

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



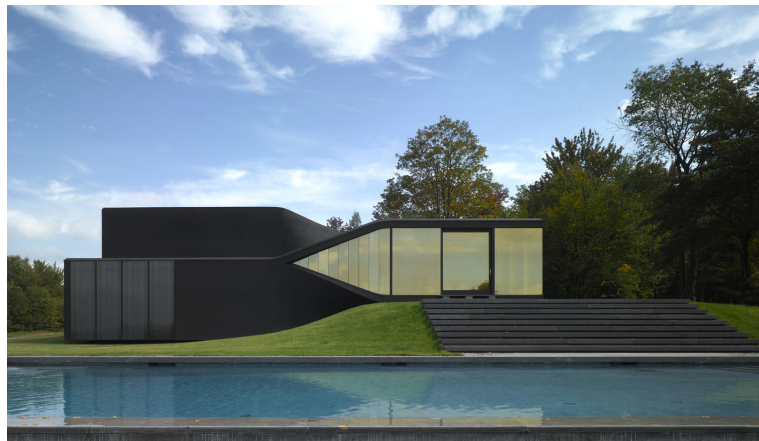
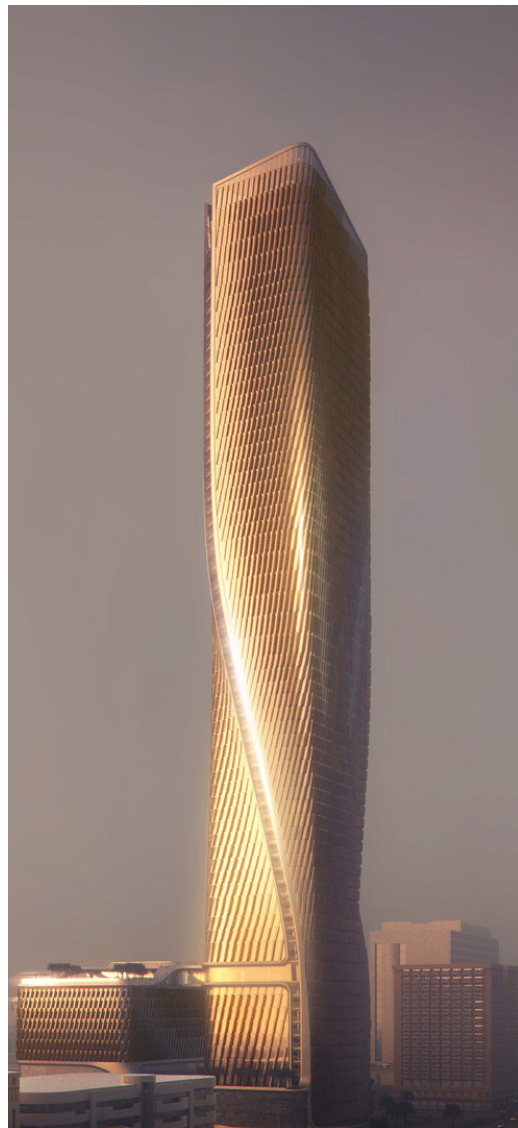
**Mixed-Use**



**Infrastructural**



**Residential**



**Educational**





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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 palette 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 palette level 2-4



Previous Submission March 2025

O'CONNOR  
STREET



Redesign July 2025

O'CONNOR  
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

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## 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



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## VISION





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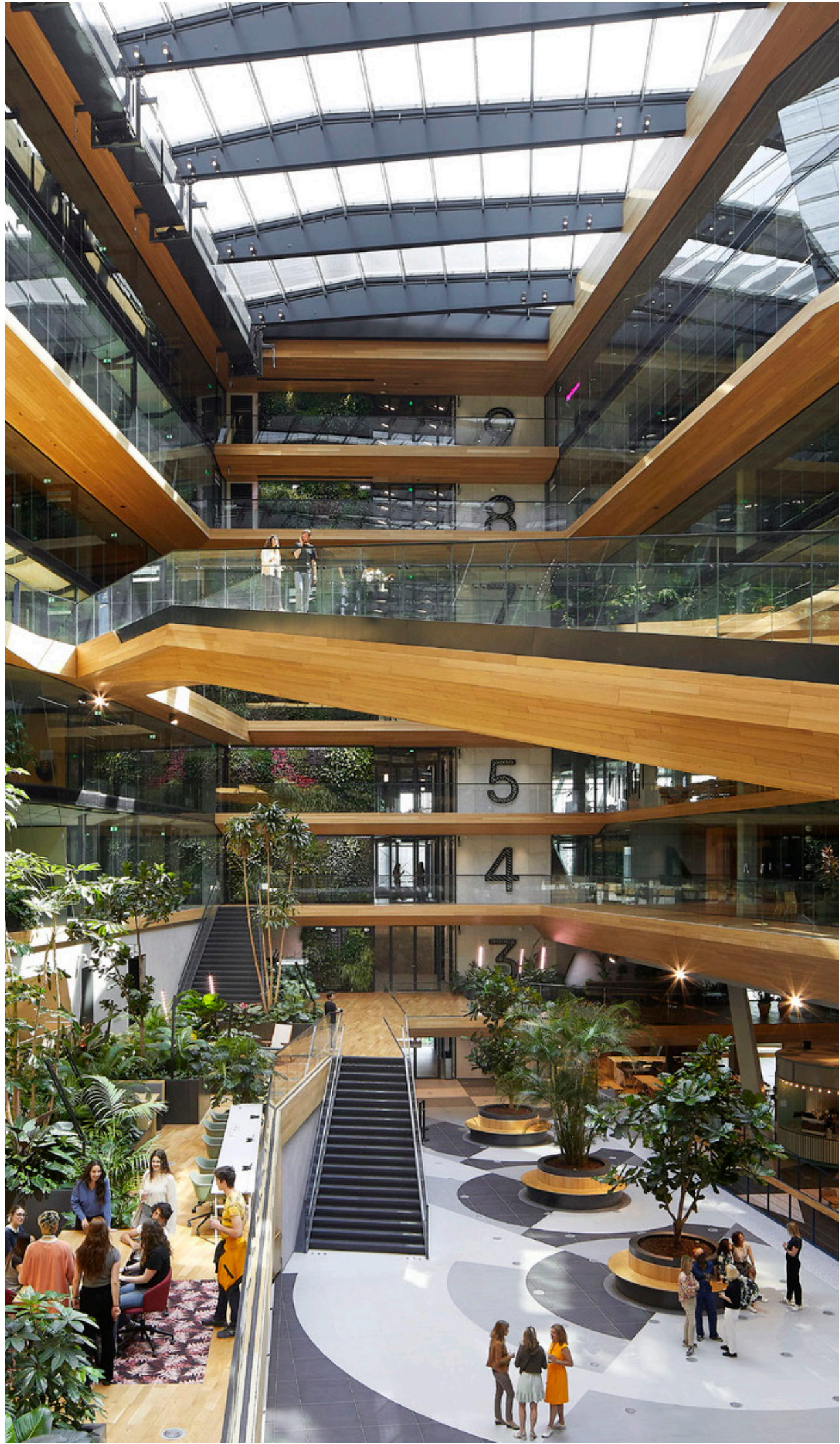
## VISION\_KEY DRIVERS



**MOBILITY**



**NATURE**



**COMMUNITY**



**VISUAL  
LANDMARKS**



**SUSTAINABILITY**



## 267 O'CONNOR STREET

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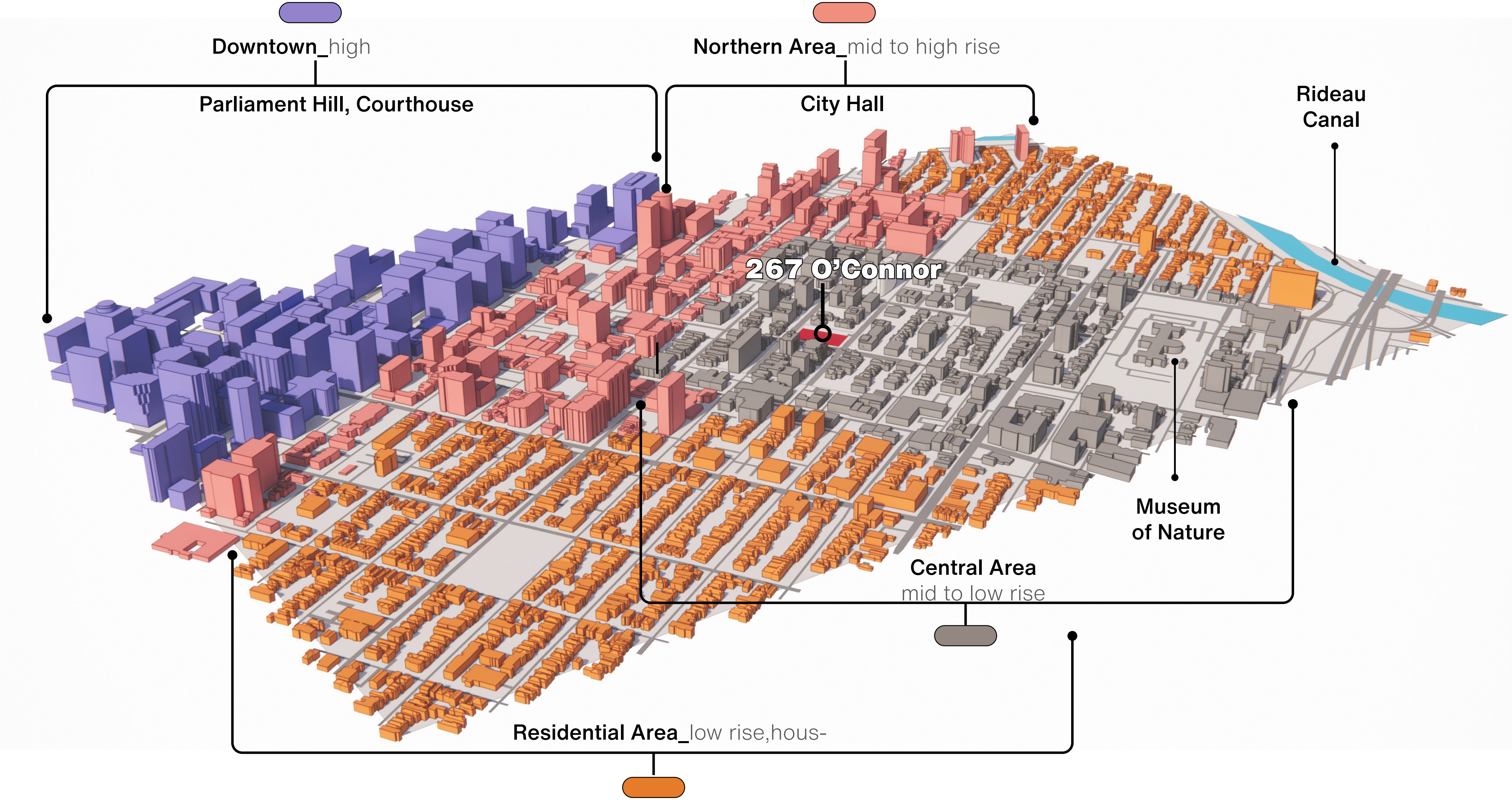
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# 267 O'CONNOR STREET

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.

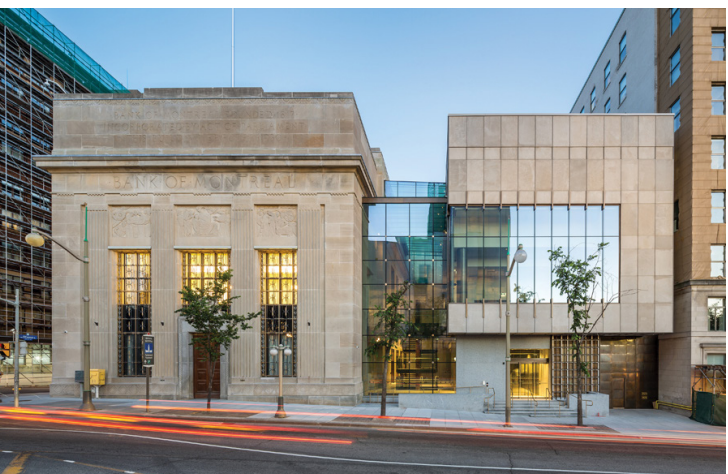
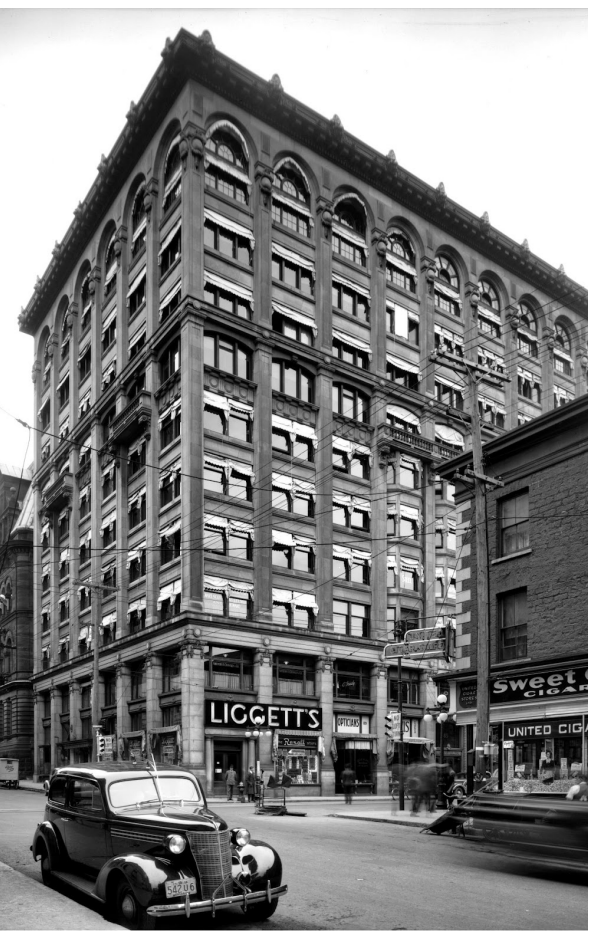
Developed primarily between 1890 and 1914, Centretown is one of Ottawa's oldest residential neighborhoods, closely linked to the city's role as the national capital. Its proximity to Parliament Hill made it a desirable location for housing the expanding civil service and various professionals.

