

267 O'Connor Street

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## SDRP REPORT (07/02/2025)

### Appendix:

- 1\_ SDRP Recommendations (04/06/2024)
- 2\_ Previous SDRP Booklet Submission (17/05/2024)





# SDRP REPORT (07/02/2025)

## DESIGN INTENT:

The proposed development at 267 O'Connor aims to create a future-proof community hub within Centretown. The proposal features a variety of unit typologies in the towers and upper levels of the podium, as well as a vibrant public space in the podium's lower level and courtyard.

## RESPONSE TO KEY RECOMMENDATIONS:

- **Exploration of proposed density on site (South/East Tower):** The redesign has addressed the positioning and massing of the South Tower. We reexamined the efficiency of the tower plate and setback the tower about 9m+ from the east plot line, also maximizing the distance between the two towers to 20m

- **How the proposal fits within the context of the Centretown Heritage Conservation District:** The design is deeply influenced by the existing heritage context of Centretown, particularly in the design of the podium. To better integrate with the surrounding neighborhood, we've broken up the overall massing. The podium reaches the typical height of nearby buildings and reflects Centretown's materiality with warm, light brick textures. Arched details distinguish the podium from the towers, grounding the architecture in the traditional geometry often seen in Ottawa's heritage buildings.

- **O'Connor Street as primary façade:** The O'Connor façade features double-height arches at the internal corners of the courtyard, marking the site's entry point. Intermediate setbacks between the podium and towers create a human-scaled transition, further enhancing the design. The east façade terraces into a private residential amenity terrace to further open up to the eastern surrounding context. The decision of developing two towers further enhances this opportunity.

- **Concerns with the cantilever's impact on the public realm/POPS (particularly in the south corner) as well as the minimal separation distances proposed between the towers and to adjacent properties:** The South Tower plate has been revised in terms of efficiency and reducing the cantilevers significantly. The distance between the two towers is now 20m, creating a vibrant and generous POPS space in the form of a courtyard.

- **Urban Room:** The urban room has been redesigned into an open exterior courtyard shared by the community and residents. Due to the level of discomfort to bringing the public into the interior with the original concept of the Urban Room, we have now made this an exterior space to accommodate more of the public and align with landmark policies.

- **Two building tower vs One tower:** The development features two towers of varying heights, designed to reduce the overall massing and align more closely with the neighborhood's scale. The two panelized ceramic towers, spaced 20 meters apart, open up opportunities for views of Ottawa's skyline, nature, and landmarks, while also providing space for a vibrant public green courtyard. This courtyard will serve as a year-round gathering space for both residents and the community, supported by interior commercial and retail spaces. The two-tower approach also allows for phased development, enabling the project to progress incrementally over time and accommodate market demands.

- **Re-examine the balconies in the towers:** We have rationalized the balconies to localize them only on the outer corners of the towers in order to mitigate the overhangs and the corner conditions.

- **Analyzing the existing projects/development in the neighborhood and their impact on the proposal:** We have looked into 3 proposals in the neighborhood all about 7 blocks away from the site, having minimal impact. The new project across the street on the S/E corner will have a similar scale to the podium of the our proposal.





The City of Ottawa's Special Design Review Panel met on **May 17<sup>th</sup>, 2024**. The meeting was hosted virtually using *Zoom* video-conferencing software.

**Panel Members in Attendance:**

David Leinster  
James Parakh  
Josh Chaiken  
Dominic Bettison

**Meeting Index**

**May 17<sup>th</sup>, 2024**

- 1) **267 O'Connor St.** | Formal Review | Official Plan Amendment & Zoning By-law Amendment Application | Taggart Realty Management, Hobin Architecture, UNStudio



**267 O'Connor St.** | Formal Review | Official Plan Amendment & Zoning By-law Amendment Application | Taggart Realty Management, Hobin Architecture, UNStudio



## Key Recommendations

- The Panel members welcomed UNStudio to the project and expressed their gratitude to the proponent for engaging in a productive discussion with the SDRP.
- The Panel appreciates that the project is moving in a positive direction toward the requirement of a landmark building—which is to provide the community with Privately Owned Public Space, which may incorporate vital institutional use(s), and landmark architecture while remaining respectful of the Centretown Heritage Conservation District.
- The Panel has fundamental concerns with the proposed density on the site, particularly in relation to the sensitivity of the heritage neighbourhood context.
  - The Panel recommends further exploration of alternate massing/density options that improve the building's transition to the immediate heritage context (e.g., reducing the height and/or tower floorplate of the south-east tower).



- The Panel asks that the proponents provide further visual analysis of how the proposal fits within the context of the Centretown Heritage Conservation District, and the immediate vicinity in all directions, prior to their next review with the SDRP. The Panel suggests modelling both the current and future planned contexts for the area would be a good basis for such an analysis.
  - The Panel seeks clarification on the proposed development's relationship with the east property line and adjacent properties, noting that the current relationship needs refinement to address both the current and planned context.
- The Panel supports the design approach and material palette proposed for the podium.
- The Panel recommends the podium and towers should be designed in a manner that faces and treats O'Connor Street as the primary façade, cautioning that the current proposal seems to have the building turning away from O'Connor Street and puts too much focus on the local side streets (Gilmour Street and MacLaren Street).
  - Some Panel members suggest exploring a slight increase in podium height along O'Connor Street and stepping down toward the east to relate with the heights of the adjacent heritage context may be a solution that helps re-establish the building's west elevation as the primary façade of the development.



*Figure 1. The Panel has concerns with the prominence of the cantilever and its relationship to the POPS.*



- The Panel supports the overall architectural expression of the towers but has concerns with the cantilever's impact on the public realm/POPS (particularly in the south corner) as well as the minimal separation distances proposed between the towers and to adjacent properties.
  - The Panel suggests removing/reducing the corner balconies as a potential way to mitigate the negative impacts of the overhang on the public realm below.
  - The Panel suggests further shaping/reducing the massing of the towers to allow for appropriate separation distances from adjacent properties and from one another.
- The Panel encourages the proponents to expand the scope of the institutional use and ensure that the building's architecture clearly defines—and is informed by—the institutional space.
  - The Panel recommends the proponents secure and clarify the institutional use prior to their next review with the SDRP.
- The Panel appreciates the look and feel of the interior space but strongly recommends that the urban room be lined with public and/or publicly accessible uses, and have strong visual connections to the exterior public realm on all sides in order to be readily apparent to the community as a publicly accessible space.

### **Site Design & Public Realm**

- The Panel appreciates the vision to express the design with green infrastructure horizontally and vertically, but did not fully see that vision permeate into the plans and renderings.
- The Panel encourages the proponents to consider bringing additional POPS to the podium rooftop, with a clear public connection to the indoor/outdoor POPS at ground level.
- The Panel recommends exploring more POPS external to the building. There should also be a greater proportion of the POPS provided as exterior space rather than as interior space, with an emphasis toward at-grade POPS.
- The Panel has concerns with the current program proposed around the urban room inhibiting its success as a premier public space for the community.
  - The Panel recommends the urban room space be lined with uses that would encourage engagement from the public.



- The Panel suggests further bolstering the relationship between the interior and exterior POPS at ground level in order to create an interior POPS that truly reads as a publicly accessible space.
  - Consider the importance of strong public connections to all streets, including the local streets, for a successful interior POPS.
- The Panel suggests the proponents undertake a study of the neighbourhood's open spaces to determine the lack of public space available in the area and then adjust the size and program of the proposed exterior and interior POPS accordingly.
- The Panel seeks clarification on how the project interacts with the east property line, emphasizing the need for refinement to better integrate with both the existing surroundings and the future development plans.

### **Sustainability**

- The Panel questions the sustainability of the cantilever given the embodied carbon necessary.
- The Panel has concerns with the sustainability and implications of using aluminum materials in the design.
  - Consider using durable noble materials in the design as much as possible.
- The Panel asks that the proponents provide a revised shadow analysis and wind analysis of the design and massing prior to their next review with the SDRP.

### **Built Form & Architecture**

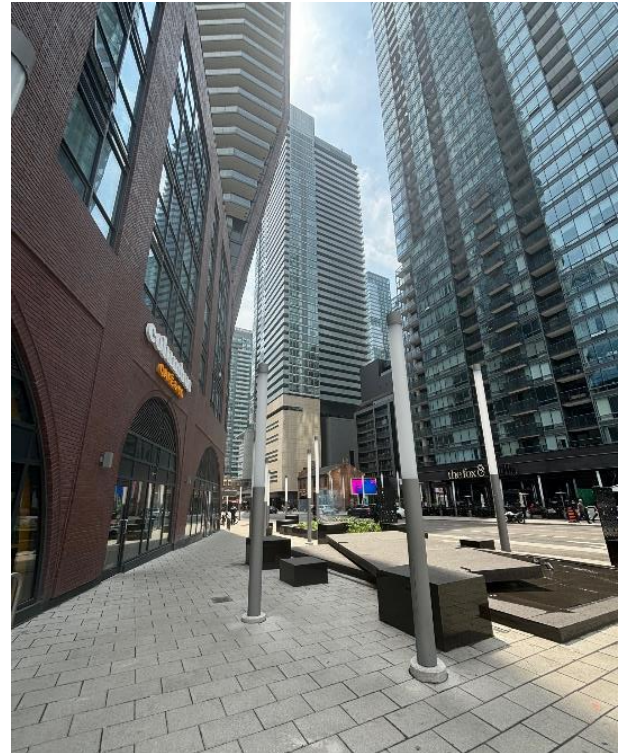
- The Panel understands the proponents' desire for a two-tower building. However, the Panel has concerns with the size and mass of the towers, which are too large for the site.
- The Panel suggests the tower massing/program be revised with reduced floorplate sizes in order to increase the separation distance between the two towers and improve both building's relationships with the public realm and the historic context. The Panel has concerns with the heaviness and expansiveness of the towers along the small local streets, Gilmour Street and MacLaren Street.
- The Panel appreciates the architectural expression demonstrated in both the podium and the towers—which differentiate their expressions depending on



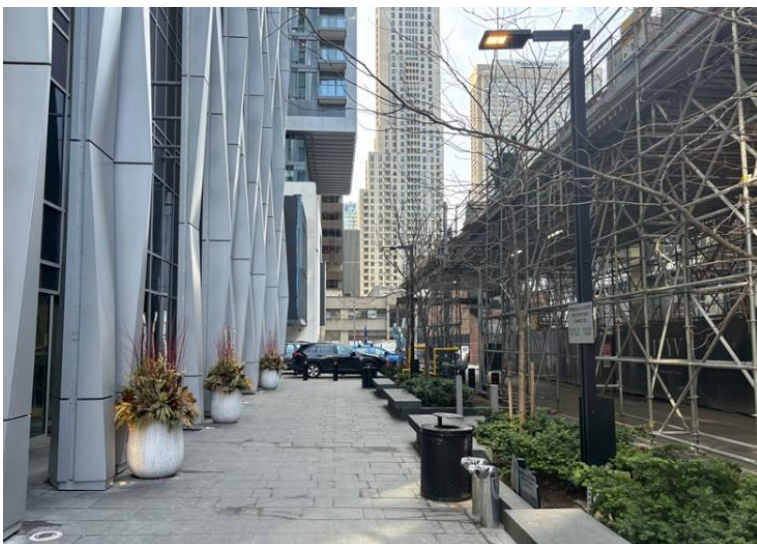
orientation. The Panel also appreciates the thoughtful consideration given to the design of the tower top, but question the orientation of the slope.

- The Panel suggests that a single tower on the site may be more suitable given its size, and that pursuing a single tower massing could help with strengthening the relationship with O'Connor Street as the main arterial (e.g., orienting the longer façade along O'Connor Street).
- The Panel appreciates the attention given to the details of the podium, such as the colour selection, architectural detailing, and brick material used in the façade. However, to assist with understanding how these fit within the context, and how they might be improved, the renderings of the podium should accurately show the surrounding buildings.
- The Panel suggests that the podium currently appears squat beneath the towers, and recommends working with City staff to improve the building massing in a way that rebalances the tower and podium relationship to visually hold the weight of the towers, while remaining respectful of the surrounding Heritage Conservation District and stepping down to the public realm and the scale on all sides.
  - Consider sculpting the towers to reduce the overall massing, or pursuing a single tower option, to create a better balance between the tower and podium.
  - Consider studying stepping the podium up slightly toward O'Connor Street to give the podium a stronger presence along the main arterial, while maintaining the 2-storey height toward the east/neighbourhood. These studies should be shared first with staff for their review and comment.
  - Consider lightening the towers visually as a possible solution to rebalancing the tower-podium relationship.
- The Panel suggests giving the towers a lighter appearance by reducing the overhang of the corner balconies and limiting the number of projecting balconies.
- The Panel has concerns with the large, tower cantilever which in their view negatively affects the POPS and public realm. The Panel recommends softening the cantilever as much as possible, potentially by sloping/tapering it considerably over several floors or increasing the height of the cantilever to at least 6 or 7-storeys above the POPS. The Panel provided a few examples in Toronto, such as the Pinnacle on John Street and 8 Cumberland Street, which are pictured below for reference.





*Figure 2. The Pinnacle on John Street, Toronto, which has a sloped façade above a triangular-shaped POPS.*



*Figure 3. The building at 8 Cumberland Street in Toronto, which has a cantilever above a mid-block pedestrian connection POPS. The cantilever is located on level 6.*





# 267 O'Connor Street Special Design Review Panel

May 17, 2024

UNSTUDIO

 HOBIN  
ARCHITECTURE

 TAGGART  
REALTY MANAGEMENT



# 267 O'Connor Street

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





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South Bank, Melbourne  
*under construction*



Chamartin Station, Madrid  
*competition winner*



Raffles City, Hangzhou  
*completed*



Unstudio Tower Lobby, Amsterdam  
*completed*



Hardt Hyperloop, Hardt  
*design*

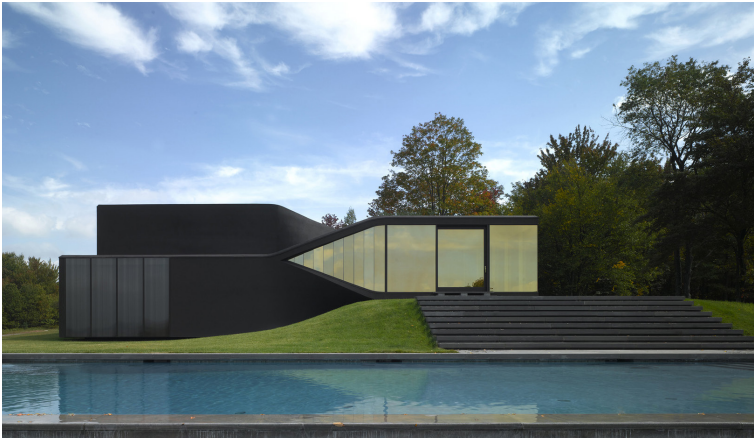
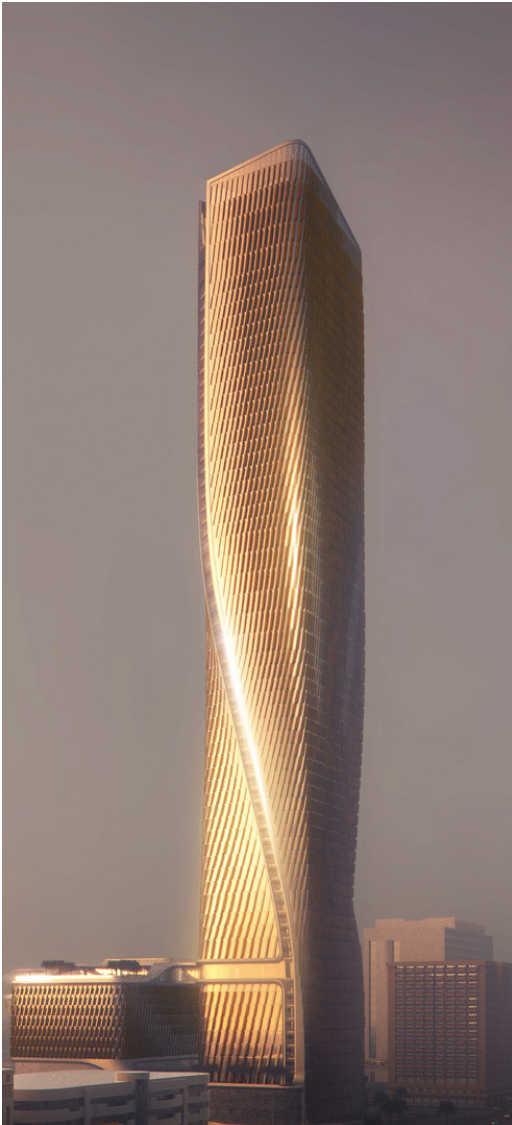




Mixed-Use



Residential



Infrastructural



Educational





267 O'Connor Street

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# 267 O'Connor Street

## Vision





267 O'Connor Street

Vision\_Key Drivers



MOBILITY



NATURE



COMMUNITY



VISUAL  
LANDMARKS



SUSTAINABILITY



# 267 O'Connor Street

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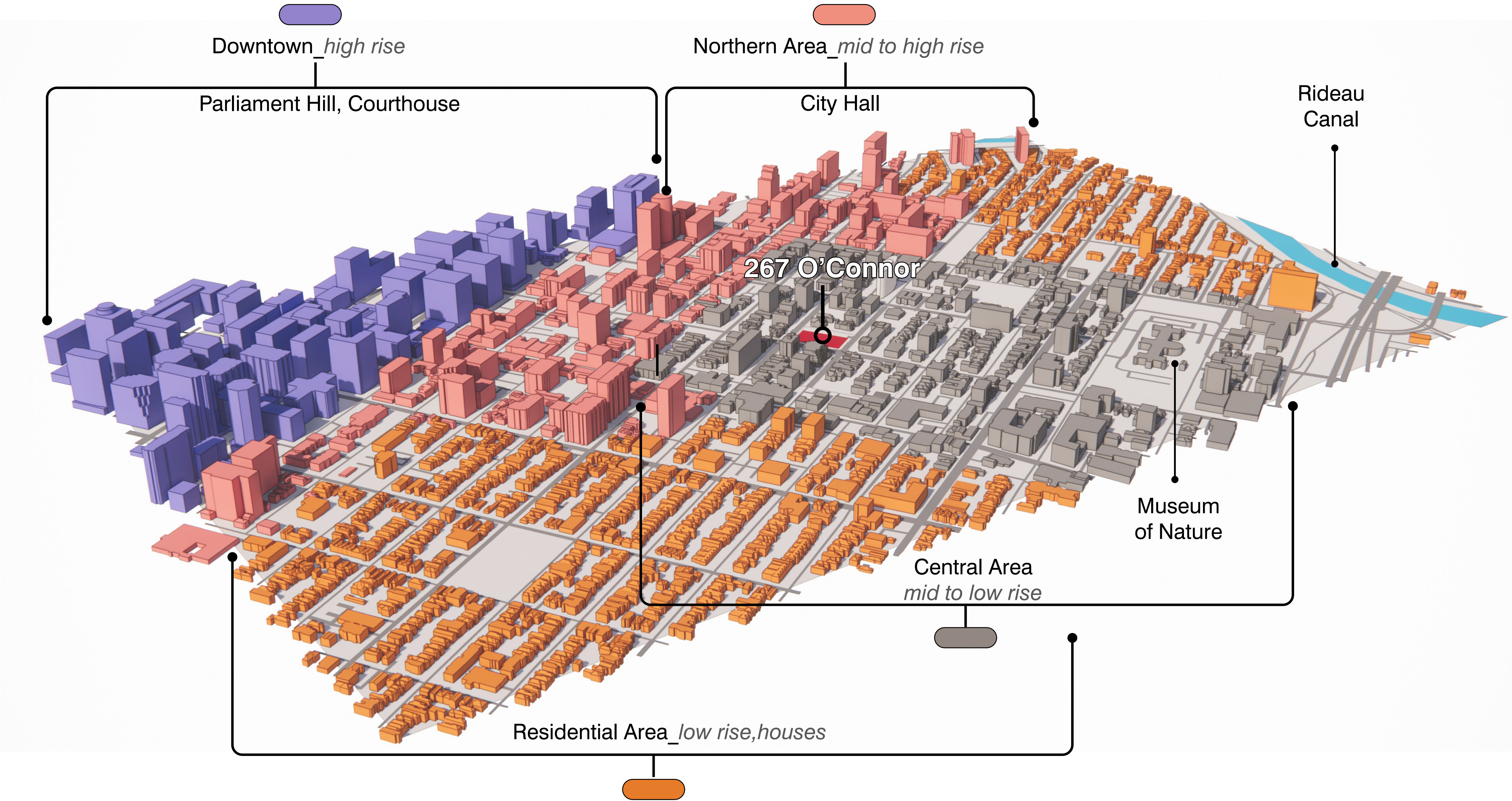
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# 267 O'Connor Street

