



267 O'CONNOR STREET

CITY RESUBMISSION BOOKLET

DECEMBER 1, 2025

267 O'CONNOR STREET

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267 O'CONNOR STREET

DESIGN BRIEF

PROJECT DESCRIPTION

Brief Description

The proposed development, consisting of two high-rise towers, intends to provide a livable, resilient and dynamic site for Ottawa’s Centretown community. The proposed development aims to not only supply additional housing to the area but also create a lively place for all users to congregate, enjoy a vibrant mix of retail and community uses, and engage with a thoughtfully designed public space, promoting social interaction and collective well-being. The development seeks to achieve these goals through aligning itself with the following contemporary urban design principles: mobility, nature, community, visual landmarks, and sustainability.

Mobility

The development aims to promote walkability by providing pedestrian friendly connections, widened sidewalks, and improved streetscapes. Additionally, bicycle infrastructure, including secure storage aims to encourage active transportation. Ground-level retail and public spaces integrate seamlessly with the surrounding urban fabric, enhancing the site’s overall connectivity.

Nature

Incorporation of green spaces such as the large, landscaped plaza, private rooftop amenity gardens, and tree-lined pathways intend to contribute to the site’s urban biodiversity. Additionally, elevated public seating and at grade gathering areas surrounded by these natural elements create a welcoming environment for residents and visitors alike.

Community

The design fosters social interaction through accessible public spaces, community hubs, and cultural programming. Mixed-use components, including retail, residential, and recreational amenities, support a vibrant, 24/7 neighborhood. The potential for public art, and community events within the P.O.P.S aim to strengthen the cultural identity of the area.

Visual Landmarks

The staggered heights of the two-tower configuration creates a distinct silhouette, intending to enhance the Ottawa skyline without interrupting the designated view corridors. With a focus on innovative materials and a dynamic façade design, the project aims to ensure a visually striking landmark and a strong sense of place within the neighbourhood.

Sustainability

Further contributing to the landmark status of the project, the development seeks to include relevant and rewards sustainability measures. The incorporation of high-performance building systems, a focus on operational energy disclosure, consideration of the life-cycle assessment of construction materials and a thoughtful method of construction waste are currently being explored. Specifically, the two-tower site is considering the use of intelligent building systems, assessing the capacity for on-site renewable energy generation, looking

to enroll in the Better Buildings Ottawa program, disclosing operation data to the City to accelerate the adoption of low carb building technologies, exploring alignment with certification programs such as LEED, and researching materials with a low carbon footprint to improve the life-cycle analysis of the site. While the City of Ottawa’s High Performance Design Standards (HPDS) are not yet in effect, the proposed development will explore the HPDS in conjunction with the alternate sustainability measures being evaluated in relation to the site. The proponent will take under consideration the HPDS and attempt to implement any applicable measures.

Project Statistics

The proposed development consists of a total of 513 residential units, approximately 4000 sq.ft. of commercial/retail space at grade, and various types of interior and exterior amenity spaces. It is intended that phase one of the development would contain the north portion of the parking garage and north tower, while phase two would follow, completing the southern portion of the parking garage and the south tower.

The residential units anticipated in both phases include a diverse mix of studios, one-bedroom, one-bedroom plus den, two-bedroom, and two bedroom plus den layouts, appealing to various demographics.

A total of 319 parking spaces are anticipated, located across four levels of below grade parking. Of these, 52 spaces are intended to be dedicated to visitors, providing a visitor parking ratio of 0.1. The remaining 267spaces are intended for residential use to provide a 0.52 residential ratio. The development also prioritizes sustainable and active transportation options by incorporating interior and exterior bicycle parking at grade and below grade, supporting cycling as a convenient and eco-friendly mode of transportation. Additionally, enhanced pedestrian connectivity to nearby transit services further promotes walkability and reduced reliance on personal vehicles.

DESIGN DIRECTIVES

Summary of Zoning, Official Plan, and Urban Design Guidelines

In 2020, Taggart Realty Management submitted a planning application to the City of Ottawa to rezone this property from its existing commercial use to accommodate two residential rental towers of 28 and 30 storeys. This proposal necessitated an Official Plan Amendment and leverages the Centretown Landmark Building policy to permit the proposed development.

The Centretown Community Design Plan allows for increased building heights on streets like O’Connor if the development qualifies as a true civic or national landmark. To meet this criterion, the proposal must make significant and exceptional contributions to the public realm through elements such as iconic architecture and include a publicly accessible space comprising at least 40% of the property’s area. Taggart’s proposal aims to fulfill these

requirements by dedicating approximately 40% of the site to public open space featuring greenery, seating, and activity areas, thereby creating a focal point for the neighborhood.

The development has been designed to align with the City of Ottawa’s high-rise design guidelines. In particular, the massing has been broken down to create a distinct four-storey podium, a middle tower, and a top which integrates the mechanical penthouse, further enhancing the Ottawa skyline. Additionally, the tower forms have been located to maintain a 20m separation, allowing for natural light to enter all units, and mitigate sun shadowing impact to the surrounding neighbourhood.

Response to Urban Design Directions and Preconsultation Meetings

Please refer to UDRP Report.

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. The design is 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 facades have been articulated and the brick materiality has been refined to further emphasize the human scale of the development along Maclaren. The podium reaches the typical height of nearby buildings and reflects Centretown’s materiality with warm, light brick textures. At this time, various tones of brick are still being explored. Arched details distinguish the podium from the towers, grounding the architecture in the traditional geometry often seen in Ottawa’s heritage buildings. The O’Connor façade features 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.

Additionally, 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.

SITE, CONTEXT, AND ANALYSIS

Site Context

Located in Ottawa’s Centretown neighborhood, 267 O’Connor Street sits at the intersection of O’Connor Street and Gilmour Street, within a highly urbanized and mixed-use environment. Centretown is a vibrant area known for its blend of residential, commercial, and institutional uses, offering a dynamic setting that supports both living and working populations. Originally, in the 1920’s, the neighborhood was primarily characterized by single family

267 O’CONNOR STREET

homes. The site didn’t see its first change until the 1950s where the homes at the corner of O’Connor and MacLaren were demolished and replaced with an office building. The lots at the corner of O’Connor and Gilmour were converted to a parking lot. Gradually, the adjacent sites to the west were acquired to accommodate the additional demand for vehicular parking. A new addition was added to the office building in the early 1970’s to accommodate the demand for office space. Since then, the site has retained its use as an office building, and a surface parking lot. The existing six-storey office building has hosted various tenants, but in our recent history, it has been primarily occupied by medical services. These services have been welcomed by the community and were seen by many as a local asset. In recent years, however, the building has seen an increased vacancy rate, which has forced the ownership group to reevaluate the viability of this asset and to reconsider the future use of the site in its larger residential context.

Today, the site is well-served by existing infrastructure and public transit, with easy access to major roadways such as the Queensway (Highway 417) and key north-south arterial routes, including O’Connor and Bank Streets. Its central location positions it within walking distance of numerous amenities, including retail shops, restaurants, parks, and cultural institutions. The site is also in proximity to federal government offices and other employment hubs, making it a strategic location for high-density development. Architecturally, the surrounding context consists of a mix of heritage buildings, mid-rise apartment complexes, and modern high-rises, reflecting Centretown’s evolution over time. The area has been subject to intensification efforts, with new developments integrating contemporary urban design principles while respecting the historic character of the neighborhood.

As part of Ottawa’s Downtown Core, the site is also influenced by broader urban planning objectives, including the promotion of transit oriented development, pedestrian-friendly streetscapes, and enhanced public spaces. Given its location in the National Capital, any proposed redevelopment must align with both municipal and federal urban design guidelines, ensuring a balance between growth, heritage conservation, and community livability.

Built and Natural Heritage Assets on Site and within the Adjacent Area

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.

Please also refer to the remainder of the document for reference images of heritage buildings providing critical context to the development.

Key Uses, Destinations, Spatial Elements in the Surrounding Area

267 O’Connor Street is situated in Ottawa’s Centretown neighborhood, an area renowned for its vibrant mix of amenities. The location boasts a perfect Walk Score of 100, indicating that daily errands can be accomplished without the need for a car.

Dining and Entertainment: The vicinity offers a diverse selection of restaurants, cafes, and bars, catering to various culinary tastes and preferences.

Parks and Recreation: Residents can enjoy nearby green spaces such as Jack Purcell Park, Minto Park, and St. Luke’s Park, providing opportunities for leisure and outdoor activities.

Transportation: The area is well-served by public transit, with several bus routes accessible within a short walking distance. Additionally, the Parliament O-Train station is approximately a 10-minute walk away, facilitating convenient travel across the city.

Shopping and Services: A variety of retail stores, grocery outlets, and essential services are located nearby, ensuring that residents have easy access to daily necessities.

Overall, the amenities surrounding 267 O’Connor Street contribute to a highly convenient and dynamic urban living experience.

**Future and Current Development Proposals on Adjacent Properties/
Planned Functions of Adjacent Properties**

As per the City of Ottawa’s Development Applications website, several applications are currently active within a four block radius of 267 O’Connor. The proposals within this radius include:

- 311 Somerset and 234 & 236 O’Connor: 16 Storey mixed-use building, 140 units, 67 parking spaces
- 322 Waverly: Six storey residential building, 27 units.
- 96 Nepean: 27 Storey residential building, 201 units, 161 parking spaces below grade.
- 359 Kent Street: 27 Storey mixed-use residential building, 289 units
- 381 Kent Street: Nine storey mixed-use residential building, 218 units
- 223 Mcleod: 18 Storey office building with retail on ground floor, 3 levels of underground parking
- 215 Mcleod: Four storey embassy building with a one storey below grade parking structure
- 178 Nepean and 219 & 223 Bank: Restoration proposal

Please refer to the future and current development proposals slide within this document for a diagrammatic view of the anticipated growth within the neighbourhood.

Bird Safety

The presence of the City of Ottawa’s Bird Safe Guidelines, such as the inclusion of a bird-safe treatment to a minimum of 90% of the glass within the first 16 metres of building height is currently behind evaluated. Given the current context and desire to build housing, the economic viability of incorporating bird safe measures to mitigate bird strikes and provide bird-friendly building will be explored further throughout detailed design.



Patrick Bisson
Hobin Architecture Inc.

267 O'CONNOR STREET

REDESIGN OVERVIEW

KEY REDESIGN POINTS:

Podium:

- Heritage Podium has extended the red masonry to the lower level.

Connection to Gilmour:

- Increase of the setback of the south tower on the east property line on level 1. This will improve the connection from Gilmour to Maclaren.

POPS:

- Redesign of the landscape strategy by moving the elevated gathering feature closer to O'Connor.
- Overall improvement of flow and circulation by refining the locations and angles of planters and paths.

Tower:

- Refinement of North and South tower elevations to break down the scale of the long edge. A simplified facade module has been introduced towards the eastern end.

- Refinement of roof and canopy into a larger exterior space with sloping canopy relating to the transition of the north/south facades.

- Articulation of balconies through the materiality. A proposed warm tone stone or metal is used on the underside and the inner wall of the balcony creating a smooth transition to the canopy of the roof.



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REDESIGN OVERVIEW_ HERITAGE PODIUM



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REDESIGN OVERVIEW_ **CONNECTION TO GILMOUR**



SEPTEMBER 2025 SUBMISSION



DECEMBER 2025 SUBMISSION

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REDESIGN OVERVIEW_ **POPS**



SEPTEMBER 2025 SUBMISSION



DECEMBER 2025 SUBMISSION

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REDESIGN OVERVIEW_ **TOWER**

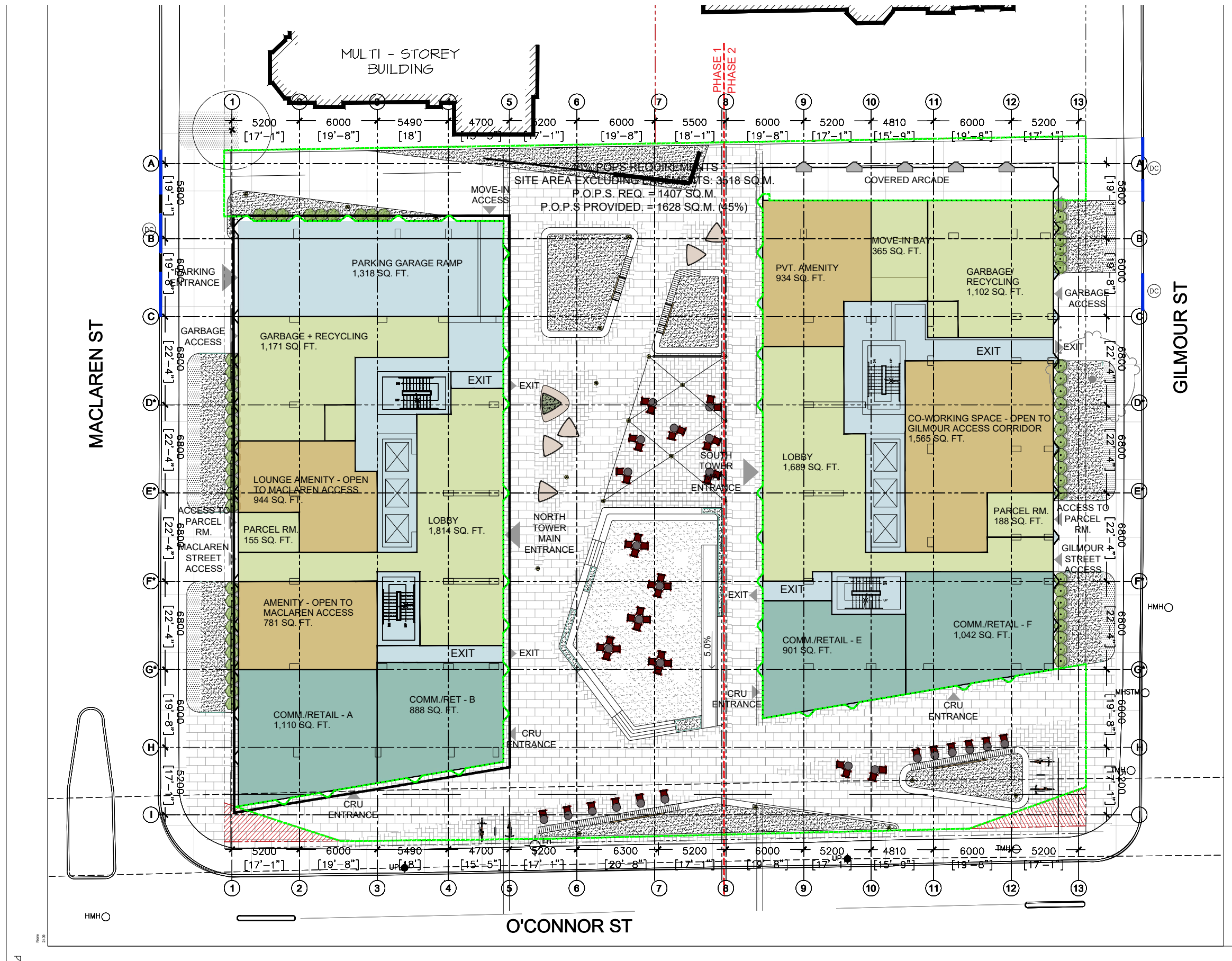


SEPTEMBER 2025 SUBMISSION



DECEMBER 2025 SUBMISSION

GROUND FLOOR PLAN



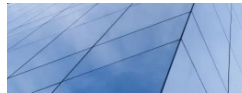
LANDSCAPE PLAN



267 O'CONNOR STREET

ELEVATIONS



[illegible][illegible]

A close-up photograph of a brick wall. The bricks are arranged in a standard running bond pattern. The bricks themselves are a mix of reddish-brown and dark brown colors, with some showing signs of weathering or staining. The mortar joints are a light, off-white color, providing a clear contrast to the darker bricks. The lighting is even, highlighting the texture of the bricks and the smooth surface of the mortar.