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.

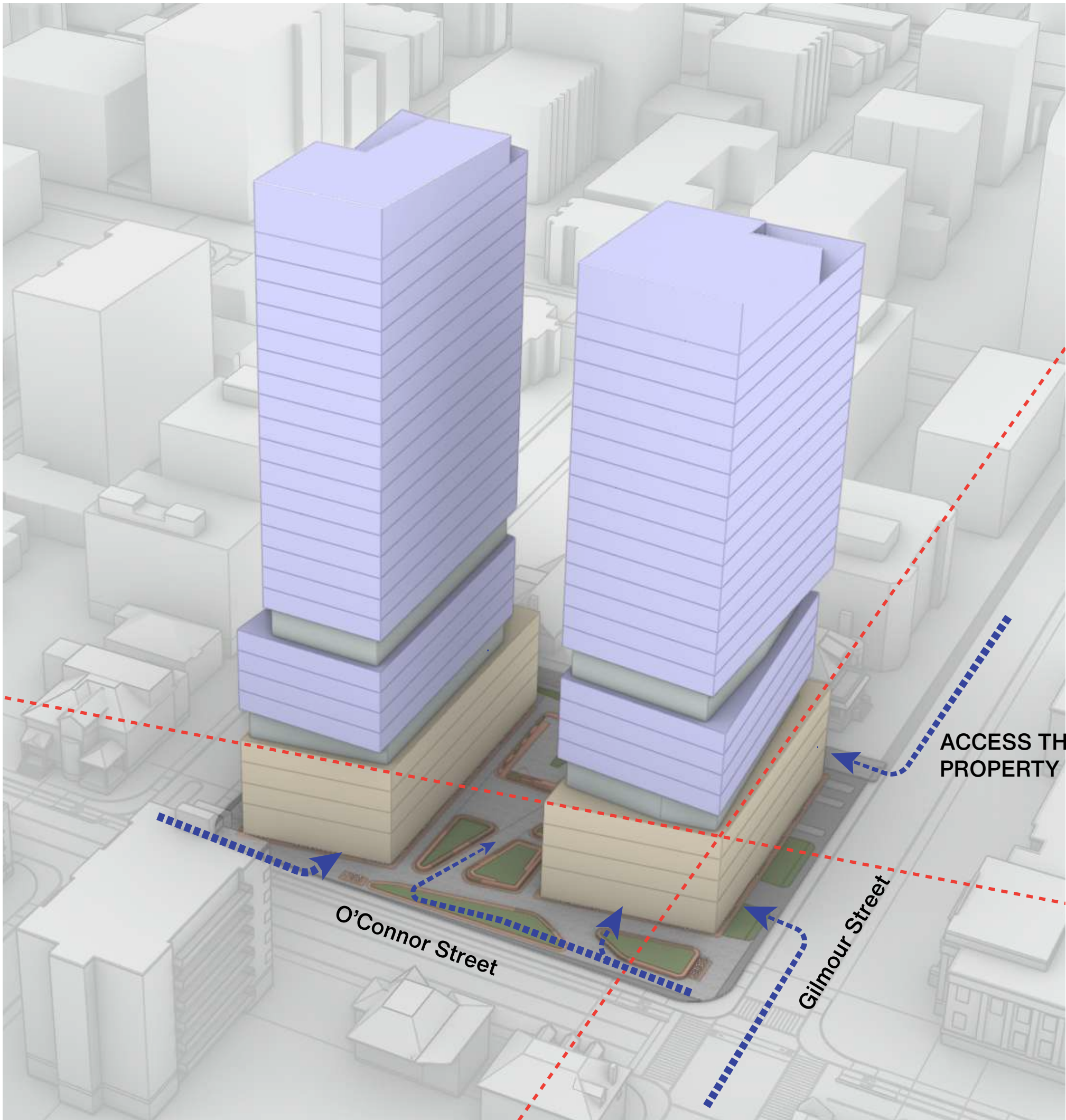
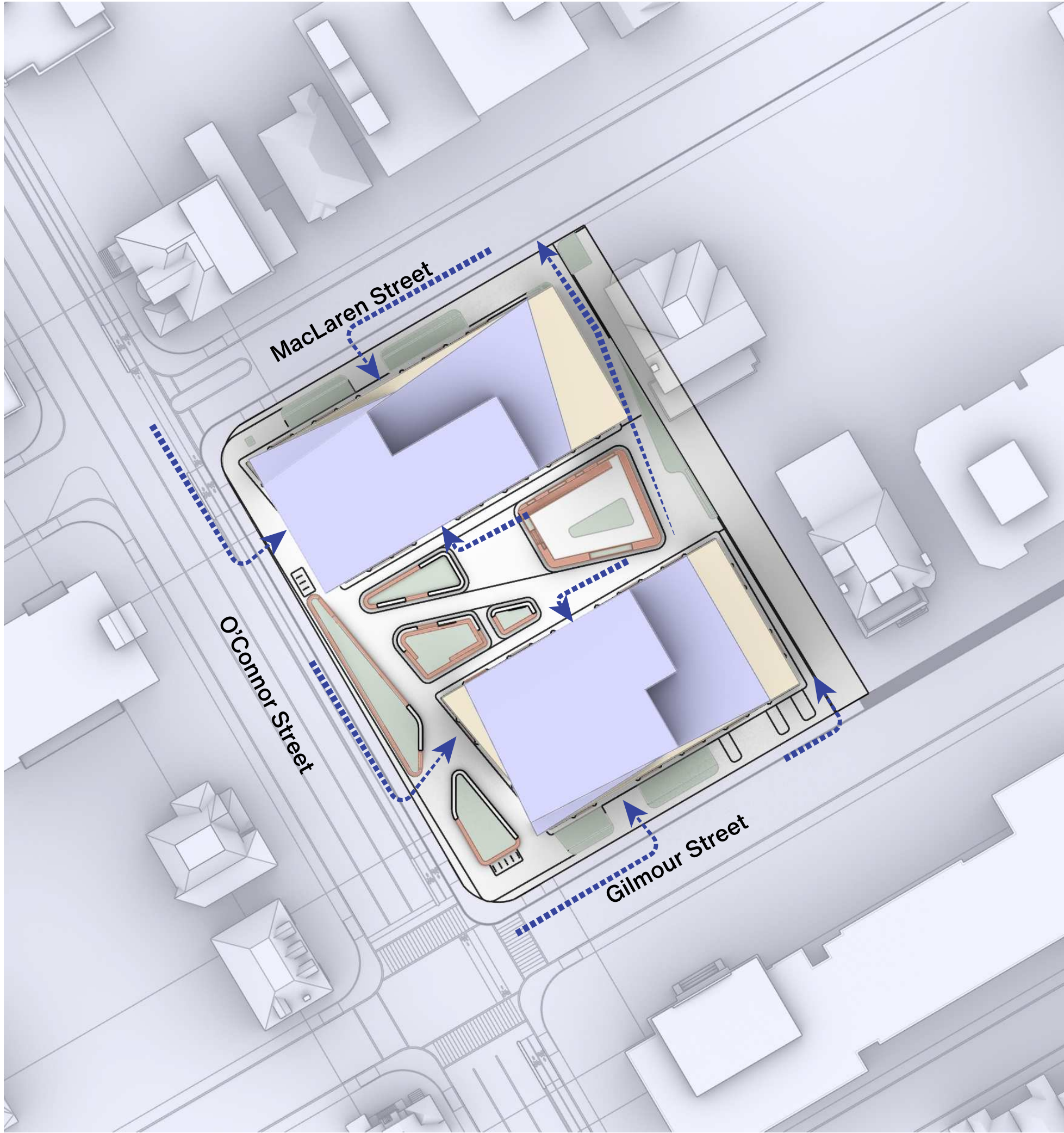
The proposed podium design aims to reflect some of the unique characteristics found in Ottawa's downtown and Centretown, such as the prominent use of arches, deep, recessed facades at grade, and the incorporation of light-coloured masonry materials.





