

267 O'Connor Street

Special Design Review Panel

May, 2024

UNSTUDIO

 HOBIN
ARCHITECTURE

 TAGGART
REALTY MANAGEMENT



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

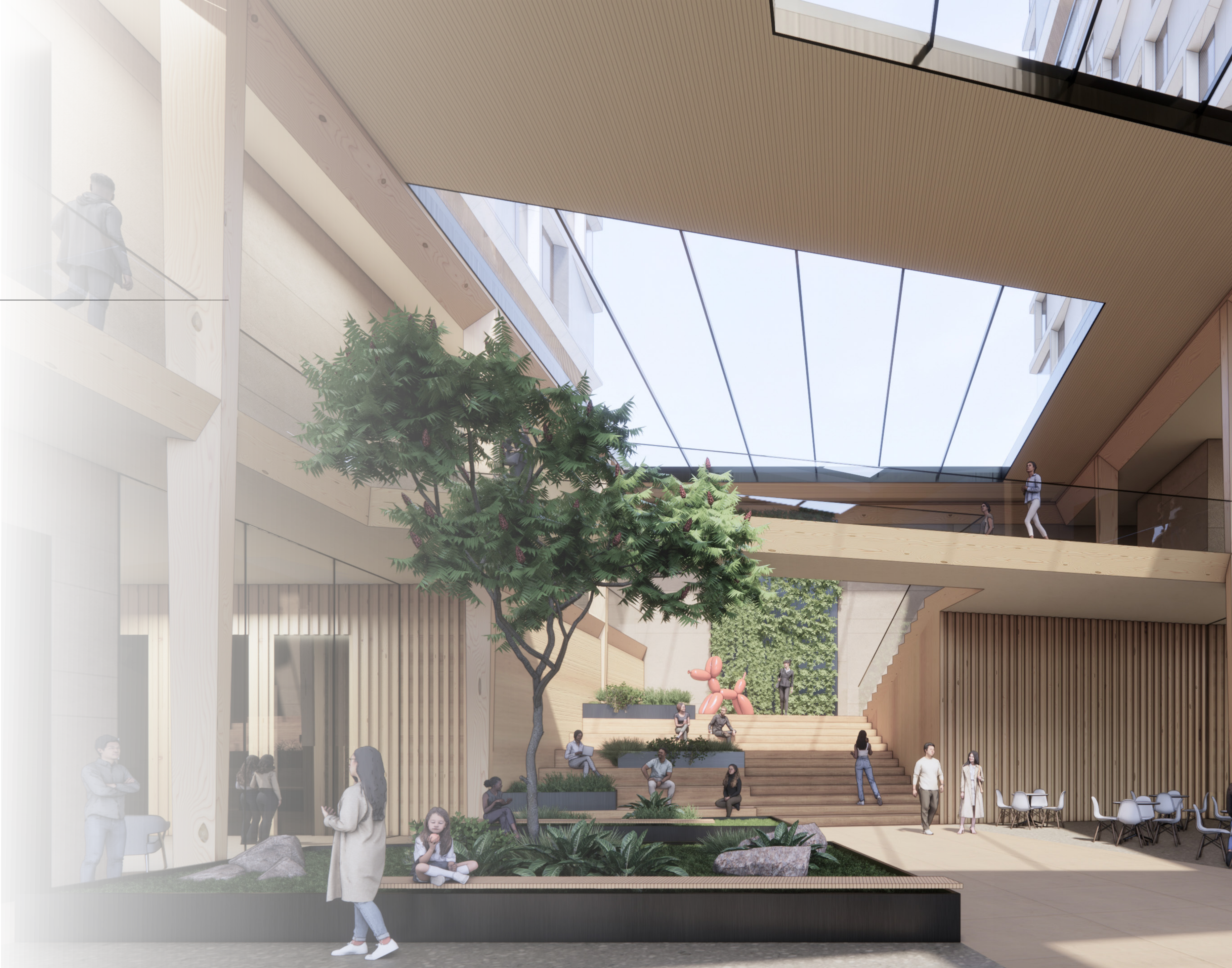


Educational



267 O'Connor Street

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

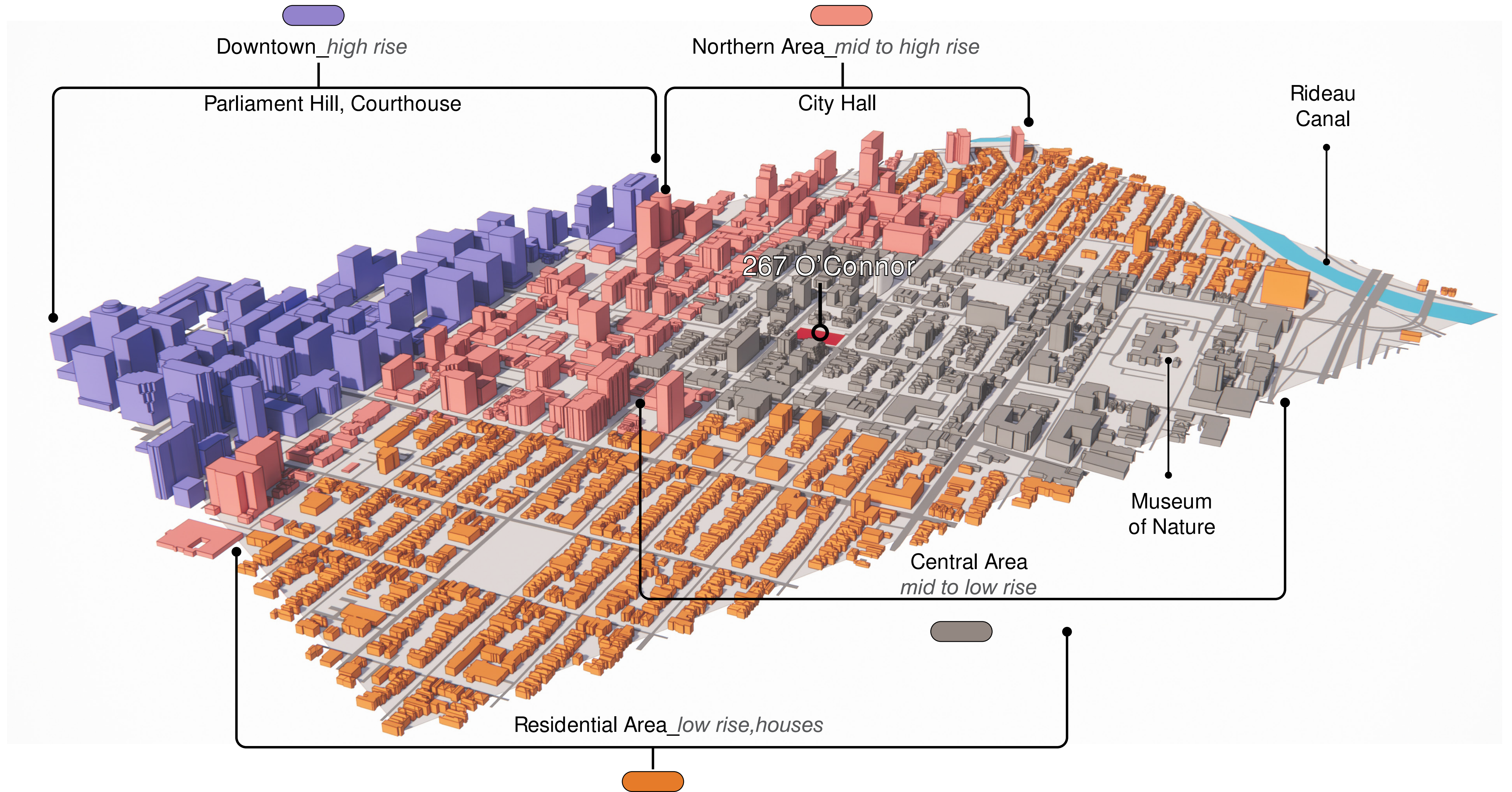
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3_ Context Analysis



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Context Analysis_Centertown, Ottawa

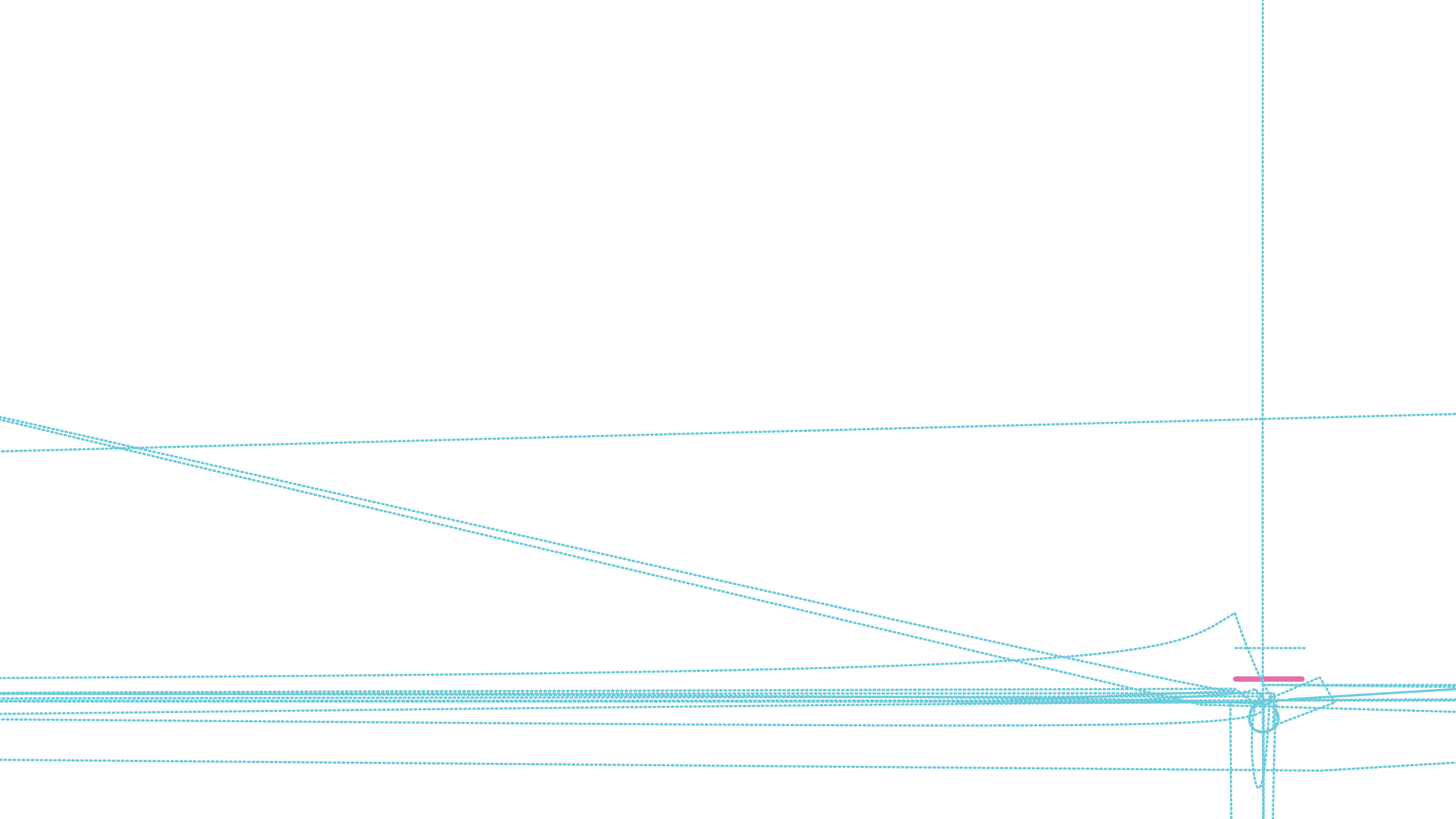


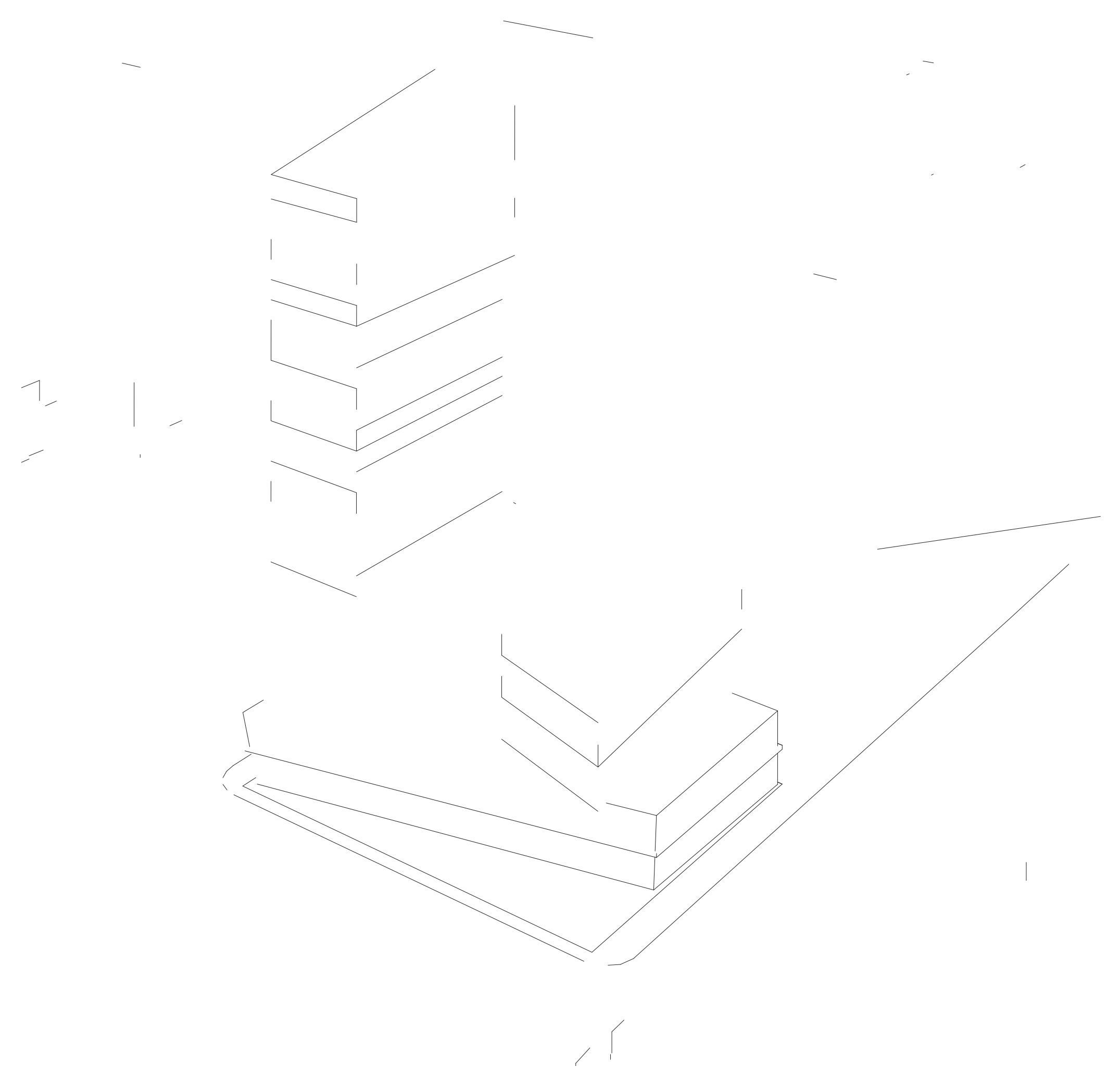
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Context Analysis_Centertown, Ottawa



View Points





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Context Analysis_Setback Strategy



Residential Typologies

2-4 Levels



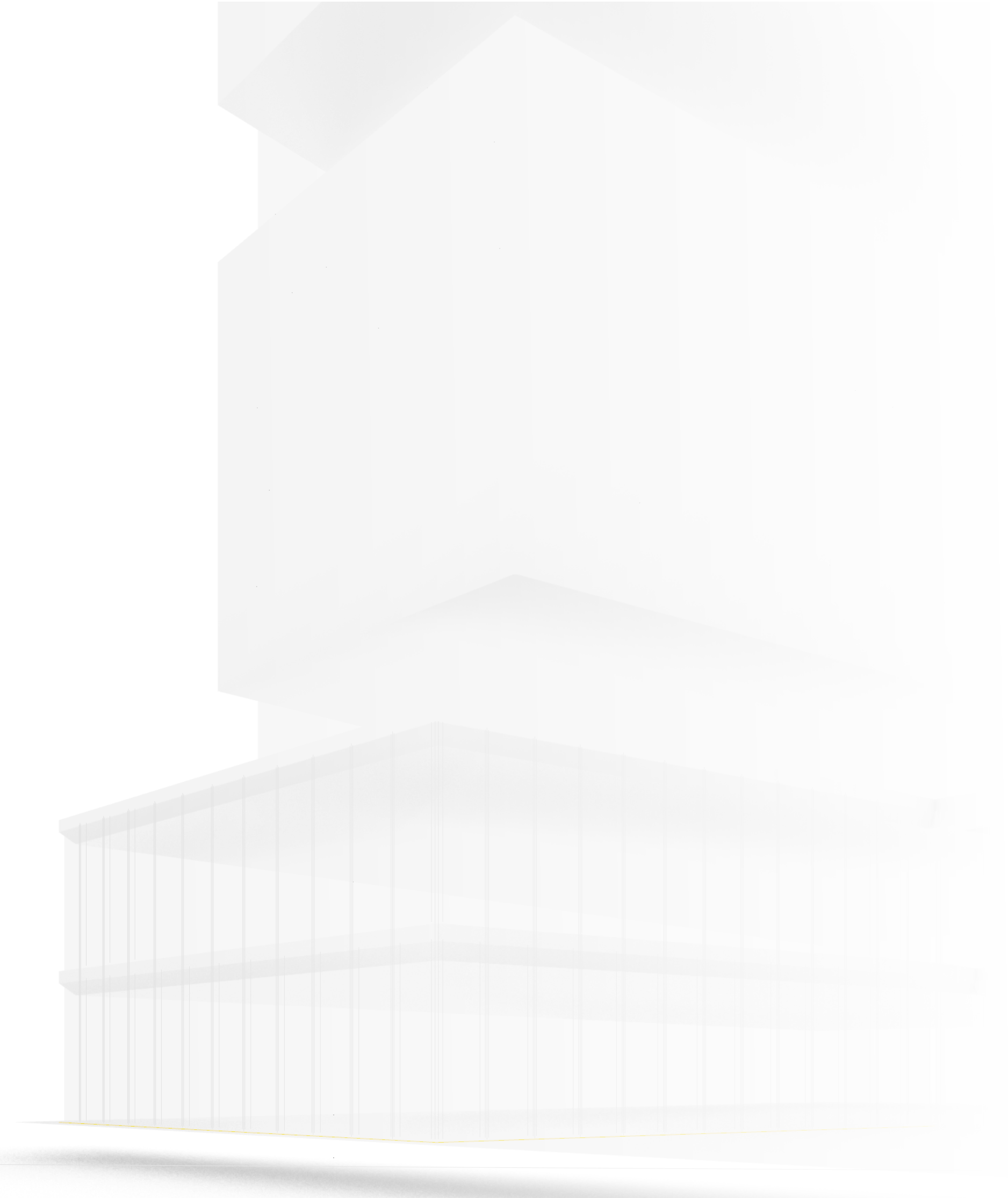
O'Connor Commercial Streetscape

Retail vs Resi Division



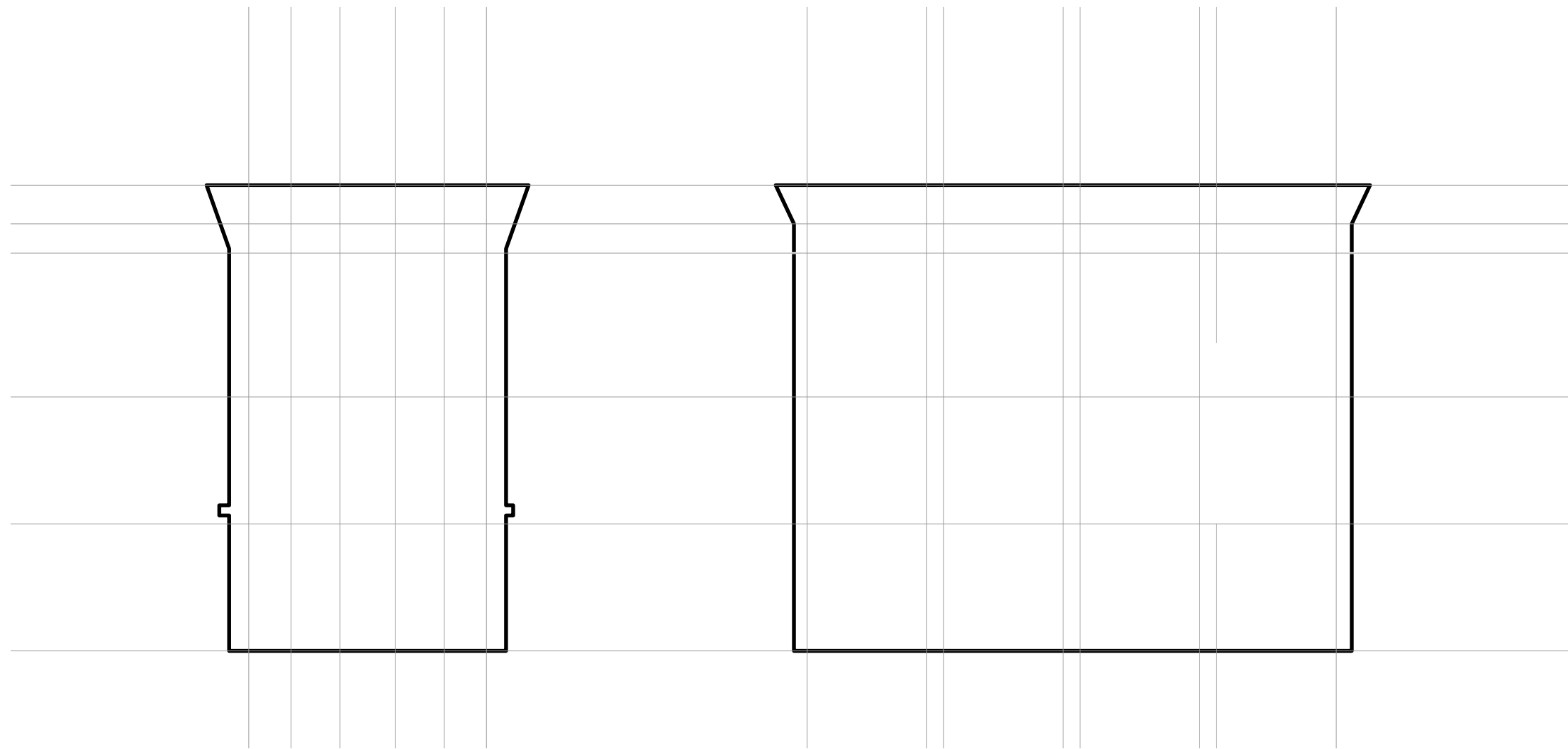
Materiality

Red Brick, Stone



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Context Analysis_Podium Strategy



