

COLONNADE BRIDGEPORT

# 1900 & 2000 CITY PARK DRIVE

DESIGN BRIEF | GLOUCESTER, ON

13 JUNE 2023 | 13048

NEUF 

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**1**  
**SITE**

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# AERIAL VIEW



Site

# SITE LOCATION



City Park Drive is a two-way, U-shaped road that intersects with Ogilvie Road to the north. A variety of office, commercial retail, service commercial, restaurant, residential and public recreation uses exist within proximity to the site.

**North:**

- City Park Drive is located to the north of the sites.
- Immediate north of City Park Drive is a *low-rise residential community*.
- *Scotiabank Theatre* as well as a mix of lowrise retail commercial and restaurant uses are located along the south side of Ogilvie Road.
- North of Ogilvie Road are two large-scale government institutional buildings, the *Communications Security Establishment* as well as the headquarters of the *Canadian Security Intelligence Service*

**East:**

- To the east of the sites are one recently constructed 23-storey, and one under construction 20-storey, *residential towers*, which comprise of the 2280 City Park Drive redevelopment project.
- Approximately 400-600 m east from the sites is the *Blair LRT Station*.
- Further east is *Gloucester Centre*, which is a shopping mall surrounded by surface parking containing commercial retail pads.
- A range of uses including office, service commercial, retail commercial, institutional, recreational, and residential uses front onto Blair Road.

**South:**

- *Ottawa Regional Road 174*, referred to as the '*Queensway*' is located south of site. The closest on and off ramps to the highway are at Blair Road, approximately 1.3 km east of the sites.
- The Confederation Line LRT corridor is also located immediately south of the site.
- Further south of the LRT corridor and the Queensway are low-density residential uses, as well as office uses onto Blair Road.

**West:**

- West of the sites are two municipal parks called *City Centre Park* and *Biley A. Blax Park*. These parks contain a recreational sports field and basketball court, playground amenities, as well as access to a trail traversing a natural open space.



Site

# ZONING SITE PLAN



1 LOT #1900



2



1900 & 2000 CITY PARK DRIVE, GLOUCESTER, ON  
Reference: <https://maps.ottawa.ca/geottawa/>