267 O'CONNOR STREET

MATERIALITY_PROPOSED BRICK PALLET



**DARK RED
BRICK**

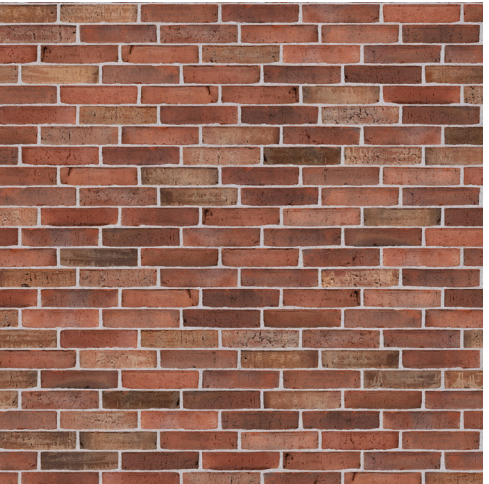


**LIGHT RED
BRICK**

267 O'CONNOR STREET

VIEWS_N/W OCONNOR CORNER 01

RED BRICK 01



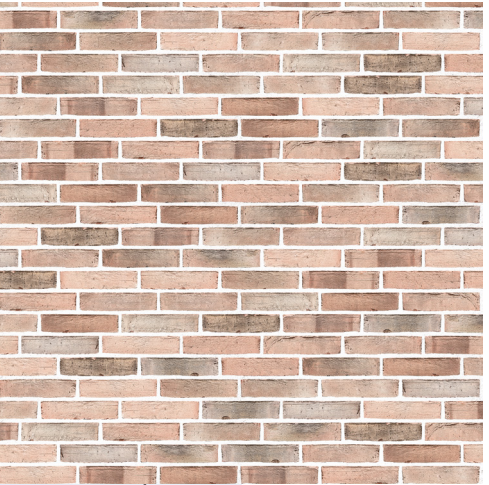
MACLAREN
STREET

OCONNOR
STREET

267 O'CONNOR STREET

VIEWS_OCONNOR CORNER 02

LIGHT BRICK 02



MACLAREN
STREET

OCONNOR
STREET

267 O'CONNOR STREET

VIEWS_COURTYARD 01

RED BRICK 01



267 O'CONNOR STREET

VIEWS_COURTYARD 02

LIGHT BRICK 02



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VIEWS_S/W OCONNOR CORNER 01

RED BRICK 01



OCONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

VIEWS_S/W OCONNOR CORNER 02

LIGHT BRICK 02



OCONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

GILMOUR EAST 01

RED BRICK 01



O'CONNOR
STREET

267 O'Connor Street

GILMOUR
STREET

267 O'CONNOR STREET

GILMOUR EAST 02

LIGHT BRICK 02



O'CONNOR STREET

GILMOUR STREET

267 O'CONNOR STREET

VIEWS_GILMOUR EAST (02) 01

RED BRICK 01



O'CONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

VIEWS_S/W GILMOUR VIEW EAST



O'CONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

VIEWS_WEST AERIAL



O'CONNOR