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\_Centertown, Ottawa



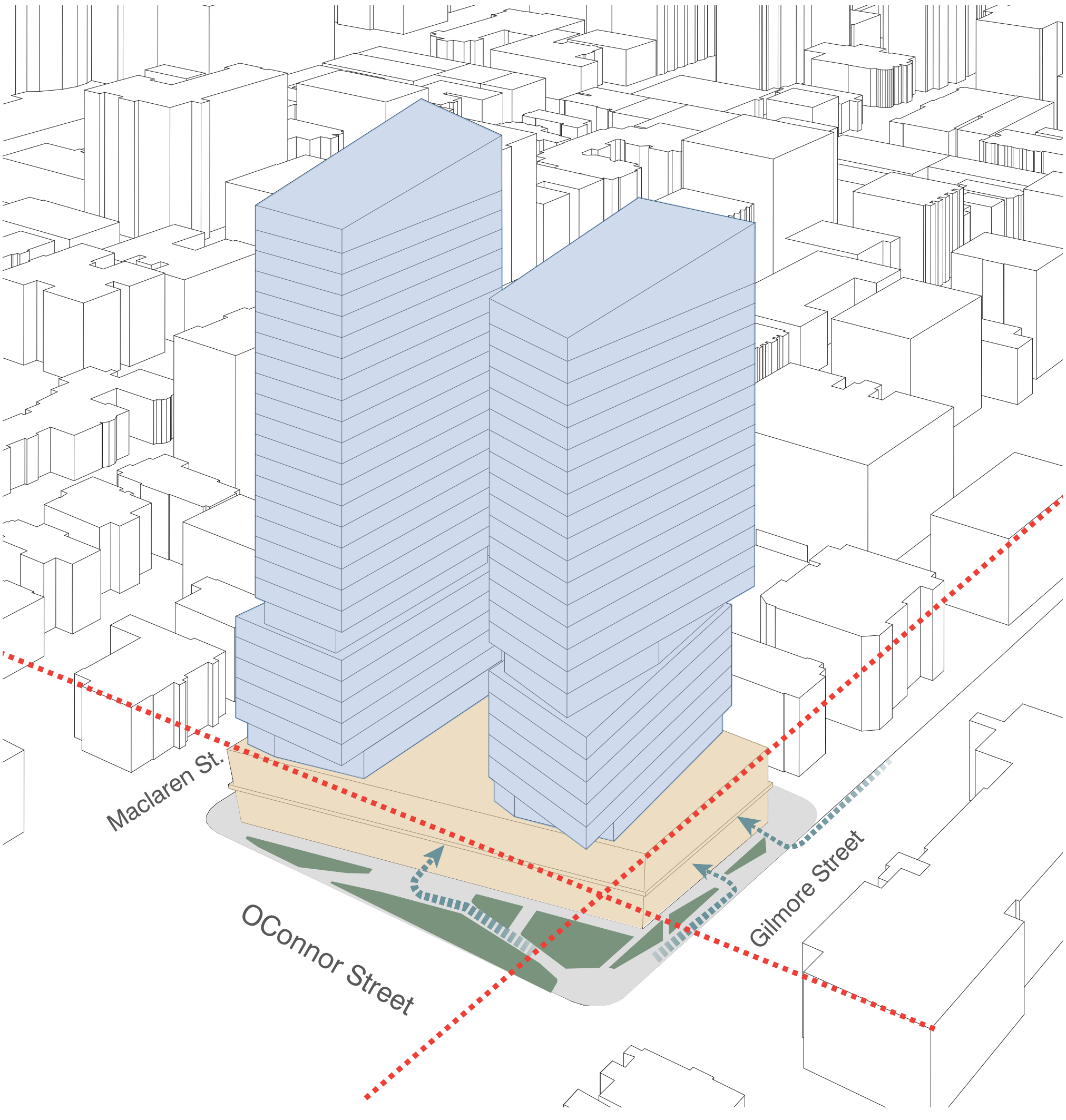
Site Access

- Bike Lanes
- Pedestrian Flow
- Bus Stops
- Commercial Program



# 267 O'Connor Street

Context Analysis\_Centertown, Ottawa



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



# 267 O'Connor Street

## Context Analysis\_Setback Strategy



Residential Typologies

2-4 Levels



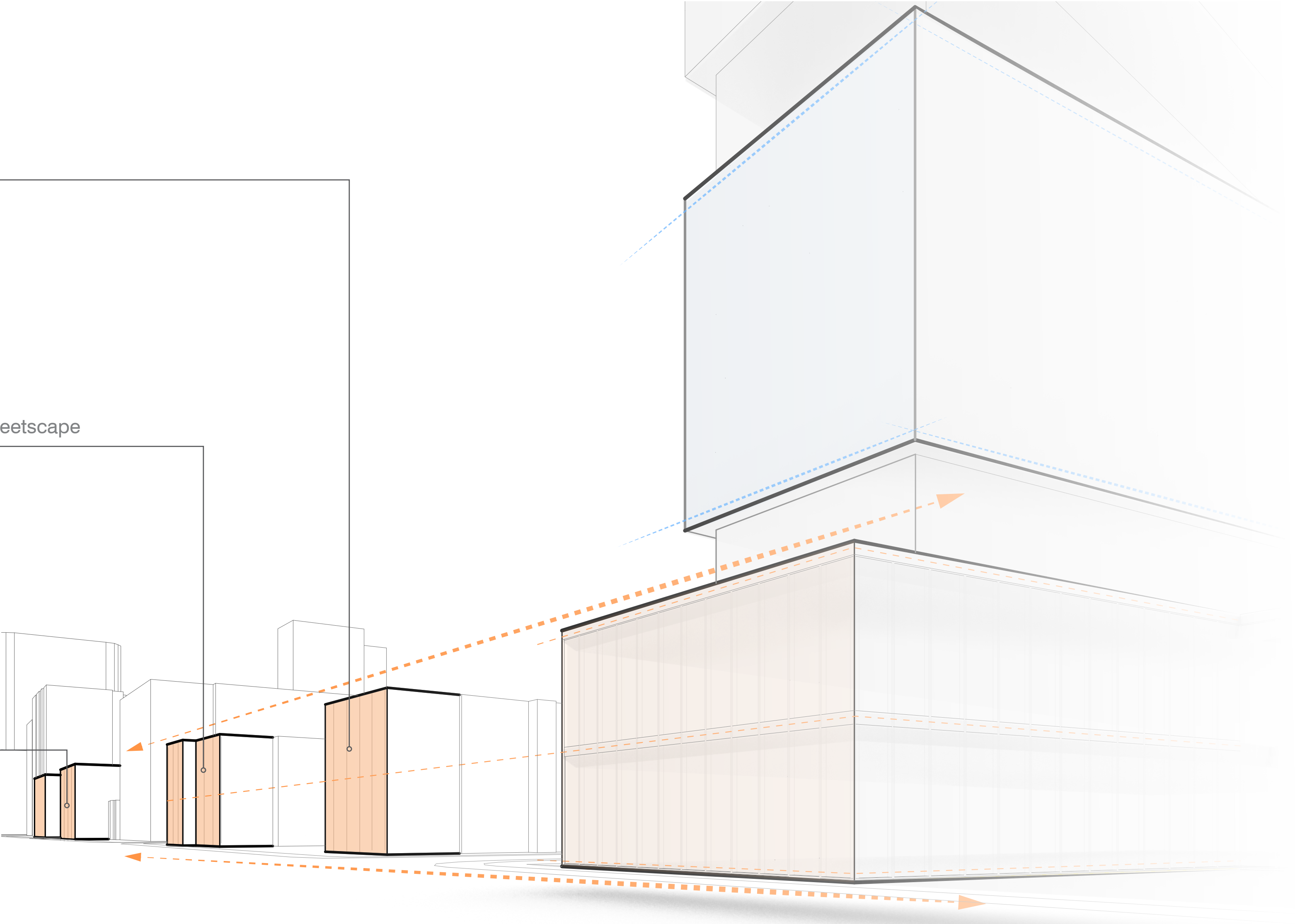
O'Connor Commercial Streetscape

Retail vs Resi Division



Materiality

Red Brick, Stone





# 267 O'Connor Street

## Context Analysis\_Podium Strategy



CENTERTOWN RESIDENTIAL

CENTERTOWN COMMERCIAL



QUEEN'S HALL



267 OCONNOR PODIUM



Masonry Brick

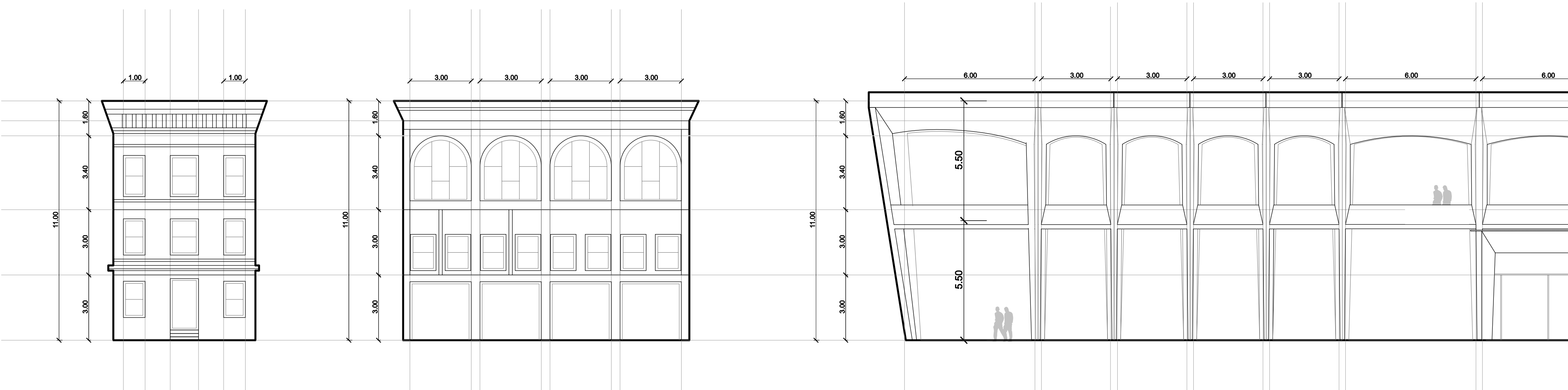


SCHOOL BOARD



# 267 O'Connor Street

## Context Analysis\_Podium Strategy



OTTAWA HERITAGE FACADES



267 OCONNOR HERITAGE FACADE

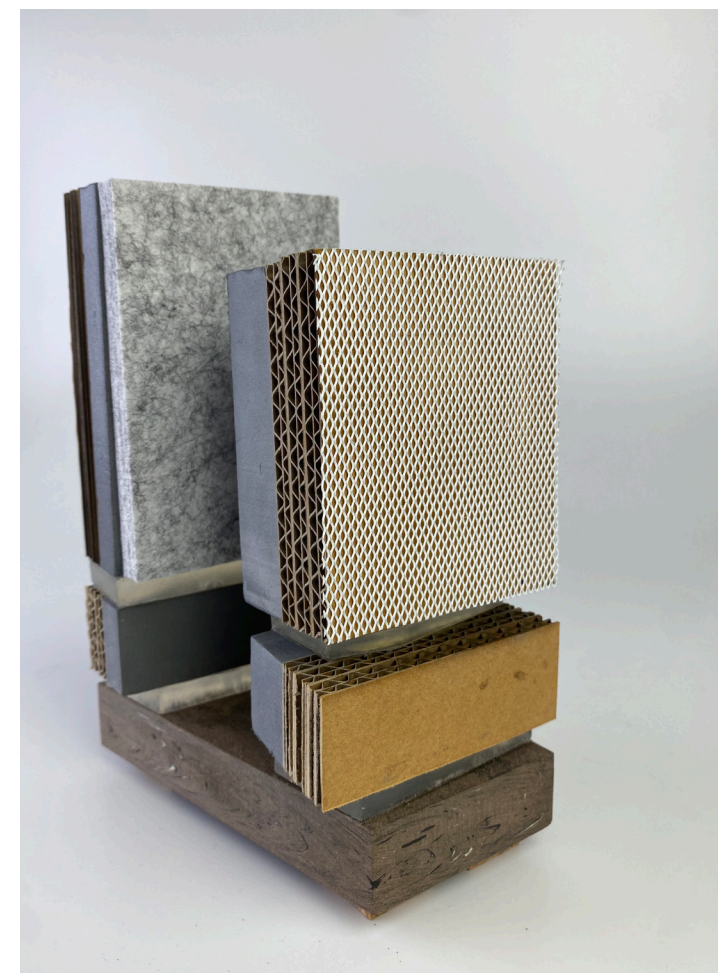
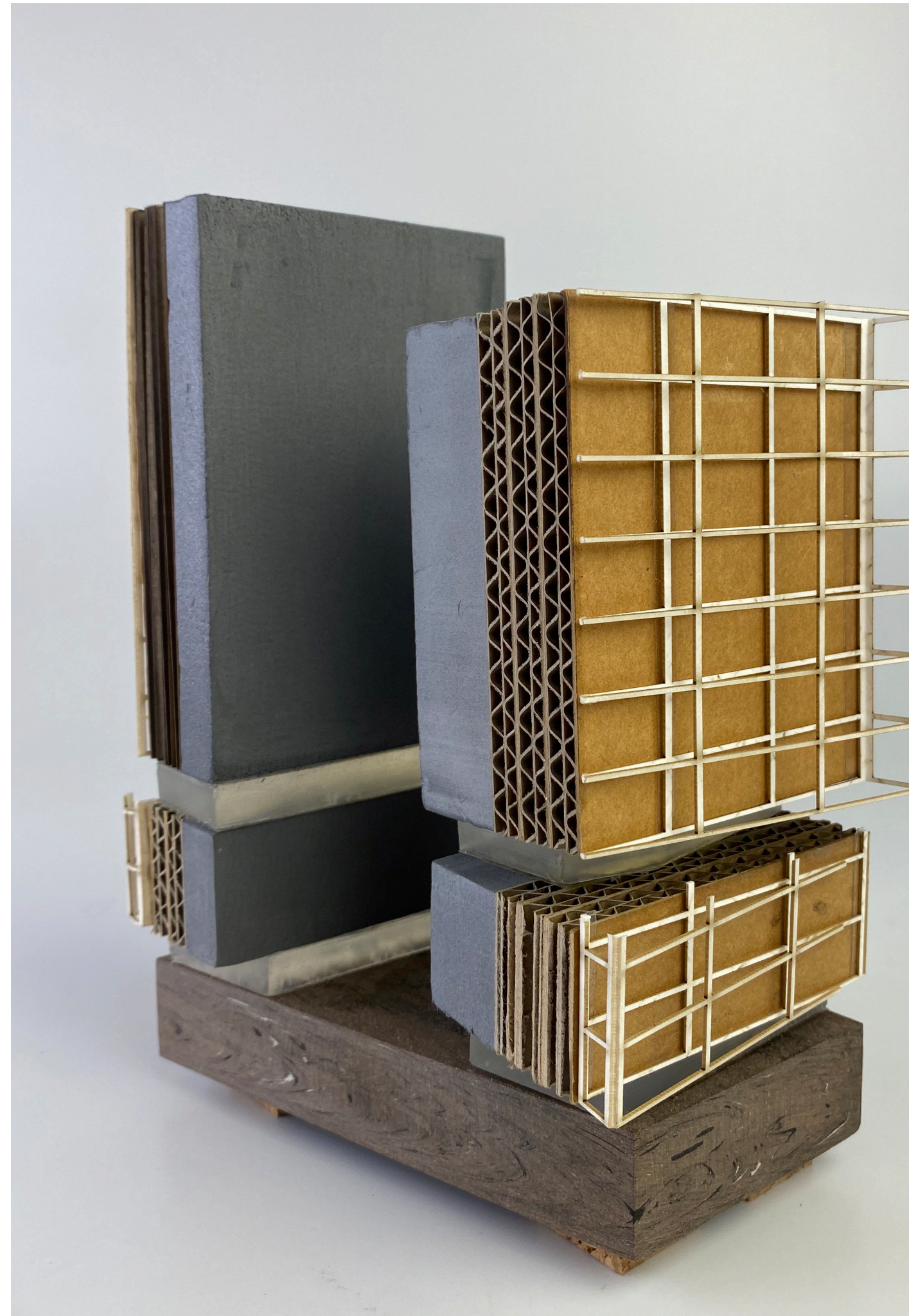




# 267 O'Connor Street

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Introduction of Architectural Concept\_Conceptual Materiality Physical Model





# 267 O'Connor Street

- 1\_ UNStudio
- 2\_ Vision
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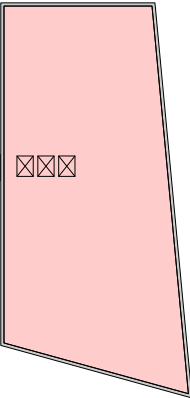
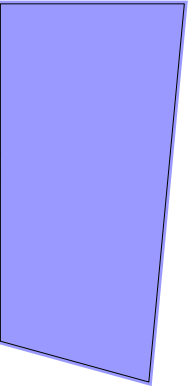
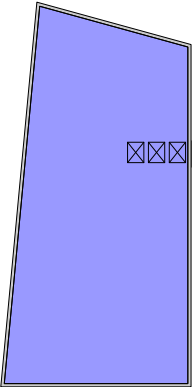
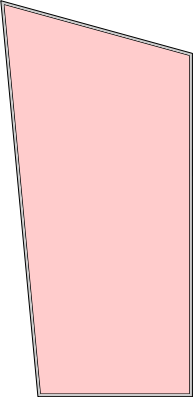




# 267 O'Connor Street

## Architectural Approach\_Massing Breakdown

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



RESI PLATE TYPE 01  
L10-28

RESI PLATE TYPE 02  
L4-8

RESI PLATE TYPE 02  
L10-25

RESI PLATE TYPE 01  
L4-8

RESI AMMENITY  
L9

RESI AMMENITY  
L3

PODIUM  
L1-2

RESI AMMENITY  
L9

RESI AMMENITY  
L3

NORTH  
TOWER

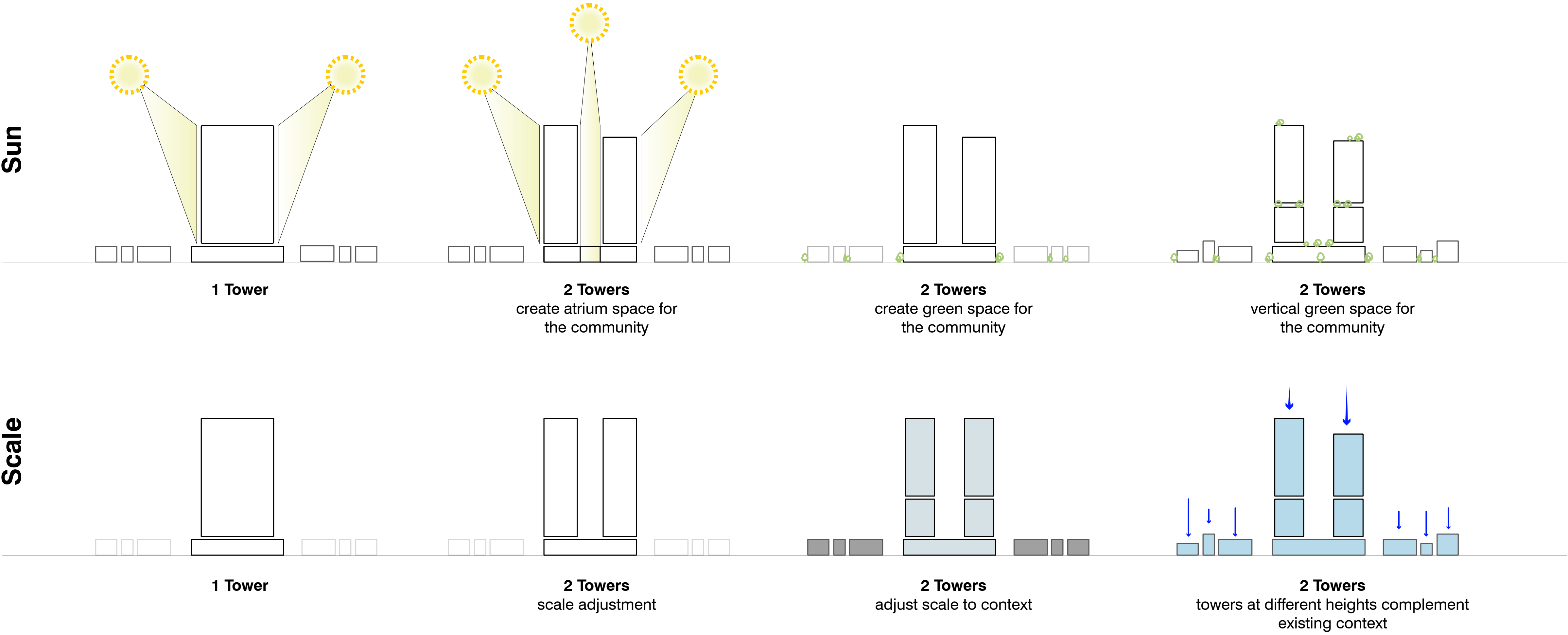
SOUTH-  
TOWER

TOTAL GFA:  
40,000 m2



# 267 O'Connor Street

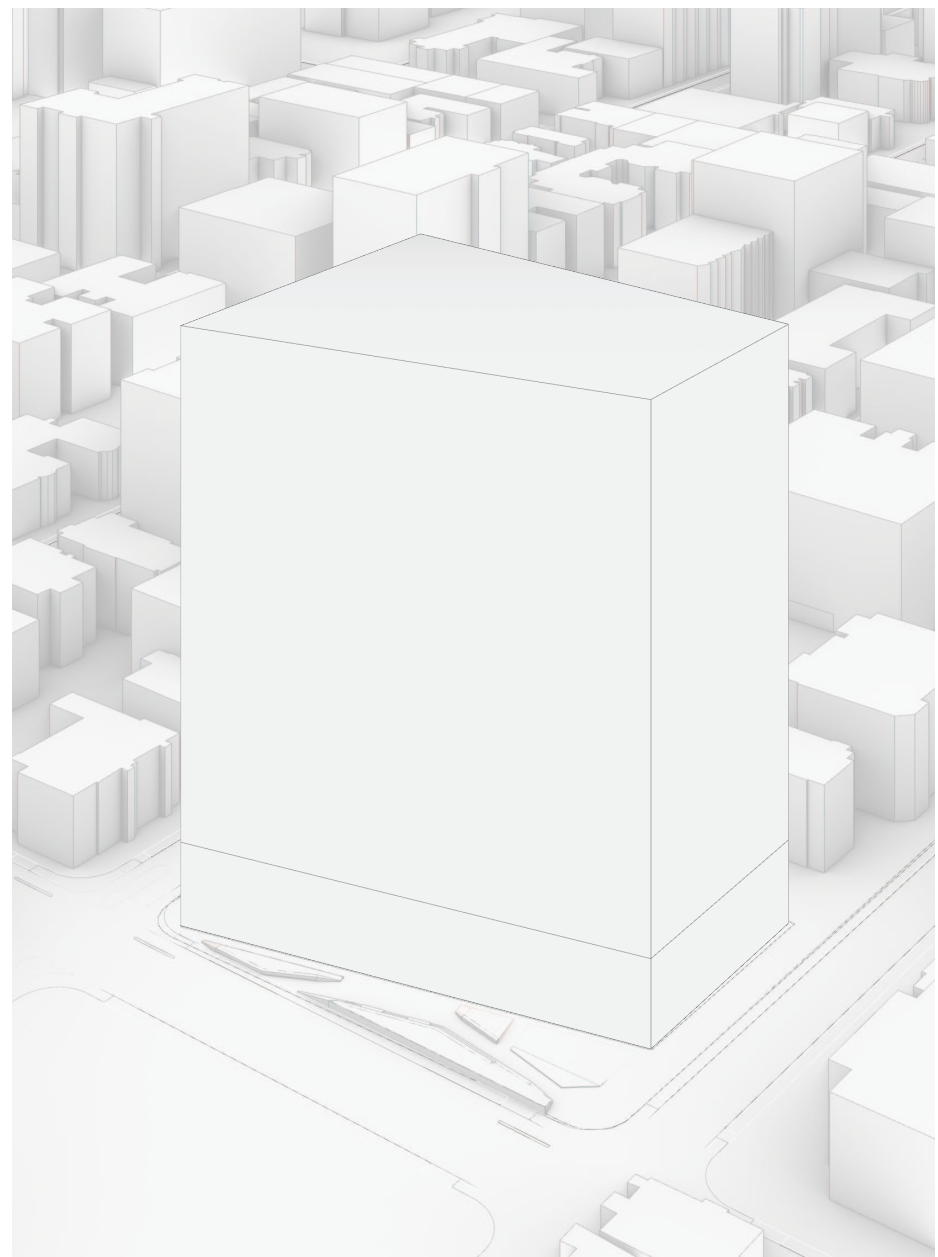
## Architectural Approach\_1 Tower vs 2 Towers





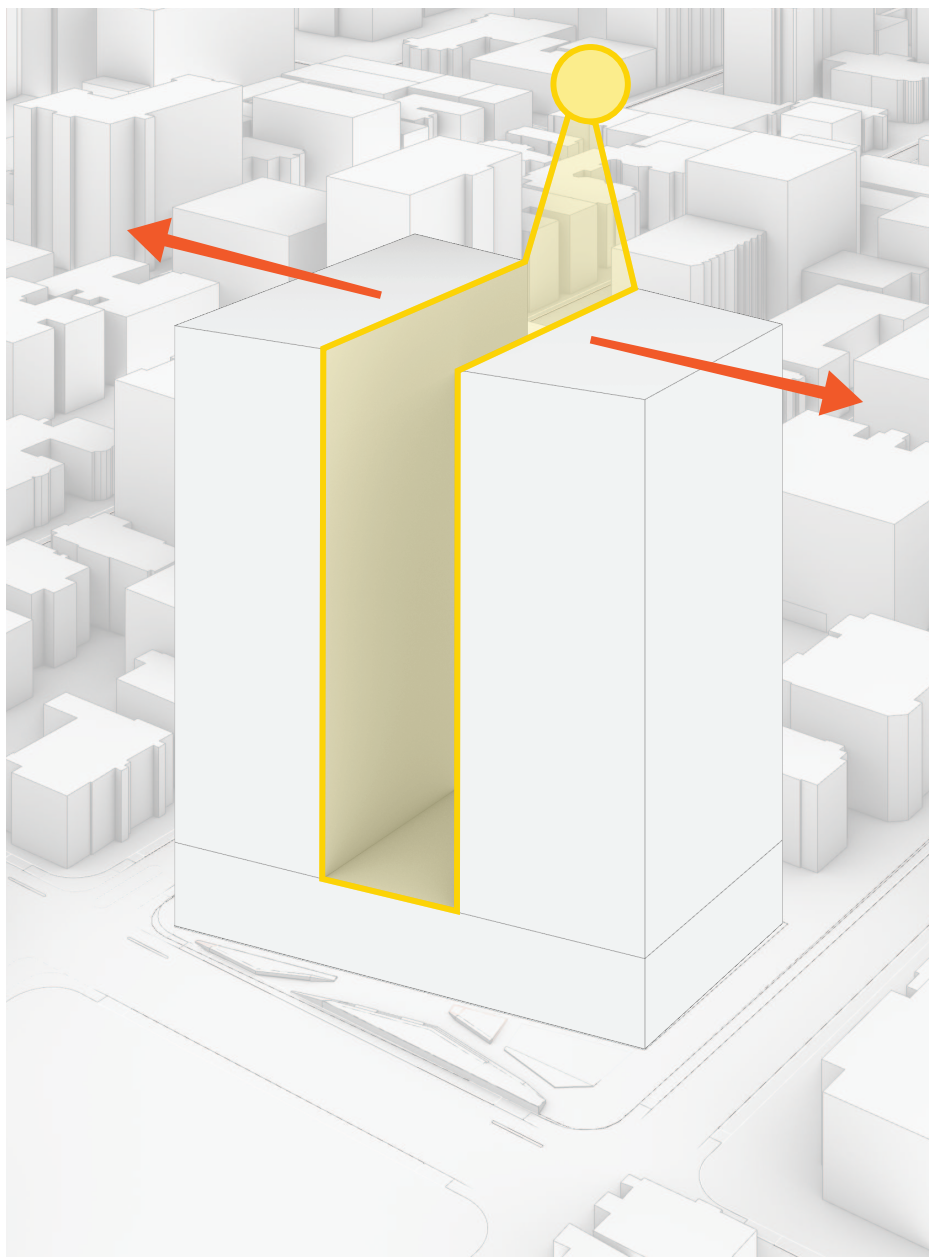
# 267 O'Connor Street

Architectural Approach\_Massing Concept



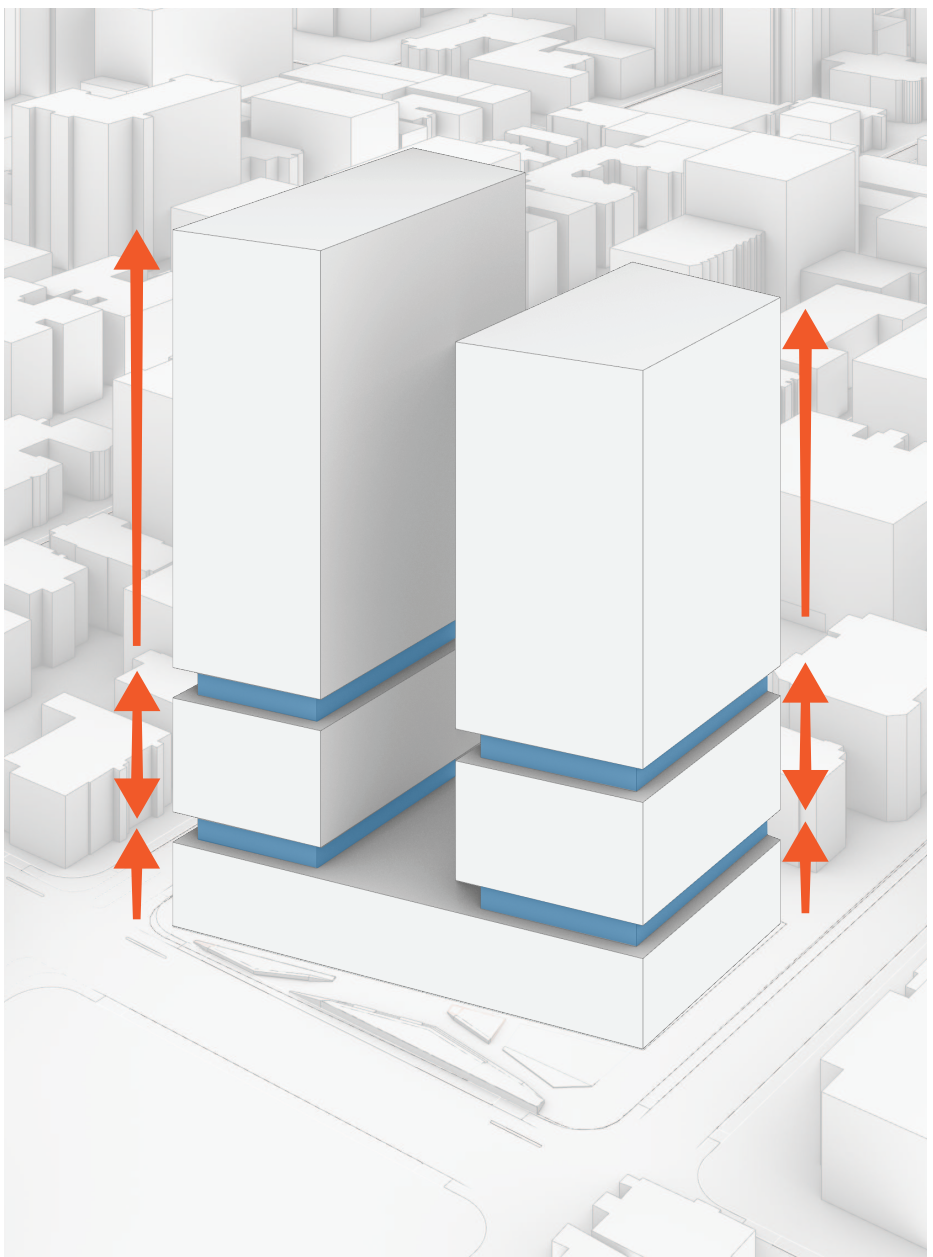
01

tower + podium



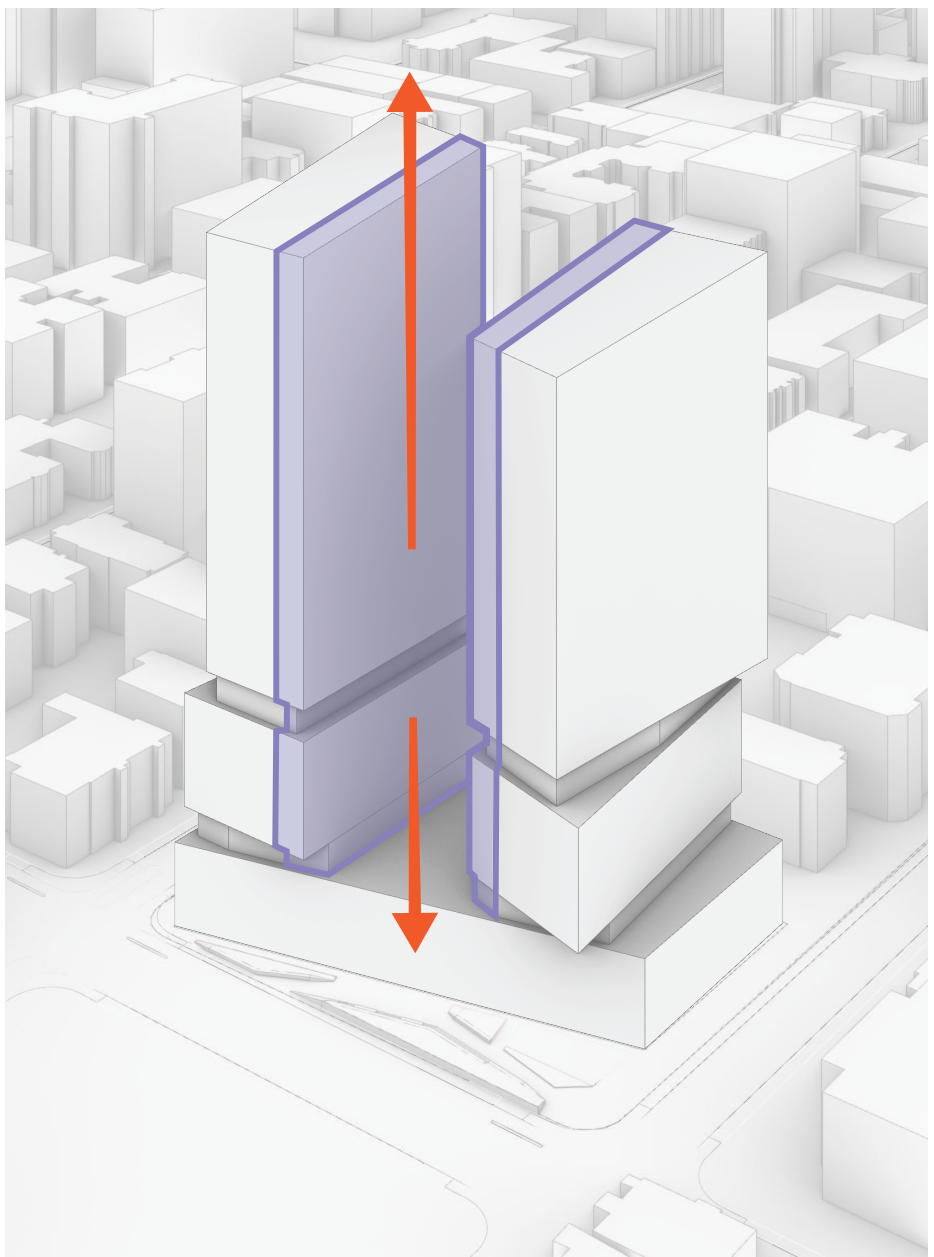
02

split tower for sun exposure  
to podium  
and inner facades



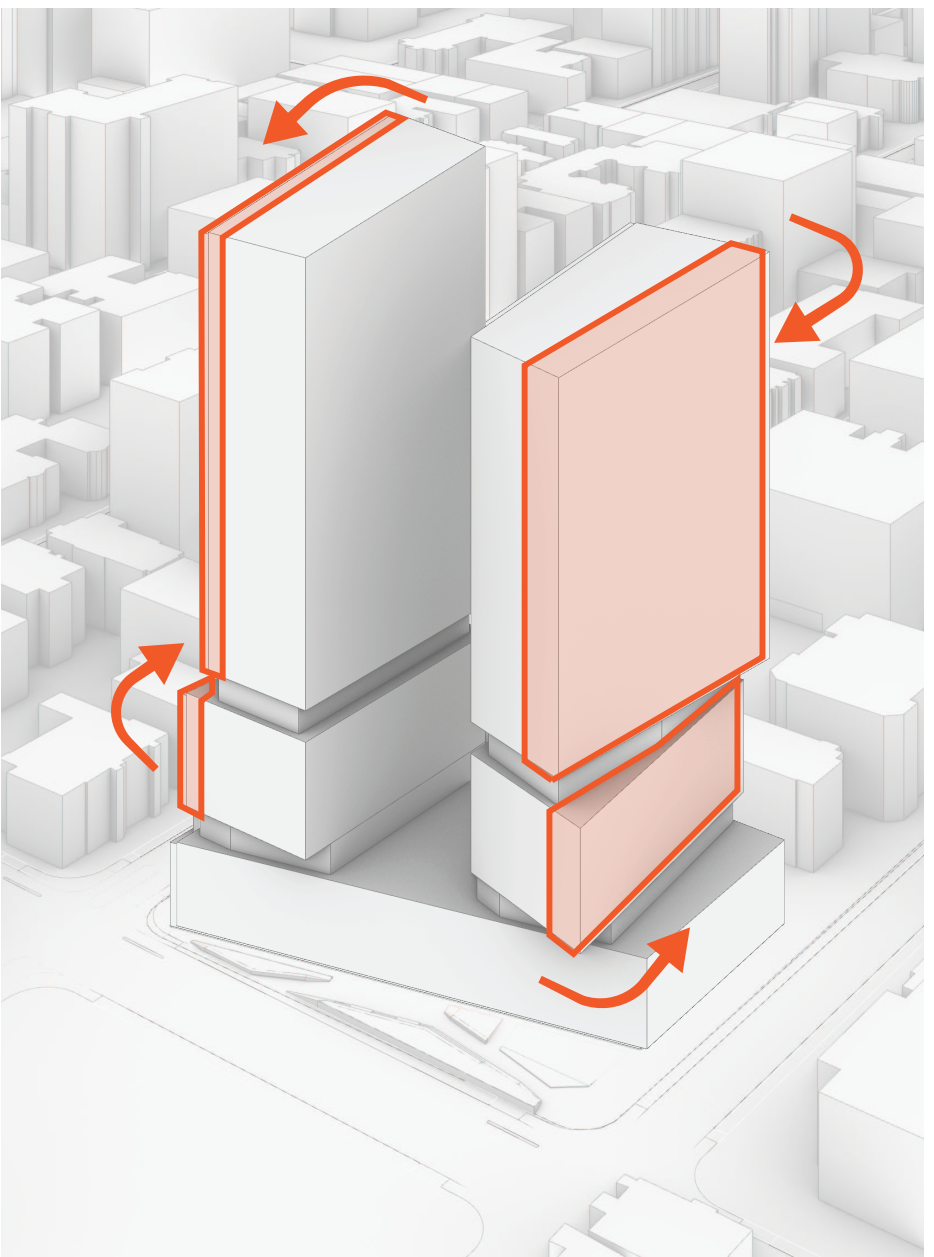
03

lift tower from  
podium to break  
mass



04

alignment of  
inner facades



05

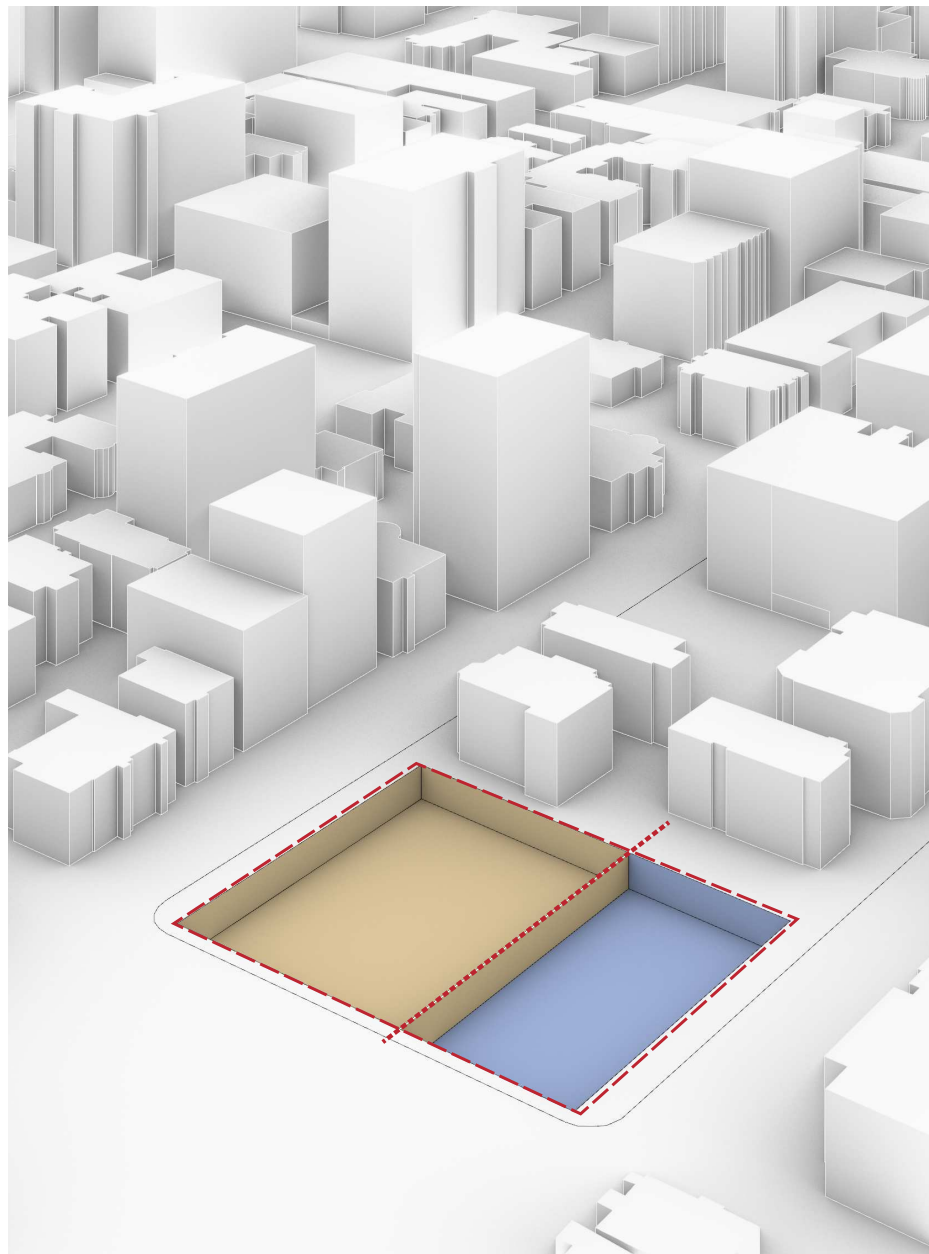
rotation of outer  
corners for view  
optimization



