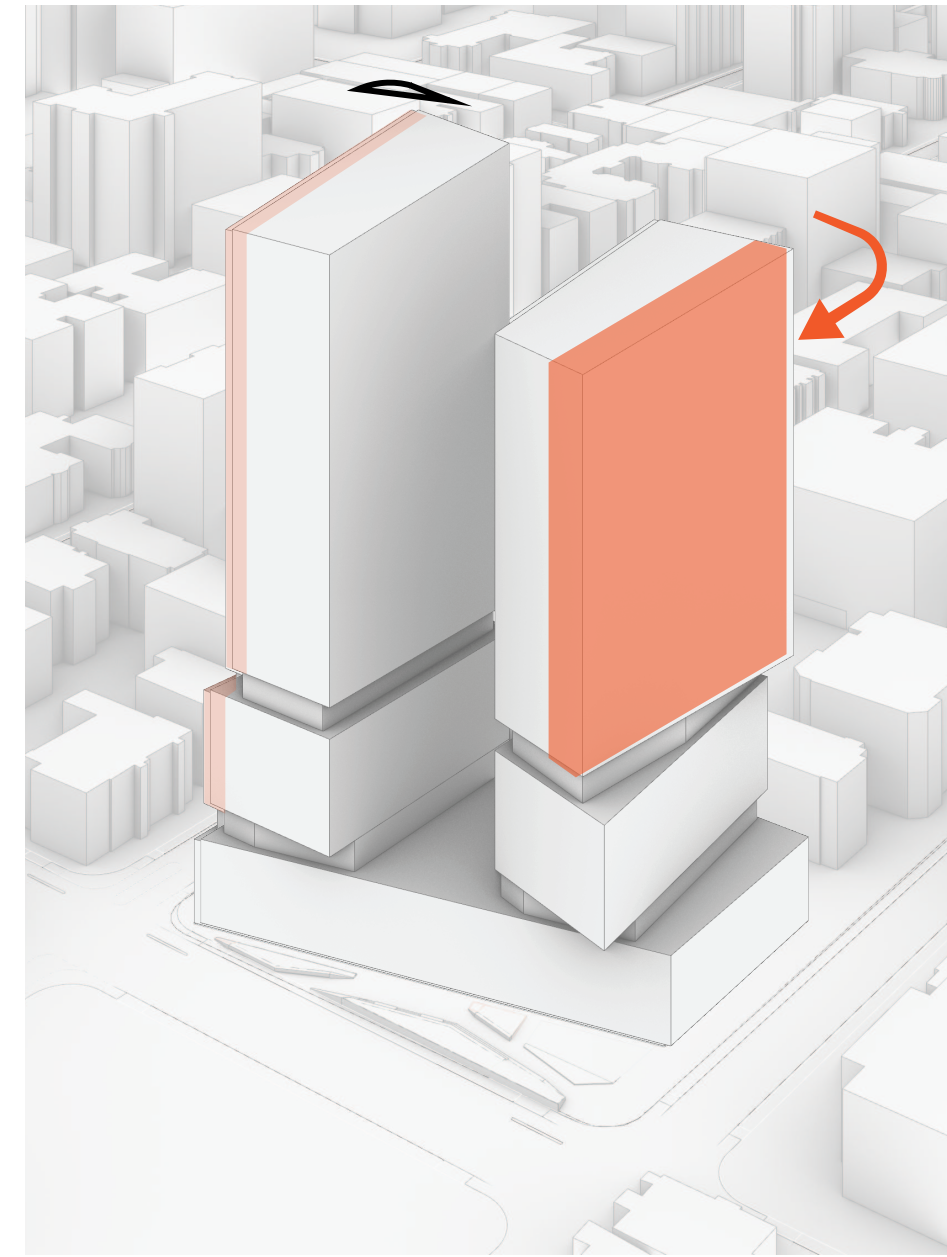
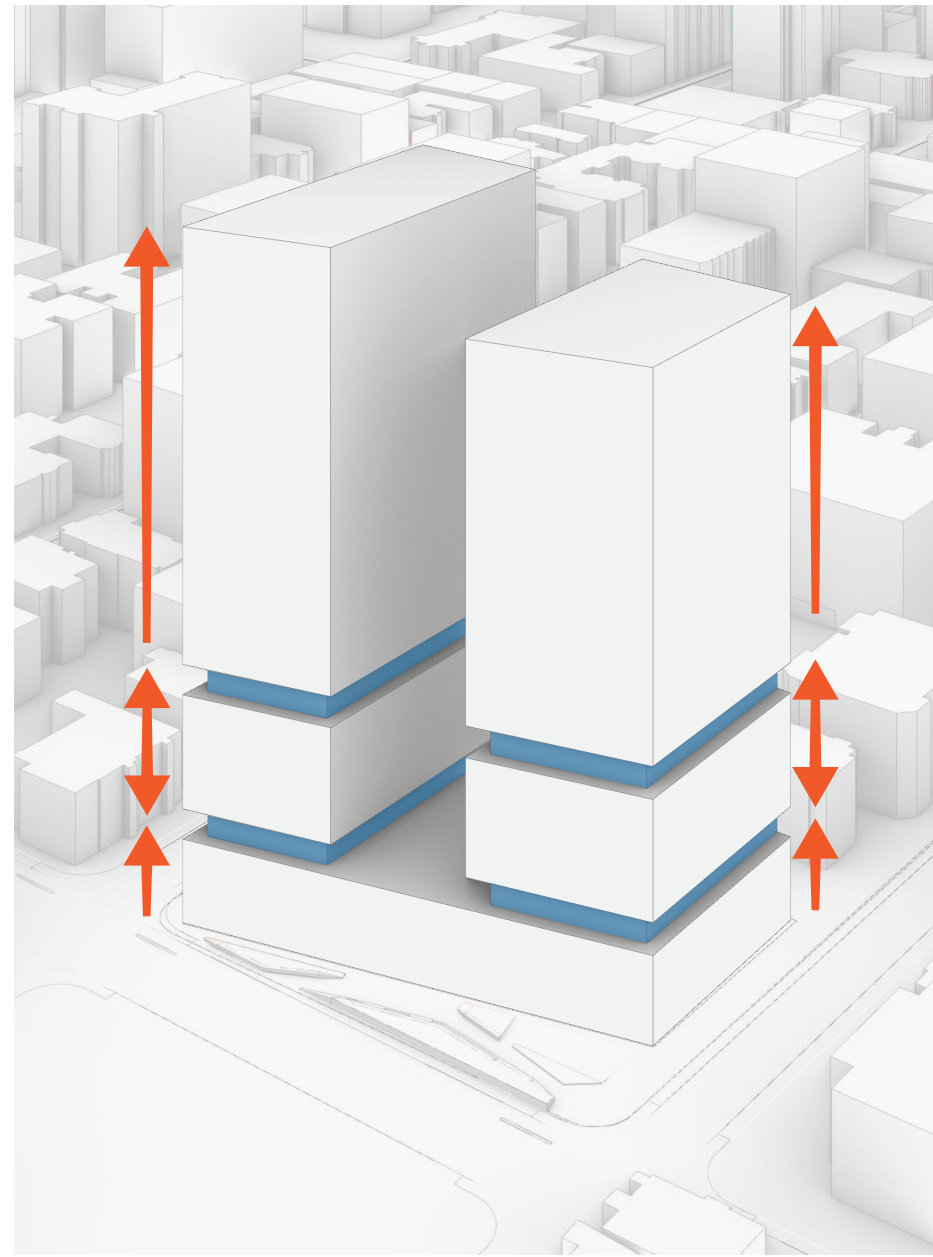
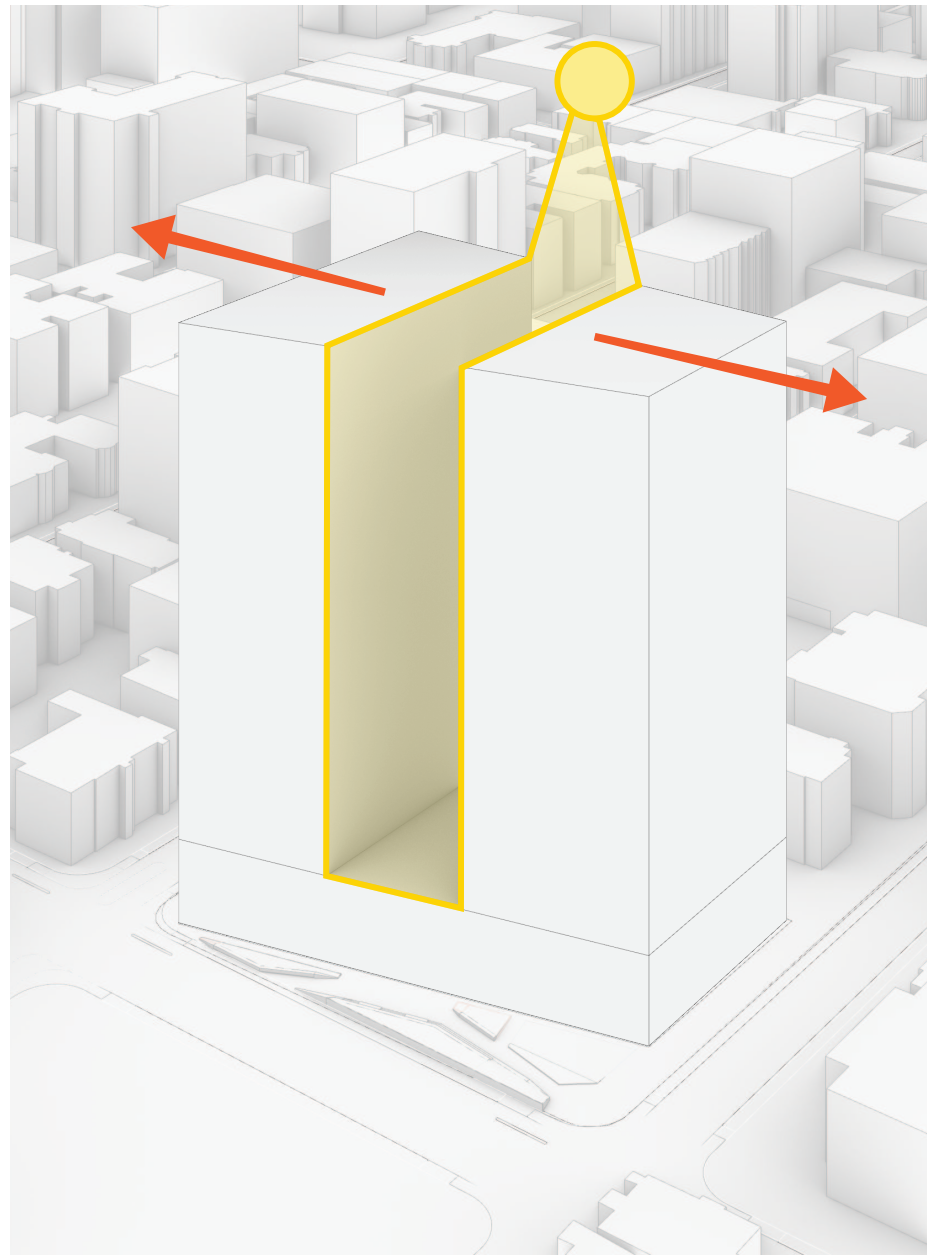
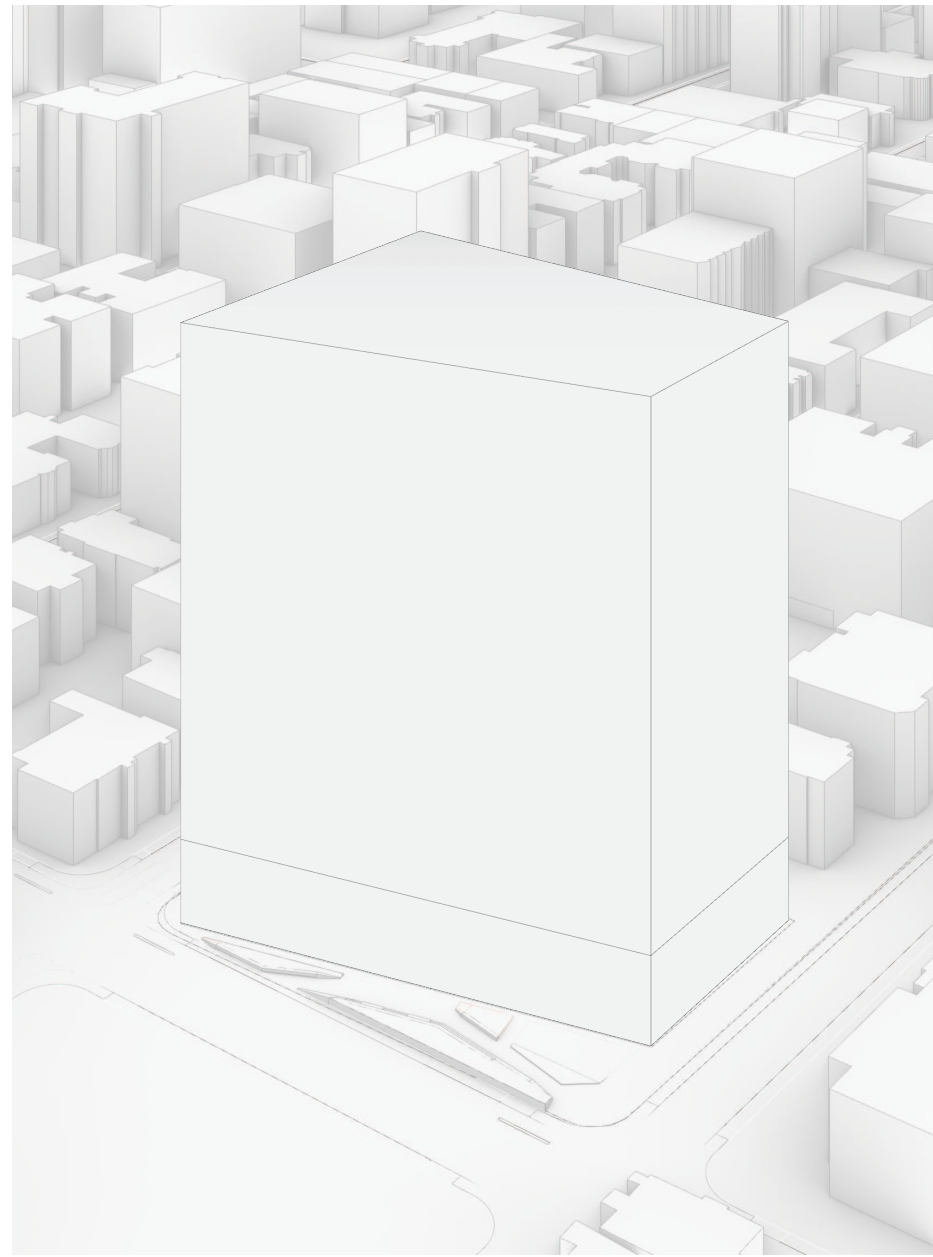
RESI PLATE TYPE 01
L4-8

RESI AMMENITY
L3

RESI AMMENITY
L3



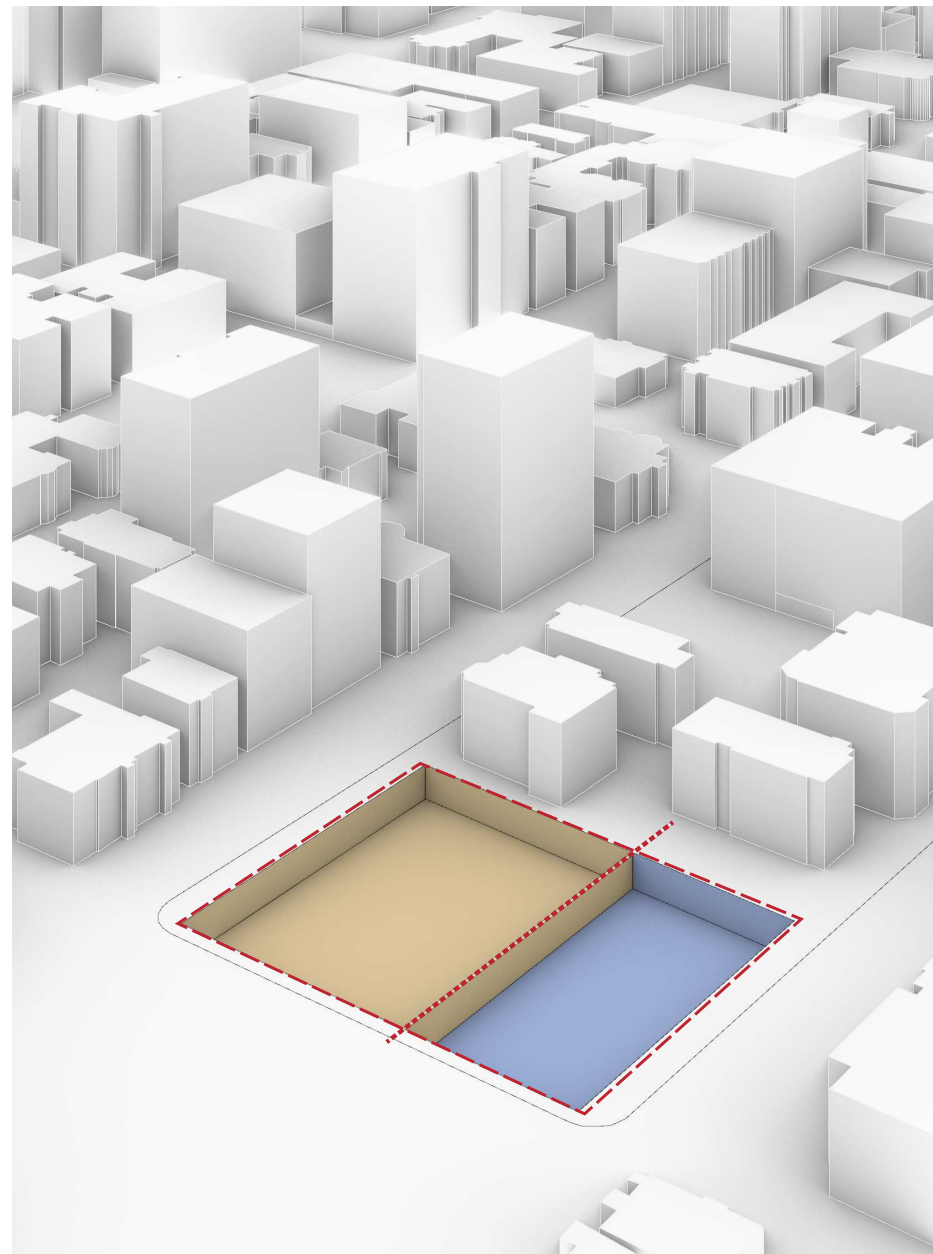




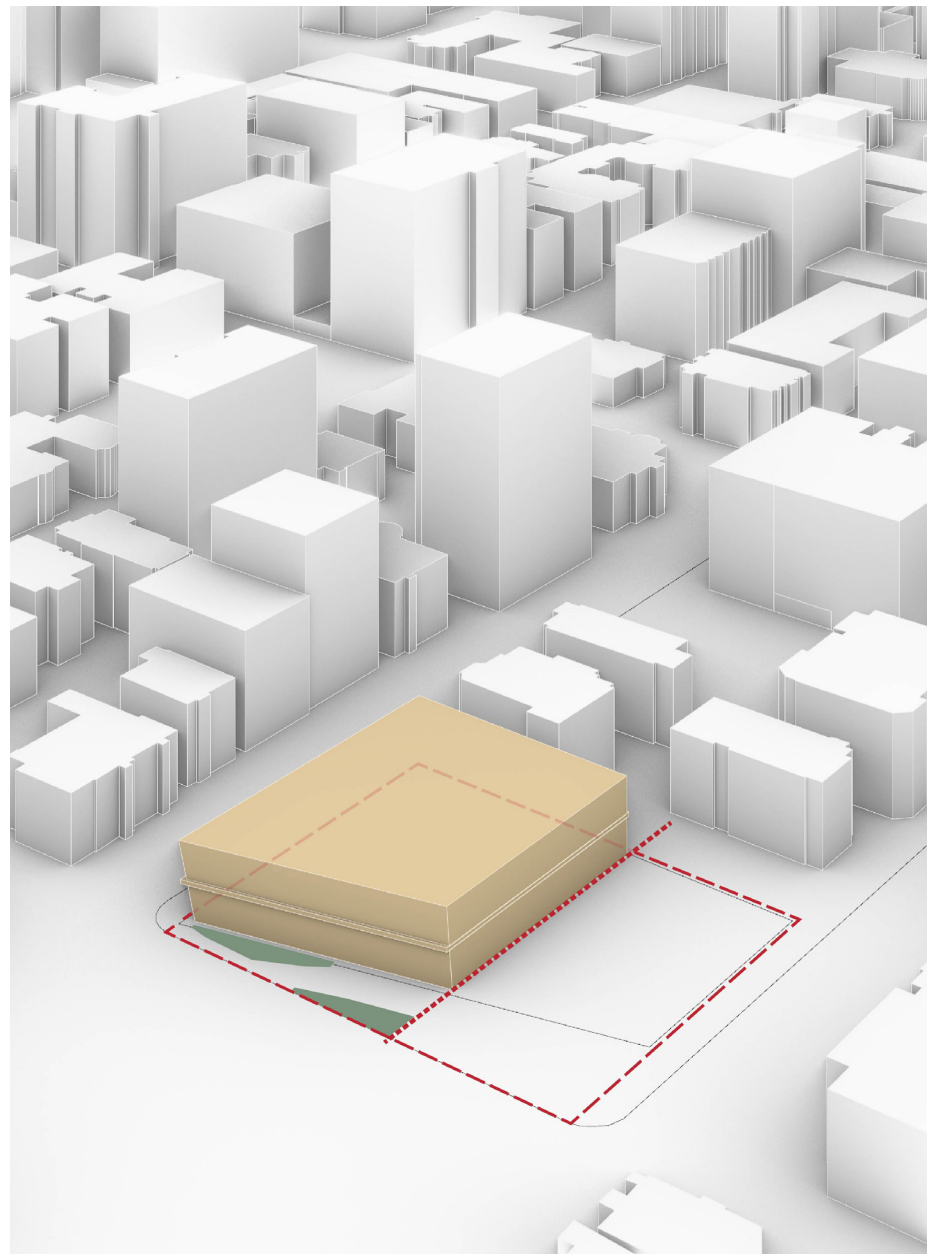
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Phasing