# 267 O'CONNOR STREET

CONTEXT ANALYSIS\_CENTERTOWN, OTTAWA



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



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# 267 O'CONNOR STREET

ARCHITECTURAL APPROACH\_SOUTH/WEST CORNER



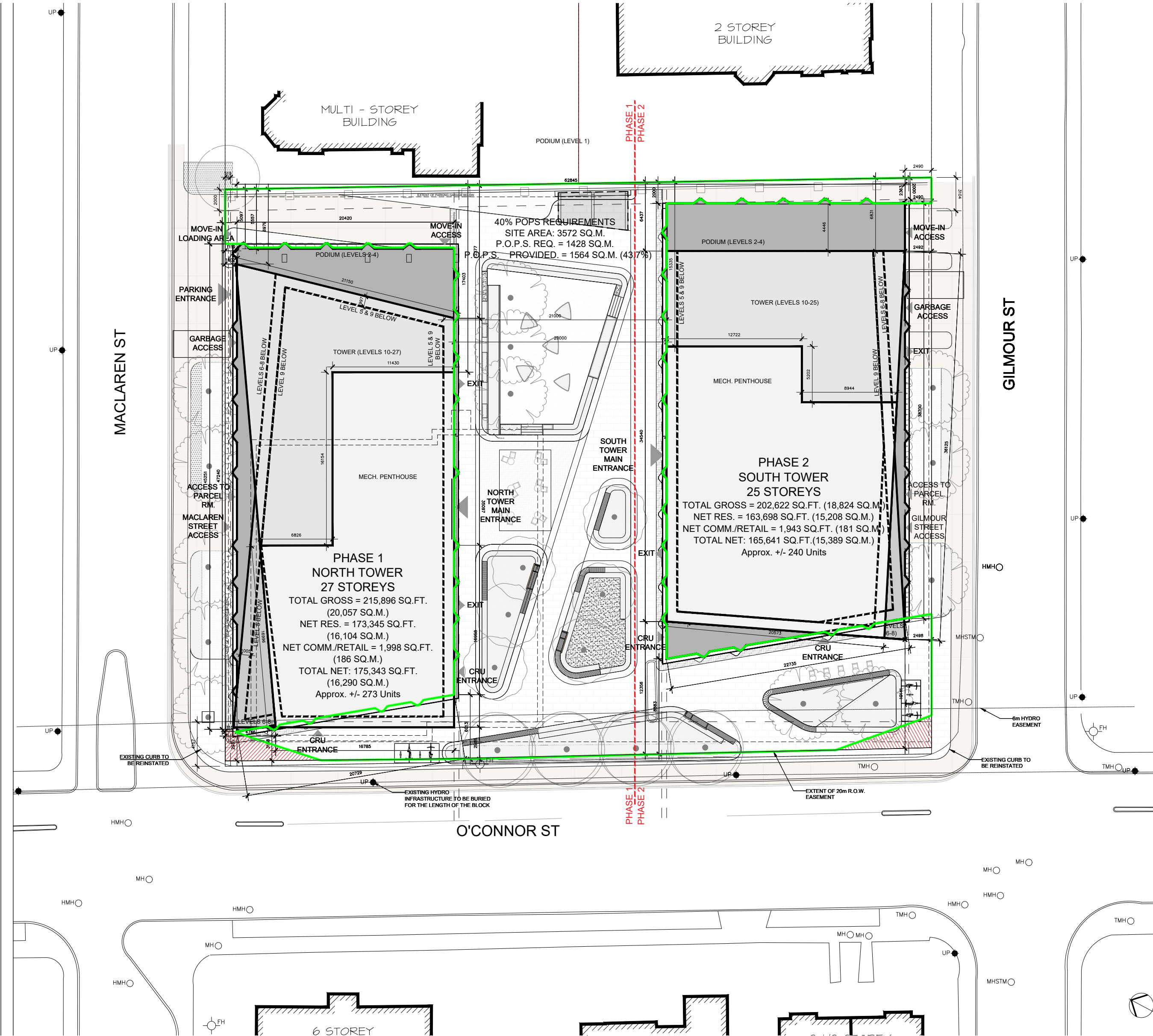
O'CONNOR  
STREET

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



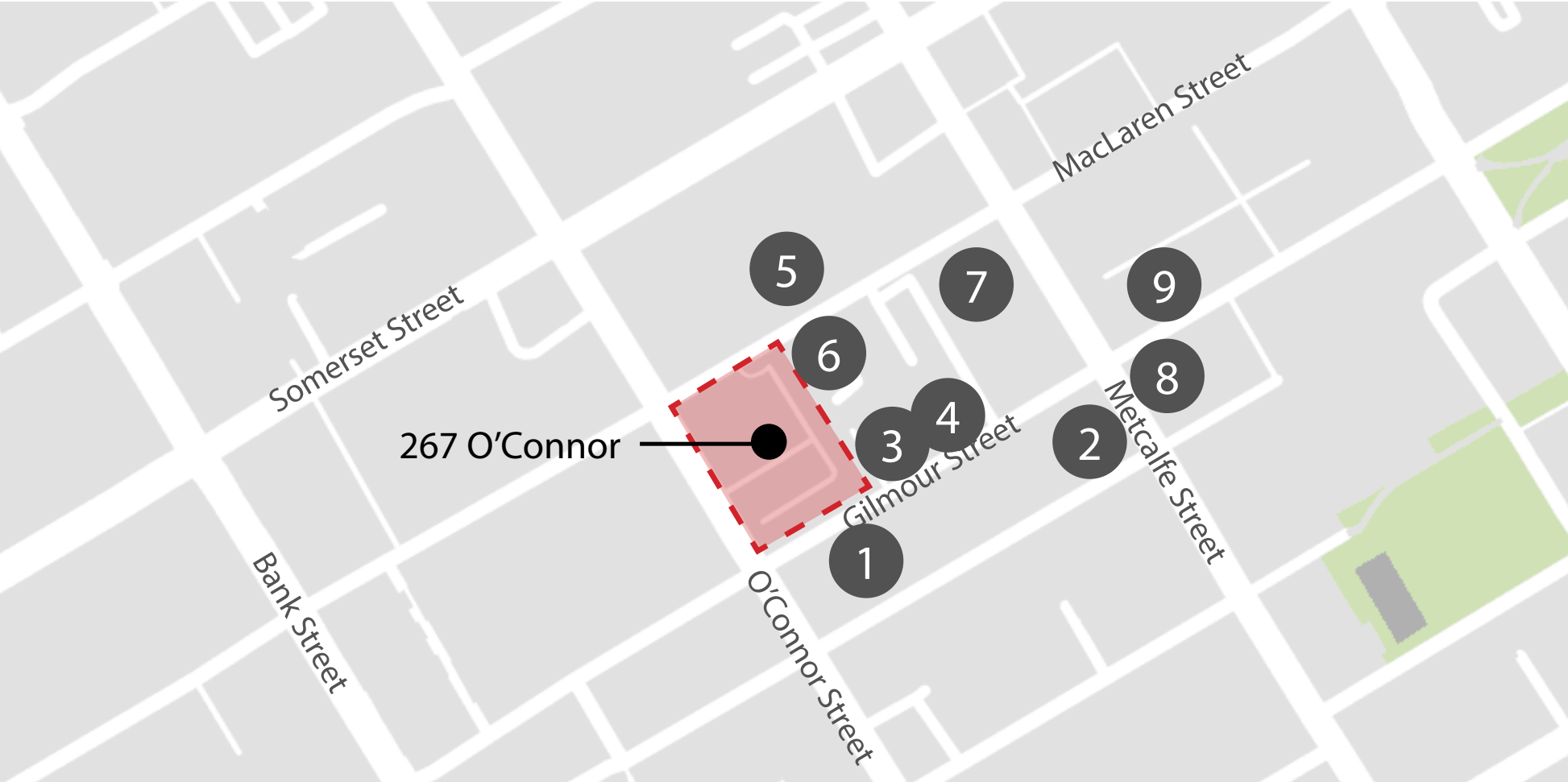
7 - 260-262 Metcalfe Street



2 - First Church of Christ, Scientist 288 Metcalfe Street



5 - National Association of Friendship Centre 275 MacLaren Street



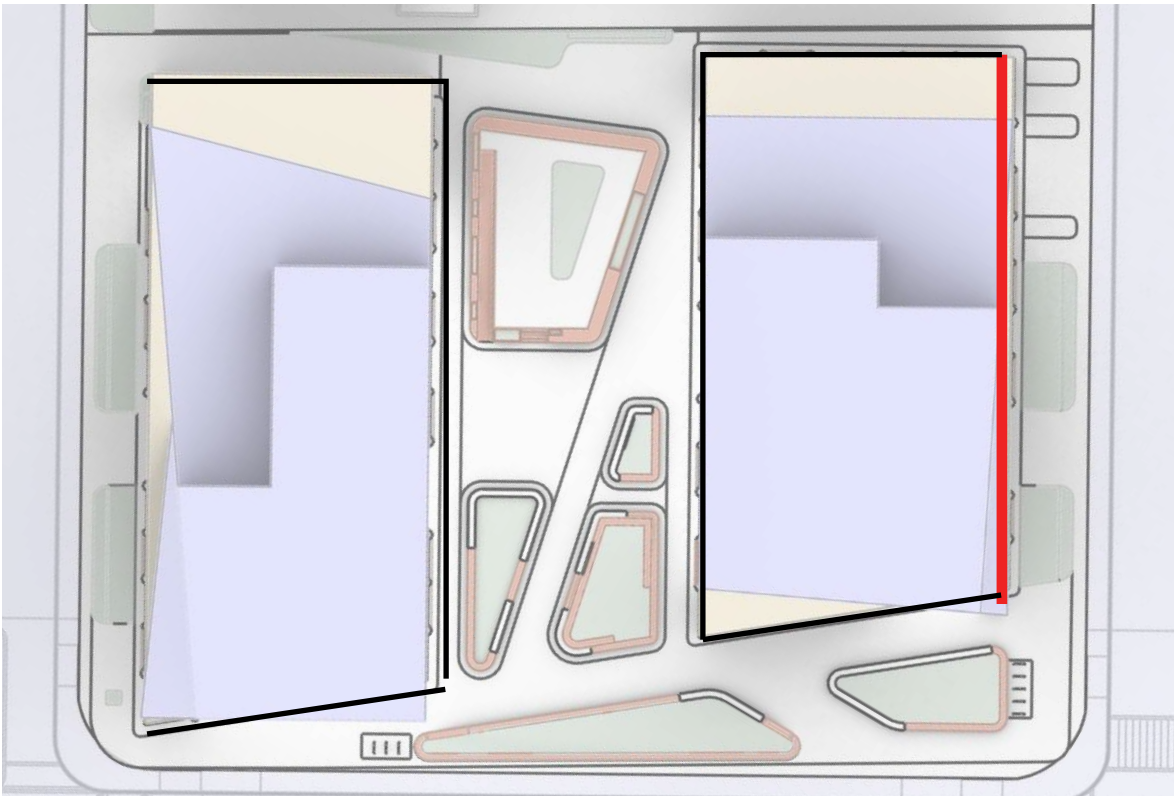
9 - Public Service Alliance of Canada 233 Gilmour Street



# 267 O'CONNOR STREET

ARCHITECTURAL APPROACH\_PODIUM STRATEGY

## GILMOUR FACADE



GILMOUR STREET

### GF: ARCHES

2.5m x 4.2m

### BALCONIES

1.5m setback

### RESI WINDOWS

1m x 2.3m

0.6m x 2.3m



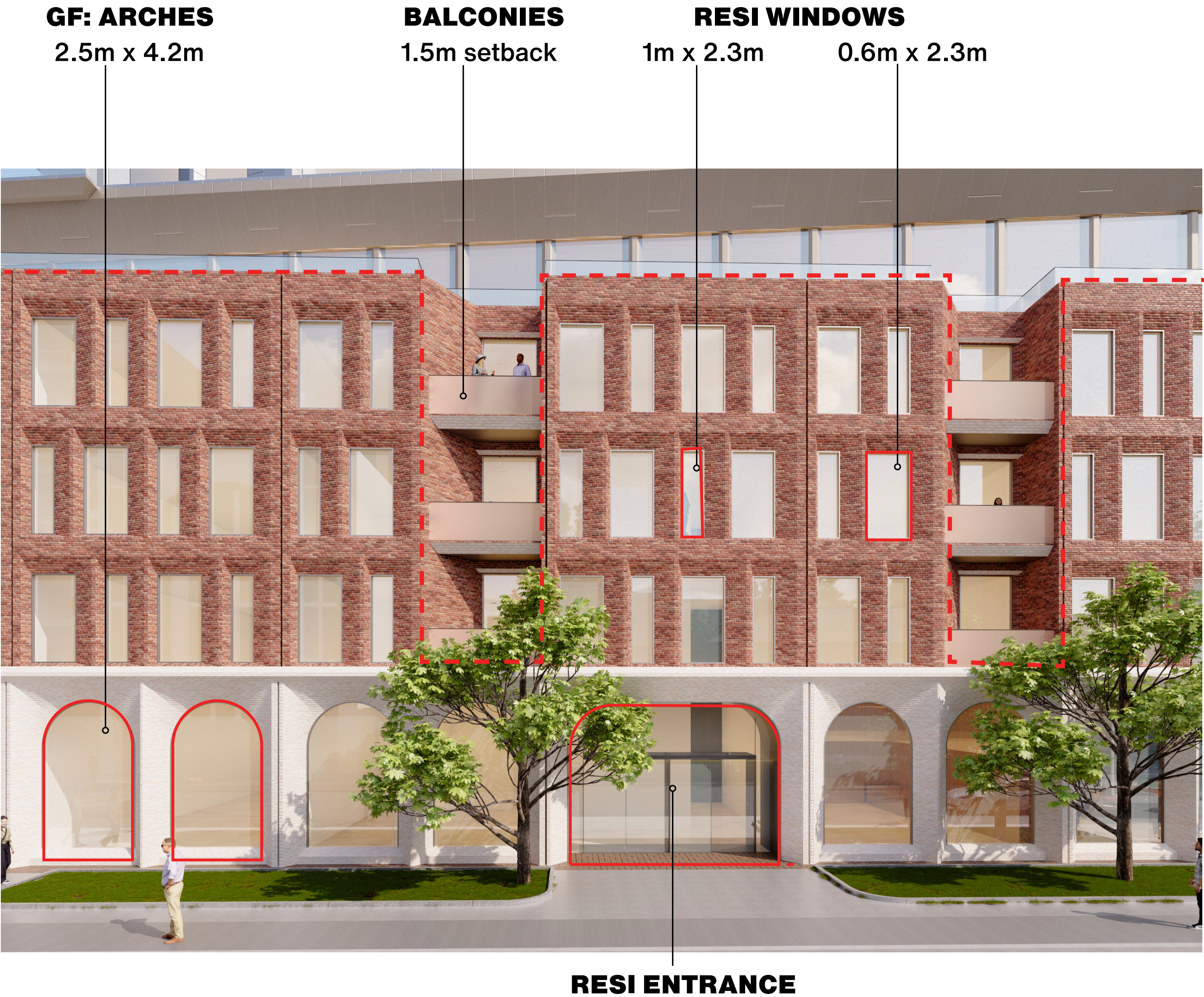
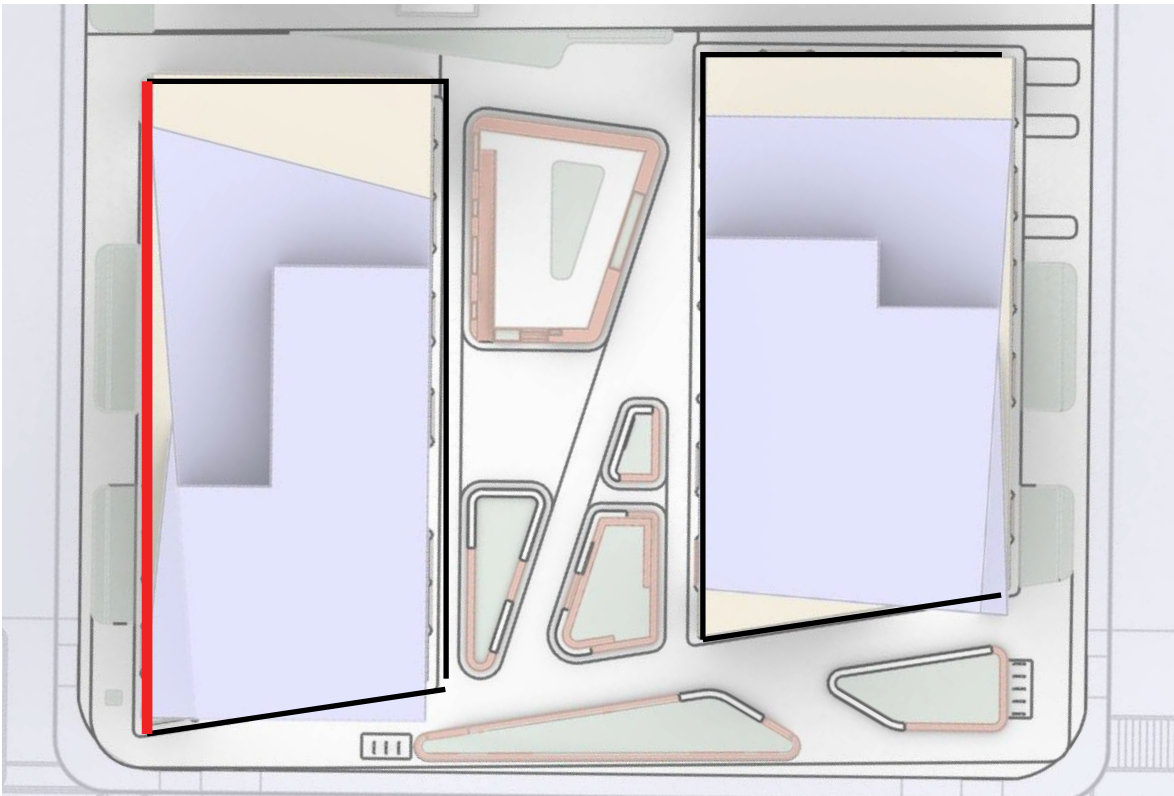
RESI ENTRANCE