PHASE 1

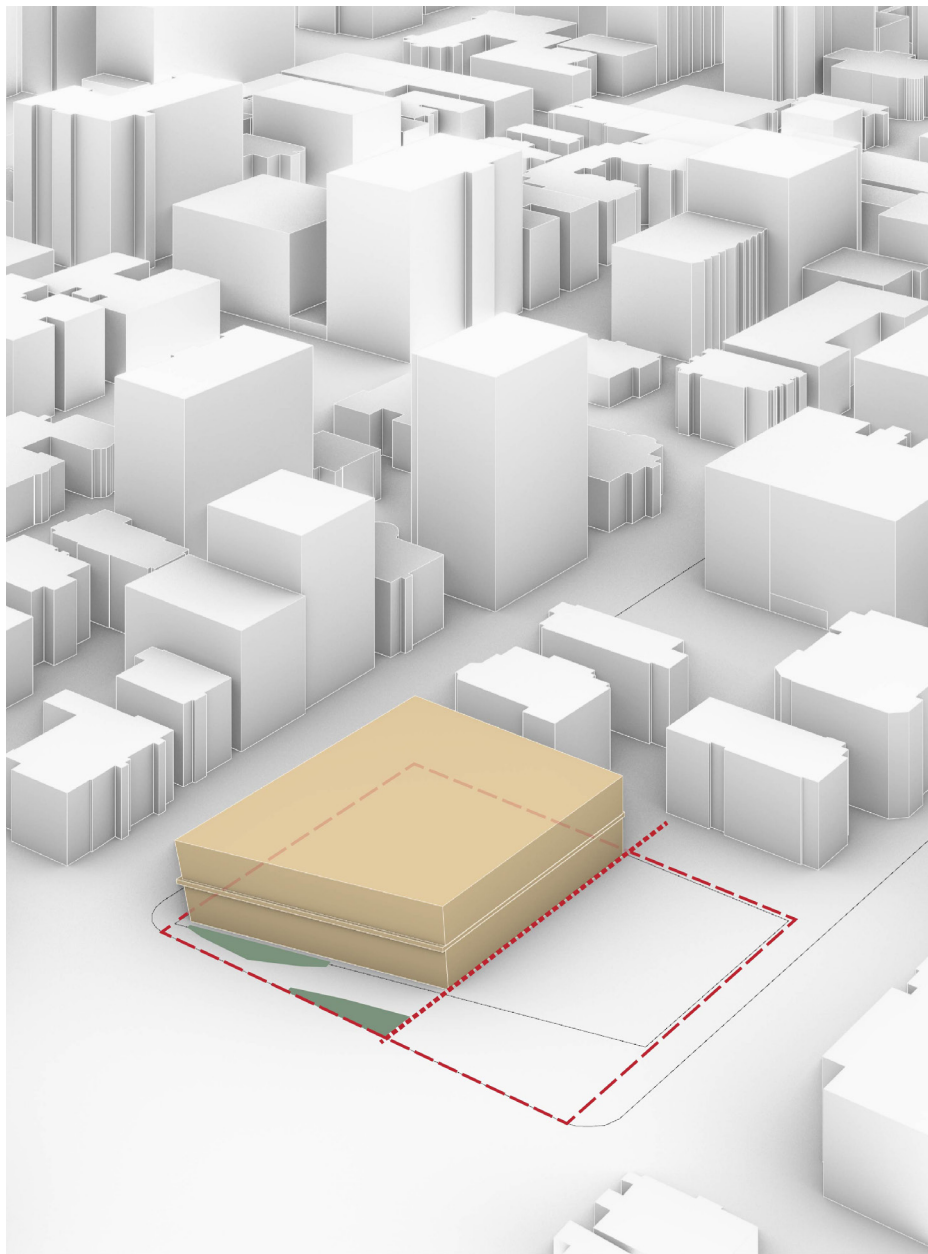


PHASE 2



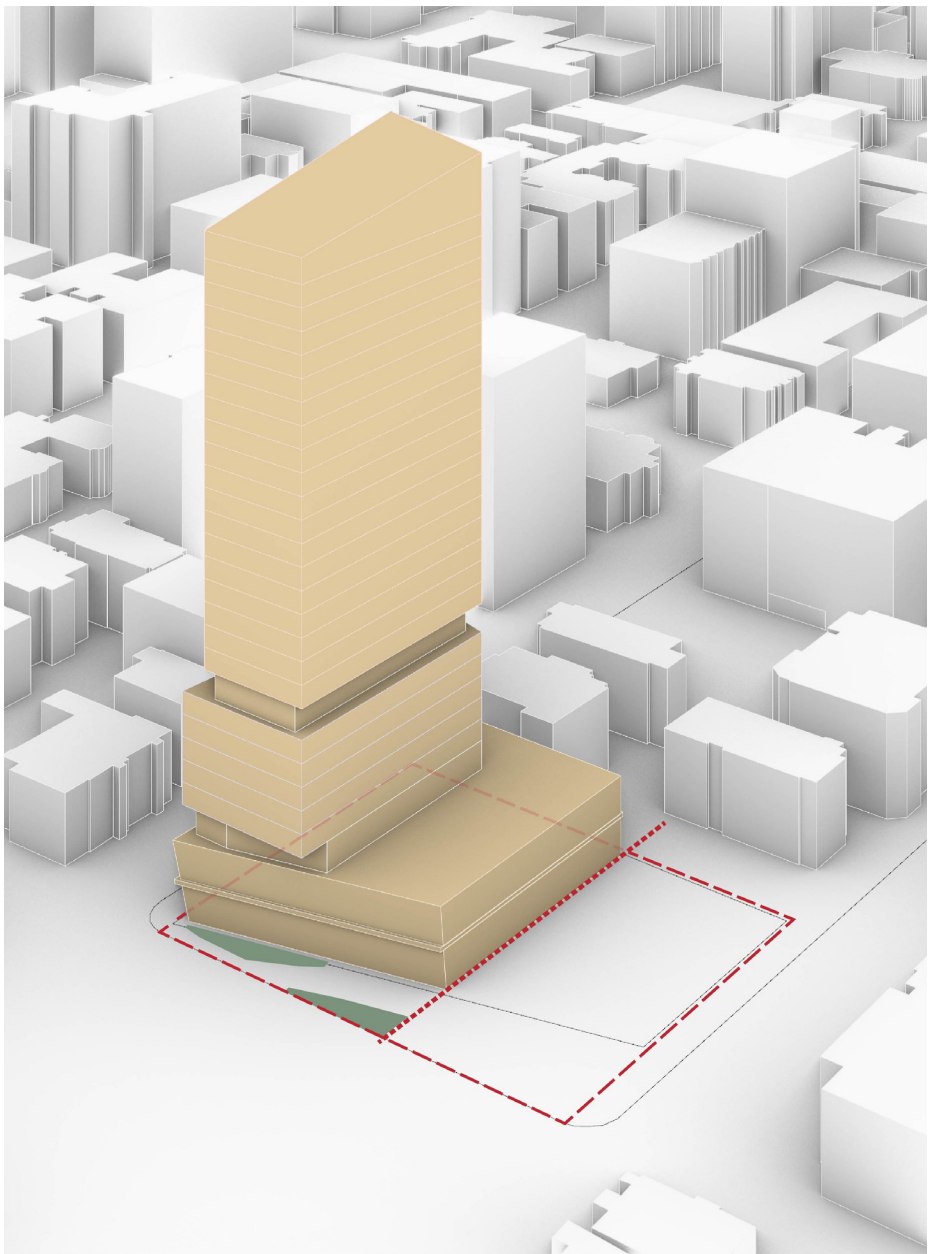
01

North Parking



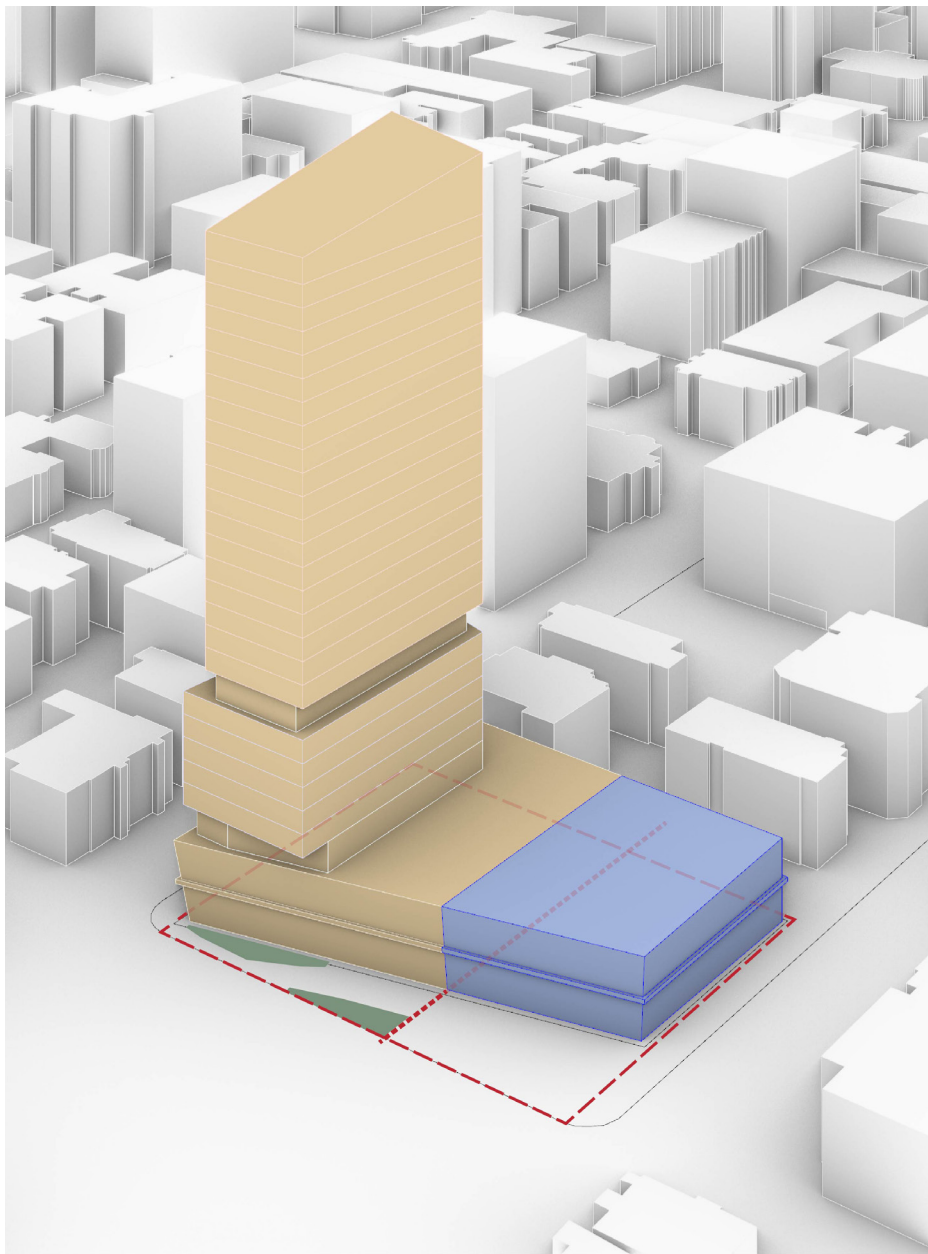
02

North Podium  
+  
Institutional Program



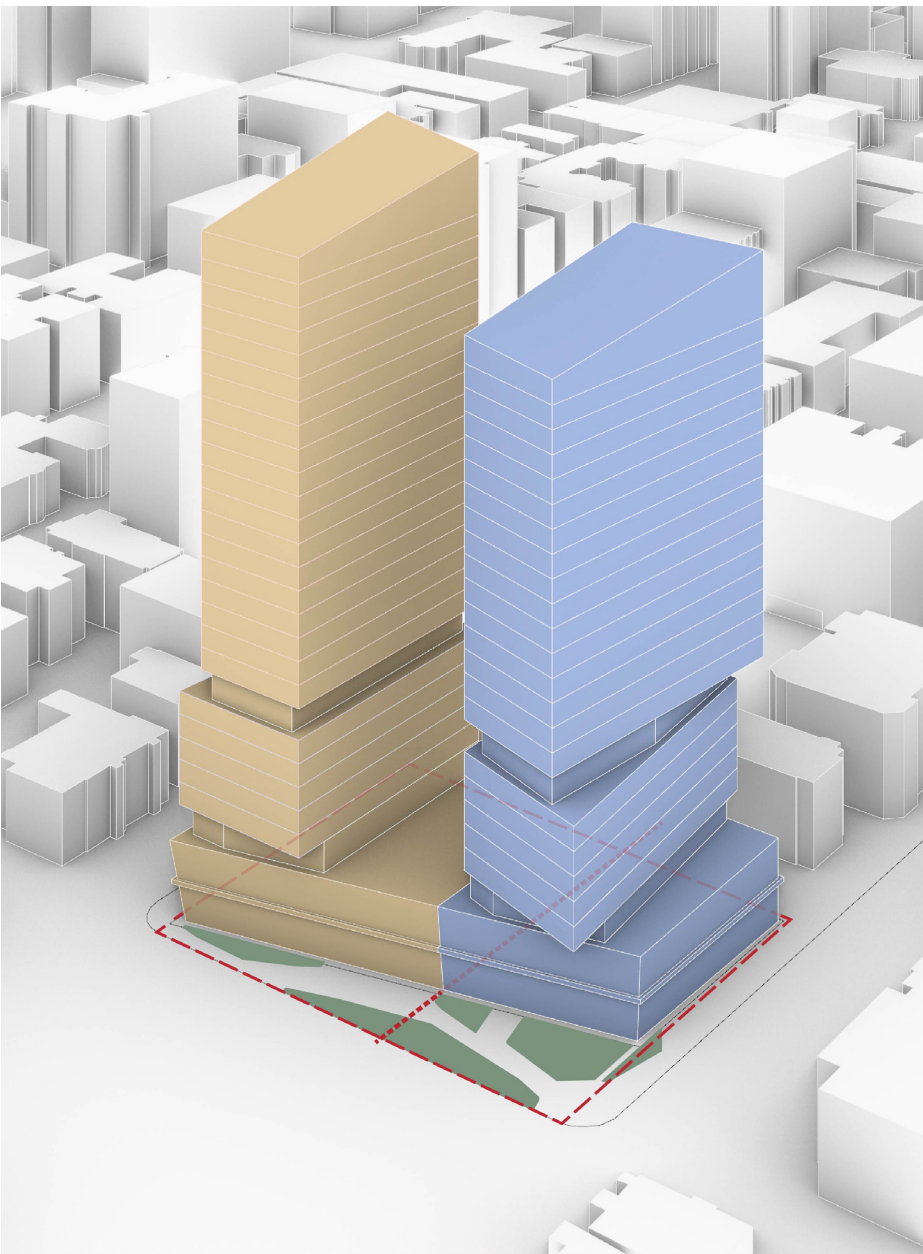
03

North Tower



04

South Podium  
+  
South Parking



05

South Tower



# 267 O'Connor Street

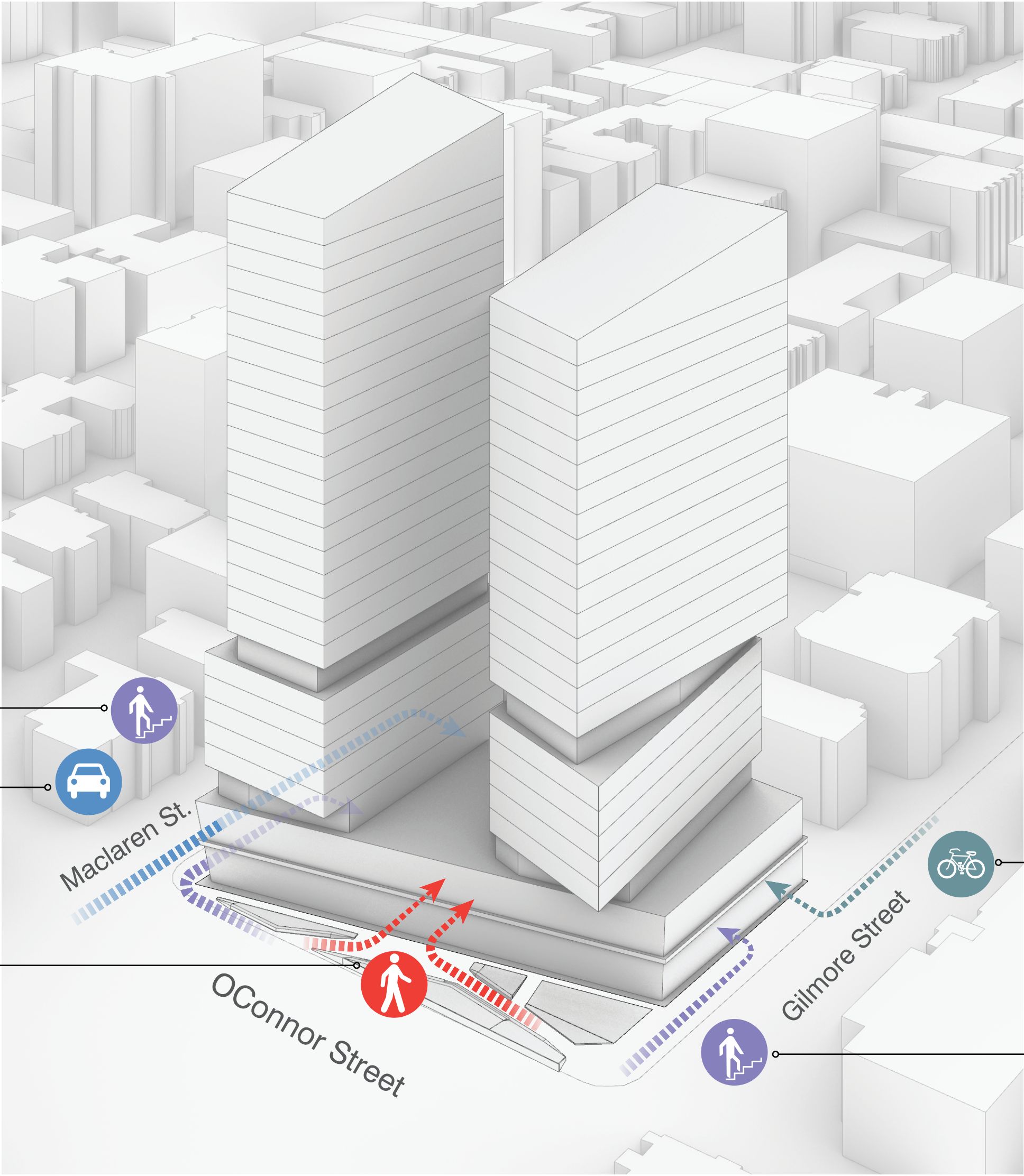
## Architectural Approach\_Accessibility



Residence Entrance

Car Parking

Public Entrance



Site Access



Bike Parking



Residence Entrance



# 267 O'Connor Street

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**Architectural Approach**\_Access From Gilmour





# 267 O'Connor Street

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# 267 O'Connor Street

## Podium\_Urban Room





# 267 O'Connor Street

## 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 adap-  
tive spaces*



# 267 O'Connor Street

## Urban Room\_Community Program Elements

Level 2

Co-working Space



Level 2

Lounge



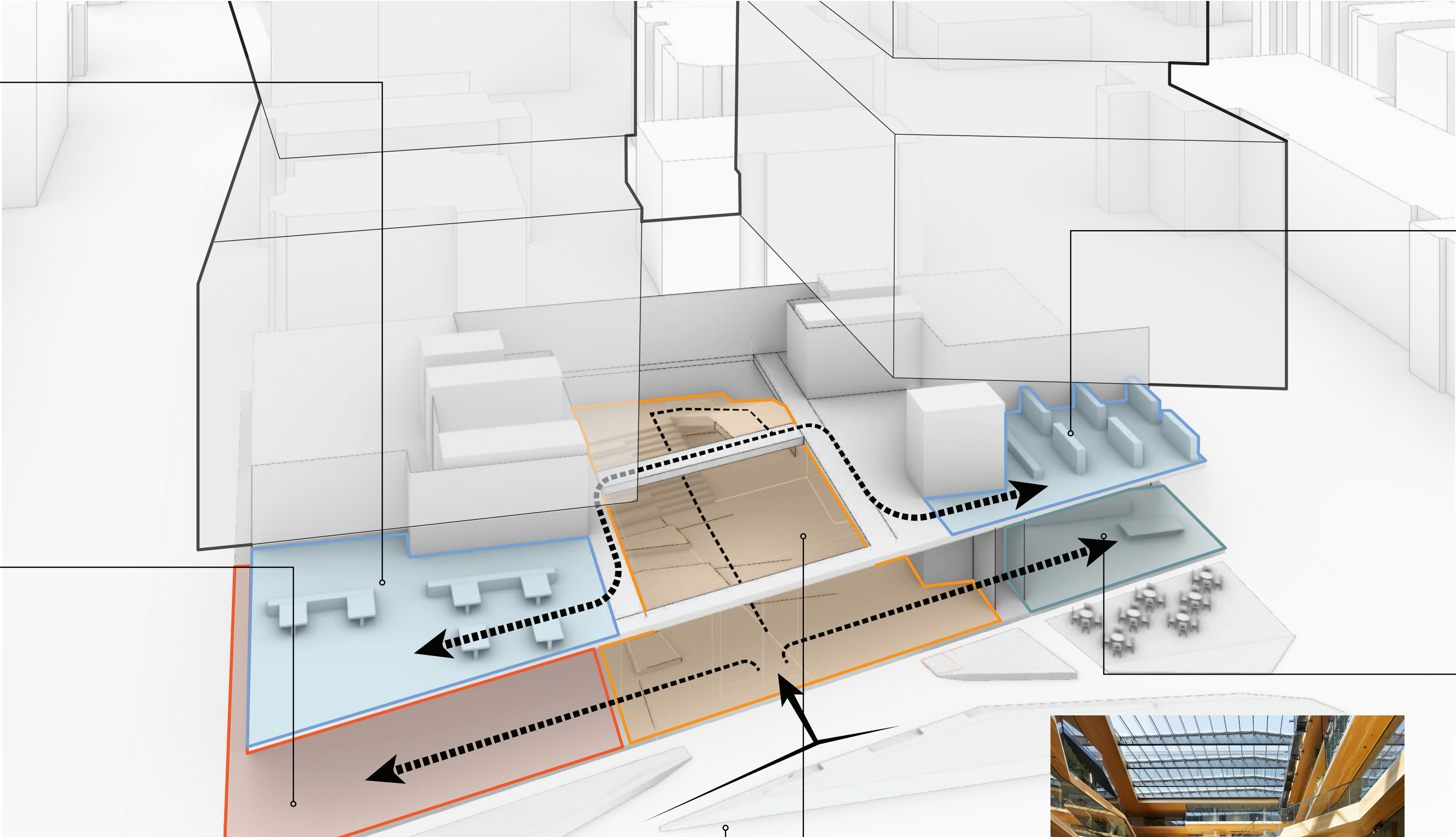
Level 1

Art Exhibition Space



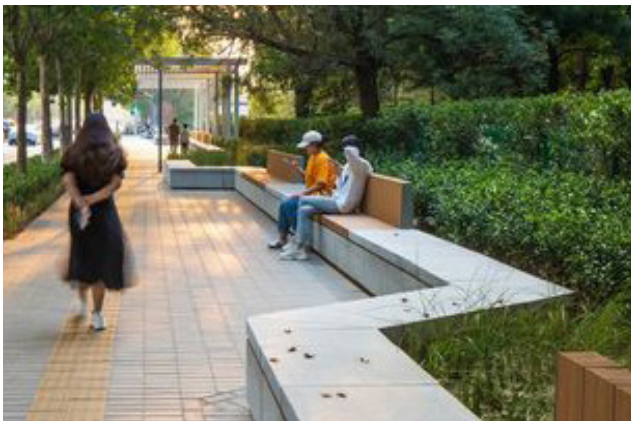
Level 1

Service Retail



Level 1

Community Garden and Plaza



Level 1

Exhibition Atrium





# 267 O'Connor Street

## Podium\_View Points

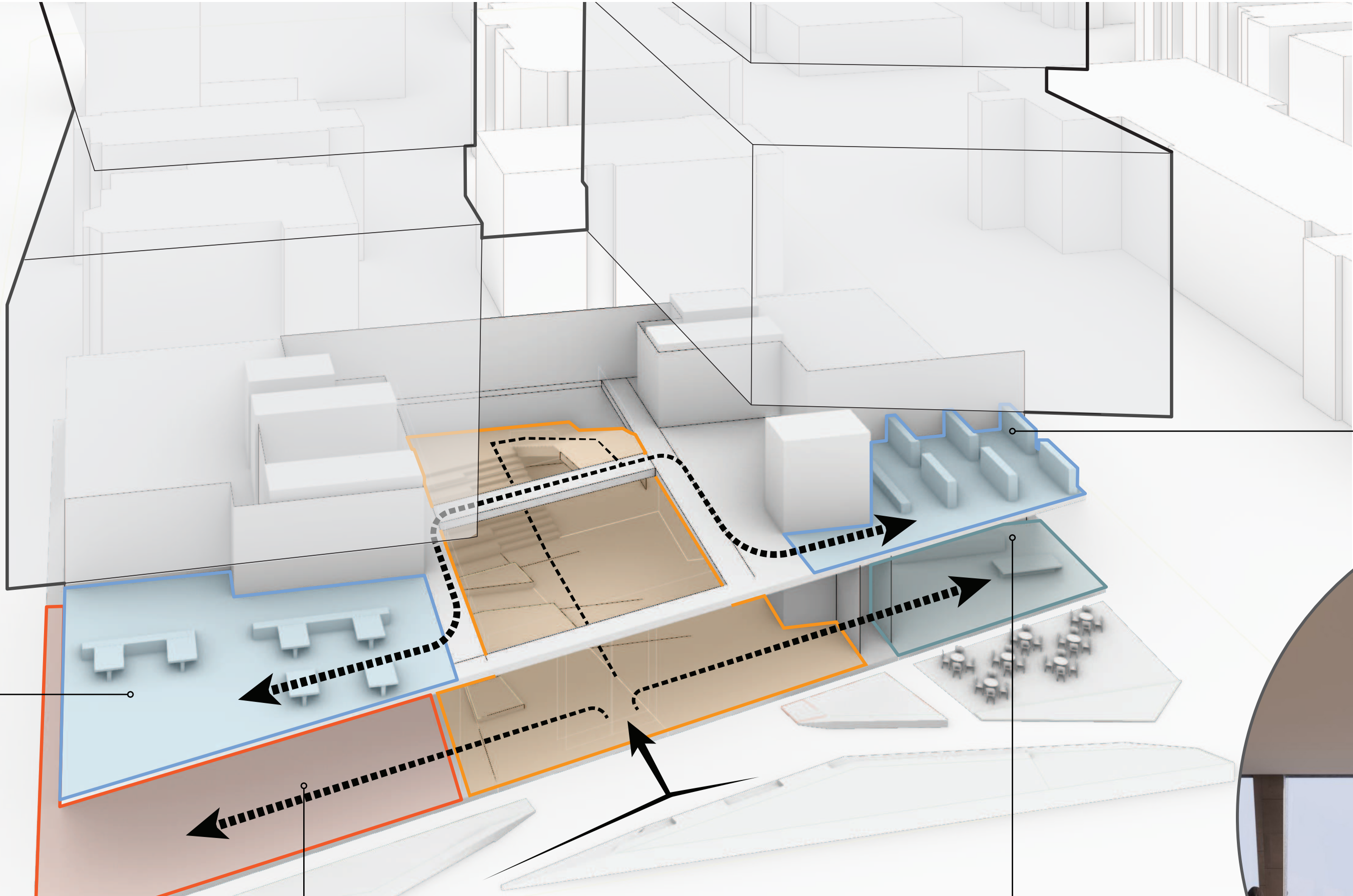


Co-working  
Space

level 2



Art Exhibition space



Level 1



Lounge

level 2



Level 1

Service Retail



# 267 O'Connor Street

## Podium\_View Points





# 267 O'Connor Street

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**Podium**\_View Point S/W corner