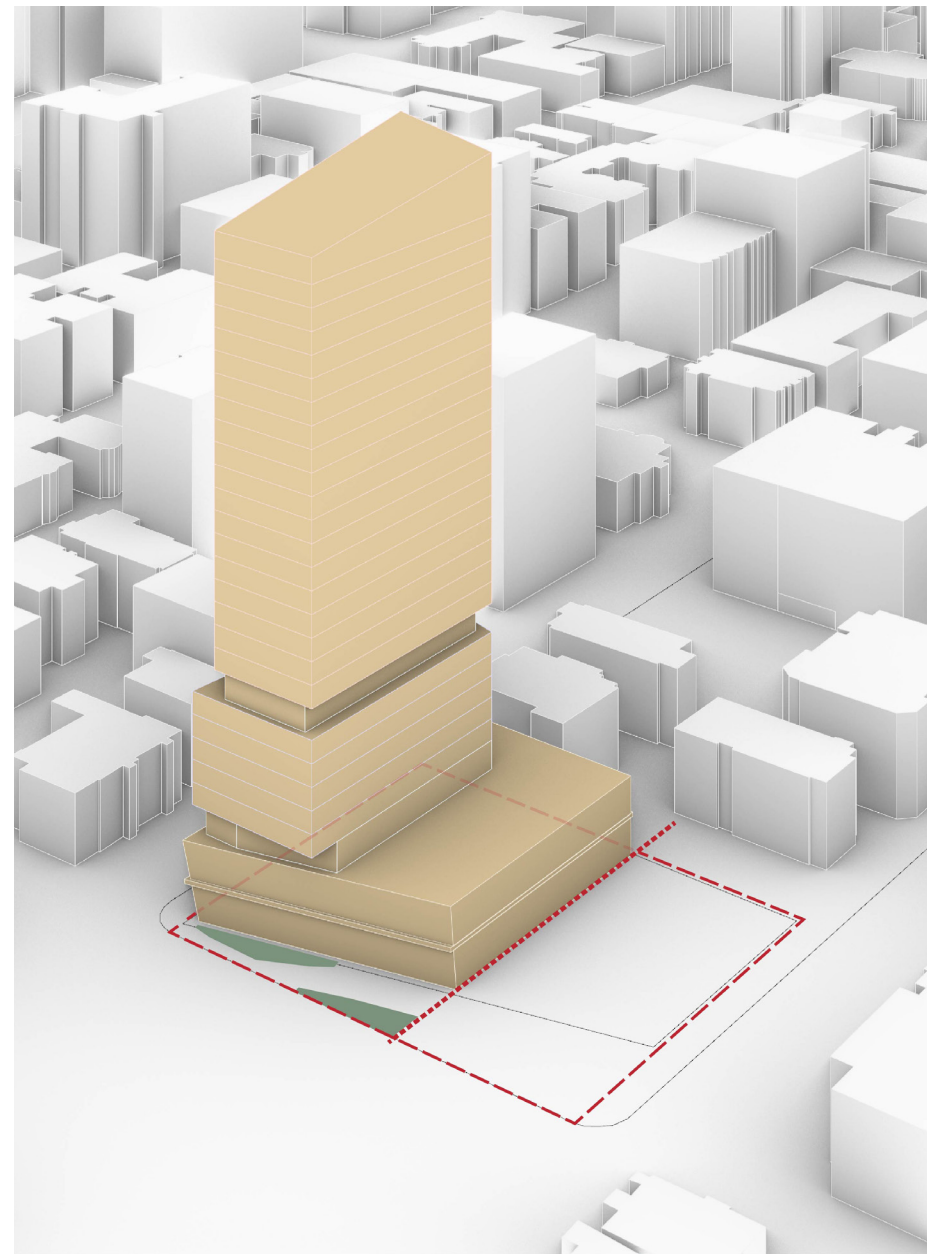
PHASE 1  PHASE 2 



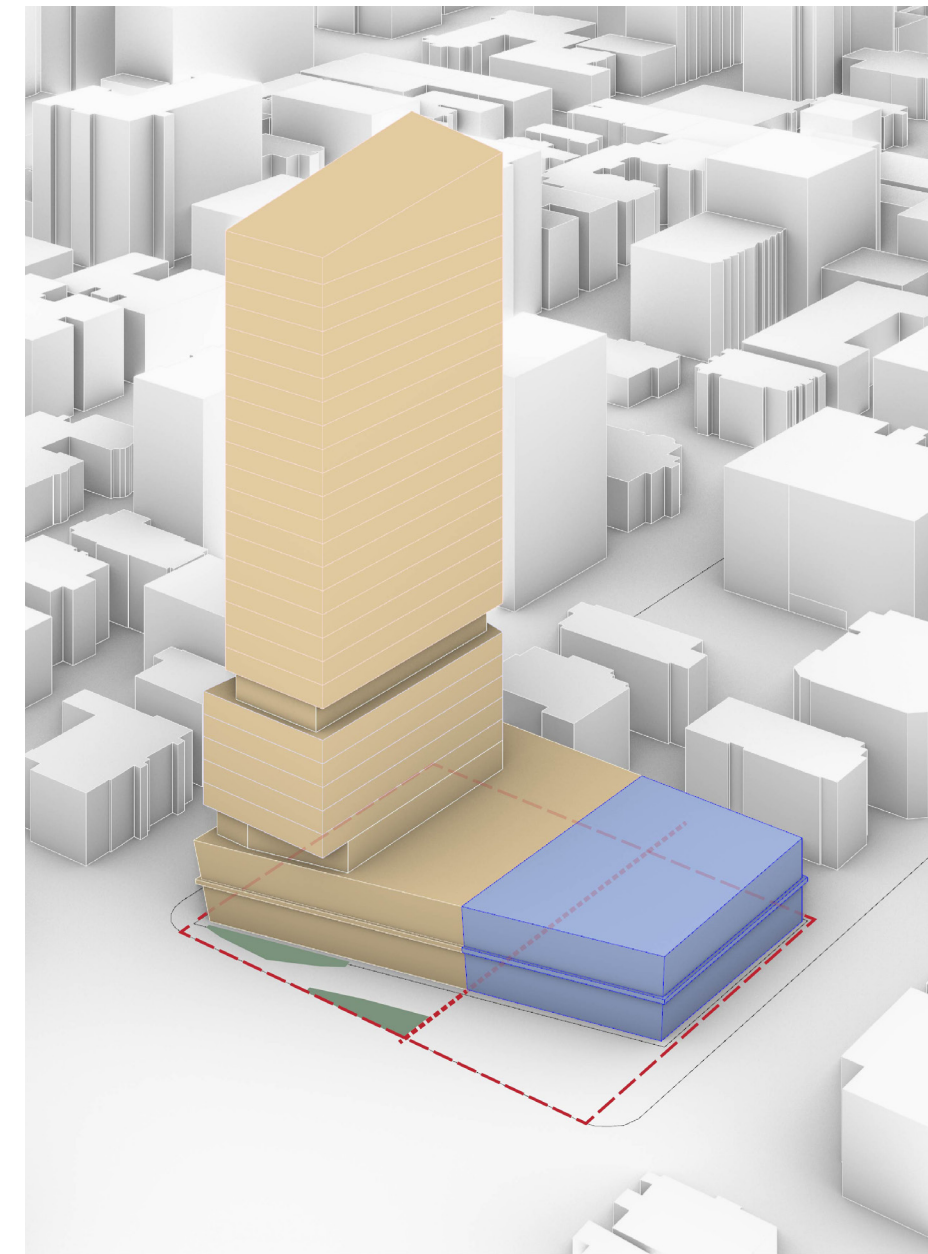
01
North Parking



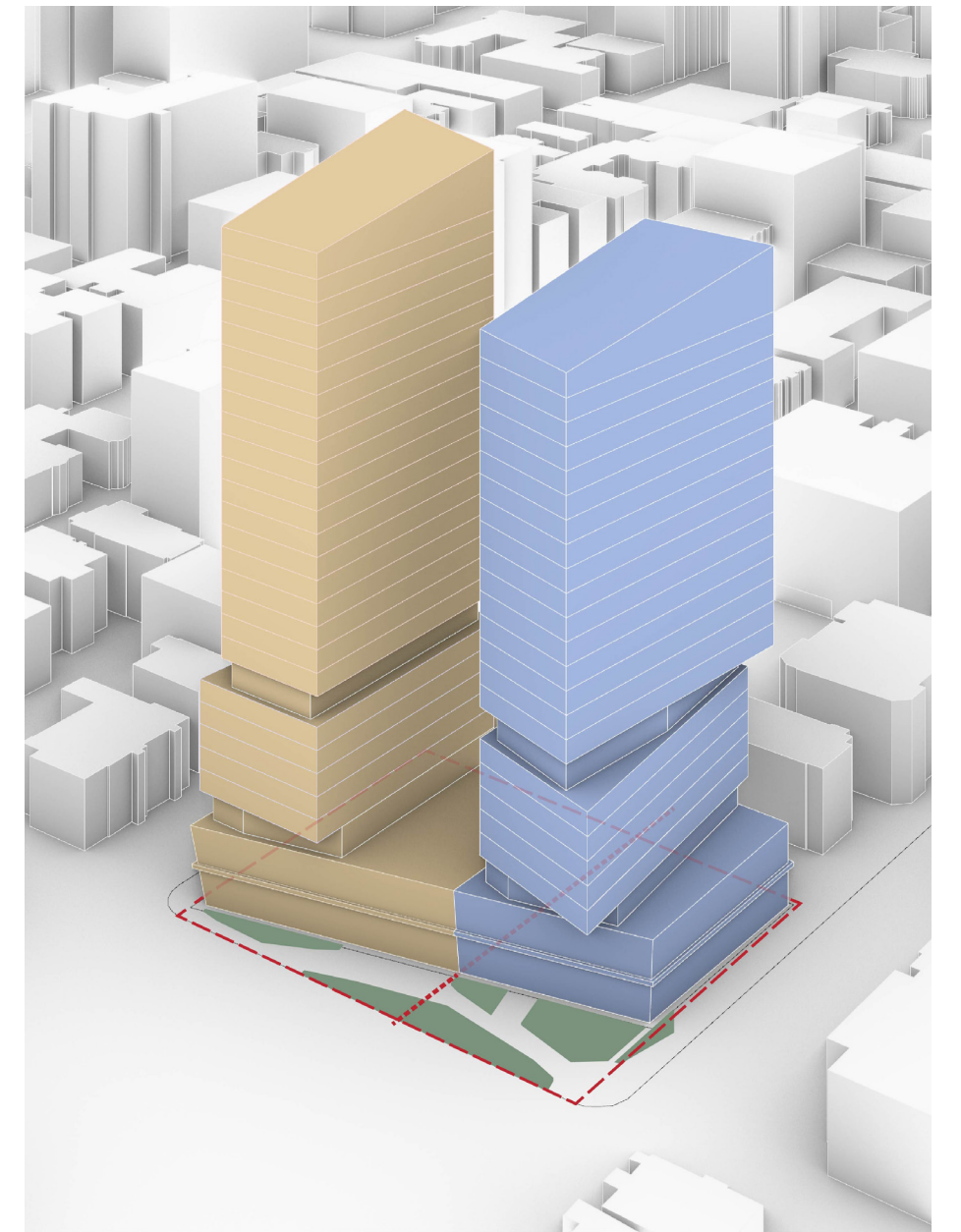
02
North Podium
+
Institutional Program



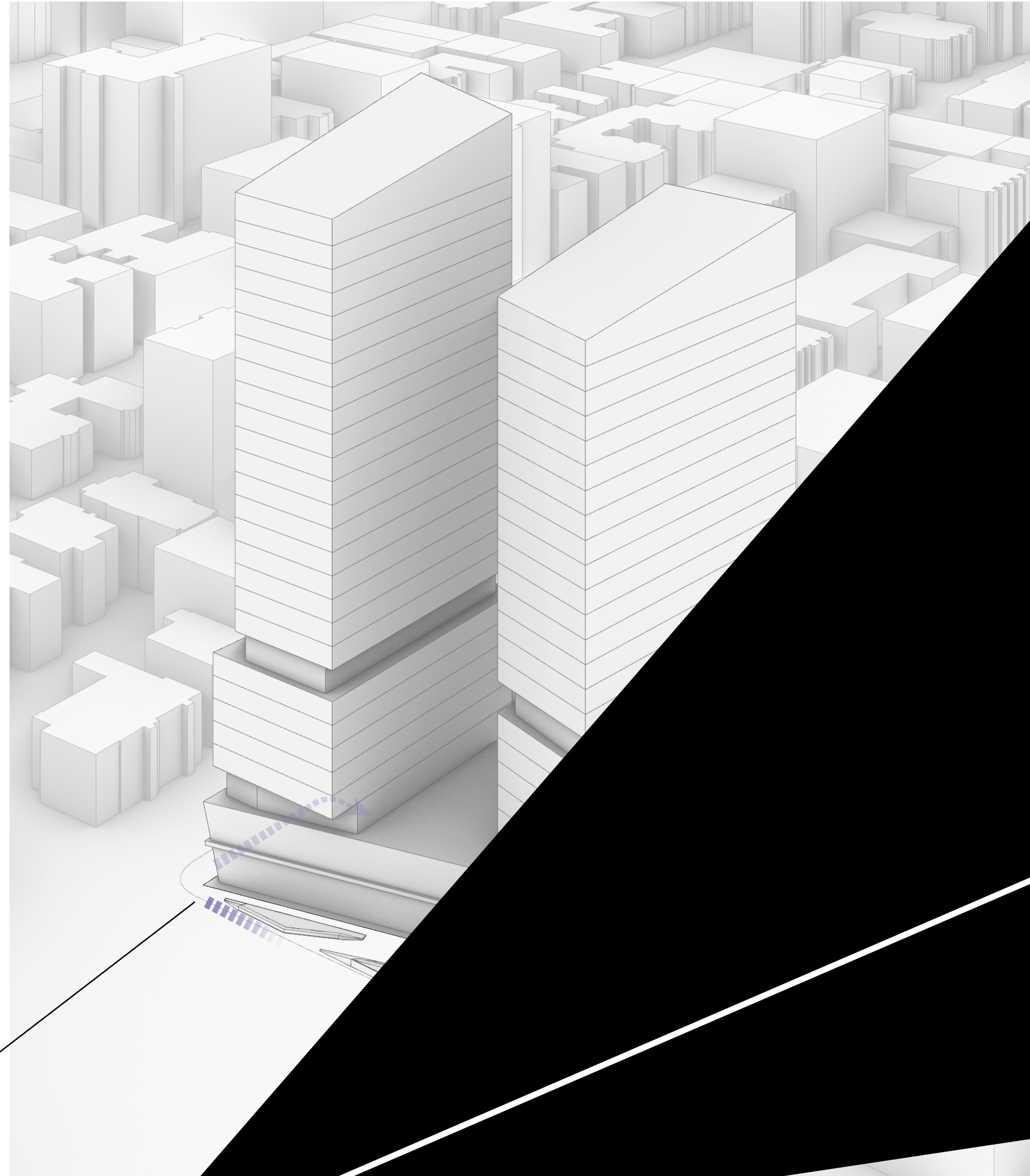
03
North Tower



04
South Podium
+
South Parking



05
South Tower



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Architectural Approach_Access From Gilmour



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5_ Urban Room



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Podium_Urban Room



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Urban Room_Community Program Elements



LIBRARY



small library space for the community



HEALTHY LIVING



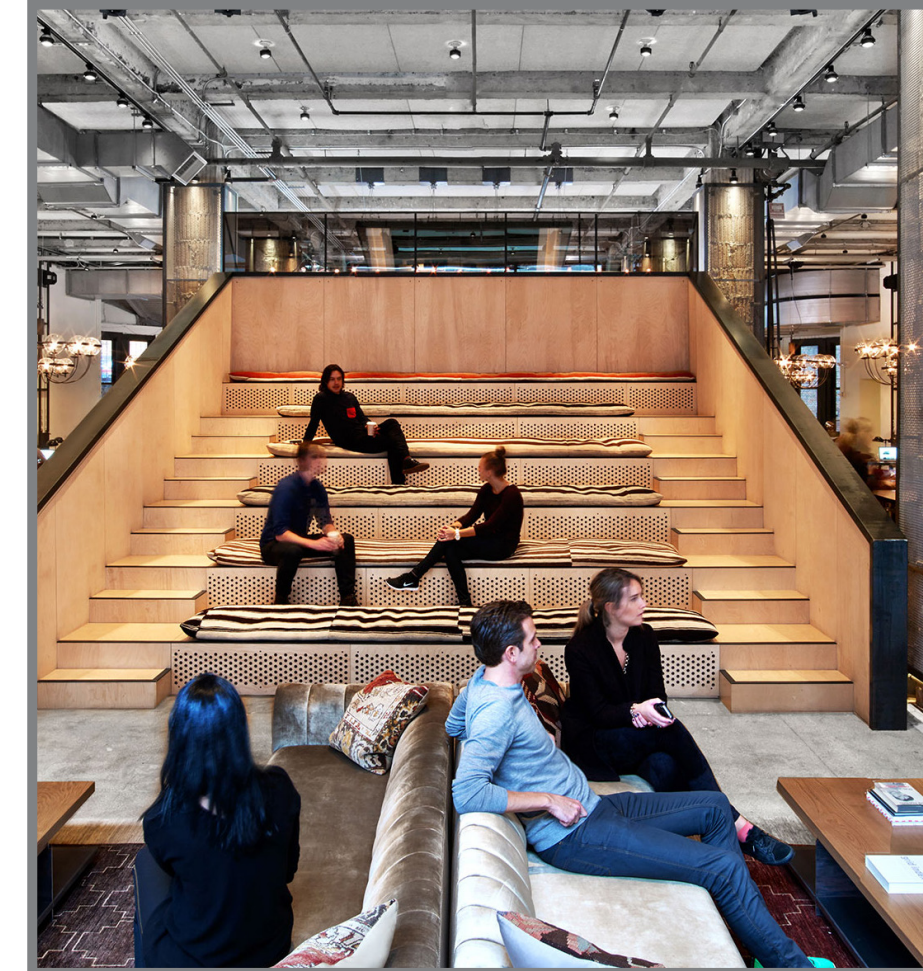
*gym, fitness center
yoga studio
community health check*