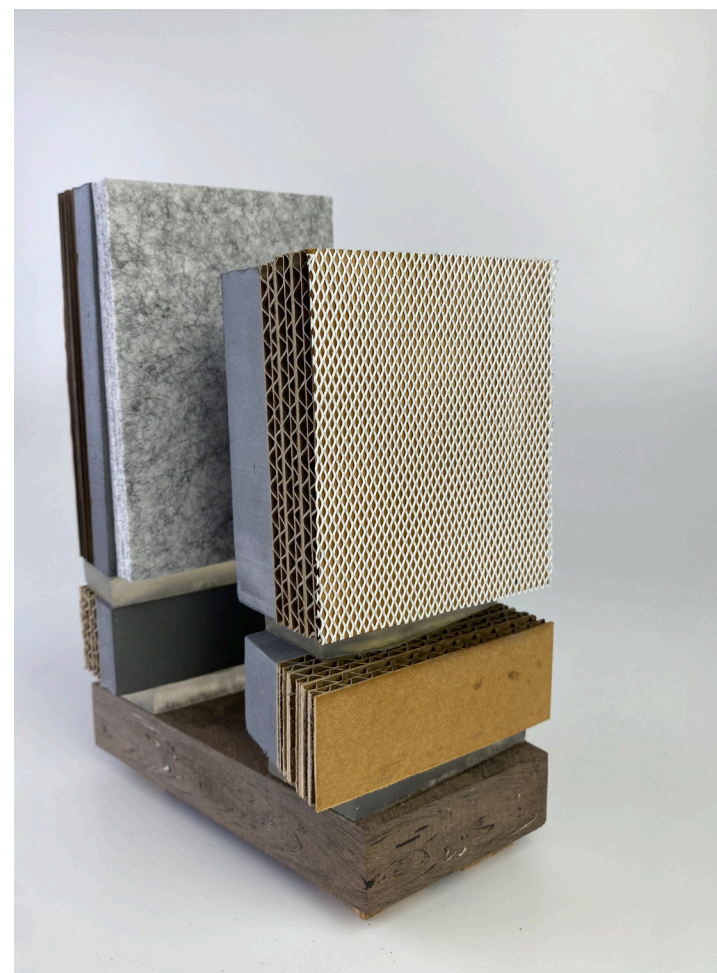
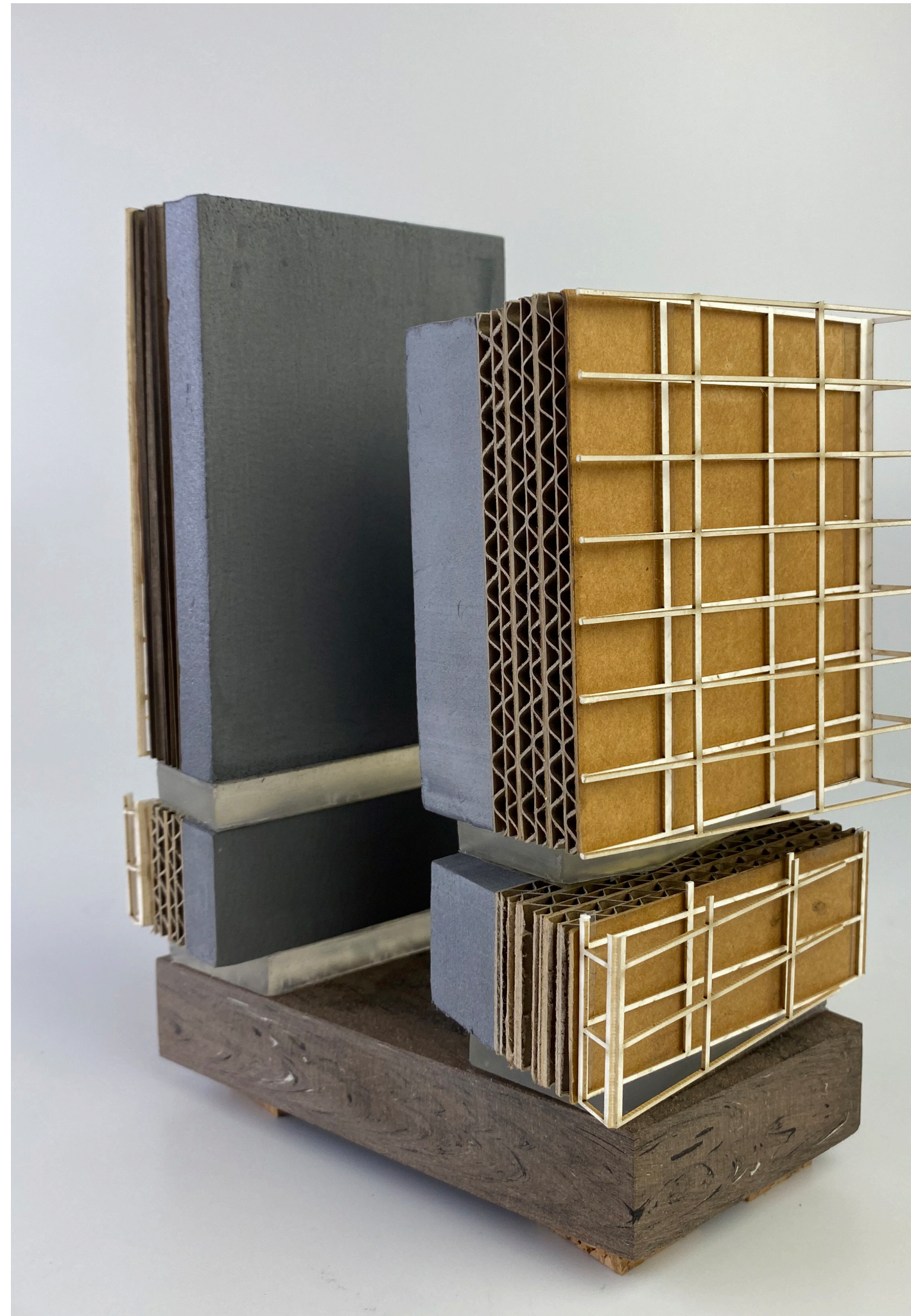
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Context Analysis_Podium Strategy



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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

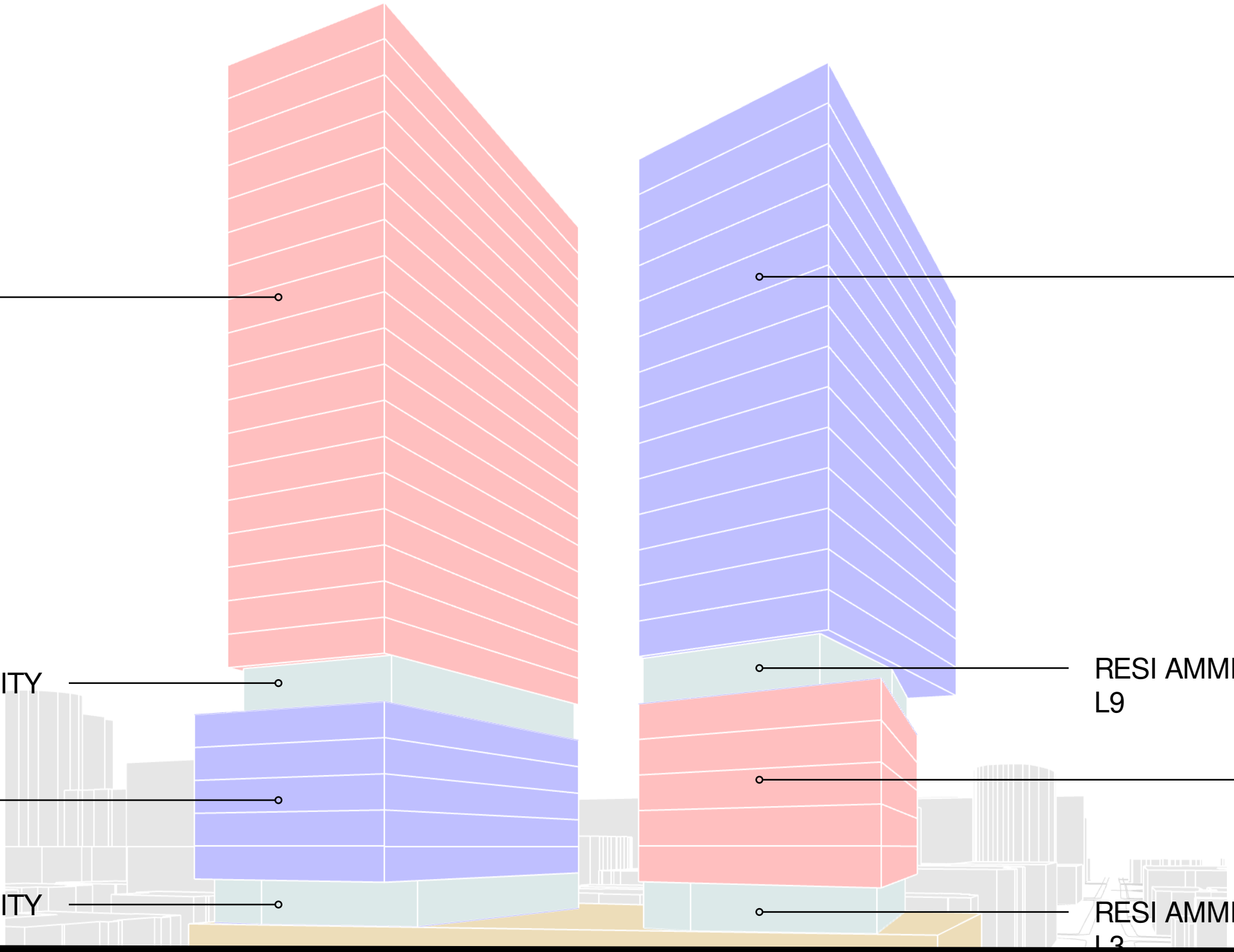
RESI AMMENITY
L9

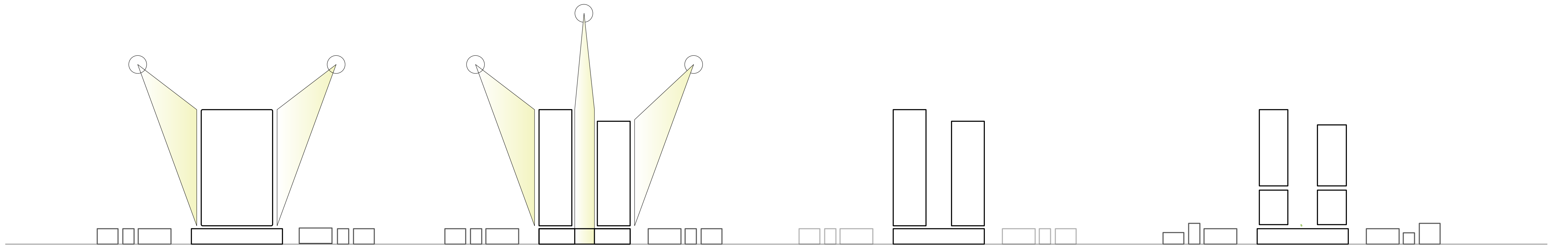
RESI PLATE TYPE 02
L4-8

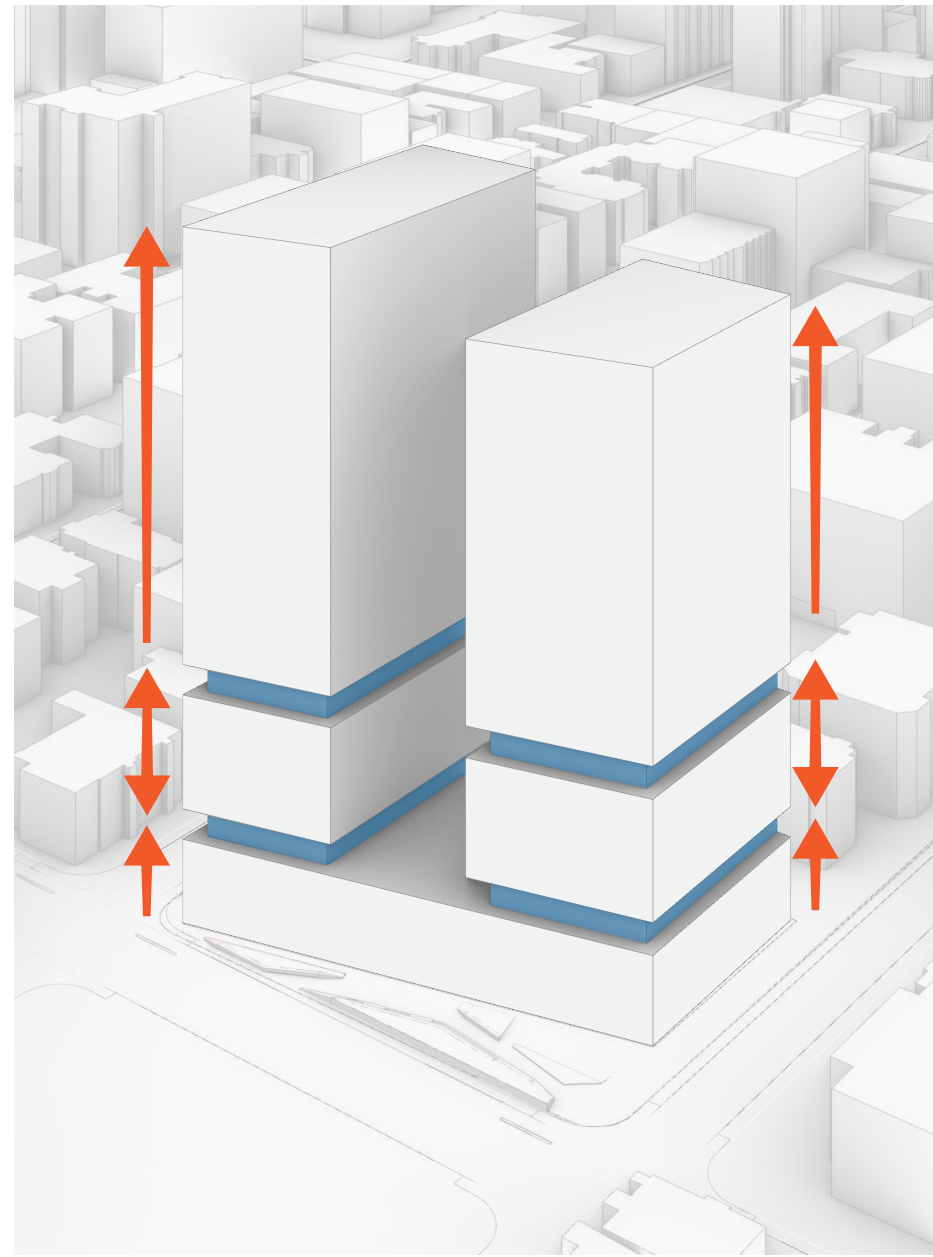
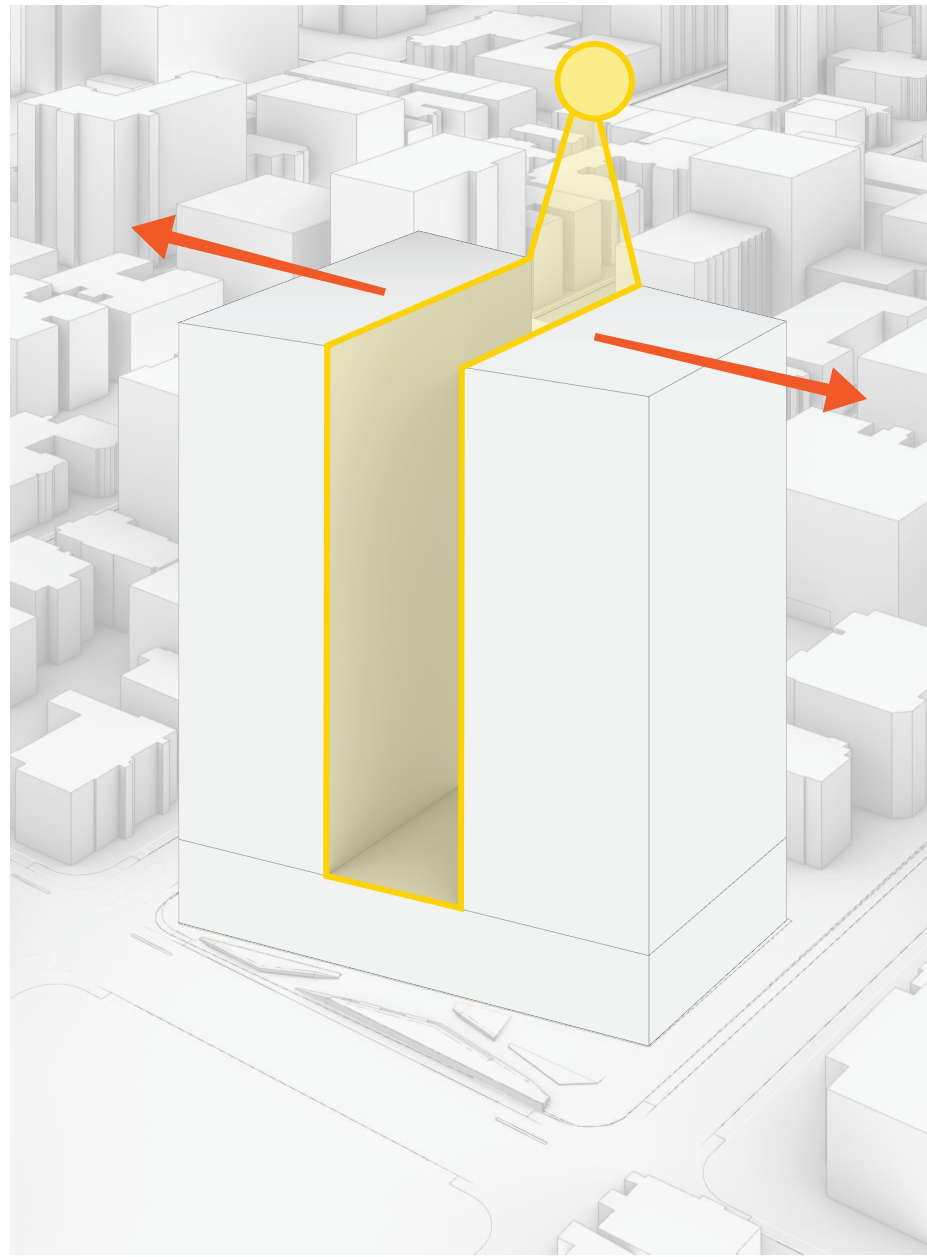
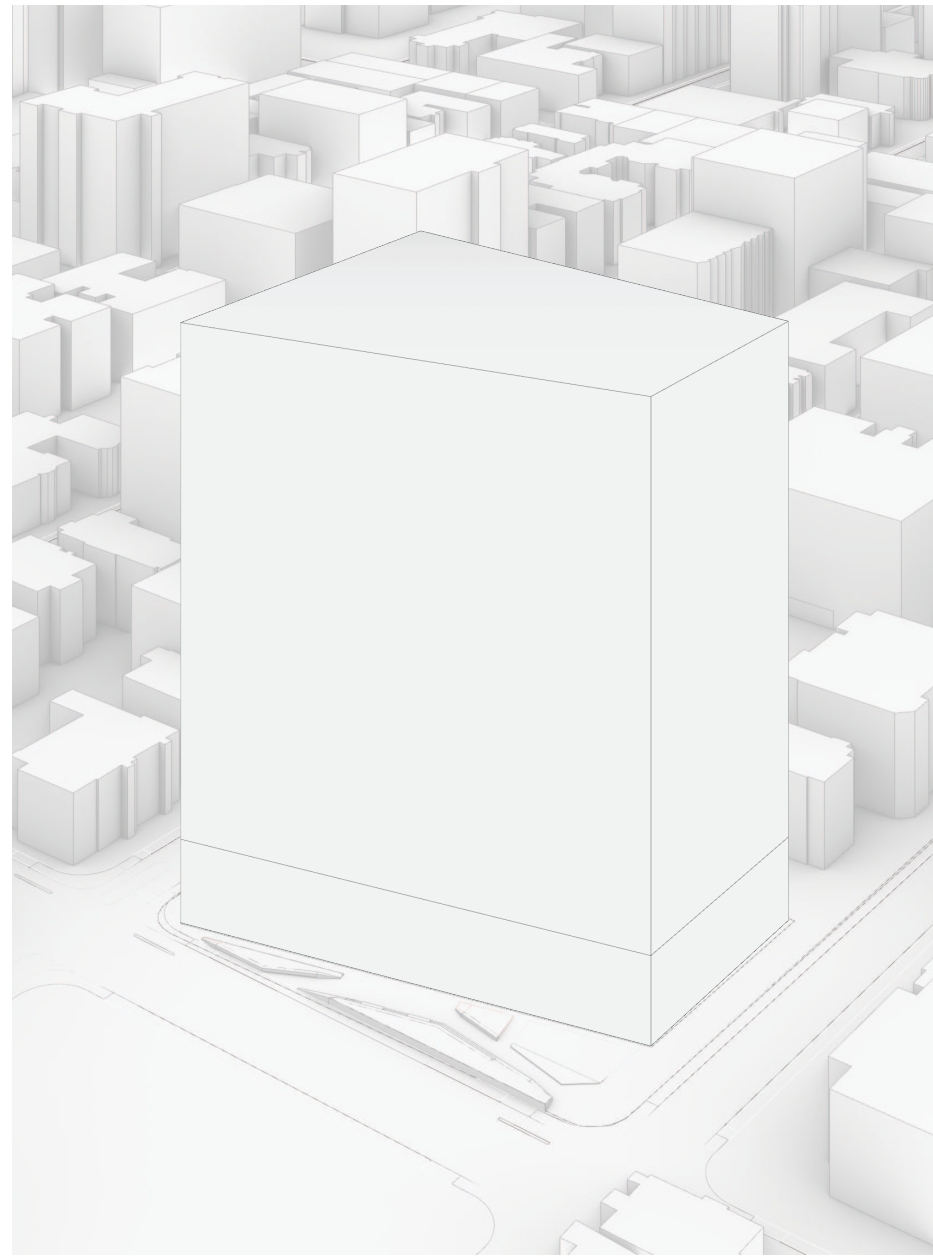
RESI PLATE TYPE 01
L4-8