3

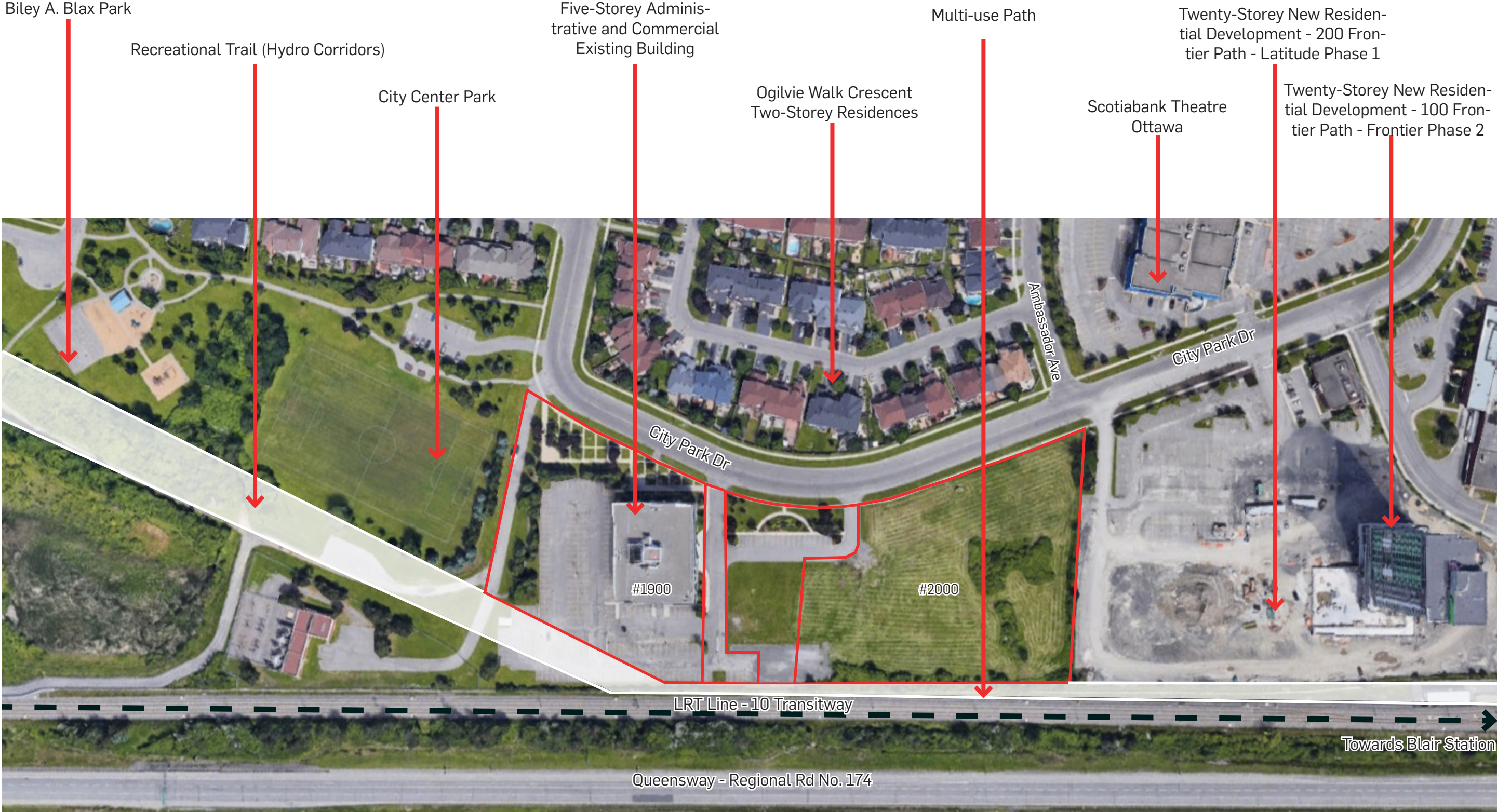


4 LOT #2000



ZONING

# SITE - URBAN CONTEXT



Site

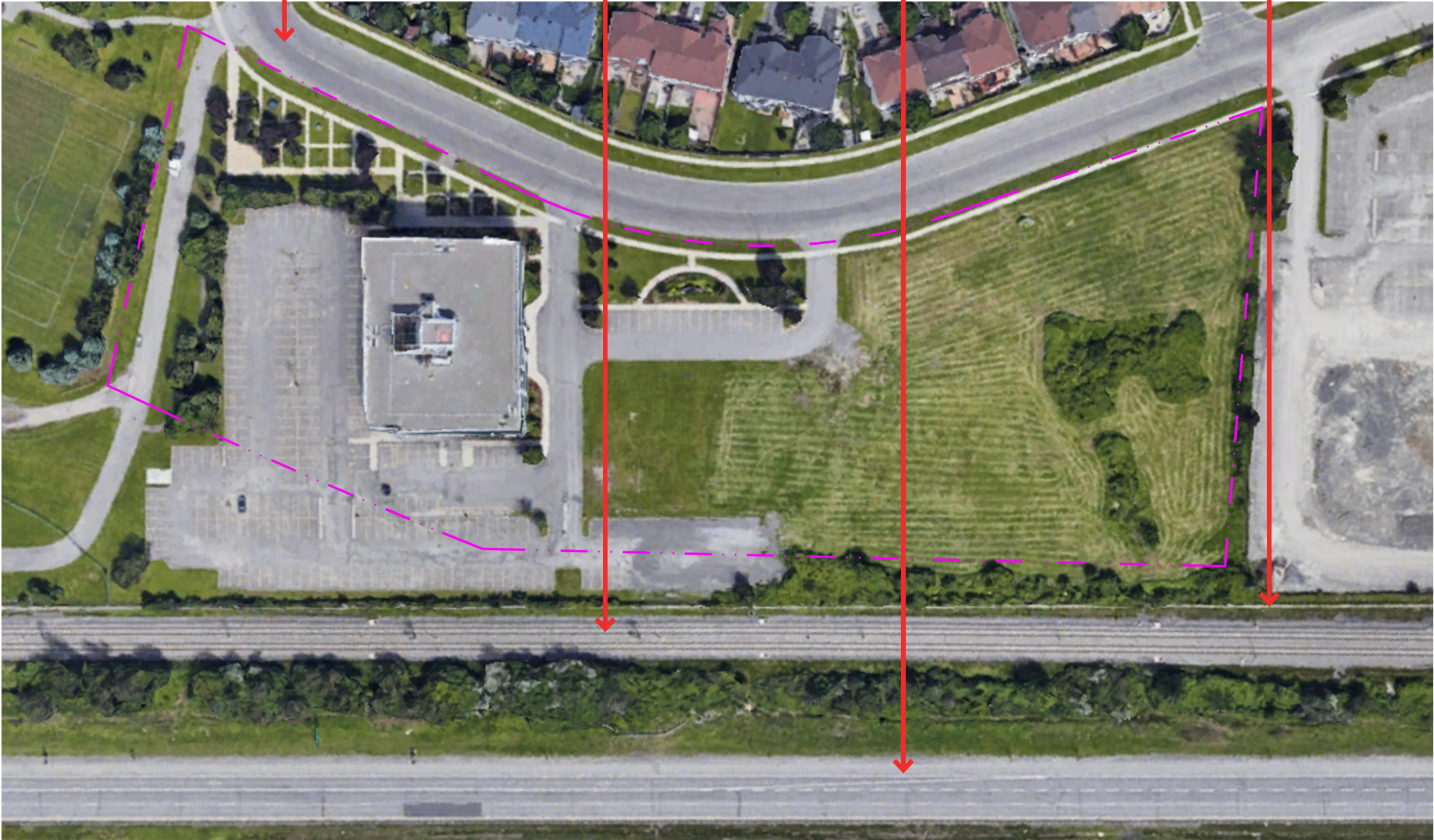
# SITE - TRANSPORTATION CONTEXT

City Park Drive - Residential road  
Approx. width: 15 m

LRT line - 10 Transitway  
Approx. width: 10 m

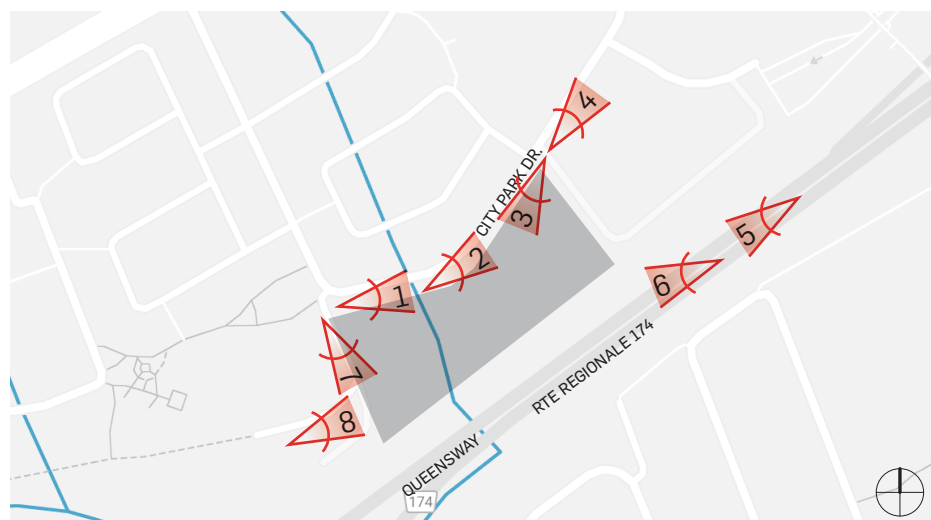
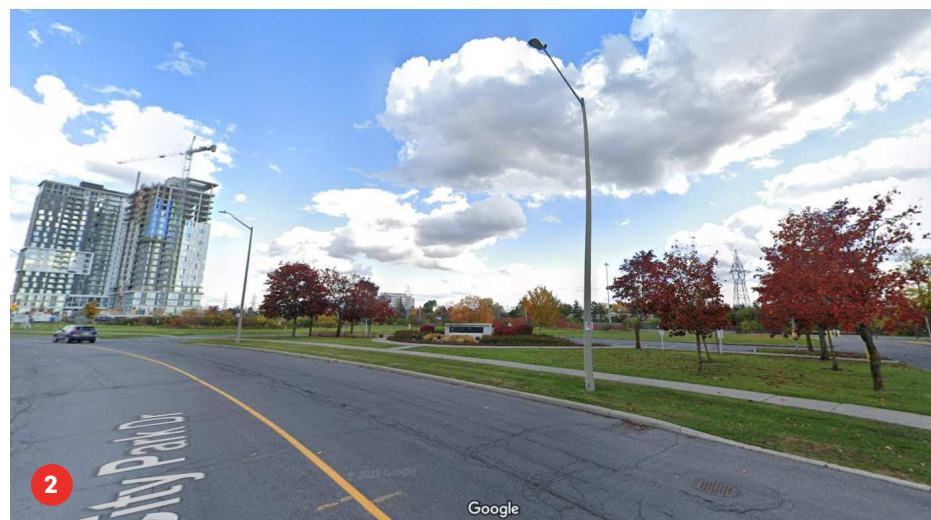
Queensway Regional Rd. 174  
Public Travelled Road  
Approx. width: 32 m

Multi-use - Public Travelled Road  
Approx. width: 4.50 m

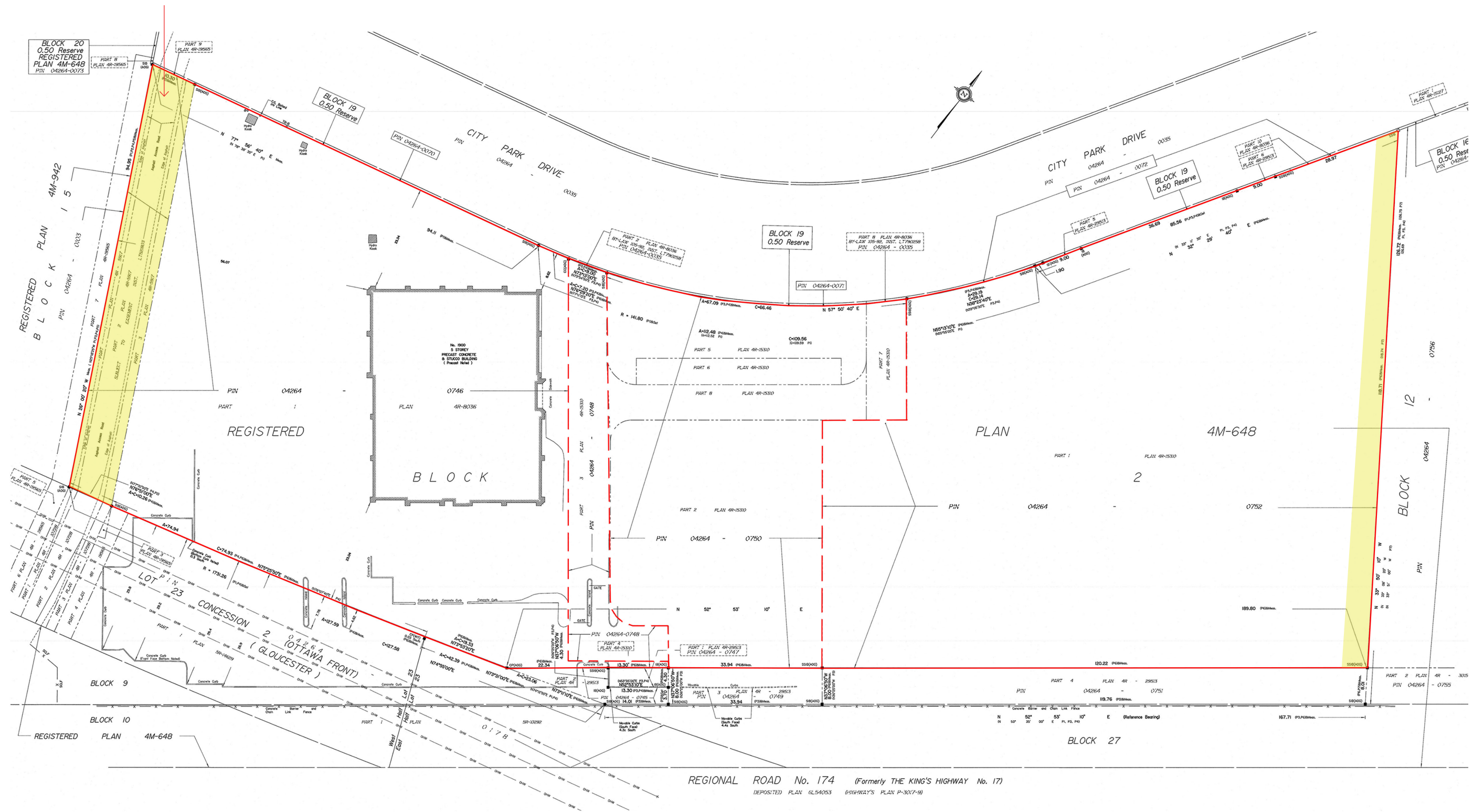




# SURROUNDINGS OF THE SITE



SUBJECT TO EASEMENT

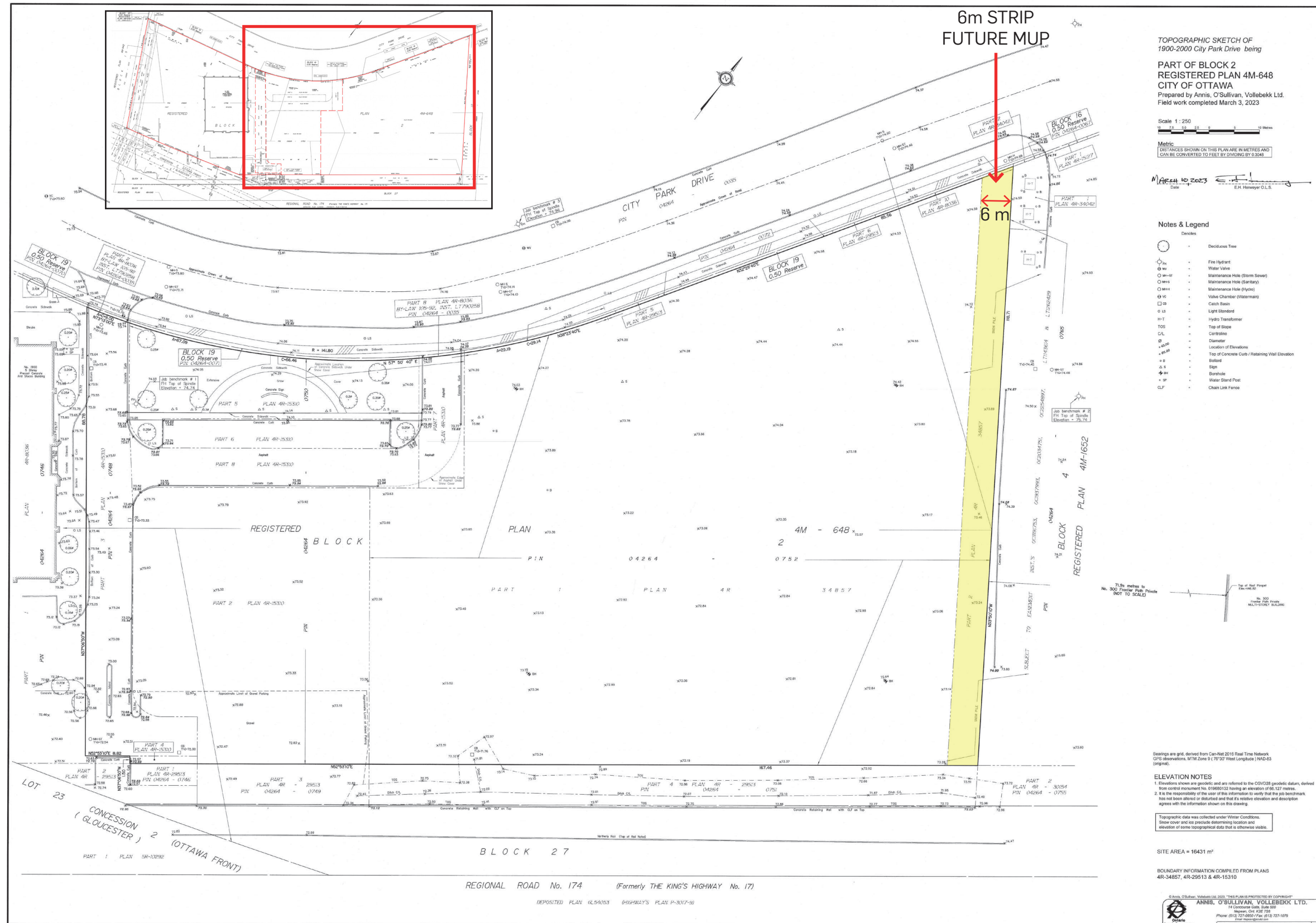


REGIONAL ROAD No. 174 (Formerly THE KING'S HIGHWAY No. 17)  
DEPOSITED PLAN 6L9A053 (HIGHWAY'S PLAN P-3017-9)