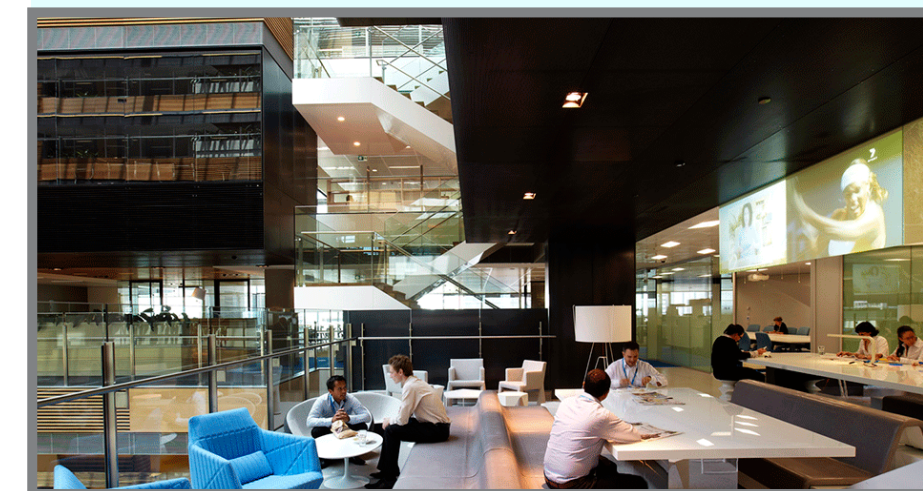
ARTS / CULTURE



*exhibition spaces
artist residency program
community art classes*



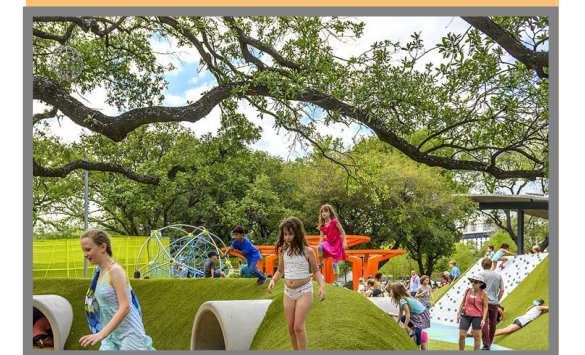
CO-WORKING



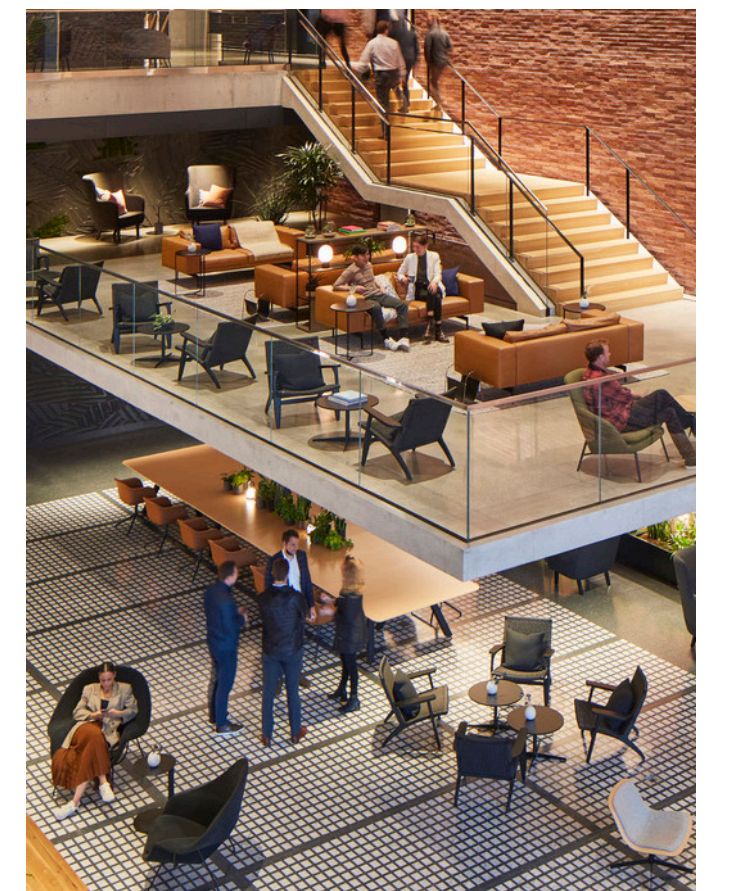
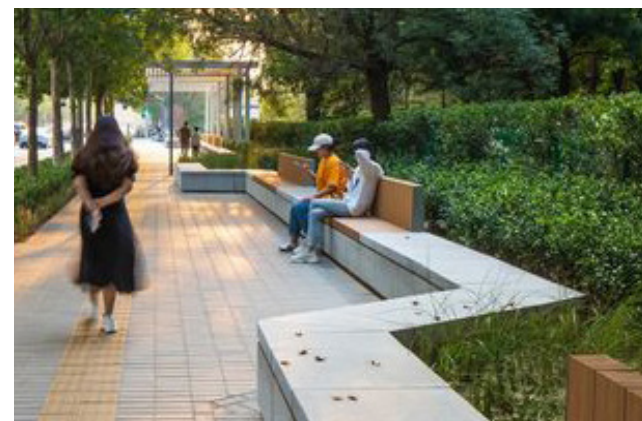
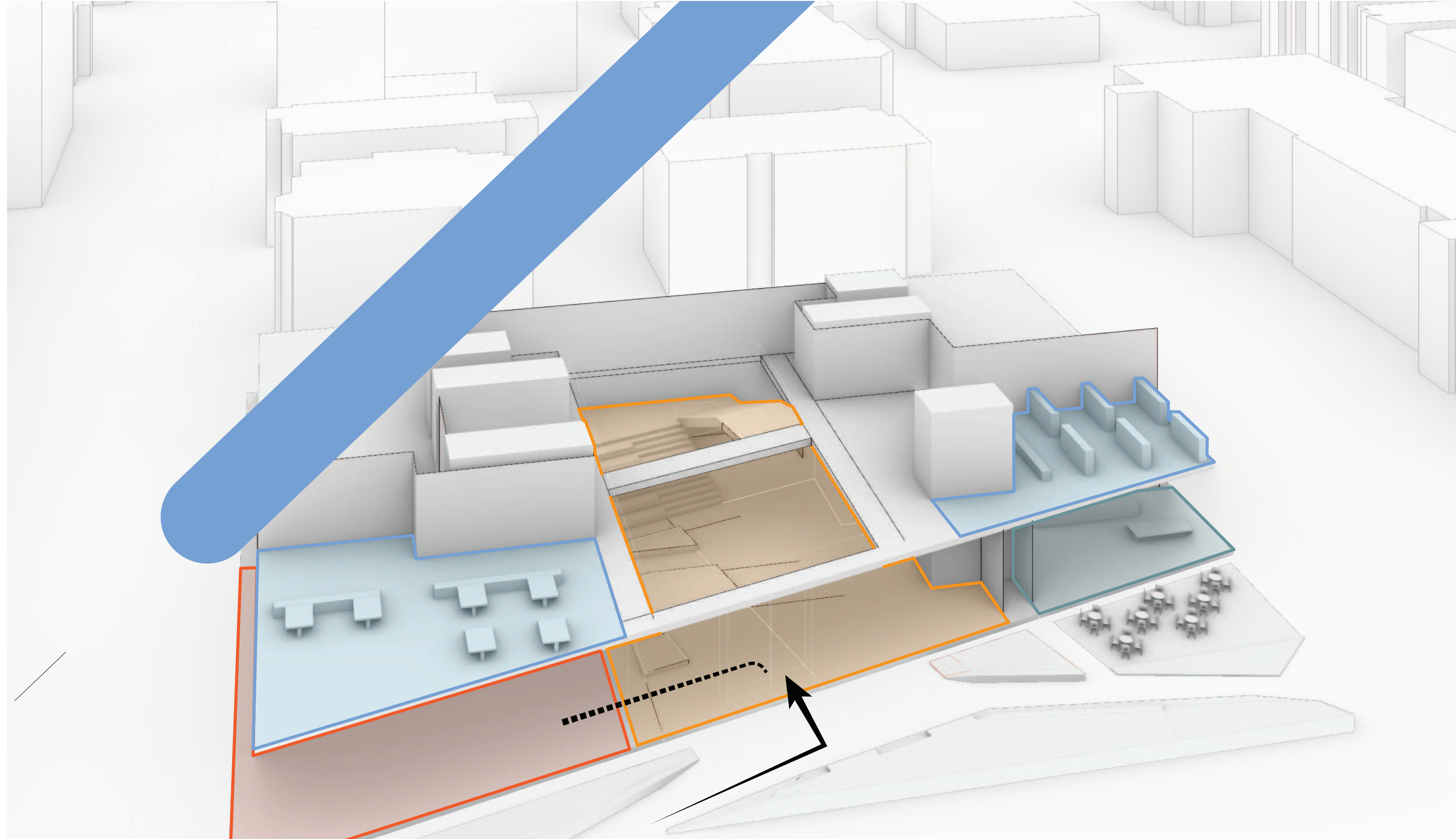
*co-working spaces
gathering spaces
performance space*