# 267 O'CONNOR STREET

ARCHITECTURAL APPROACH\_PODIUM STRATEGY

## MACLAREN FACADE

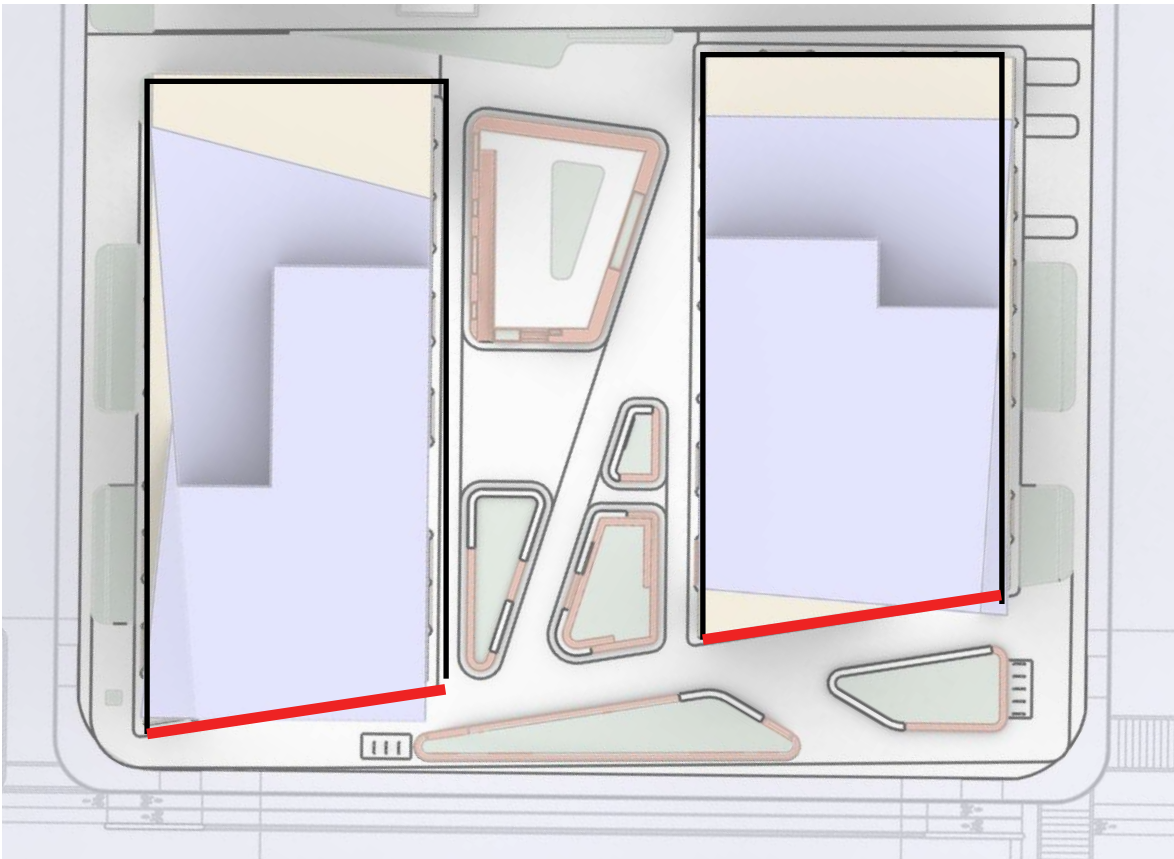




# 267 O'CONNOR STREET

ARCHITECTURAL APPROACH\_PODIUM STRATEGY

## O'CONNOR FACADE

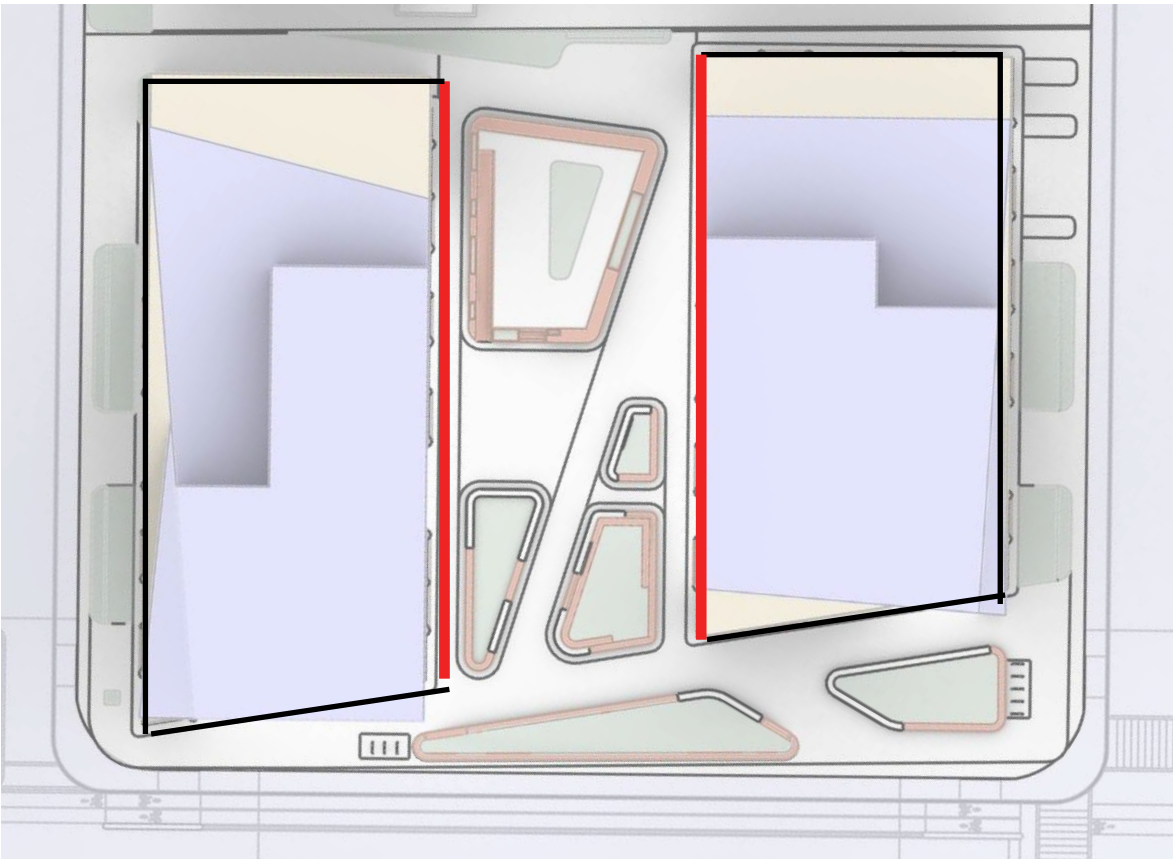


### PUBLIC ENTRANCES

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

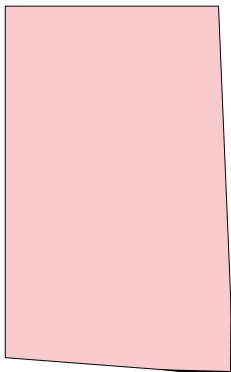
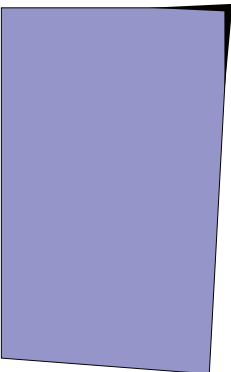
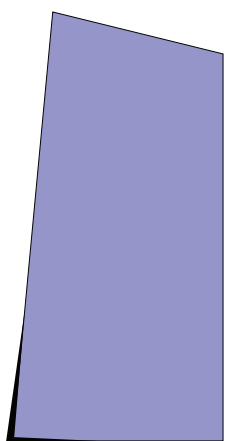
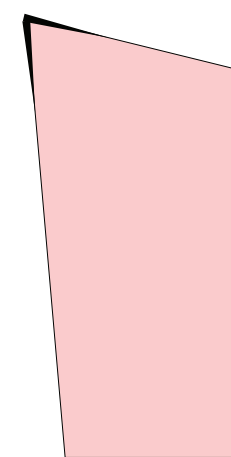




