

276 O'CONNOR

OTTAWA, ON

TAGGART

POLICY CONTEXT

The CDP and Secondary Plan for Centretown include policies to allow for "Landmark Buildings" of up to 27 storeys. The Landmark Building policies can be applied to properties that share certain characteristics and with opportunities to provide public uses and public space. Some of the criteria, as outlined in Section 3.9.5.6 of the Secondary Plan, are:

- Large corner lots with frontage on three streets, except in the Centretown South Character Area, where frontage on two streets is required.
- Lots in Local Mixed-Used Designation fronting O'Connor, Metcalfe and Kent Streets (as well as the lots which were not designated Corridors on October 26, 2021: sections of Kent St, Gladstone Ave, Catherine St, and Metcalfe St).
- Provide significant, publicly owned park and/or a public institutional use, such as a cultural or community facility on the site.
- Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height.
- Include a tall building element for residential uses.
- Not require the demolition of a designated heritage building, and respect the cultural heritage value of the site
- Demonstrate leadership and advances in sustainable design and energy efficiency
- Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions.

3D MASSING

The massing exercise illustrated on these images simulates the potential future development of the surrounding lands in the vicinity of the subject site. Existing and emerging City policies and regulatory framework provided direction and key principles that helped shape this conceptual massing of the future planned context for this part of the city.

The buildings in yellow indicate potential locations for future landmark buildings as outlined in the list above. The buildings in blue demonstrate how the area can continue growing as envisioned by the CDP. The building in red shows the proposed design for the subject site.

NOTE: Not all Centretown is modeled here. The expected growth in the Central Area (Downtown Core) was not contemplated in these graphics. The areas suitable for landmark buildings were prioritized. All potential development shown is purely conceptual at this stage and further studies are required to assess the suitability on each site.

LEGEND

- EXISTING BUILDINGS
- POTENTIAL RE/DEVELOPMENT (as per CDP)
- POTENTIAL LANDMARK BUILDINGS
- SUBJECT SITE - 267 O'CONNOR

DATE
2024.12.19

MASSING STUDY

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Planning + Design

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276 O'CONNOR
OTTAWA, ON
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LEGEND

- EXISTING BUILDINGS
- POTENTIAL RE/DEVELOPMENT (as per CDP)
- POTENTIAL LANDMARK BUILDINGS
- SUBJECT SITE - 267 O'CONNOR