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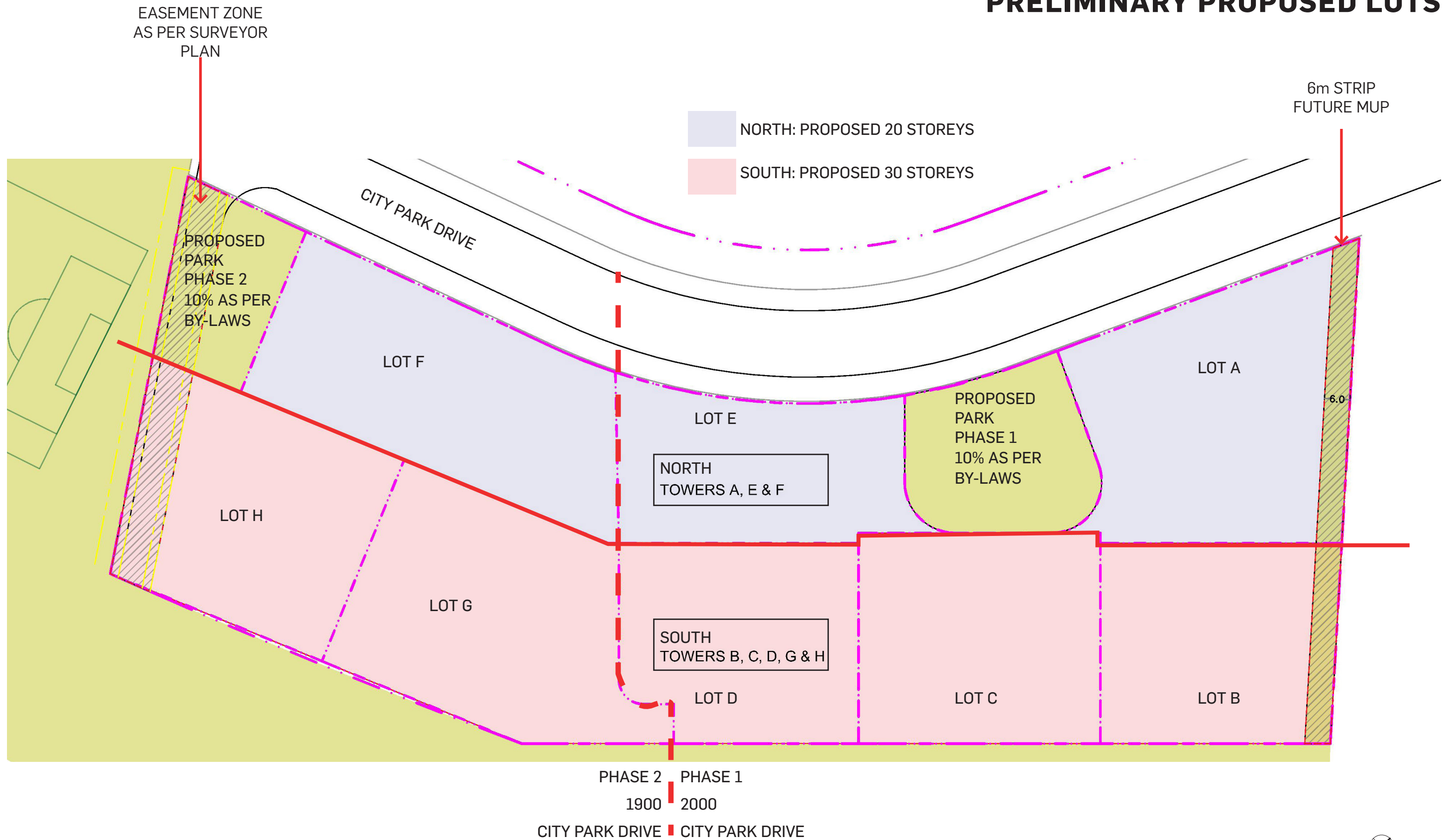