# 267 O'CONNOR STREET

## ARCHITECTURAL APPROACH\_MASSING BREAKDOWN

Floor area per slab  
approx. 750 m<sup>2</sup>



RESI PLATE TYPE **01**  
L11-27

RESI PLATE TYPE **02**  
L11-25

RESI PLATE  
L10

RESI PLATE  
L10

RESI PLATE TYPE **02**  
L6-9

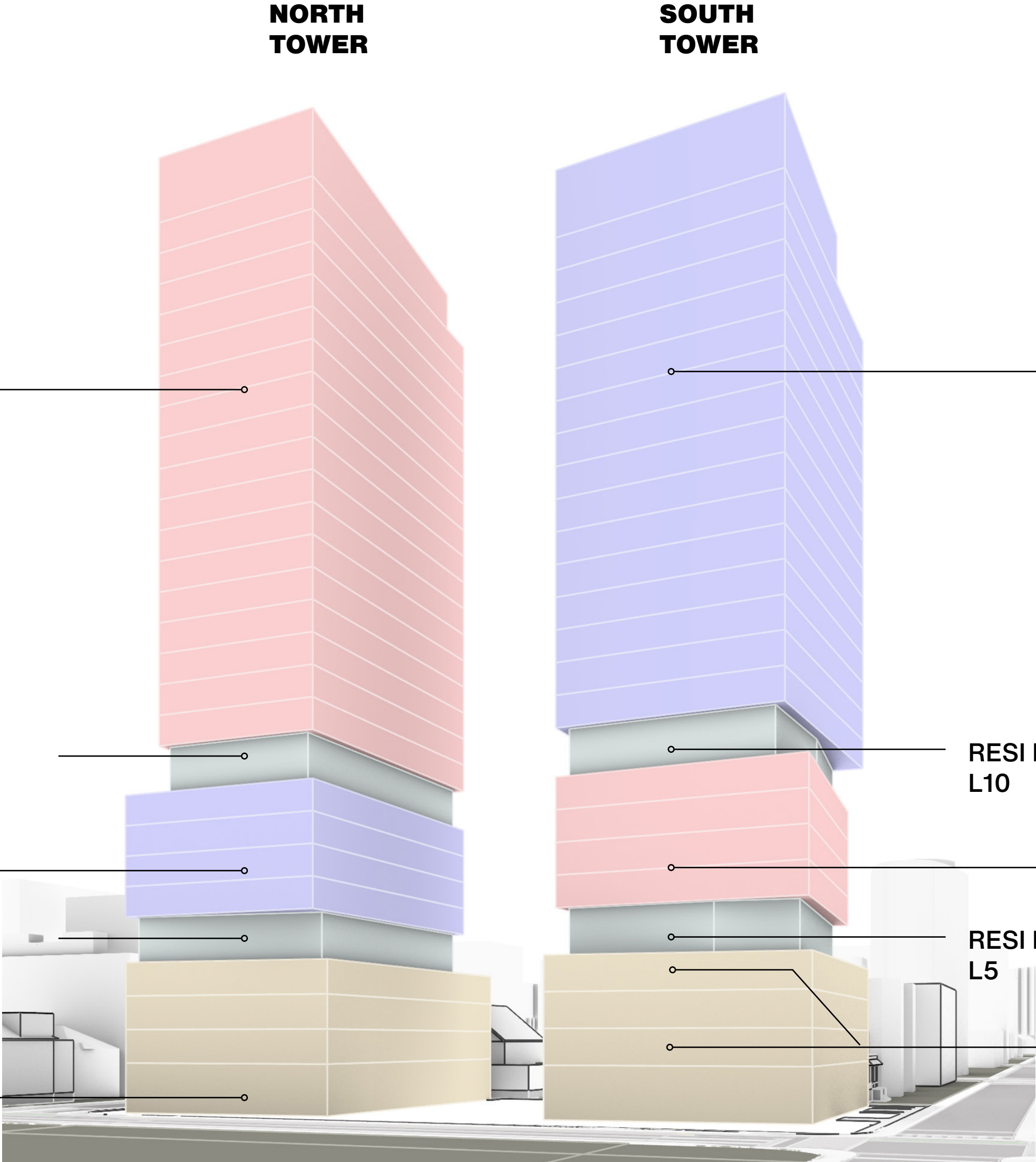
RESI PLATE TYPE **01**  
L6-9

RESI PLATE  
L5

RESI PLATE  
L5

**PODIUM**  
L1

**RESI PODIUM**  
L2-4





# 267 O'CONNOR STREET

ARCHITECTURAL APPROACH\_NORTH/WEST VIEW

MACLAREN  
STREET



O'CONNOR  
STREET



# 267 O'CONNOR STREET

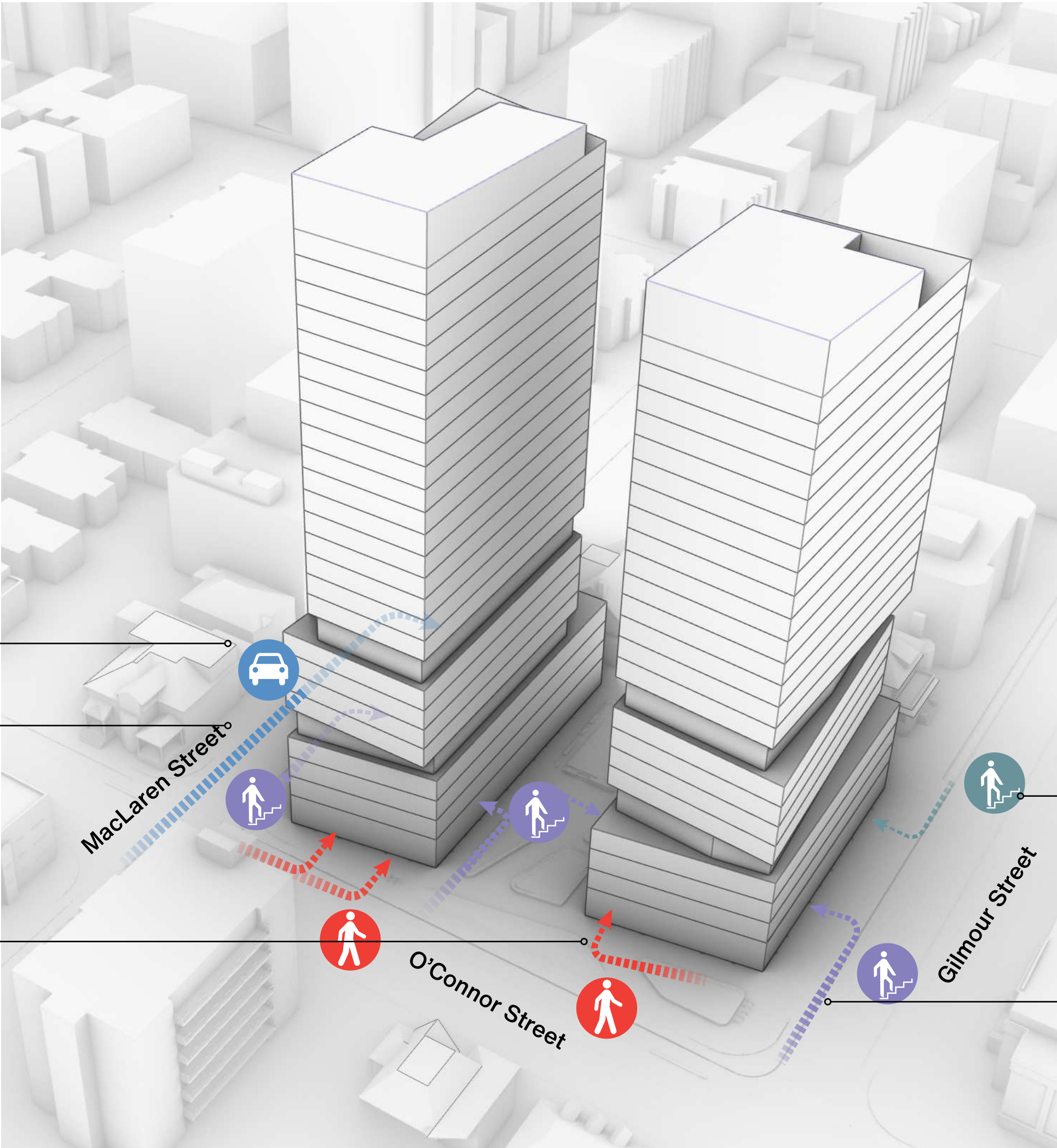
## ARCHITECTURAL APPROACH\_ACCESSIBILITY



Car Parking

Residence Entrance

Public Entrance



Site Access



Move-In Access

Residence Entrance





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ARCHITECTURAL APPROACH\_RESIDENTIAL ACCESS FROM MACLAREN





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# 267 O'CONNOR STREET

**POPS\_COURTYARD**





267 O'CONNOR STREET

POPS\_COURTYARD

O'CONNOR  
STREET



MACLAREN  
STREET



# 267 O'CONNOR STREET

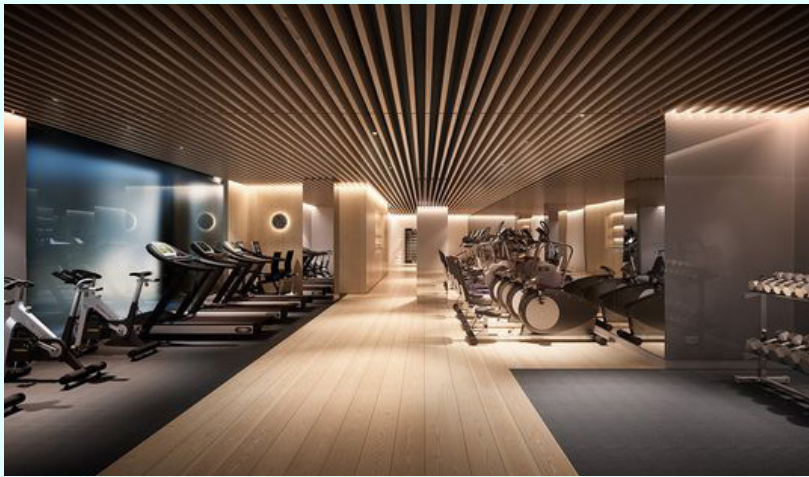
## PODIUM\_COMMUNITY PROGRAM ELEMENTS



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

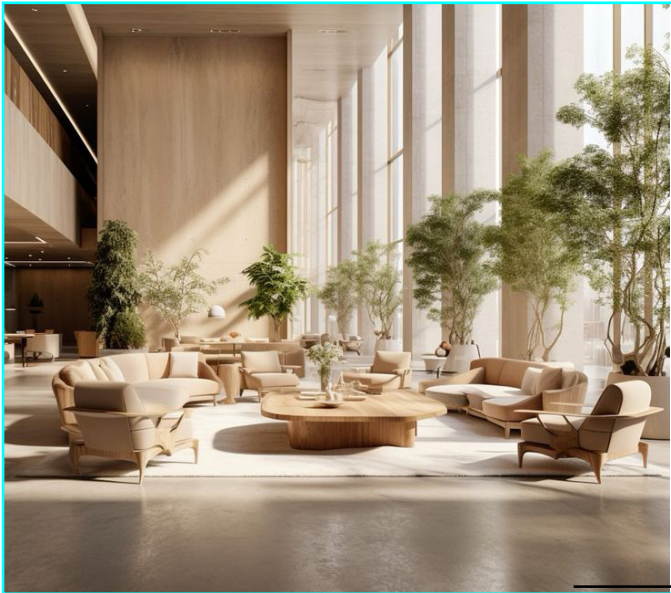


# 267 O'CONNOR STREET

## PODIUM\_PUBLIC/PRIVATE COMMUNAL SPACES

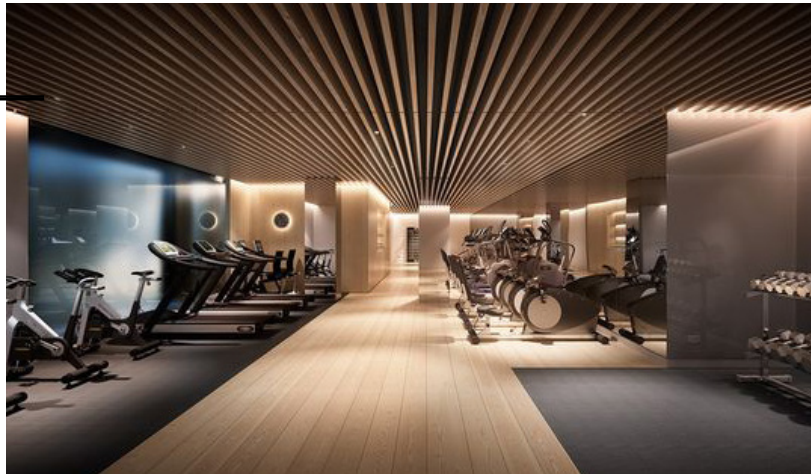
Public Private

### Interior Private Amenities



lounge / co-working

### Interior Private Amenities



gym

### Commercial/ Retail

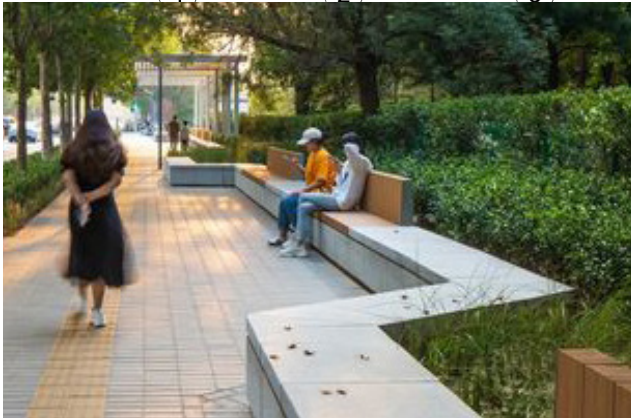


cafe/lounge

### Commercial Retail



cafe / co-working



Community Garden and Plaza

Private Entrance





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PODIUM\_VIEW POINTS\_S/W CORNER