STREET

267 O'CONNOR STREET

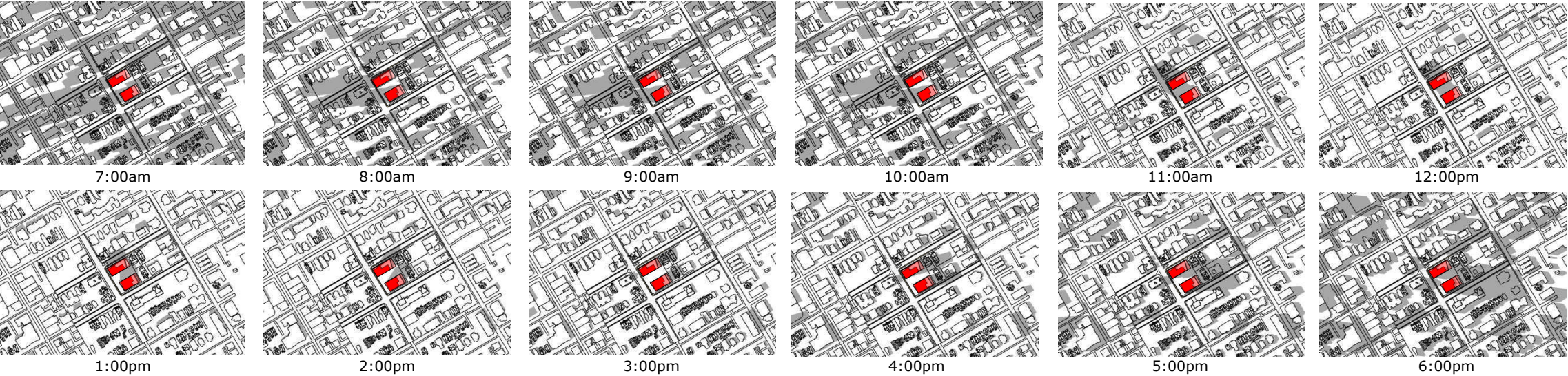
VIEWS_EAST AERIAL



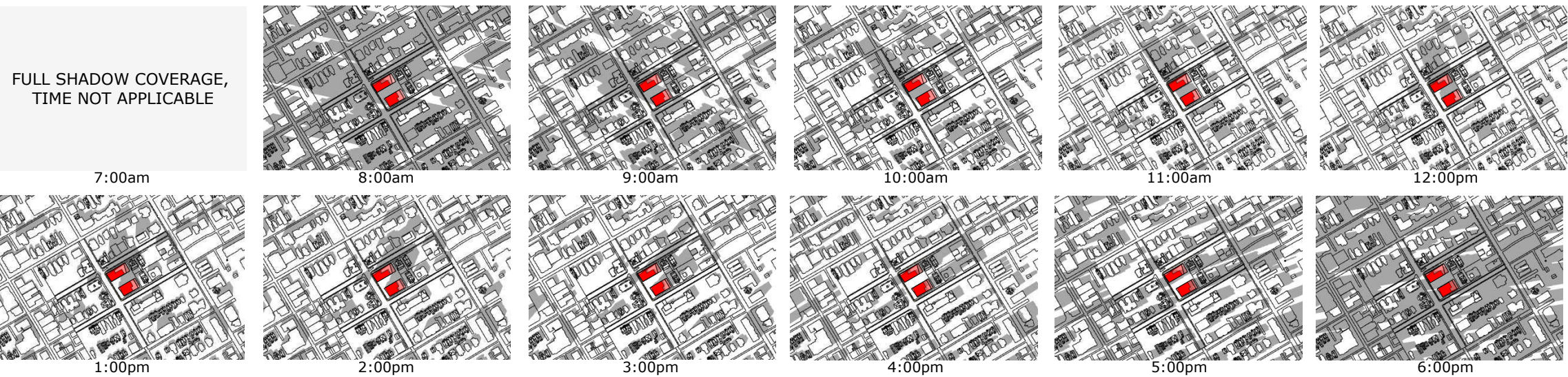
267 O'CONNOR STREET

SUN SHADOW STUDY SUMMARY

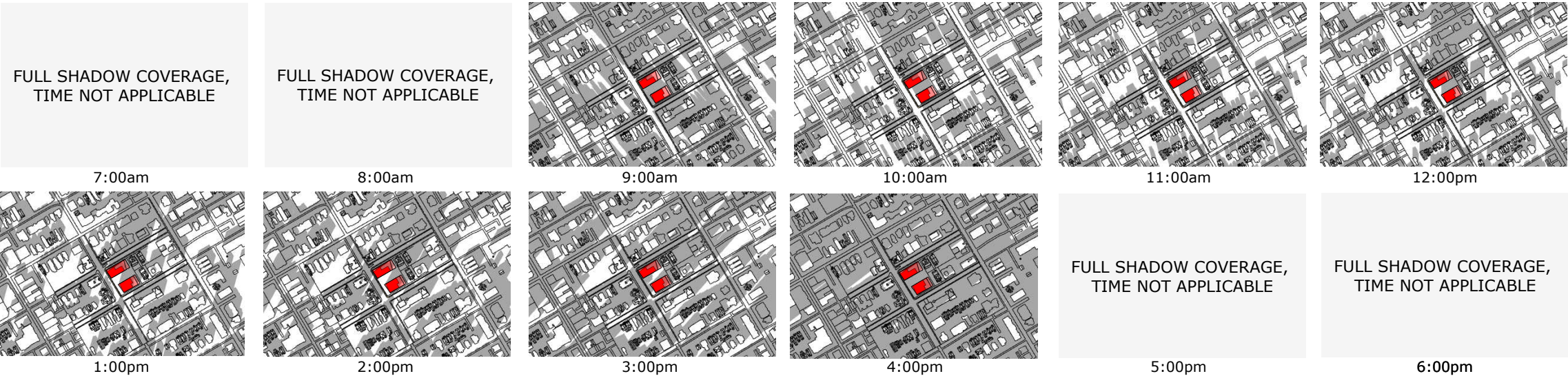
JUNE 21



MARCH / SEPTEMBER 21



DECEMBER 21

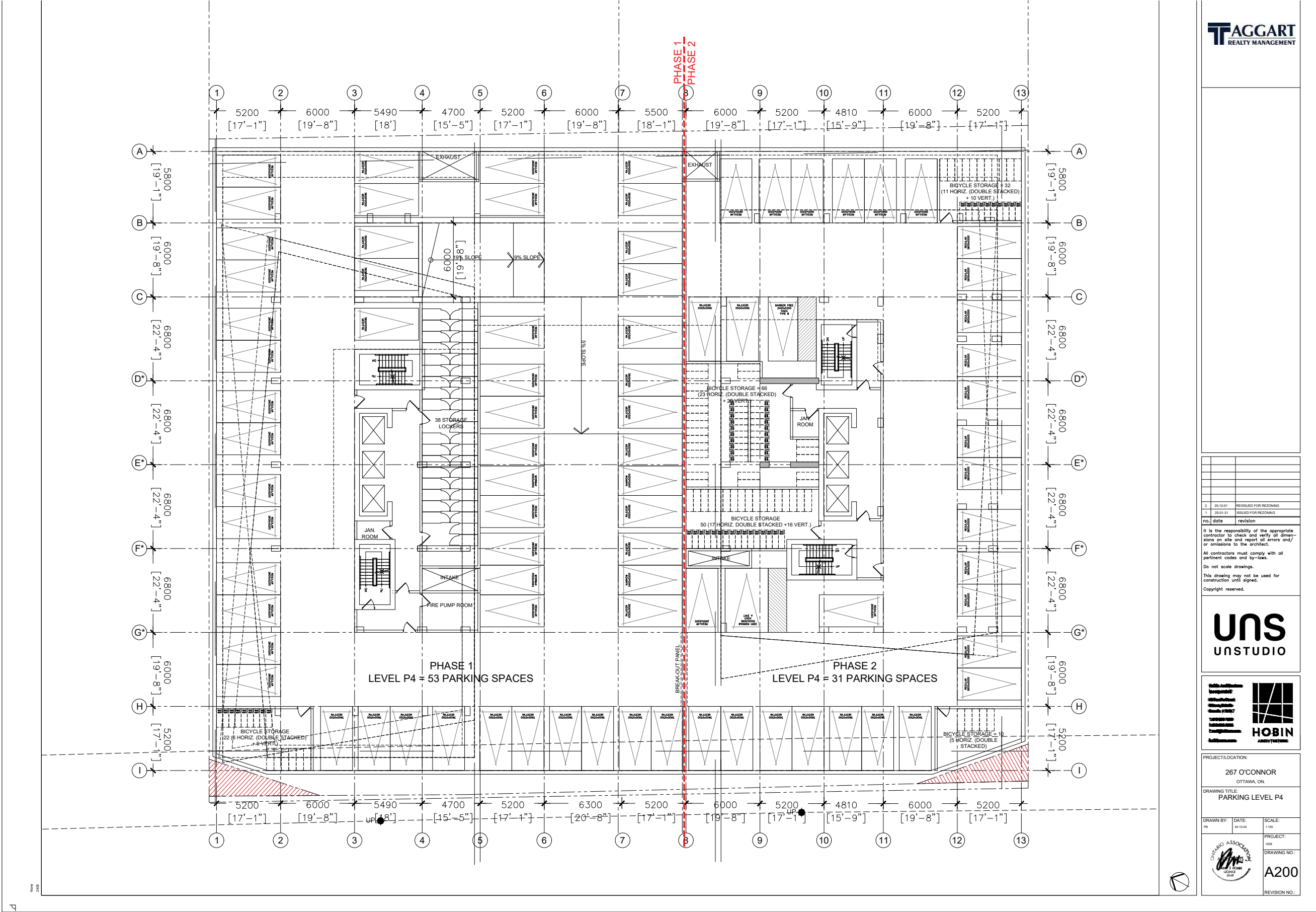




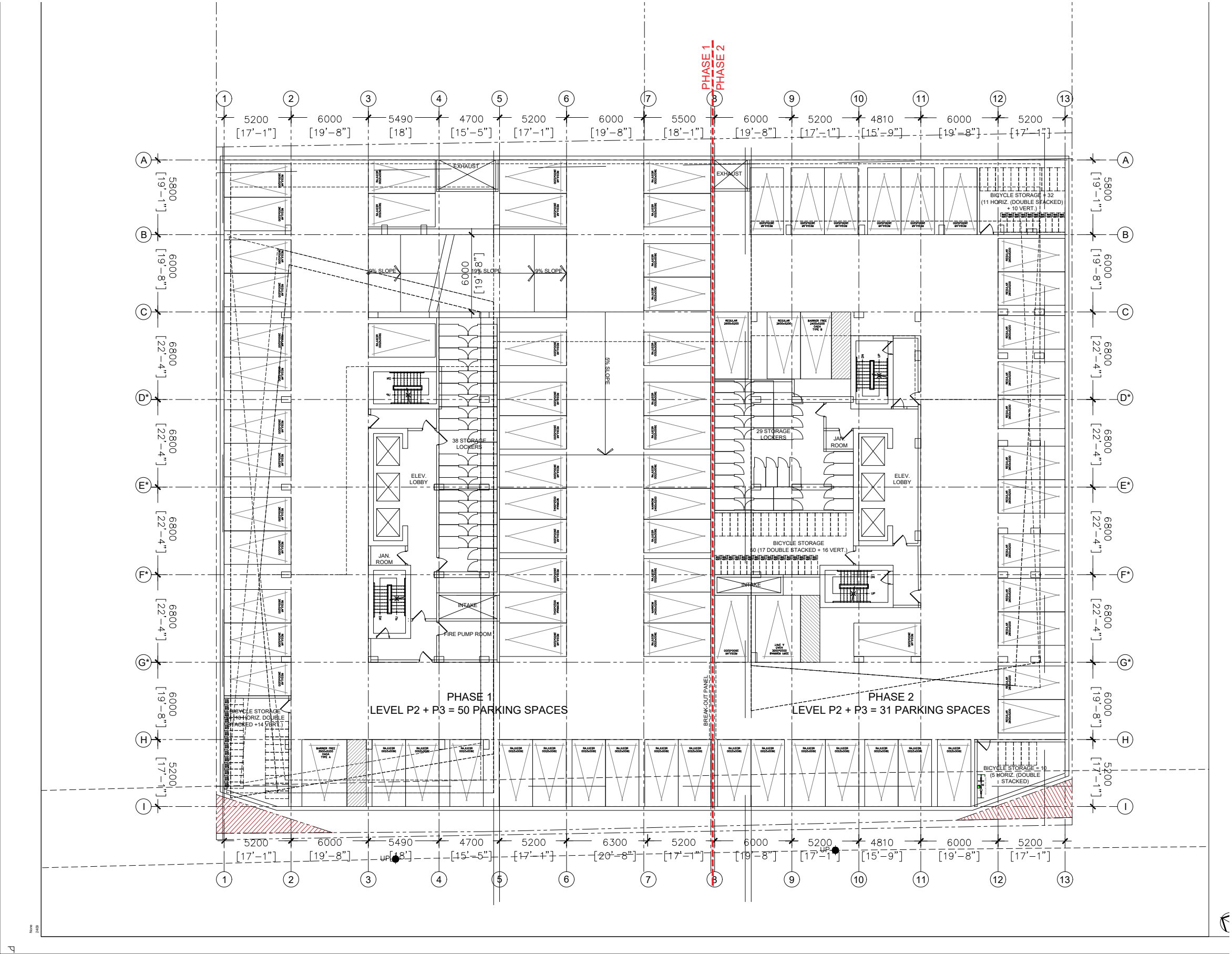
APPENDIX

267 O'CONNOR STREET

PLAN_P4

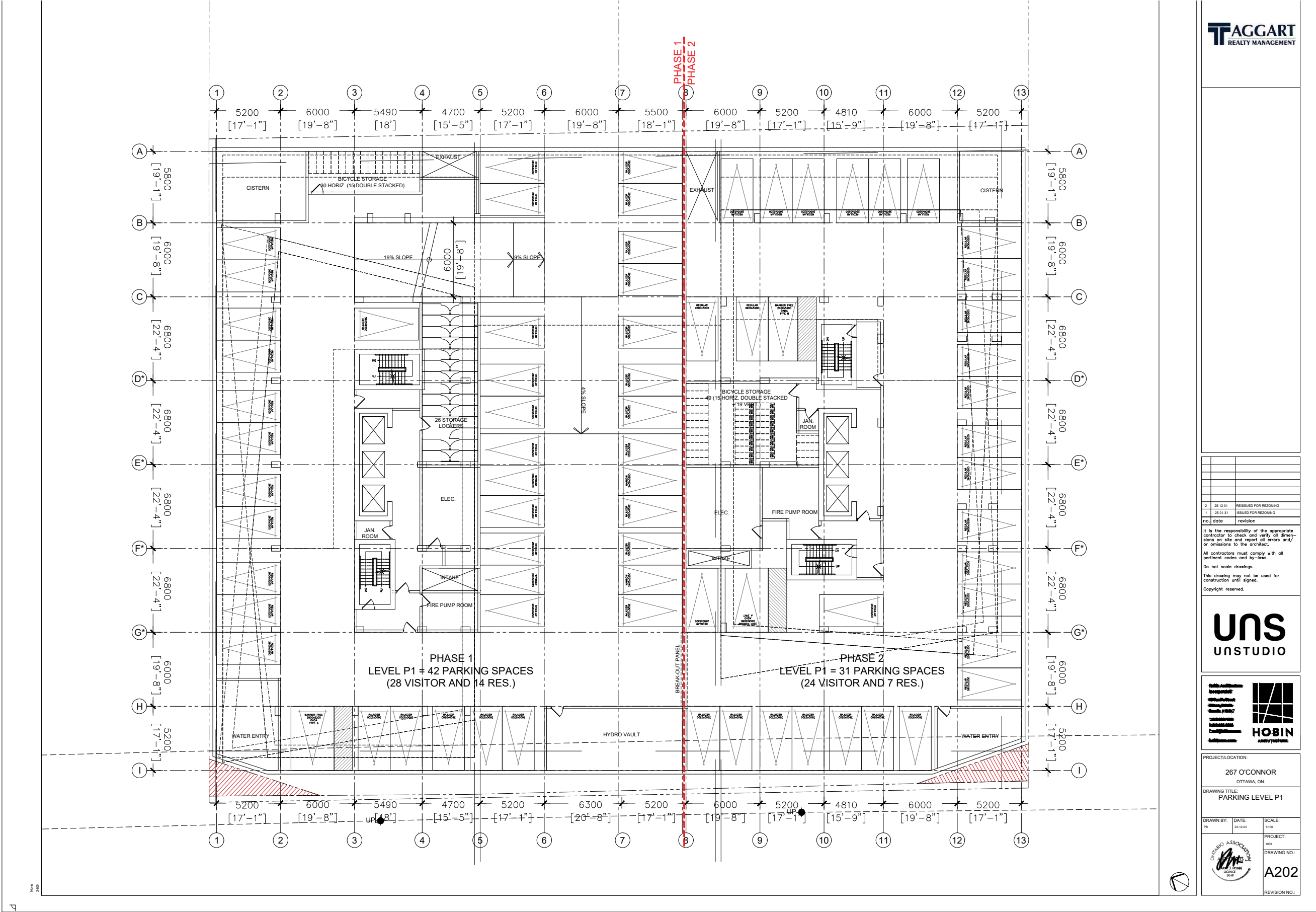


PLAN_P2+P3



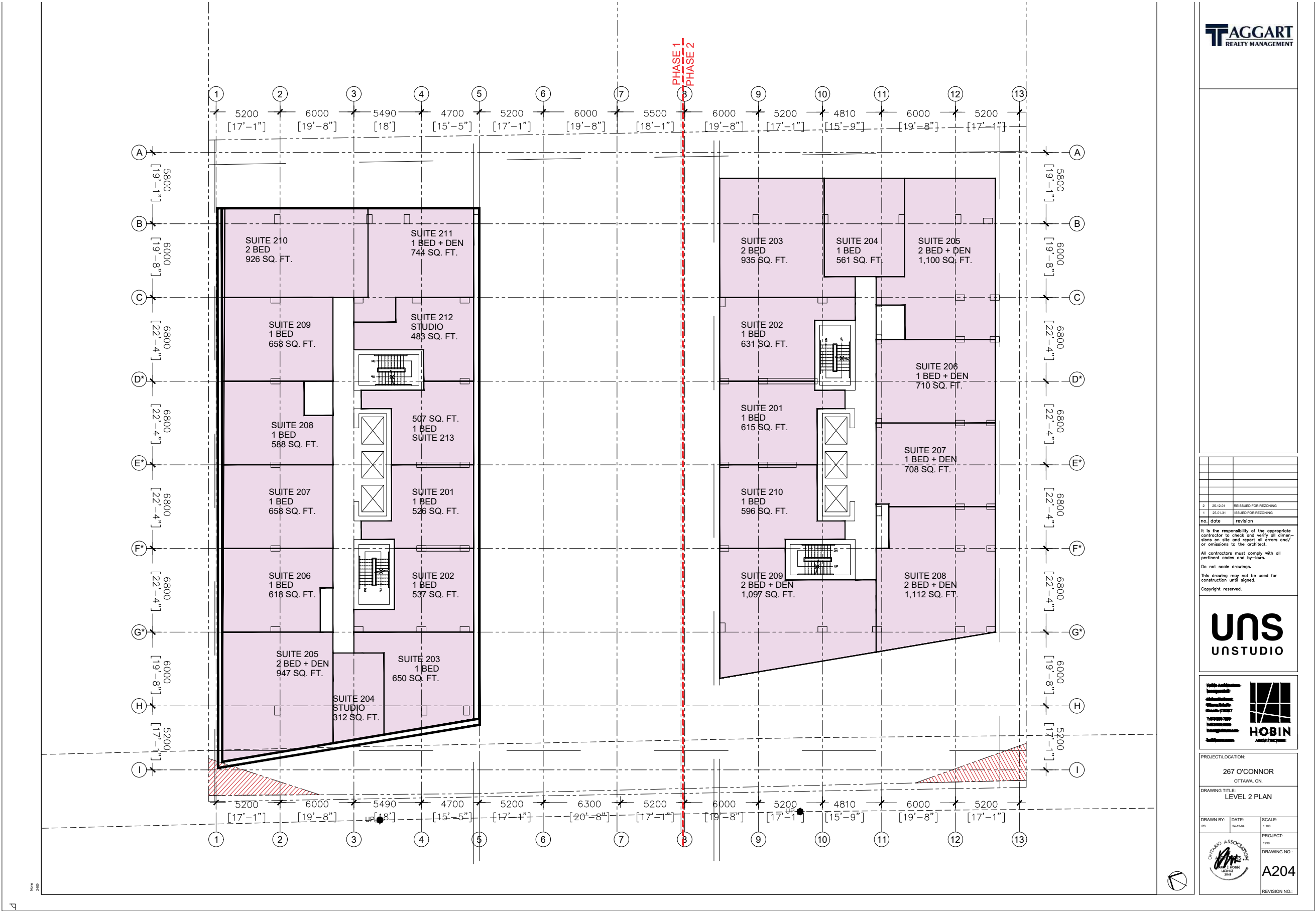
267 O'CONNOR STREET

PLAN_P1



267 O'CONNOR STREET

PLAN_LEVEL 2



3	25-10-21	ISSUED FOR REZONING
1	25-01-31	ISSUED FOR REZONING
no.	date	revision

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267 O'CONNOR OTTAWA, ON.	
DRAWING TITLE:	
LEVEL 2 PLAN	
DRAWN BY:	DATE:
PS	24-12-04
SCALE:	1:100
PROJECT:	100
DRAWING NO.:	A204
REVISION NO.:	

267 O'CONNOR STREET

PLAN_LEVEL 3-4



267 O'CONNOR STREET

PLAN_LEVEL 5



267 O'CONNOR STREET

PLAN_LEVEL 6-9



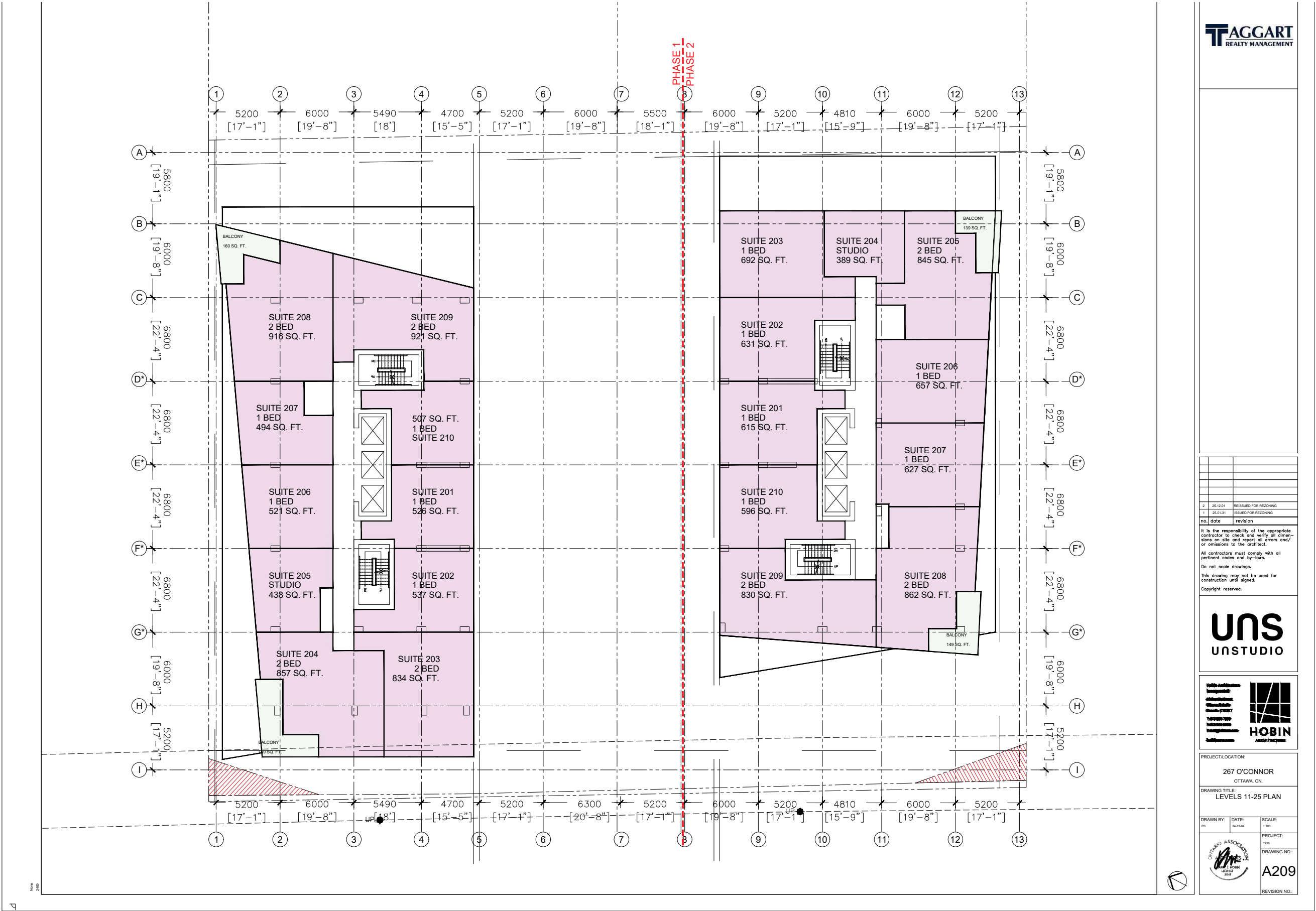
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PLAN_LEVEL 10



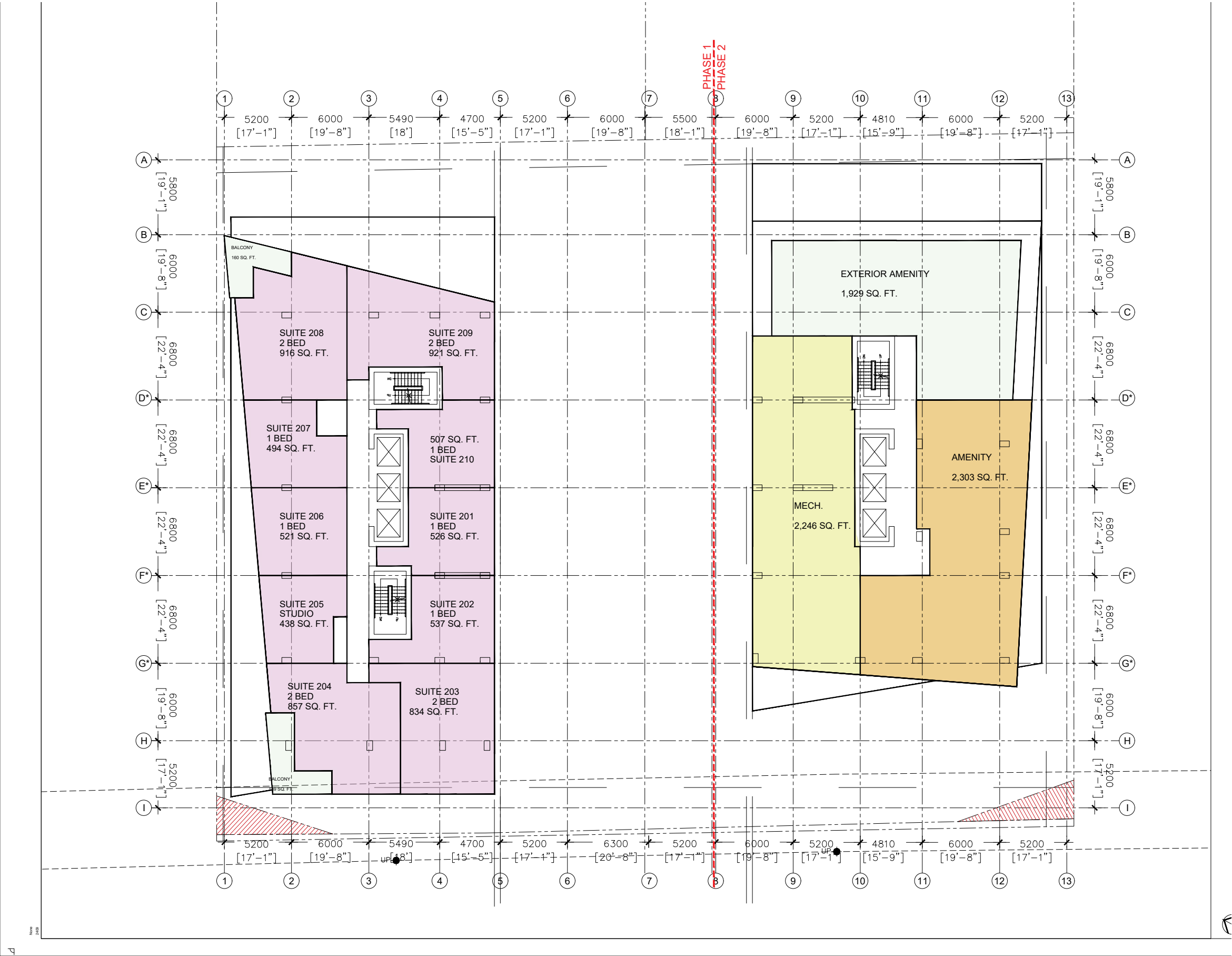
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PLAN_LEVEL 11-25