# SURVEYORS PARTIAL PLAN



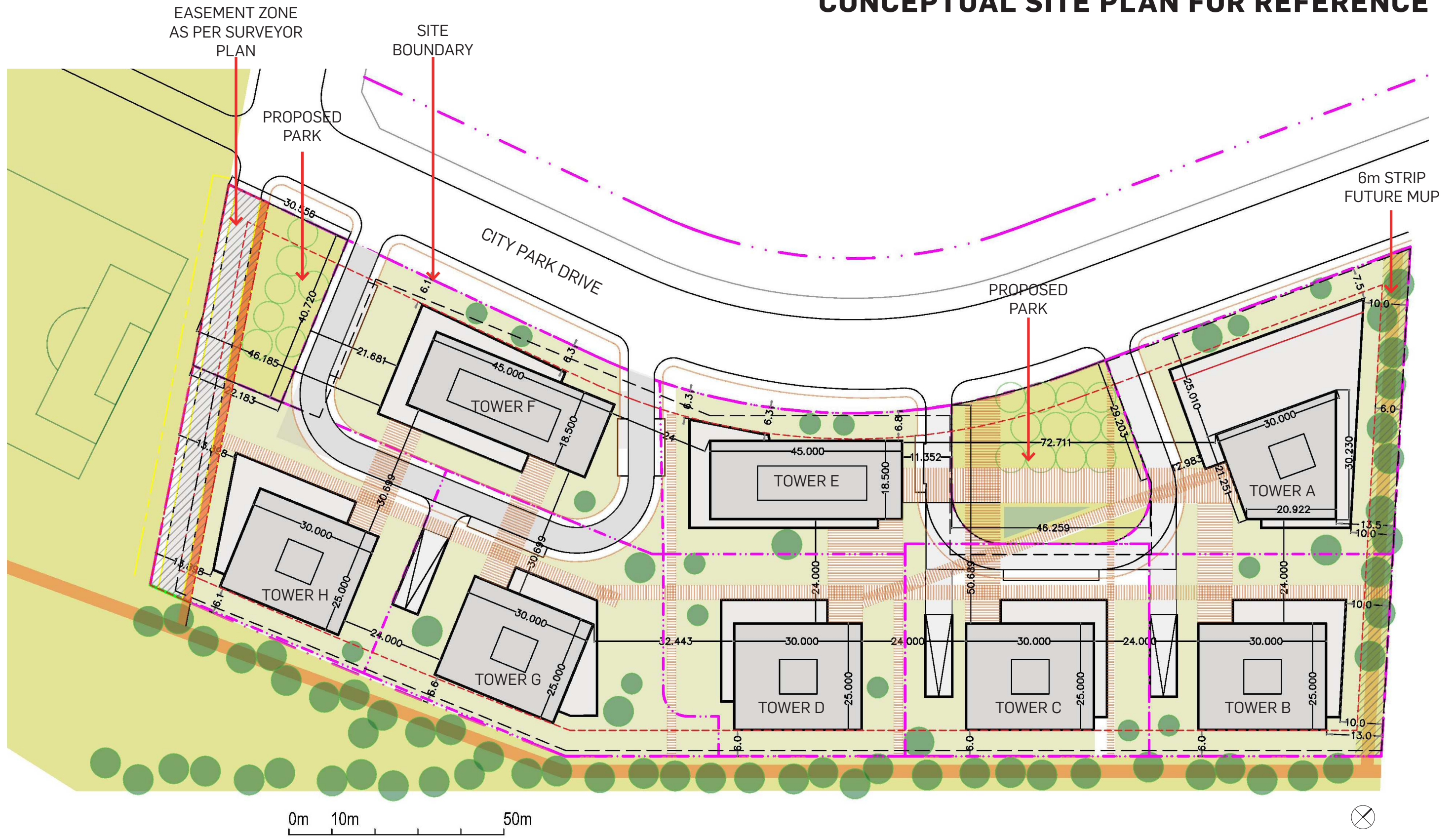
Site

# PRELIMINARY PROPOSED LOTS



Site

# CONCEPTUAL SITE PLAN FOR REFERENCE

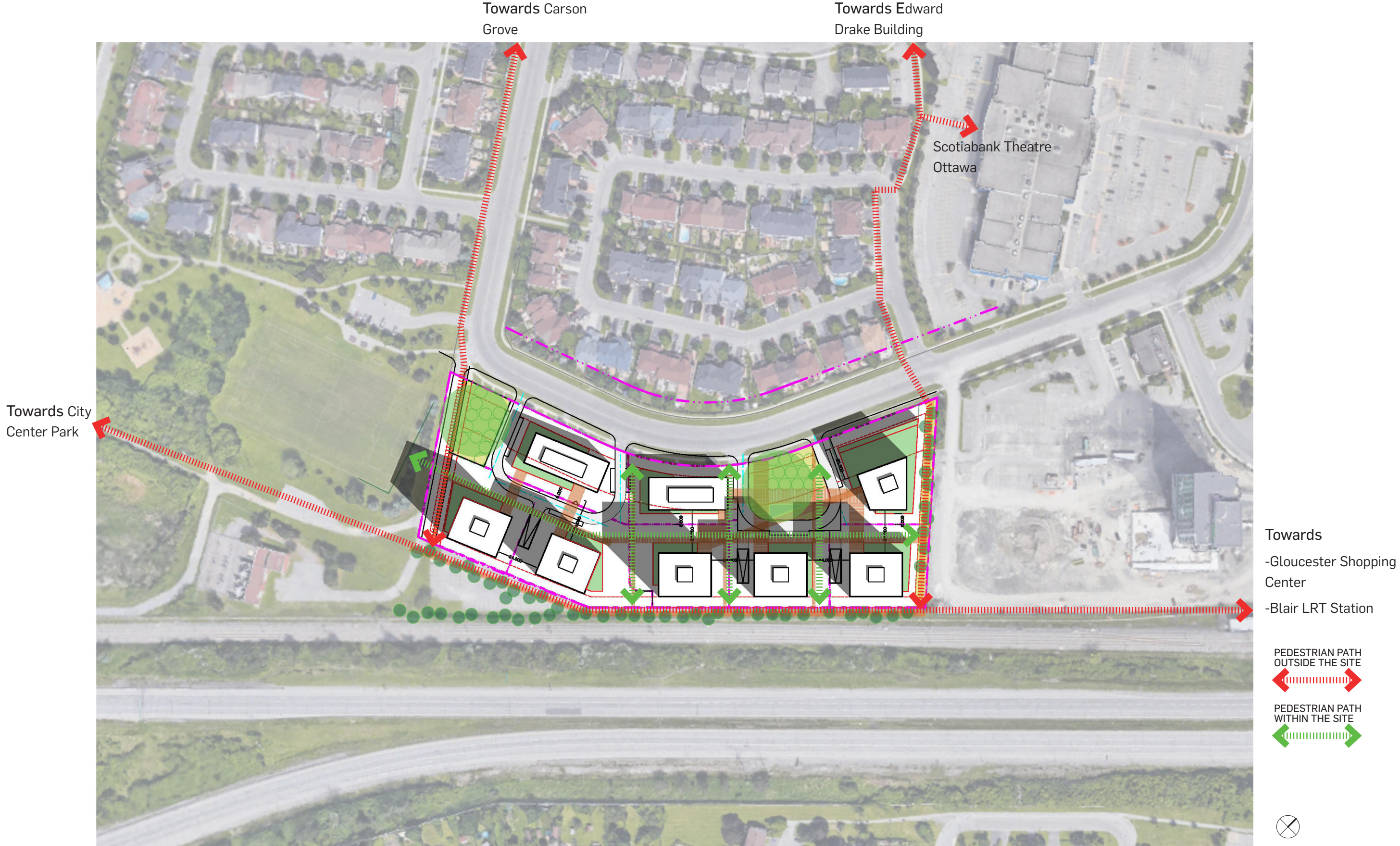


**2**

**CONCEPT**

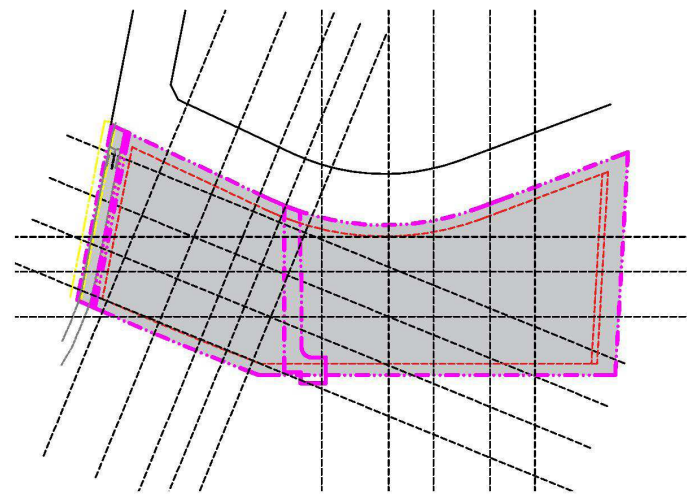
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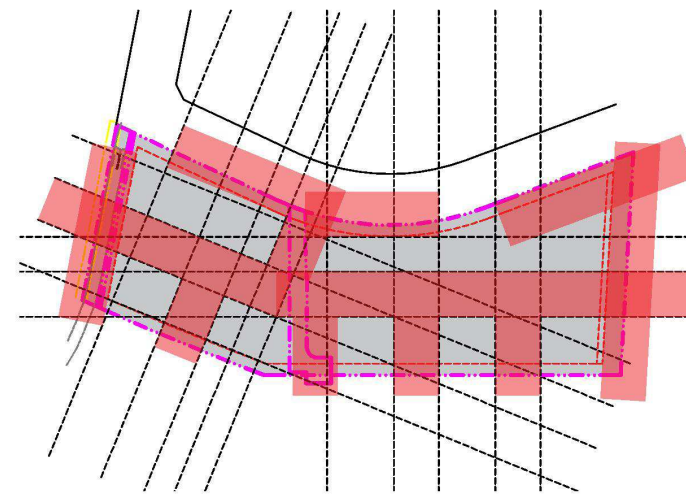