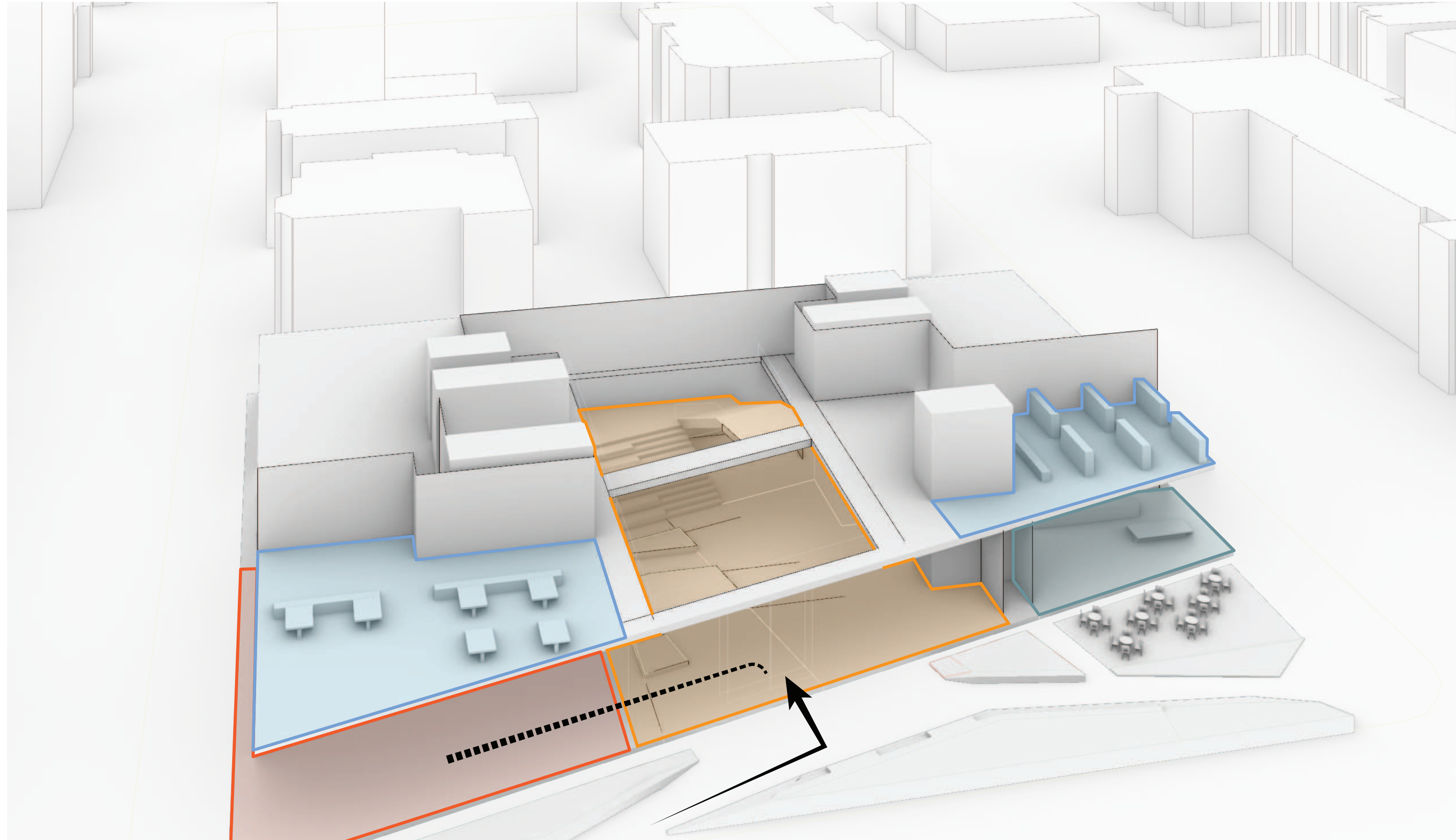


OUTDOOR SPACES



seasonally adaptive spaces





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Podium_View Points



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Podium_View Points



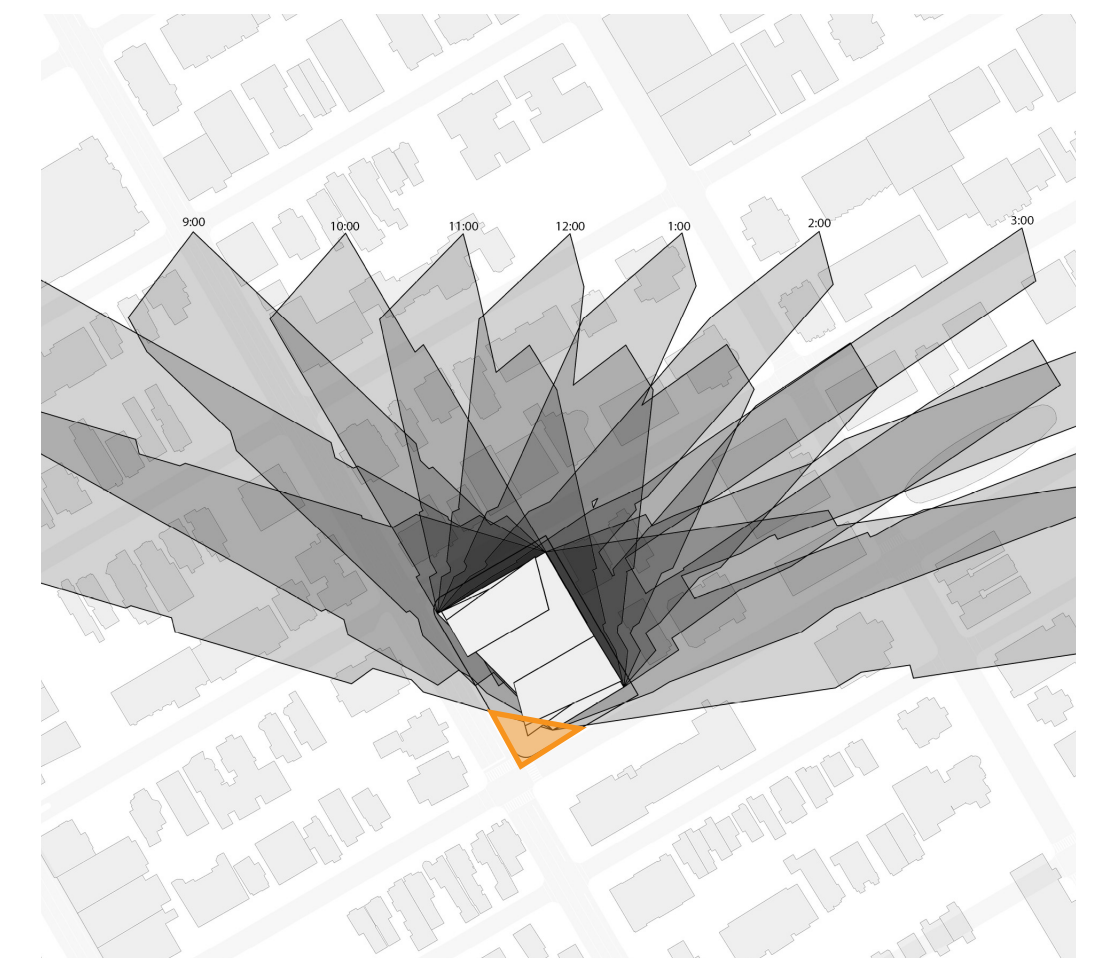
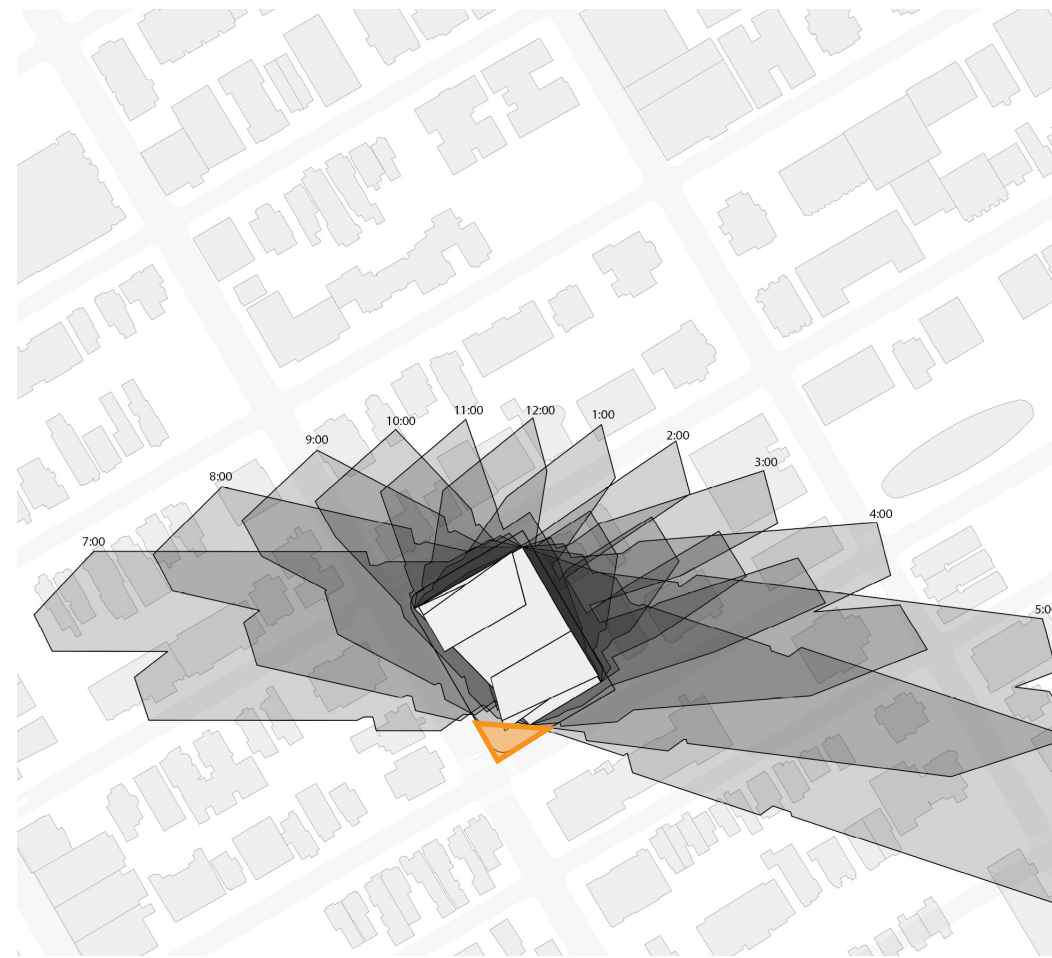
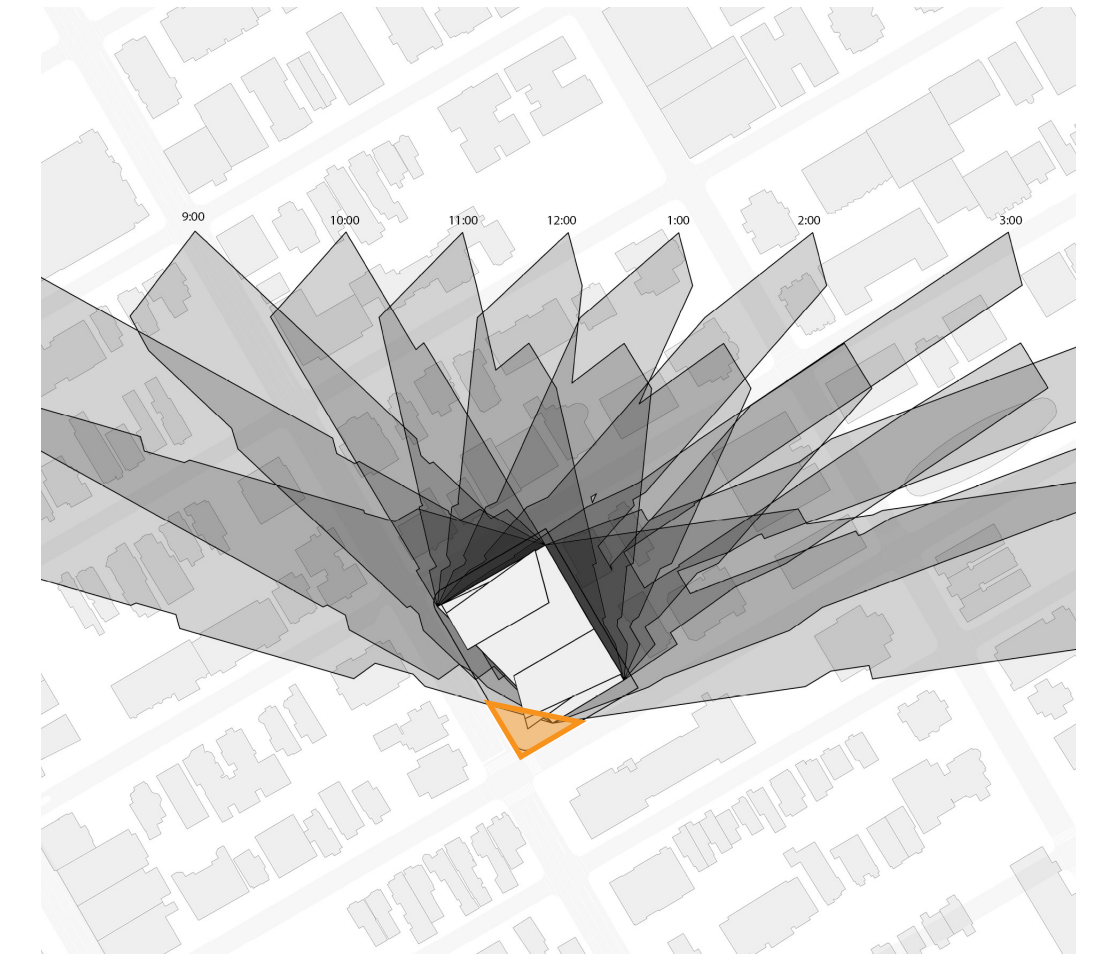
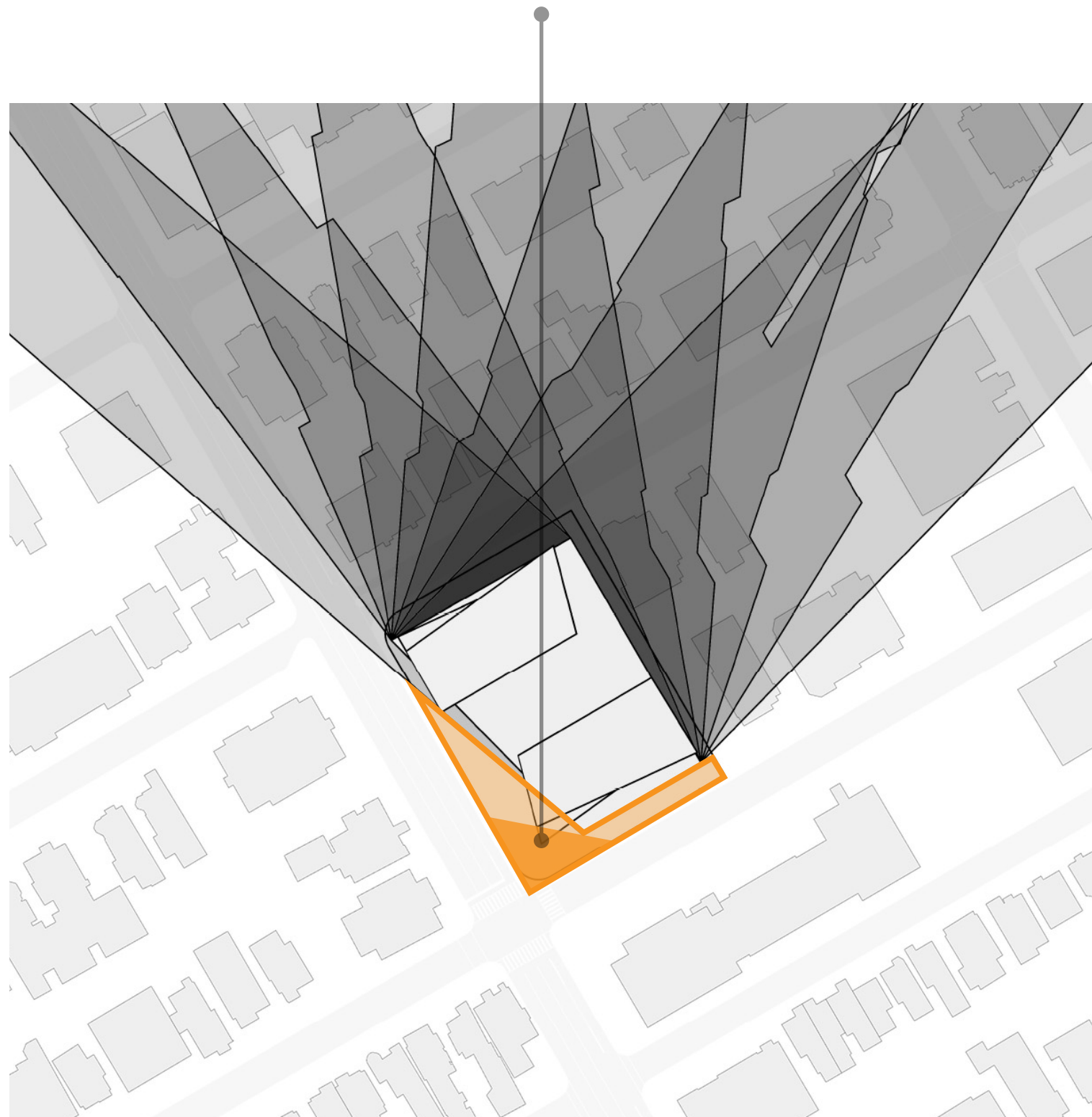
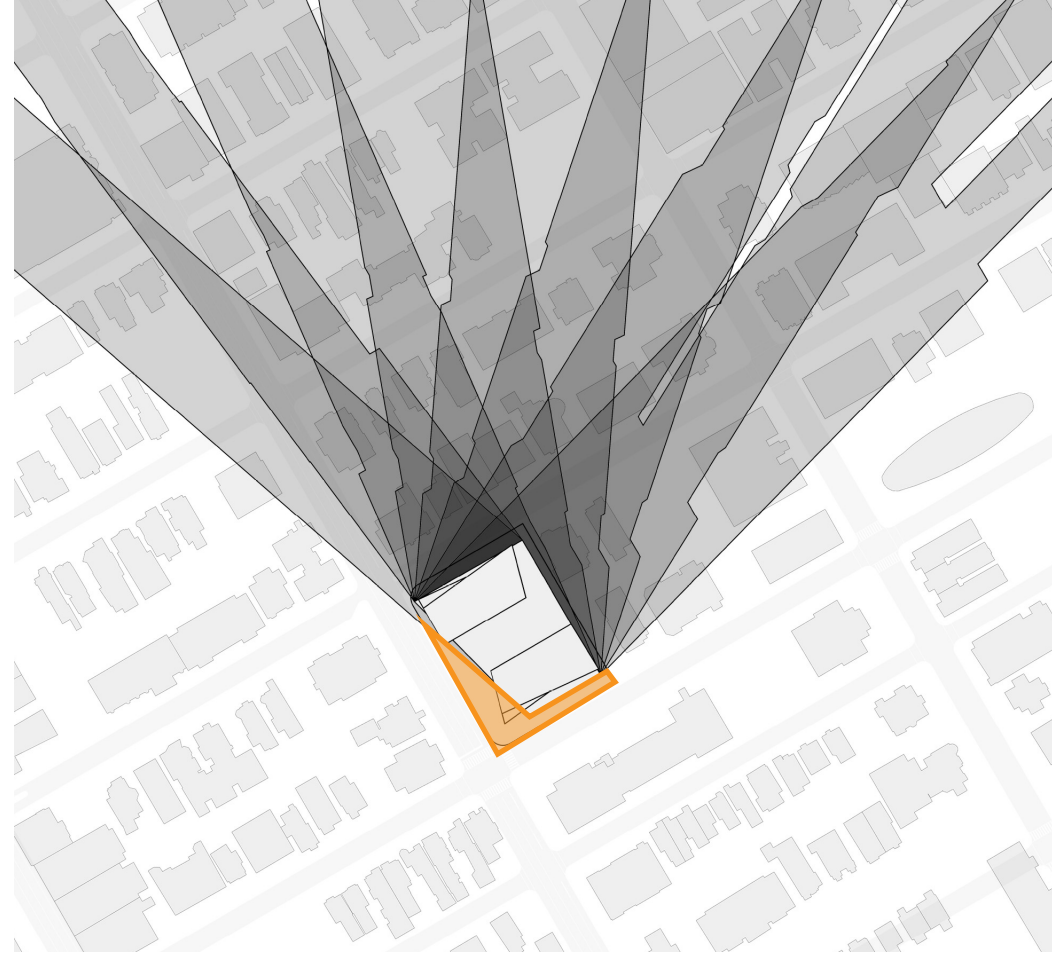
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Podium_Landscape



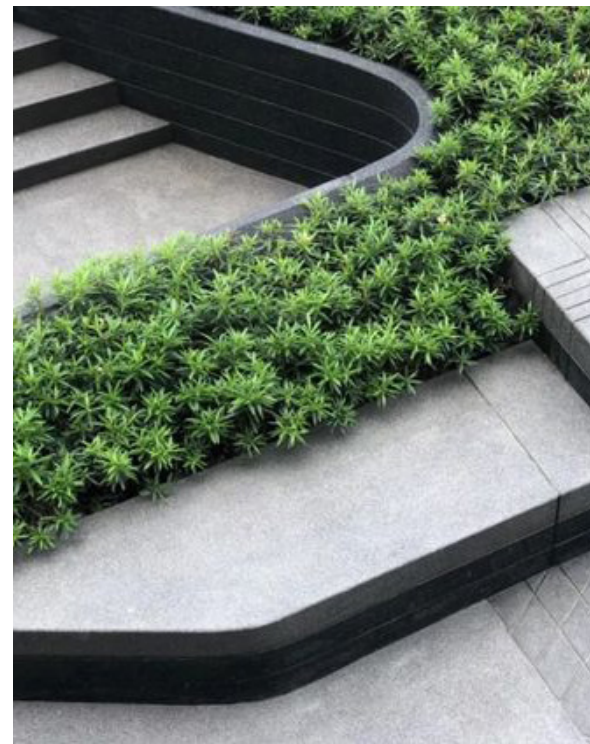
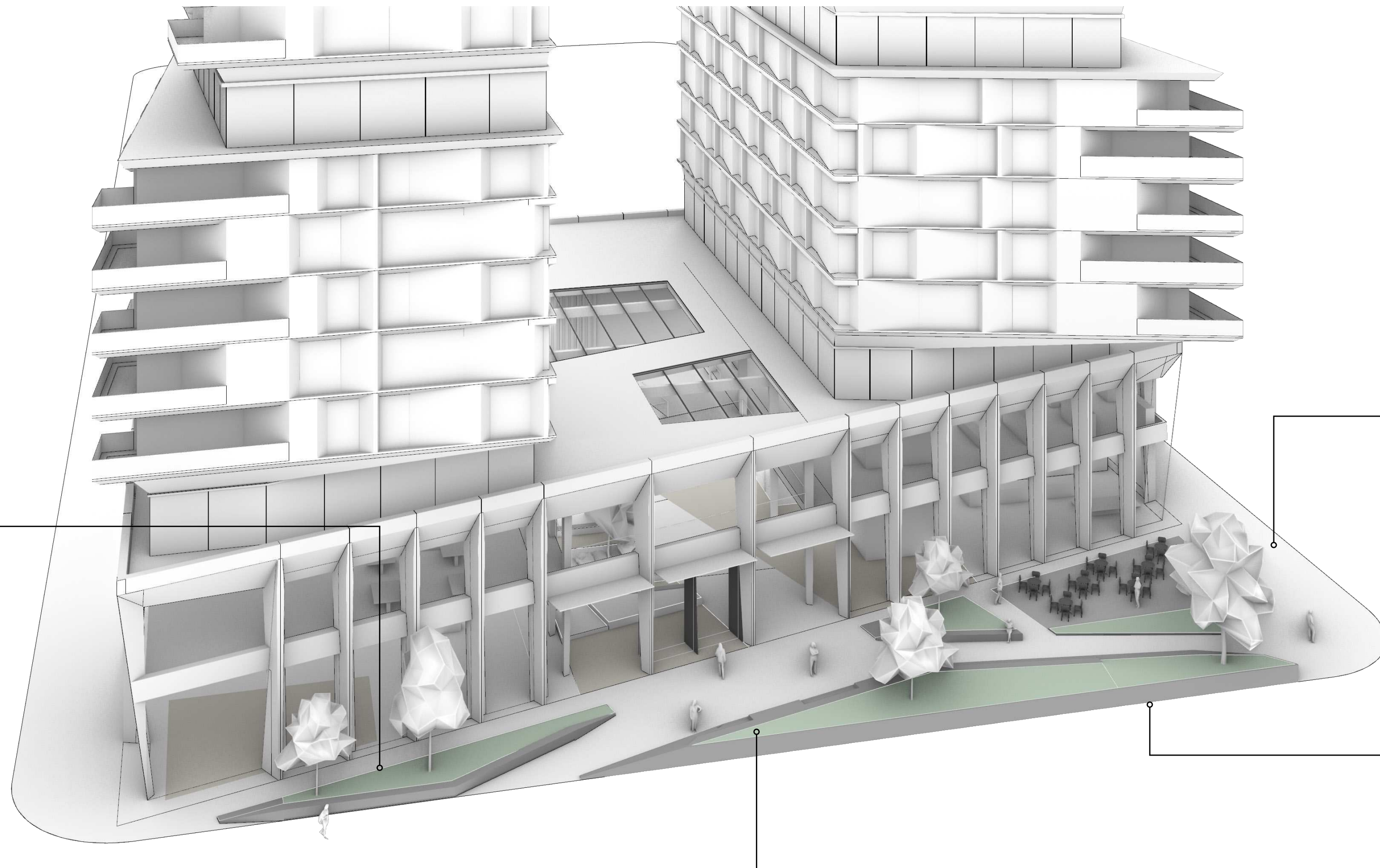
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Podium_Context and Sun Impact Analysis



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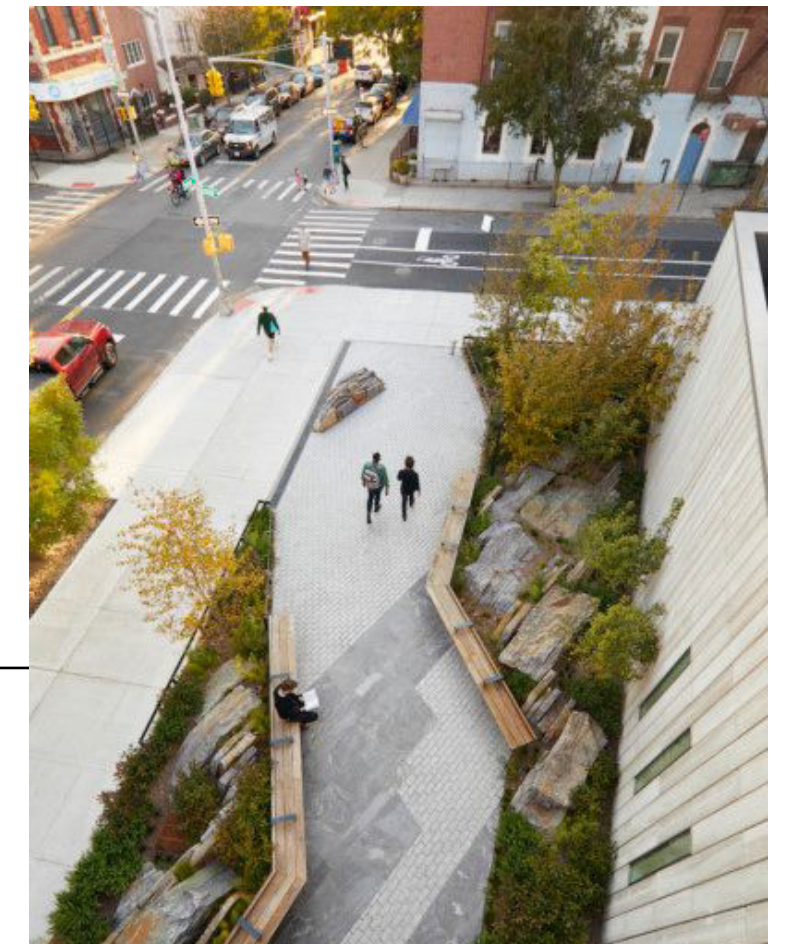
Podium_Landscape