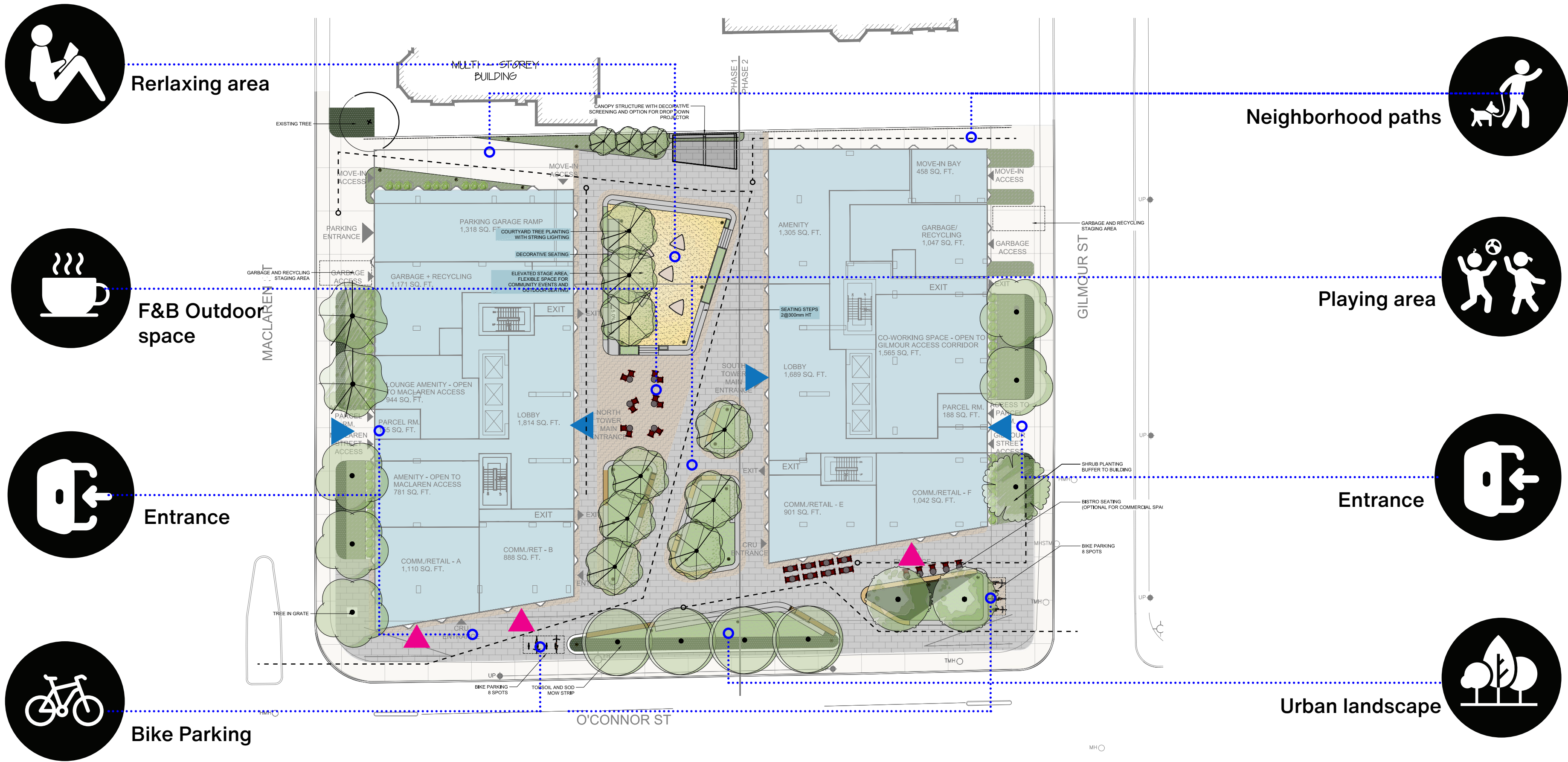
O'CONNOR  
STREET

GILMOUR  
STREET



# 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

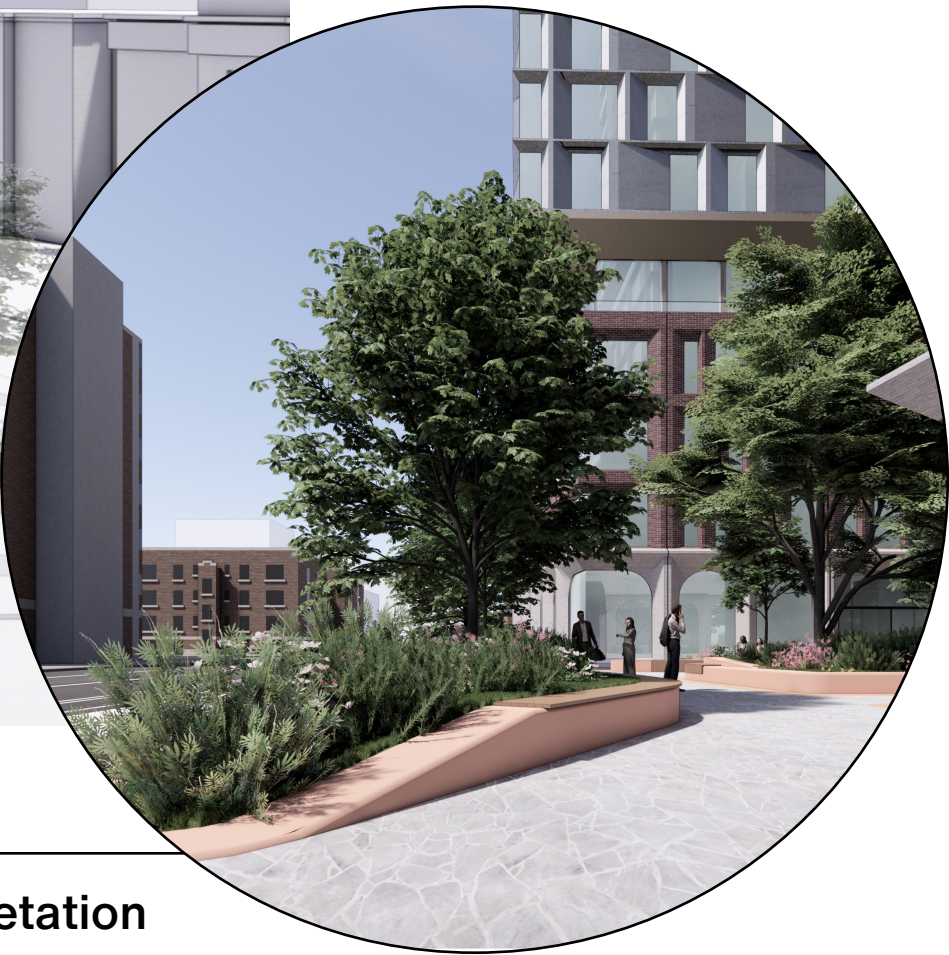


Merging into Urban Landscape



Integrated Seating

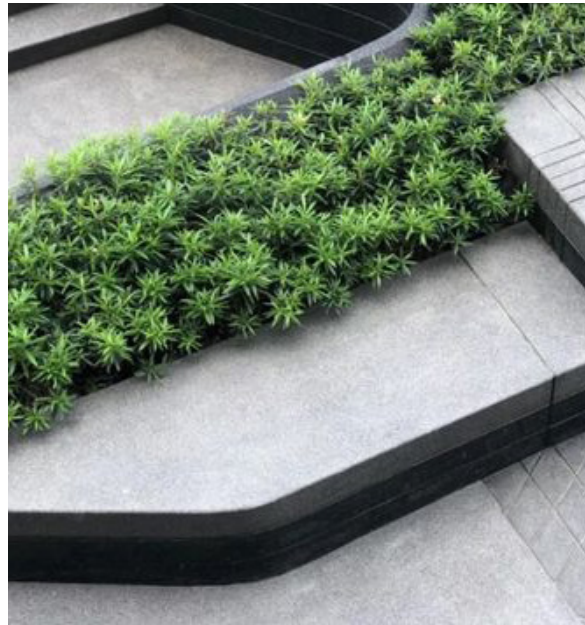
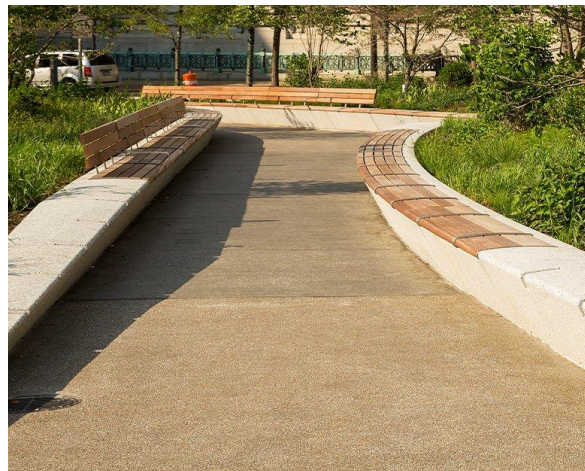
Integrated Vegetation