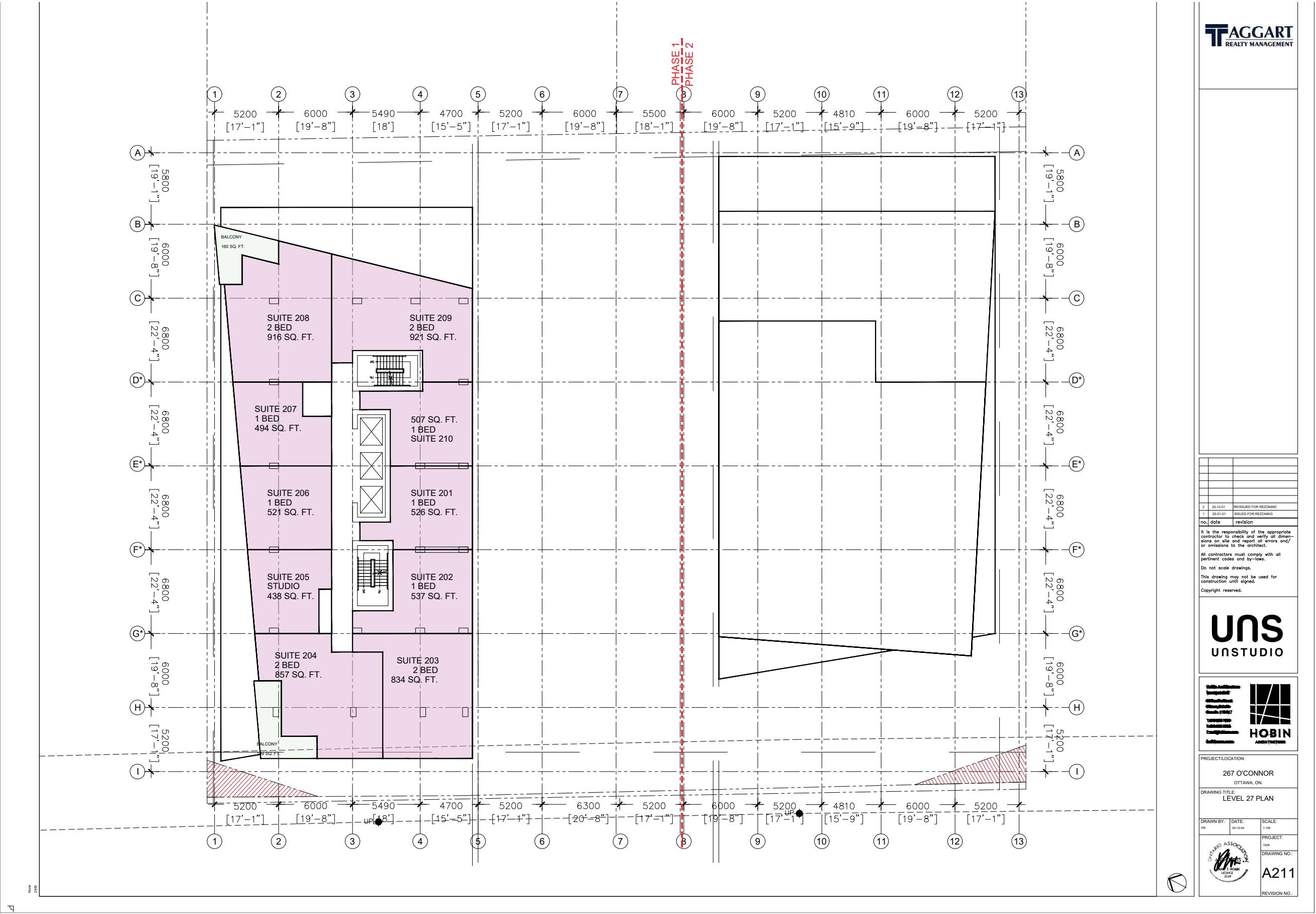


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PLAN_LEVEL 26

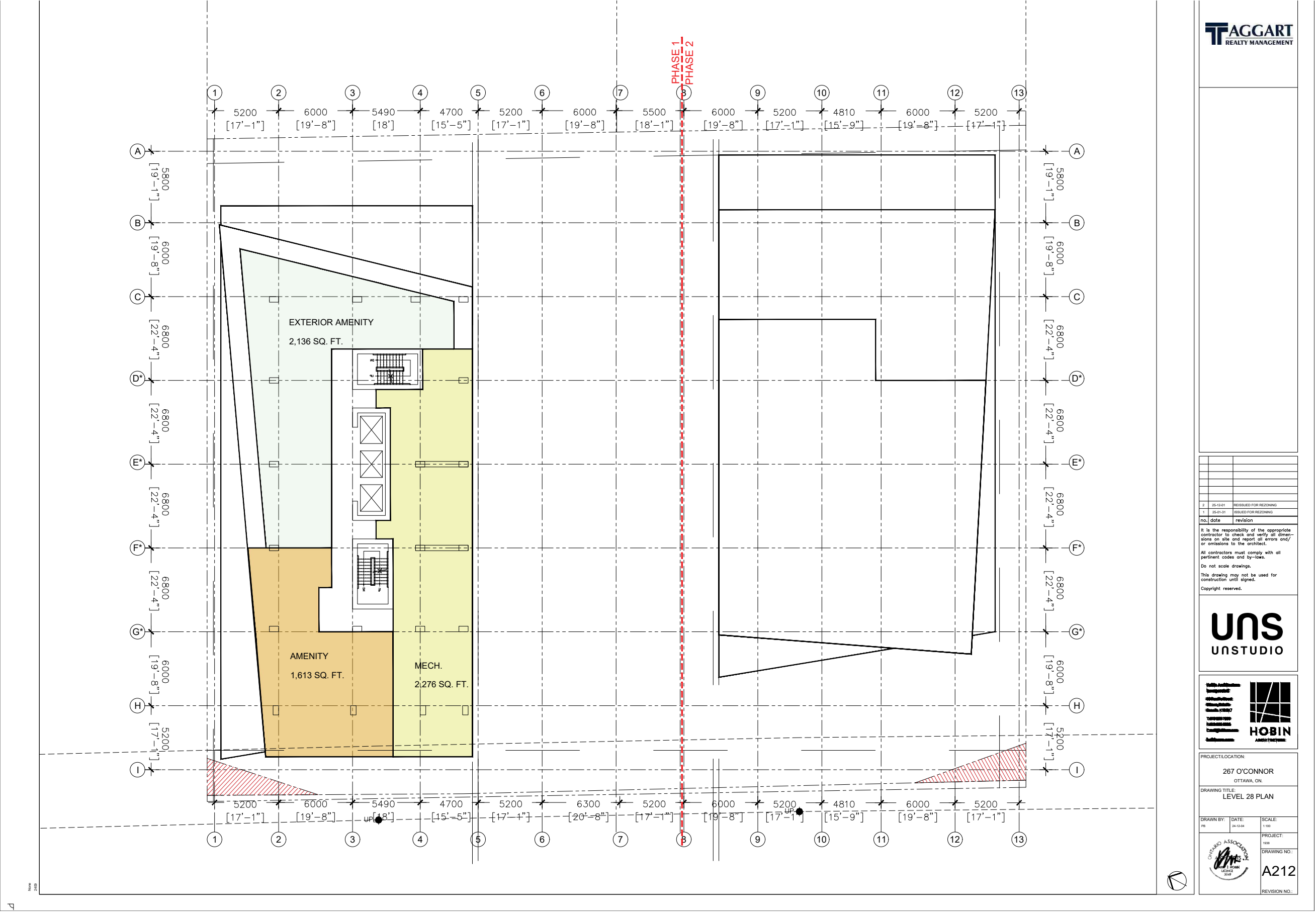


PLAN_LEVEL 27



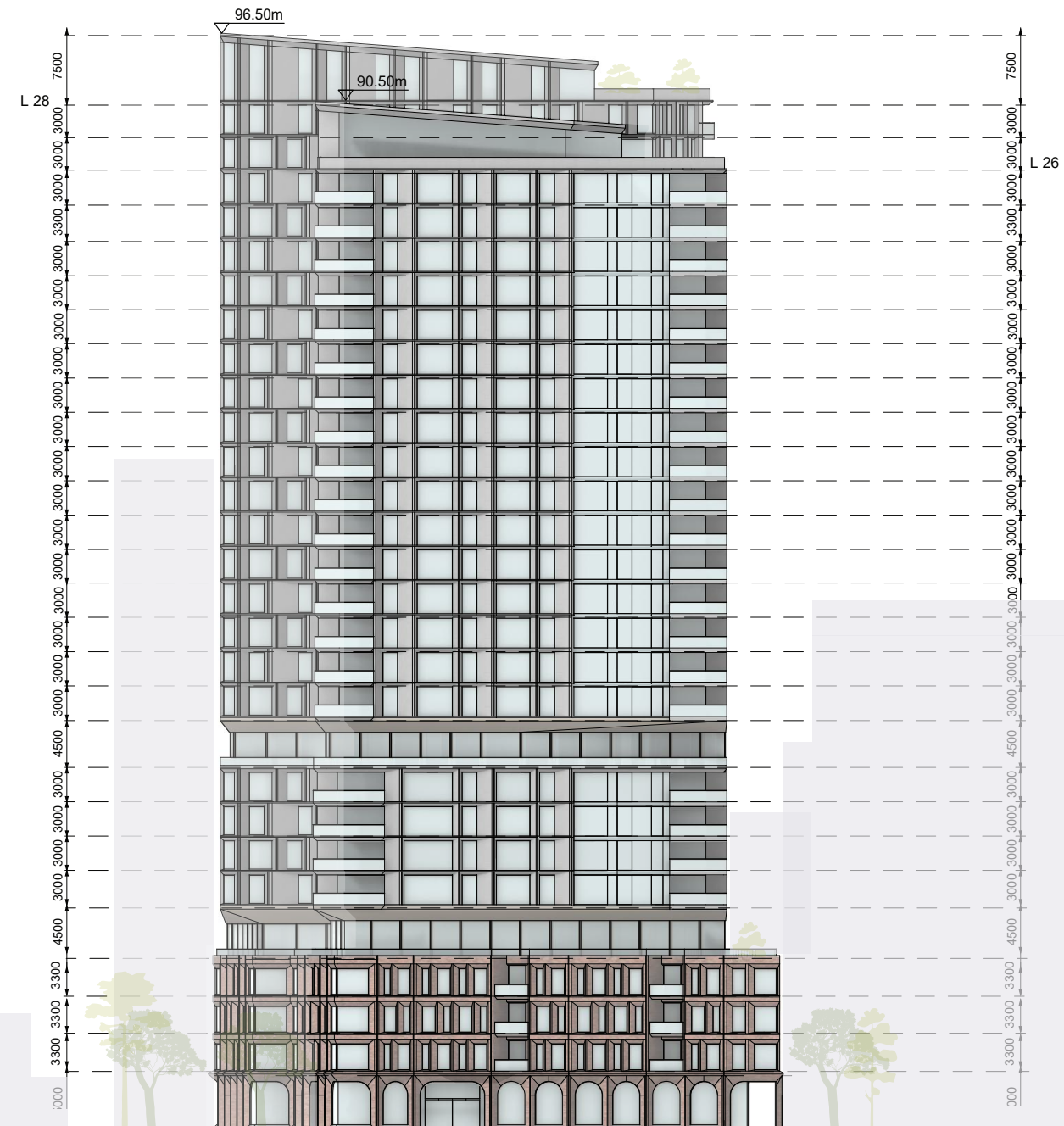
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PLAN_LEVEL 28



267 O'CONNOR STREET

ELEVATIONS



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project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT
DESIGN

date
01/12/2025
revision

title
SOUTH ELEVATION

267 O'CONNOR STREET

ELEVATIONS



267 O'CONNOR STREET

ELEVATIONS



[illegible]



TOP-VIEW SHADOW ANALYSIS

MARCH 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY:
LC

DATE:
25.01.31

SCALE:
AS NOTED



PROJECT:
1938

DRAWING NO.:

A305

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
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- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY:
LC

DATE:
25.01.31

SCALE:
AS NOTED



PROJECT:
1938

DRAWING NO.:

A306

REVISION NO.:



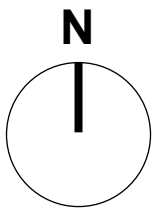
TOP-VIEW SHADOW ANALYSIS

MARCH 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
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No.	Date	Revision

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267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A307
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS
MARCH 10:00am
APPLICATION NO.: D02-02-20-0101

LEGEND:

Proposed Development

As-of-Right Shadow Outline

New Net Shadow

Arterial Mainstreet

Park

02550

SCALE BAR (1:1000)

N

3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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ARCHITECTURE

PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
<div><div>ONTARIO ASSOCIATION</div><div></div><div>PAUL J. HOBIN</div><div>LICENCE 3049</div></div>		PROJECT:
		1938
		DRAWING NO.:
		A308
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

MARCH 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
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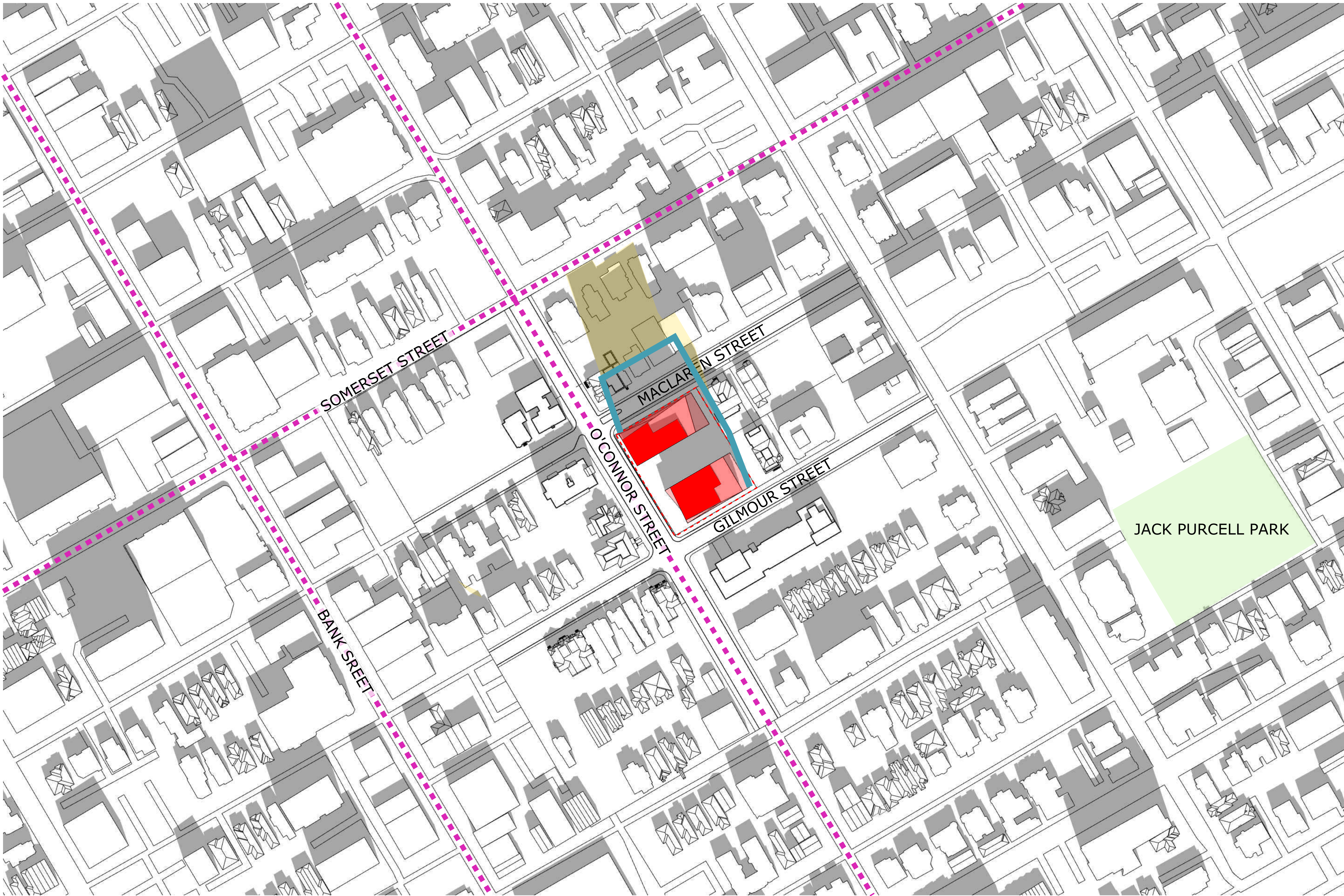
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A309
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

MARCH Noon

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No. Date Revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

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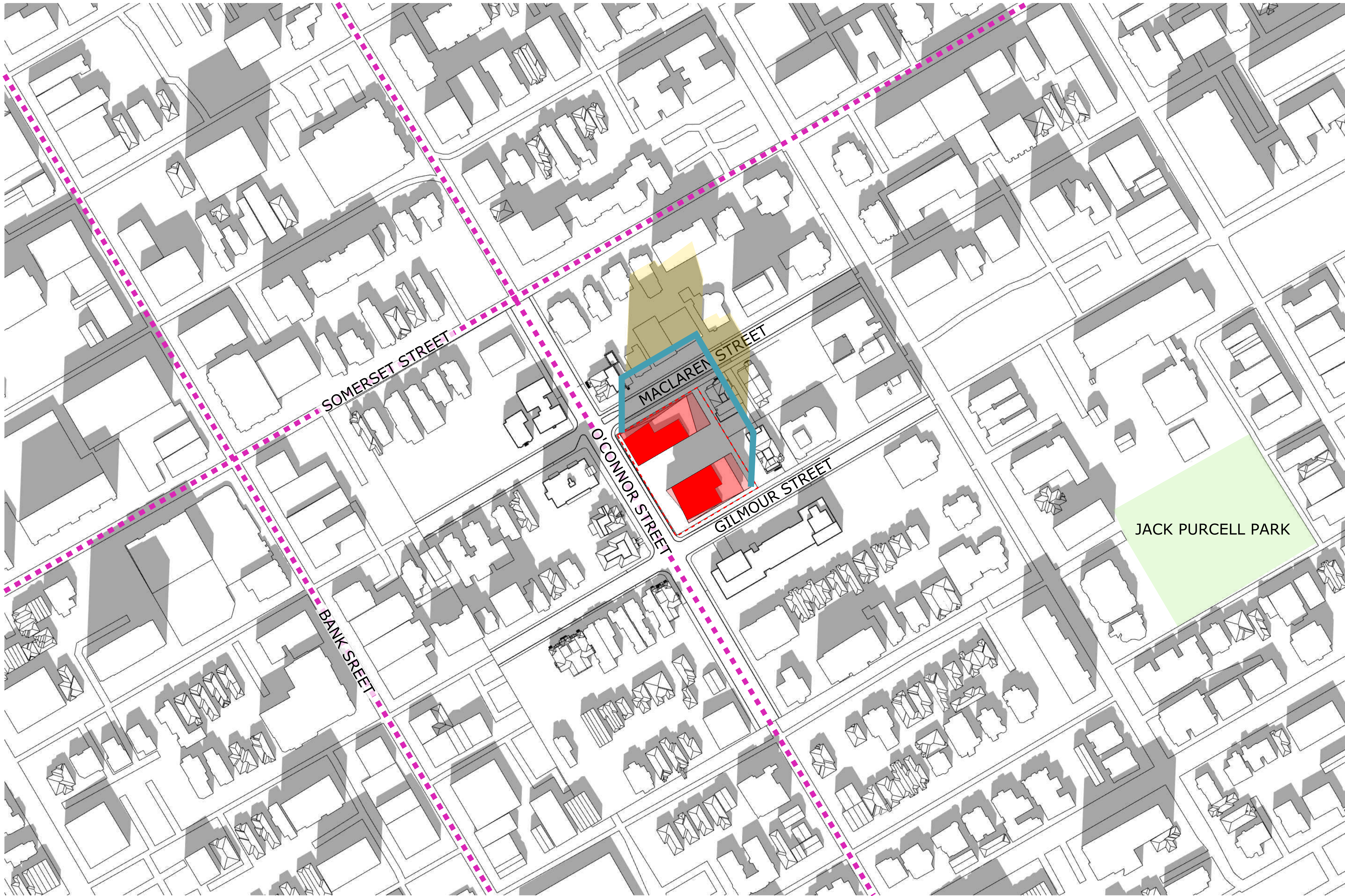
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A310
REVISION NO.:		