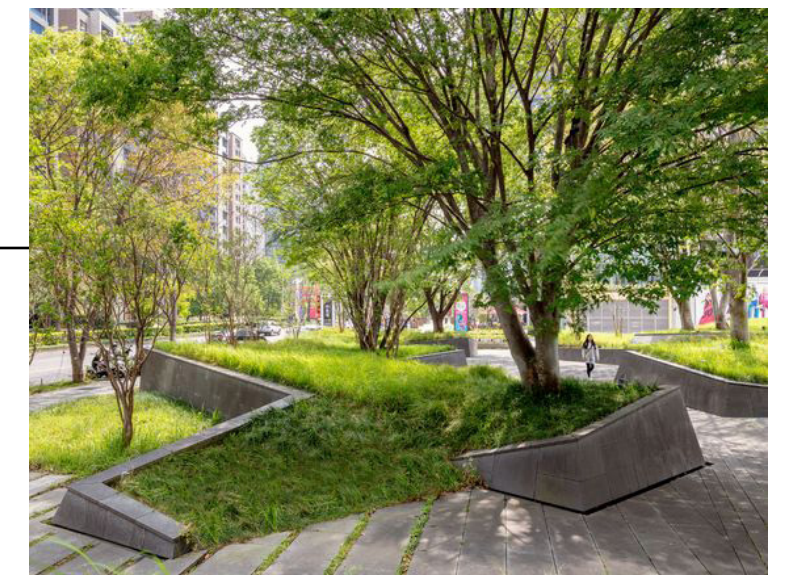
Intergrated Seating



Blended Greenscapes



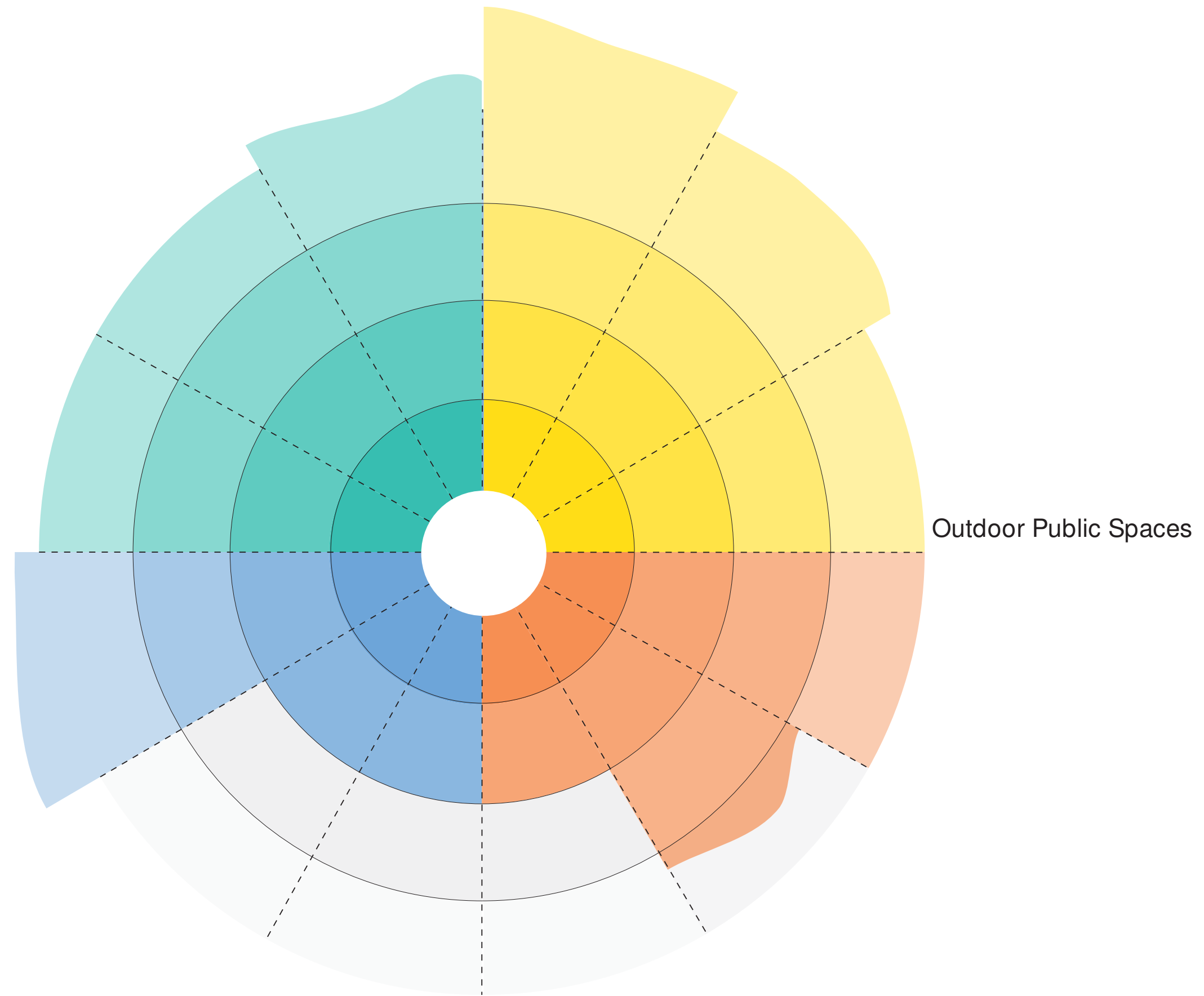
Merging into Urban Landscape



Integrated Vegetation

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Public Realm_Community Program Elements

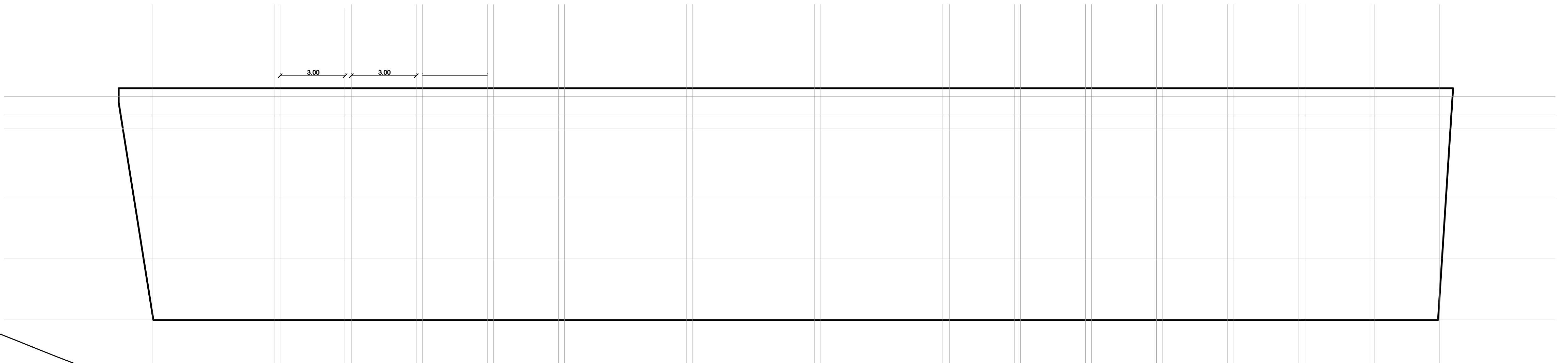


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Podium_View Points



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Podium_View Points



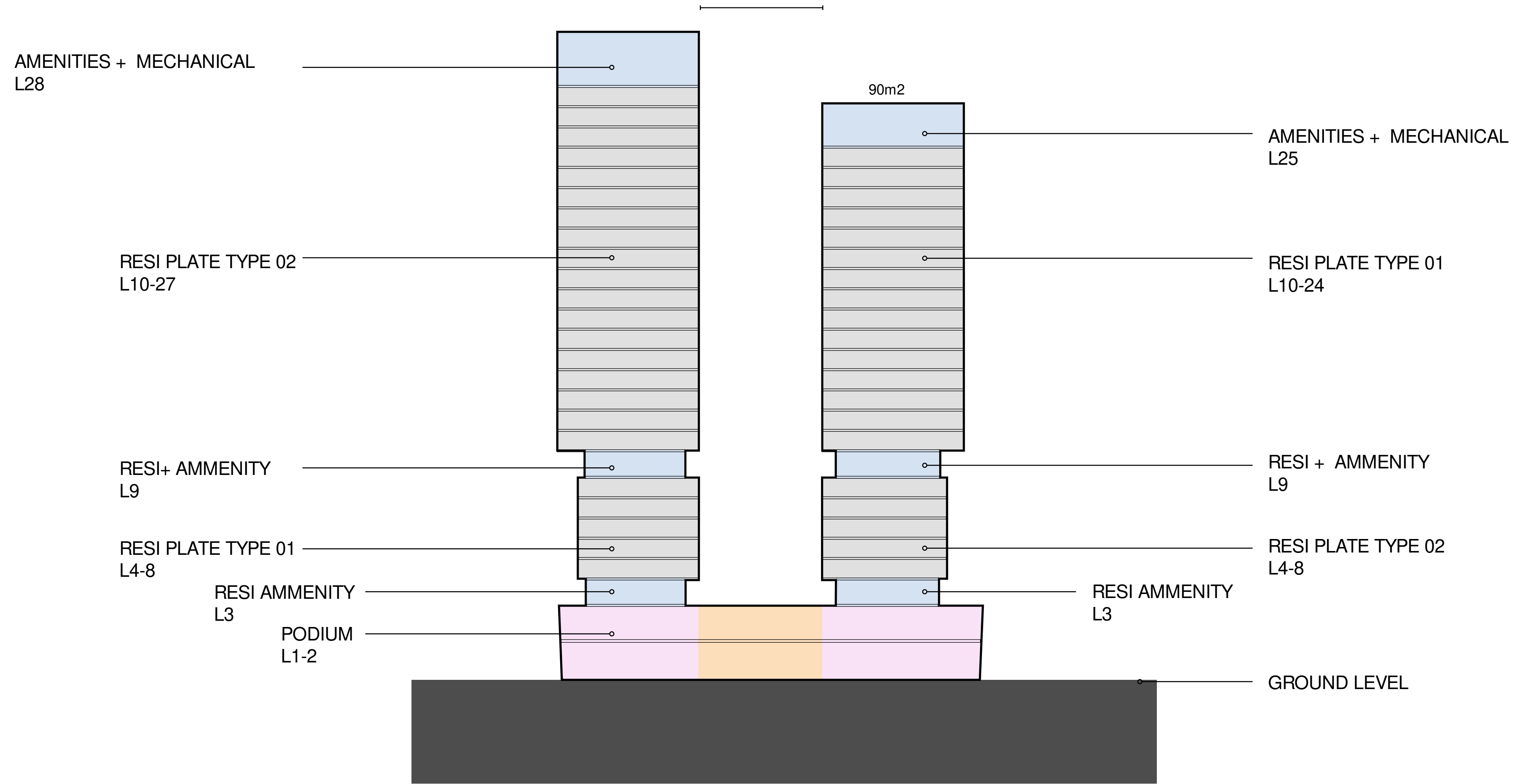
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6_ Tower Approach



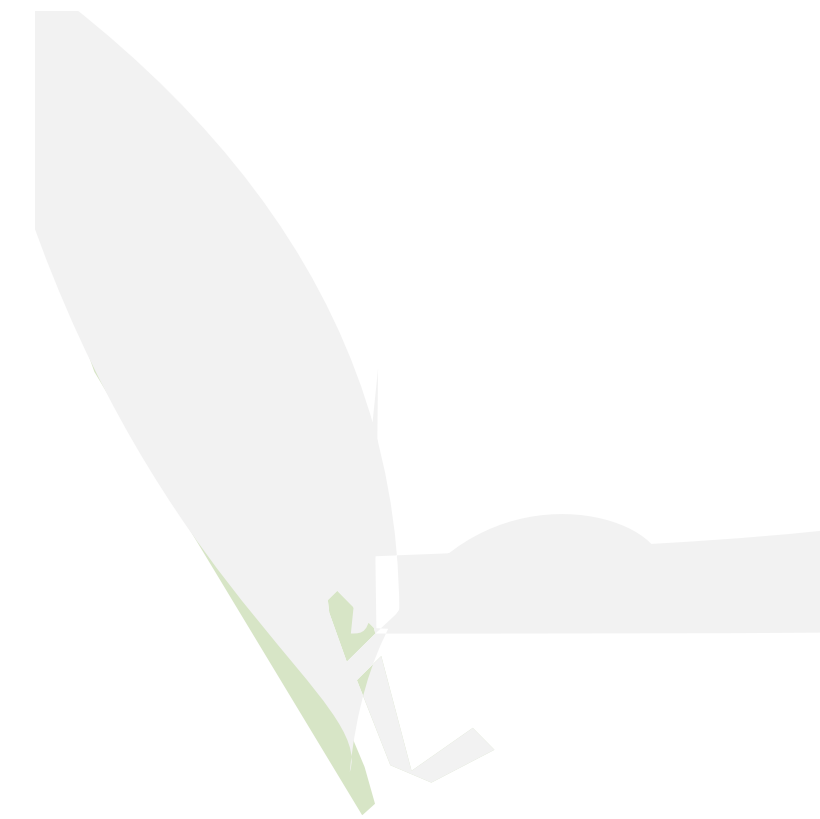
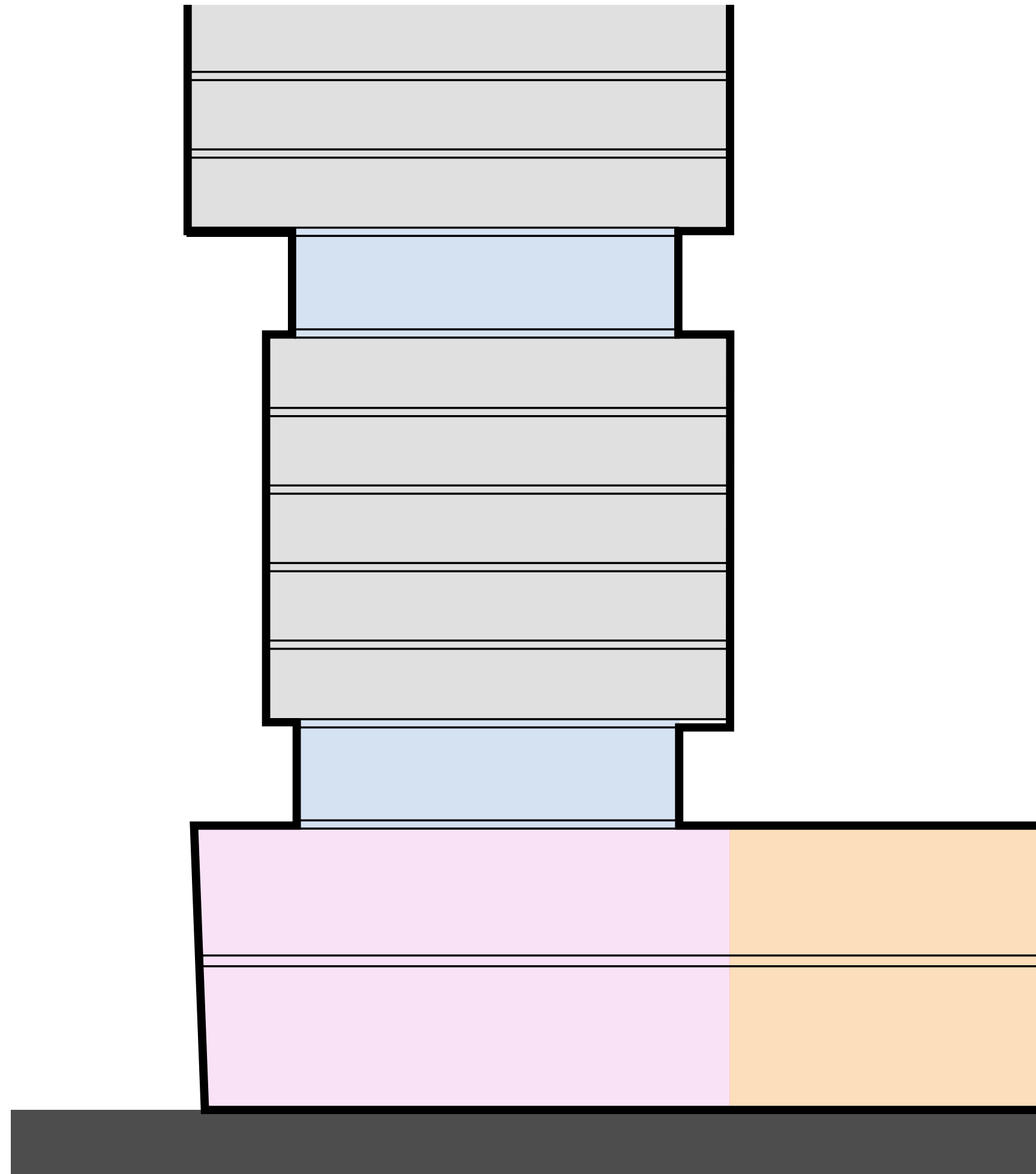
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Program



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Program



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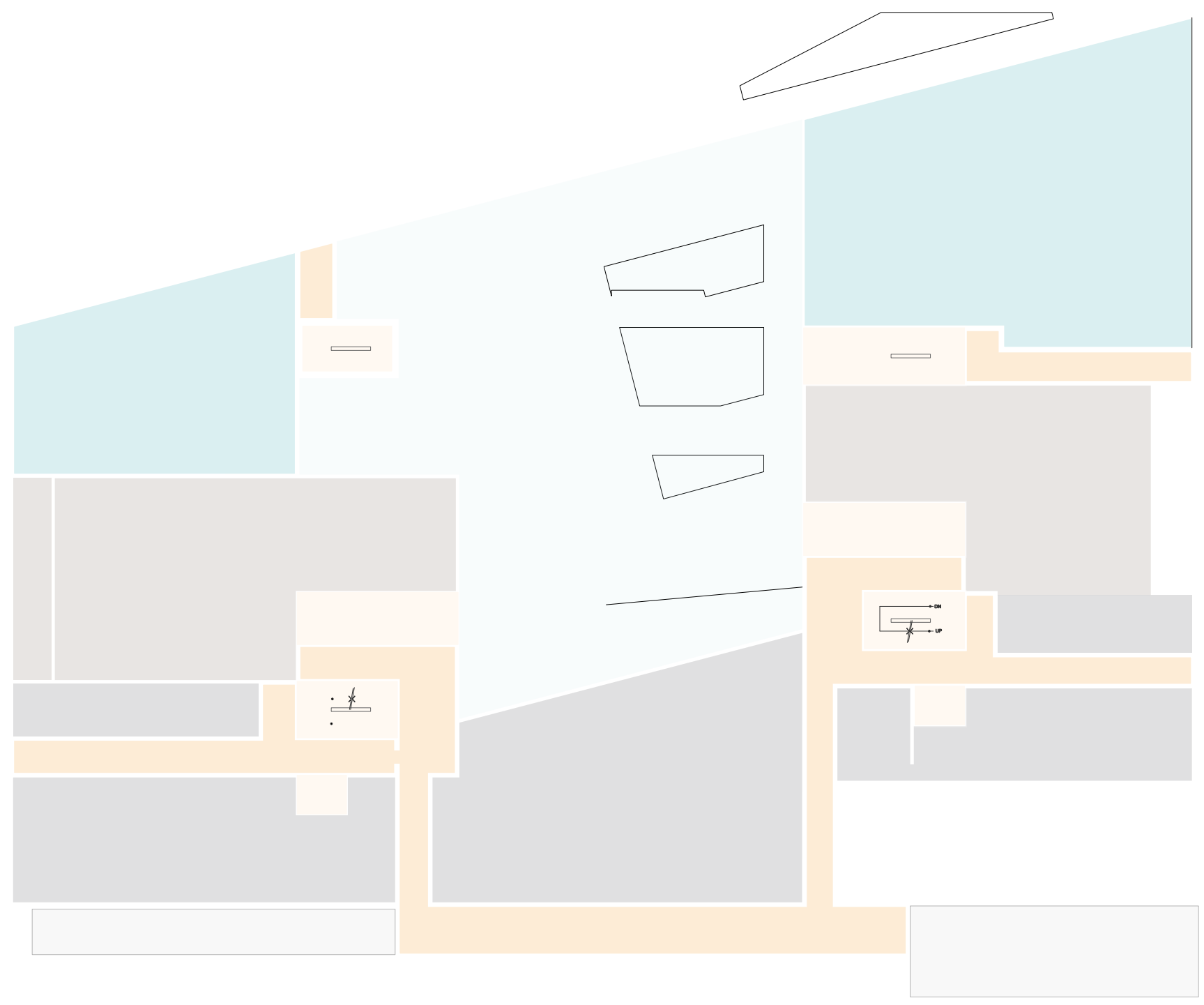
Views