Concept

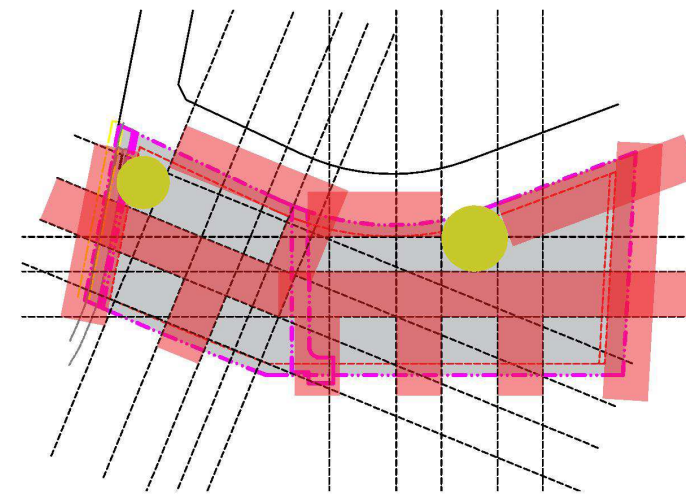
# DESIGN PROCESS AND EVOLUTION



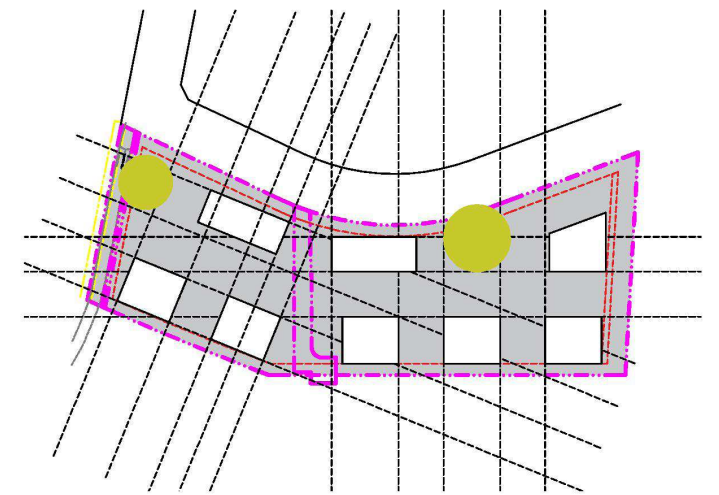
SET BACKS



24m BETWEEN TOWERS



PARKS



BUILDINGS

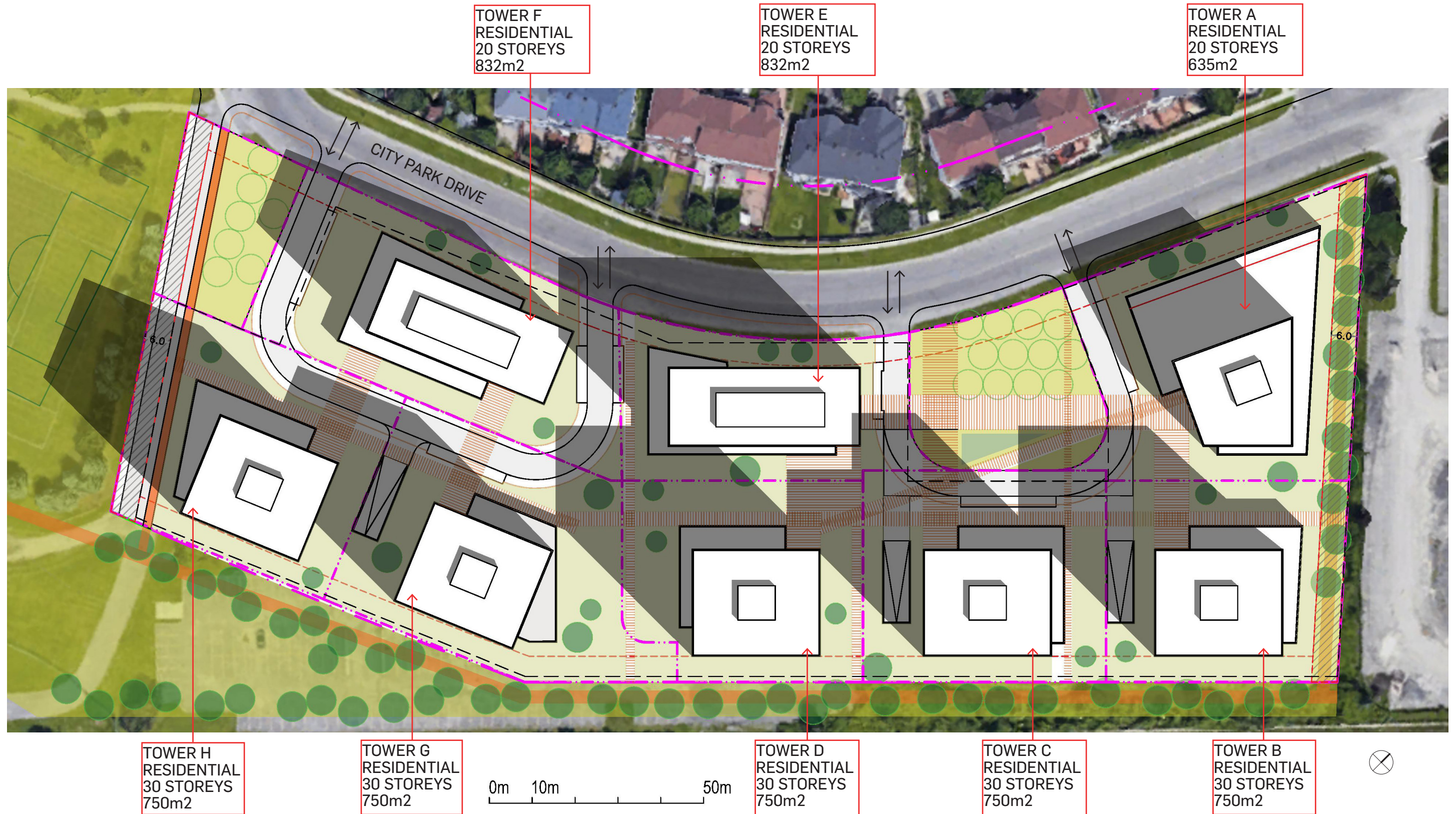


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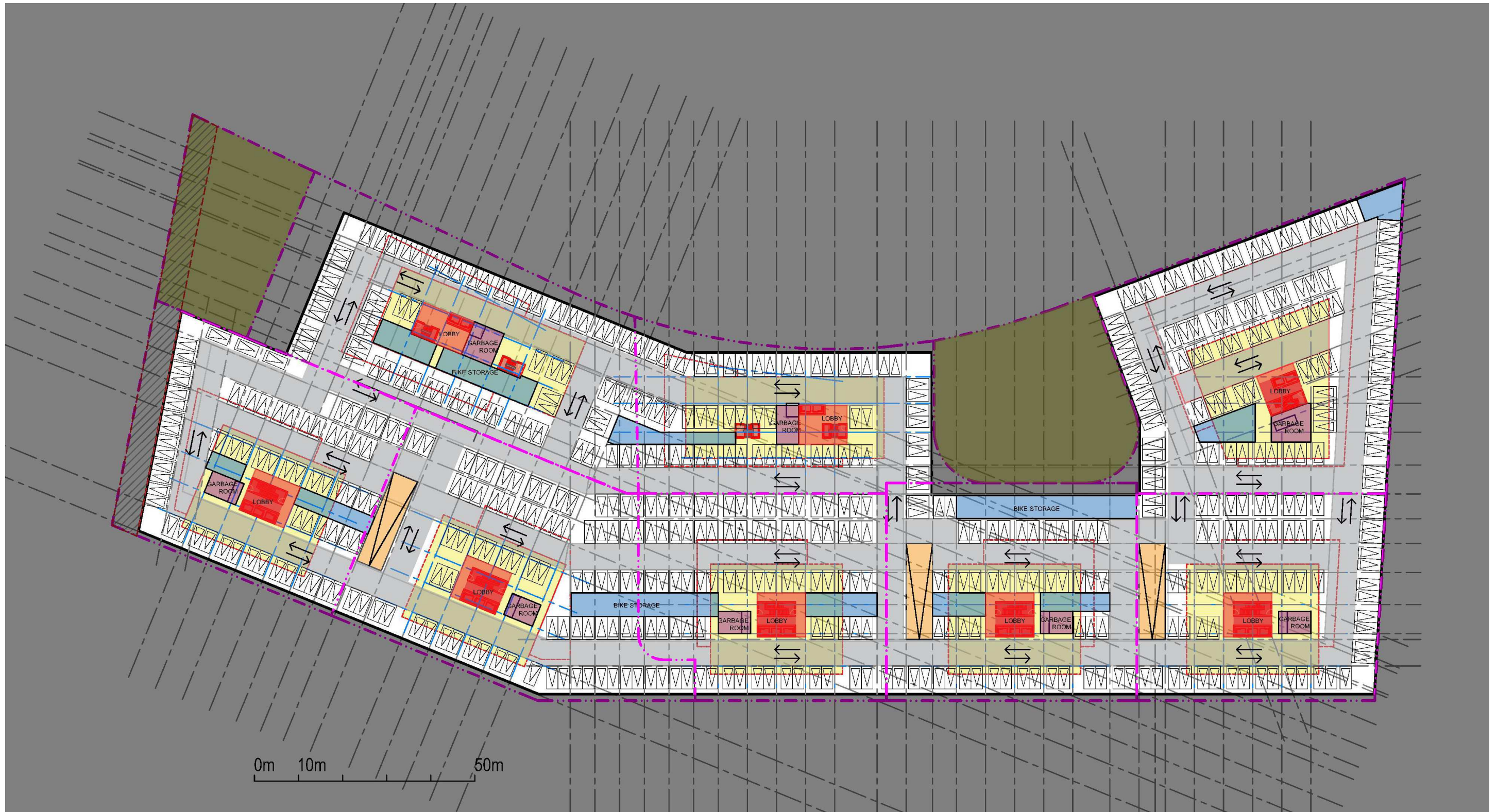
**PLANS AND SECTIONS**

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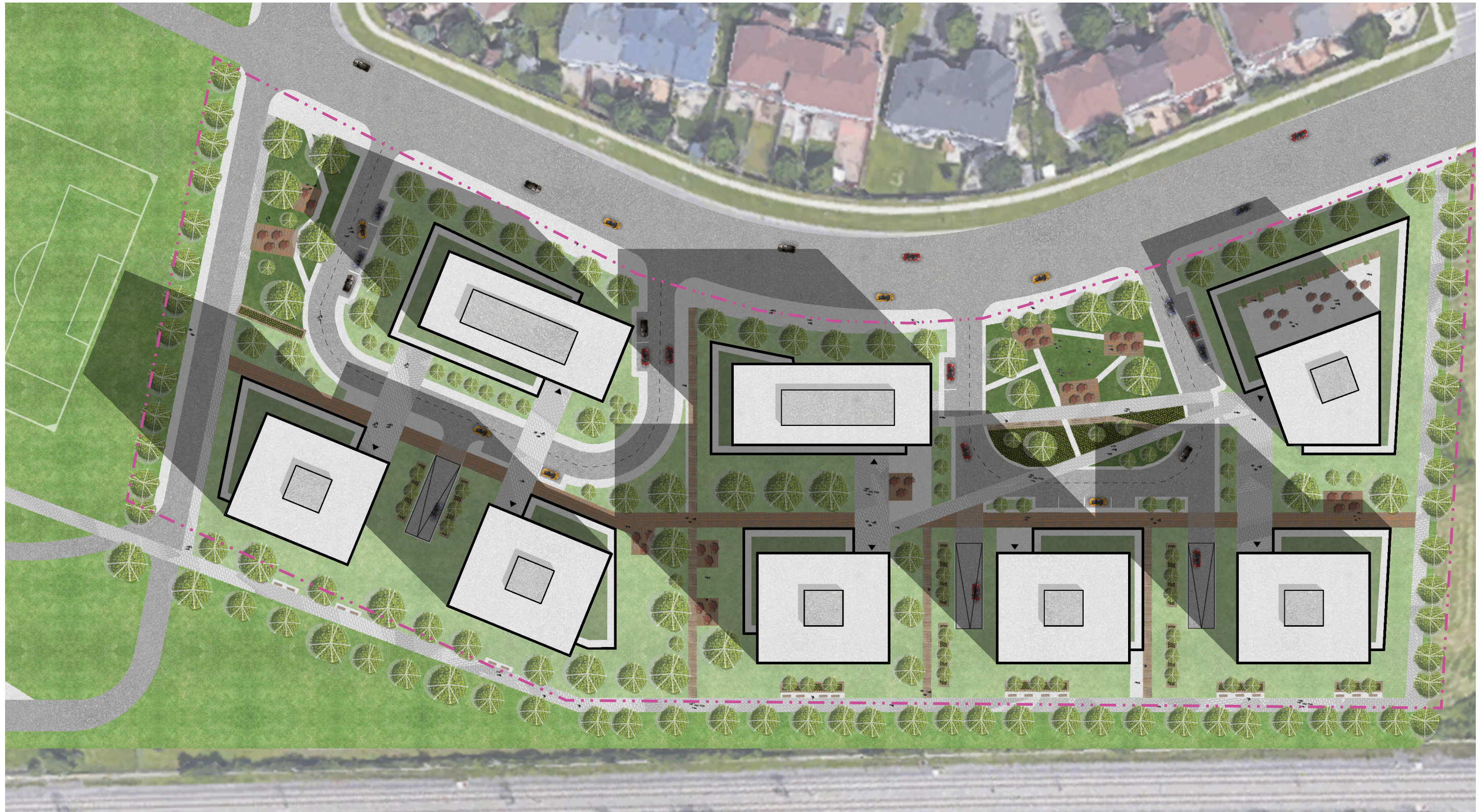
# PRELIMINARY PROPOSED SITE PLAN