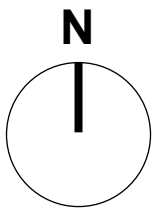
TOP-VIEW SHADOW ANALYSIS

MARCH 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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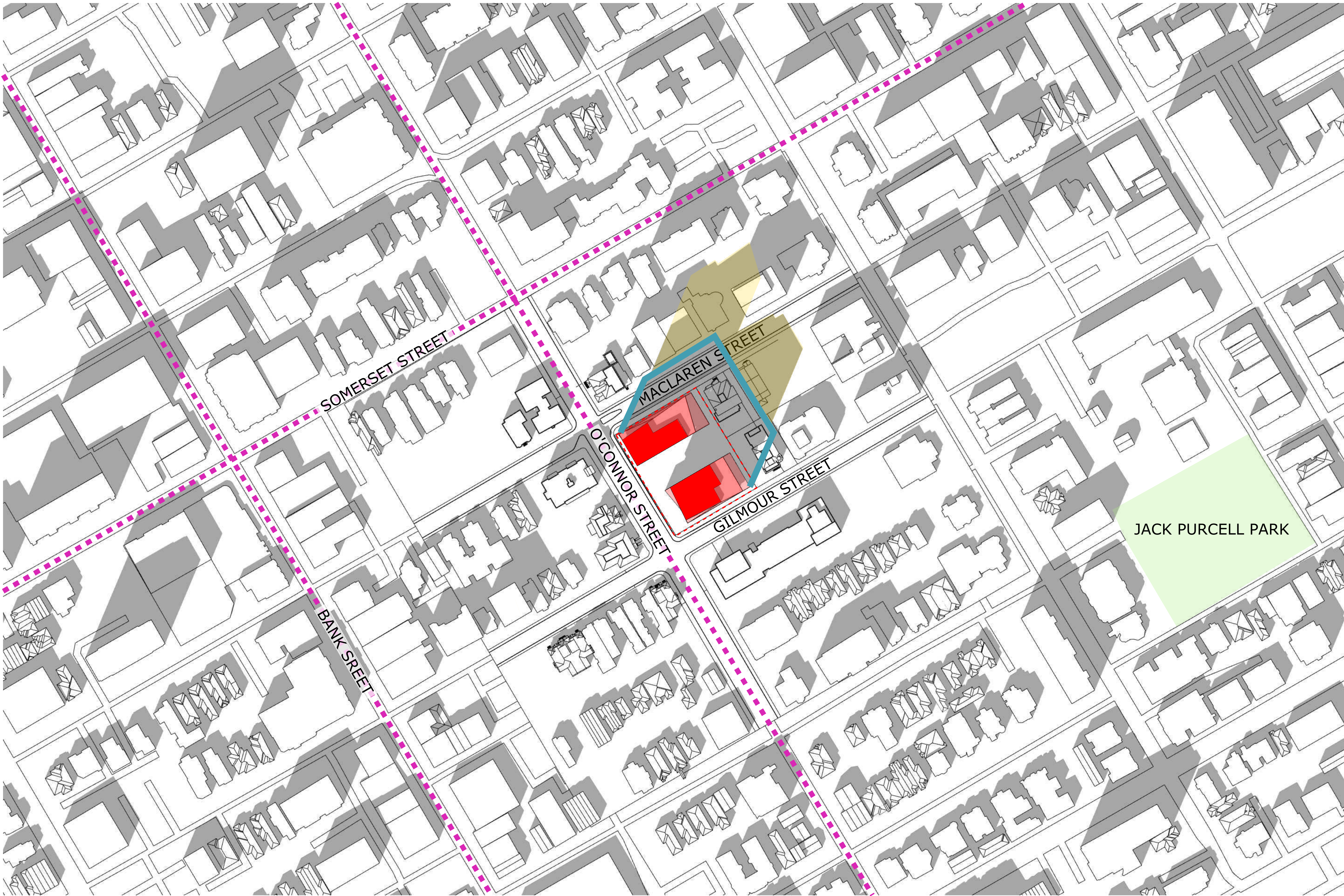
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A311
REVISION NO.:		



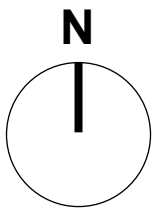
TOP-VIEW SHADOW ANALYSIS

MARCH 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

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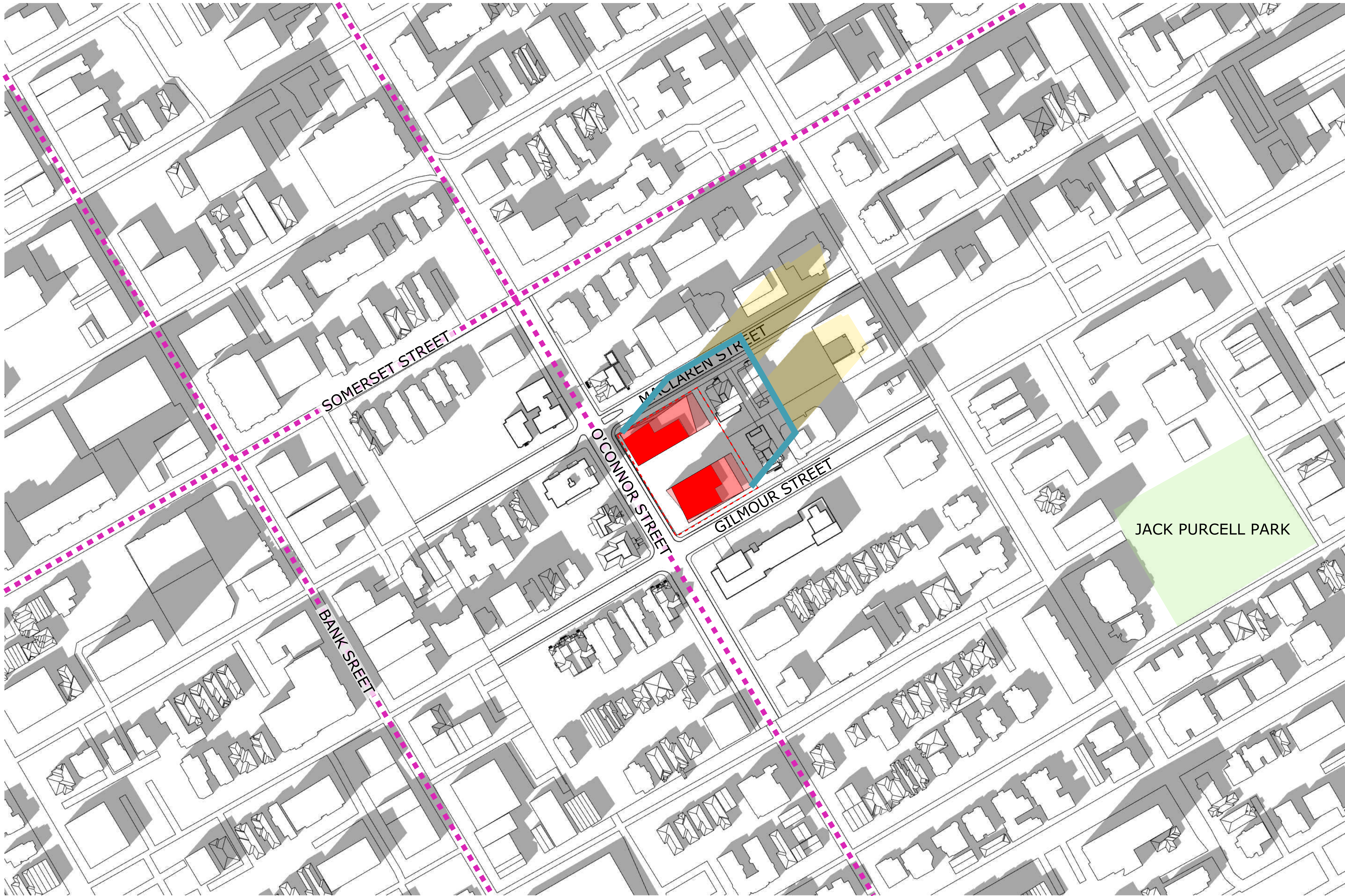
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A312
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

MARCH 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
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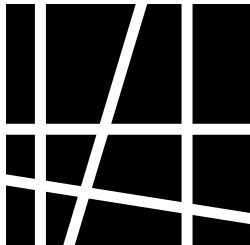
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ARCHITECTURE

PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: DATE: SCALE:

LC 25.01.31 AS NOTED



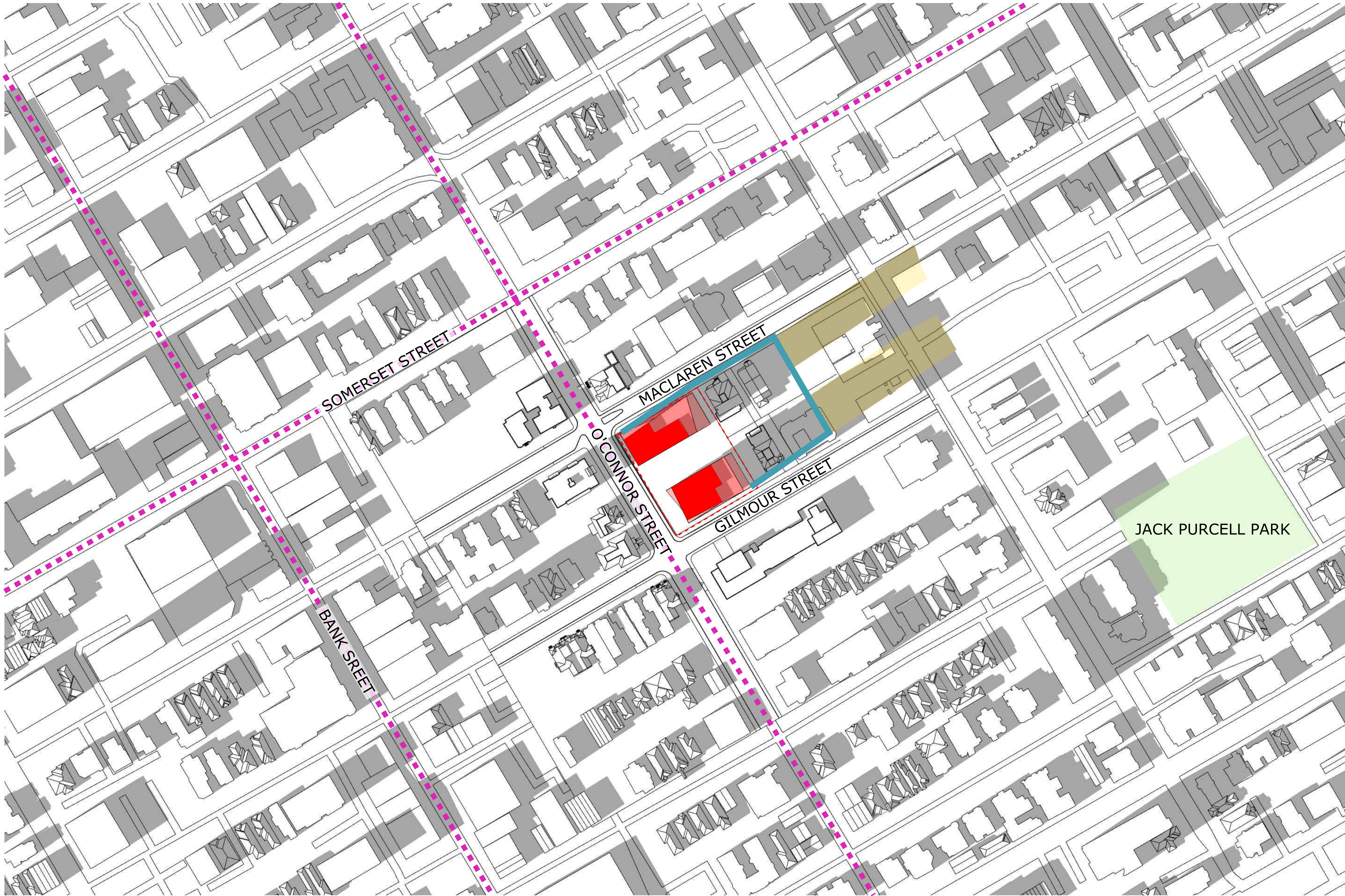
PROJECT:

1938

DRAWING NO.:

A313

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 4:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
-----	------	----------

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: DATE: SCALE:

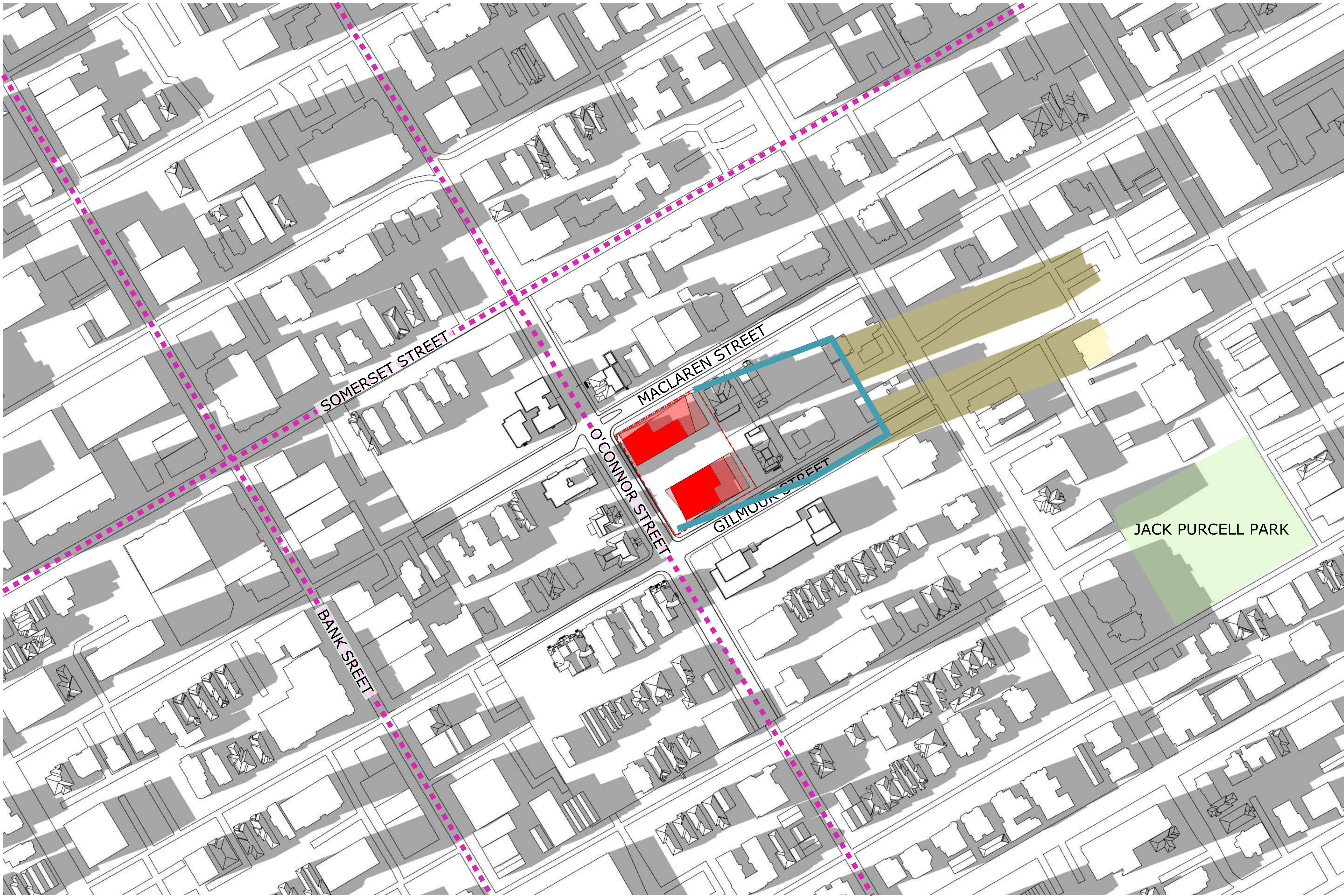
LC 25.01.31 AS NOTED

PROJECT: 1938

DRAWING NO.: A314

REVISION NO.:





TOP-VIEW SHADOW ANALYSIS
MARCH 5:00pm
APPLICATION NO.: D02-02-20-0101

LEGEND:

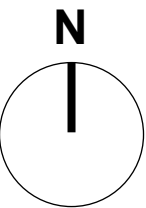
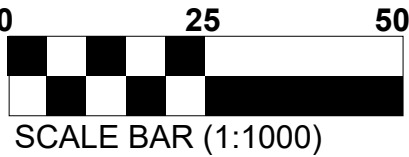
Proposed Development

As-of-Right Shadow Outline

Park

New Net Shadow

Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A315
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

MARCH 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A316
REVISION NO.:		



FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

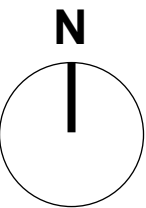
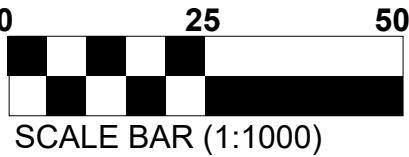
TOP-VIEW SHADOW ANALYSIS

MARCH 7:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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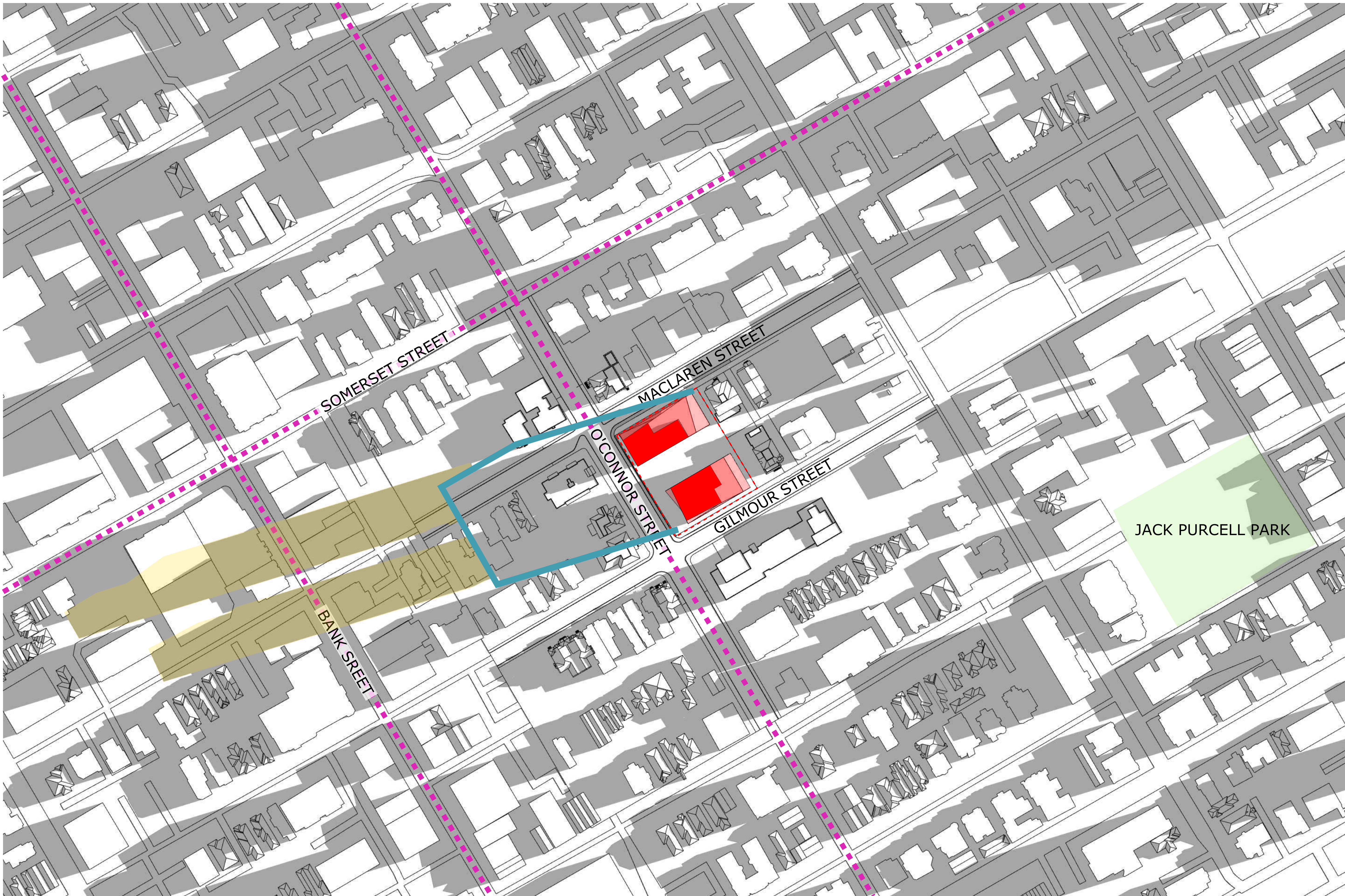
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A317
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A318
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
-----	------	----------

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: DATE: SCALE:

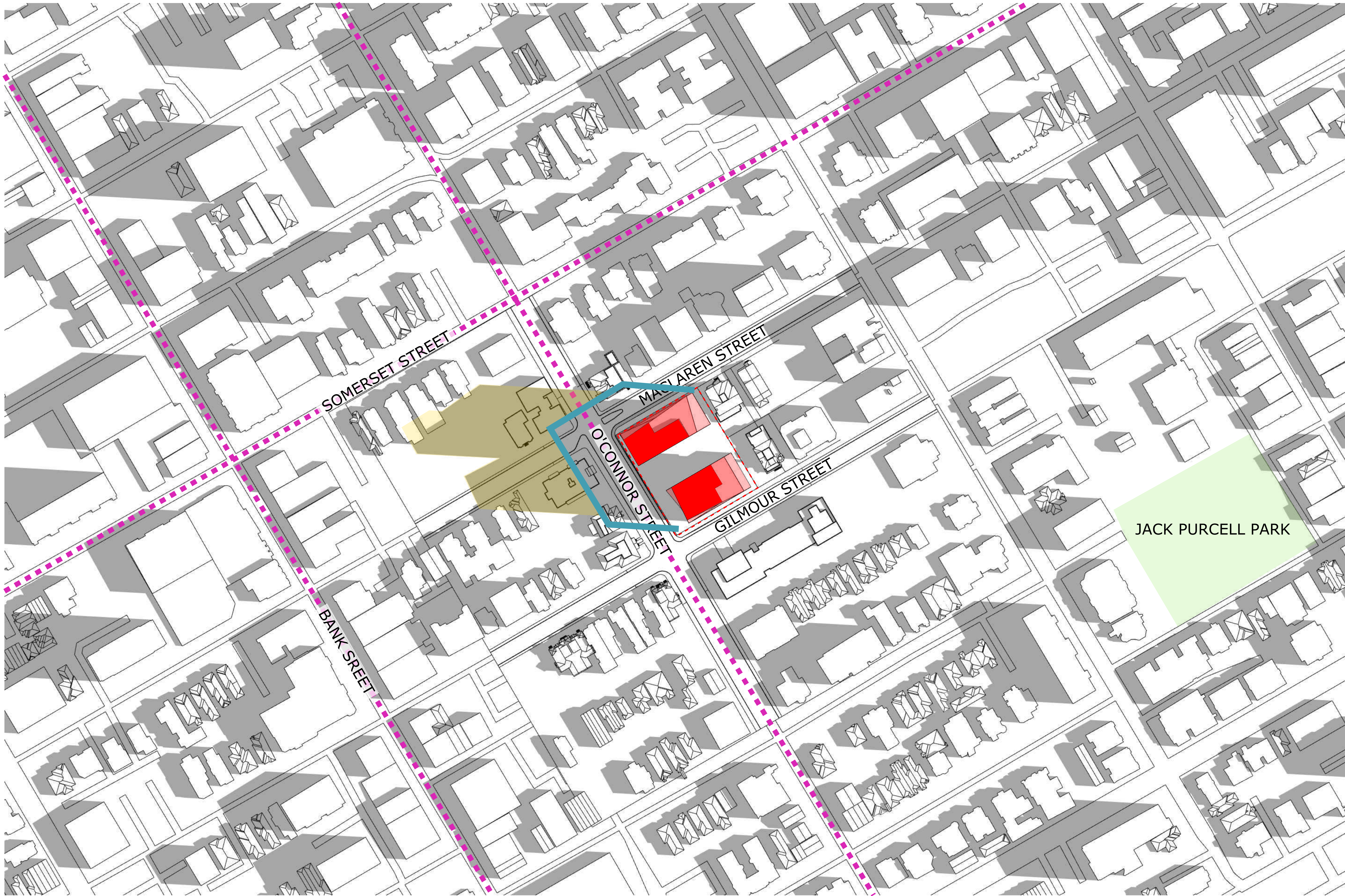
LC 25.01.31 AS NOTED

PROJECT: 1938

DRAWING NO.: A319

REVISION NO.:





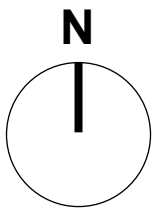
TOP-VIEW SHADOW ANALYSIS

JUNE 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A320
REVISION NO.:		



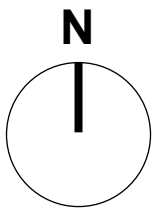
TOP-VIEW SHADOW ANALYSIS

JUNE 10:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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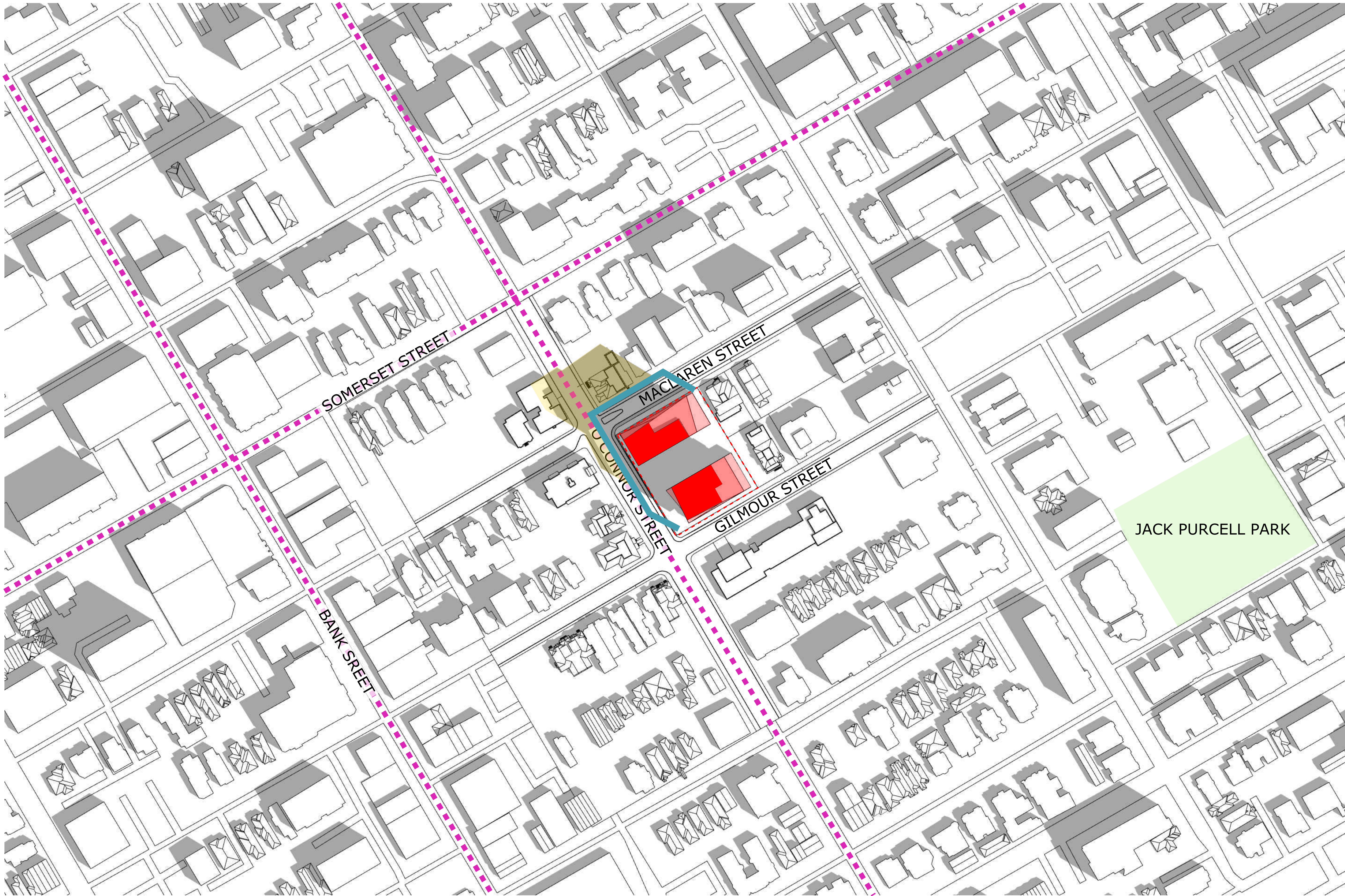
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A321
REVISION NO.:		



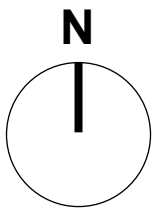
TOP-VIEW SHADOW ANALYSIS

JUNE 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A322
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE Noon