# 267 O'CONNOR STREET

## PODIUM\_LANDSCAPE



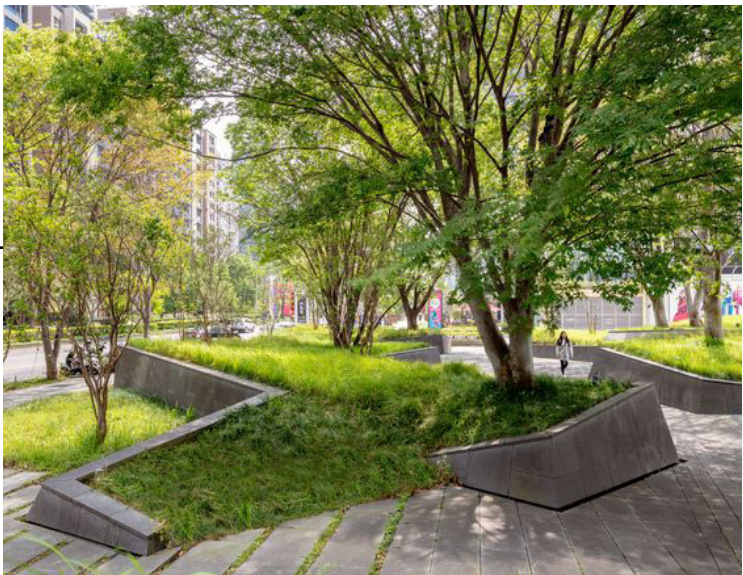
Integrated Seating



Blended Greenscapes



East Property Line Sculptural Fence



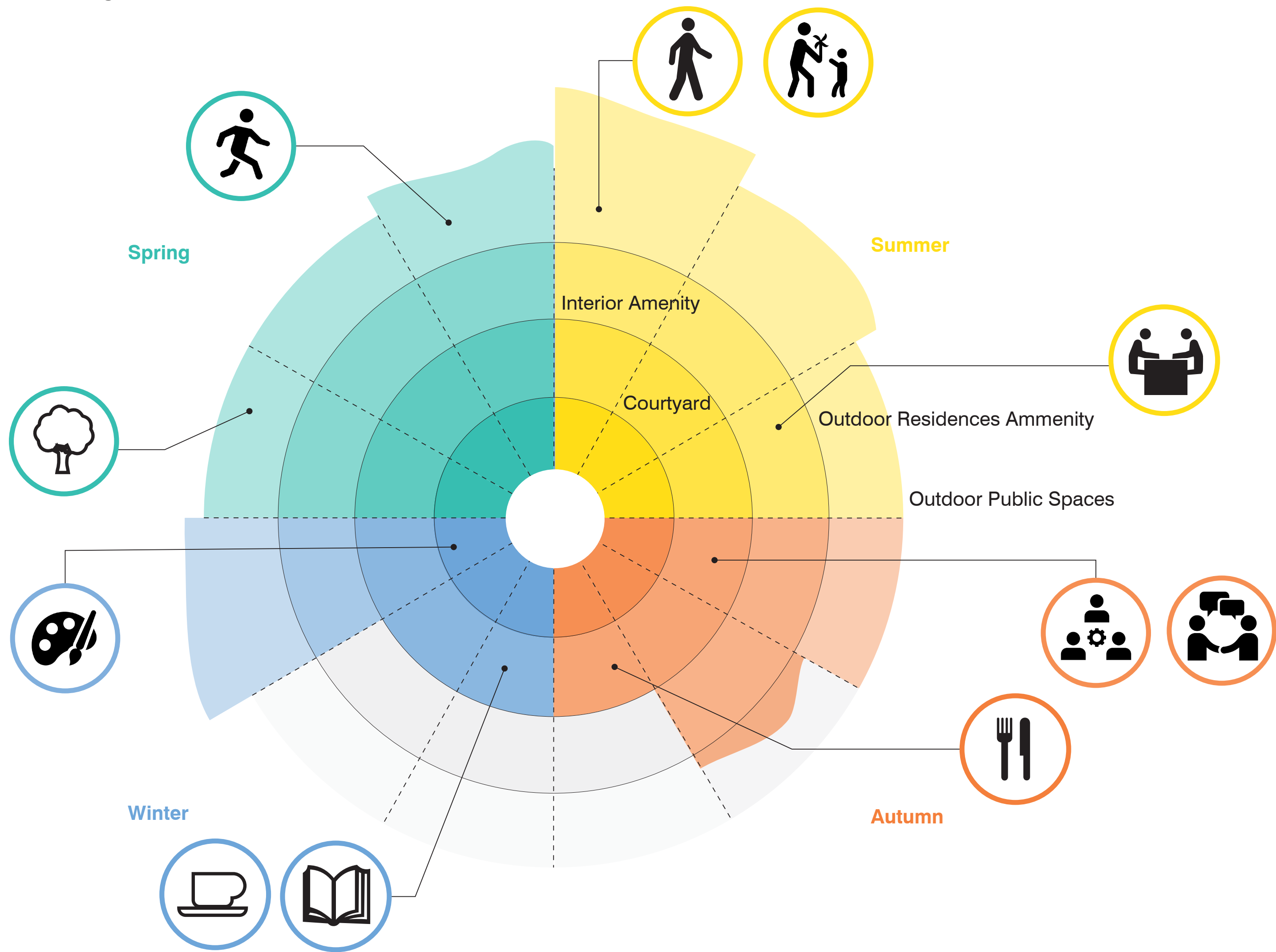
Integrated Vegetation





# 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



O'CONNOR  
STREET

GILMOUR  
STREET



# 267 O'CONNOR STREET

PODIUM\_VIEW POINTS\_OCONNOR FACADE





# 267 O'CONNOR STREET

PODIUM\_VIEW POINTS\_GILMOUR STREET FACADE





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## VIEWS\_EAST

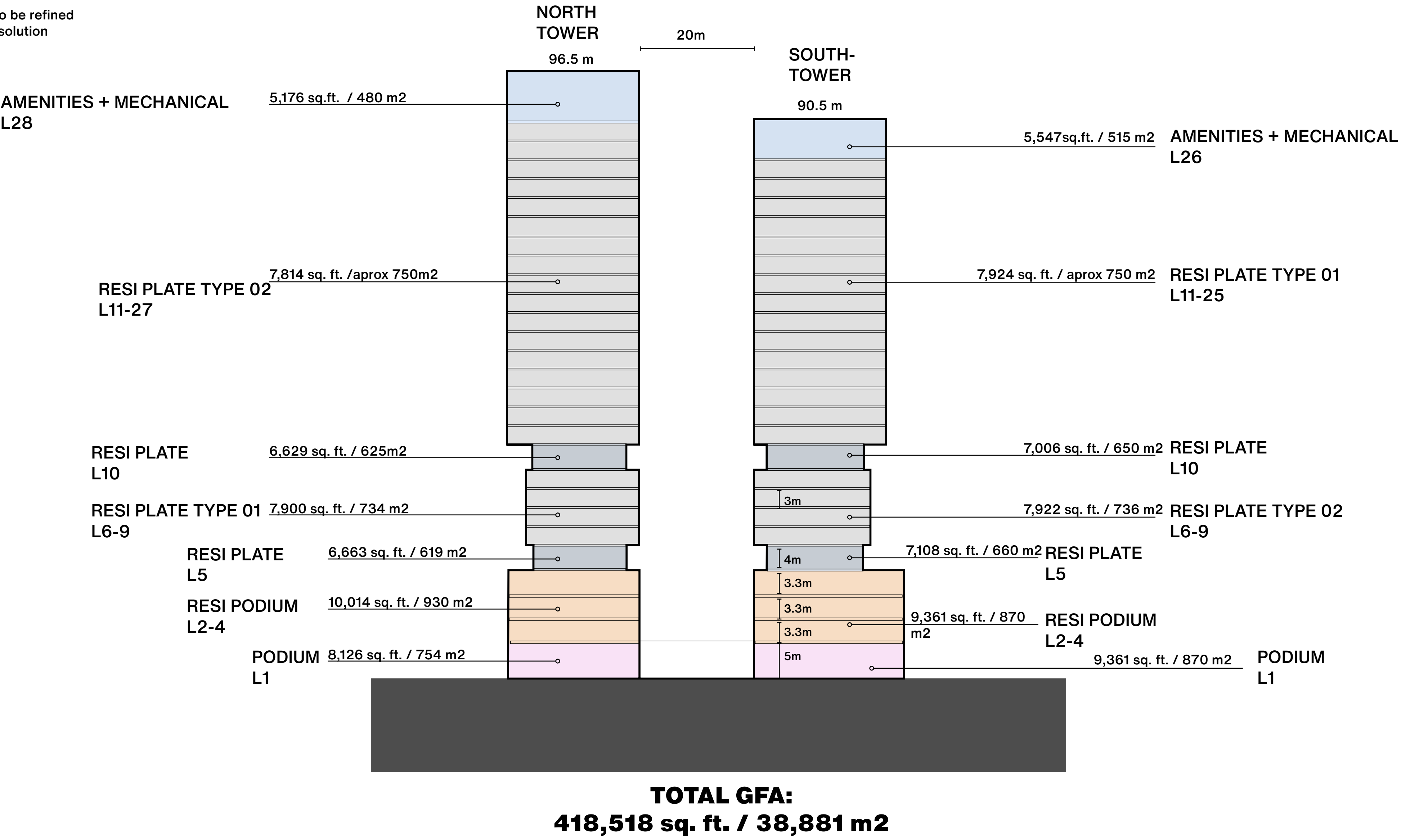




# 267 O'CONNOR STREET

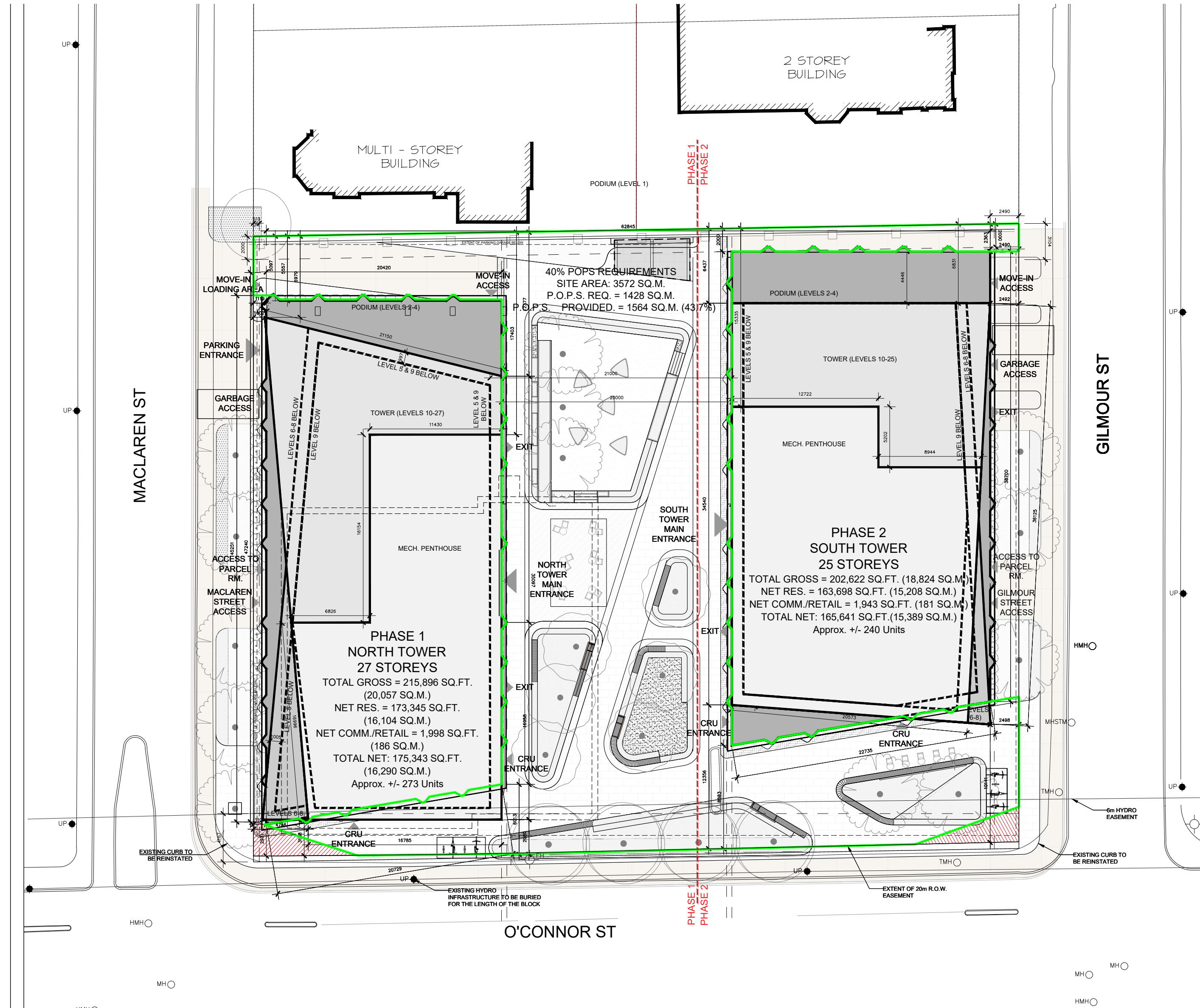
## PROGRAM

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





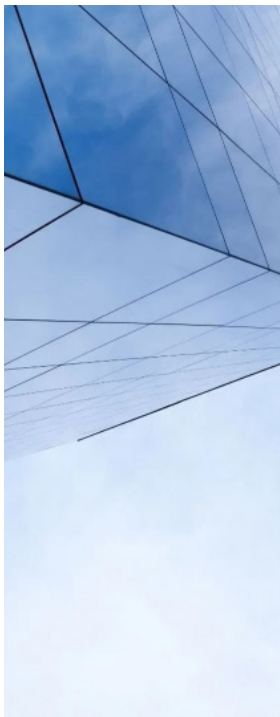
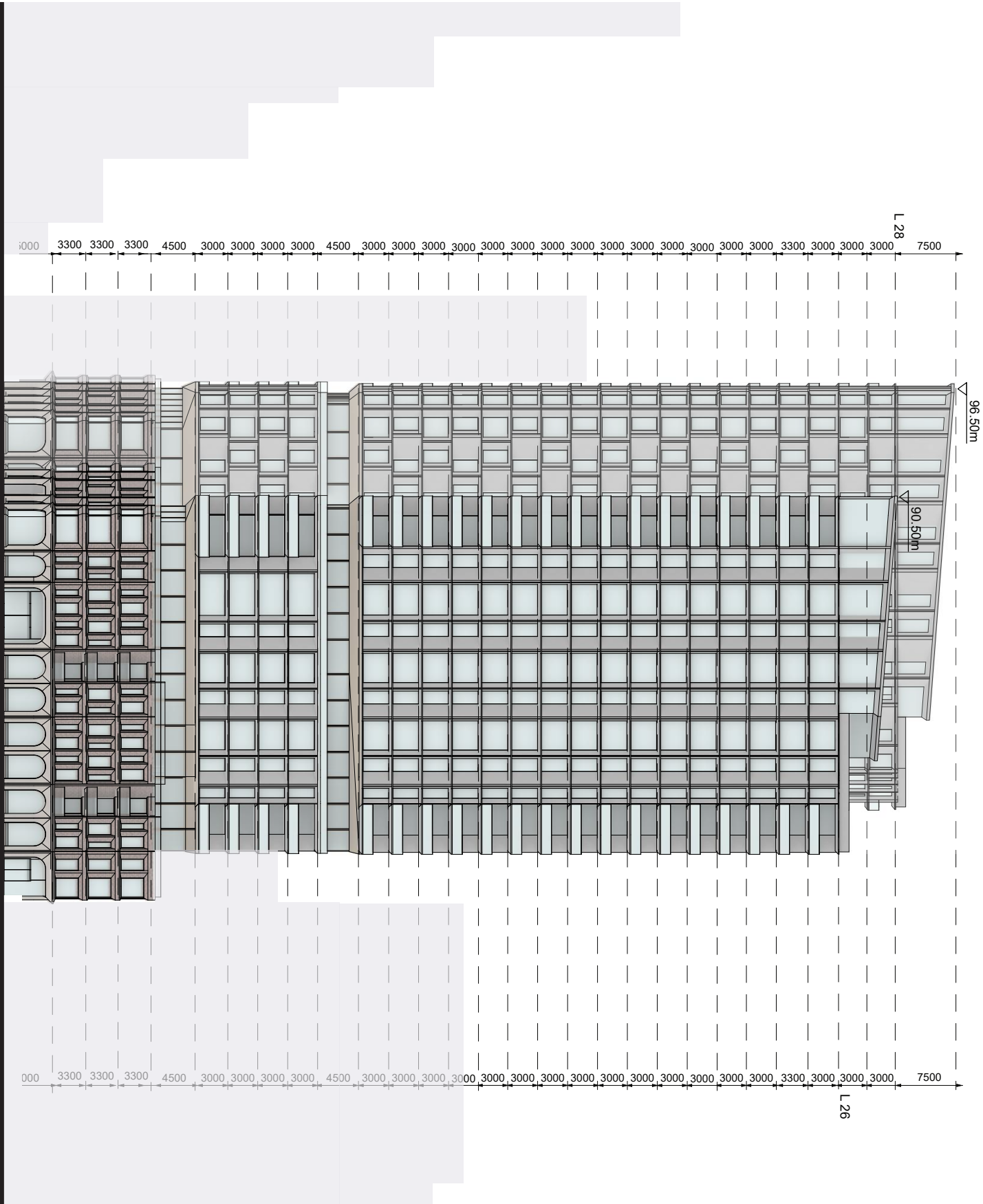
## Plan\_Level 01



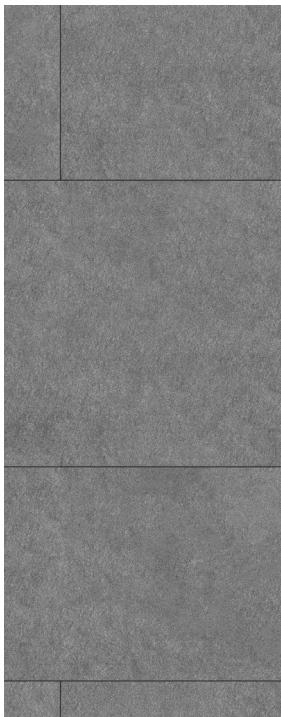


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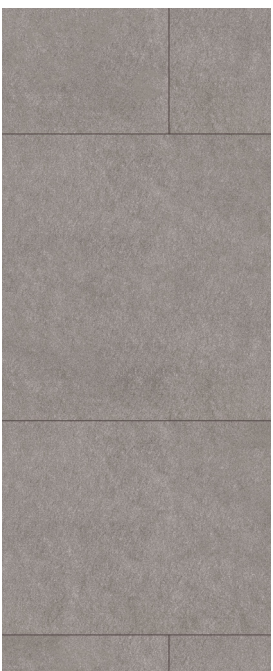
## ELEVATIONS AND MATERIALITY



Glazing:  
**Transparent Glass**



Tower Facade:  
**Grey Ceramic Panels**



Tower Soffits:  
**Warm Ceramic Panels**



Podium L02-04:  
**RED BRICK**



Podium L01  
**LIGHT BRICK**

**ELEVATION\_WEST**

**ELEVATION\_SOUTH**



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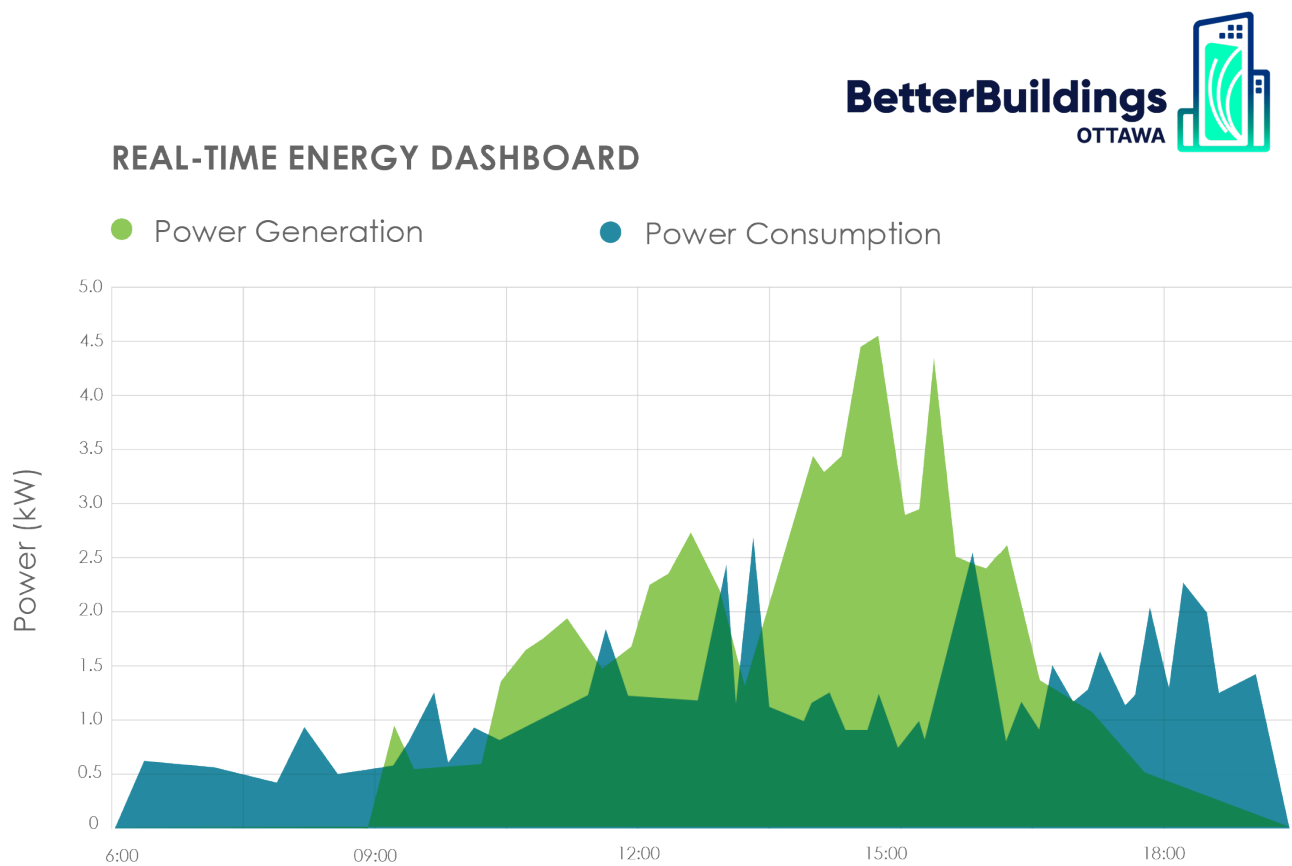
# 267 O’CONNOR STREET

