267 O’CONNOR STREET

SDRP REPORT (December 1, 2025)

APPENDIX_ SDRP RECOMENDATIONS (September 2, 2025)

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SDRP REPORT (December 1, 2025)

RESPONSES TO KEY RECOMMENDATIONS

Connection to Gilmoure Street by increasing the proposed setback to improve pedestrian comfort and safety:
To improve the relationship between the development and its surrounding streetscape, the south tower's setback along the east property line on level 1 has been increased. This adjustment creates a more generous and inviting connection between Gilmour and Maclaren streets, enhancing pedestrian flow and accessibility. By increasing the setback, the design opens up the space, allowing for better integration with the public realm and fostering a stronger sense of connectivity between the two streets. This change not only improves the functionality of the site but also contributes to a more welcoming and safe urban environment.

Further exploration of the POPS design, including removing or refining the planter and circulation approach to improve flexibility and improving ground floor animation:
The landscape strategy for the POPS has been re-imagined to enhance functionality and circulation. One of the key changes involves relocating the elevated gathering feature closer to O'Connor Street. This new placement creates a more prominent and accessible focal point for public interaction and activity. Additionally, the overall flow and circulation within the space have been significantly improved by refining the locations and angles of planters and pathways. These adjustments ensure that the space feels more intuitive and user-friendly, encouraging movement and engagement while maintaining a sense of openness and cohesion. The redesign prioritizes both functionality and design, making the POPS a vibrant and inviting area for the residents and community.

Recommendation to extend red brick material down to grade on the four storey podium:
The Heritage Podium has taken into consideration the recommendation from the Panel by extending the red masonry to the lower level,. This design implementation not only reinforces the architectural connection to the site's historical context but also creates a sense of continuity and grounding for the podium. By integrating the red masonry throughout, the podium establishes a strong visual identity that ties it to the surrounding urban fabric while respecting the heritage elements of the site. This approach ensures that the podium serves as a harmonious base for the overall development, blending modern design with historical character of the neighborhood.

Recommendation to refine the architectural expression of the towers, including geometry, materiality and the crown:
We have refined the design of the North and South towers to address the scale and visual impact of the long elevations along Gilmour and MacLaren. To break down the massing, a simplified facade module has been introduced towards the eastern end of the towers. This approach creates a more dynamic and visually engaging composition, reducing the overall scale and enhancing the architectural rhythm of the facades.

The roof and canopy have also been improved to create a larger and more functional exterior space. The sloping canopy design not only provides a seamless transition between the north and south facades but also adds to the overall form. This design element enhances the usability of the roof area while contributing to the building's architectural identity.

We have also improved the design and articulation of the balconies, which now feature a warm-toned stone or metal material on their undersides and inner walls. This material choice creates a sense of warmth in materiality while also establishing a smooth visual transition to the canopy of the roof. The careful detailing of the balconies adds depth and texture to the facade, enhancing the overall aesthetic and creating a cohesive design language that ties together the various elements of the towers. These refinements ensure that the towers not only function effectively but also contribute to a distinctive architectural design.

SPECIAL DESIGN REVIEW PANEL RECOMMENDATIONS
September 2nd, 2025

The City of Ottawa's Special Design Review Panel met on **September 2nd, 2025**. The meeting was hosted virtually using *Zoom* video-conferencing software.

Panel Members in Attendance:

David Leinster
James Parakh
Josh Chaiken
Dominic Bettison

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September 2nd, 2025

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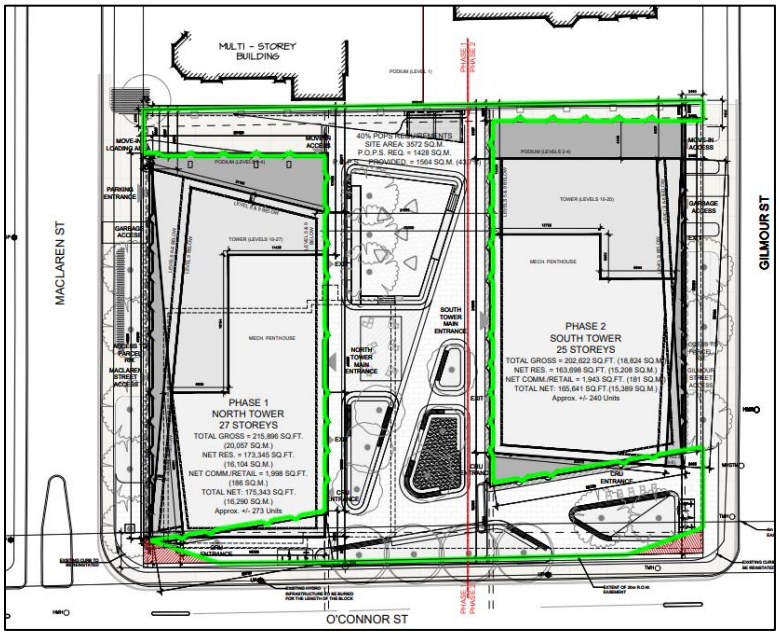