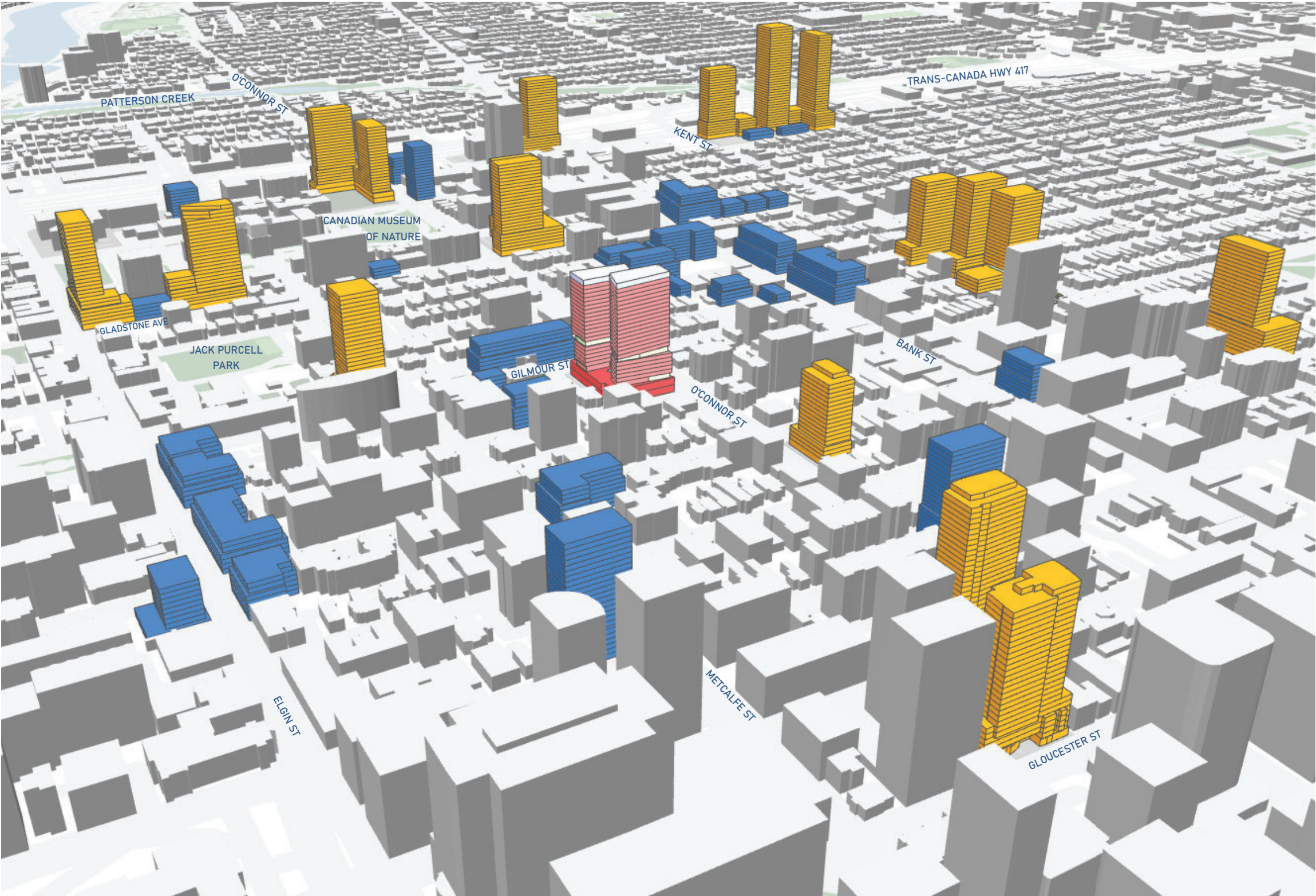


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MASSING STUDY

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276 O'CONNOR
OTTAWA, ON
TAGGART

LEGEND

- EXISTING BUILDINGS
- POTENTIAL RE/DEVELOPMENT (as per CDP)
- POTENTIAL LANDMARK BUILDINGS
- SUBJECT SITE - 267 O'CONNOR

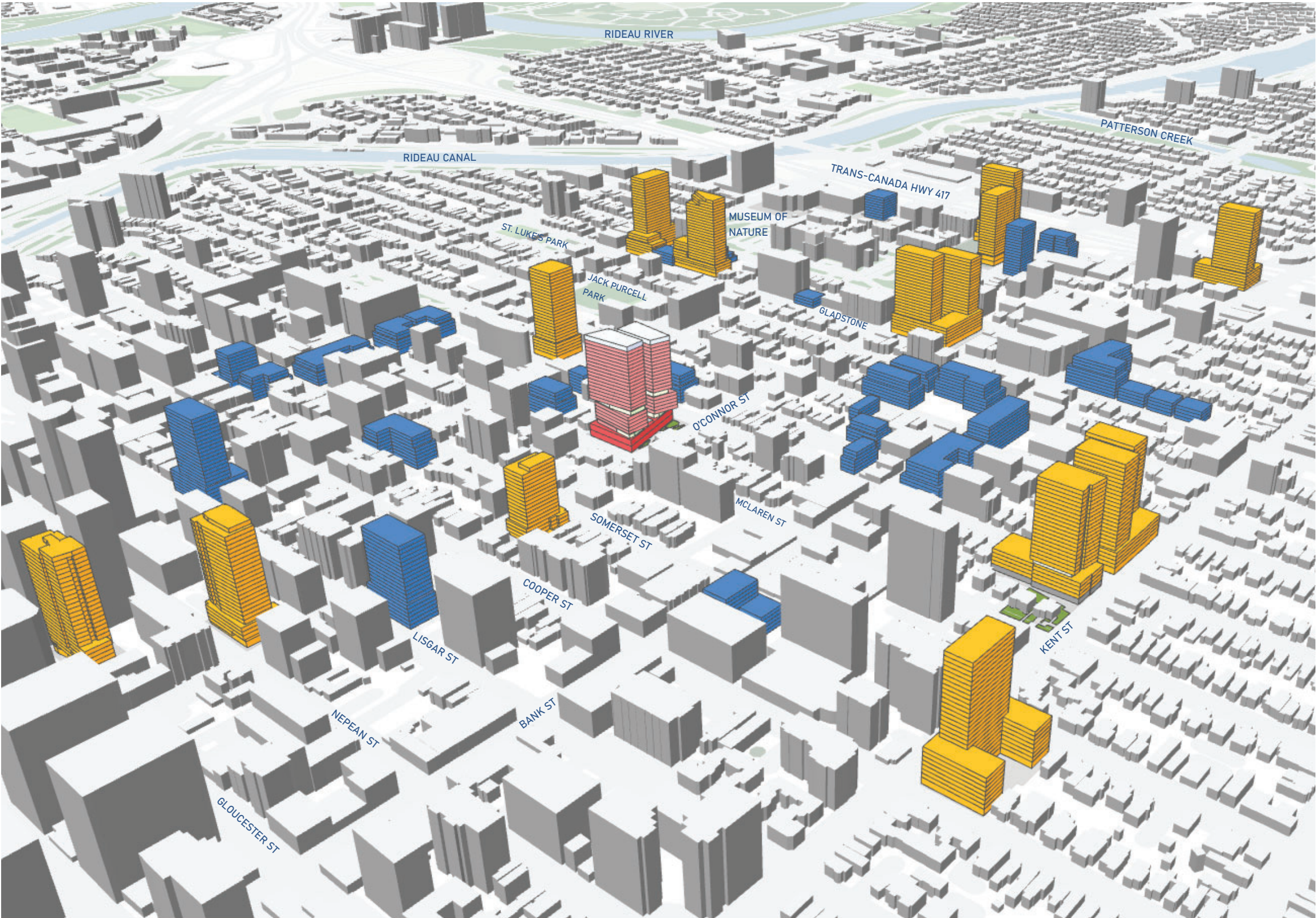


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MASSING STUDY

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276 O'CONNOR
OTTAWA, ON
TAGGART

LEGEND

- EXISTING BUILDINGS
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MASSING STUDY

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276 O'CONNOR
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- LEGEND**
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MASSING STUDY

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