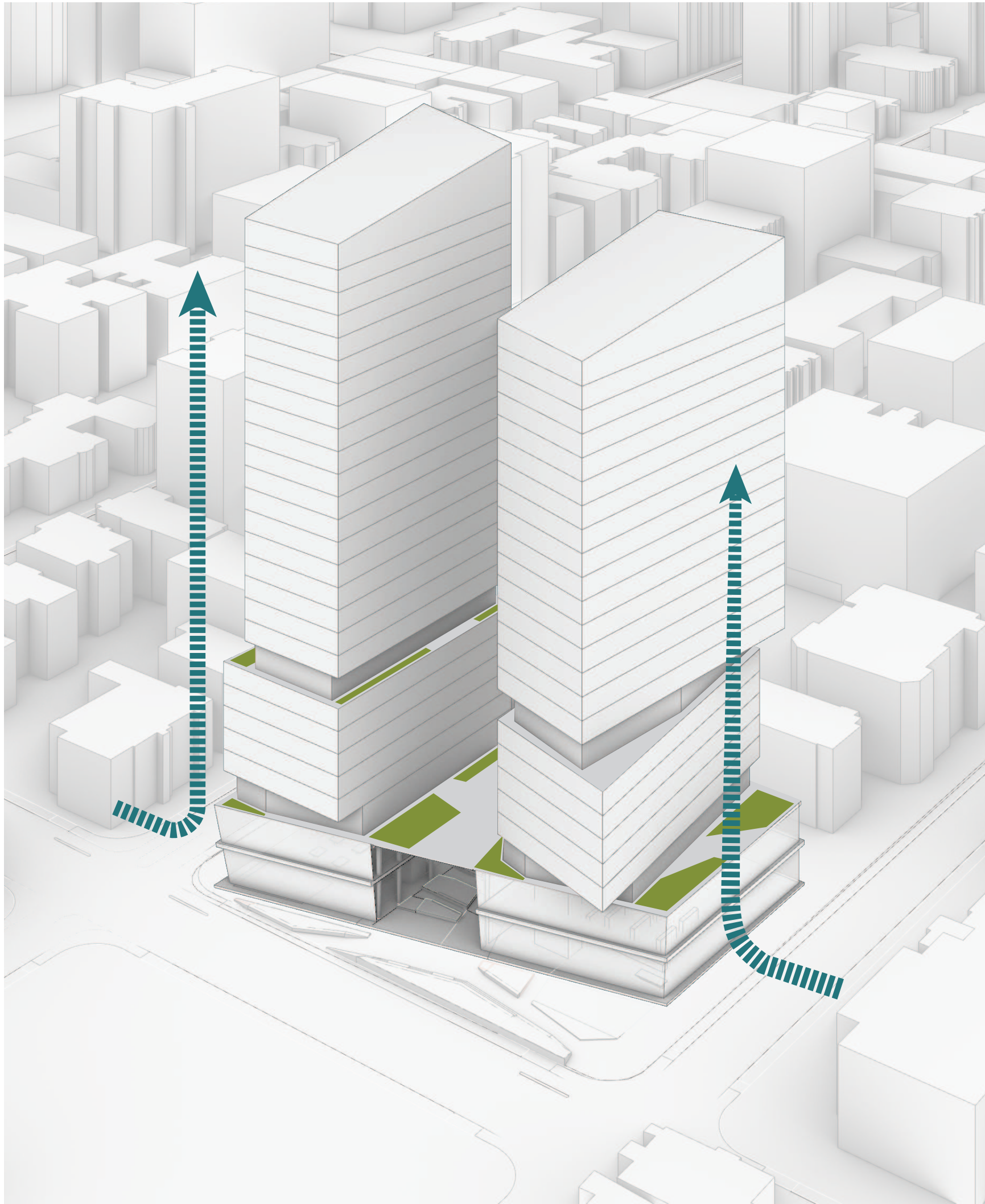


# 267 O'Connor Street

Podium\_Landscape



**Landscape Approach**  
merging the exterior with the atrium

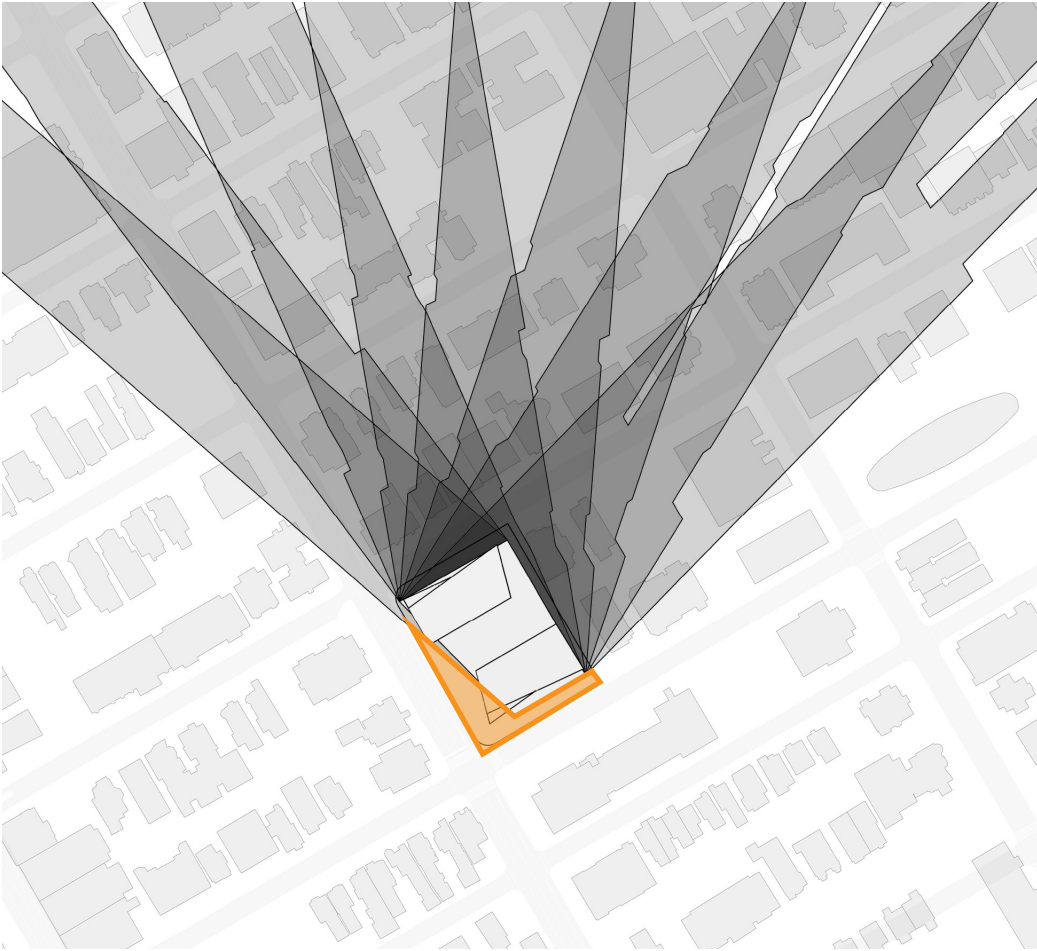


**Vertical garden**  
terraces and green pockets

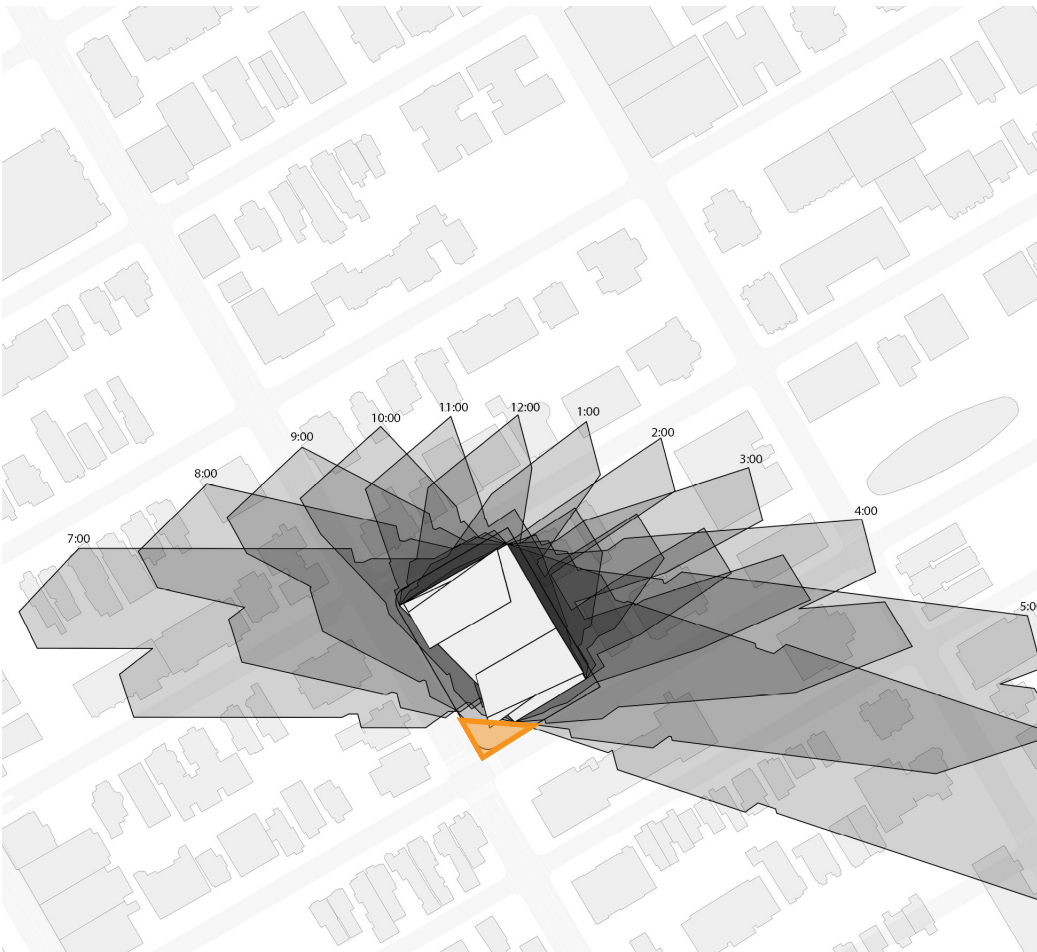


# 267 O'Connor Street

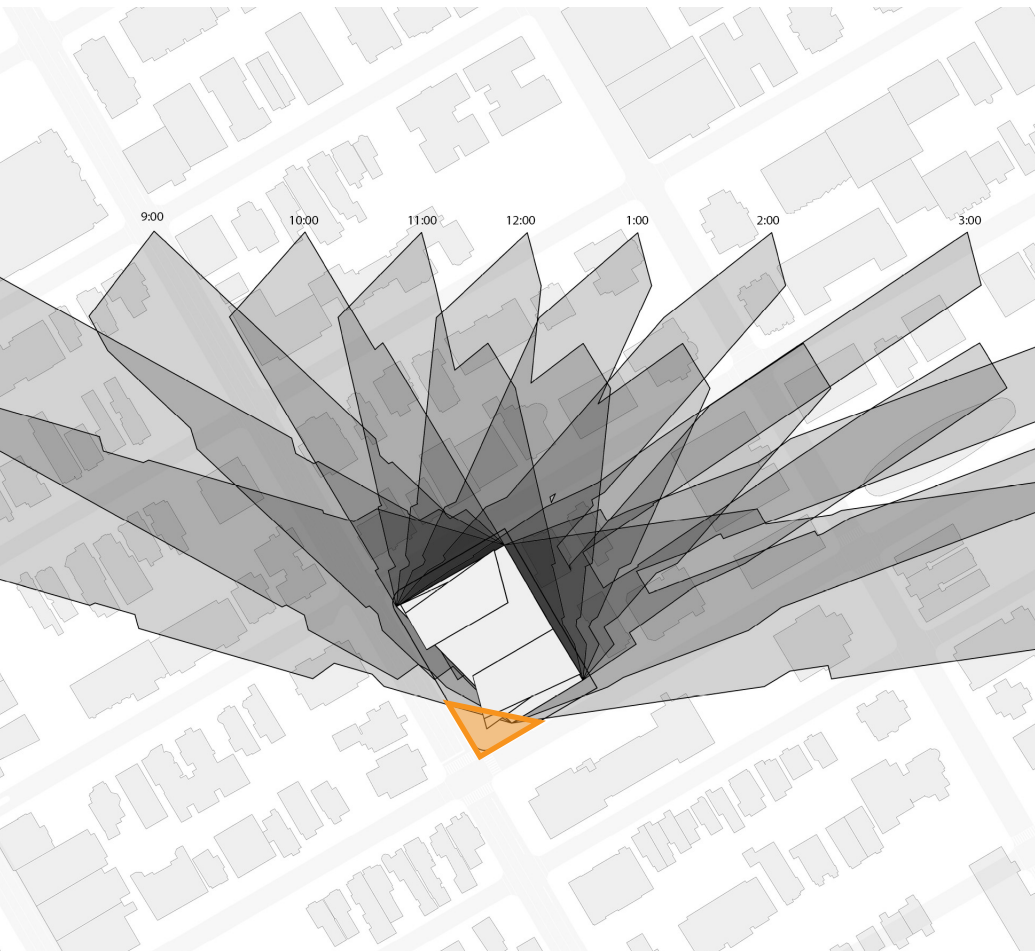
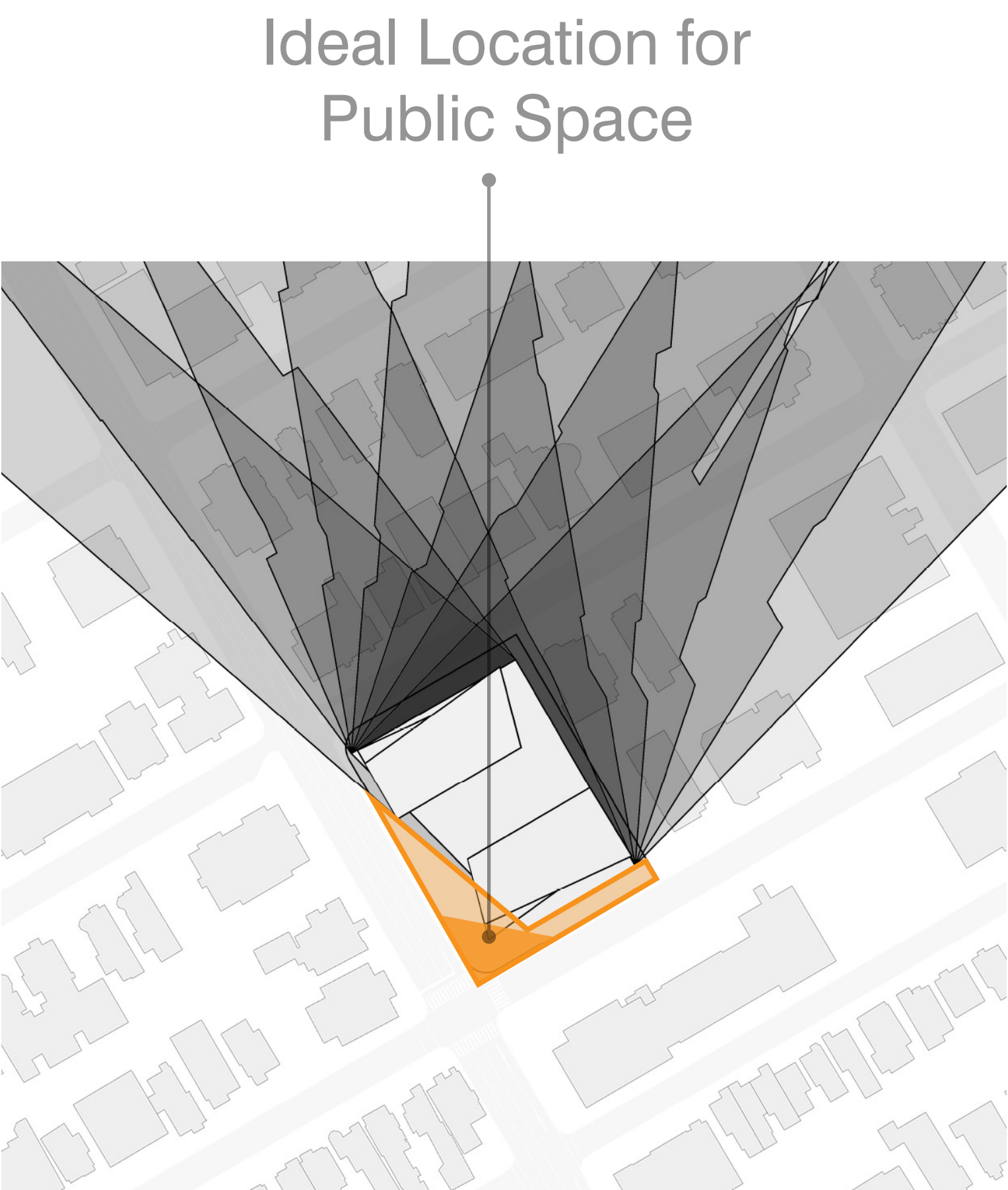
## Podium\_Context and Sun Impact Analysis