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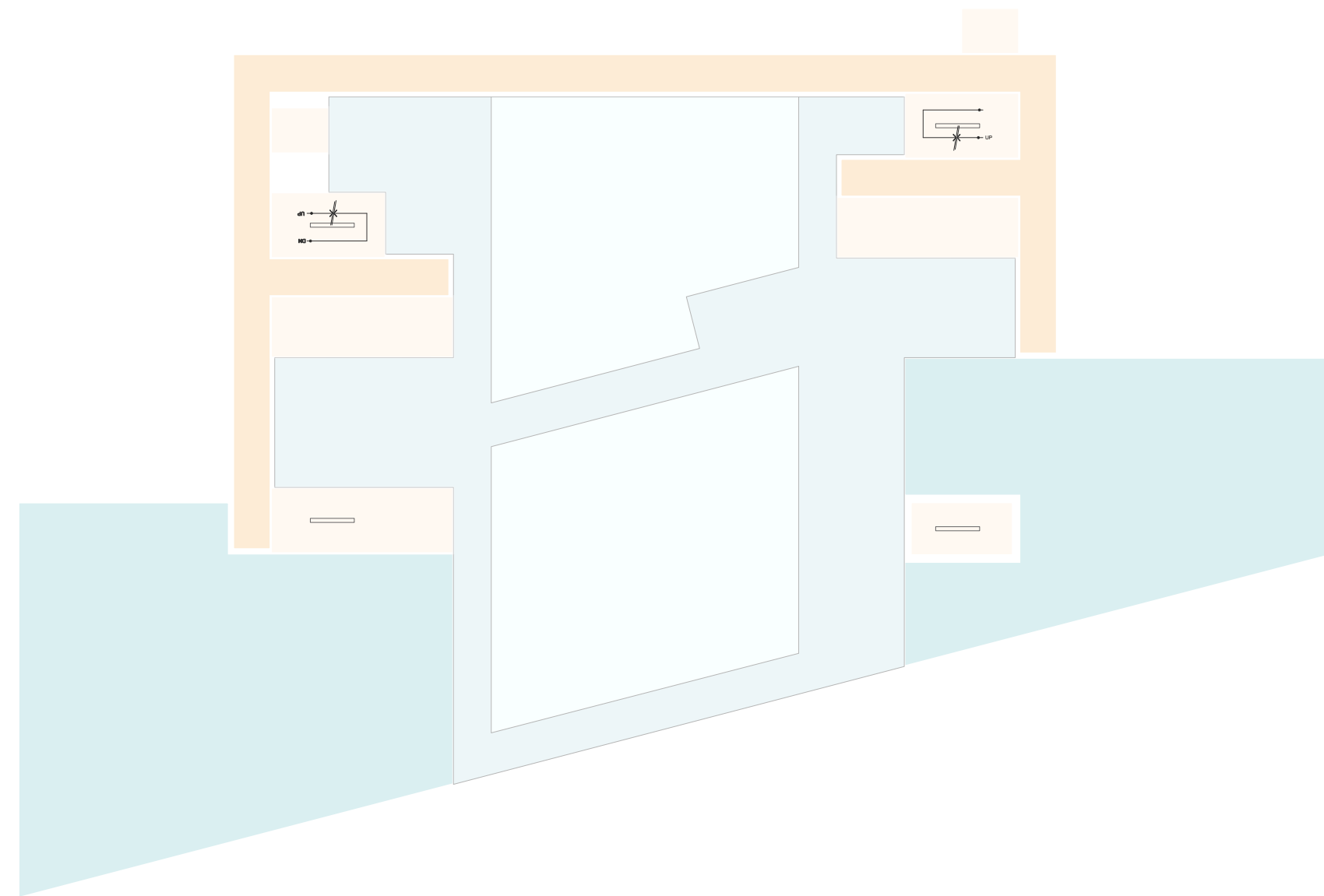
Towers_View Plane Diagram





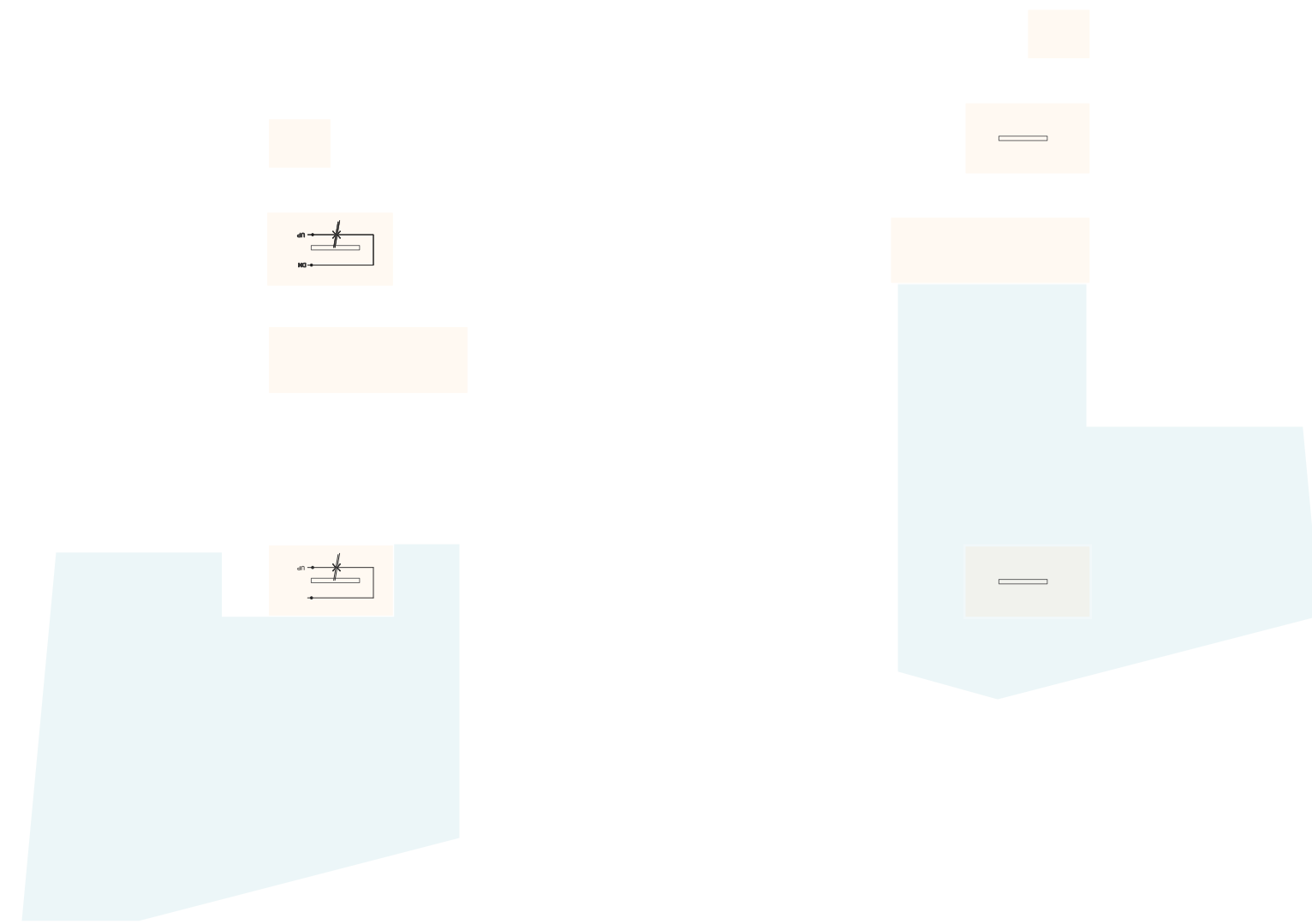
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Plan_Level 02



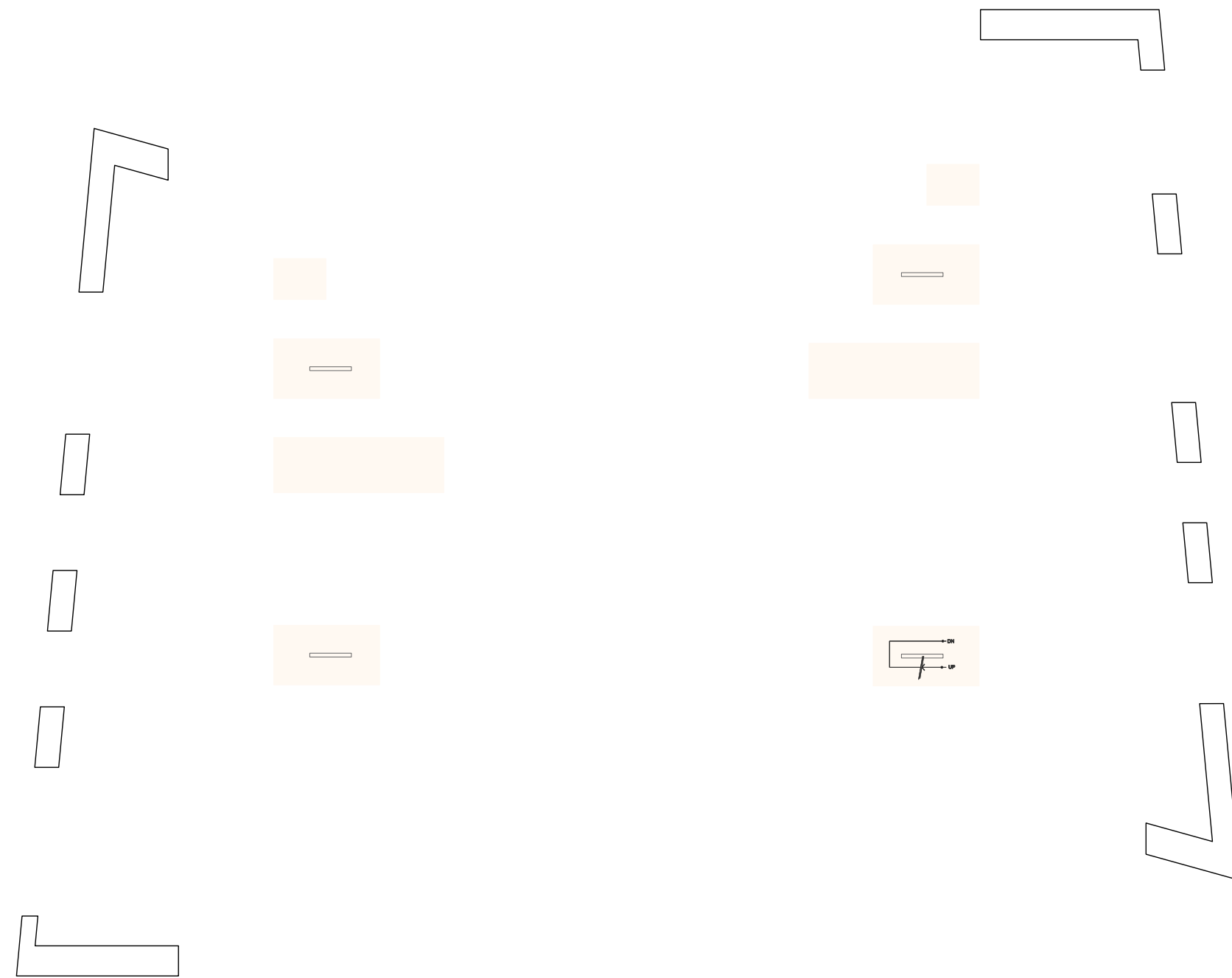
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Plan_Level 03



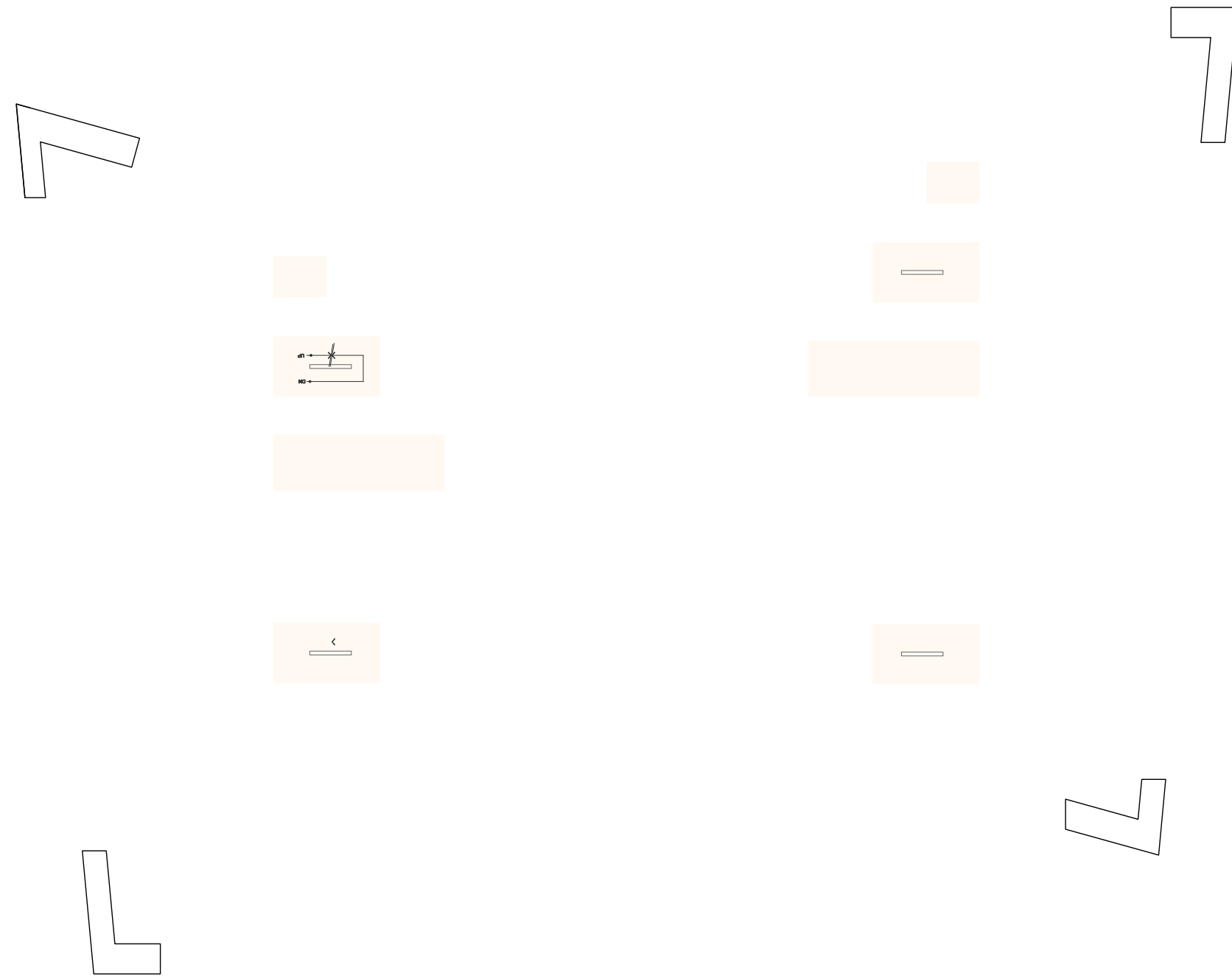
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Plan_L04-L09



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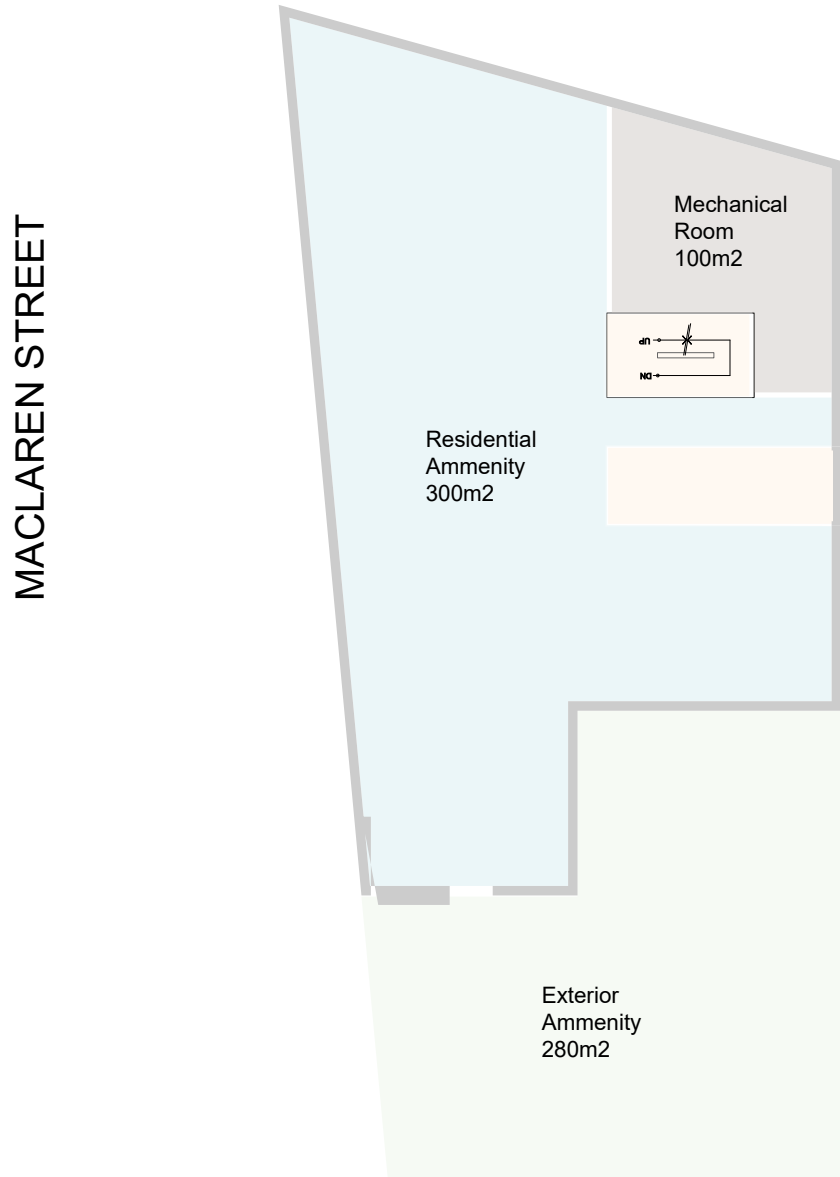
Plan_L10-L23/27