Key Recommendations

- The Panel acknowledges the progress made on the project and notes that the discussion is focused on the public realm and detailed aspects of the proposal.
- The Panel recommends improving the connection to Gilmour Street by increasing the proposed setback to improve pedestrian comfort and safety.
- The Panel recommends further exploration of the POPS design, including removing or refining the planter and circulation approach to improve flexibility and improving ground floor animation.
- The Panel appreciates the four-storey masonry podium and recommends extending the red brick material down to grade.
- The Panel recommends refining the architectural expression of the tower, including its geometry, materiality and top.

Site Design & Public Realm

- The Panel advises further exploration of the Gilmour Street public realm to ensure that the street frontage and site connections are well integrated into the neighbourhood's landscape fabric, despite the building's operational constraints.

- The Panel suggests studying the circulation within the POPS, including the possibility of changing the orientation of the diagonal, so that it creates a better connection from O'Connor Street to MacLaren St. Alternatively using a more orthogonal geometry and providing more balanced pedestrian connections to Gilmour Street and Maclaren Street.
- The Panel notes that the POPS access to Gilmour Street feels pinched and recommends the setback be increased to improve the visibility and porosity of the POPS.
- The Panel observes that the elevated planters may limit accessibility and reduce the flexibility of the POPS.
- The Panel notes that daylight in the POPS will be limited in winter but that the wind conditions are reasonable.
- The Panel suggests exploring additional setbacks above the podium level to establish a human scale and improve overall comfort.
- The Panel advises looking at precedents such as Paley Park in New York City, where mature tree planting in an elevated paved condition supports increased soil depths and seating, creating an inviting social space.
- The Panel notes that active ground-floor uses would be beneficial to the success of the POPS. Non-residential uses such as cafés and/or other retail should be explored, given the significance of the POPS as it relates to the landmark component of the project.

Sustainability

- The Panel notes that the solidity of the façade design could be environmentally beneficial but raises a concern that it does not appear to adapt to solar orientation.
- The Panel encourages the proponent to bolster sustainability through the POPS design, cladding systems (including sourcing local materials from Canada where possible), and other building systems that support environmental performance and user comfort (with consideration of microclimate conditions).

Built Form & Architecture

Podium:

- The Panel appreciates the four-storey height and red brick material of the podium, including its unique application.

- The Panel recommends continuing the red brick to grade to give the base more heft and to strengthen the visual transition to the tower.
- The Panel recommends further refinement of the podium façade geometry to reflect the internal functions of the building.
- The Panel recommends studying the geometry of the podium soffit and cantilever. A simpler, orthogonal soffit treatment may be more consistent with the tower expression and create a stronger visual hierarchy.
- The Panel recommends providing more clarity in future renderings along Gilmour Street and Maclaren Street to better understand the contextual relationships to the neighbouring properties.
- The Panel encourages further exploration of the fenestration pattern to ensure that there is indoor/outdoor engagement between the building and the POPS.

Tower:

- The Panel suggests exploring a reduction in the proportion of the lower section of the tower to two or three storeys to achieve a smoother transition from the podium to the tower.
- The Panel understands that Ceramic Cladding as well as Aluminum Panels are being considered for the tower. The Panel prefers ceramic cladding over aluminum cladding for distinctiveness it will bring to the overall project.
- The Panel recommends making the tower top more cohesive, either with a continuous slope or by extending the cladding as a frame.
- The Panel notes that screening details for the mechanical components on the top of the towers are needed and should be integrated into the tower tops.
- The Panel recommends introducing articulation, such as balconies or recesses, to break up the north-facing façade, which appears too flat.
- The Panel recommends further exploration of the underside materials of the balconies so that their appearance from the public realm contributes positively to the architectural aesthetic.
- The Panel notes that there is no step back transition between the proposed four-storey podium and the 100-metre tower, abutting the POPS. The Panel recommends further study of the podium/ tower relationship to ensure that the height of the towers doesn’t create a canyon affect and overwhelm the human scale of the POPS.