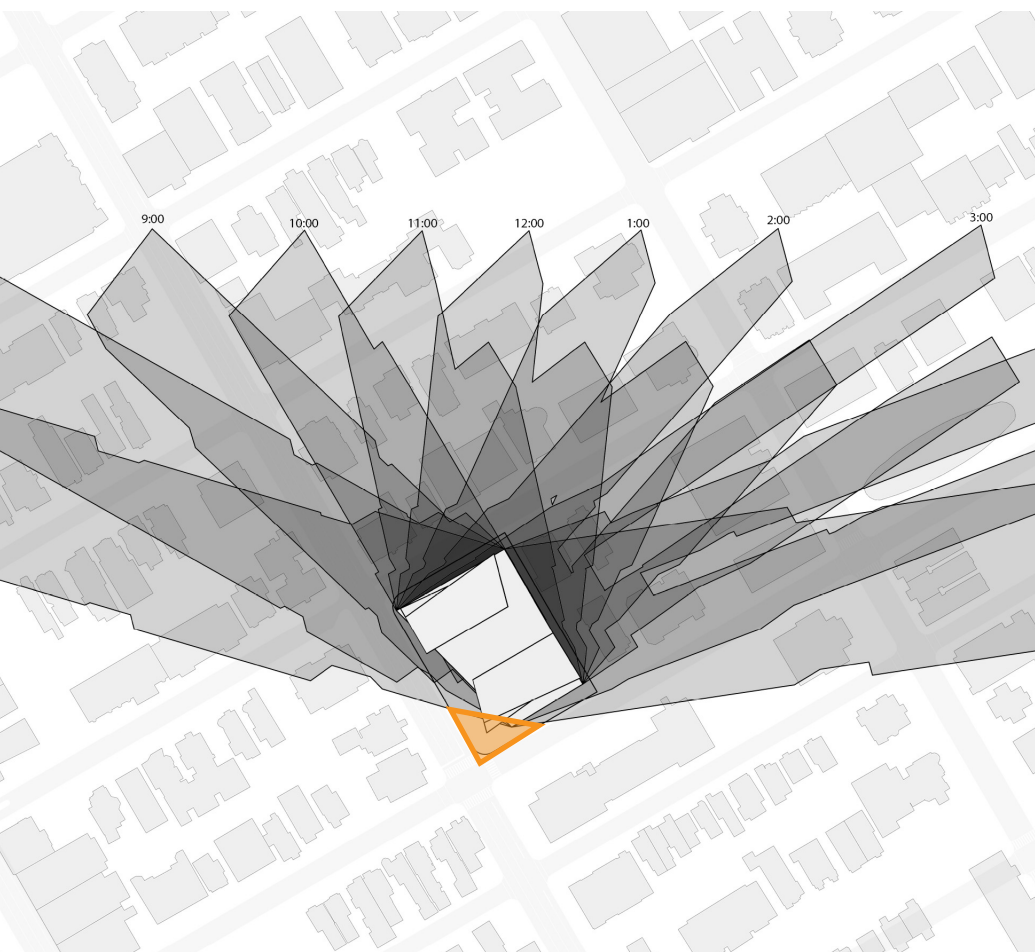
December 22



June 22



March 21

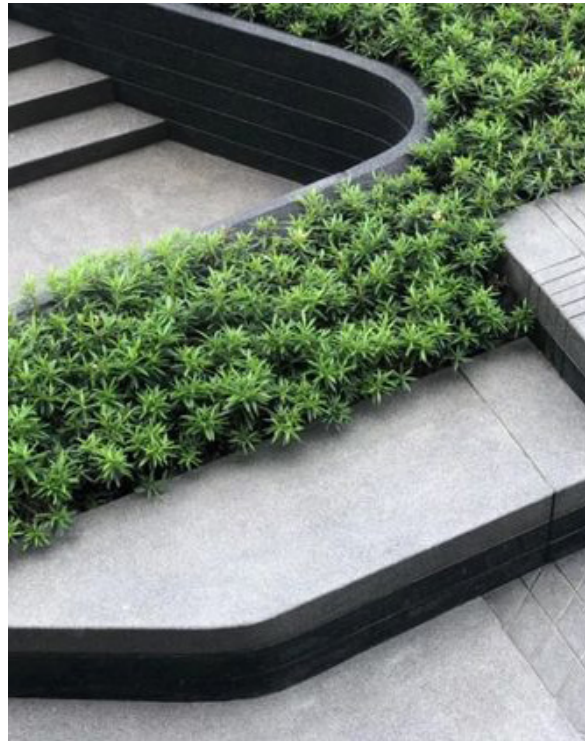


September 22



# 267 O'Connor Street

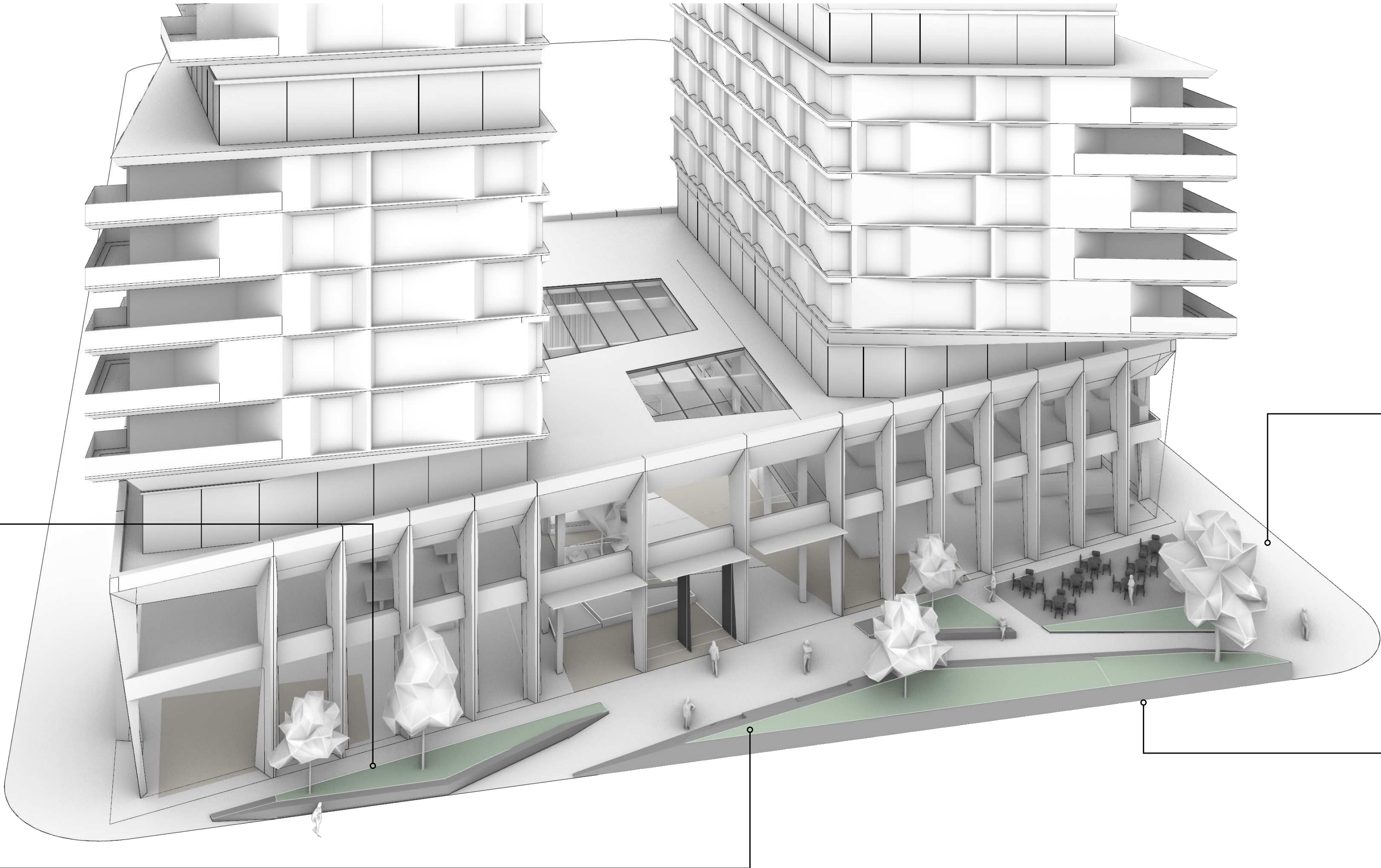
## Podium\_Landscape



Intergrated Seating



Blended Greenscapes



Merging into Urban Landscape

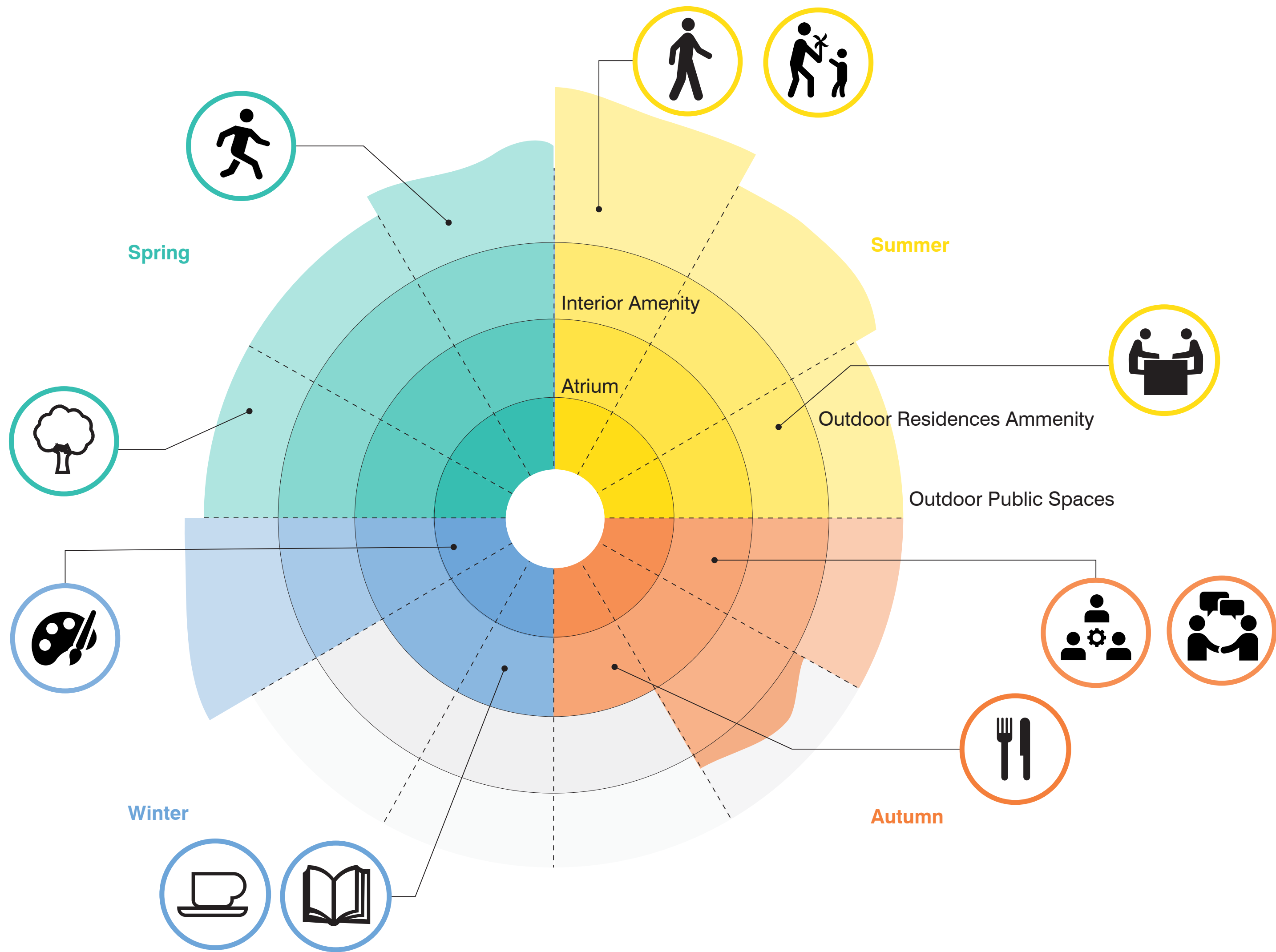


Integrated Vegetation



# 267 O'Connor Street

Public Realm\_Community Program Elements



365 Days of Active Community Programs



# 267 O'Connor Street

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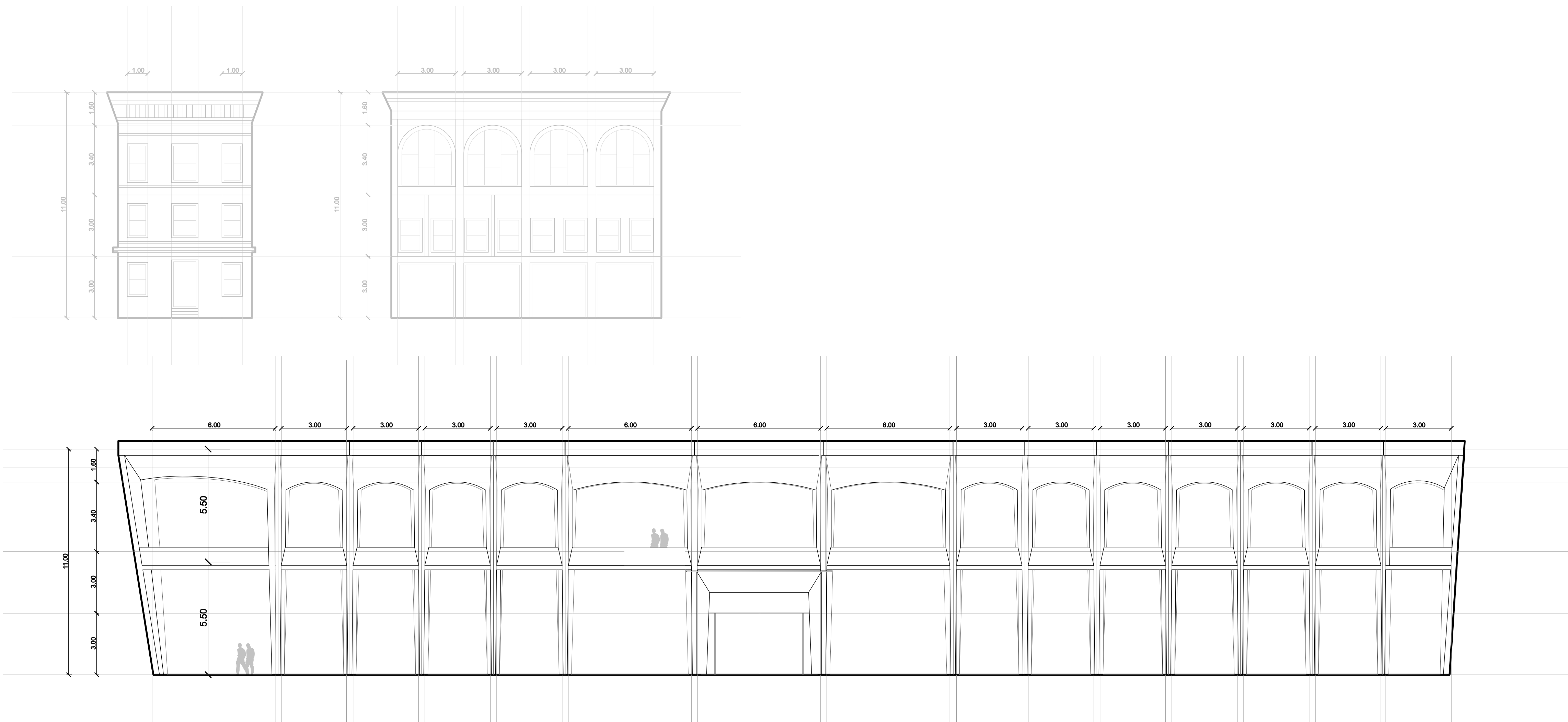
**Podium**\_View Point N/W corner





# 267 O'Connor Street

Podium\_Heritage Facade



Heritage Podium Elevation



# 267 O'Connor Street

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## Podium\_View Points





# 267 O'Connor Street

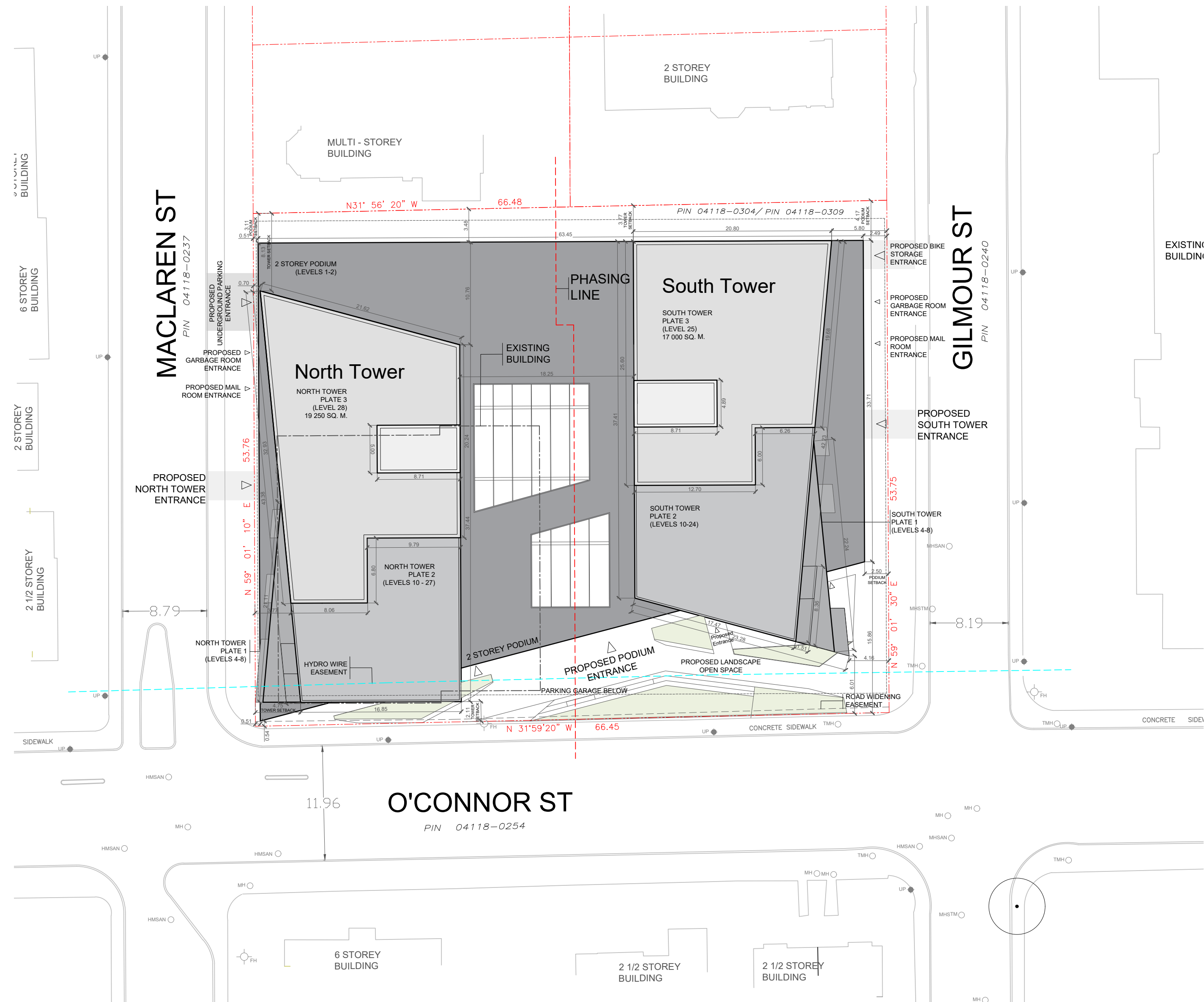
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- 7\_ Sustainability Approach





## Site Plan

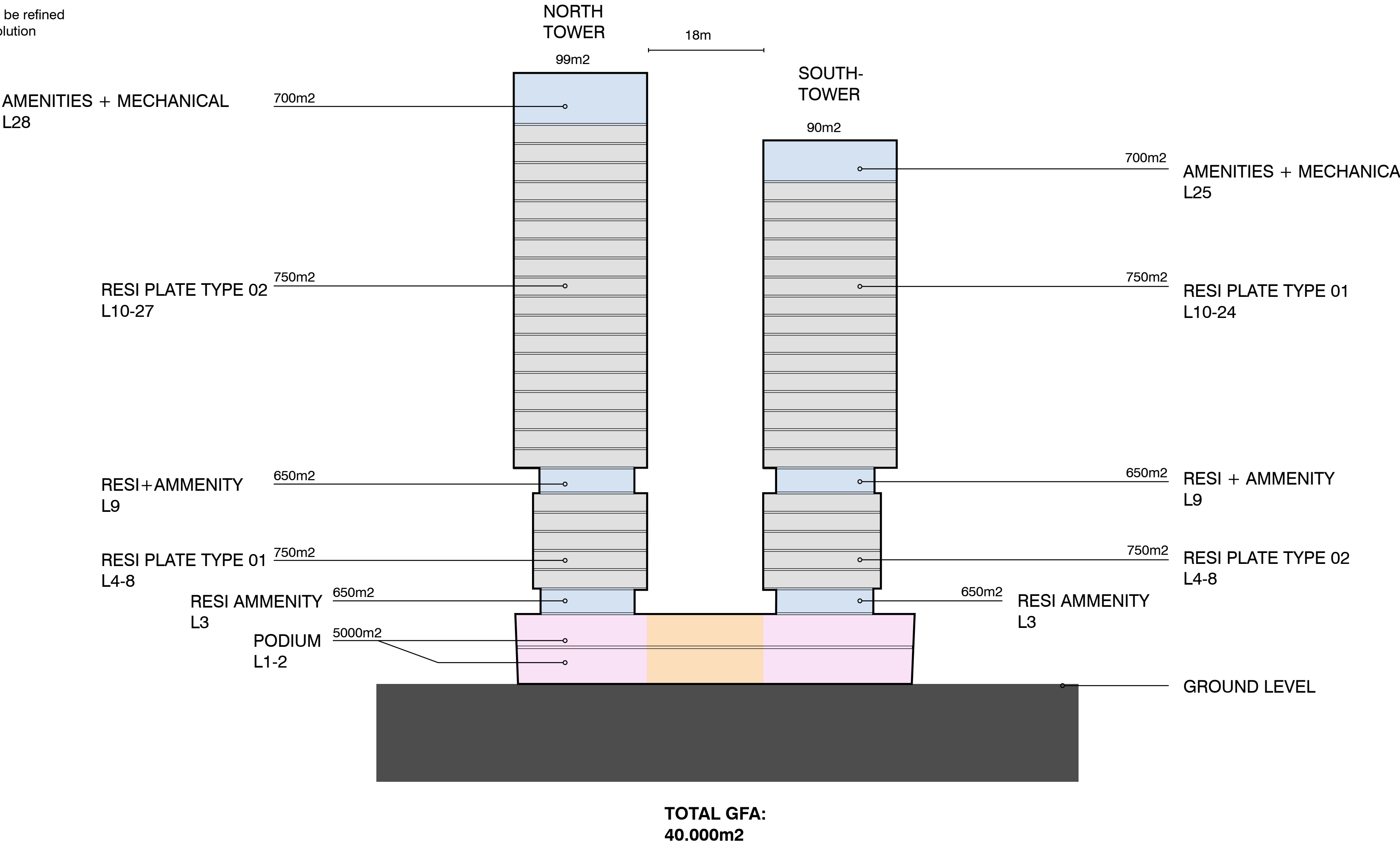




# 267 O'Connor Street

## Program

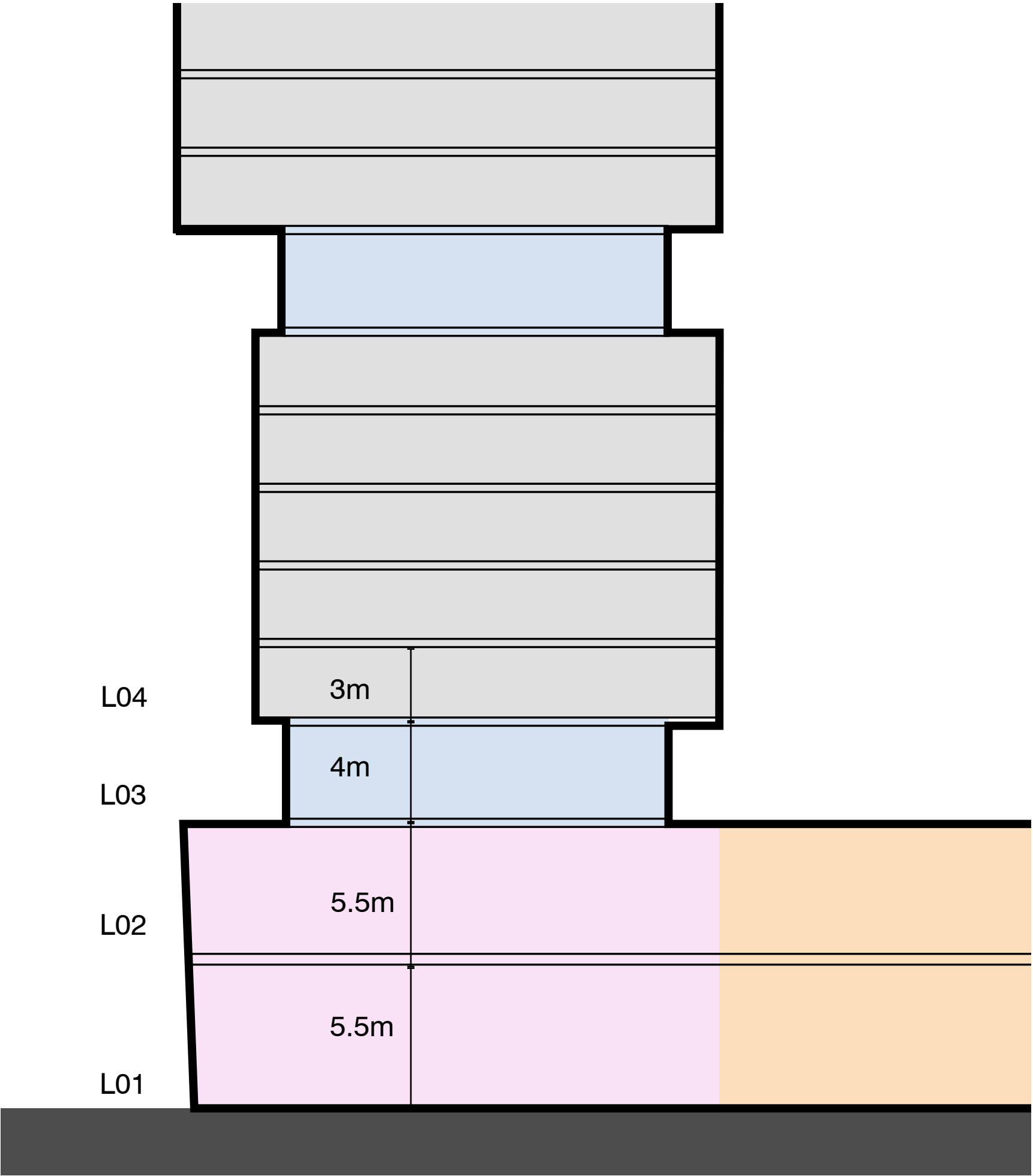
\*All areas are approximate, to be refined upon further architectural resolution





# 267 O'Connor Street

## Program



Section

NORTH TOWER		units	SOUTH TOWER		units	PODIUM	units		
			0		0	5000	12		
650	5		650	4					
750	10		750	10					
750	10		750	10					
750	10		750	10		5000	12		
750	10		750	10					
750	10		750	10					
650	5		650	4					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
750	9		750	10					
700	0		700	0					
19250			17000			5000		TOTAL (m2)	41250
	222			208			12	TOTAL units	442

Unit Count / GFA



## 267 O'Connor Street

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Views\_S/W corner





## 267 O'Connor Street

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View \_N/W corner





# 267 O'Connor Street

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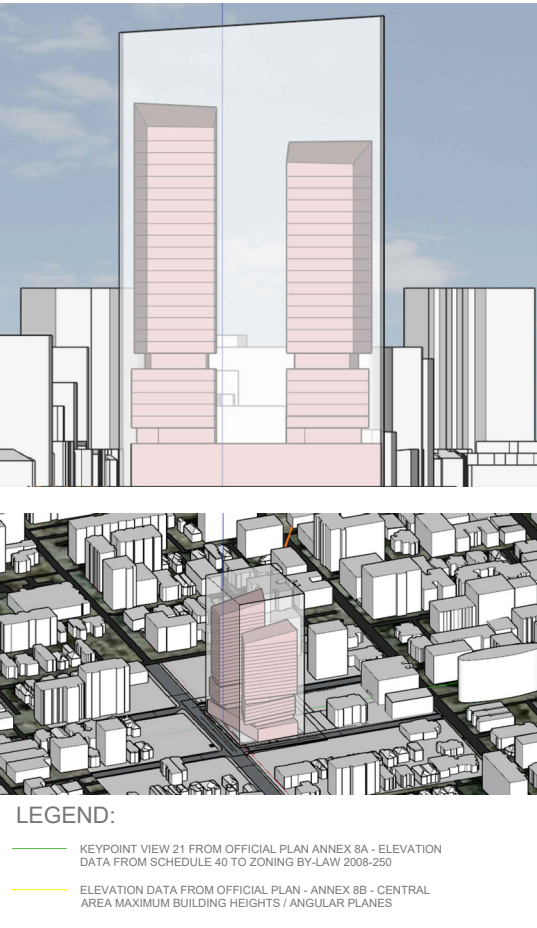
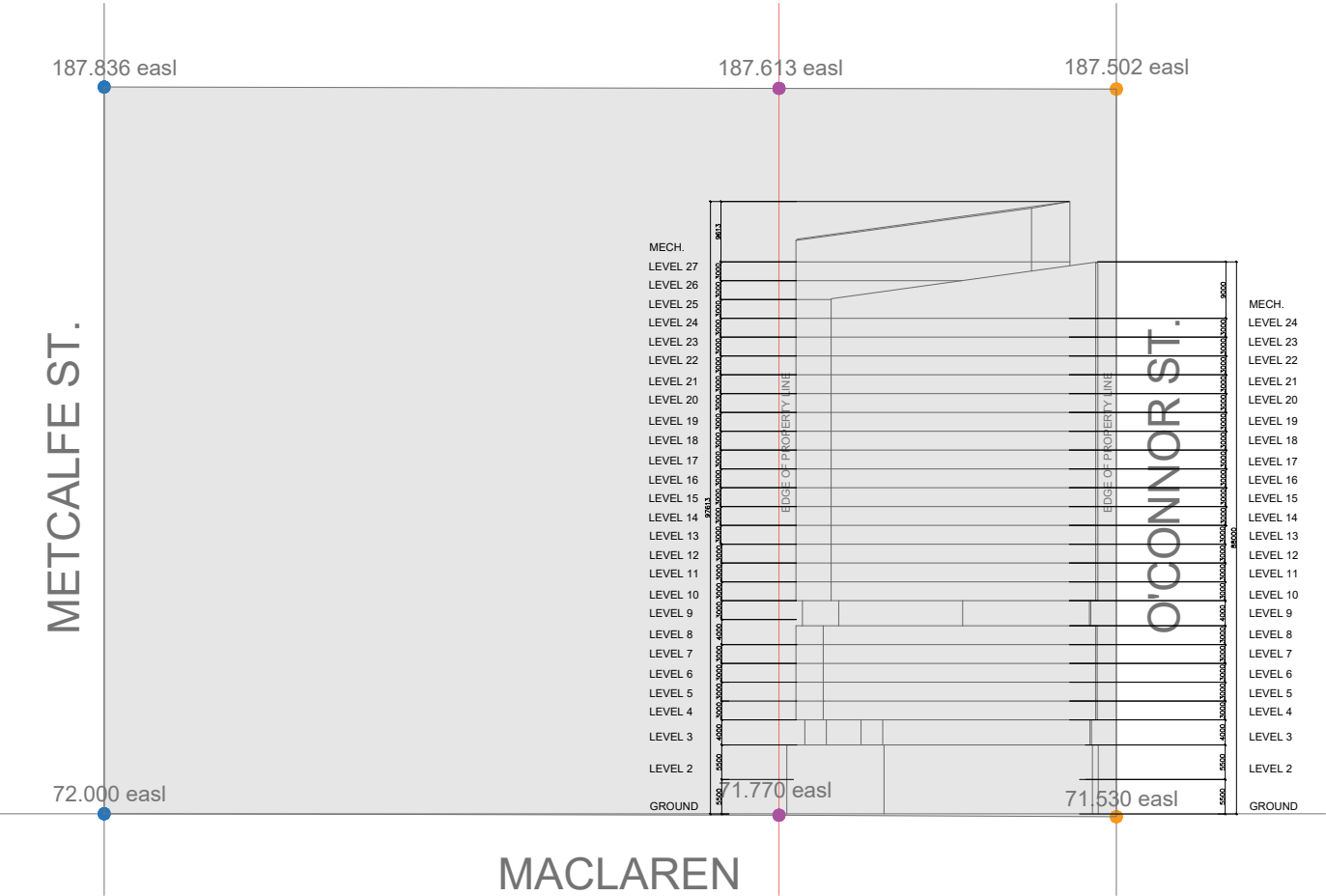
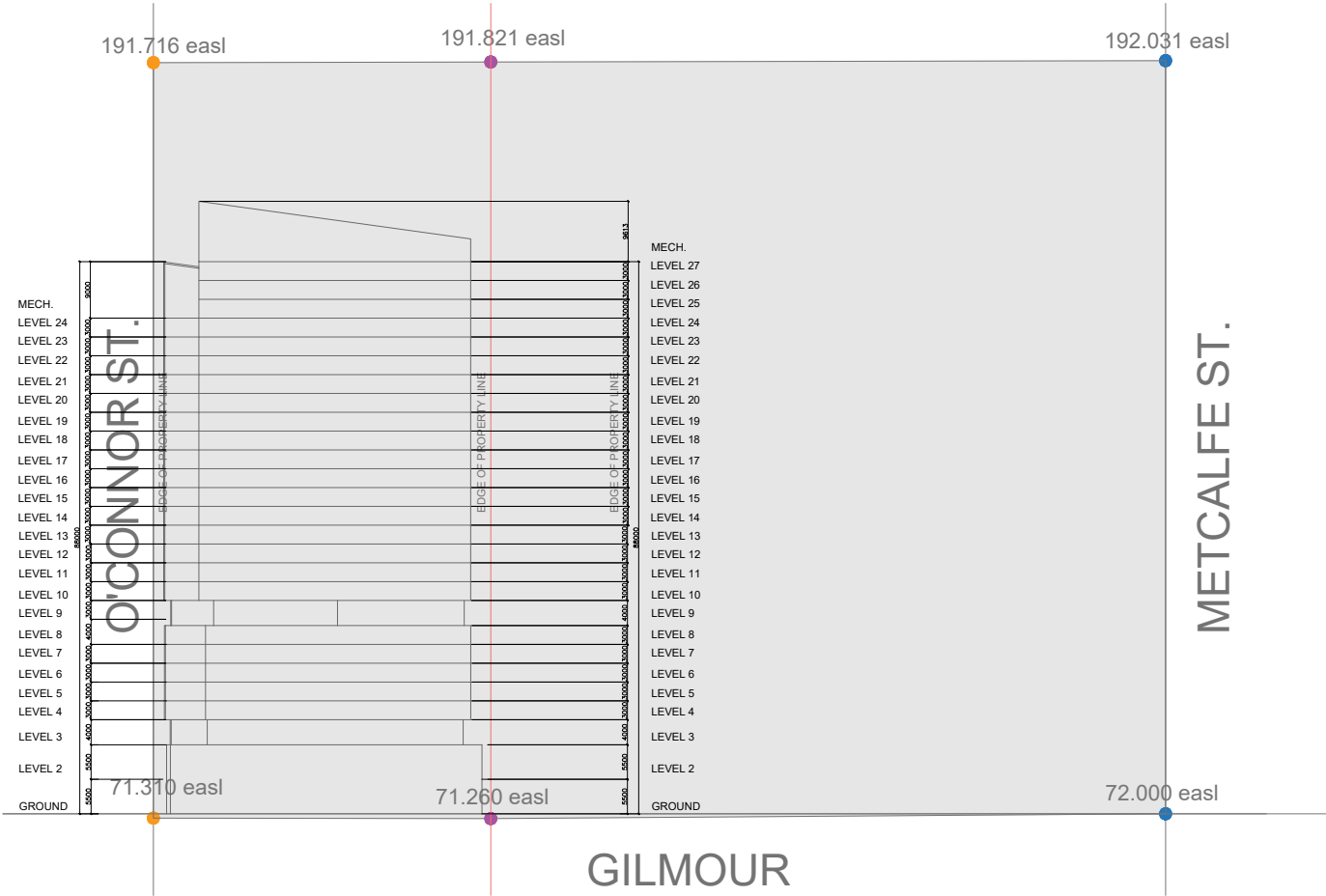
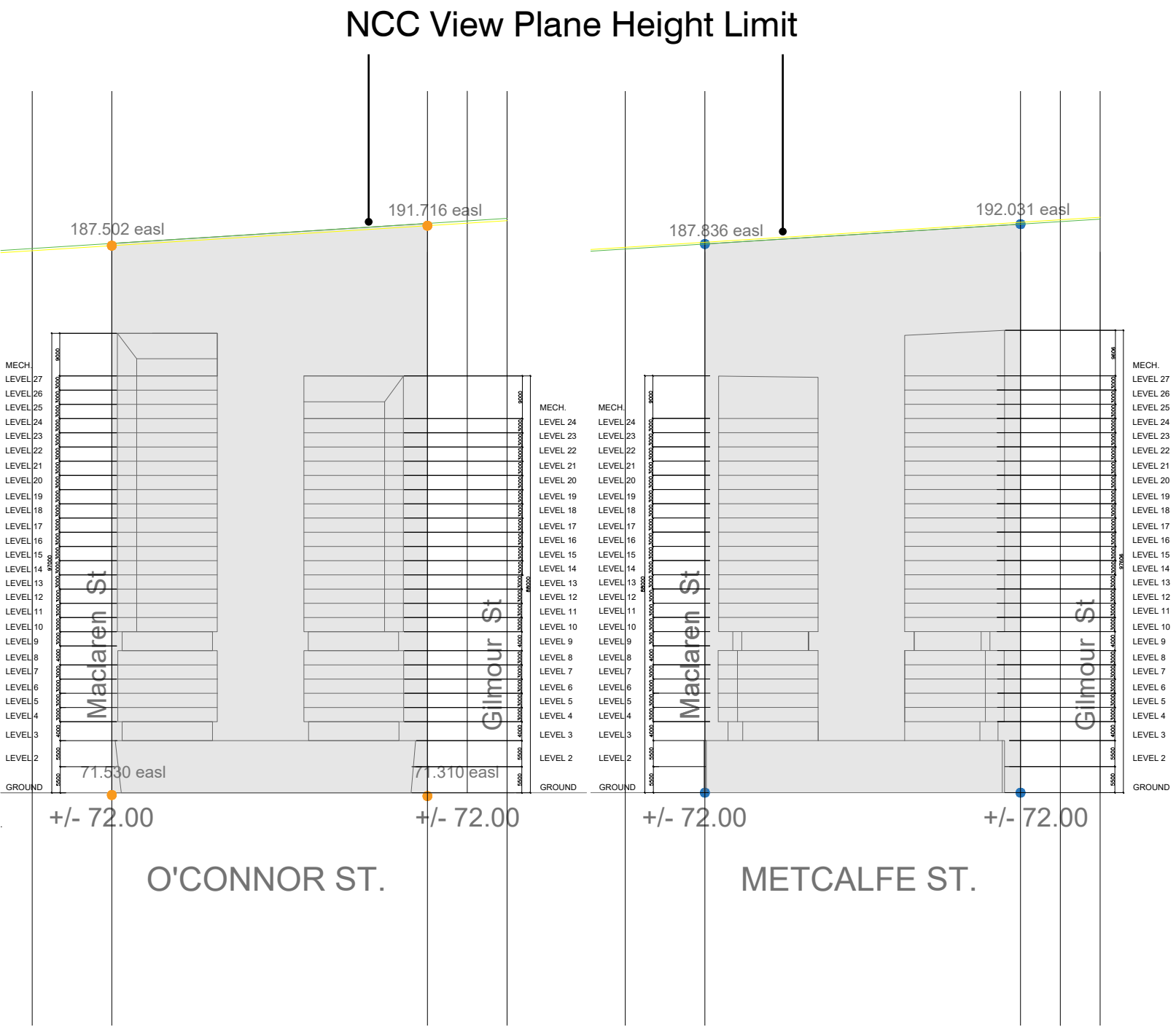
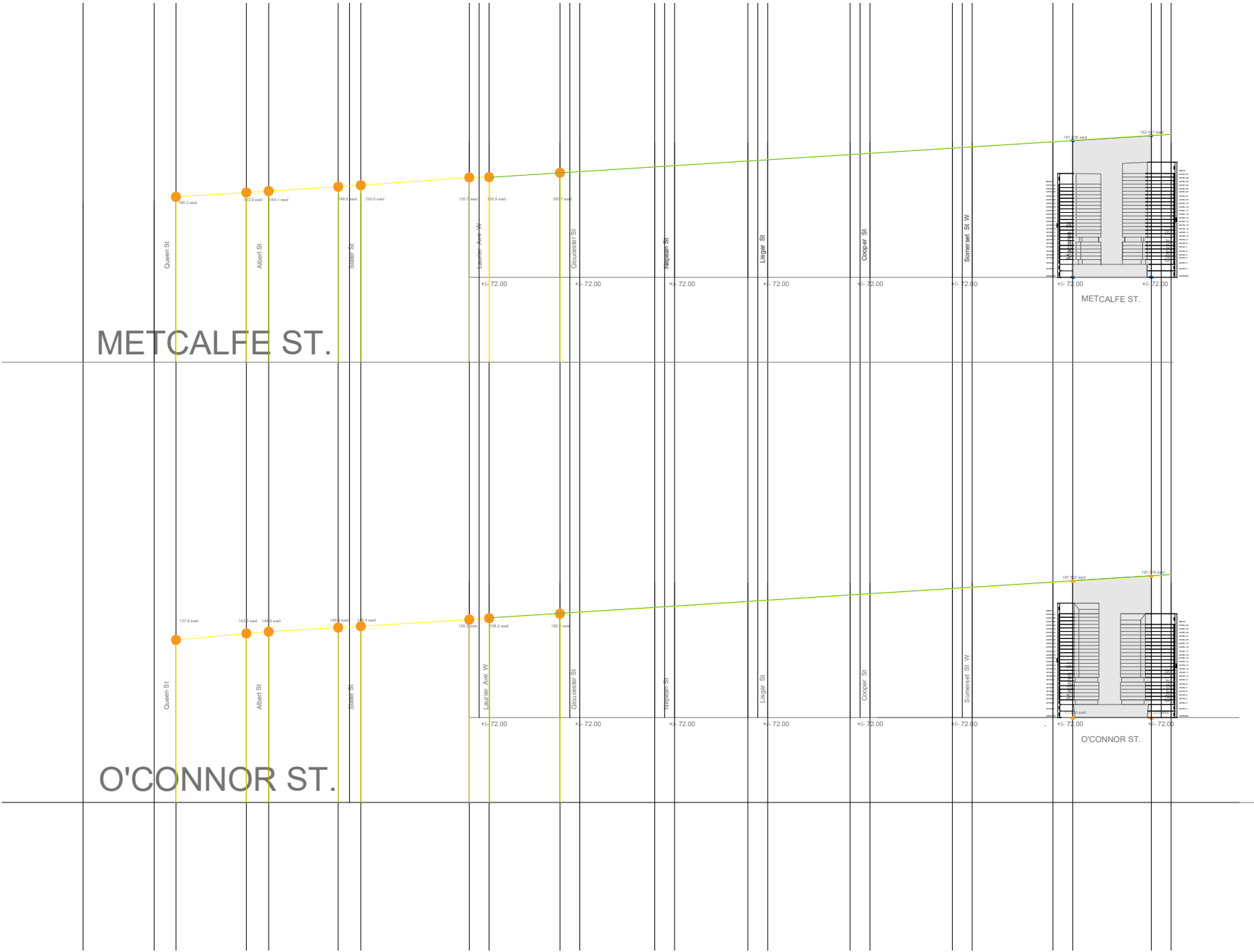
View \_N/E corner