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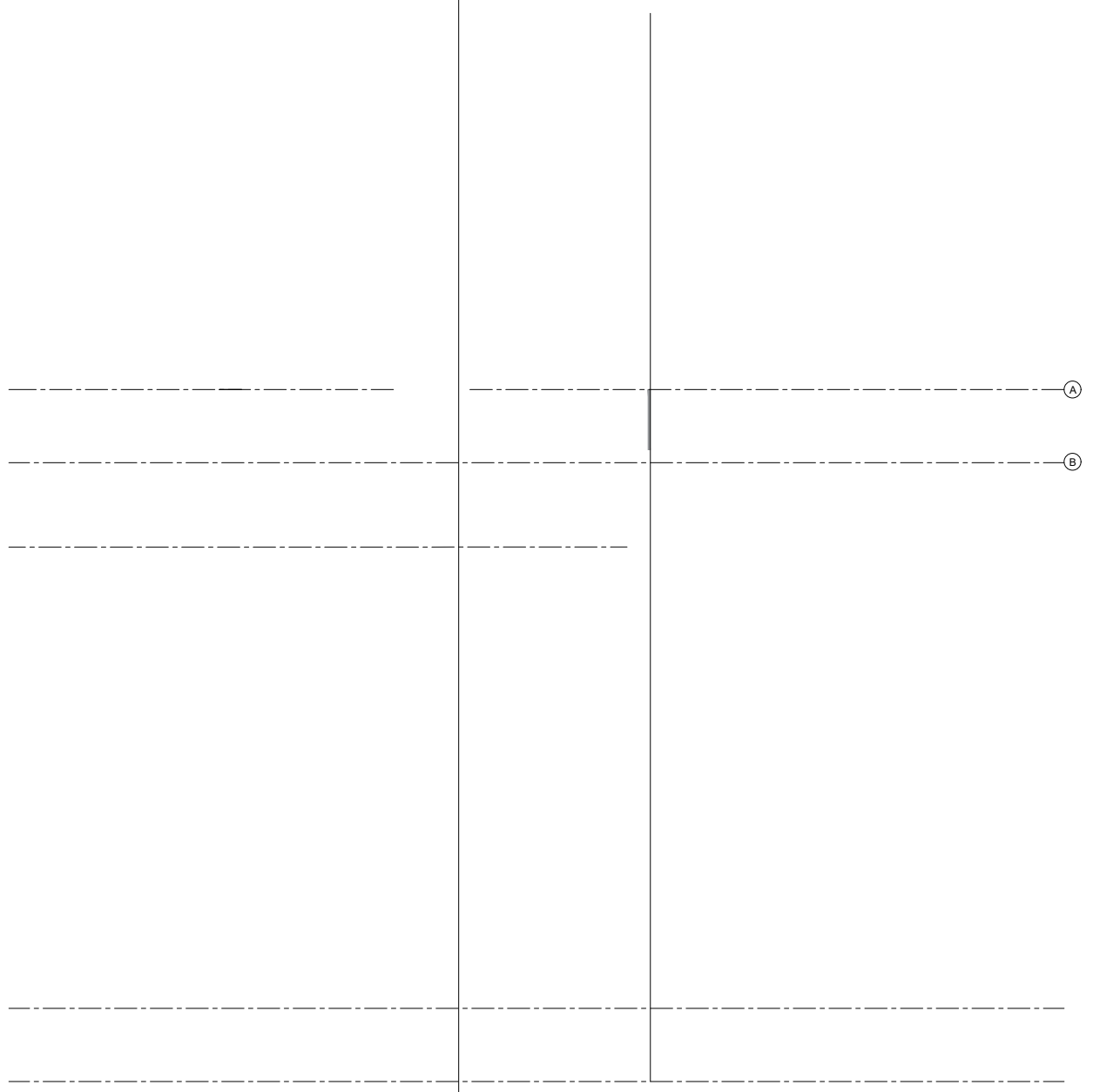
Plan_Rooftop plans

Level 28



Level 25

OCONNOR STREET



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7_ Sustainability Approach



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Sustainability_Strategy

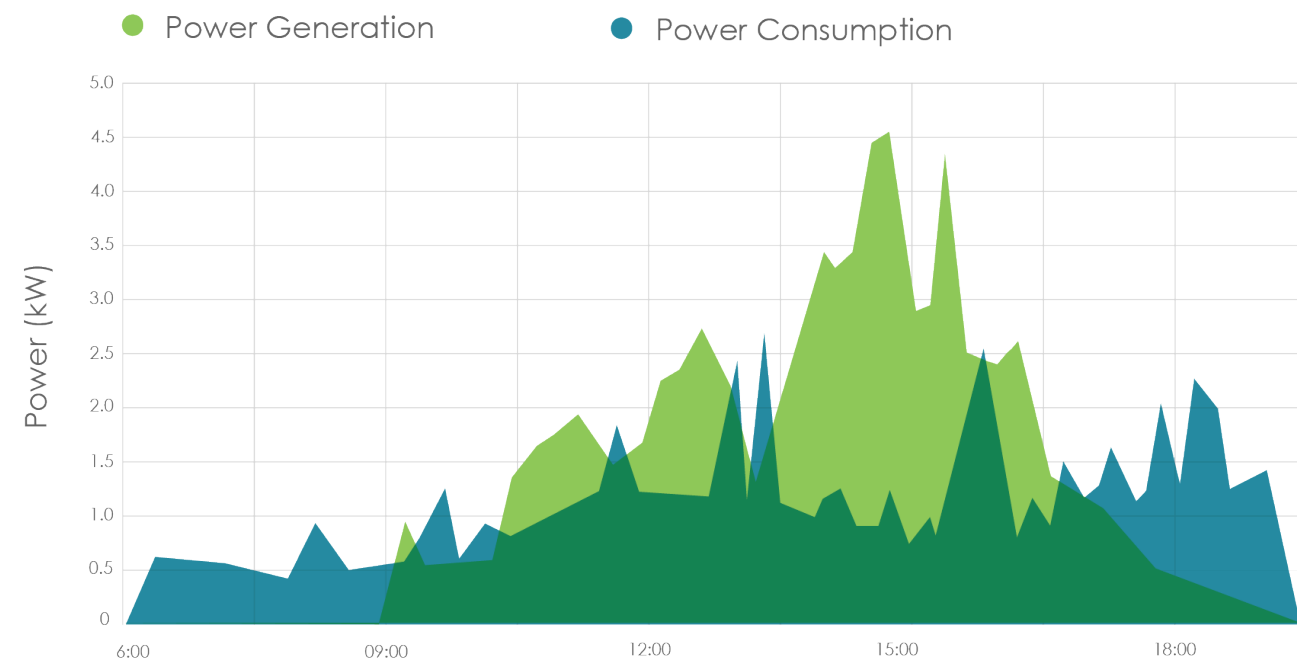
01

High Performance Building

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



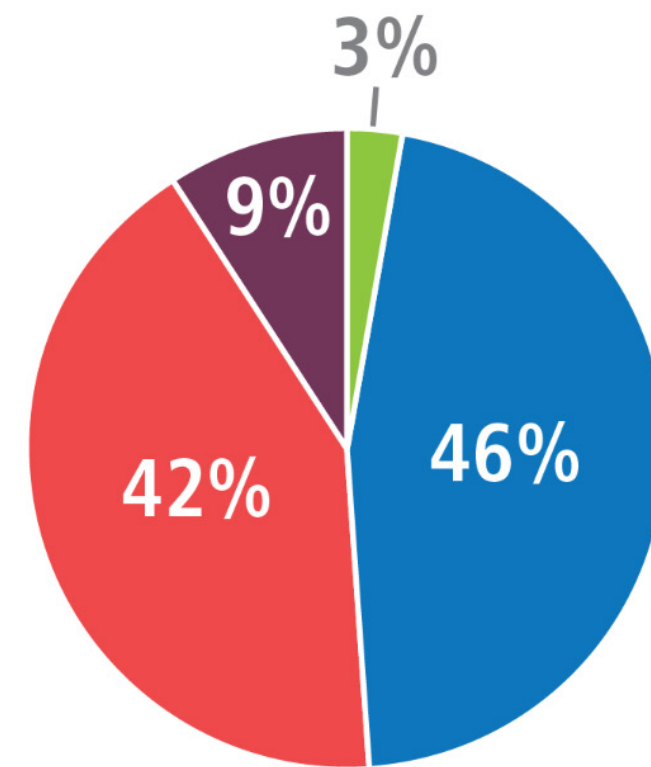
REAL-TIME ENERGY DASHBOARD



02

Operational Energy Disclosure

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



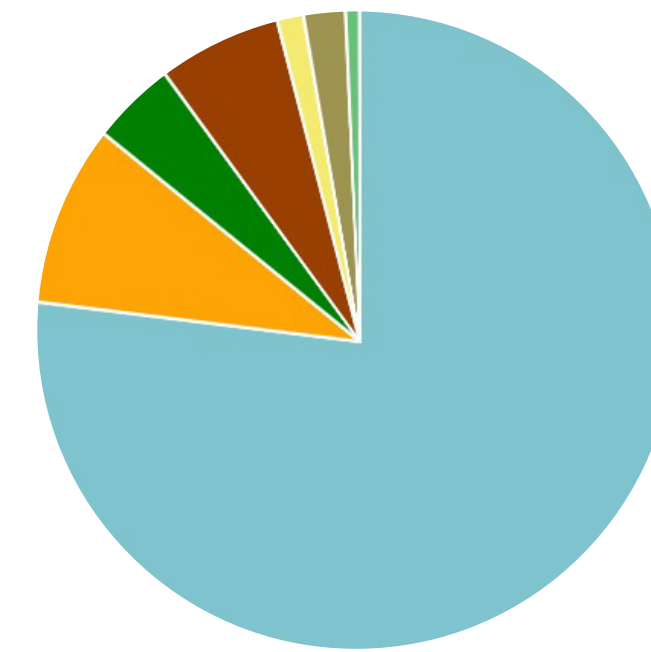
Total emissions in Ottawa

- Buildings
- Transportation
- Waste
- Agriculture

03

Life-cycle assessment of Construction Materials

- 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

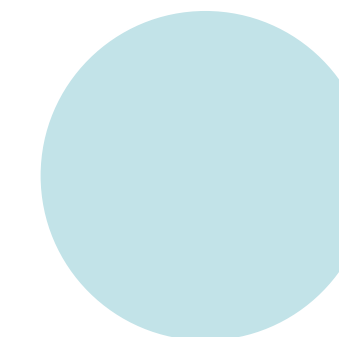


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

04

Construction Waste Management

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

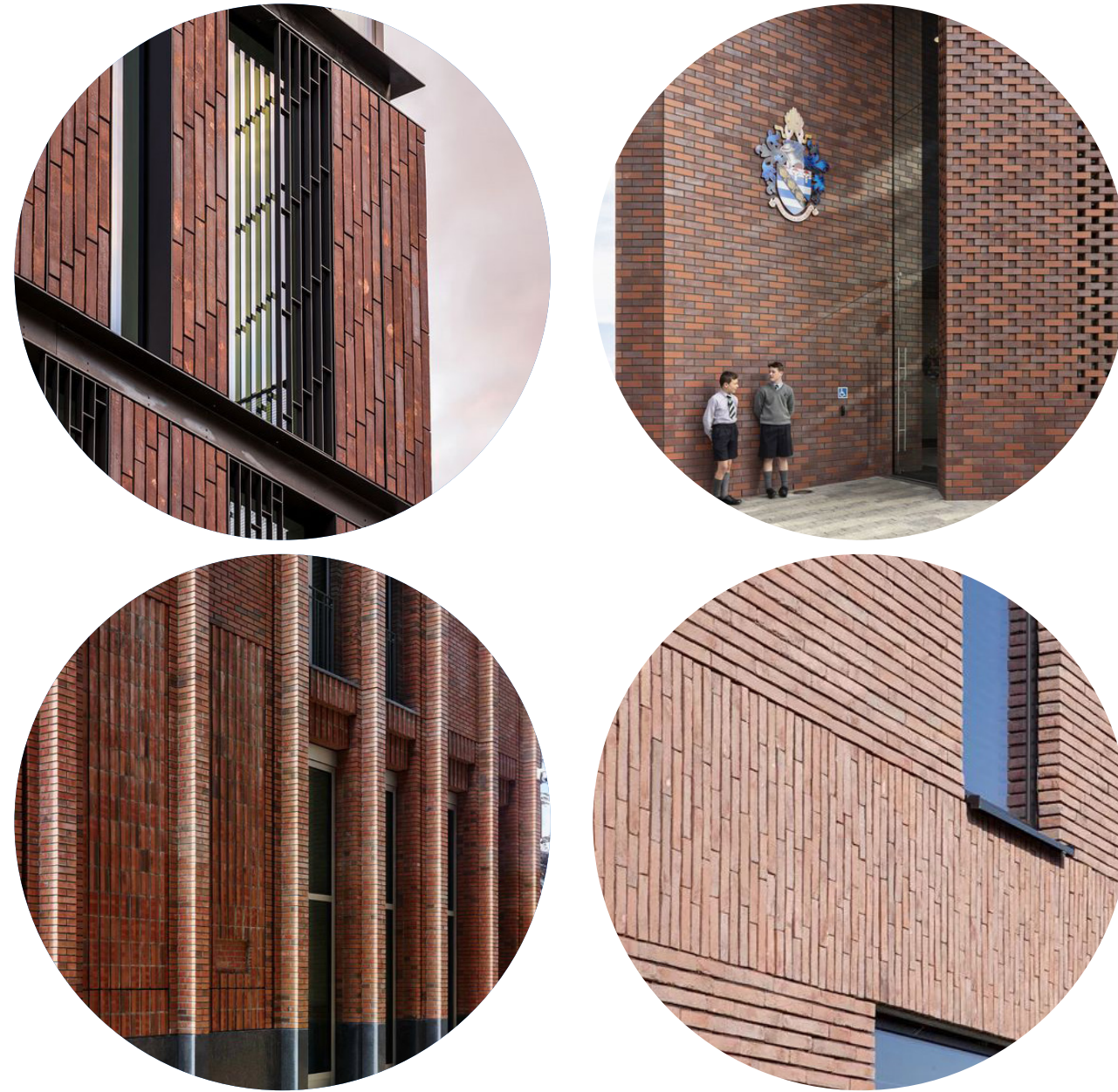


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Sustainability_Material Selection and Sourcing



REFERENCES



SUPPLIER



Masonry Brick
Producer: Sioux City

HERITAGE FACADE

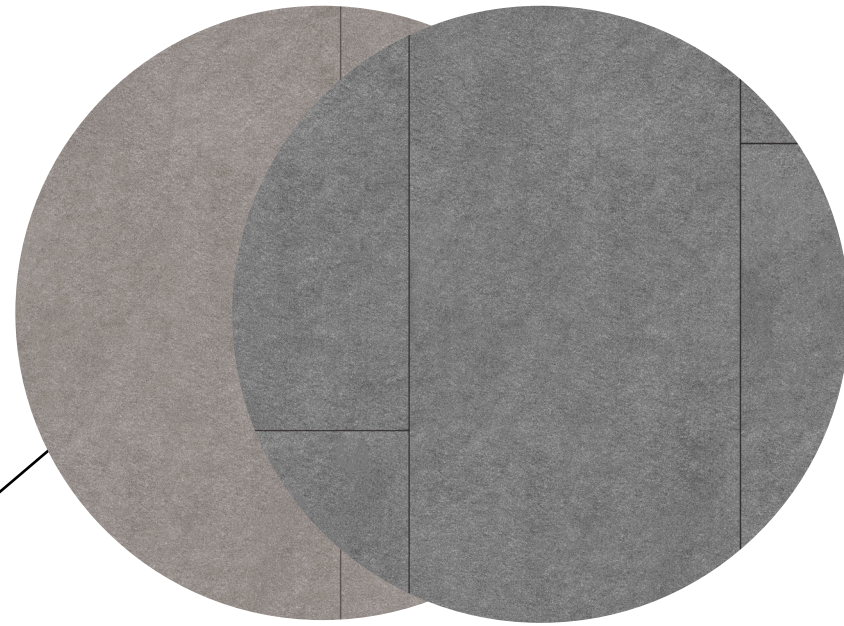


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Sustainability_Material Selection and Sourcing



MATERIAL



Ceramic System panels
Producer: Ceramitex®

OPTION 01

REFERENCES



Aluminium panels
Producer: Mitrex

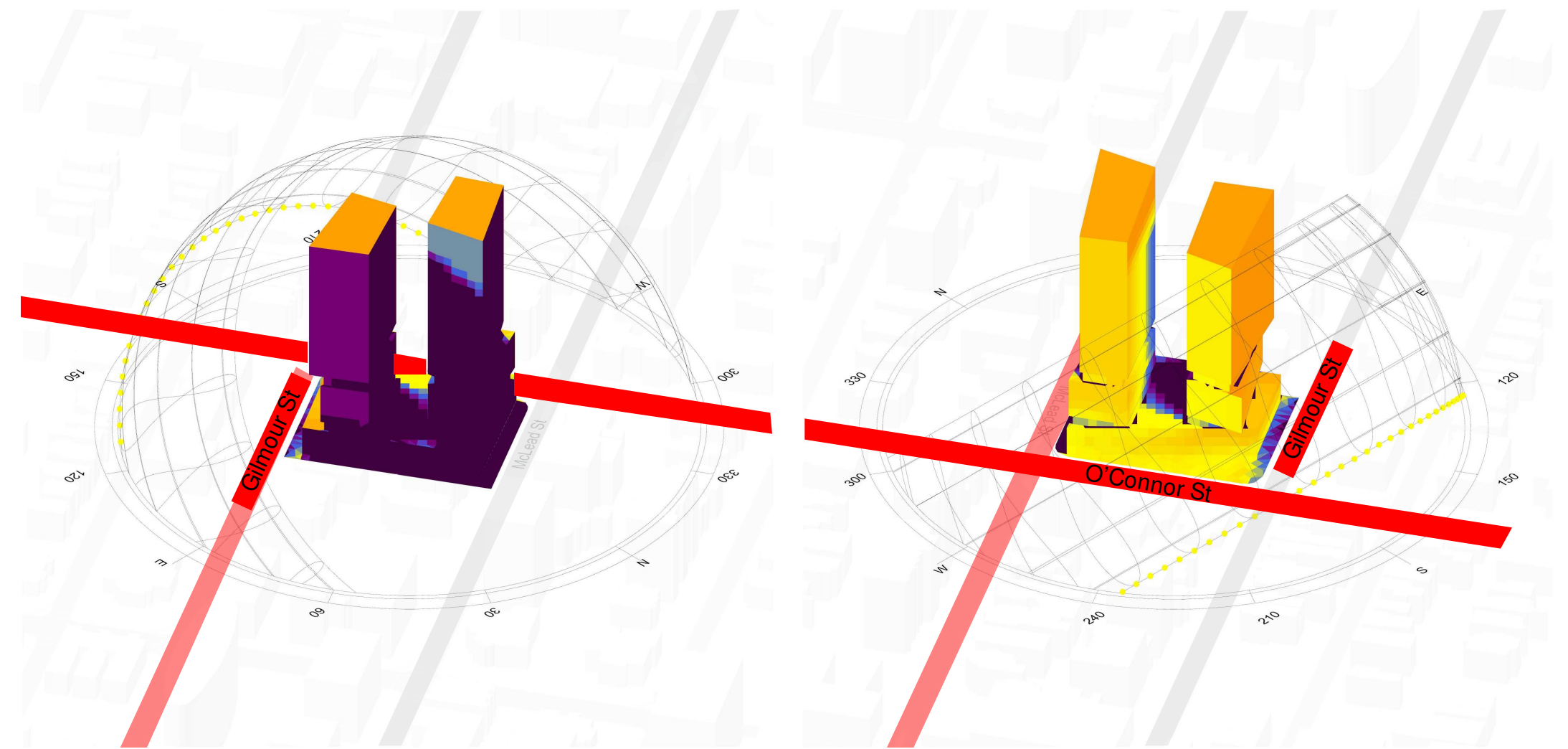
OPTION 02

RESIDENCE TOWERS

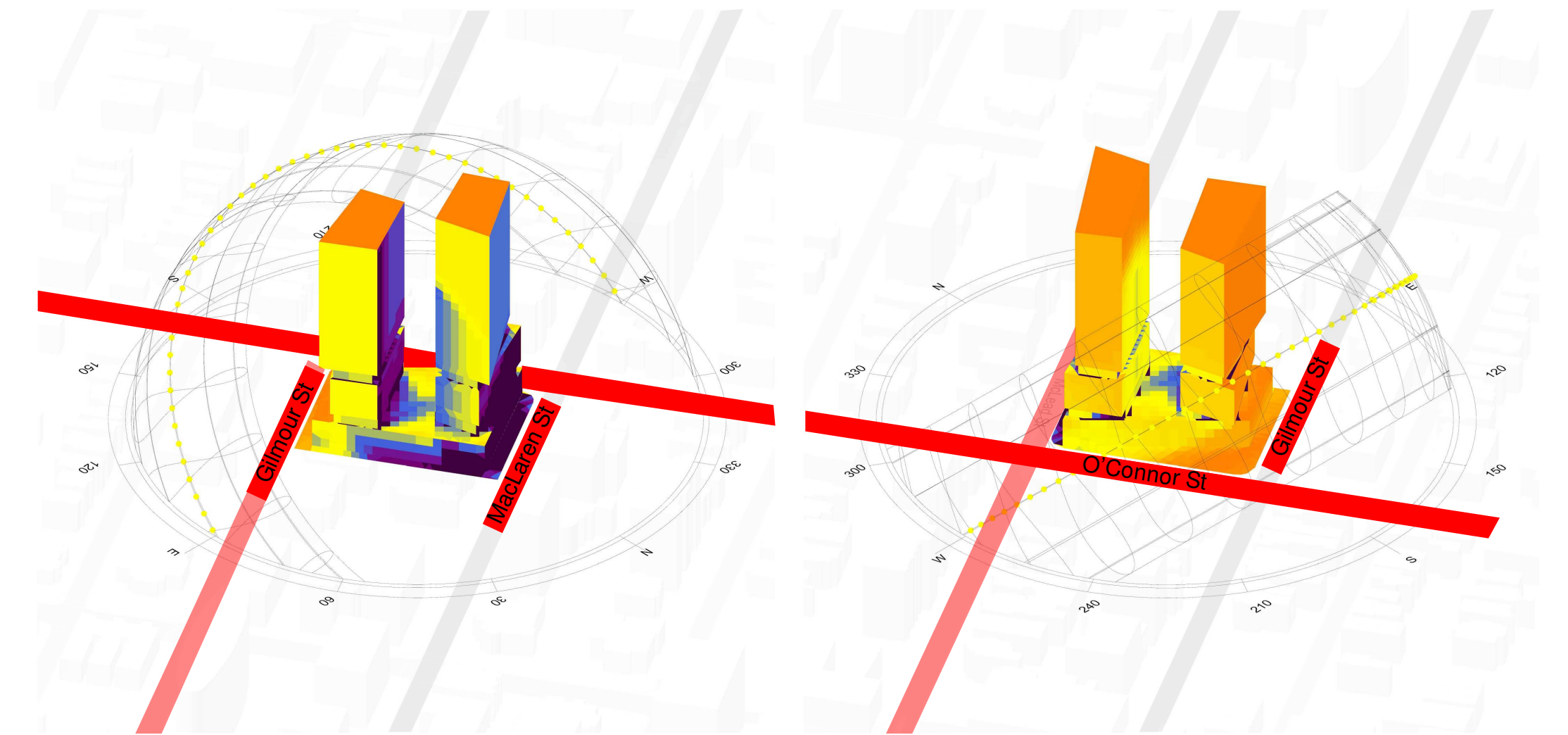


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Sustainability Approach_SUN STUDY