# BASEMENT FLOOR PLAN

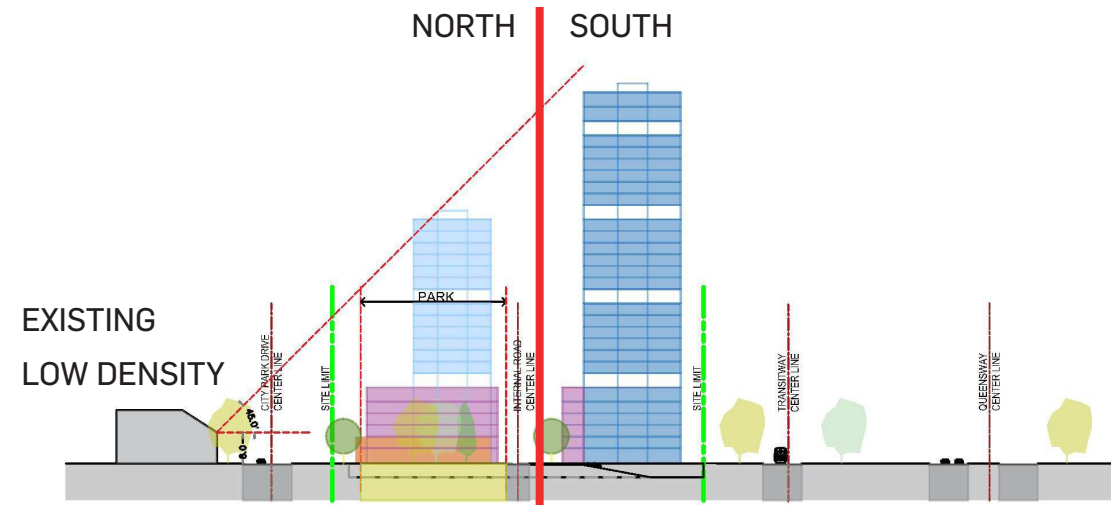


# CONCEPTUAL LANDSCAPE PLAN - ARCHITECT'S VISION

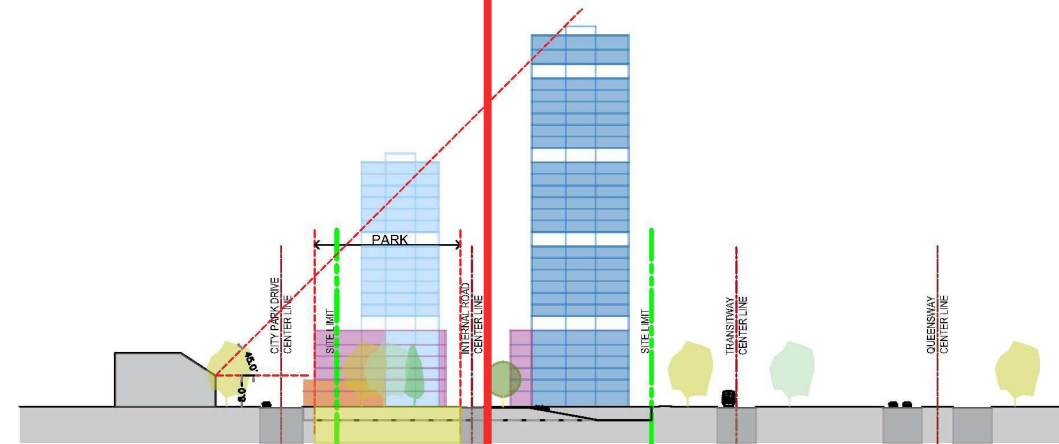


# CROSS SECTIONS 1,2 3

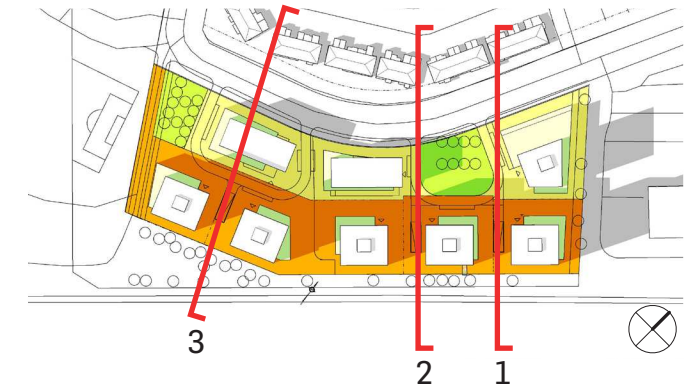
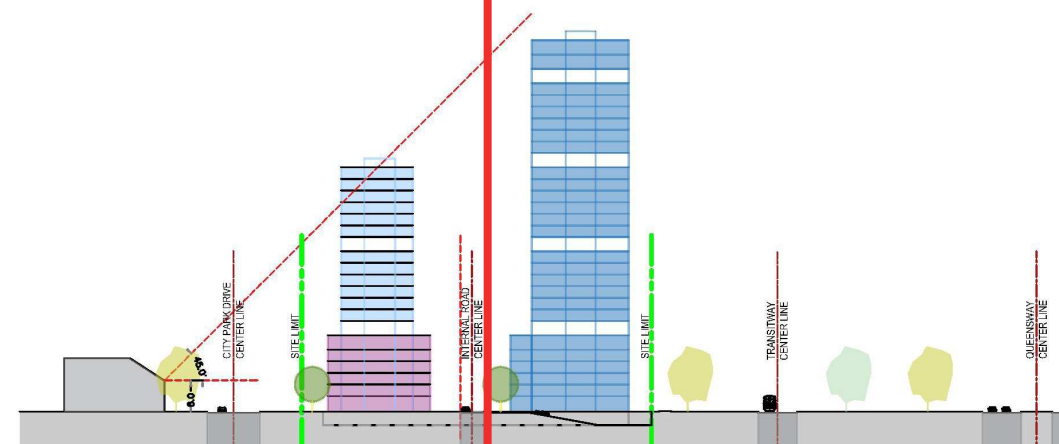
SECTION 1



SECTION 2

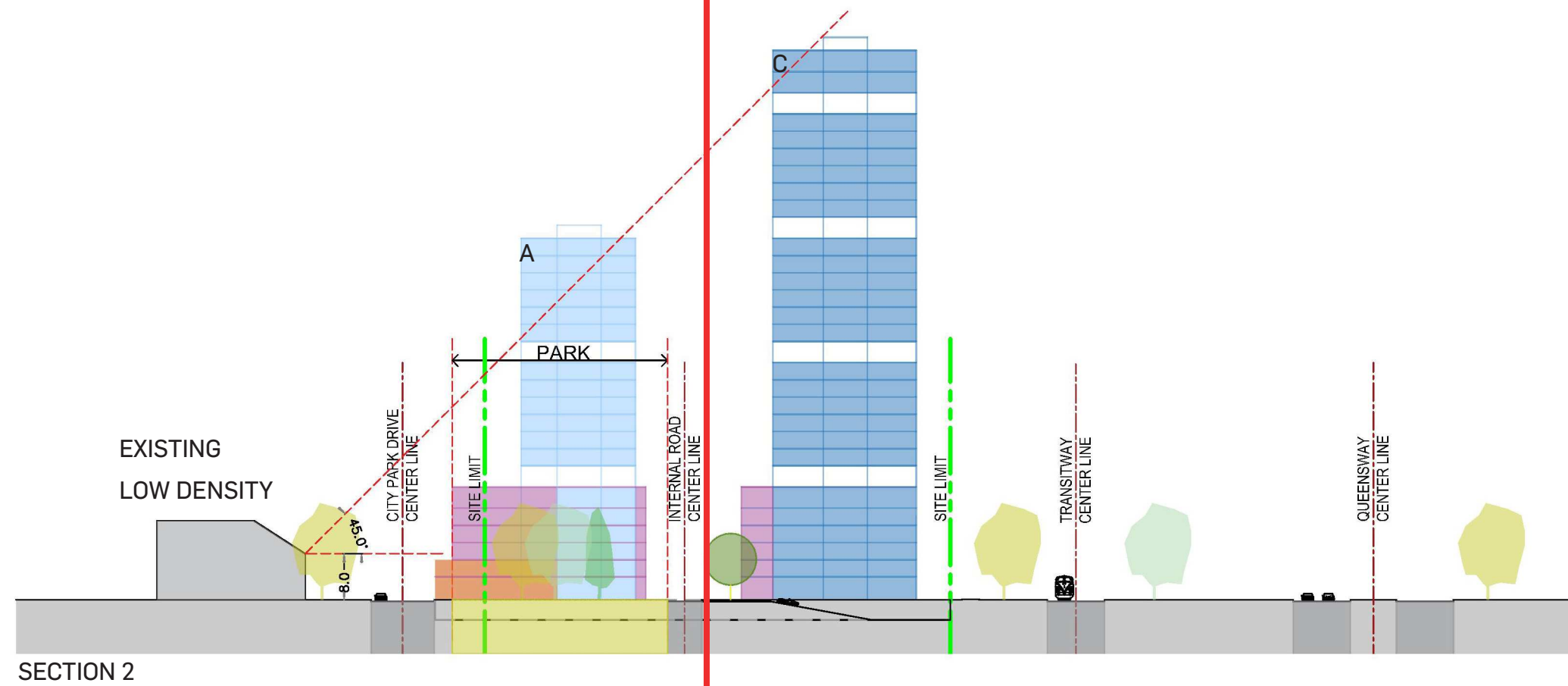
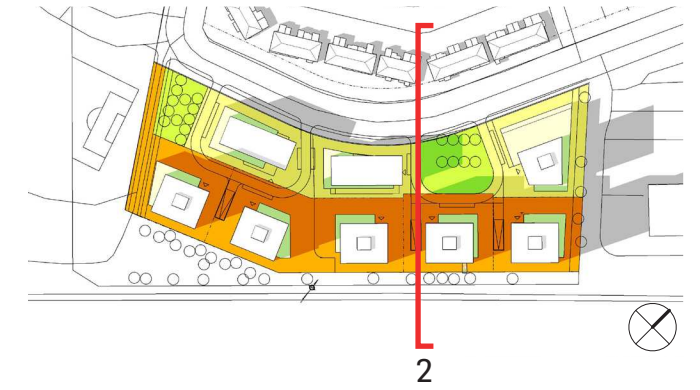