# 267 O'Connor Street

Towers\_View Plane Diagram

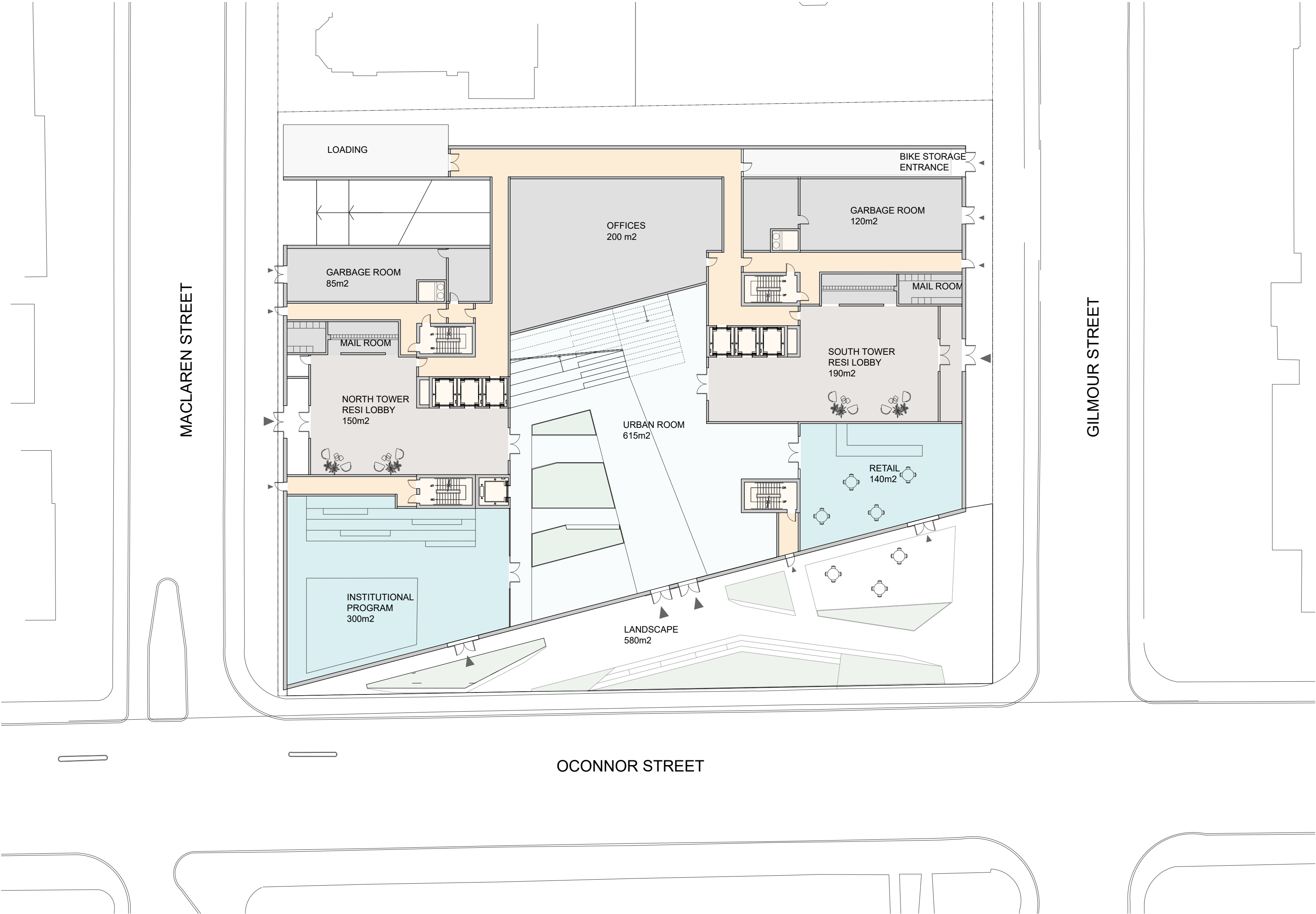


LEGEND:  
— KEYPOINT VIEW 21 FROM OFFICIAL PLAN ANNEX 8A - ELEVATION  
DATA FROM SCHEDULE 40 TO ZONING BY-LAW 2008-250  
— ELEVATION DATA FROM OFFICIAL PLAN - ANNEX 8B - CENTRAL  
AREA MAXIMUM BUILDING HEIGHTS / ANGULAR PLANES



# 267 O'Connor Street

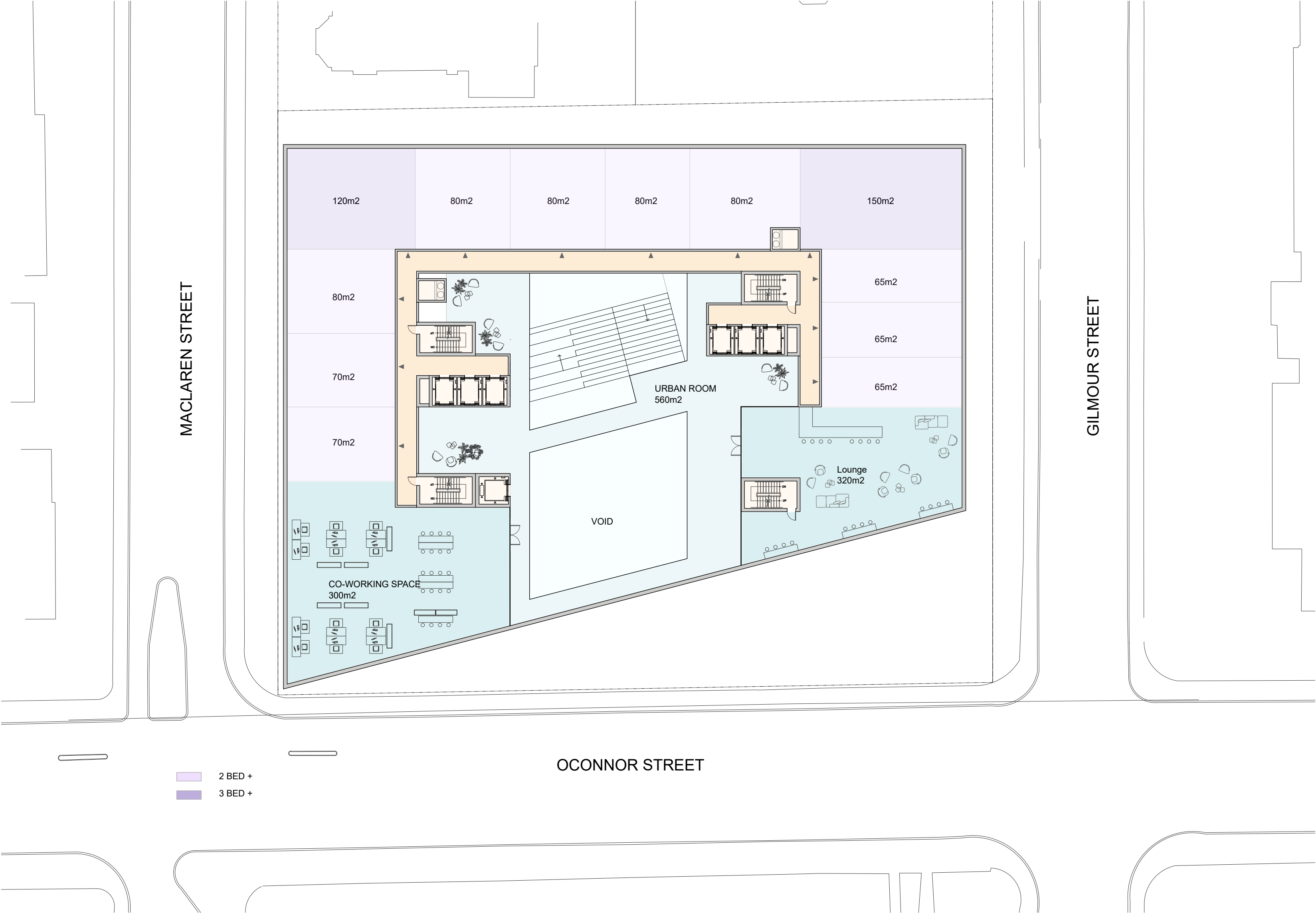
Plan\_Level 01





# 267 O'Connor Street

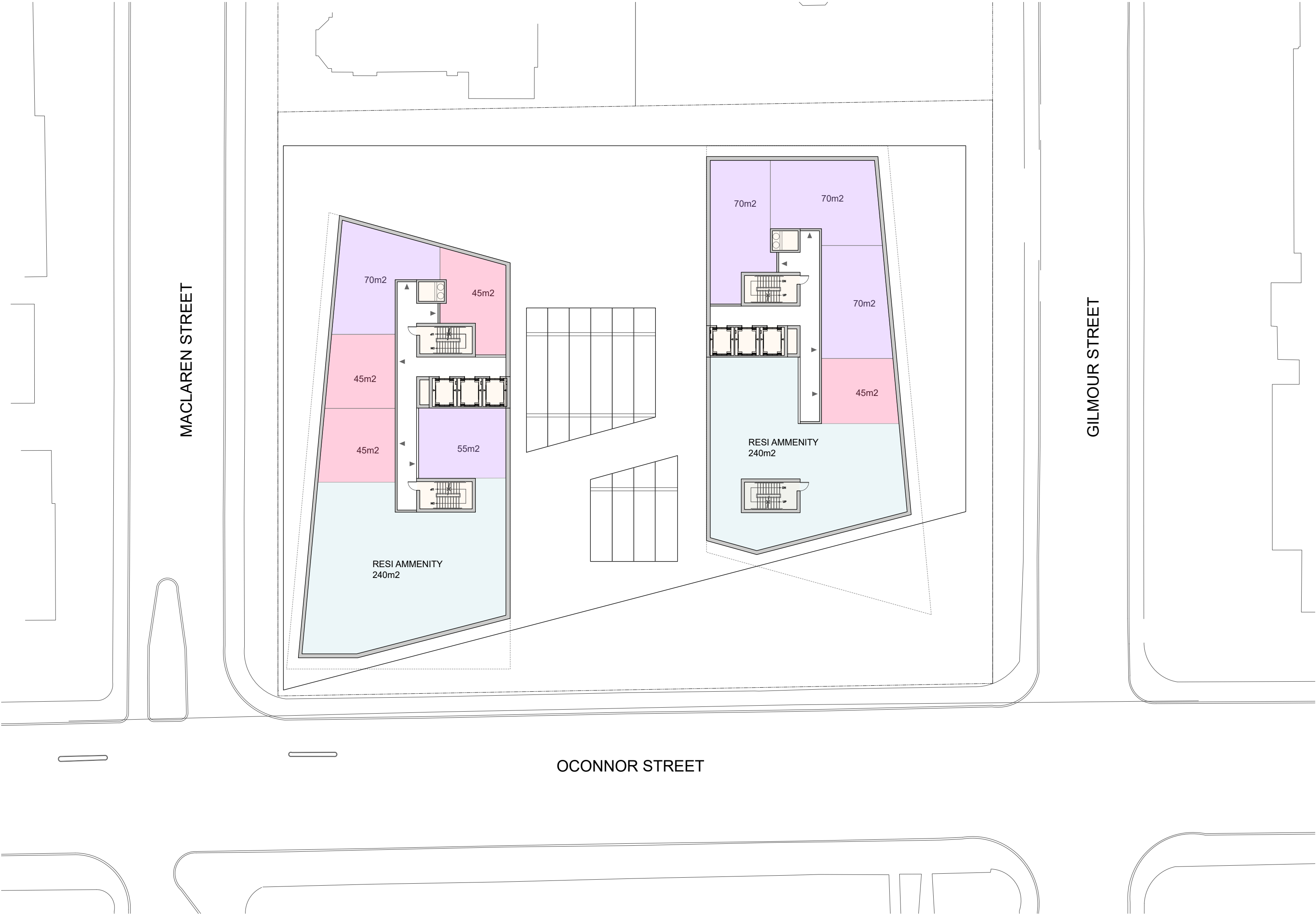
Plan\_Level 02





# 267 O'Connor Street

Plan\_Level 03





# 267 O'Connor Street

Plan\_L04-L09





# 267 O'Connor Street

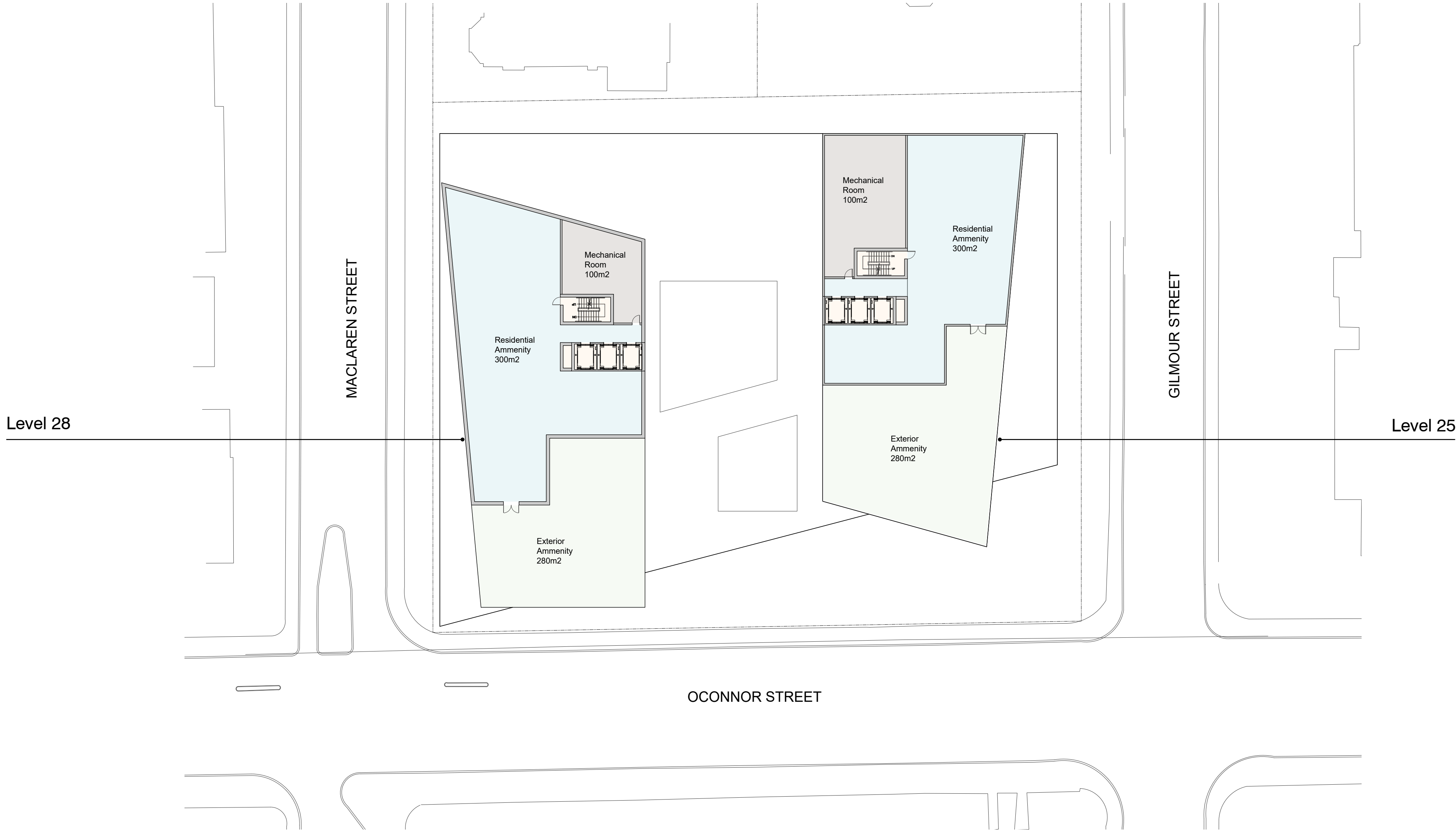
Plan\_L10-L23/27





# 267 O'Connor Street

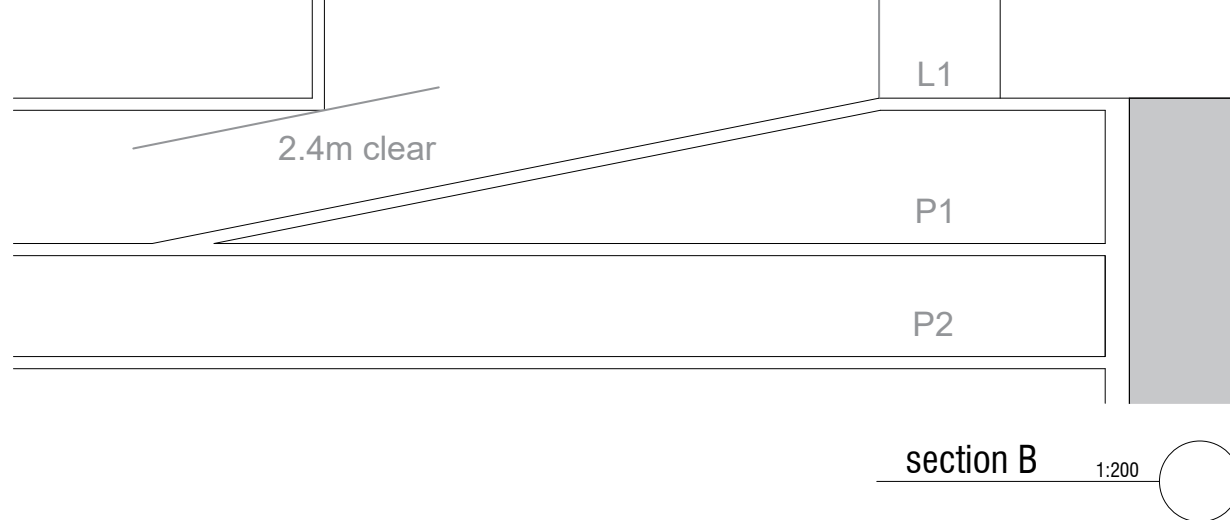
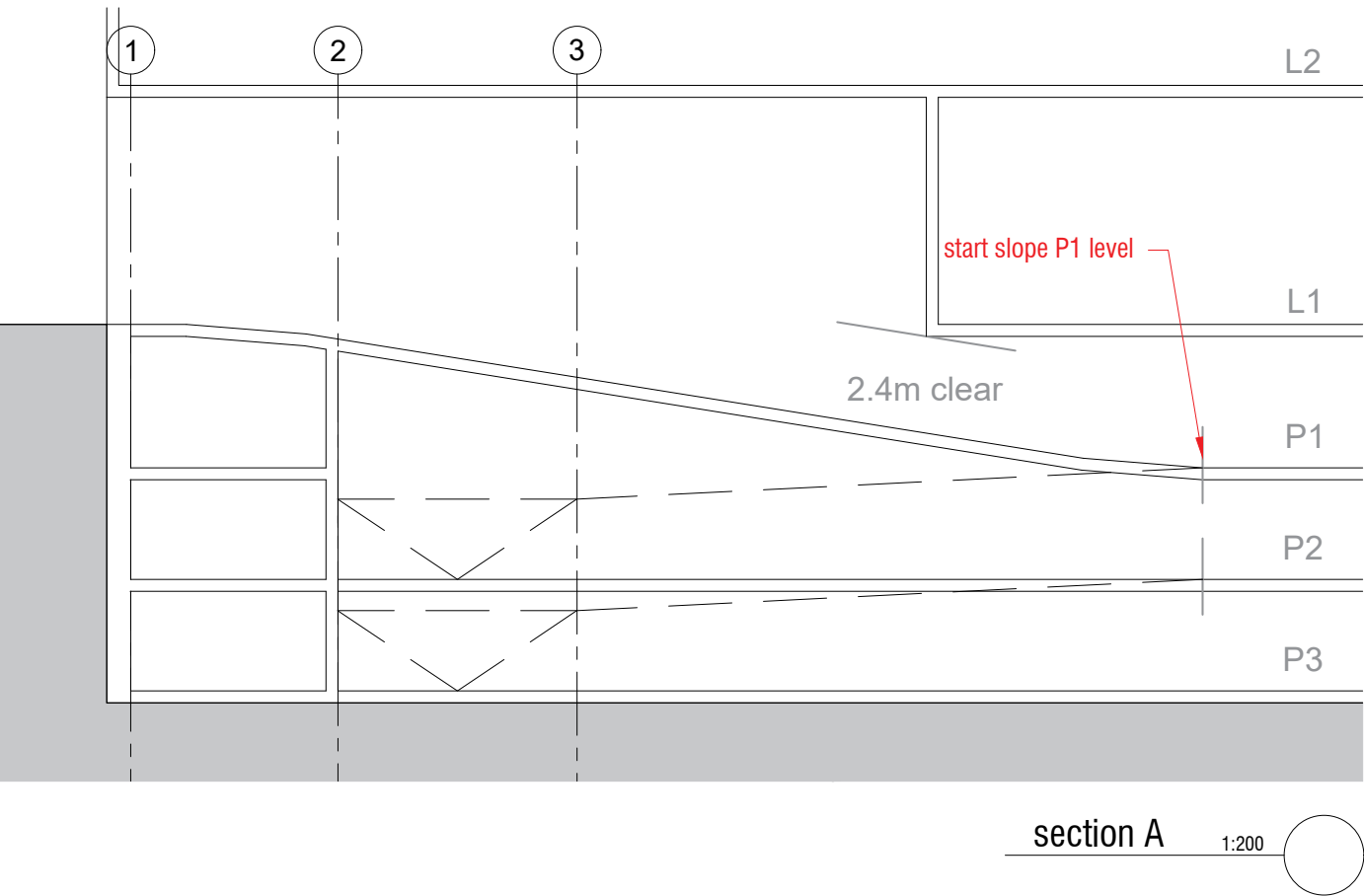
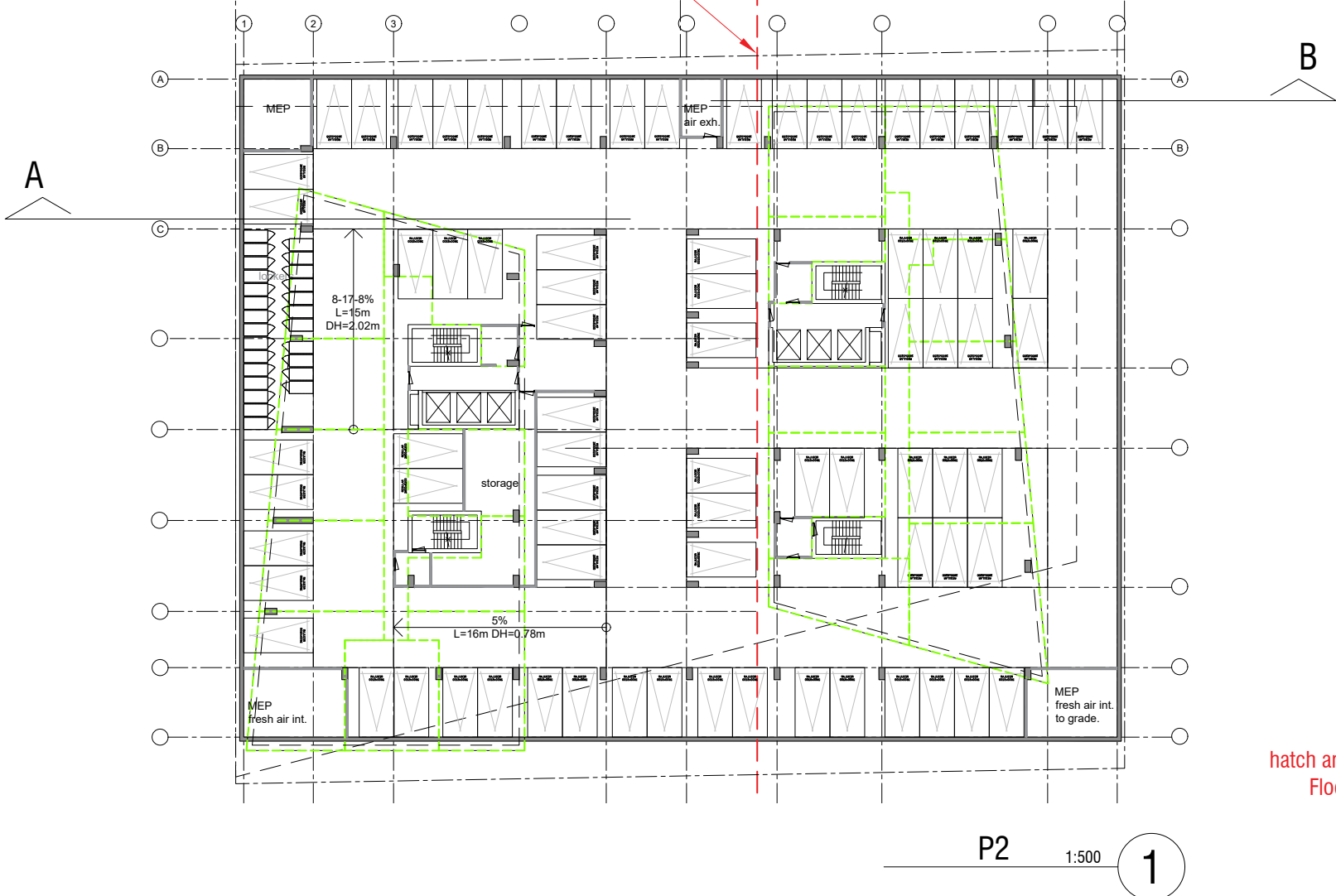
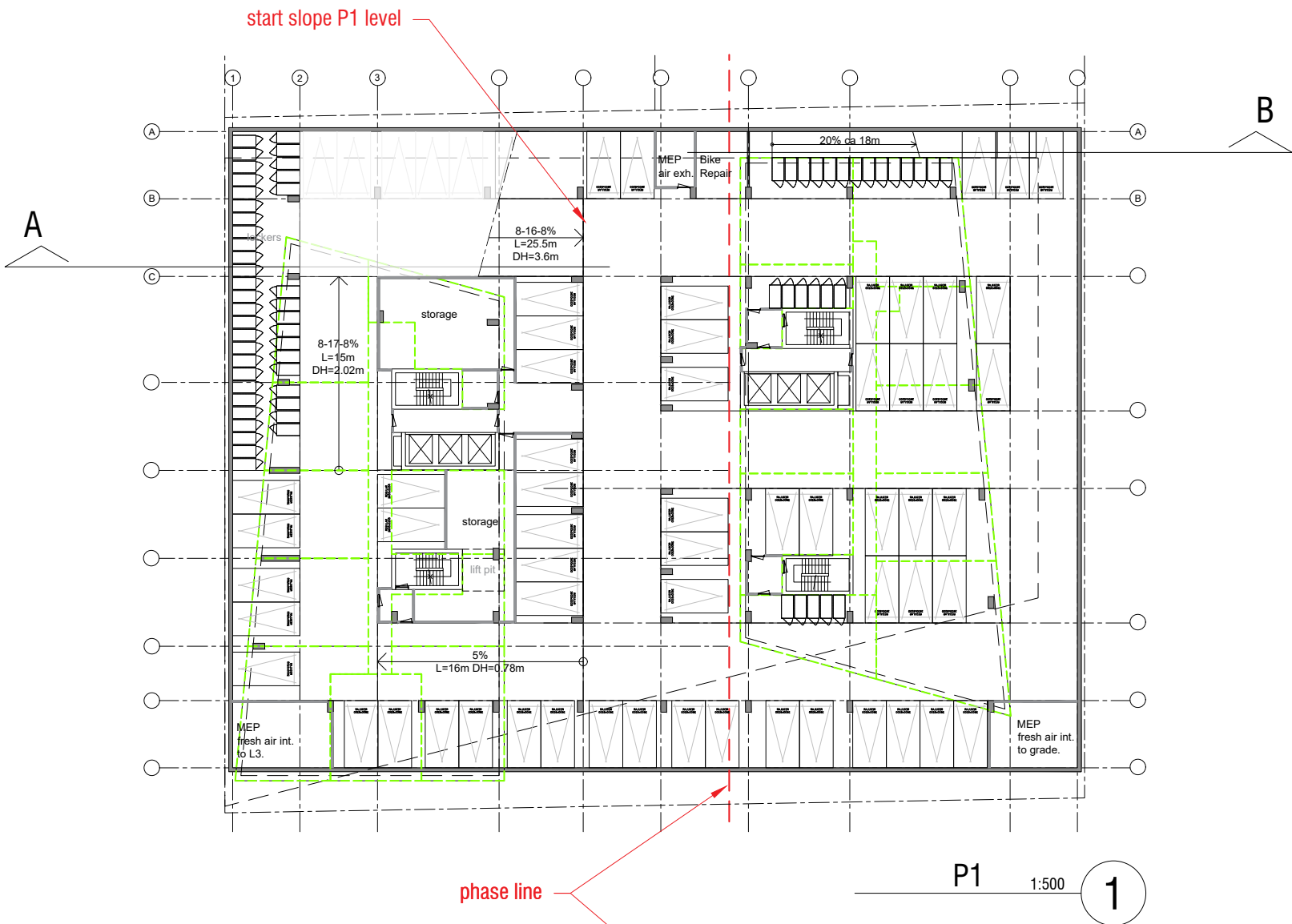
Plan\_Rooftop plans





# 267 O'Connor Street

## Plan\_Parking Levels



hatch area clearance too low.  
Floor has to be lowered .