DECEMBER 21



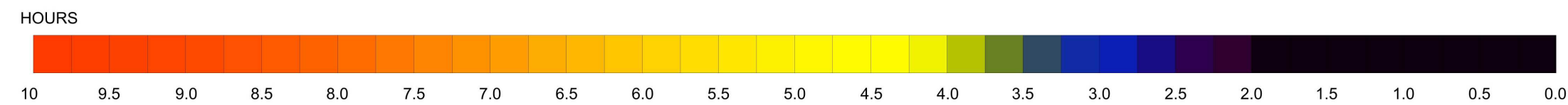
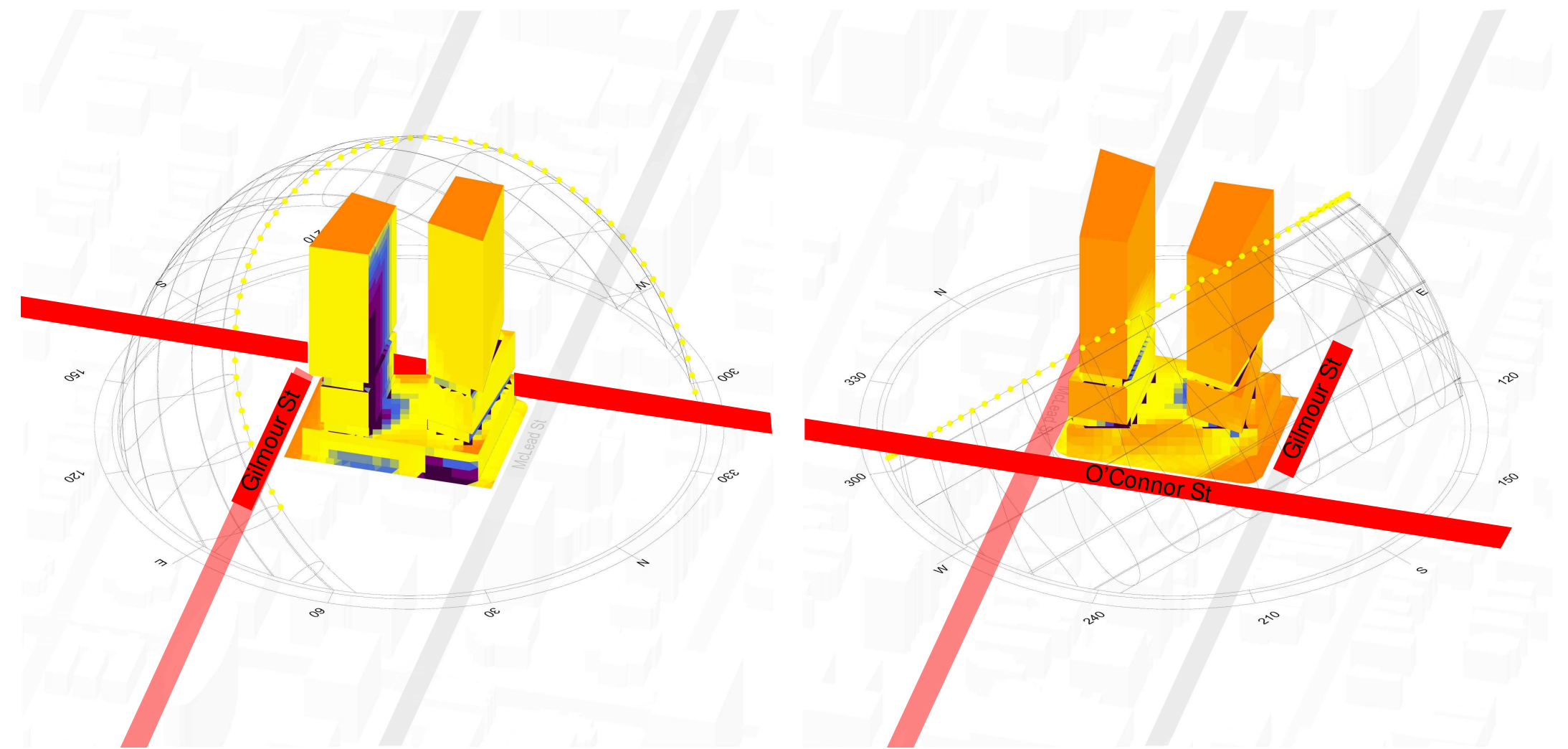
MARCH 21

CONCLUSIONS:

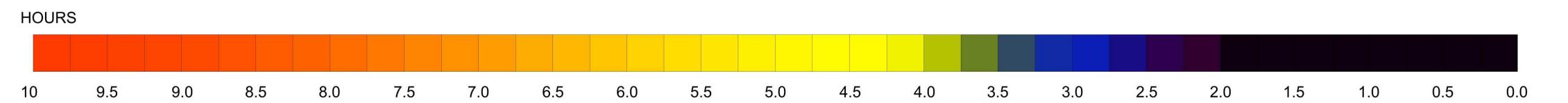
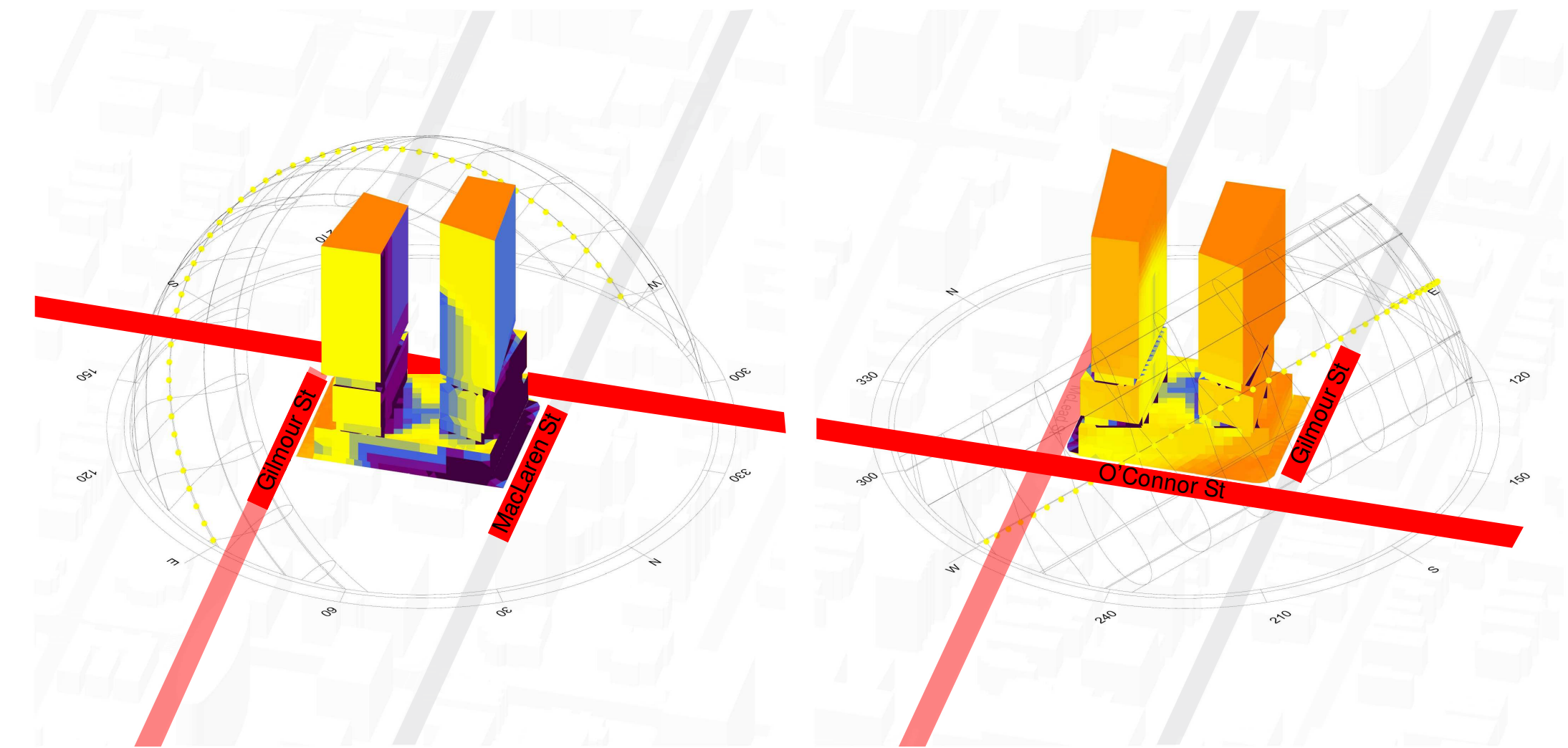
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

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Sustainability Approach_SUN STUDY



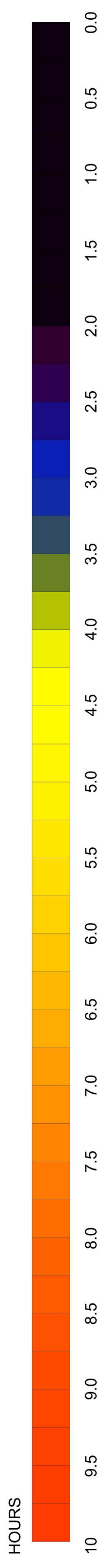
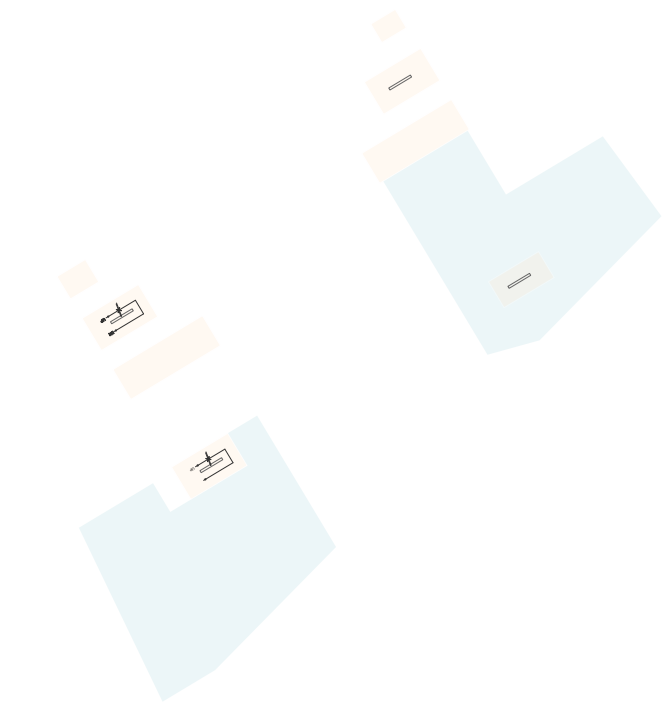
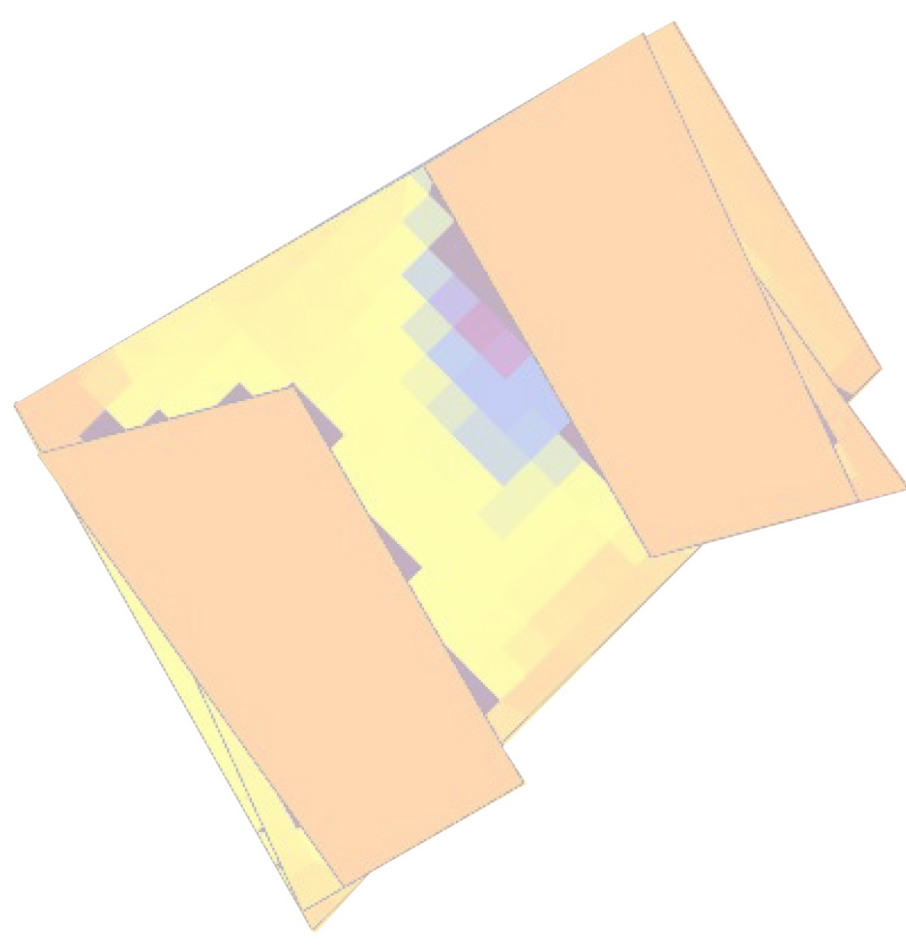
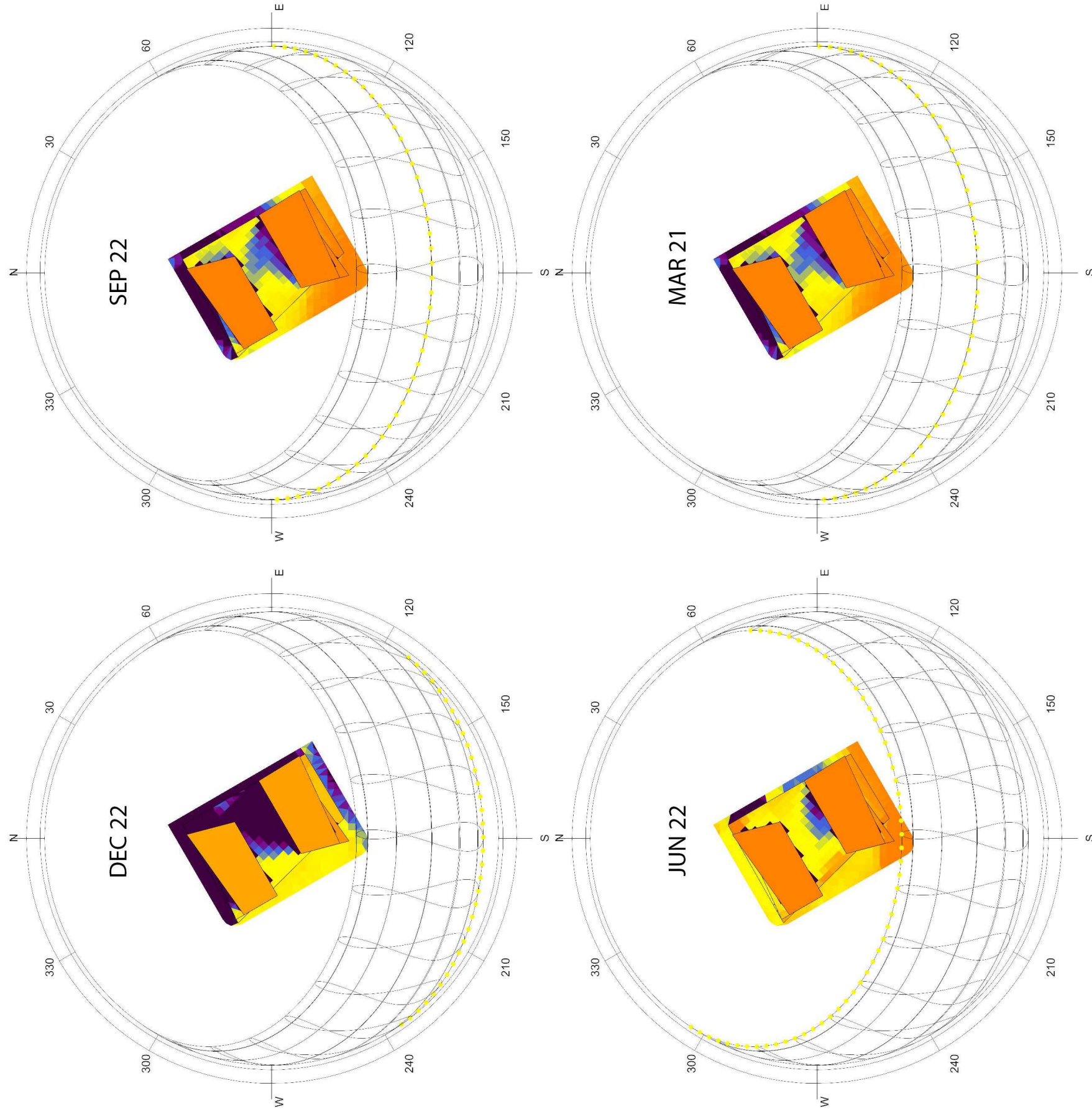
JUNE 21



SEPTEMBER 21

CONCLUSIONS:

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



UNSTUDIO



HOBIN
ARCHITECTURE

TAGGART
REALTY MANAGEMENT

Thank you!