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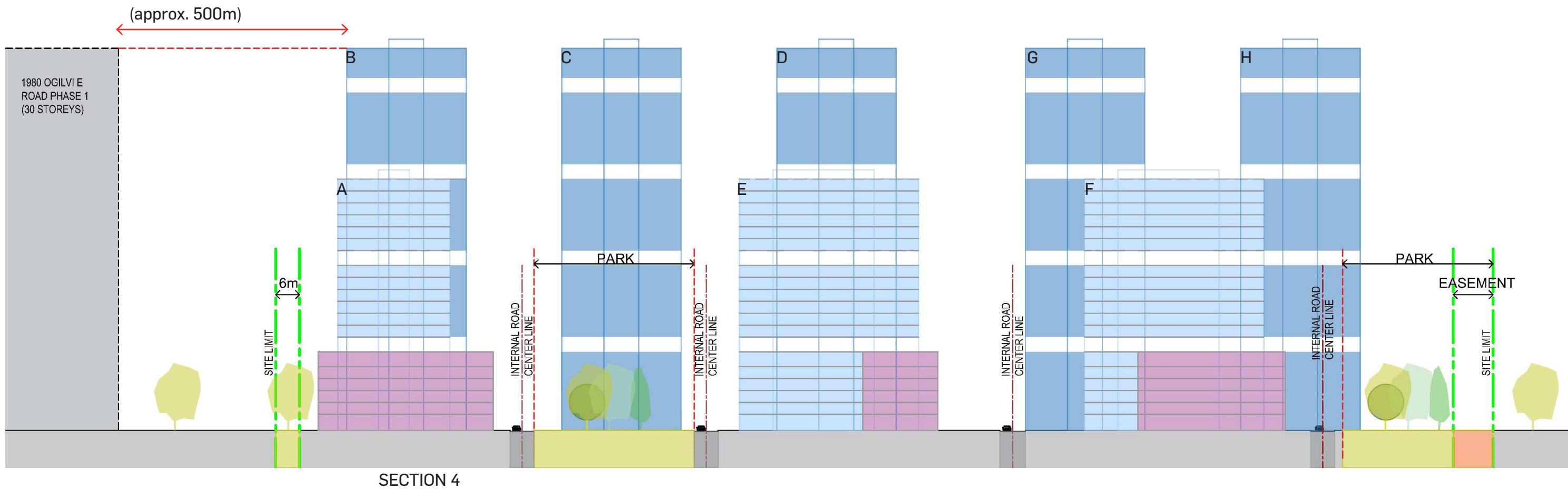


NORTH SOUTH

# CROSS SECTION 2



# LONGITUDINAL SECTION



**4**

## **INSPIRATIONAL IMAGES AND PRECEDENTS**

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# PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS

Toronto, ON



Inspirational images and precedents

# CENTRAL PARK, TORONTO



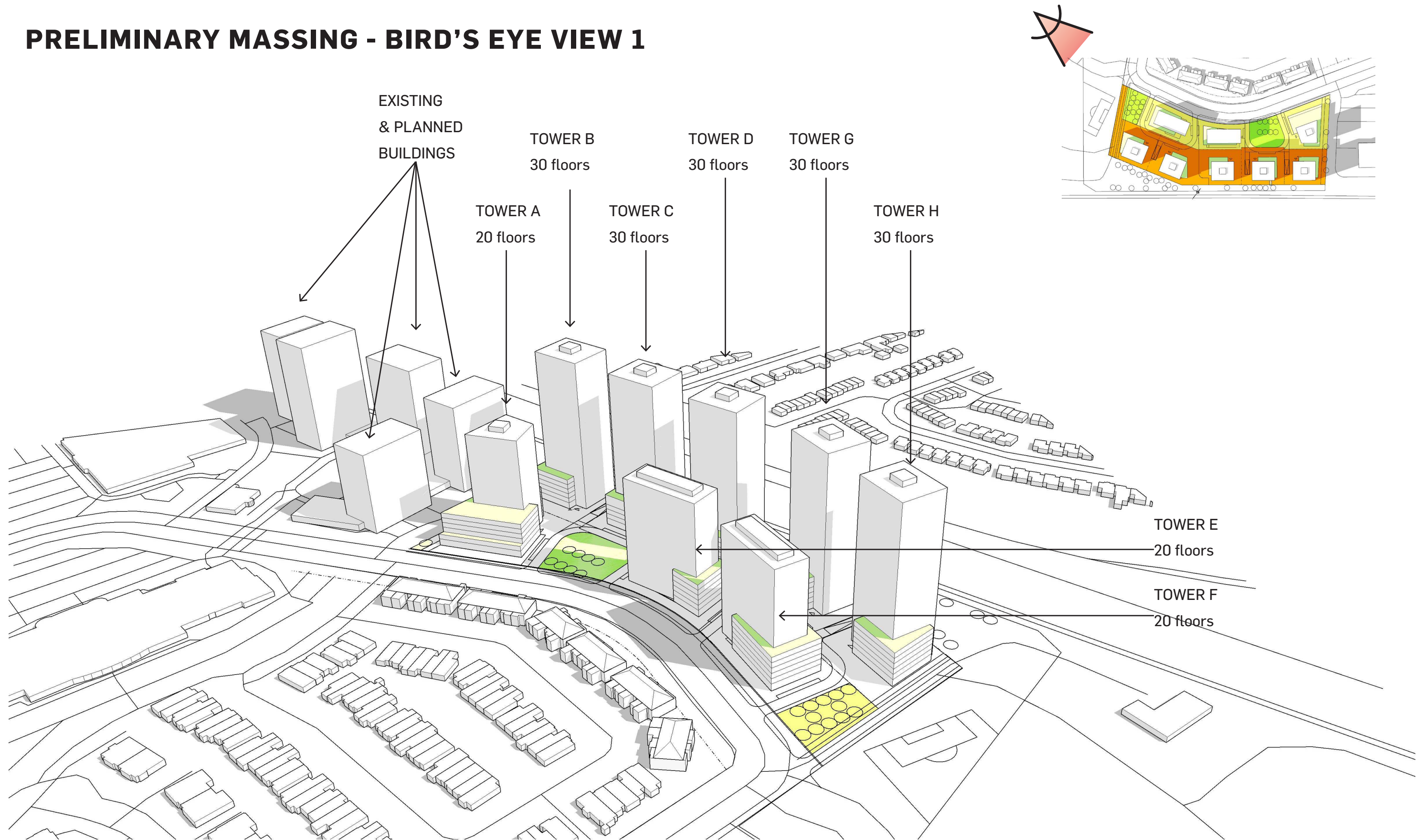
Central Park, Bayview Village, Toronto, CORE ARCHITECTS

**5**

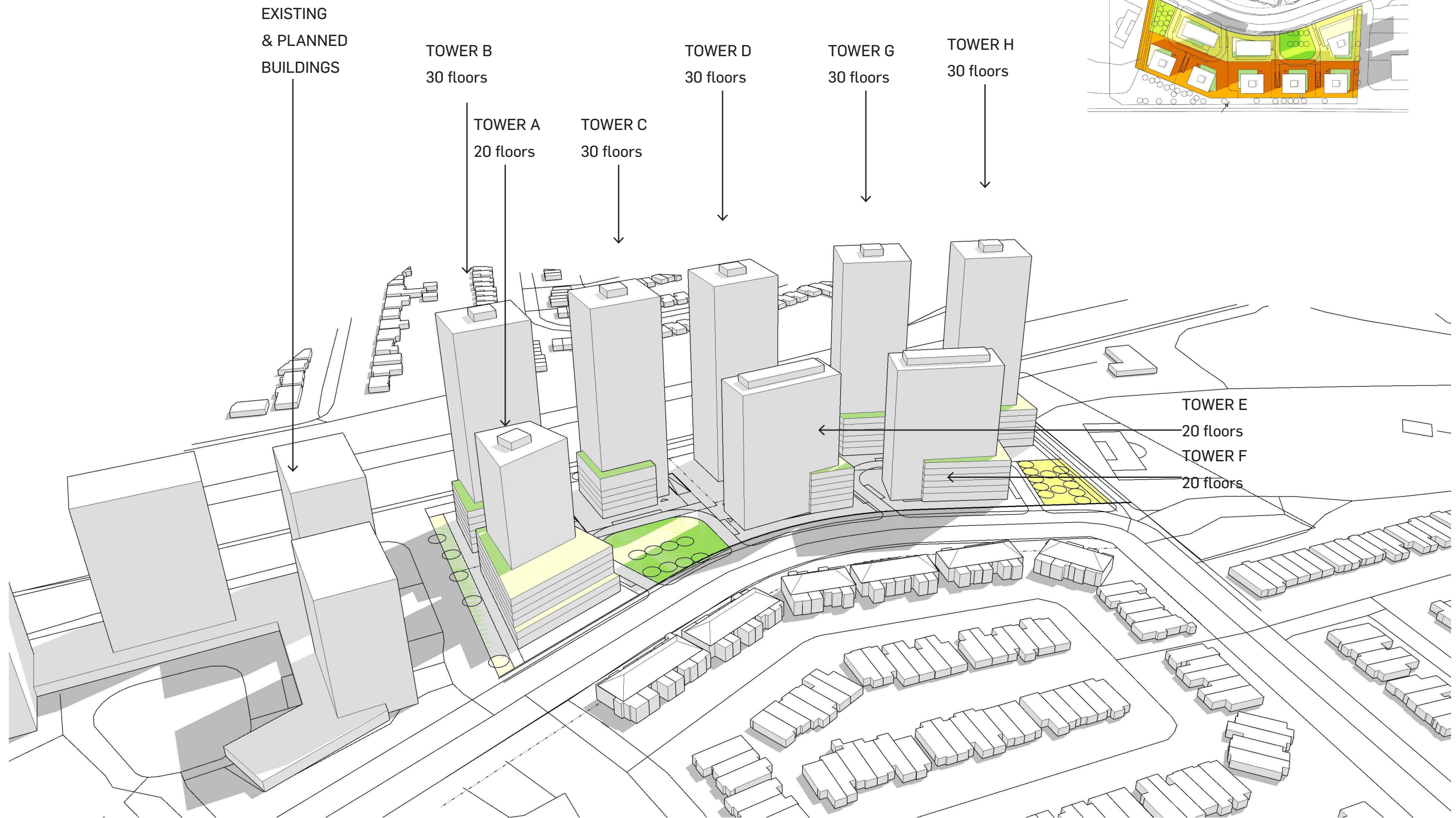
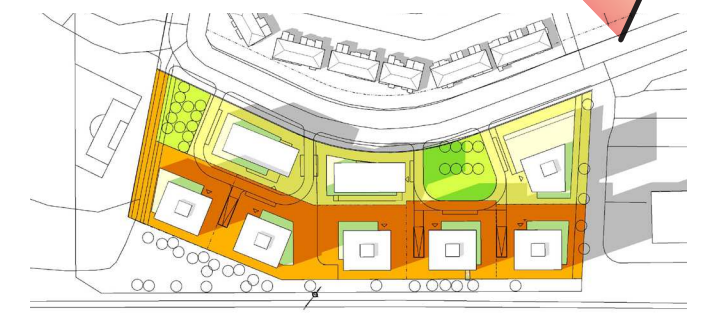
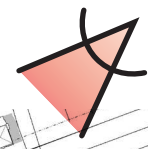
**PERSPECTIVES & ELEVATIONS**