RESI AMMENITY
L3

RESI AMMENITY
L3







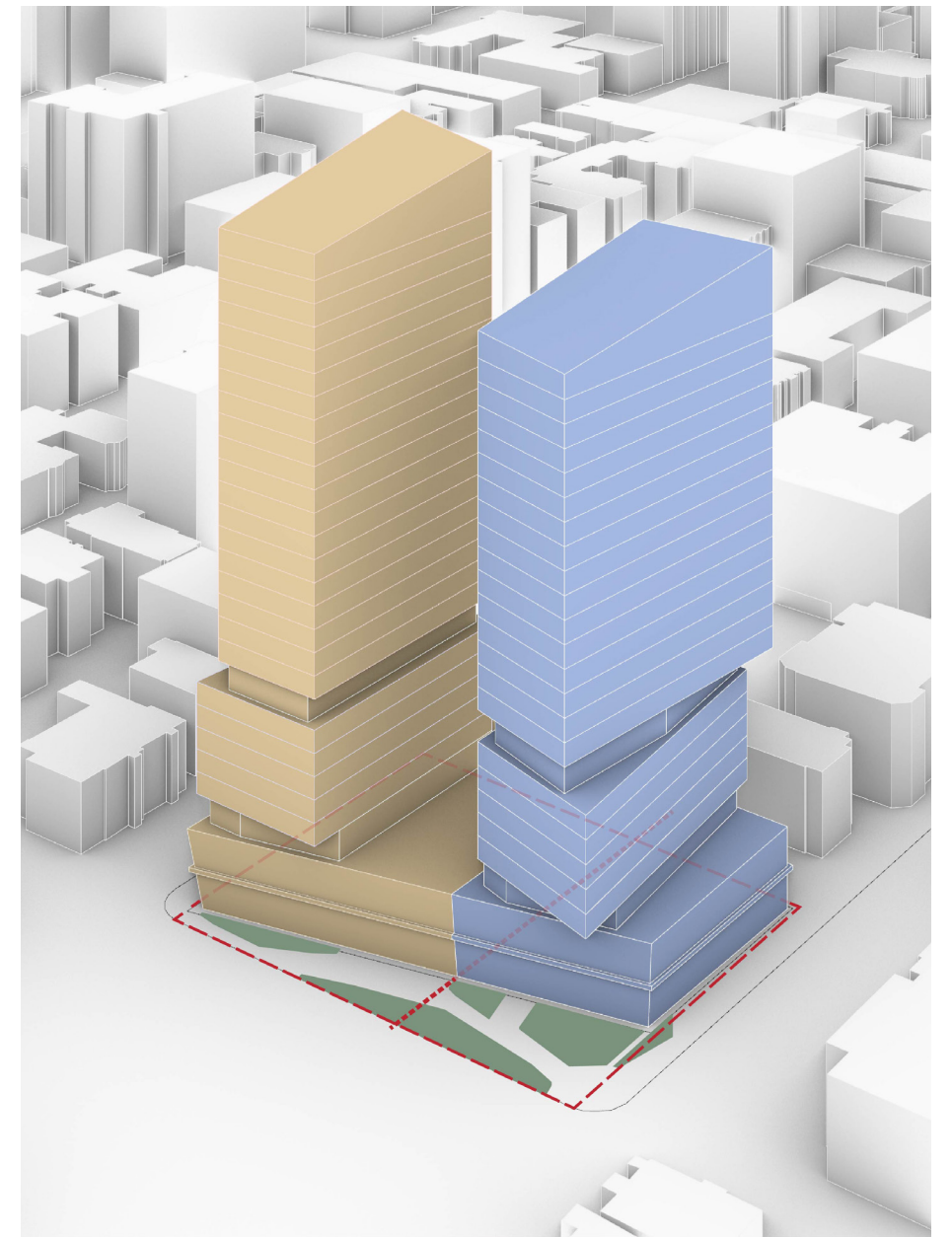
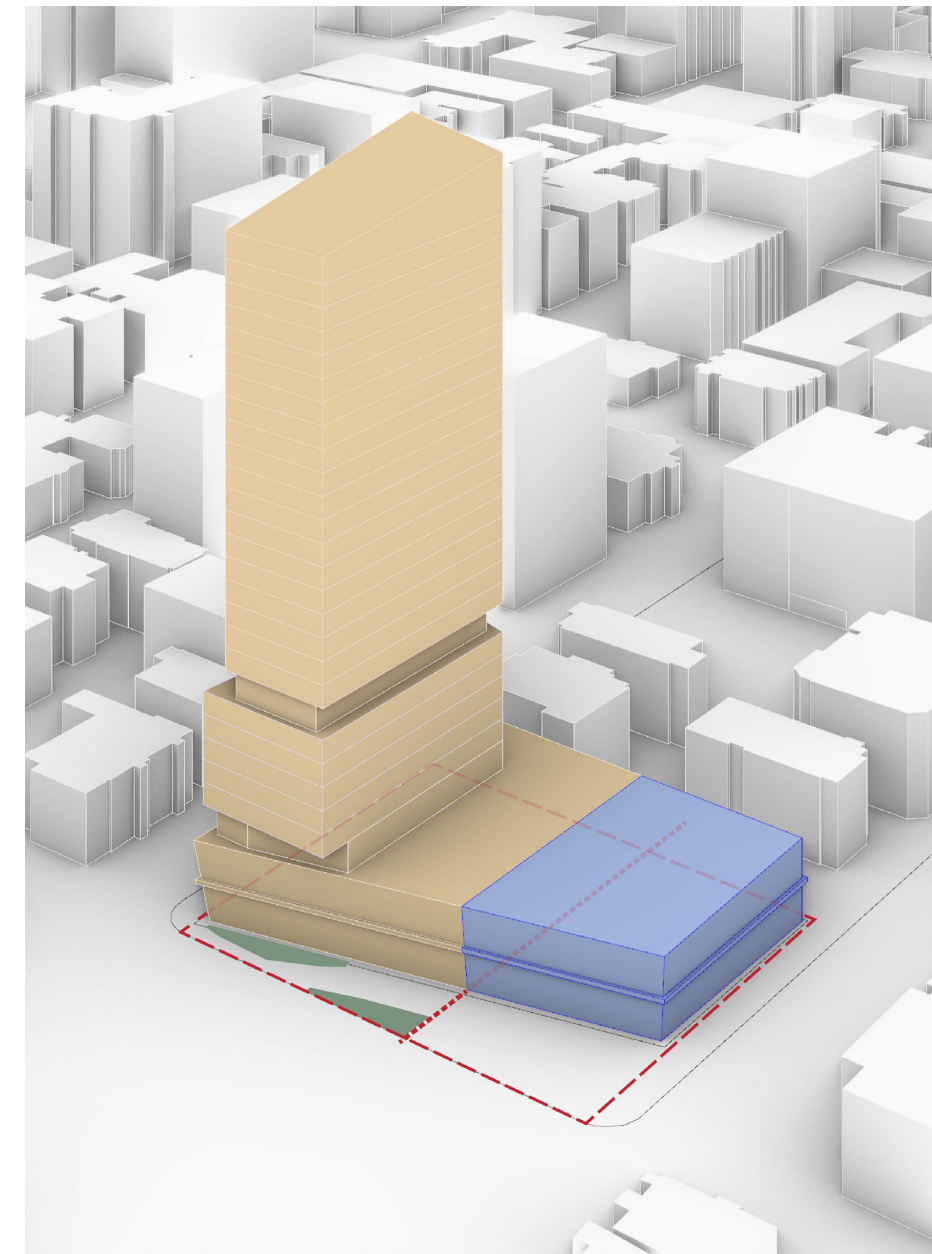
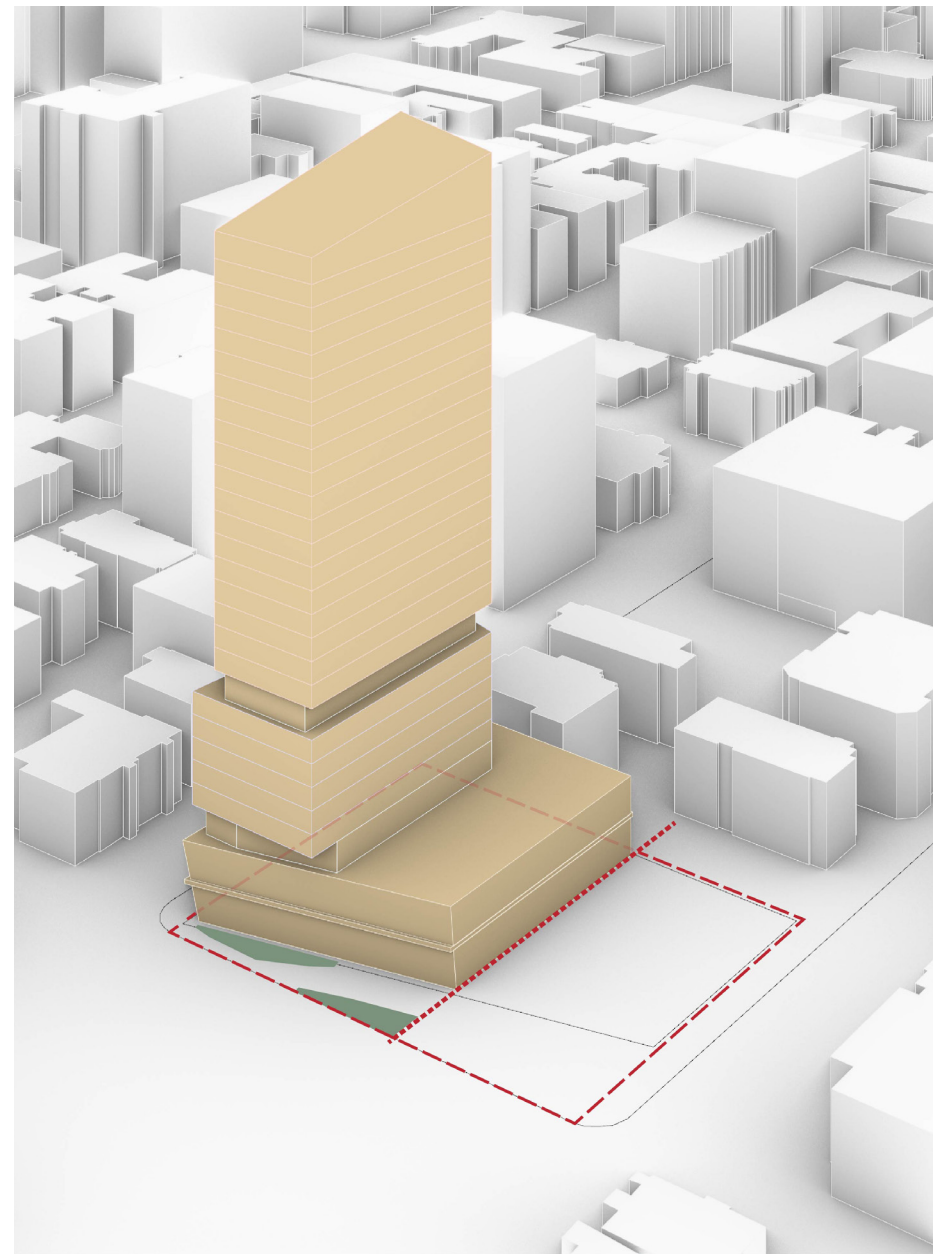
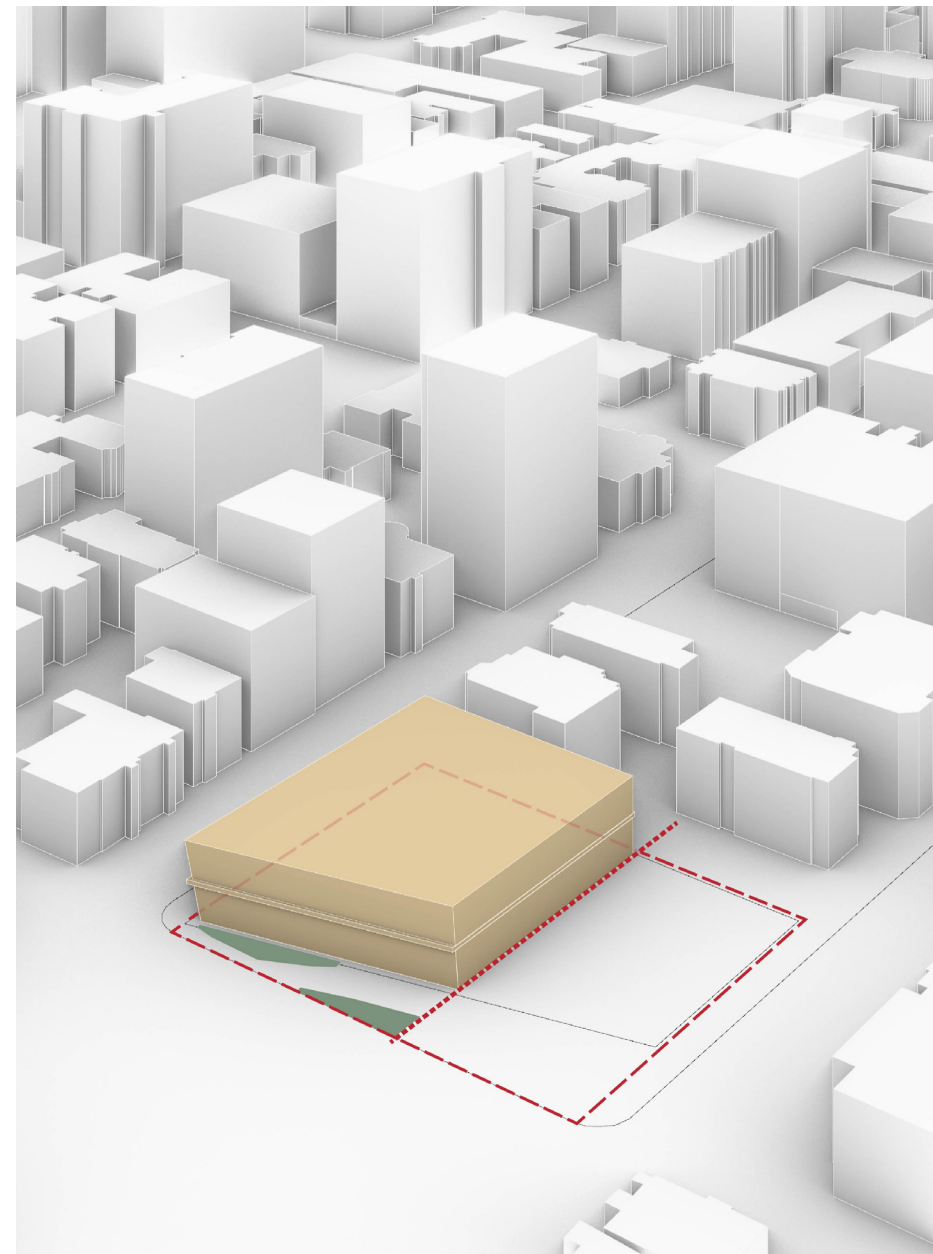
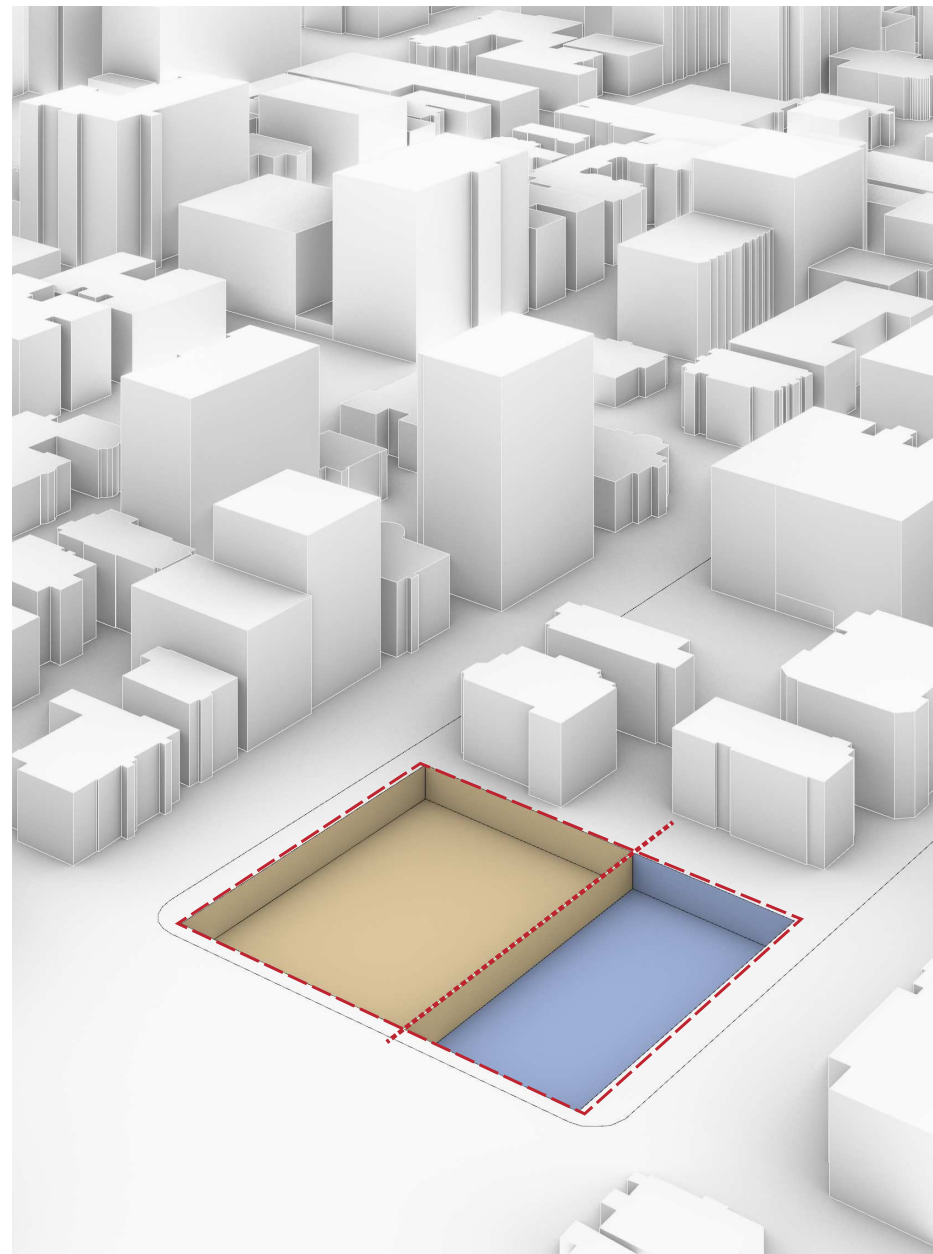
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Phasing

PHASE 1



PHASE 2



01

North Parking

02

North Podium
+
Institutional Program

03

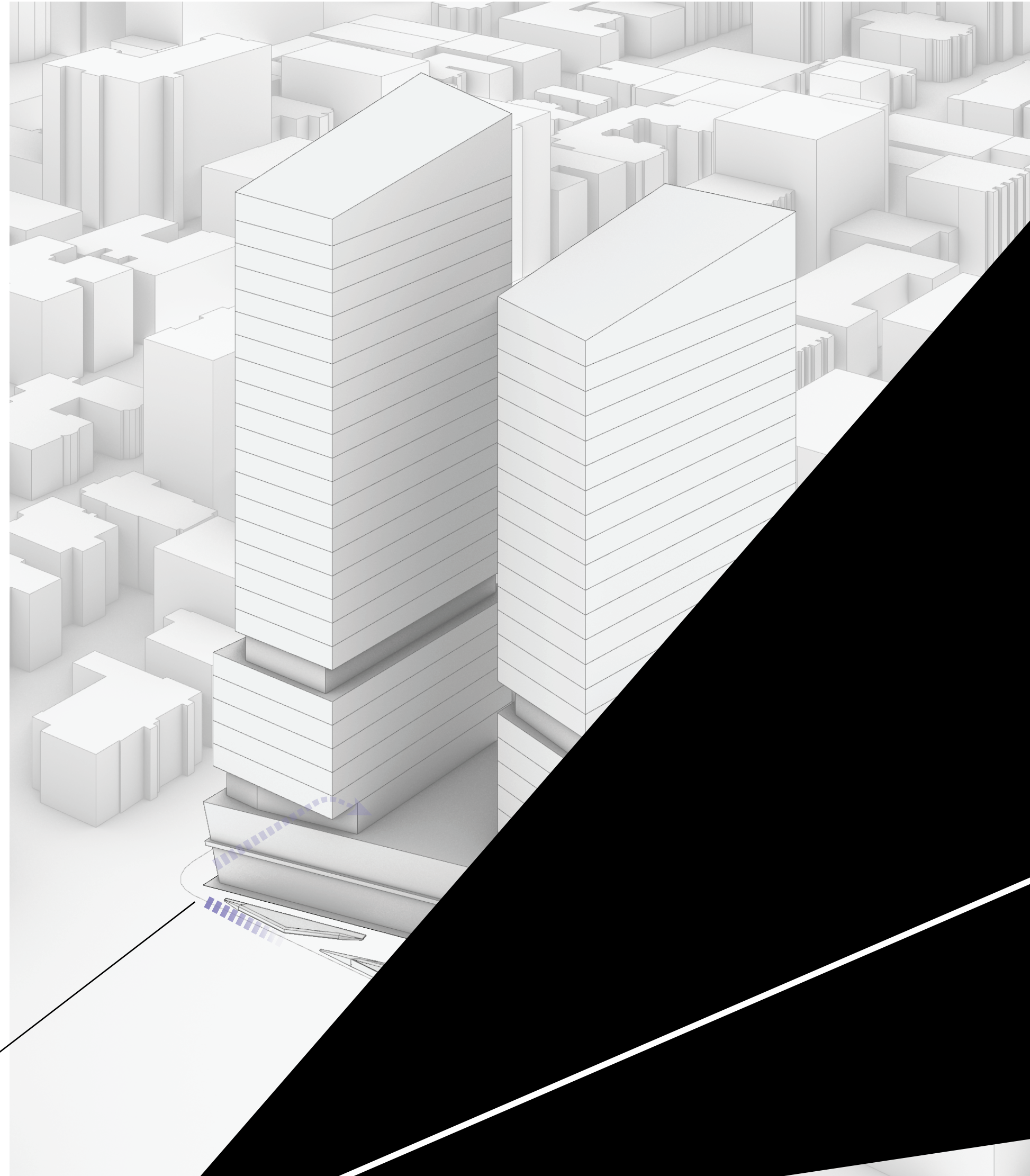
North Tower

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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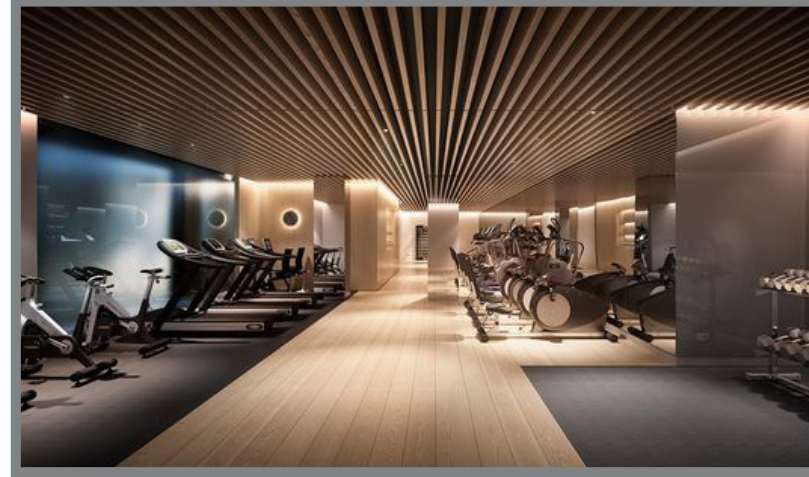
Urban Room_Community Program Elements



LIBRARY



small library space for the community



HEALTHY LIVING



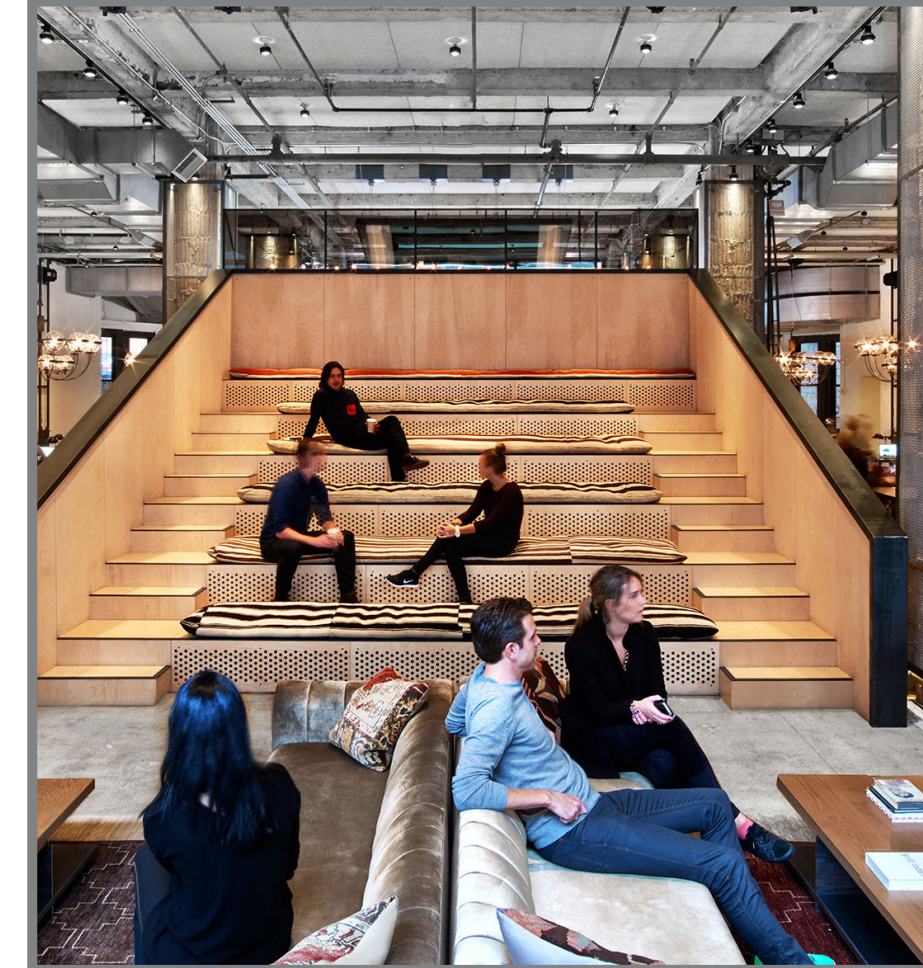
*gym, fitness center
yoga studio
community health check*