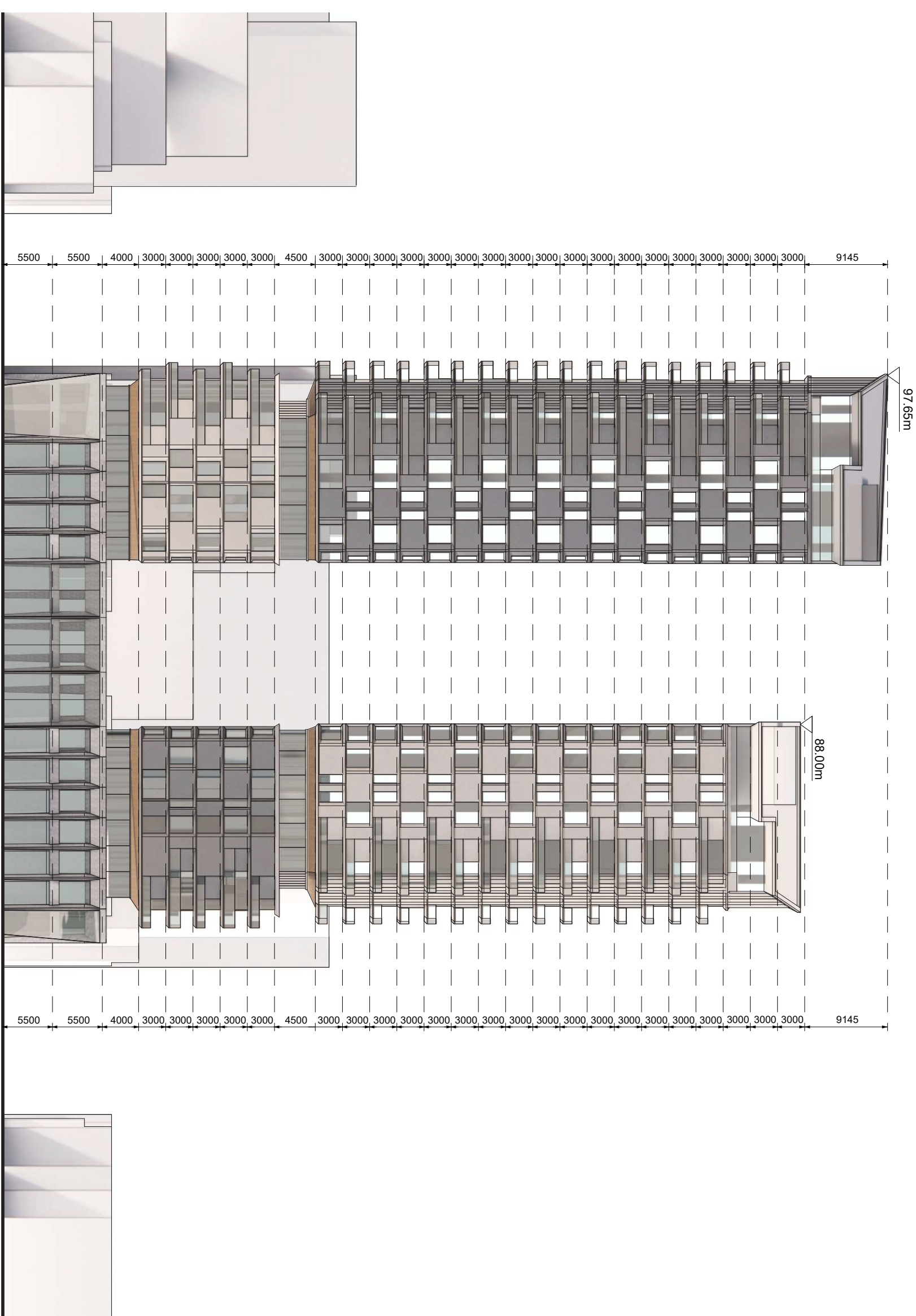
total parking spots: **212**  
bike spot ratio target of **1.0**

P-levels lay-out.  
UNS 240321



267 O'Connor Street

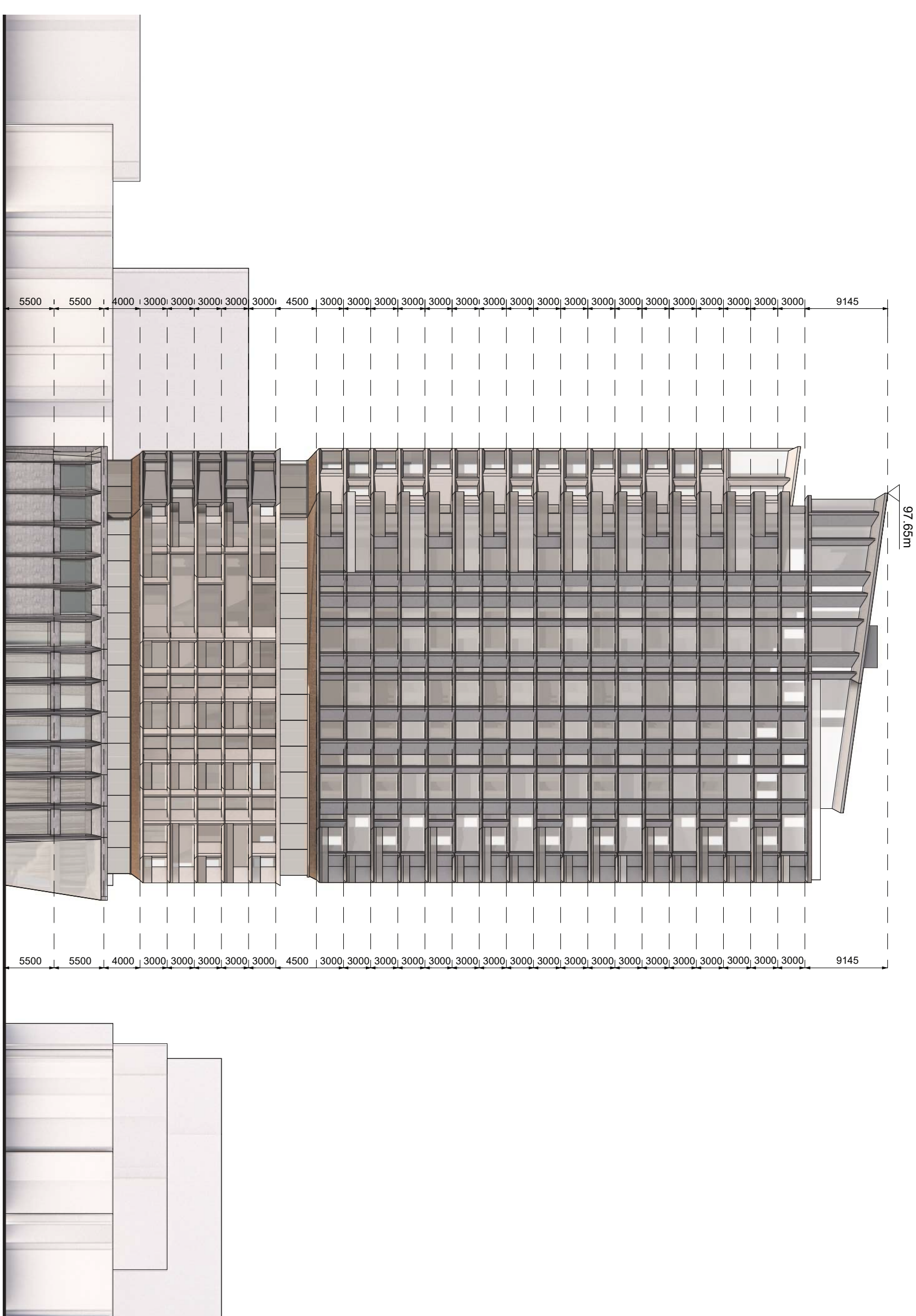
## Elevations



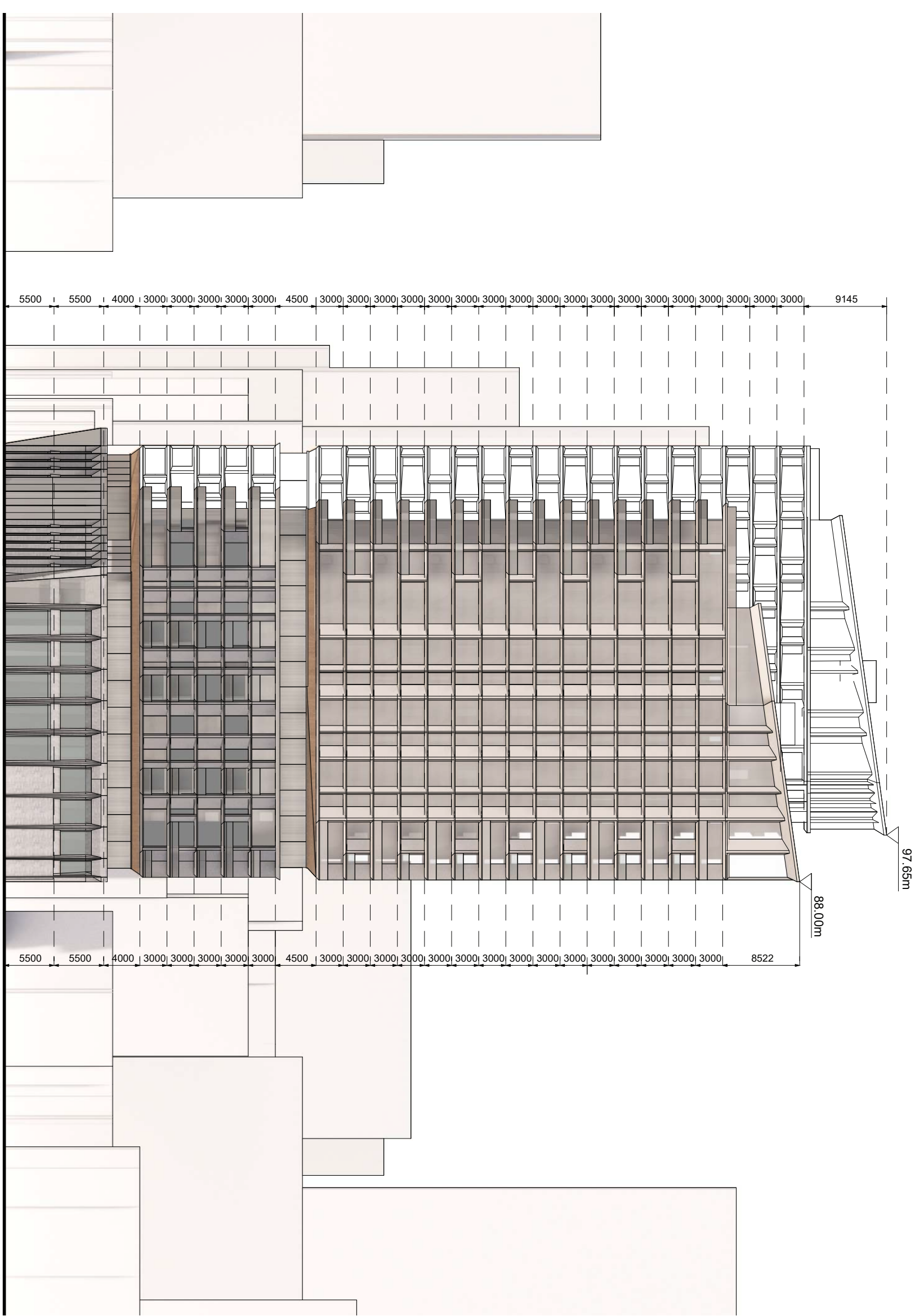


## 267 O'Connor Street

## Elevations



## North Elevation



## South Elevation



# 267 O'Connor Street

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

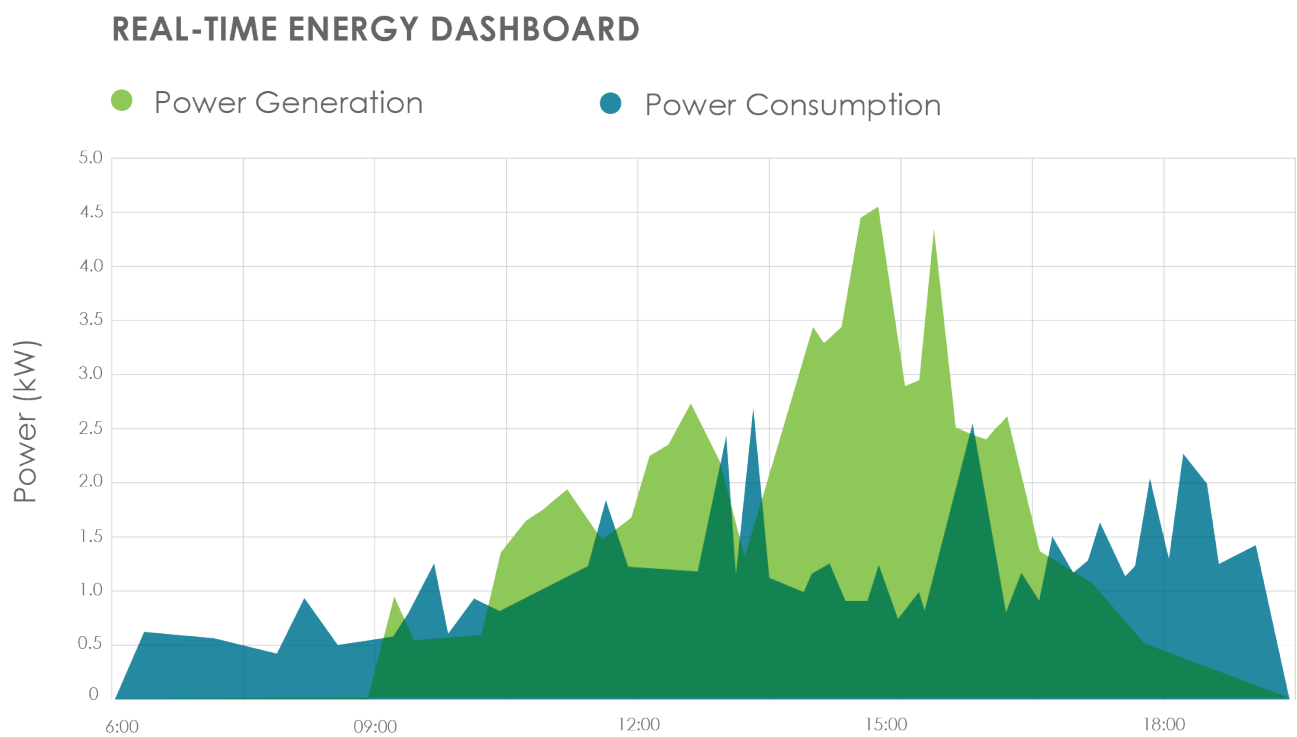




01

High Performance Building

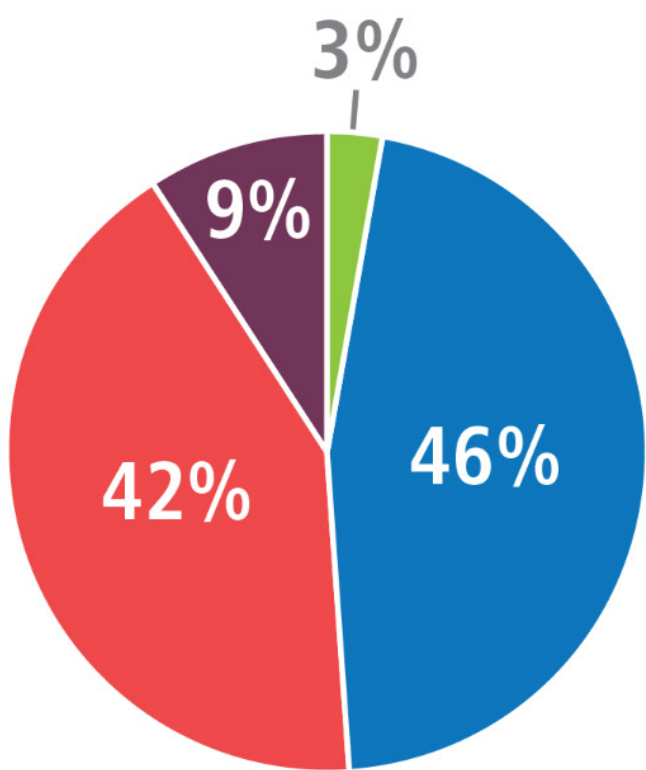
- Intelligent building systems
- Assess capacity for on-site renewable energy generation
- Real time energy dashboard



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



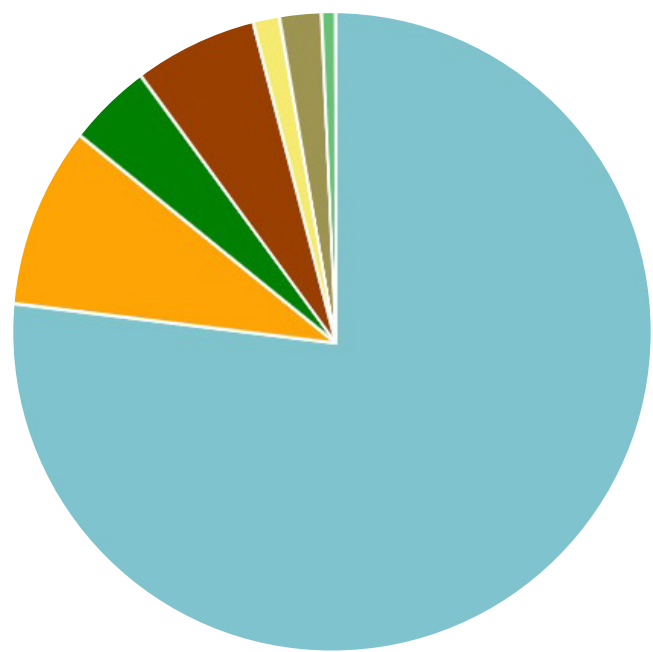
Total emisisions in Ottawa

- 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

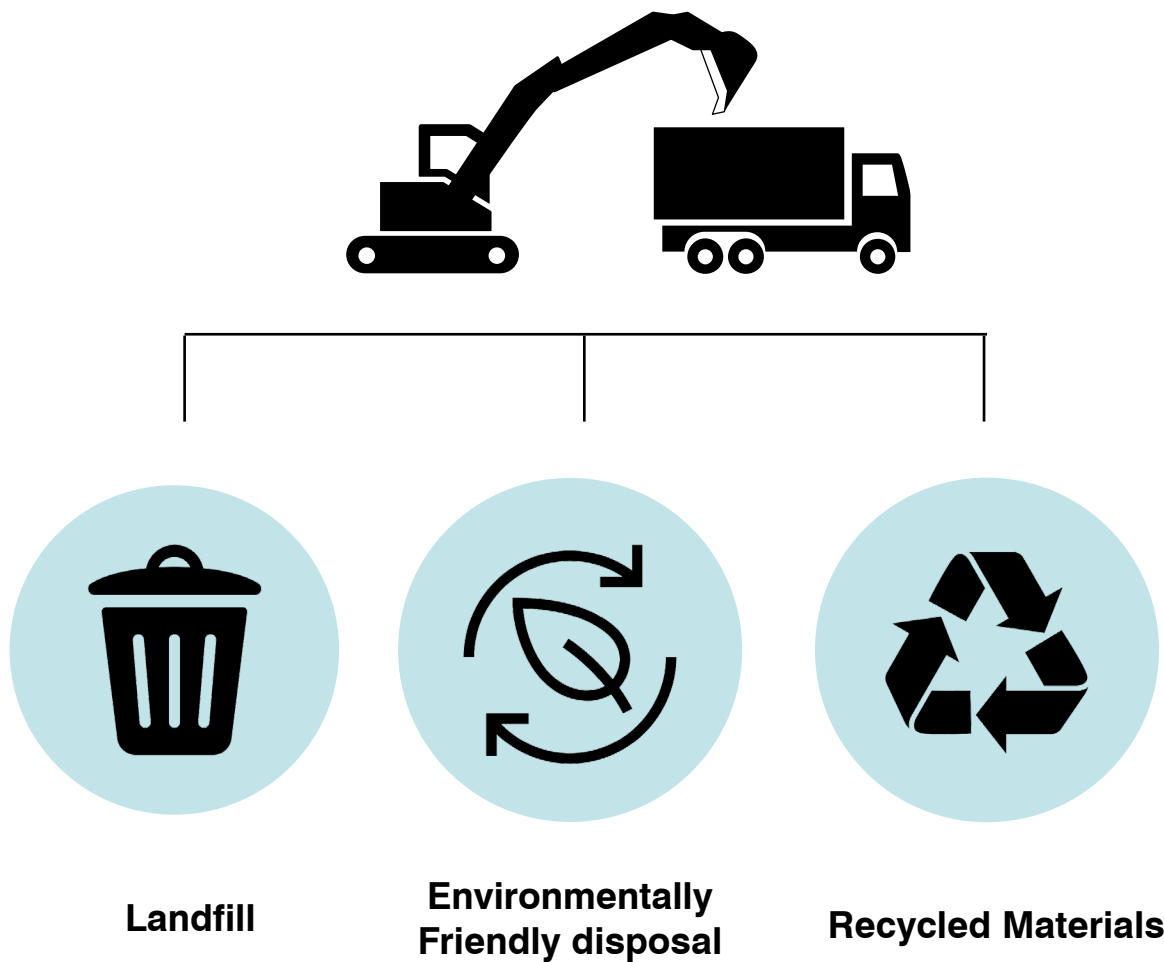


- A1-A3 Materials - 77.0%
- A5 Construction - 4.1%
- C1 Deconstruction/demolition - 1.3%
- C3 Waste processing - 0.7%
- A4 Transportation - 8.9%
- B4-B5 Replacement - 6.0%
- C2 Waste transportation - 2.0%
- C4 Waste disposal - 0.0%

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



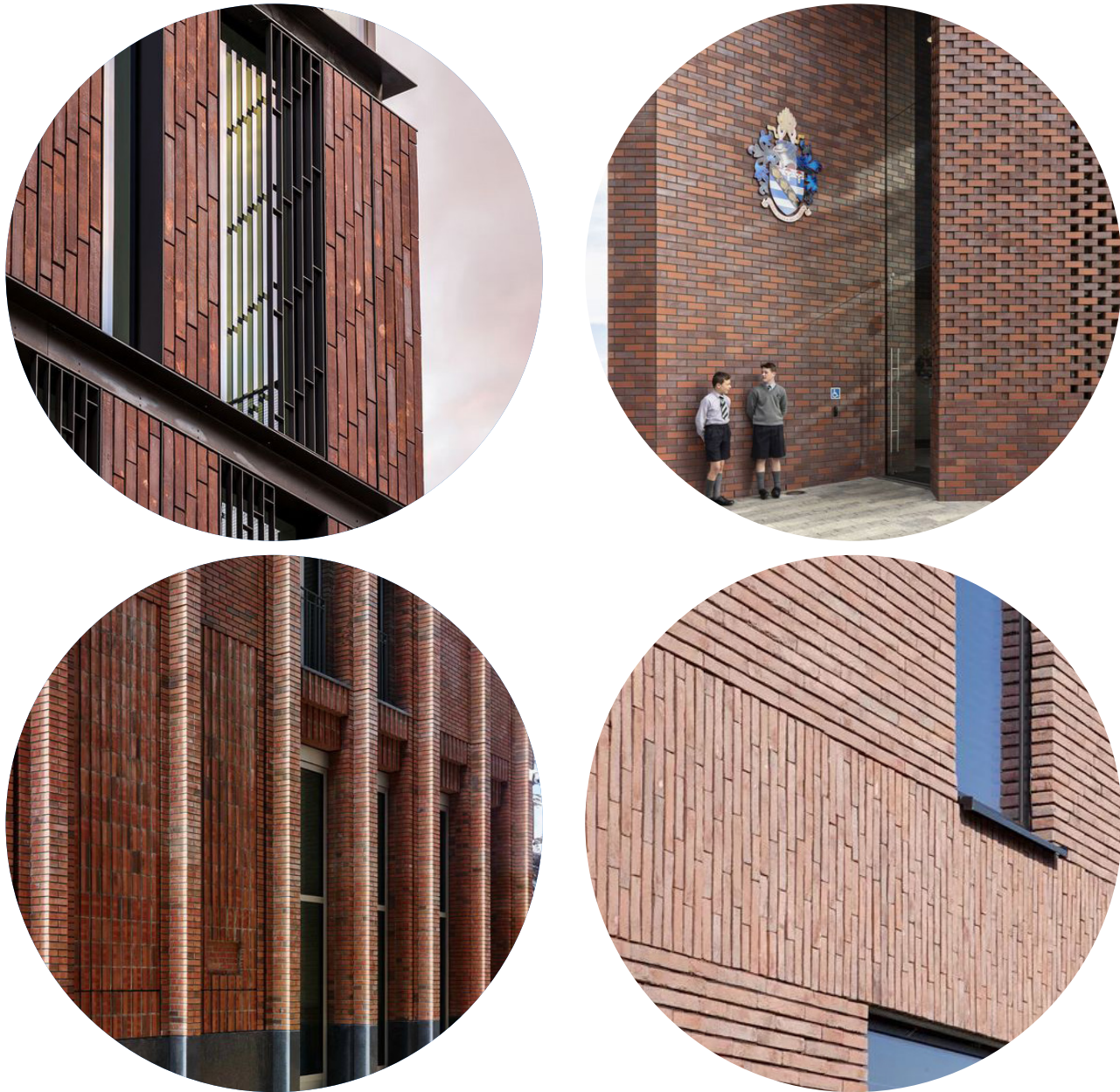


# 267 O'Connor Street

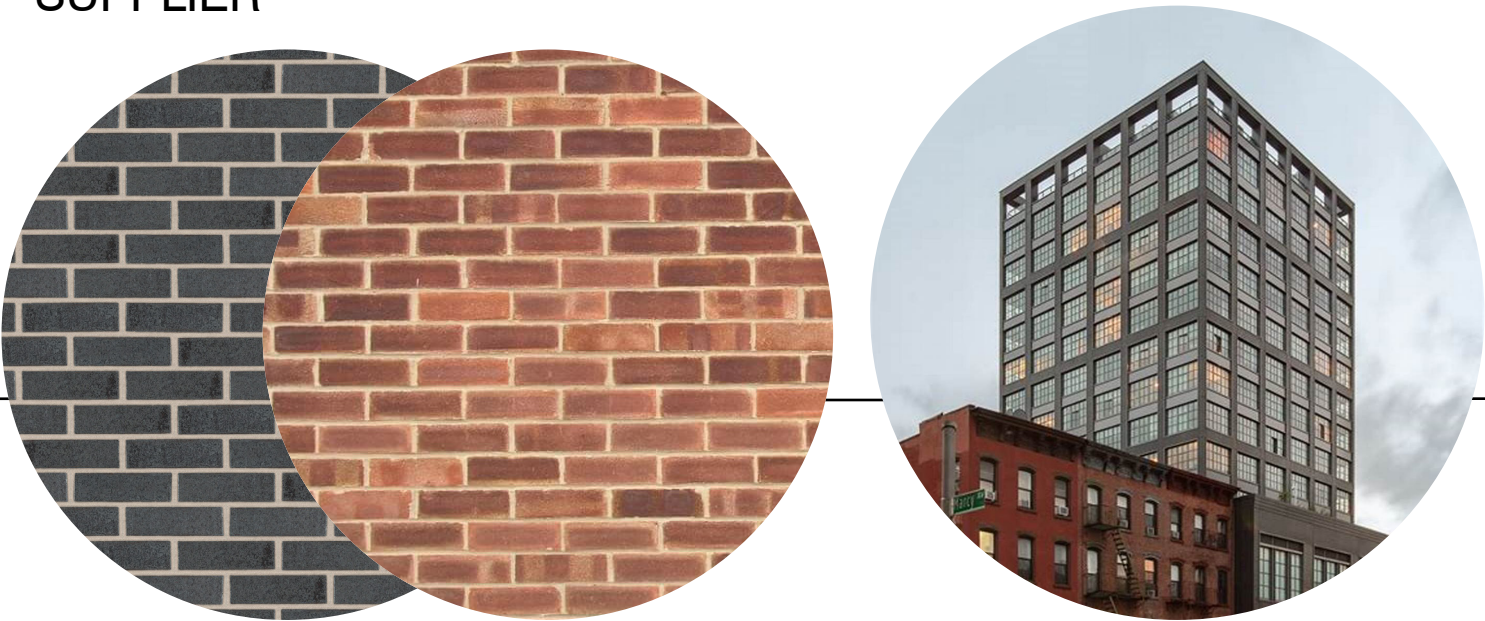
Sustaianability\_ **Material Selection and Sourcing**