## SUSTAIANABILITY\_STRATEGY

### 01

#### High Performance Building

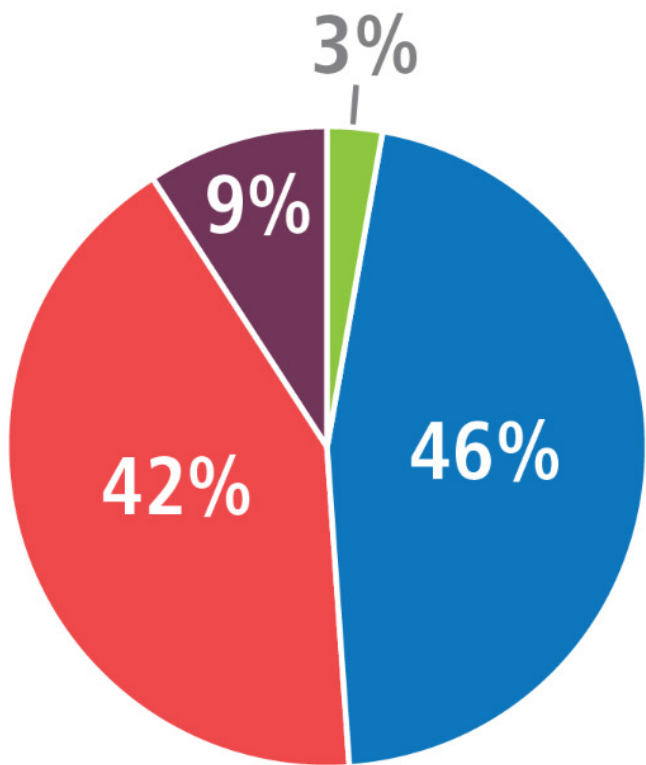
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard
- Commit to the City of Ottawa’s High Performance Development Standard Tier 1



### 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



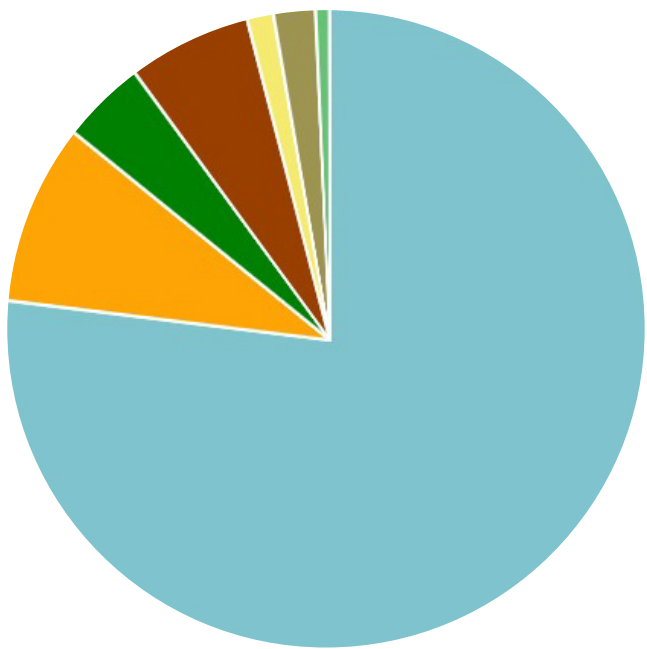
Total emisisions in Ottawa

- Buildings
- Transportation
- Waste
- Agriculture

### 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

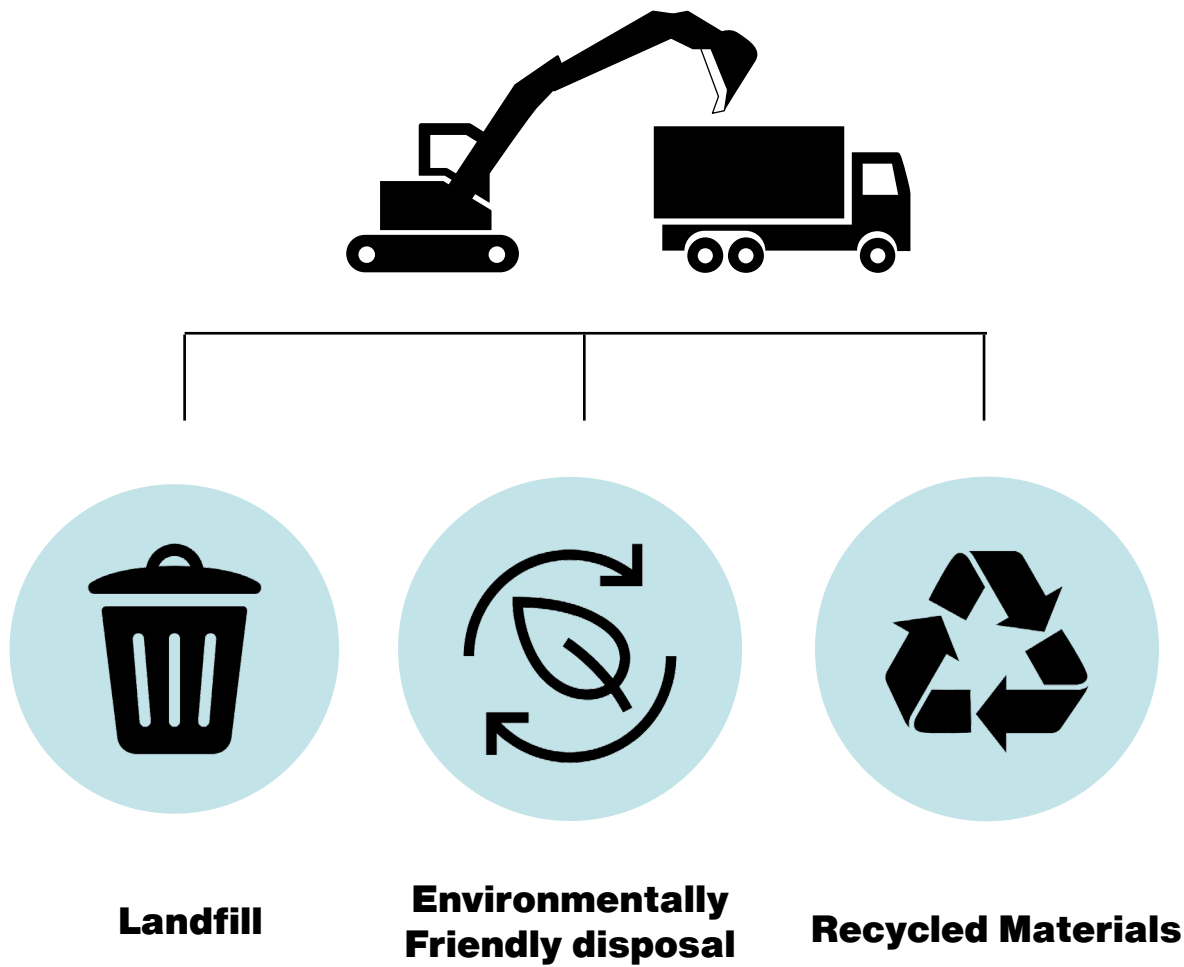


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%

### 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





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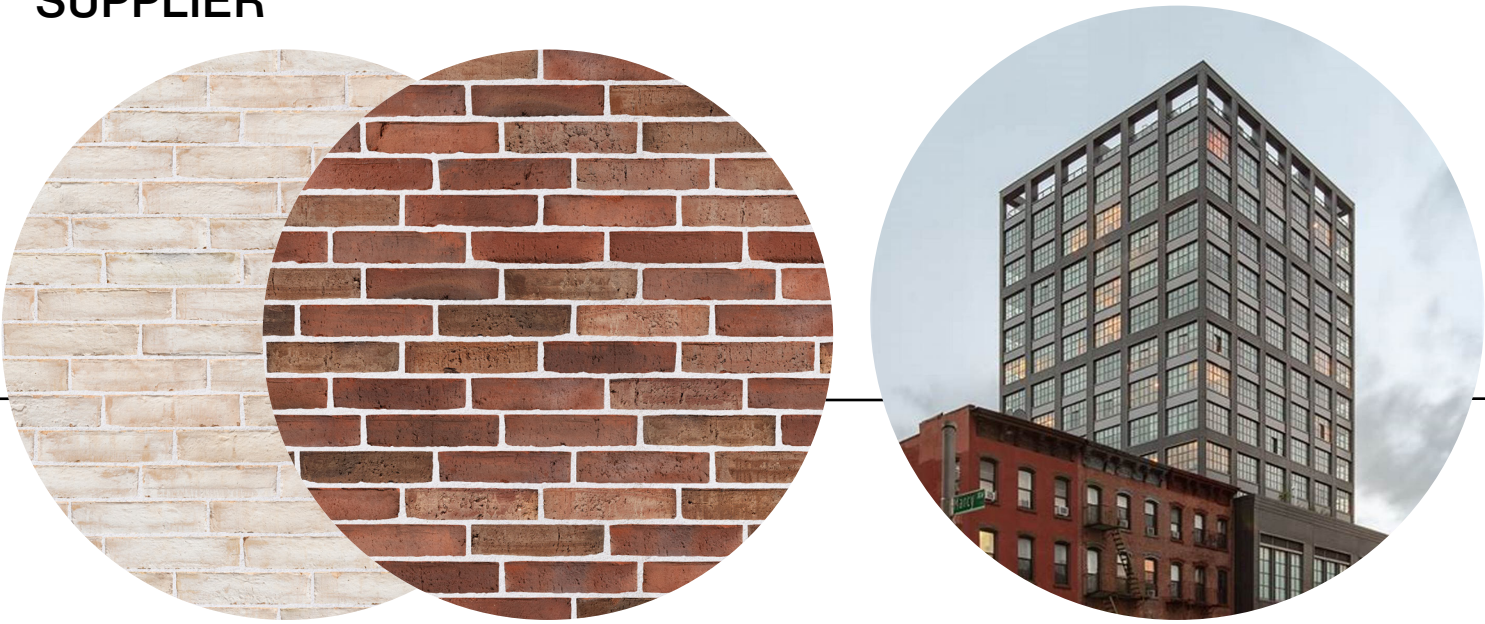
## SUSTAIANABILITY\_MATERIAL SELECTION AND SOURCING



### REFERENCES



### SUPPLIER



Masonry Brick  
Producer: Sioux City

## HERITAGE FACADE



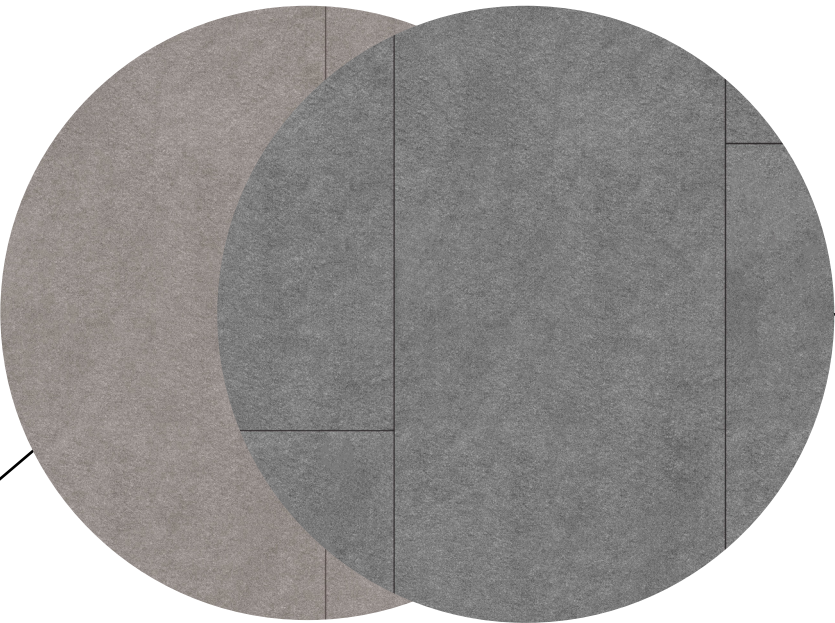


# 267 O'CONNOR STREET

## 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!**