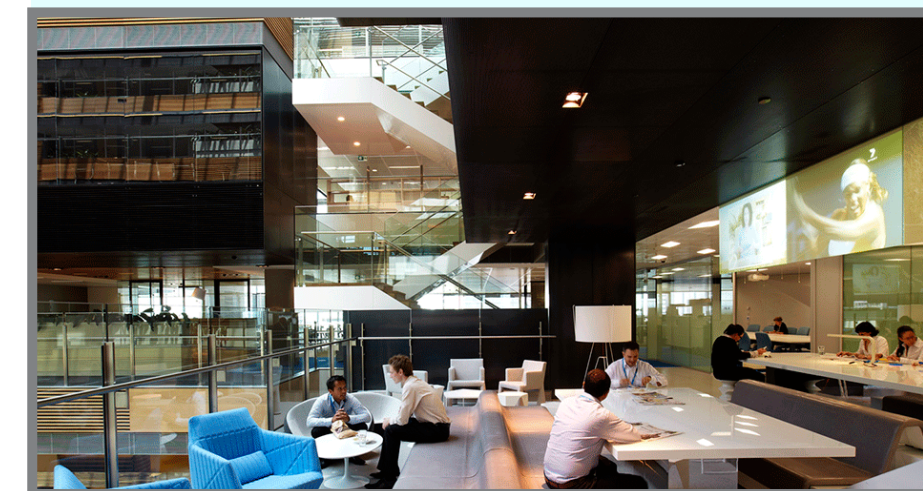
ARTS / CULTURE



*exhibition spaces
artist residency program
community art classes*



CO-WORKING



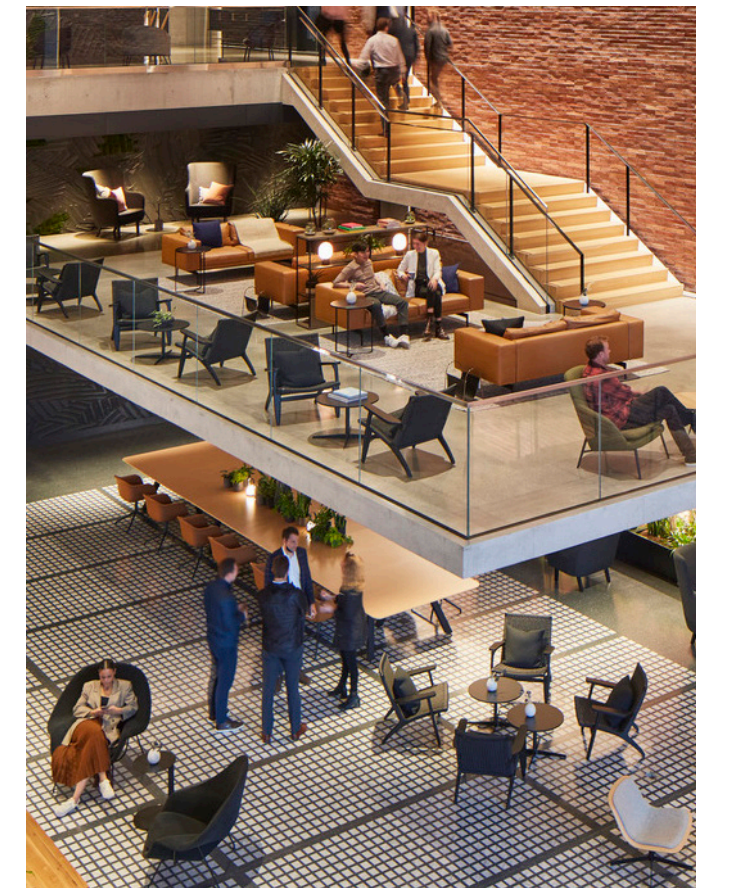
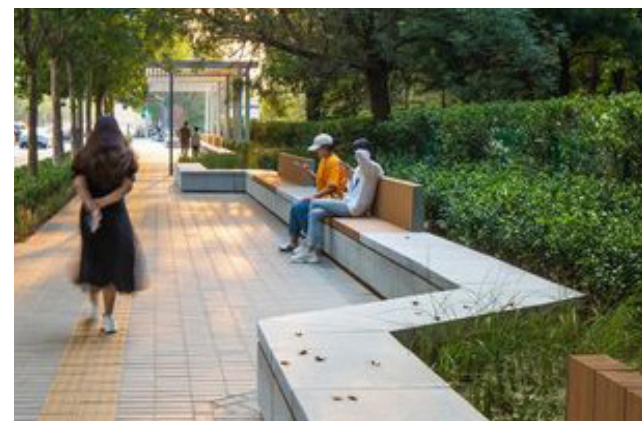
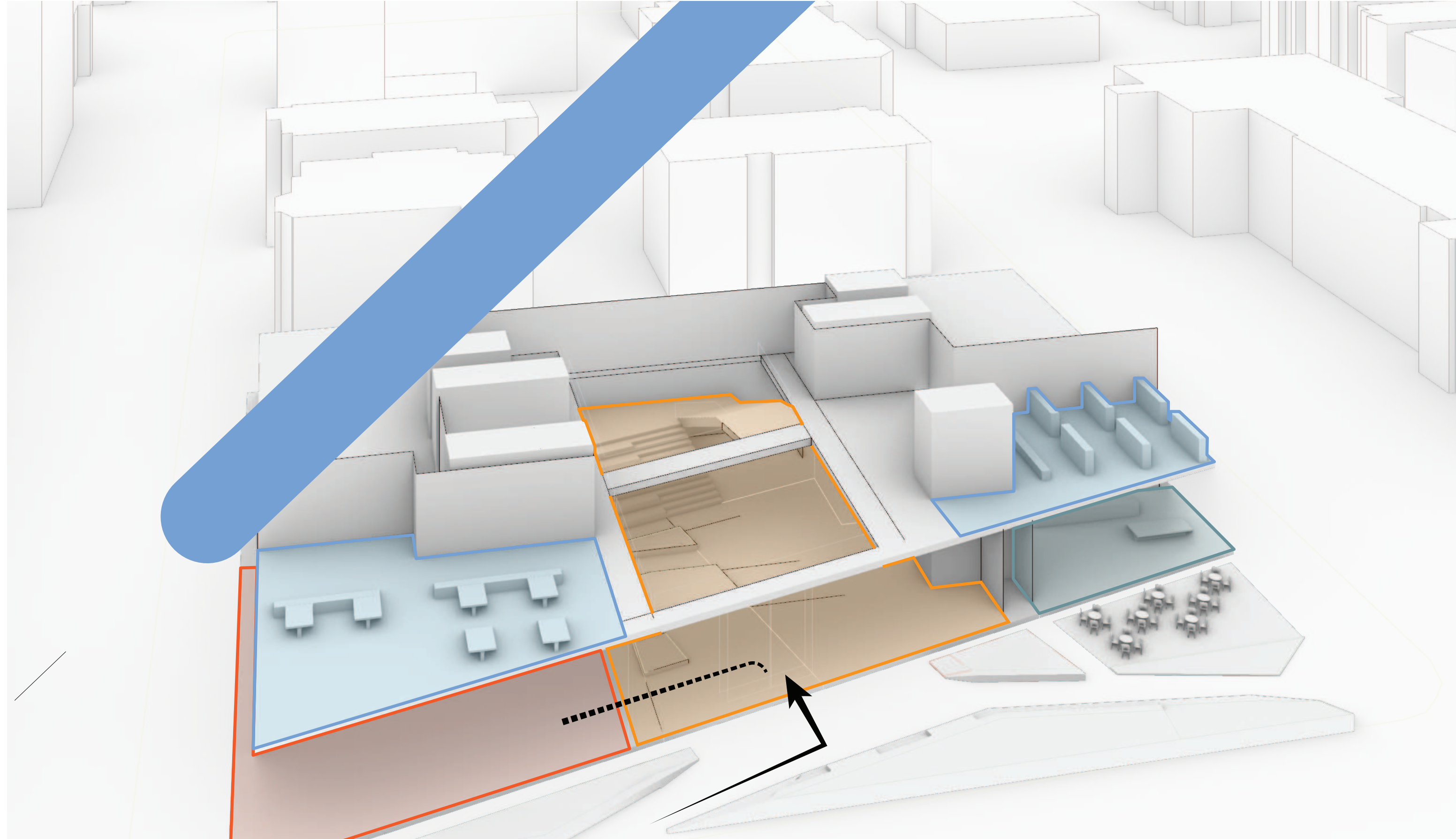
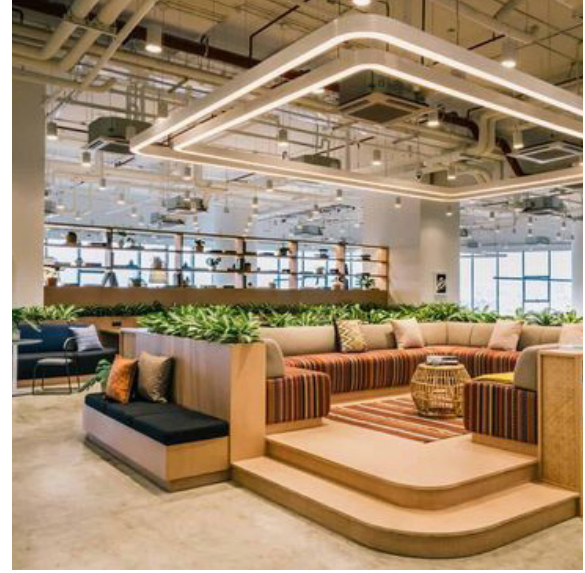
*co-working spaces
gathering spaces
performance space*

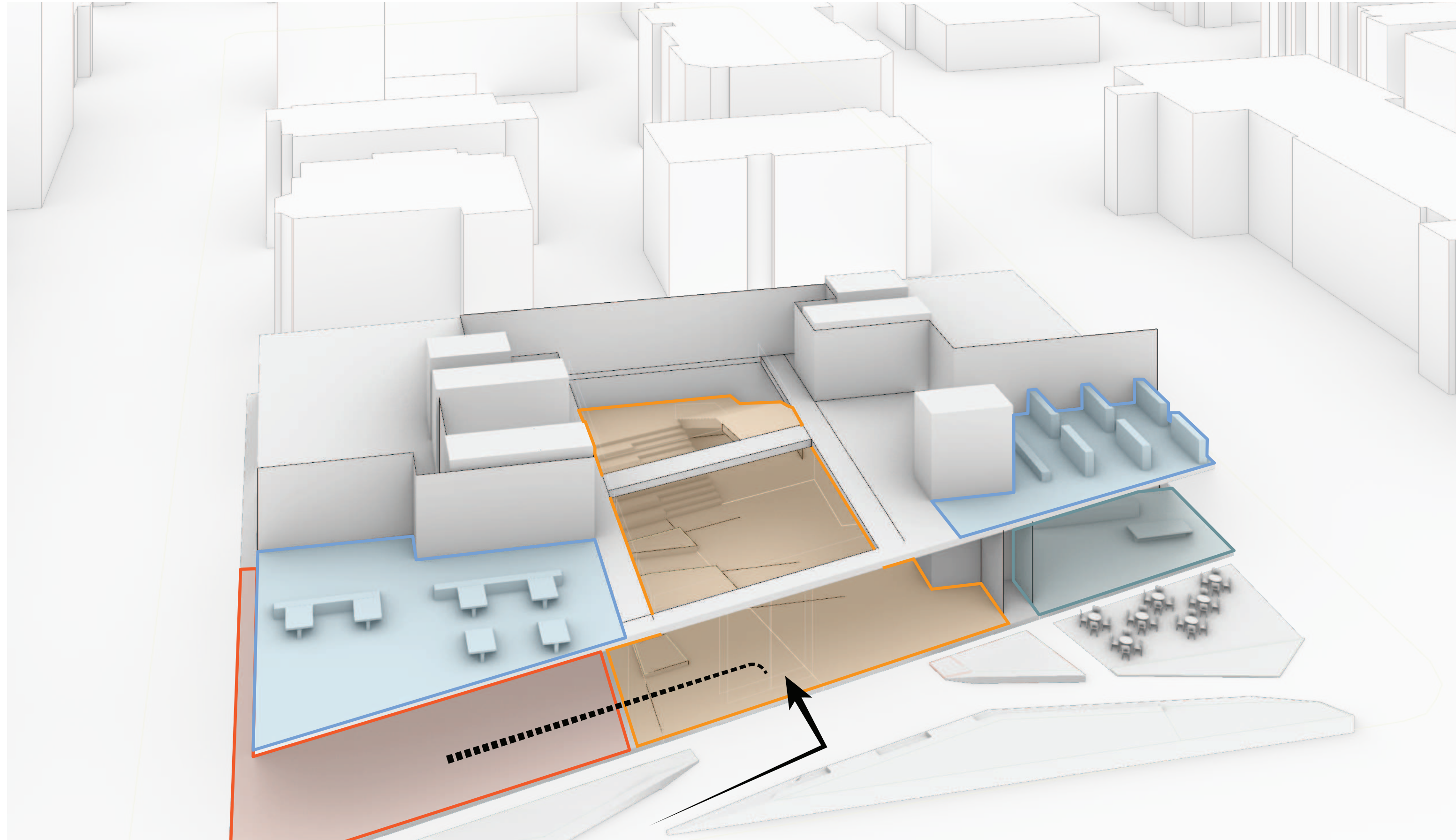


OUTDOOR SPACES



seasonally adaptive spaces





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Podium_View Points



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Podium_View Points



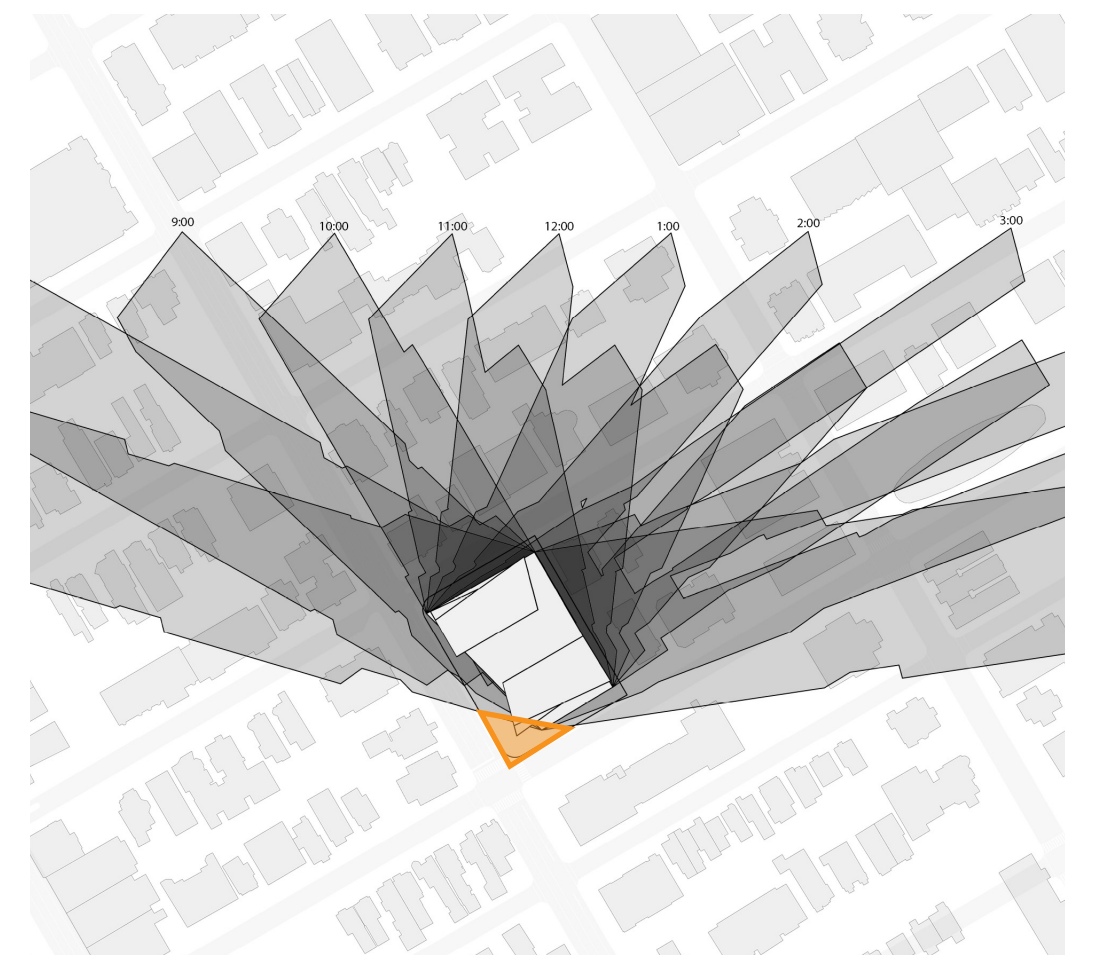
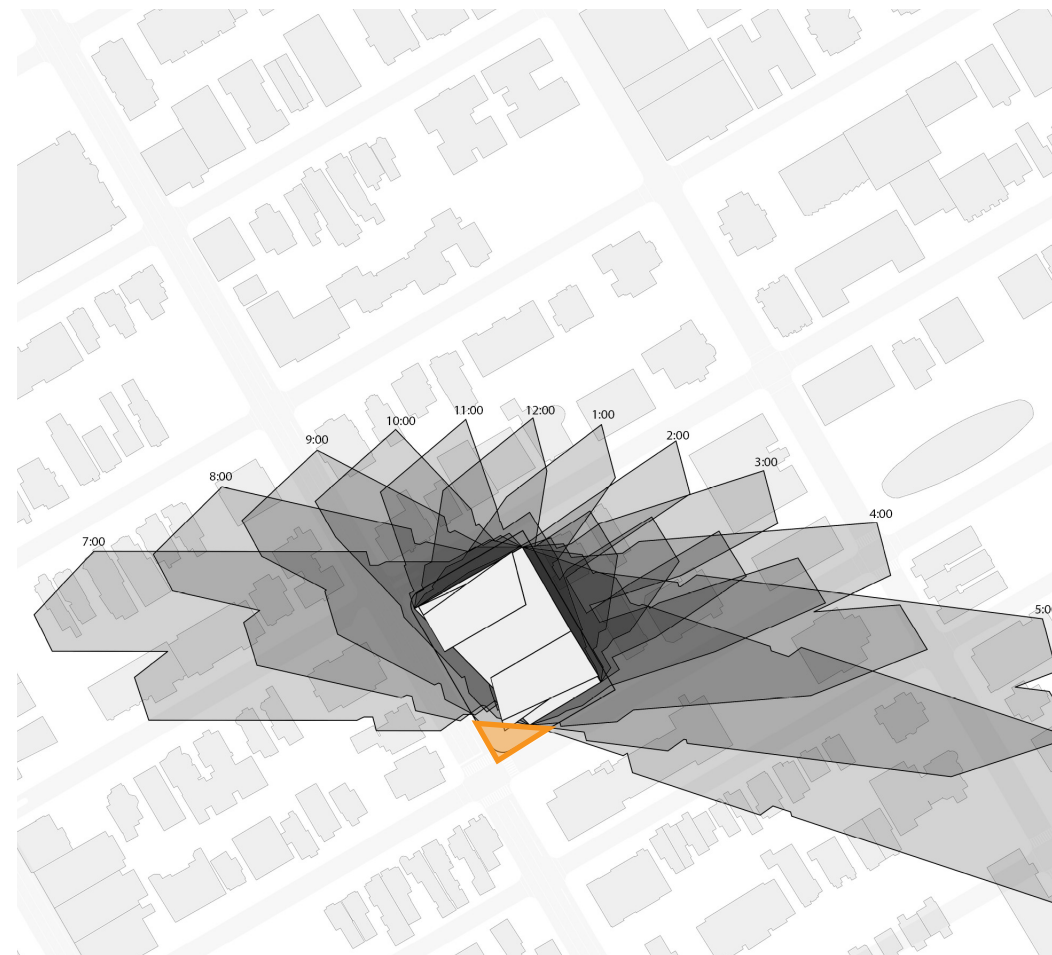
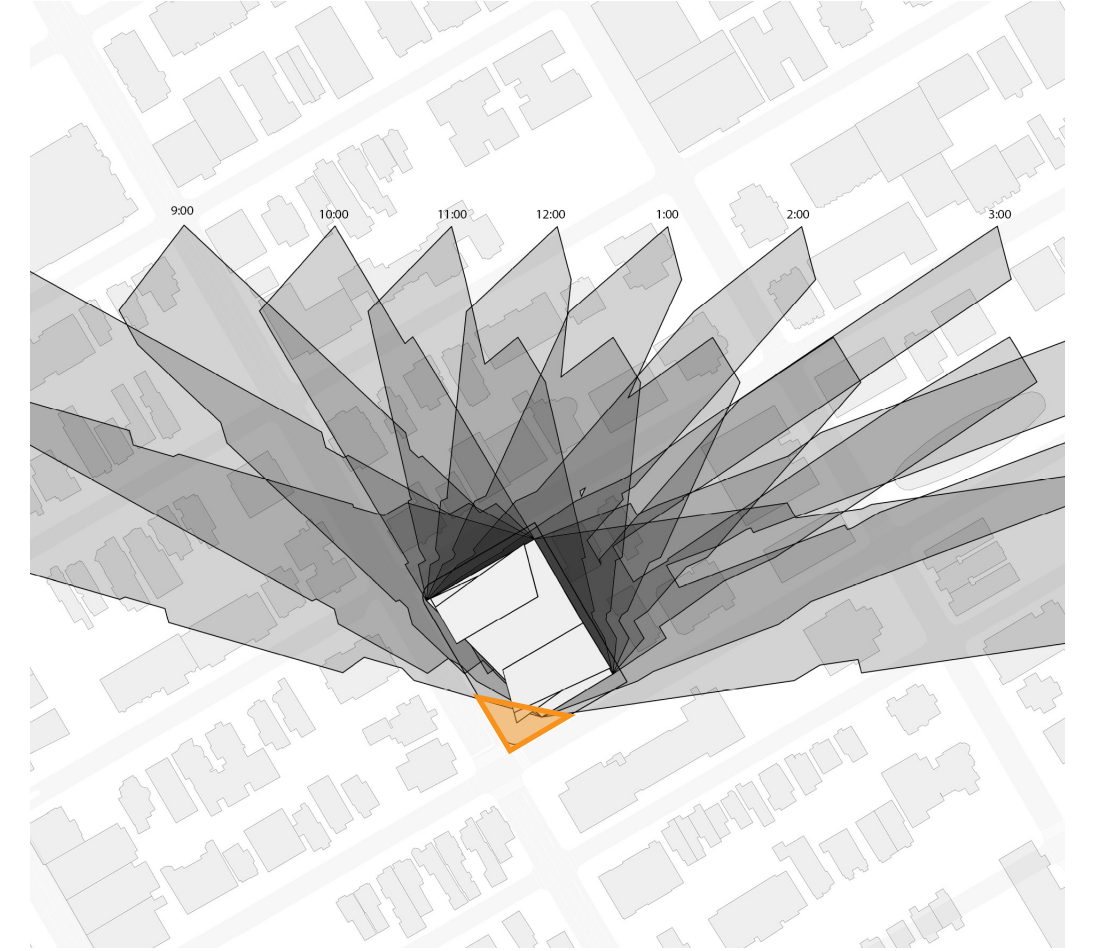
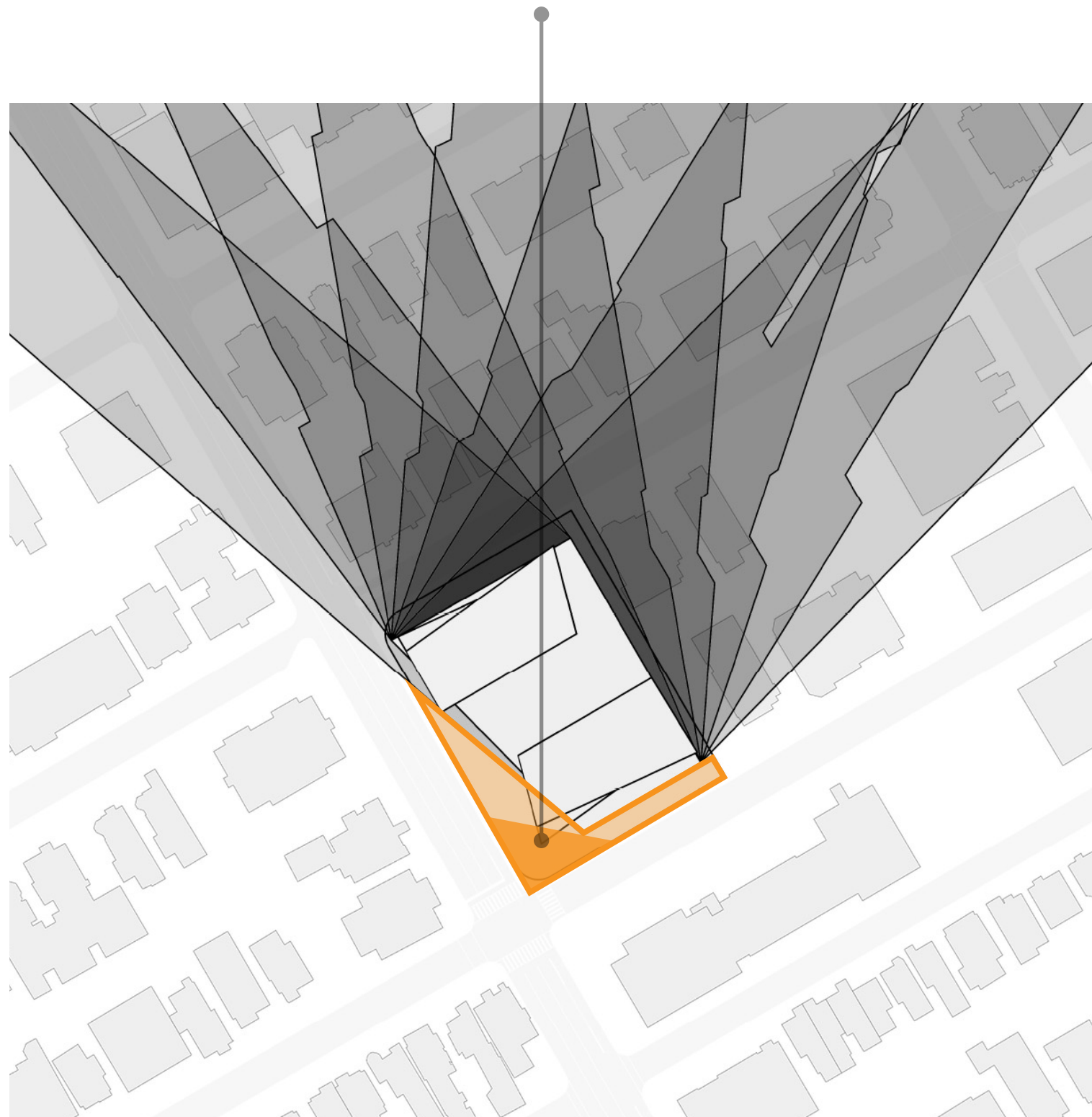
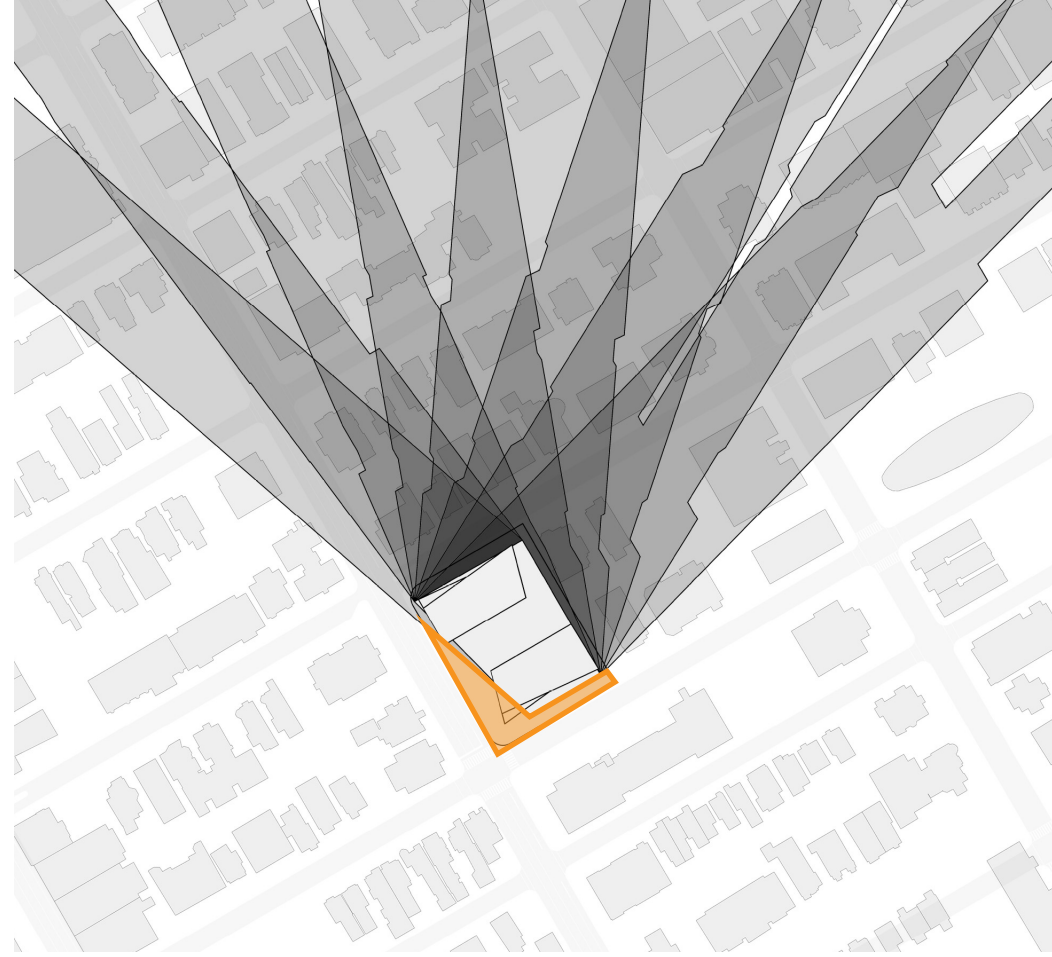
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Podium_Landscape