## REFERENCES



## SUPPLIER



Masonry Brick  
Producer: Sioux City

## HERITAGE FACADE



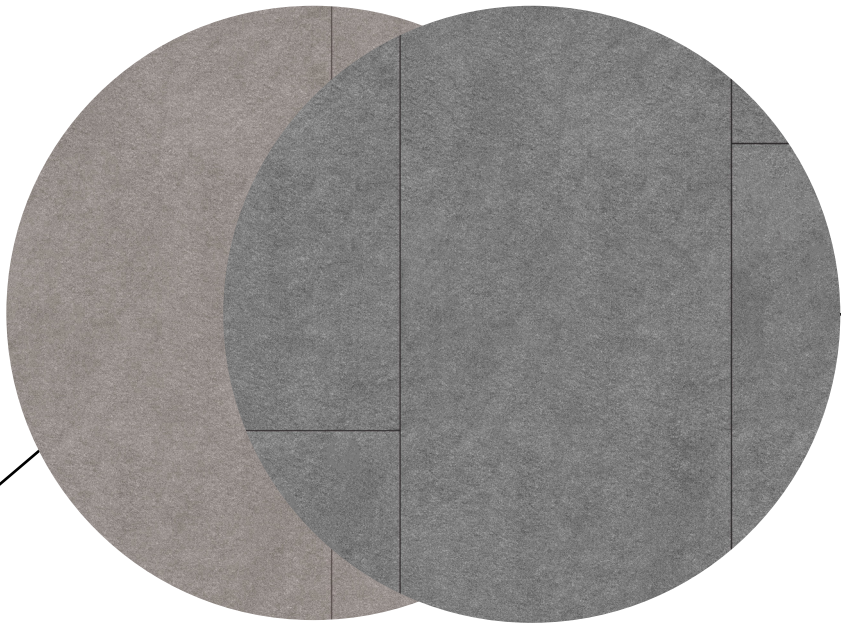


# 267 O'Connor Street

## Sustaianability\_Material Selection and Sourcing



### MATERIAL



Ceramic System panels  
Producer: Ceramitex®

### OPTION 01

### REFERENCES



### RESIDENCE TOWERS



Aluminium panels  
Producer: Mitrex

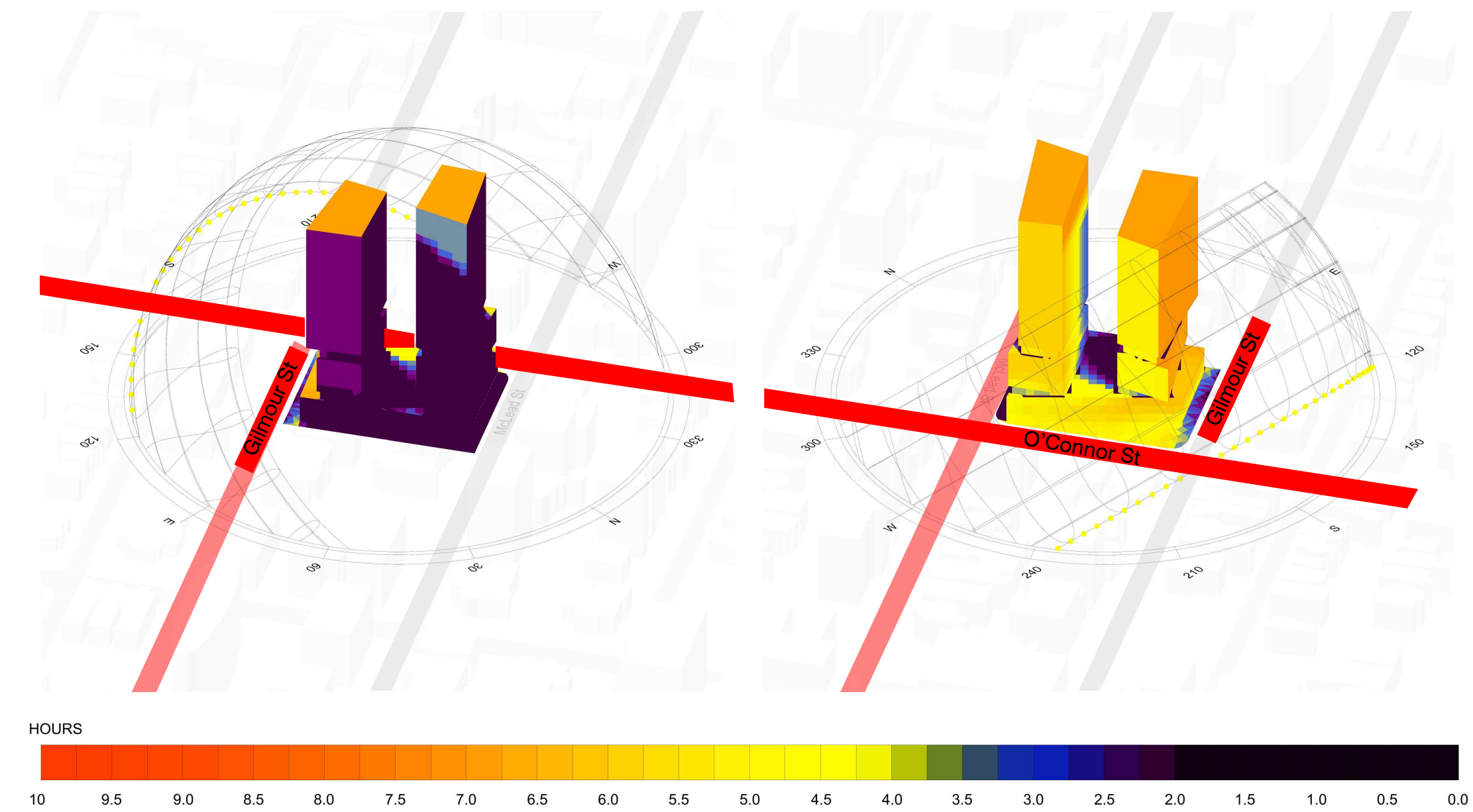
### OPTION 02





# 267 O'Connor Street

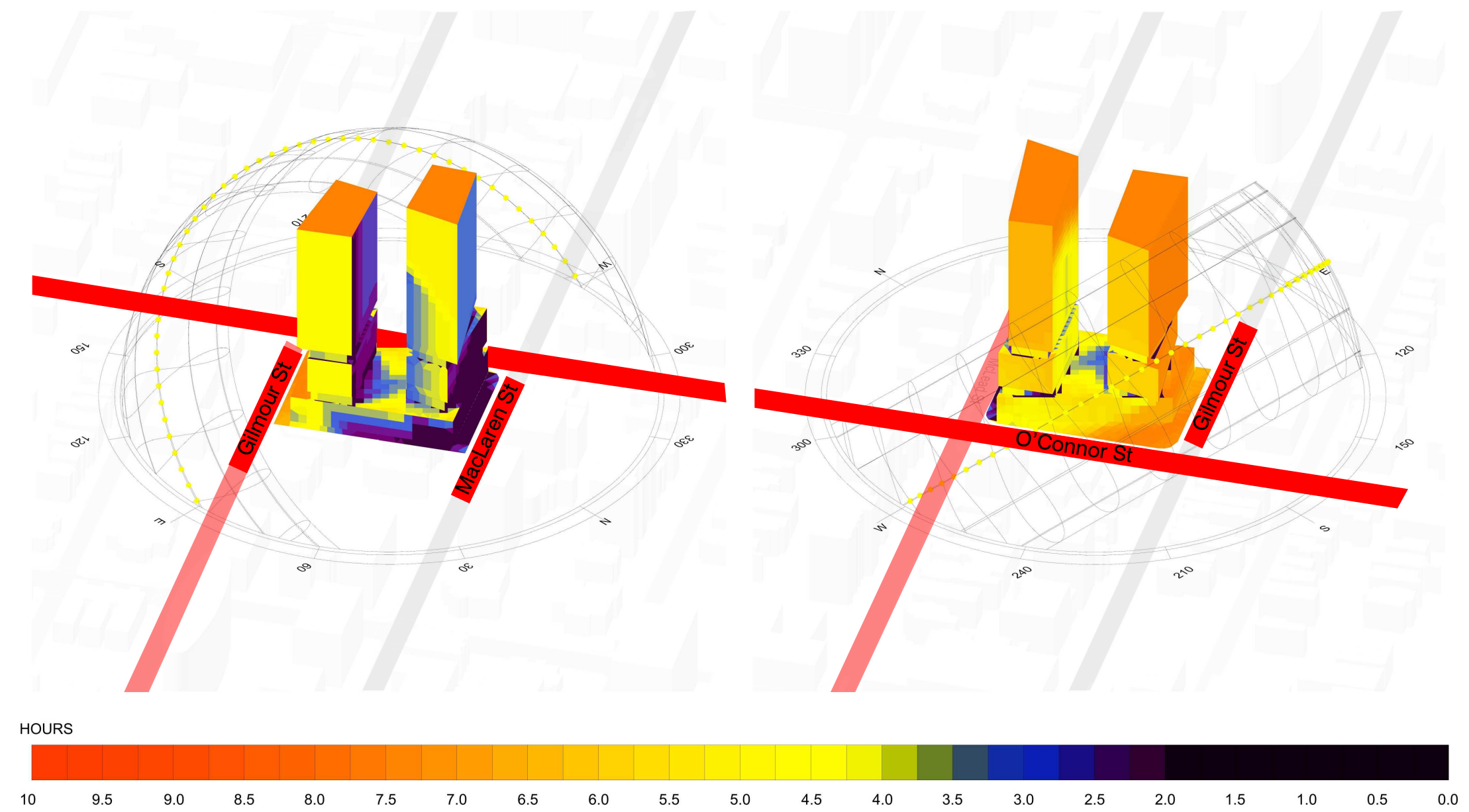
Sustainability Approach\_ **SUN STUDY**



**DECEMBER 21**

## CONCLUSIONS:

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

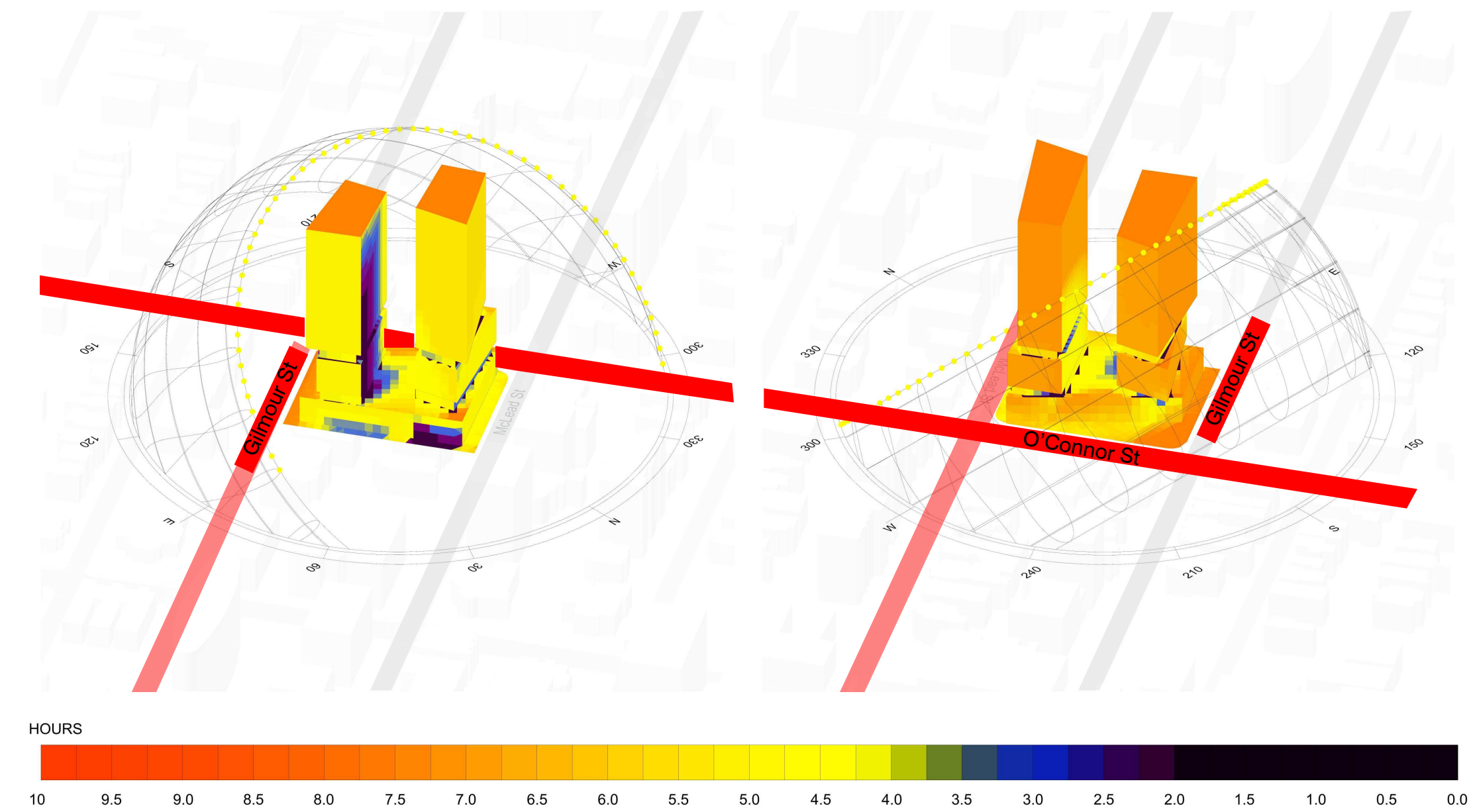


**MARCH 21**



# 267 O'Connor Street

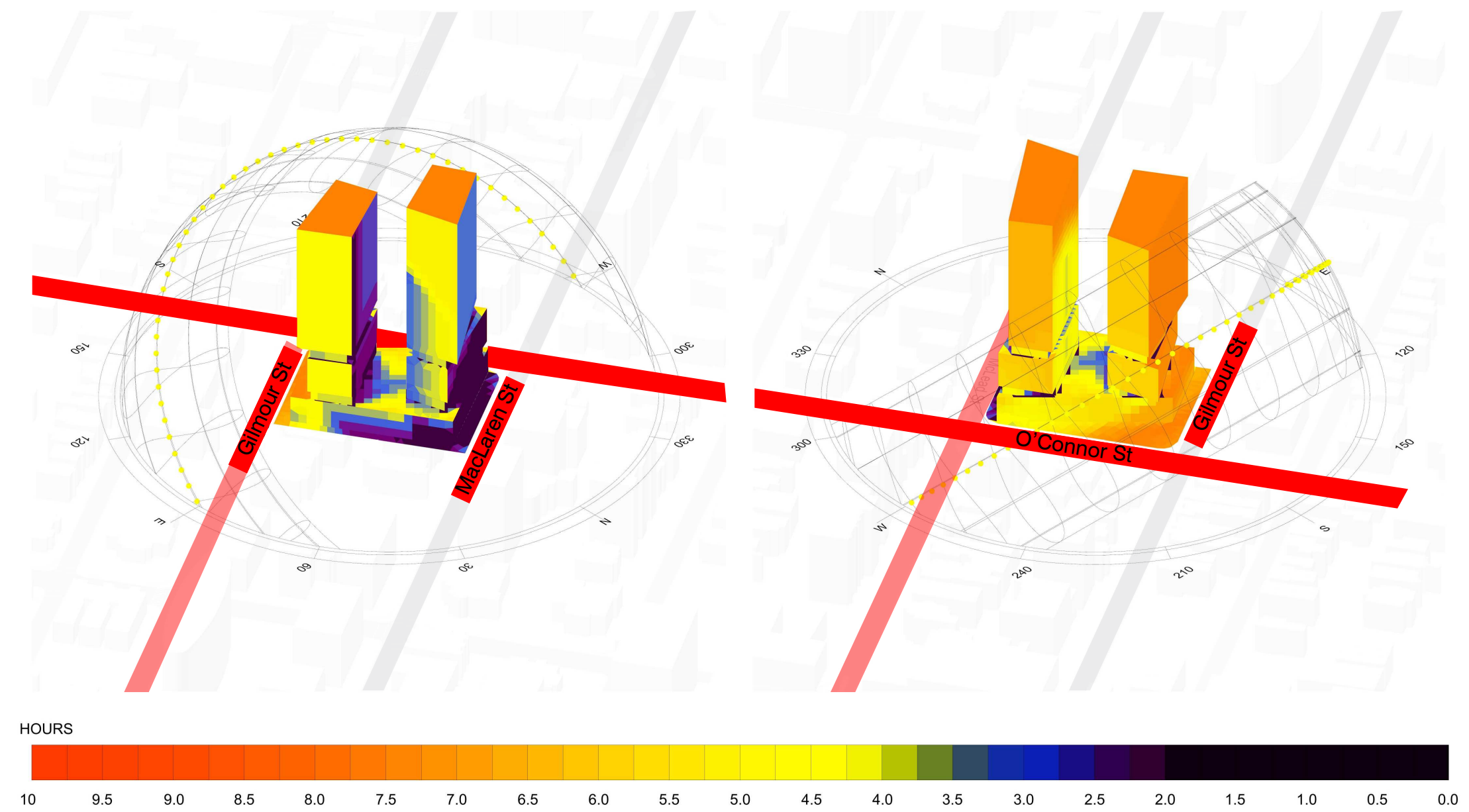
Sustainability Approach\_**SUN STUDY**



**JUNE 21**

## CONCLUSIONS:

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

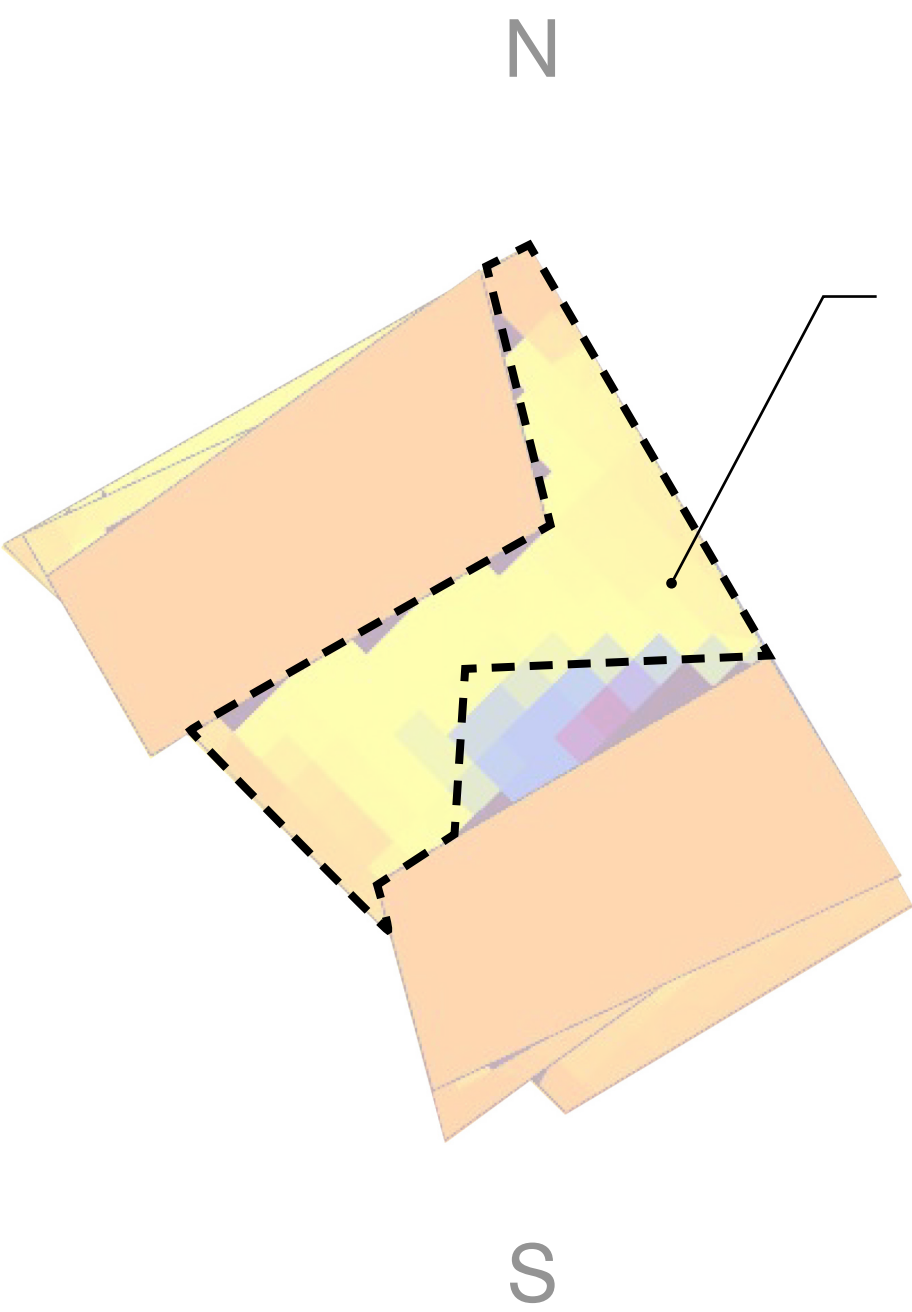
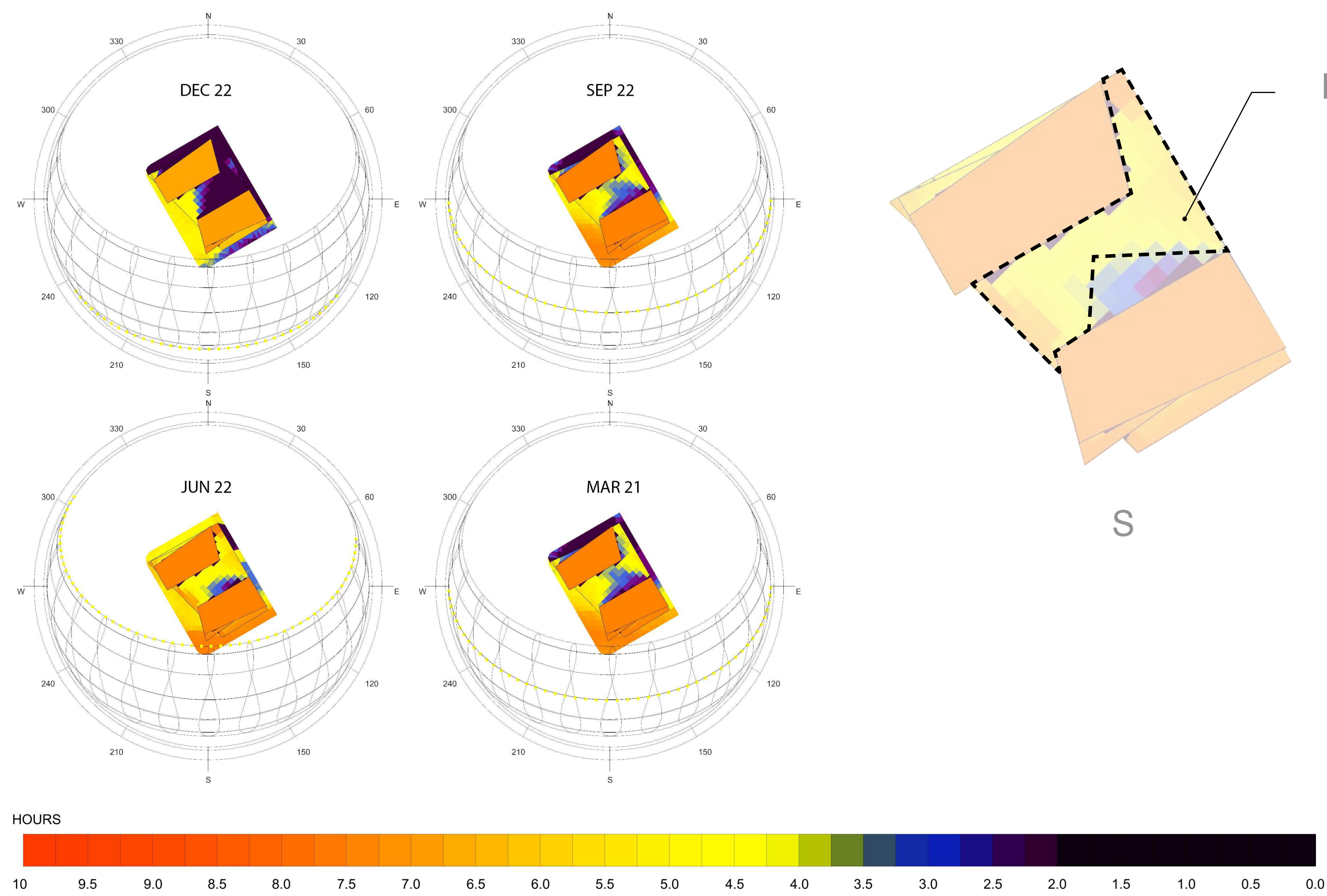


**SEPTEMBER 21**

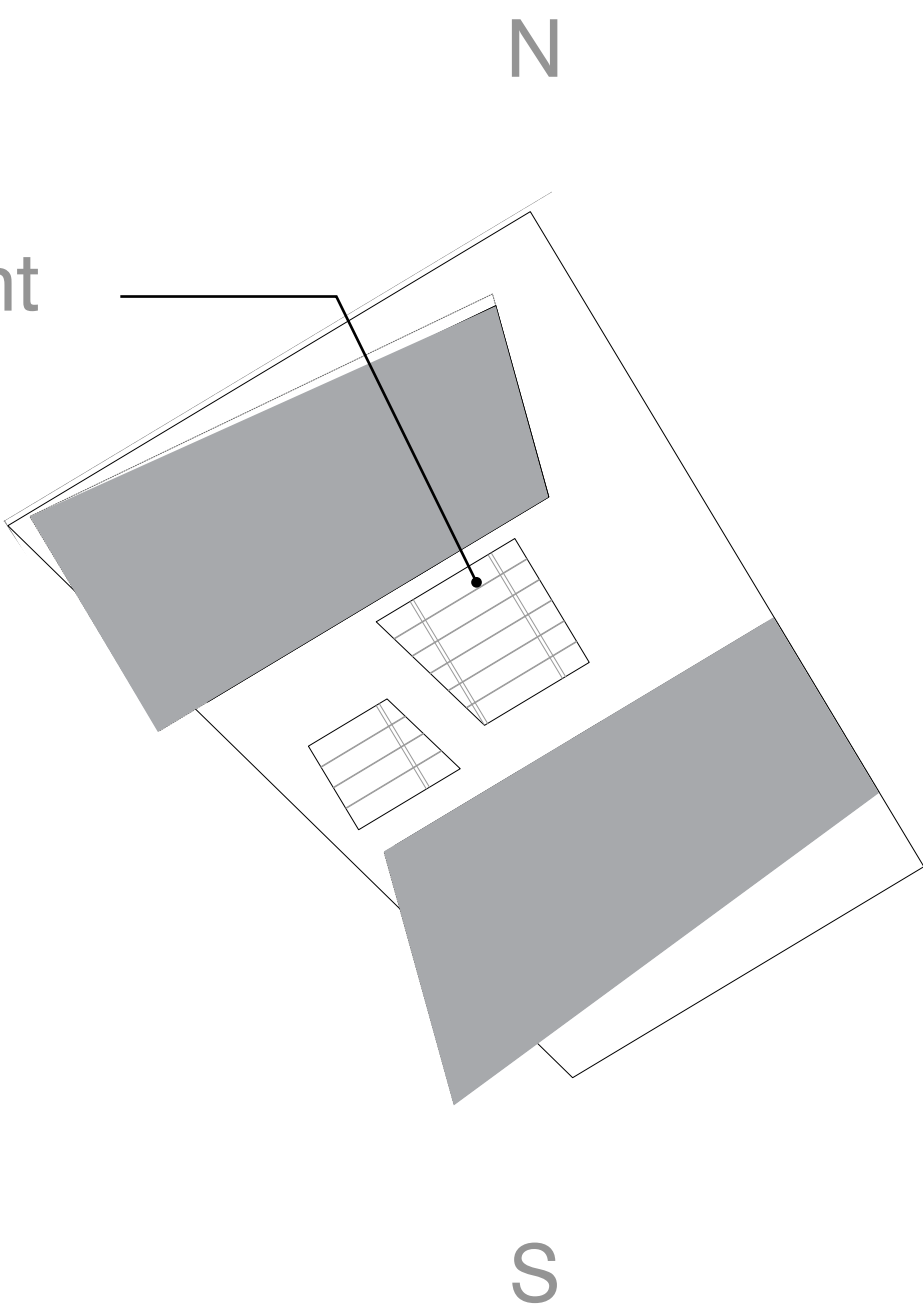


# 267 O'Connor Street

## Sustainability Approach\_SUN STUDY ATRIUM



Podium skylight  
area



### CONCLUSIONS:

- Podium receives the most sun exposure in the south and South west areas
- The south tower casts shade on the central area of the podium (more significant from September to March)
- Skylights are located in the optimal area for sunlight exposure



UNSTUDIO



HOBIN  
ARCHITECTURE

TAGGART  
REALTY MANAGEMENT

Thank you!