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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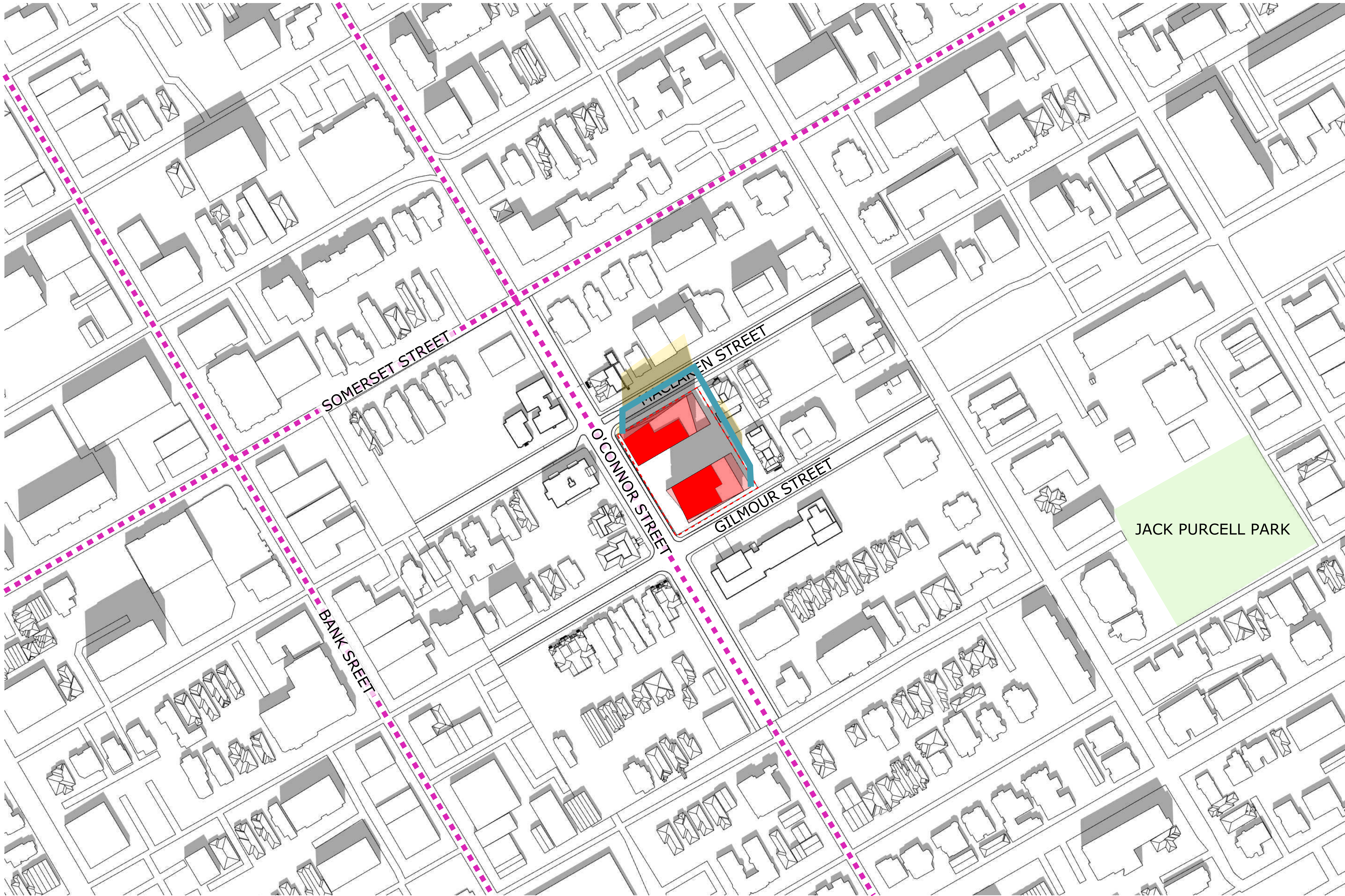
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A323
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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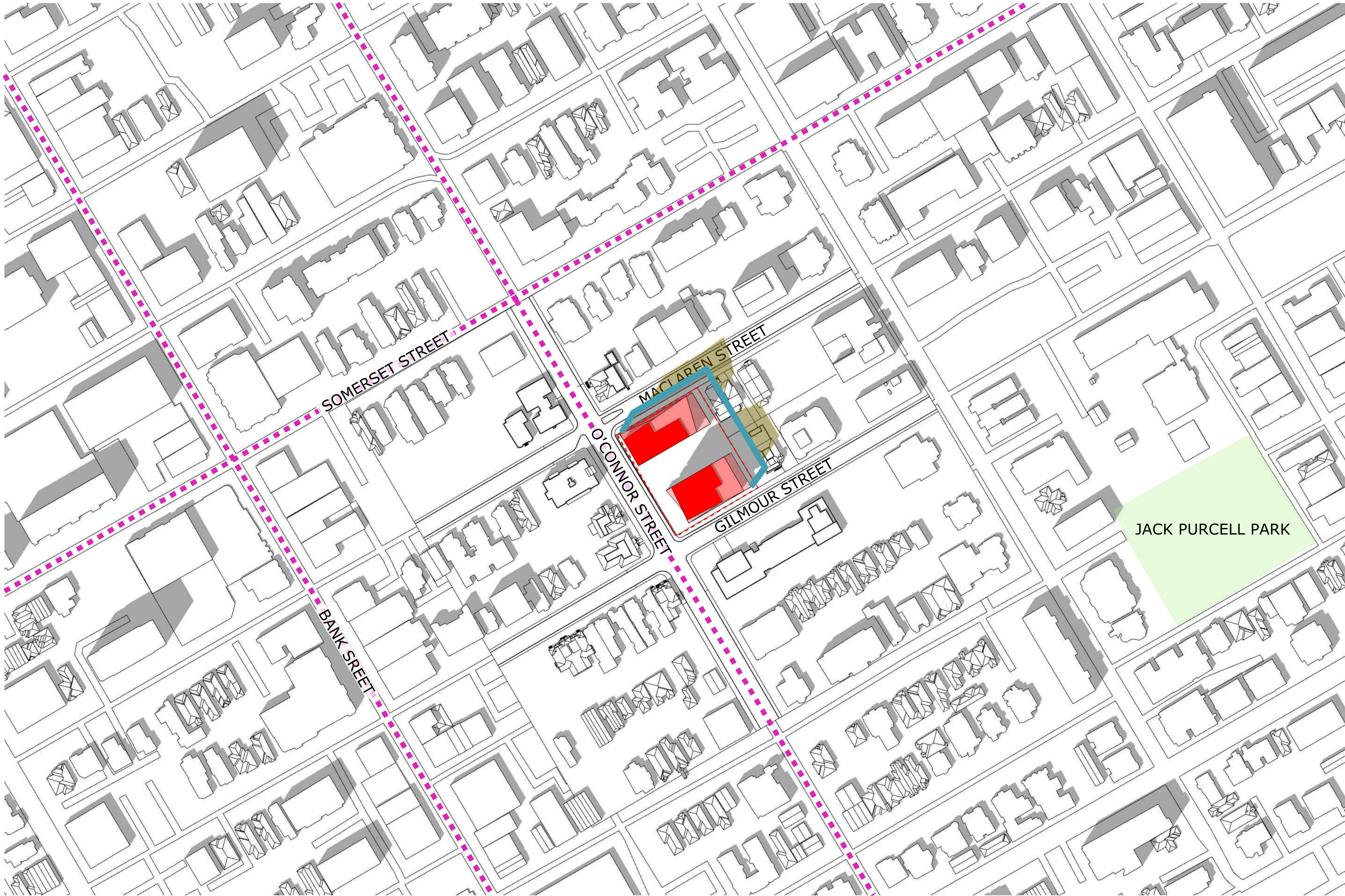
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A324
REVISION NO.:		



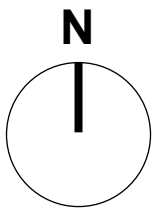
TOP-VIEW SHADOW ANALYSIS

JUNE 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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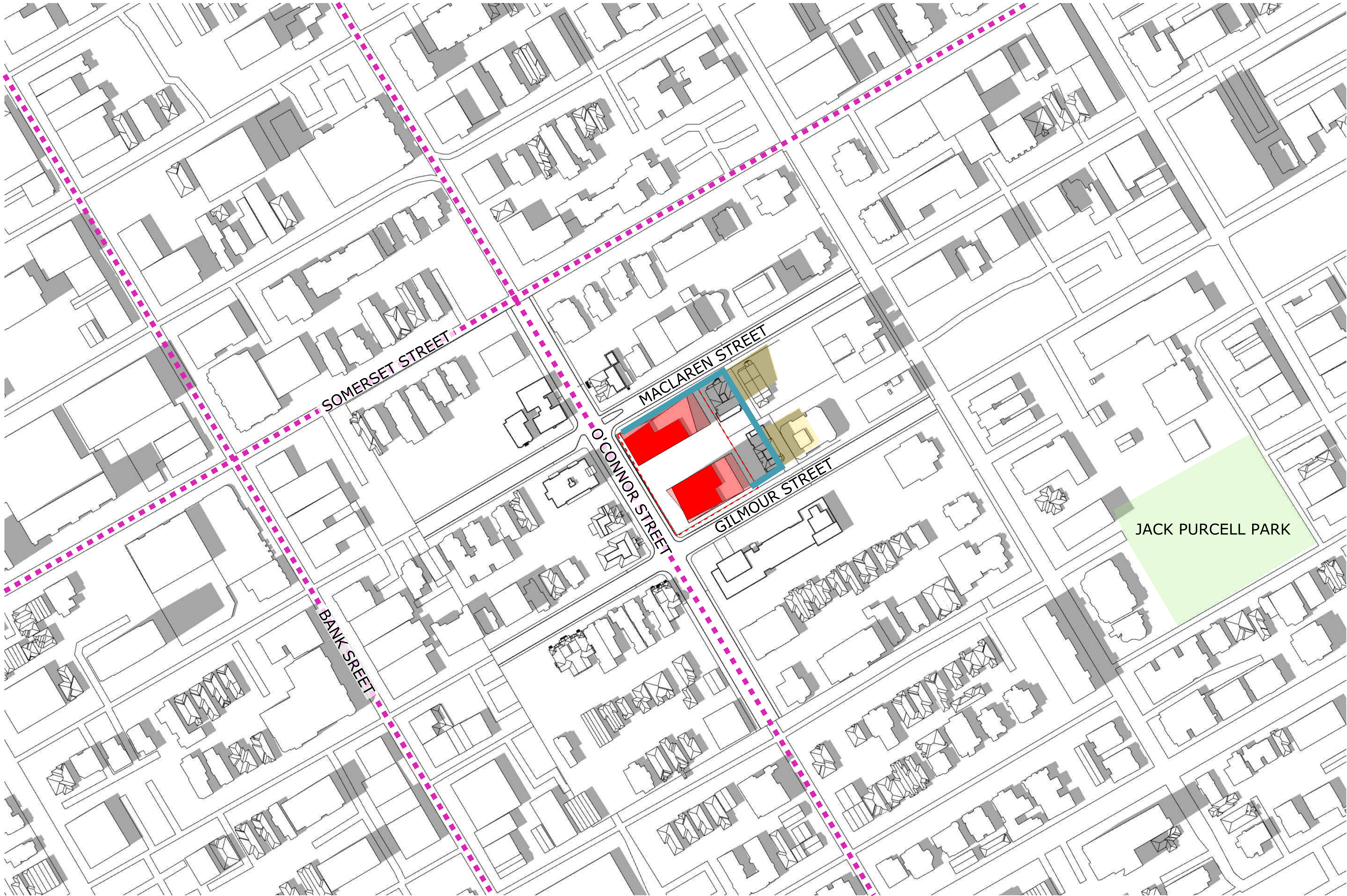
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A325
REVISION NO.:		



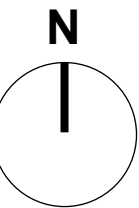
TOP-VIEW SHADOW ANALYSIS

JUNE 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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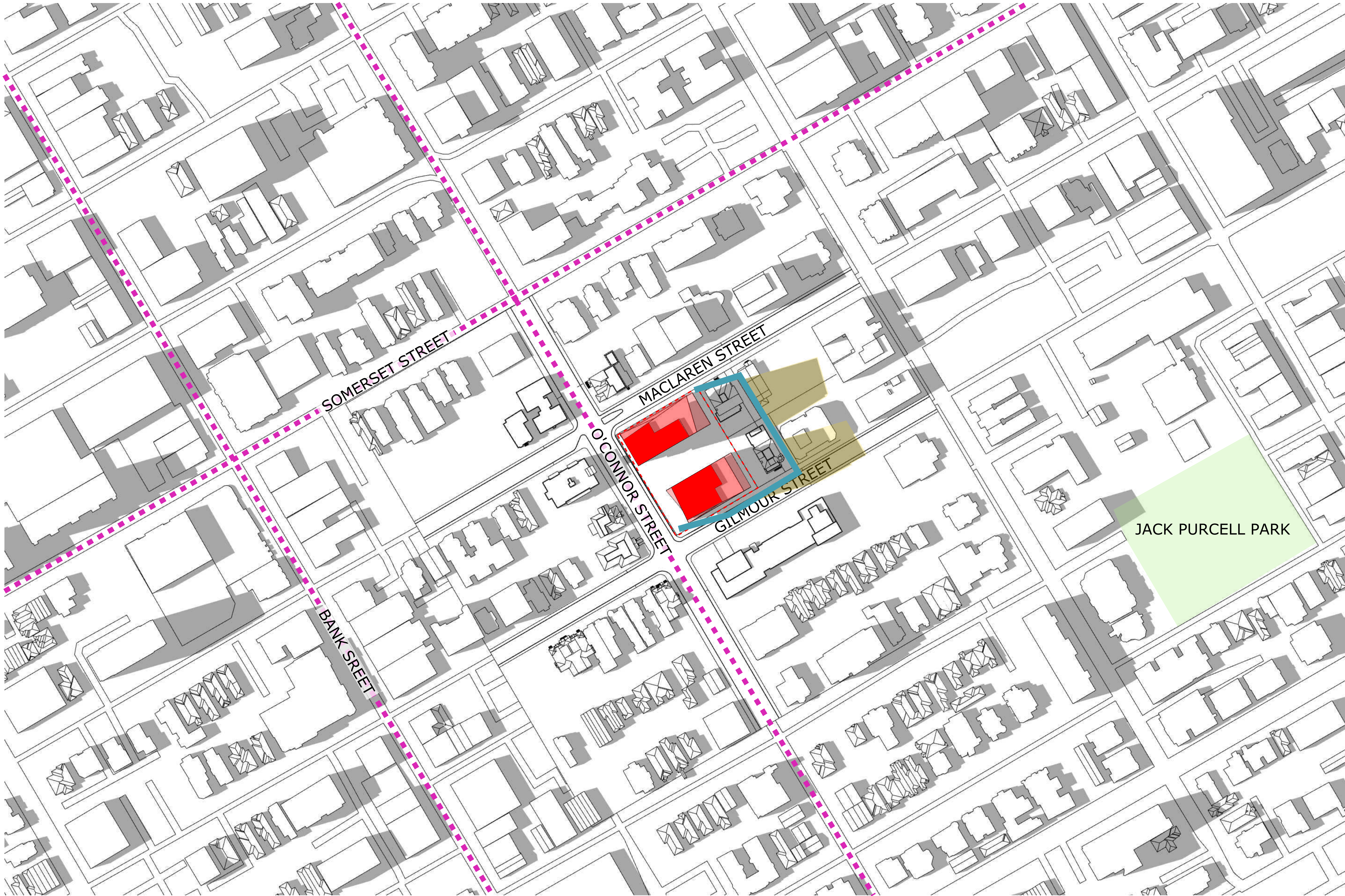
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F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com



PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A326
REVISION NO.:		



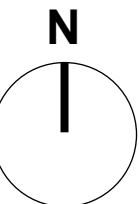
TOP-VIEW SHADOW ANALYSIS

JUNE 4:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
-----	------	----------

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: LC DATE: 25.01.31 SCALE: AS NOTED

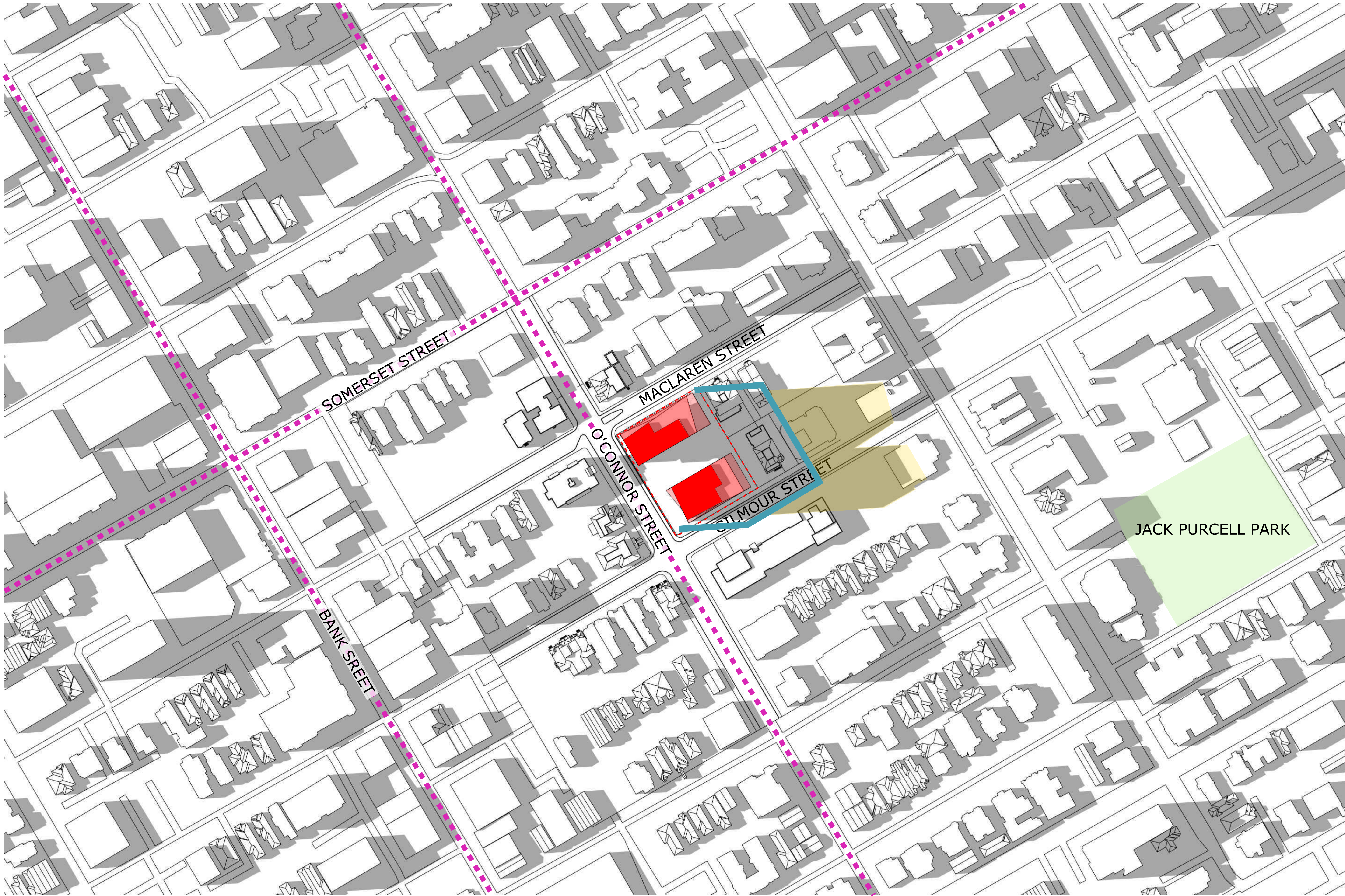


PROJECT: 1938

DRAWING NO.:

A327

REVISION NO.:



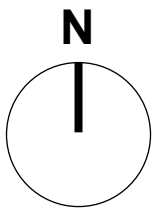
TOP-VIEW SHADOW ANALYSIS

JUNE 5:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A328
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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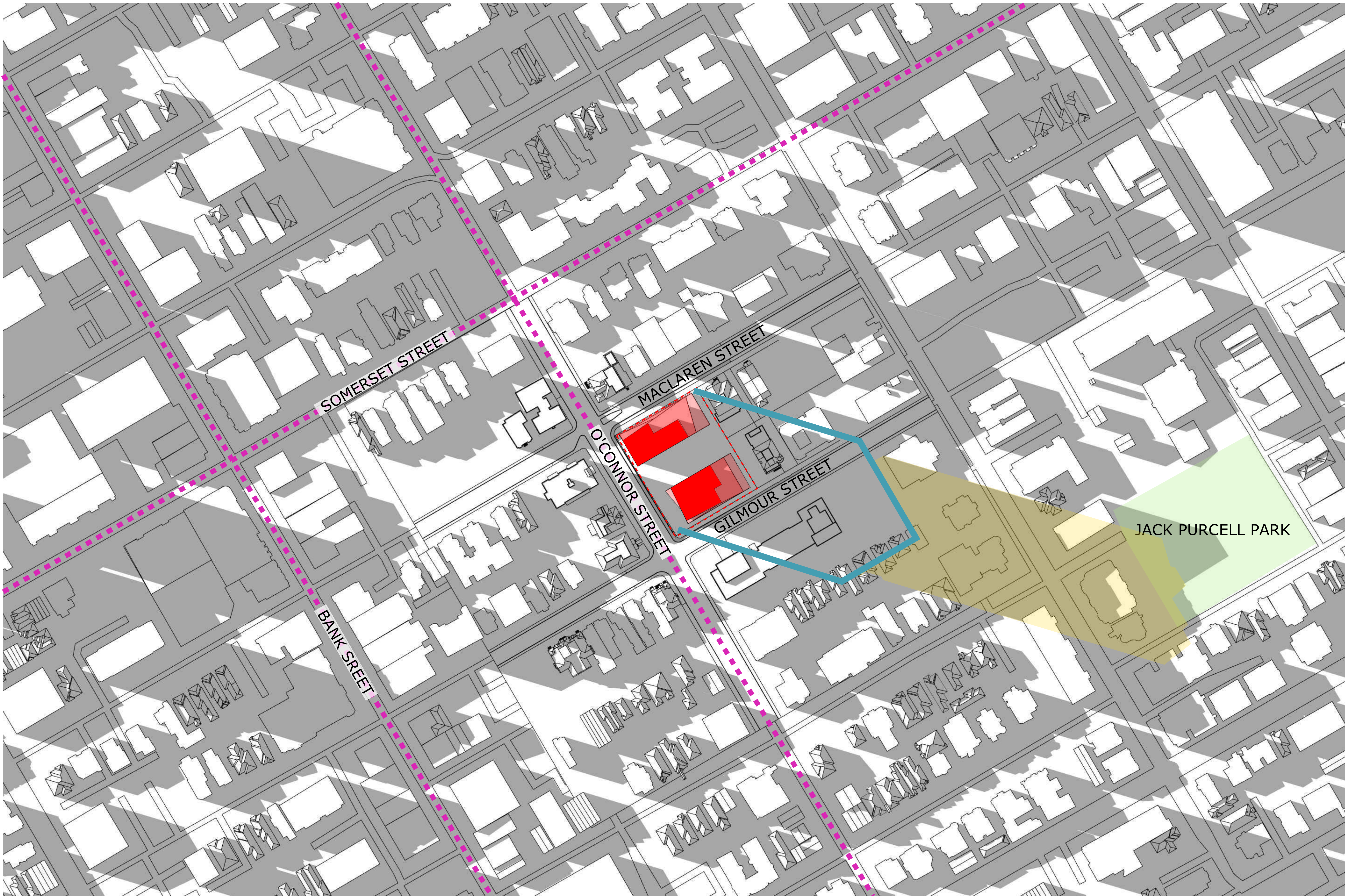
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A329
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

JUNE 7:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A330
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

DECEMBER 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A331
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

DECEMBER 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A332
REVISION NO.:		



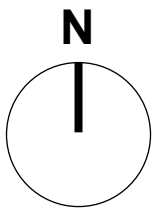
TOP-VIEW SHADOW ANALYSIS

DECEMBER 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A333
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS
DECEMBER 10:00am
APPLICATION NO.: D02-02-20-0101

LEGEND:

■

 Proposed Development

■

 As-of-Right Shadow Outline

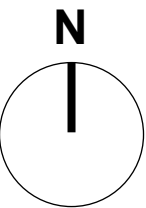
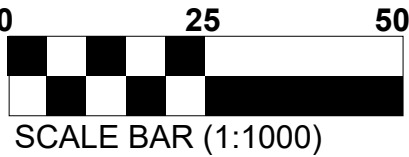
■

 New Net Shadow

 Arterial Mainstreet

■

 Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A334
REVISION NO.:		



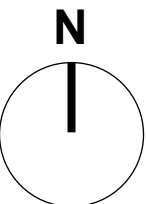
TOP-VIEW SHADOW ANALYSIS

DECEMBER 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
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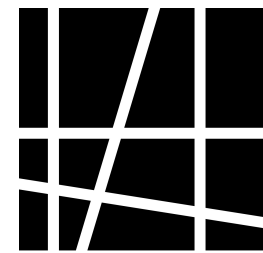
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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: DATE: SCALE:

LC 25.01.31 AS NOTED



PROJECT:
1938

DRAWING NO.:

A335

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS
DECEMBER Noon
APPLICATION NO.: D02-02-20-0101

LEGEND:

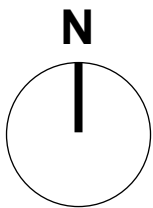
Proposed Development

As-of-Right Shadow Outline

Park

New Net Shadow

Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A336
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

DECEMBER 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED
PROJECT:		DRAWING NO.:
1938		A337
REVISION NO.:		



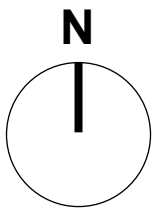
TOP-VIEW SHADOW ANALYSIS

DECEMBER 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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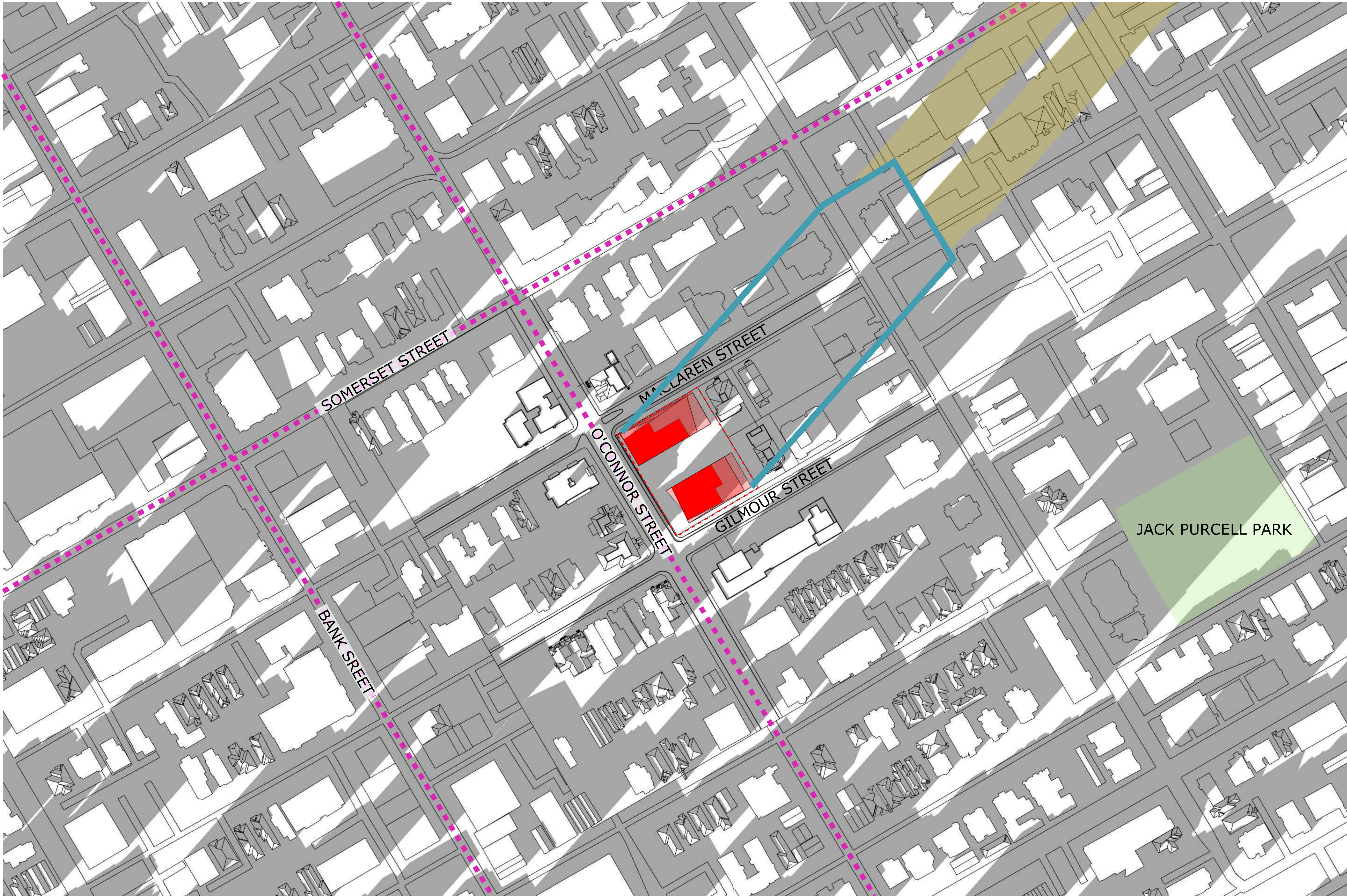
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PROJECT/LOCATION:		
267 O'CONNOR OTTAWA, ON		
DRAWING TITLE:		
SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
PROJECT: 1938		DRAWING NO.: A338
REVISION NO.:		



TOP-VIEW SHADOW ANALYSIS

DECEMBER 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Arterial Mainstreet
- Park



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

No.	Date	Revision
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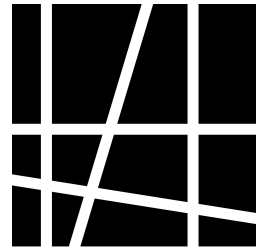
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HOBIN
ARCHITECTURE

PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: DATE: SCALE:

LC 25.01.31 AS NOTED

PROJECT: 1938

DRAWING NO.:

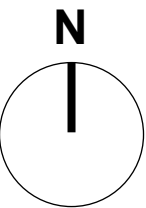
A339

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS
DECEMBER 4:00pm
APPLICATION NO.: D02-02-20-0101

- LEGEND:**
- Proposed Development
 - As-of-Right Shadow Outline
 - Park
 - New Net Shadow
 - Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY:

LC

DATE:

25.01.31

SCALE:

AS NOTED

PROJECT:

1938

DRAWING NO.:

A340

REVISION NO.:





TOP-VIEW SHADOW ANALYSIS

DECEMBER 5:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



FULL SHADOW COVERAGE,
TIME NOT APPLICABLE



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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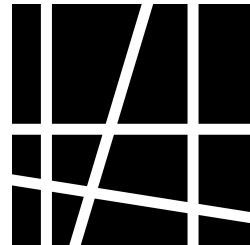


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ARCHITECTURE

PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY:
LC

DATE:
25.01.31

SCALE:
AS NOTED



PROJECT:
1938

DRAWING NO.:

A341

REVISION NO.:



FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

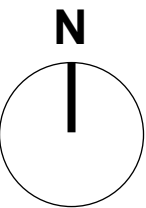
TOP-VIEW SHADOW ANALYSIS

DECEMBER 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision

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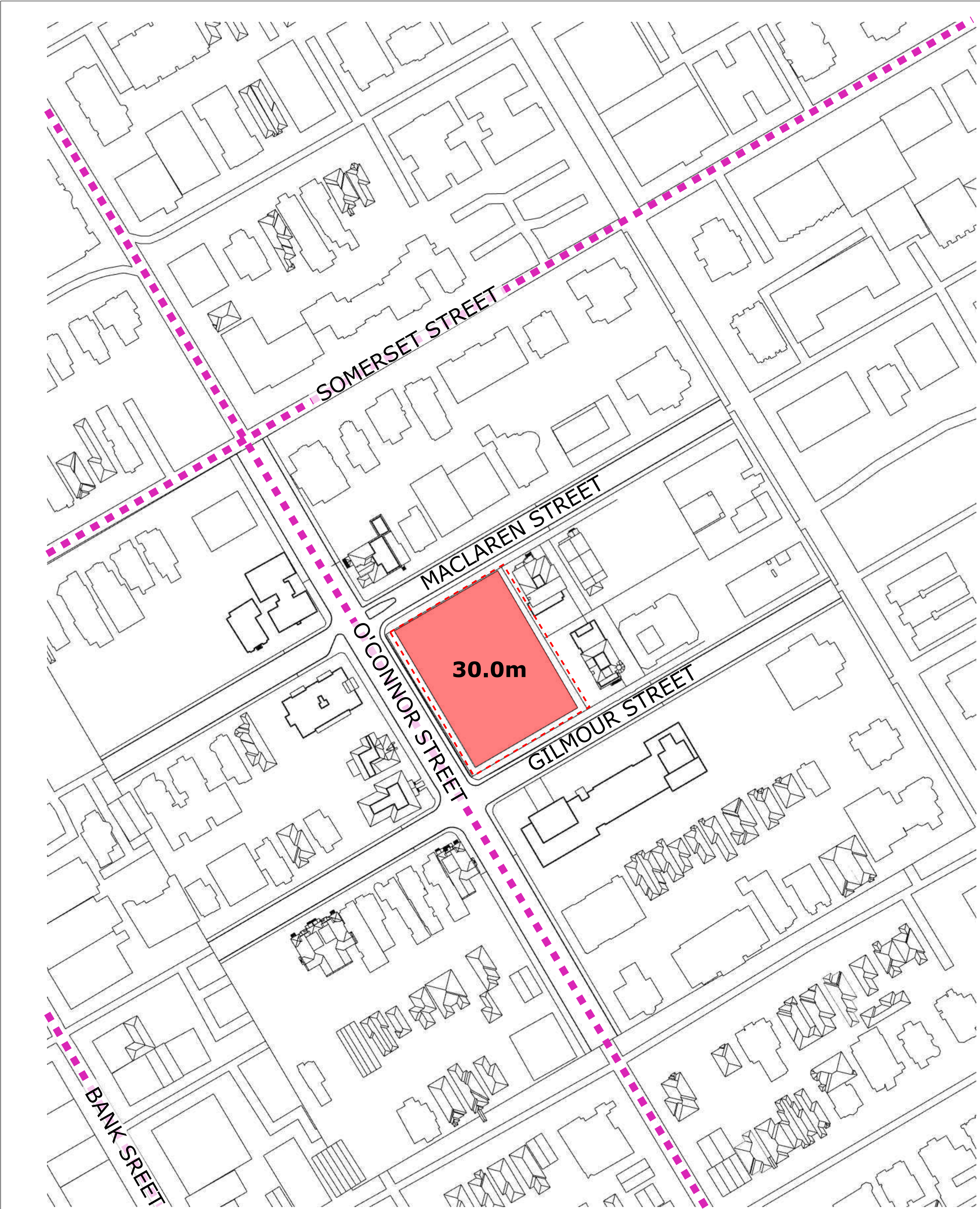
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
		PROJECT: 1938
		DRAWING NO.: A342
REVISION NO.:		



AOR HEIGHT SCHEDULE



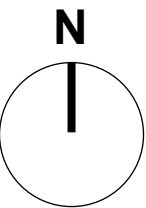
PROPOSED HEIGHT SCHEDULE

TOP-VIEW SHADOW ANALYSIS
HEIGHT SCHEDULE

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet



3	251201	Reissued for Rezoning
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1	240131	Issued for Rezoning

No.	Date	Revision
-----	------	----------

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PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
-----------------	-------------------	--------------------



PROJECT:
1938

DRAWING NO.:
A343

REVISION NO.:

SUN SHADOW ANALYSIS WRITTEN SUMMARY

Shadow Impacts:

Sensitive areas within the sun shadow analysis' study area include Arterial Mainstreets (O'Connor Street, Bank Street, and Somerset Street) represented as magenta dashed lines, and Jack Purcell Park, represented as a green hatch.

In this case, all arterial mainstreets (O'Connor, Bank Street, and Somerset Street) are not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

The new net shadow does not cast a shadow on an average of 50 percent of the Jack Purcell Park for 5 or more hourly interval times during the September test date.

Latitude and Longitude of Site:

Lat: N 45°24'55.38"
Lng: W 75°41'35.05"

TOP-VIEW SHADOW ANALYSIS
WRITTEN SUMMARY

APPLICATION NO.: D02-02-20-0101



3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning
No.	Date	Revision
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PROJECT/LOCATION: 267 O'CONNOR OTTAWA, ON		
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DRAWN BY: LC	DATE: 25.01.31	SCALE: AS NOTED
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THANK YOU