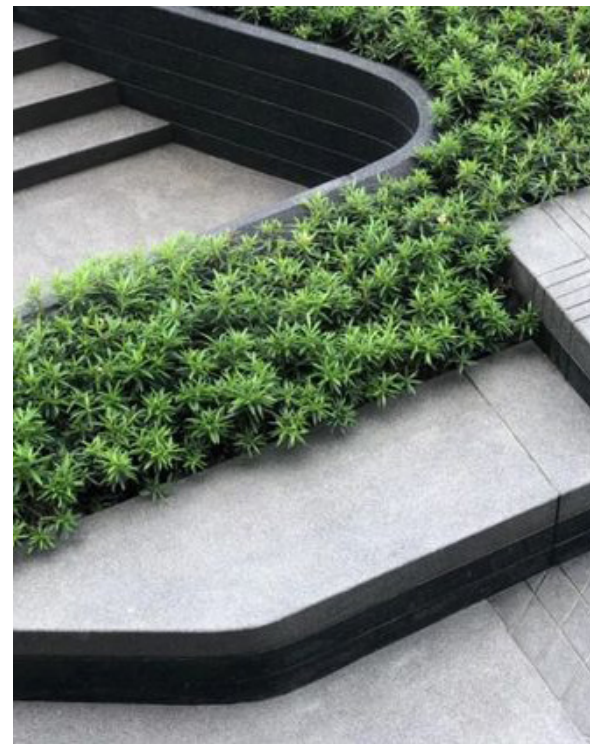
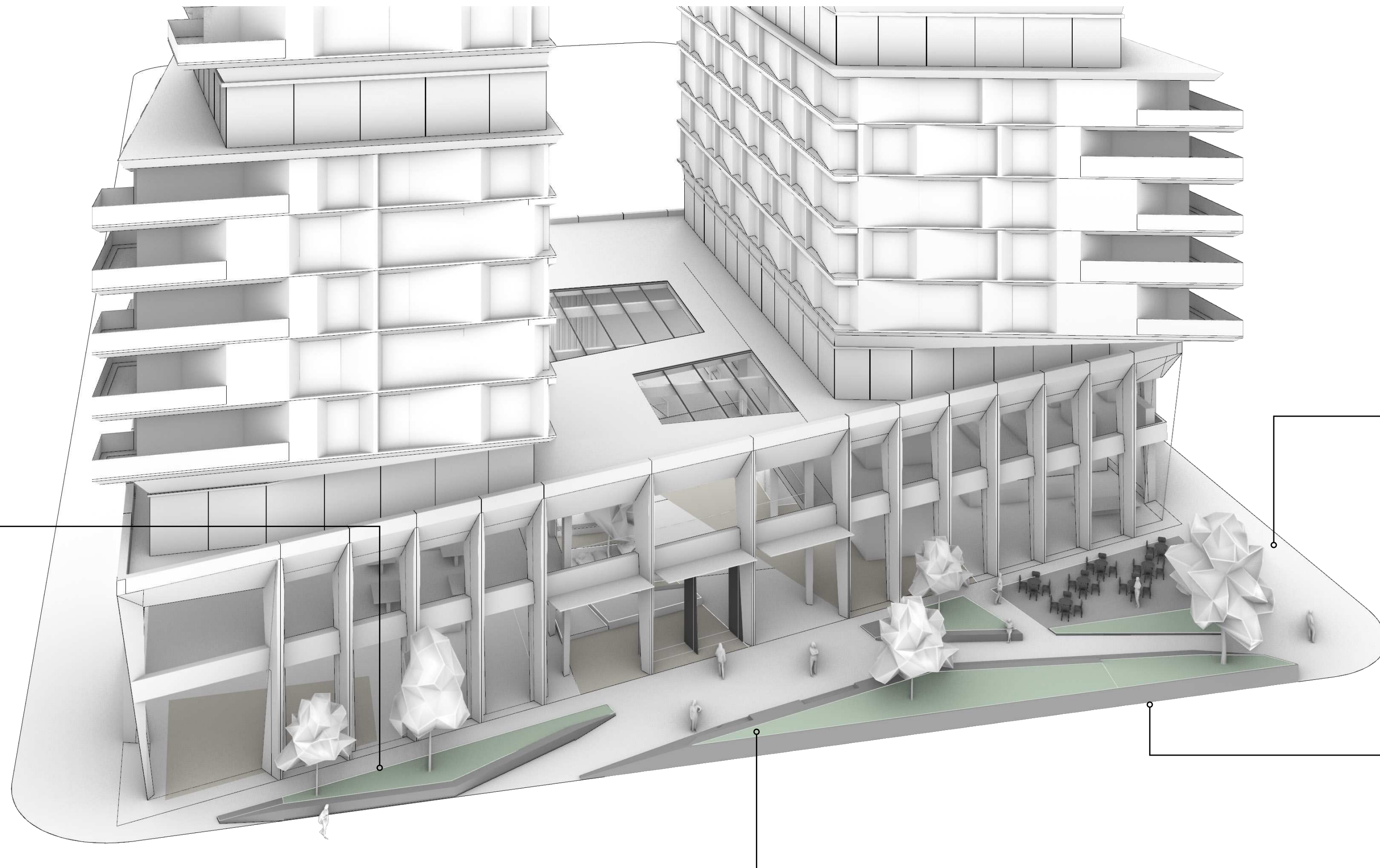
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Podium_Context and Sun Impact Analysis



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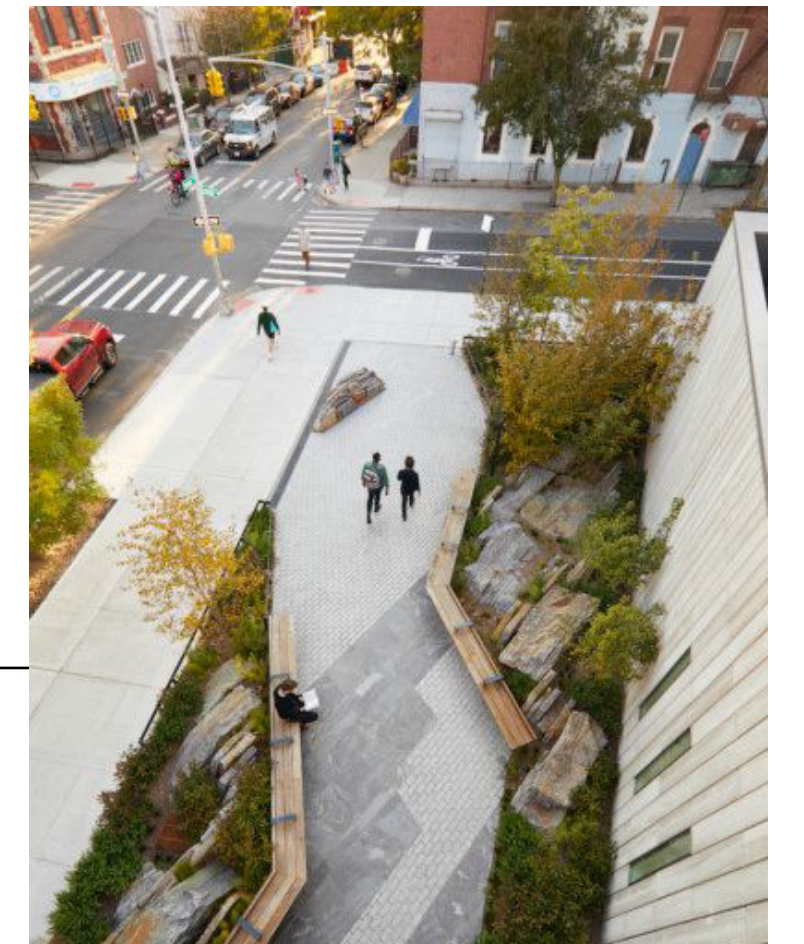
Podium_Landscape



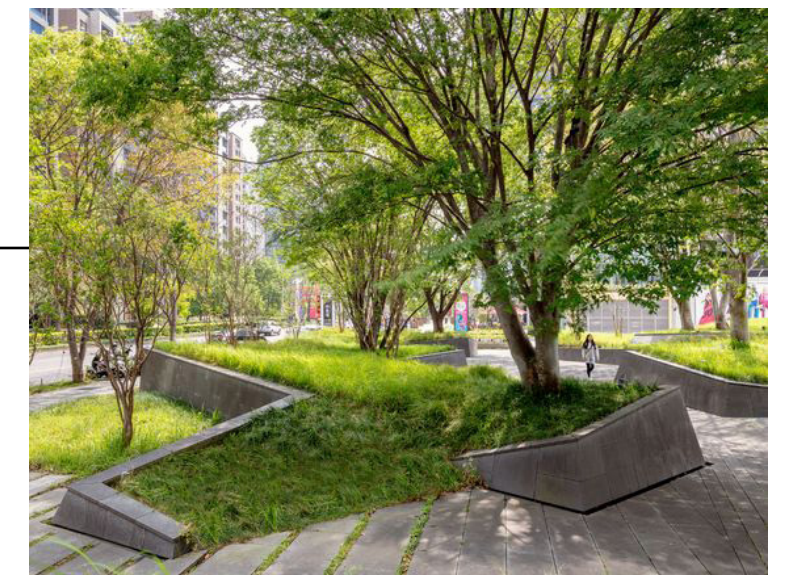
Intergrated Seating



Blended Greenscapes



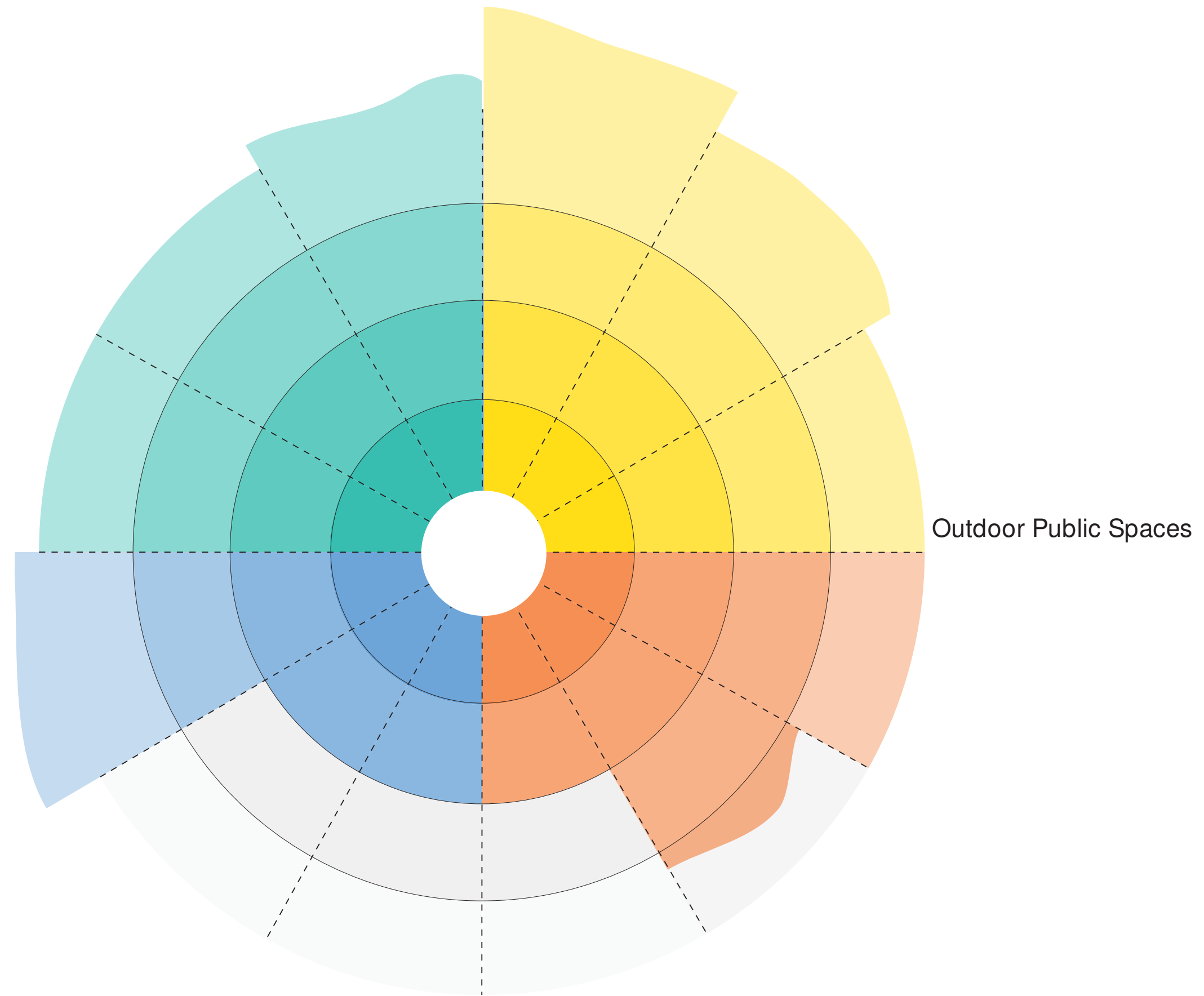
Merging into Urban Landscape



Integrated Vegetation

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Public Realm_Community Program Elements

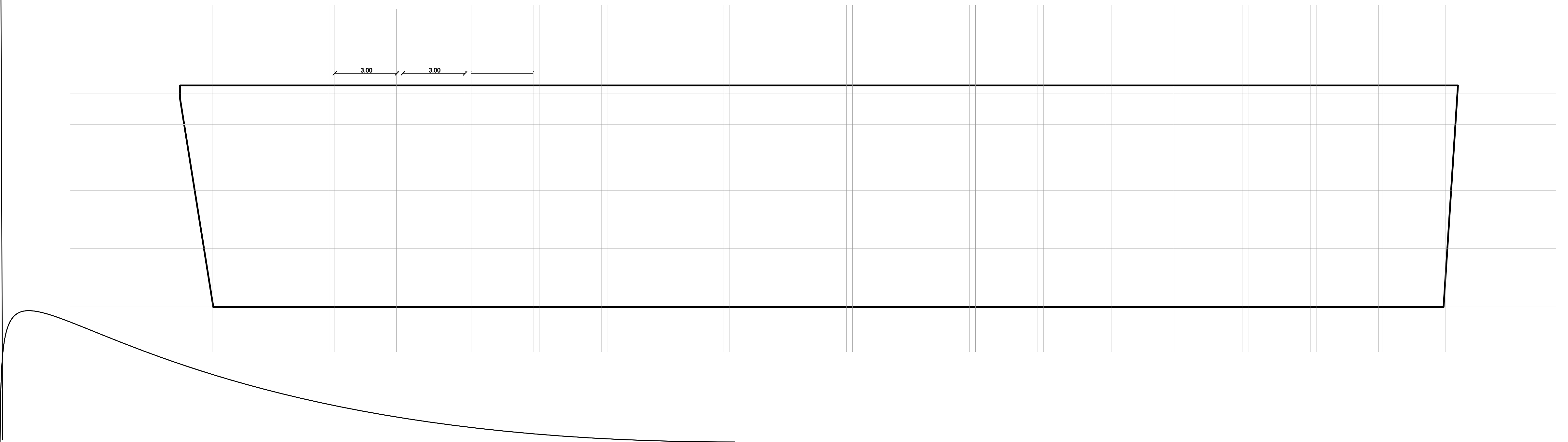


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Podium_View Points



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267 O'Connor Street

Podium_View Points



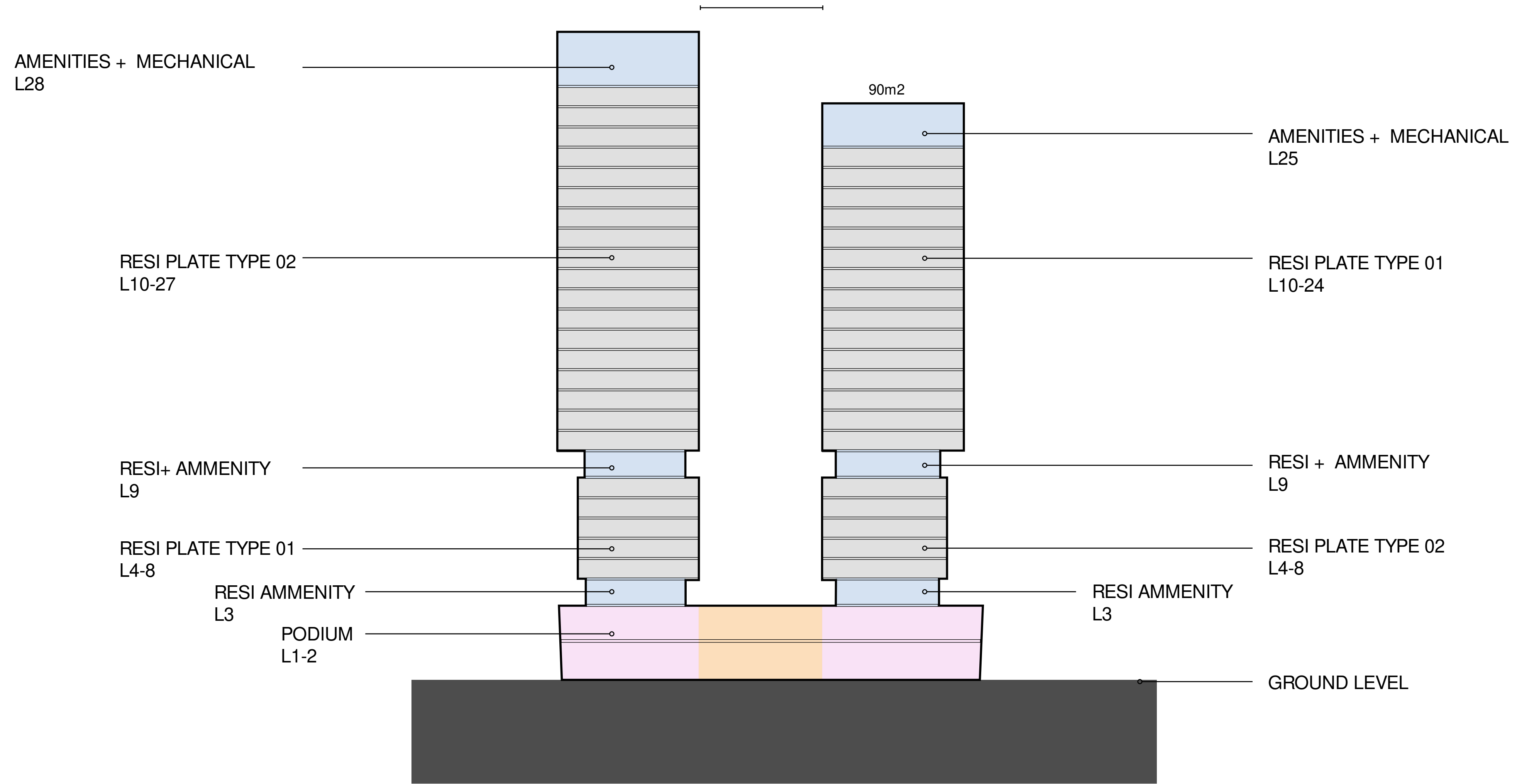
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6_ Tower Approach



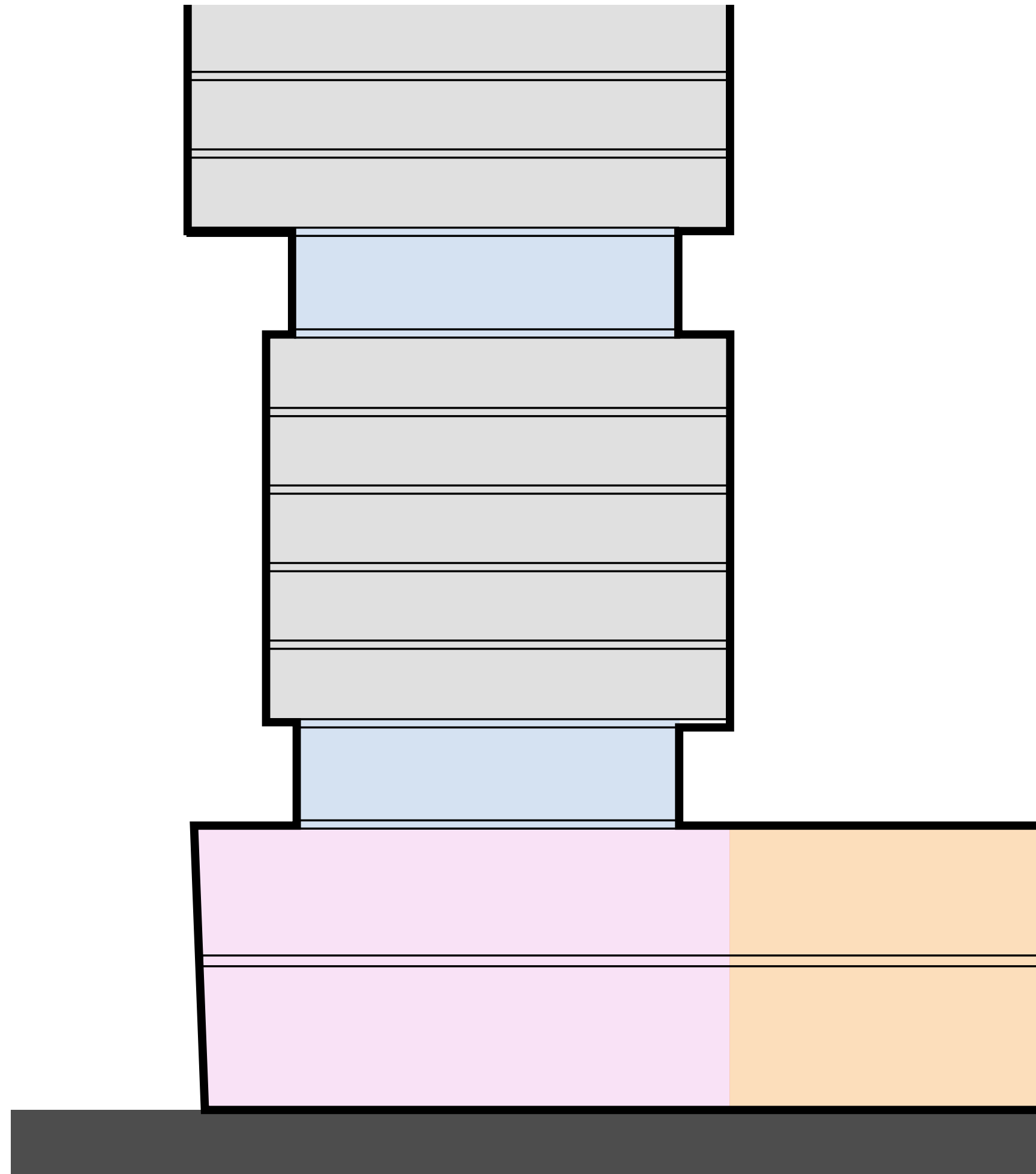
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Program



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Program



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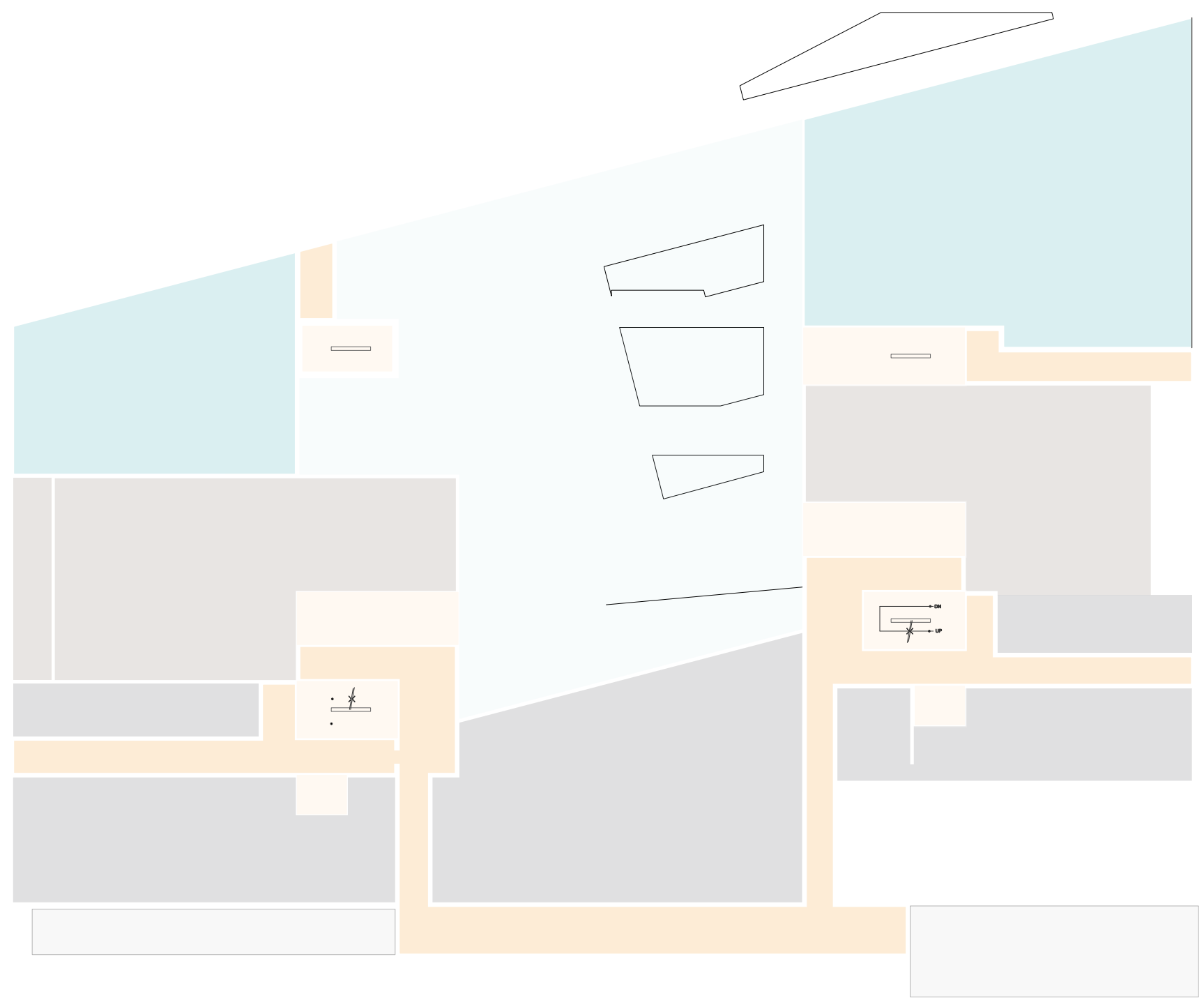
Views



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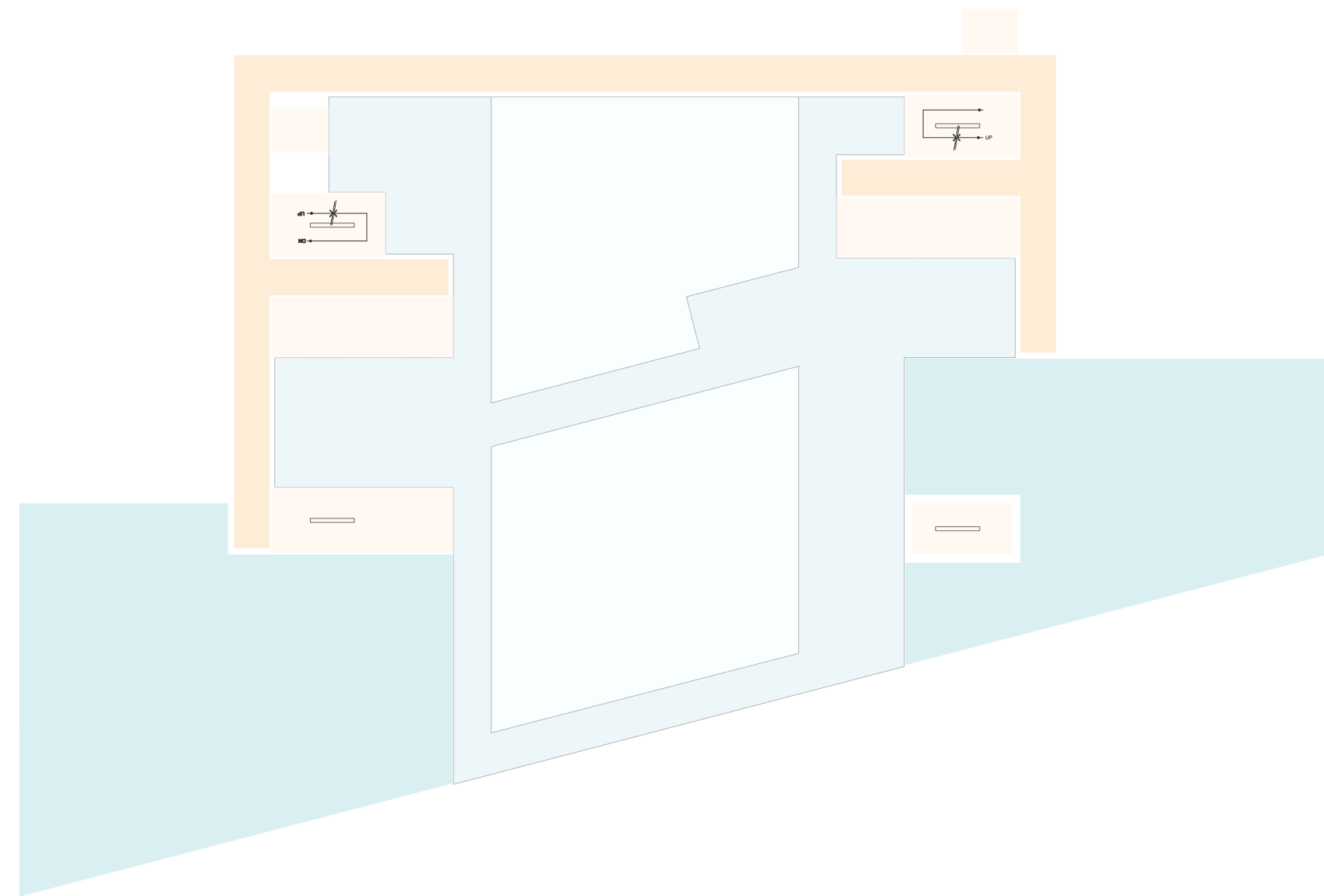
Towers_View Plane Diagram





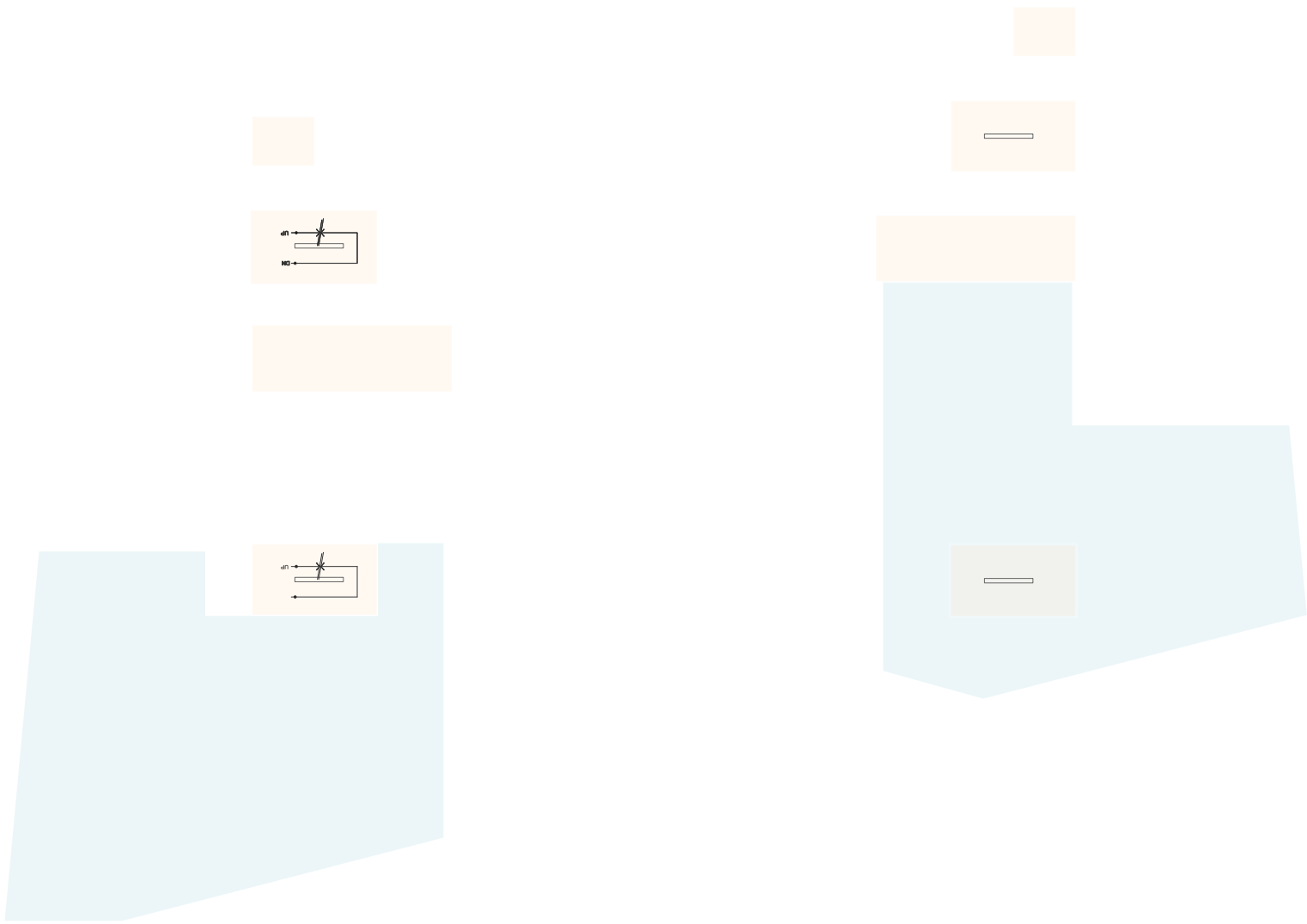
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Plan_Level 02



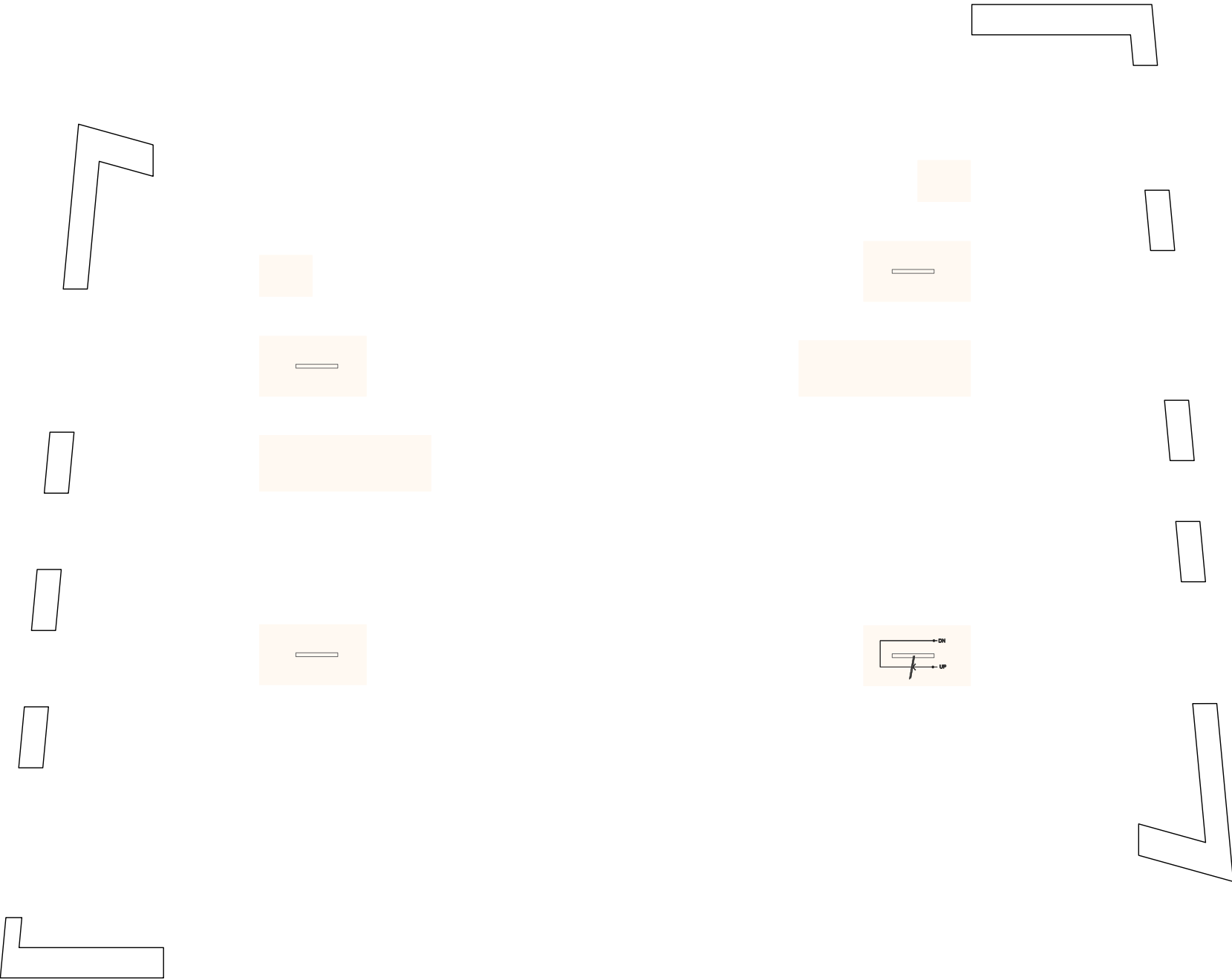
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Plan_Level 03



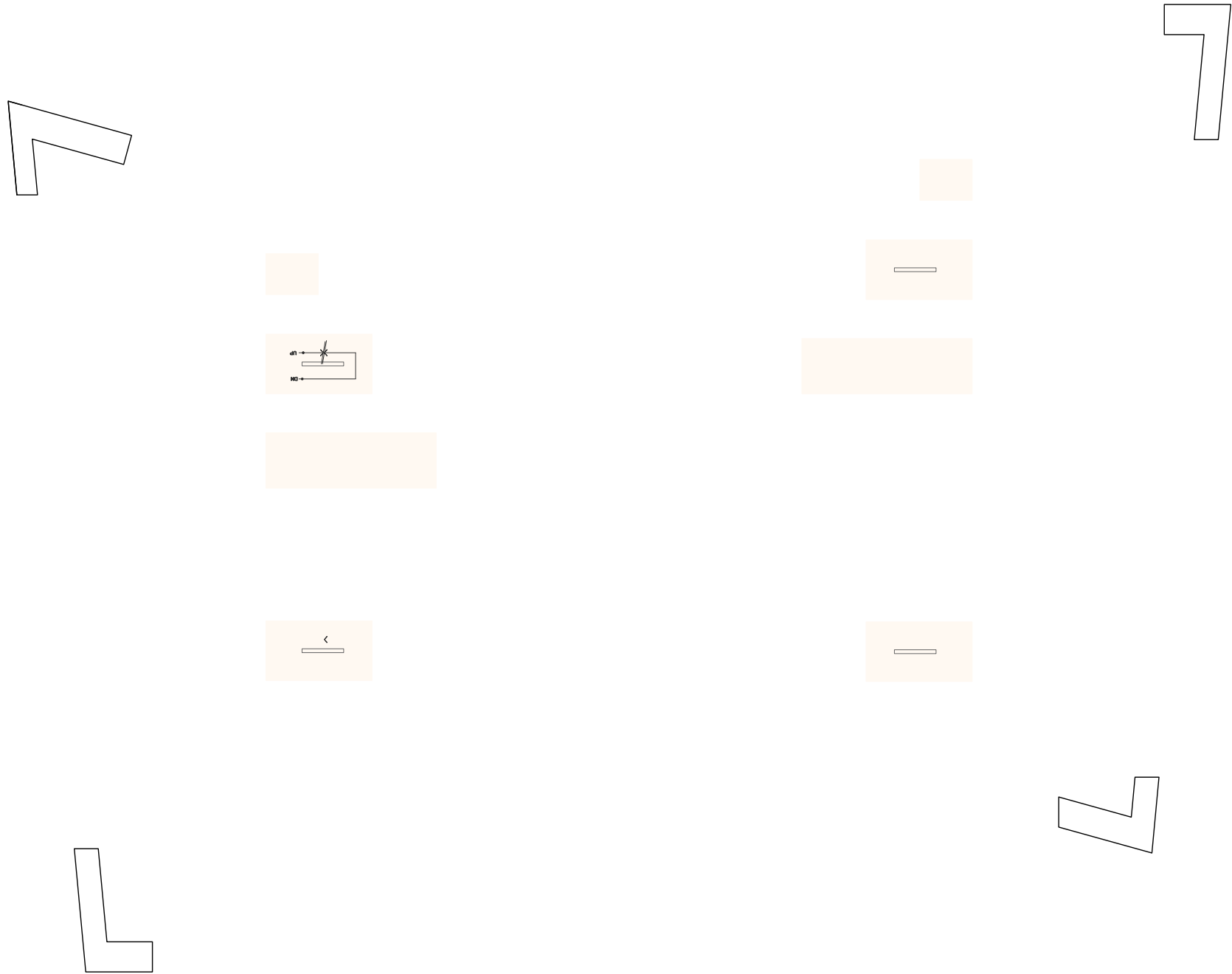
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Plan_L04-L09



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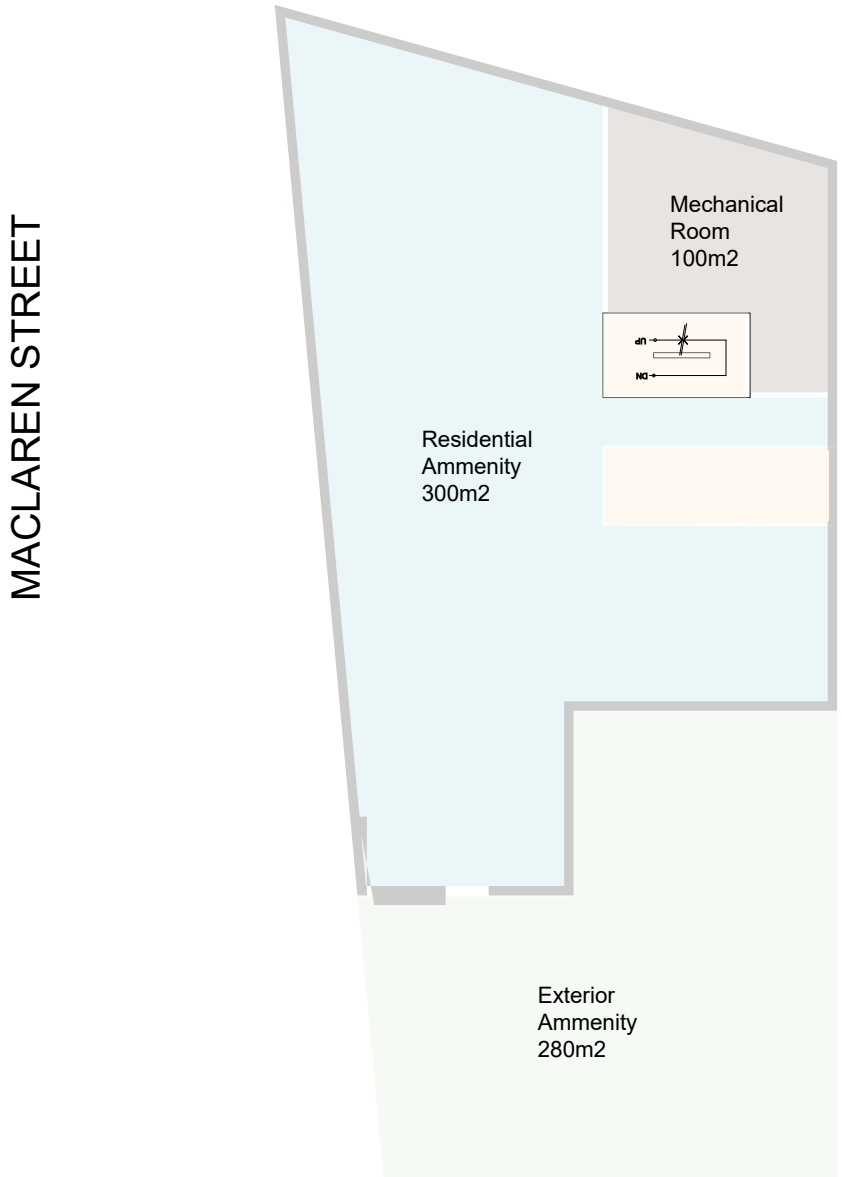
Plan_L10-L23/27



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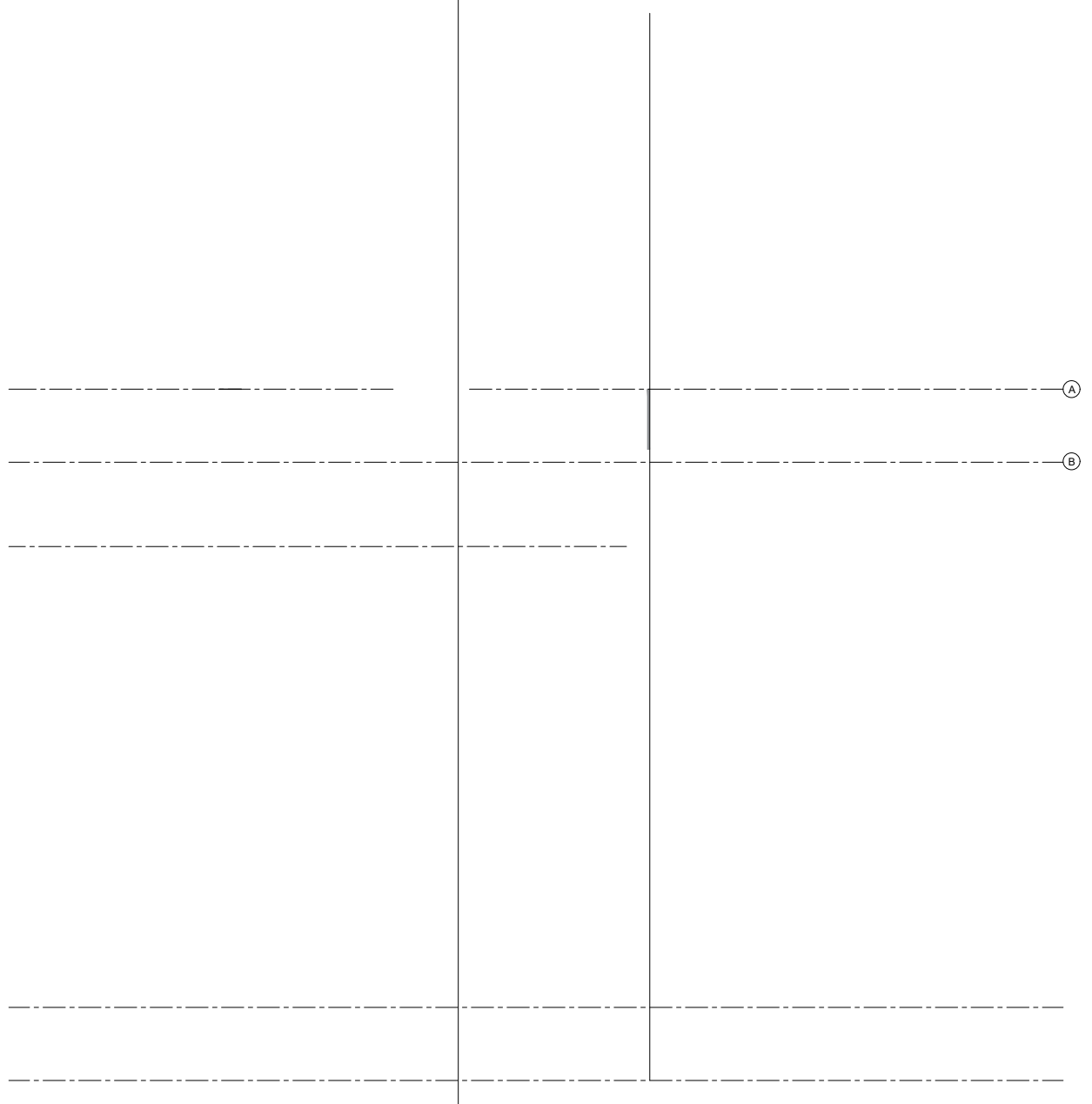
Plan_Rooftop plans

Level 28



Level 25

OCONNOR STREET



267 O'Connor Street

7_ Sustainability Approach



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Sustainability_Strategy

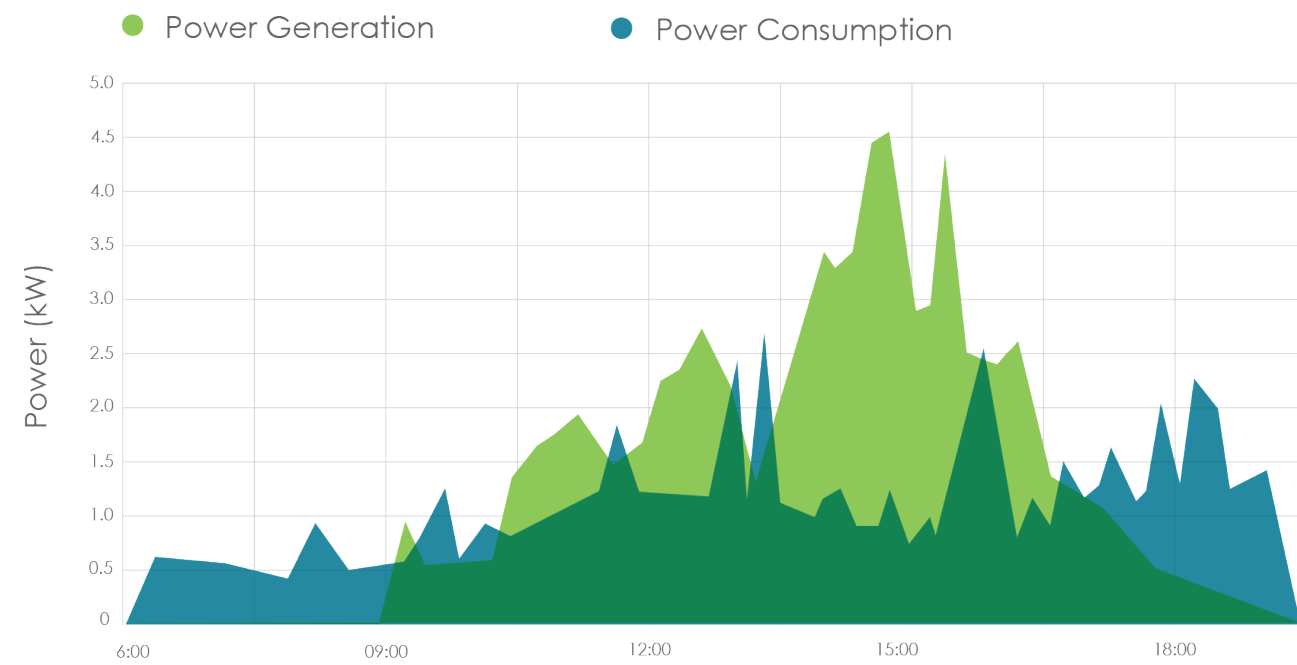
01

High Performance Building

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



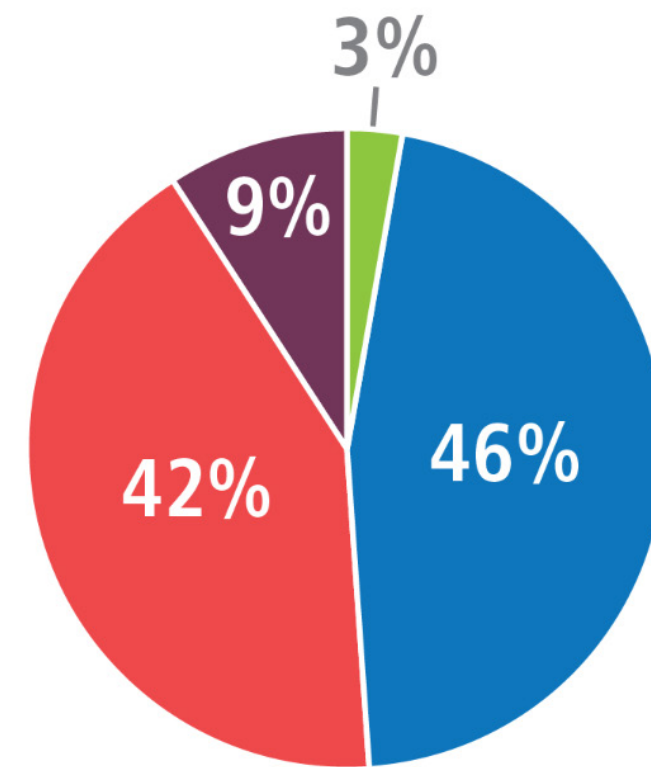
REAL-TIME ENERGY DASHBOARD



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



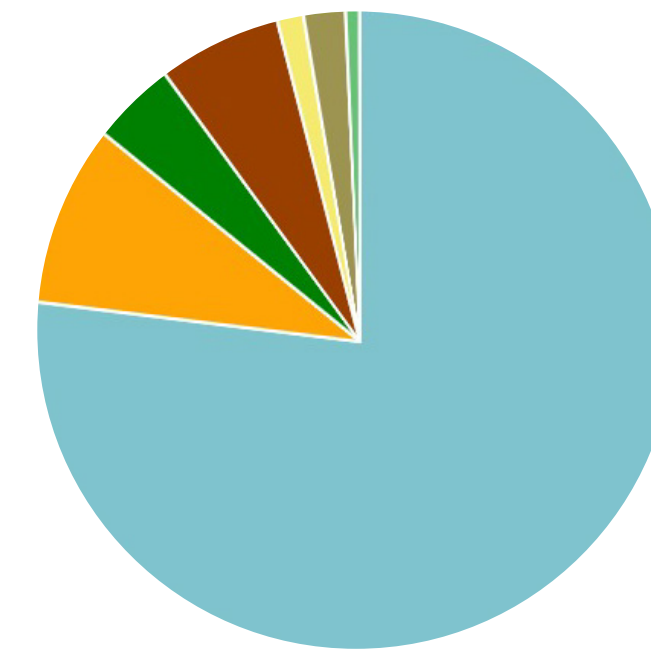
Total emissions in Ottawa

- 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

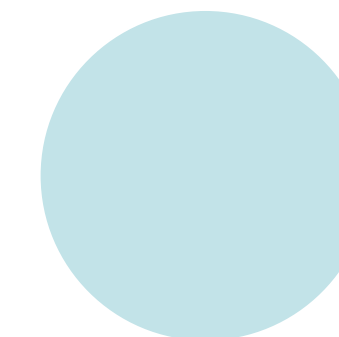


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

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

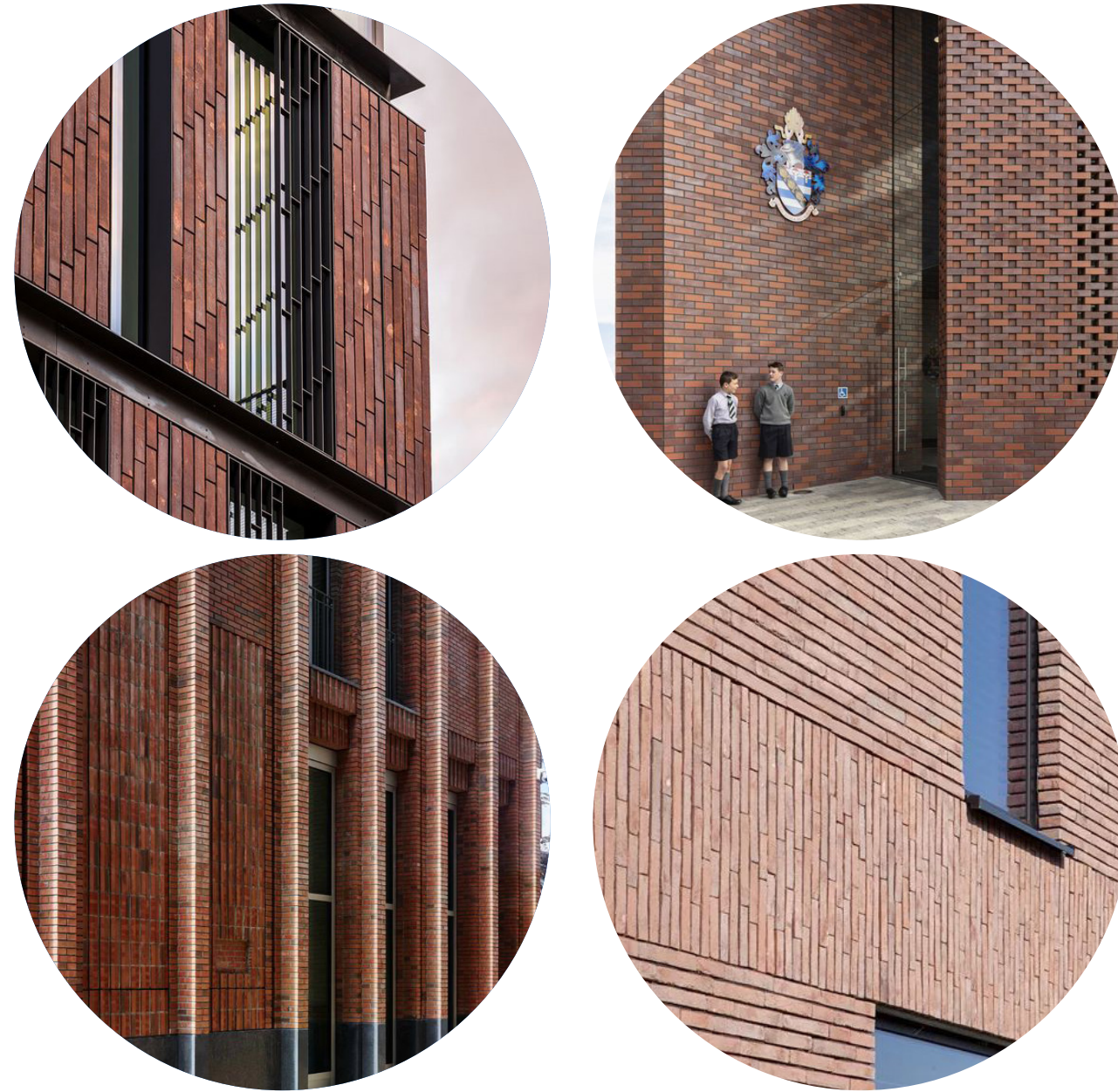


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Sustainability_Material Selection and Sourcing



REFERENCES



SUPPLIER



Masonry Brick
Producer: Sioux City

HERITAGE FACADE

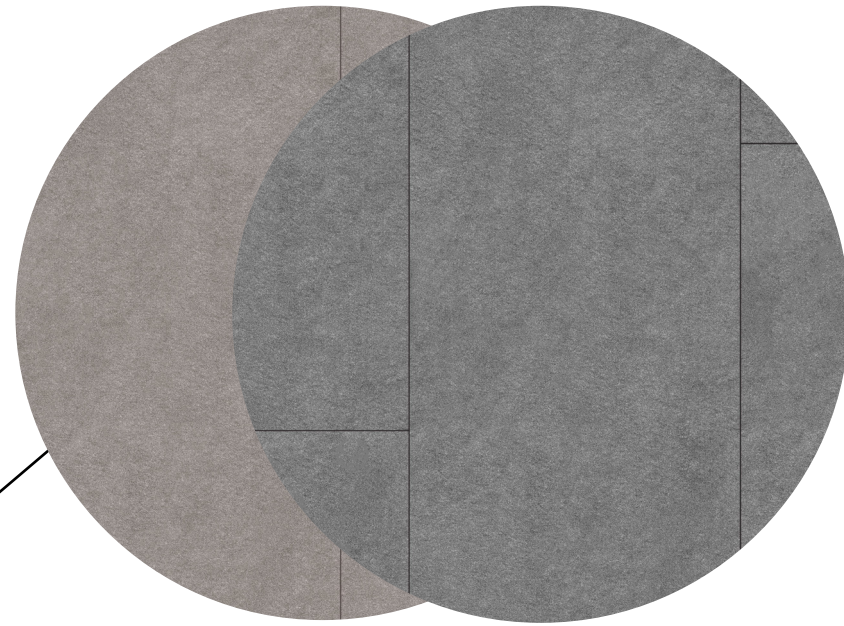


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Sustainability_Material Selection and Sourcing



MATERIAL



Ceramic System panels
Producer: Ceramitex®

OPTION 01

REFERENCES



RESIDENCE TOWERS



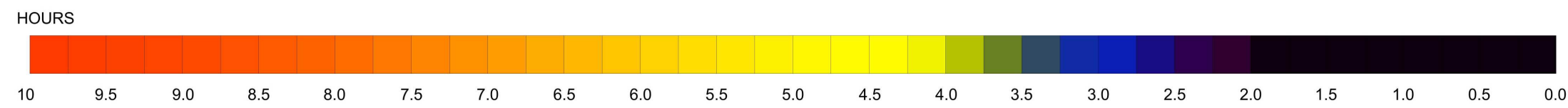
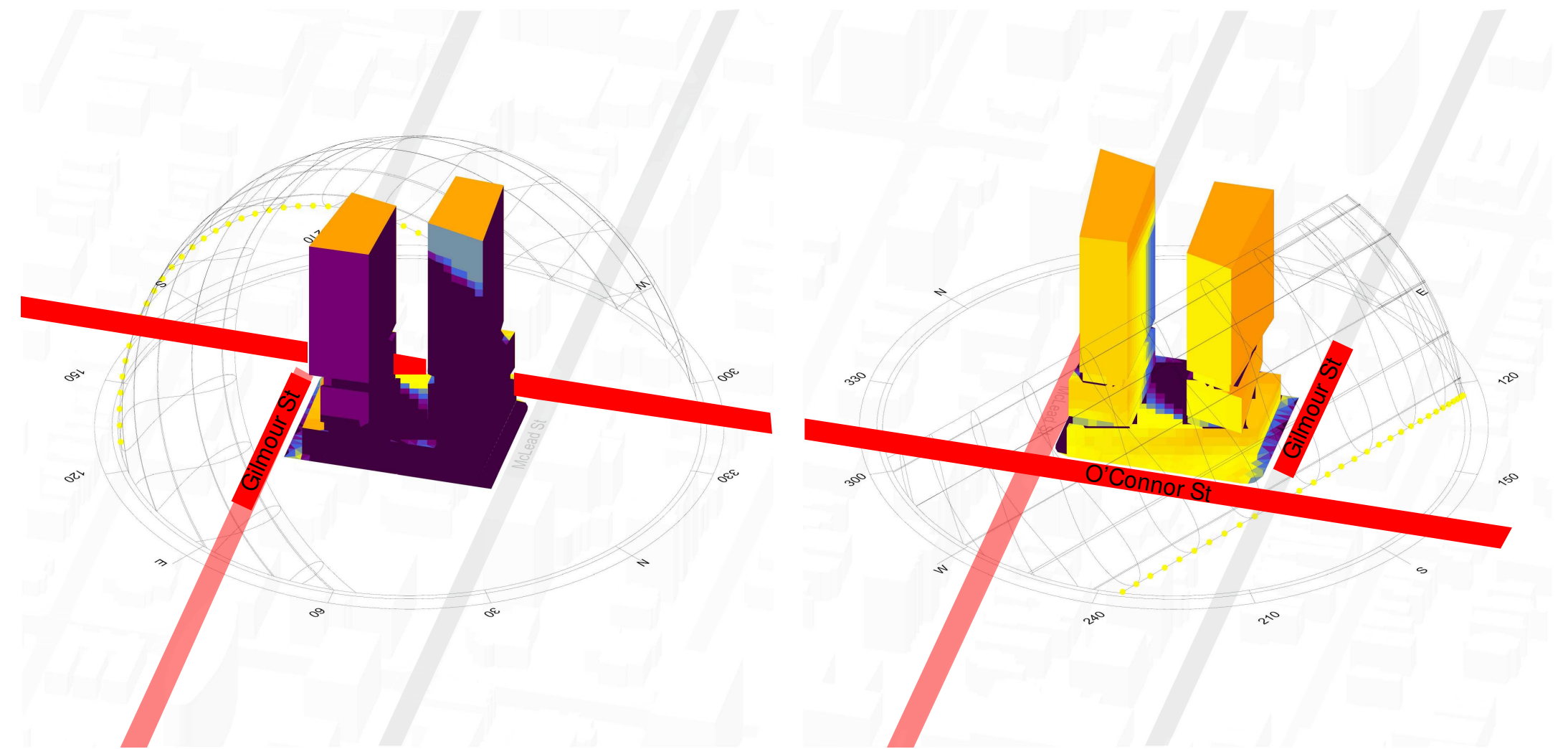
Aluminium panels
Producer: Mitrex

OPTION 02

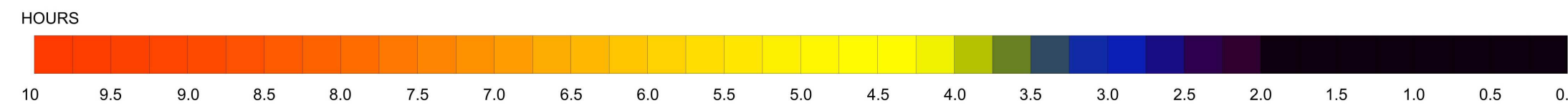
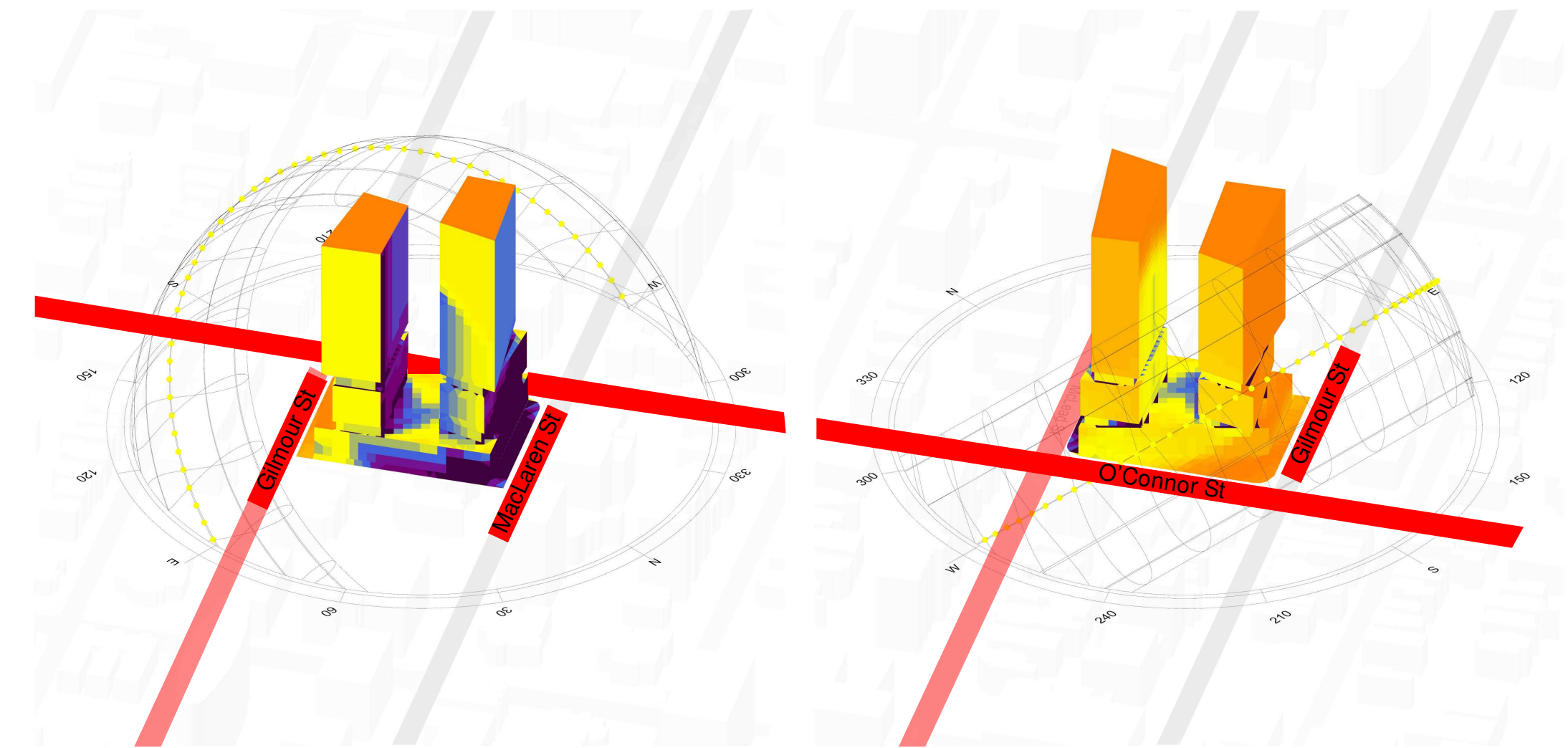


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Sustainability Approach_SUN STUDY



DECEMBER 21



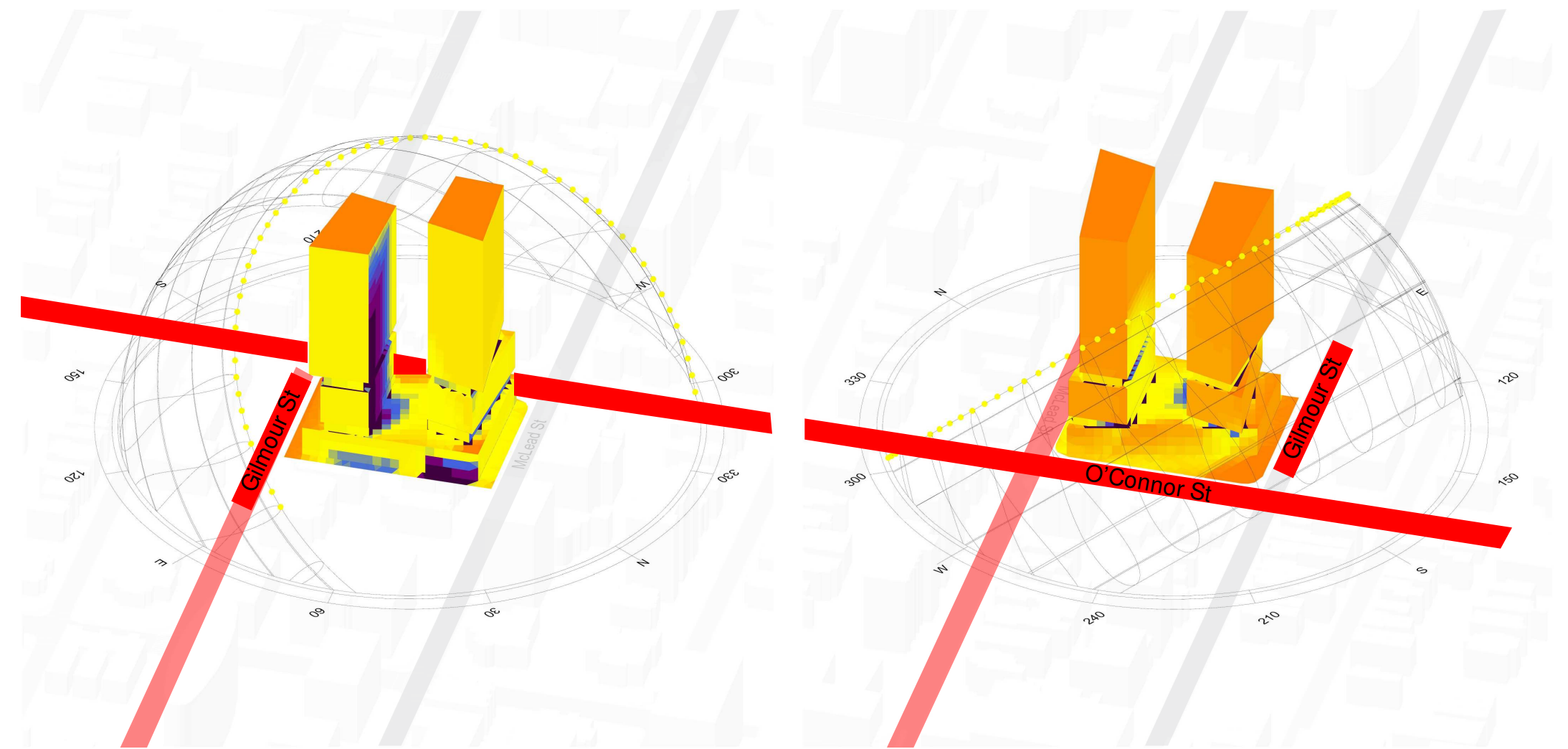
MARCH 21

CONCLUSIONS:

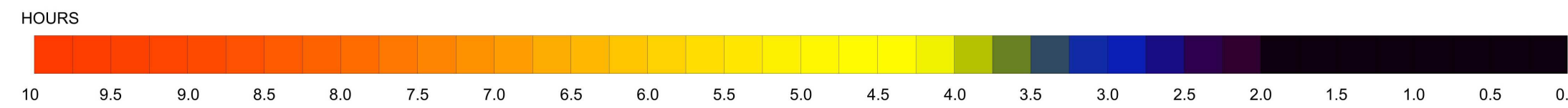
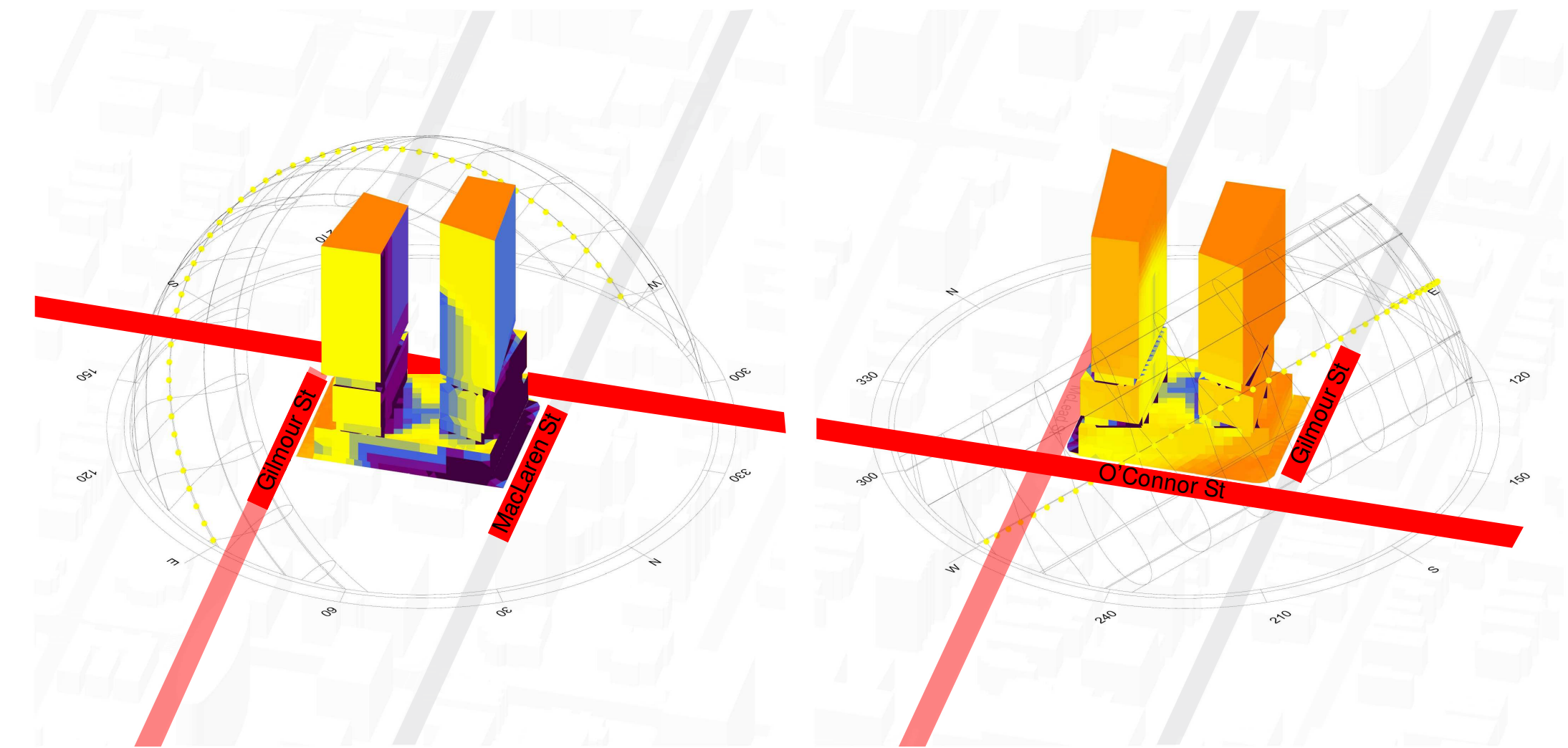
- Facades facing OConnor Street and Gilmour Street receive the most sunshine
- Areas with most sun exposure are the optimal location for balconies

267 O'Connor Street

Sustainability Approach_SUN STUDY



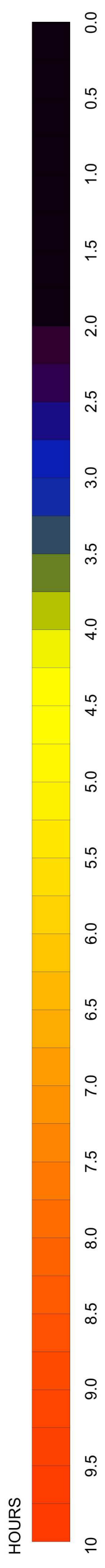
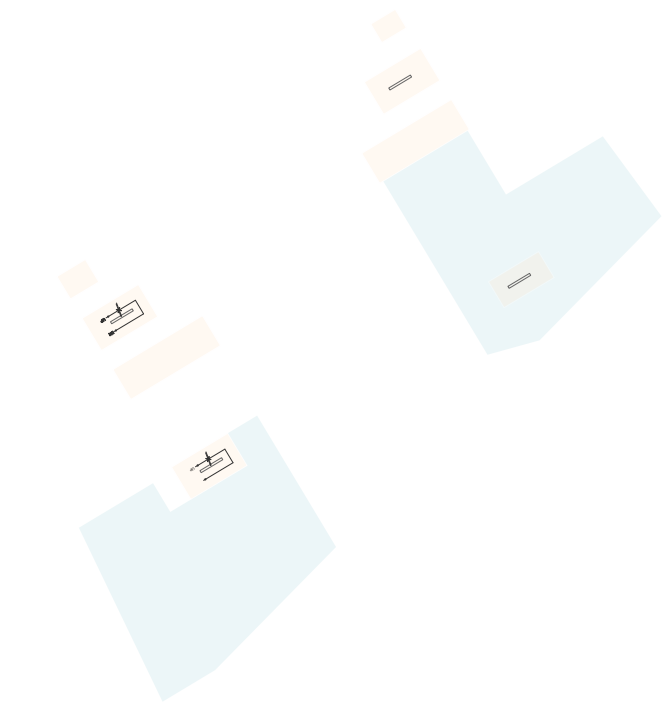
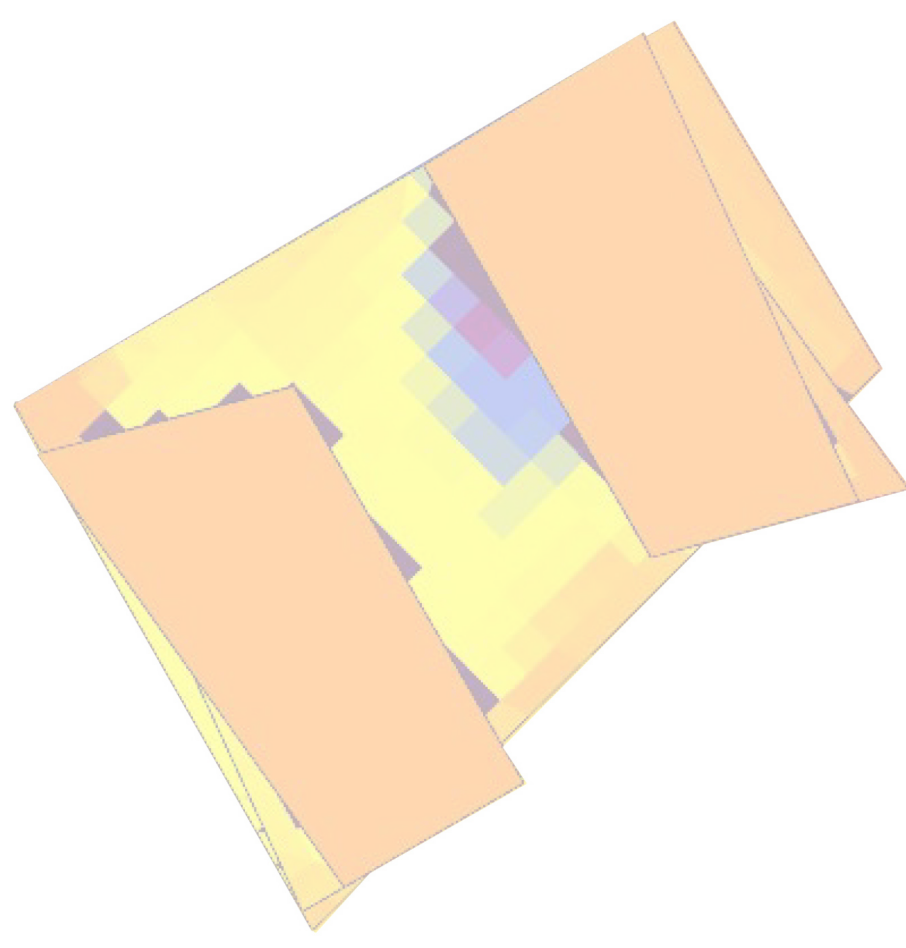
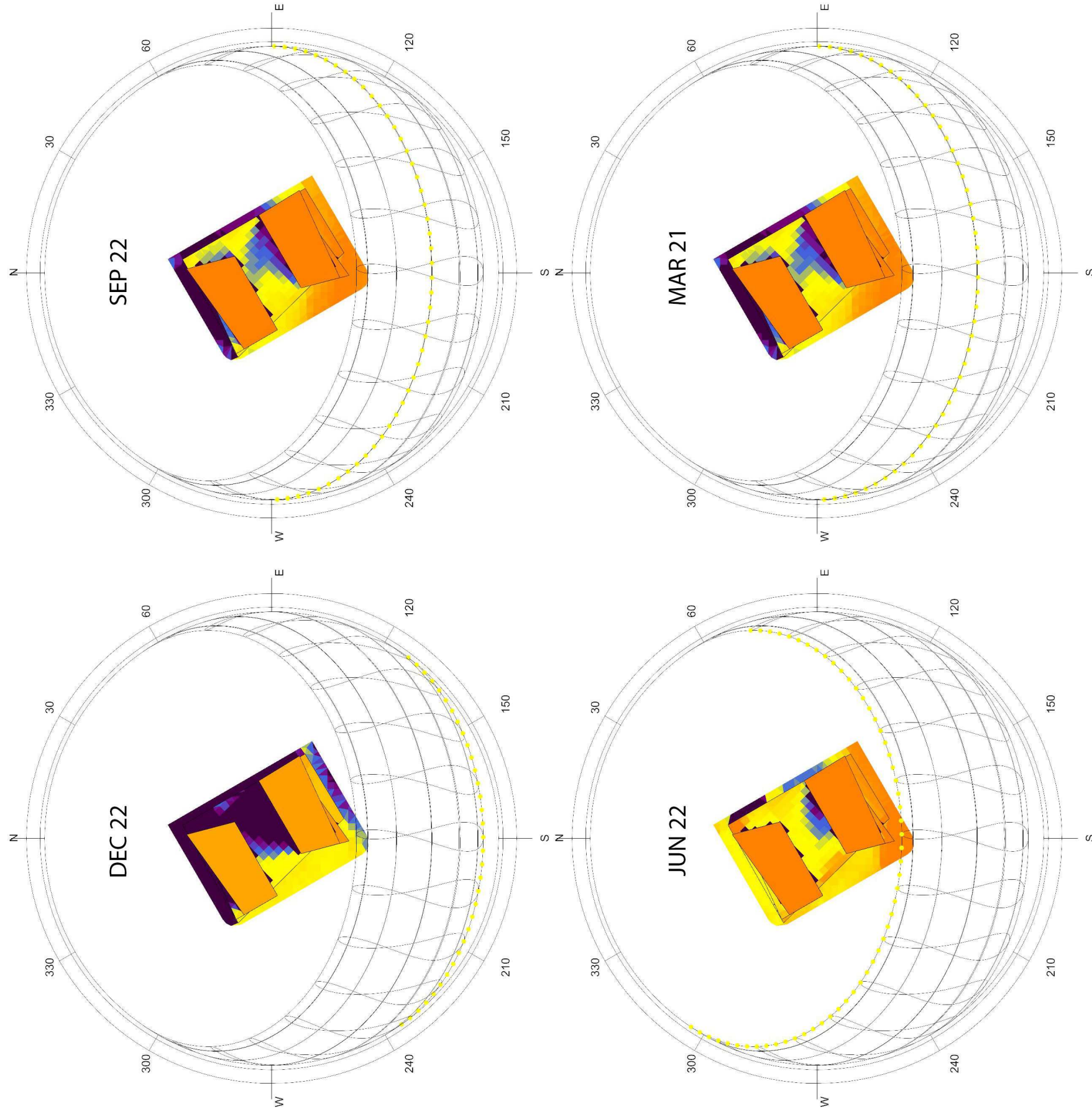
JUNE 21



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



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HOBIN
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Thank you!