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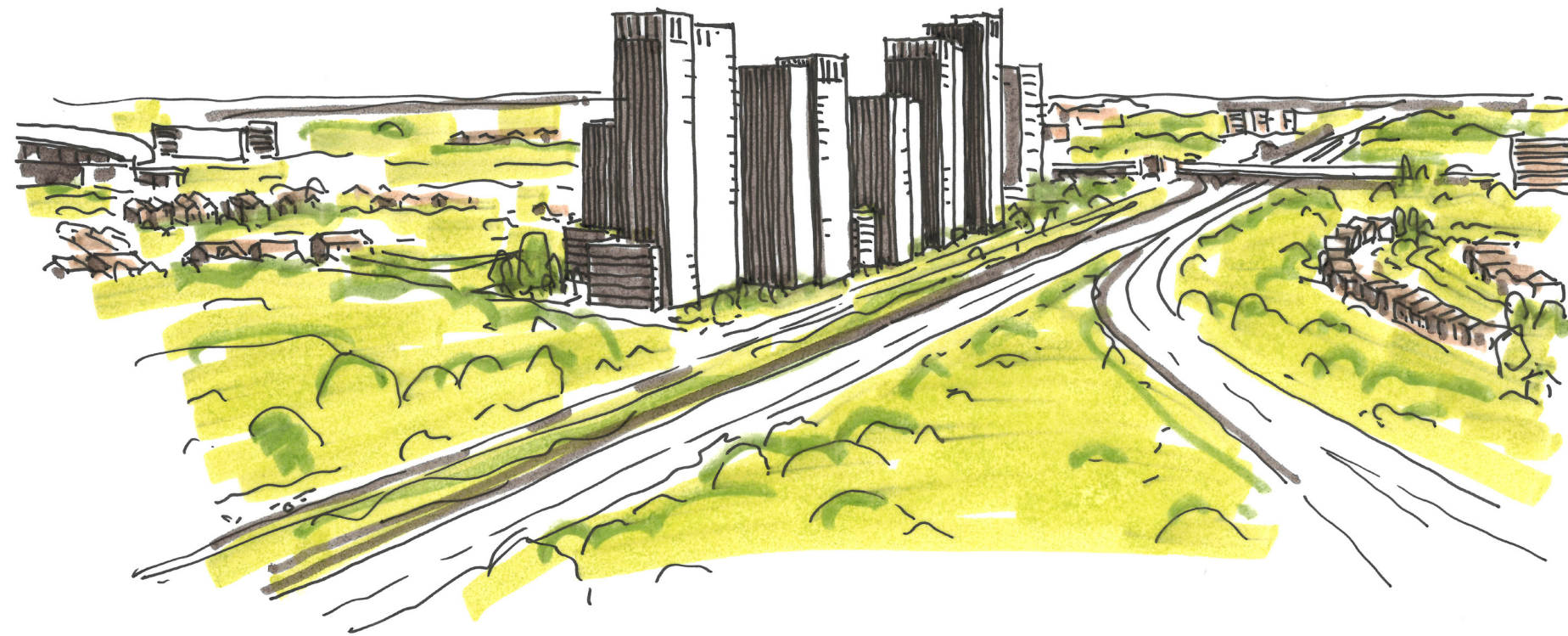
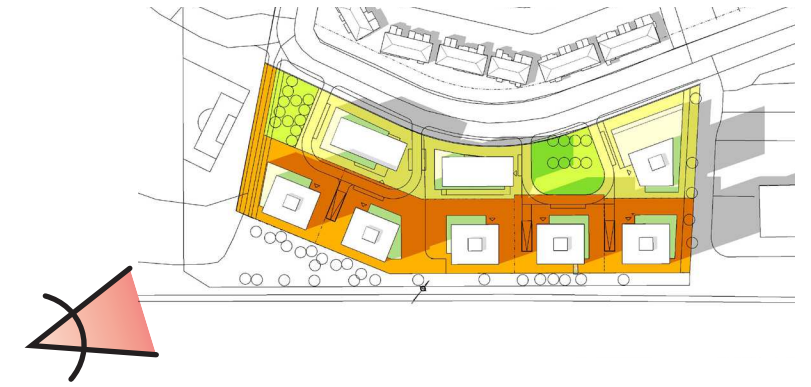
# PRELIMINARY MASSING - BIRD'S EYE VIEW 1



# PRELIMINARY MASSING - BIRD'S EYE VIEW 2



# STREET VIEW - FROM QUEENSWAY GOING EAST



# STREET VIEW - FROM CITY PARK DRIVE GOING WEST



**6**

**SUN STUDY**

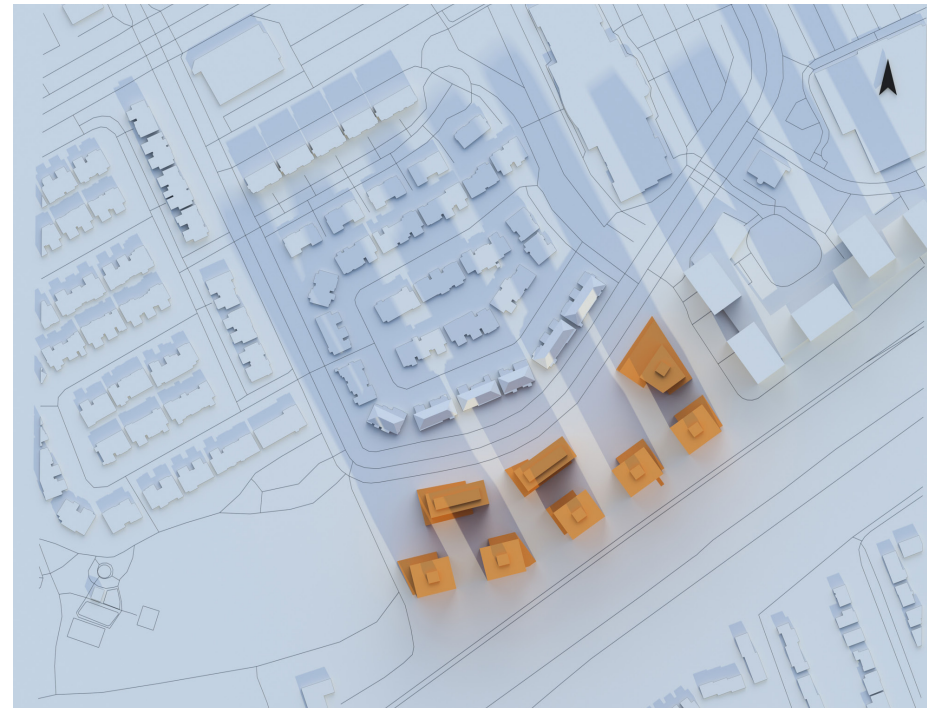
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9:00



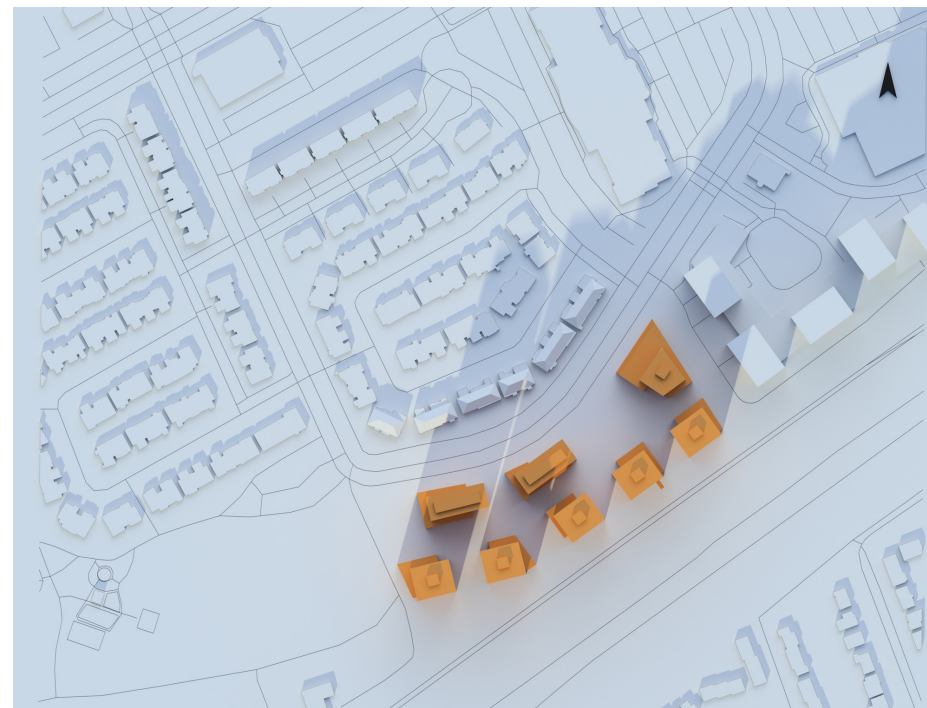
10:00



11:00



12:00



13:00



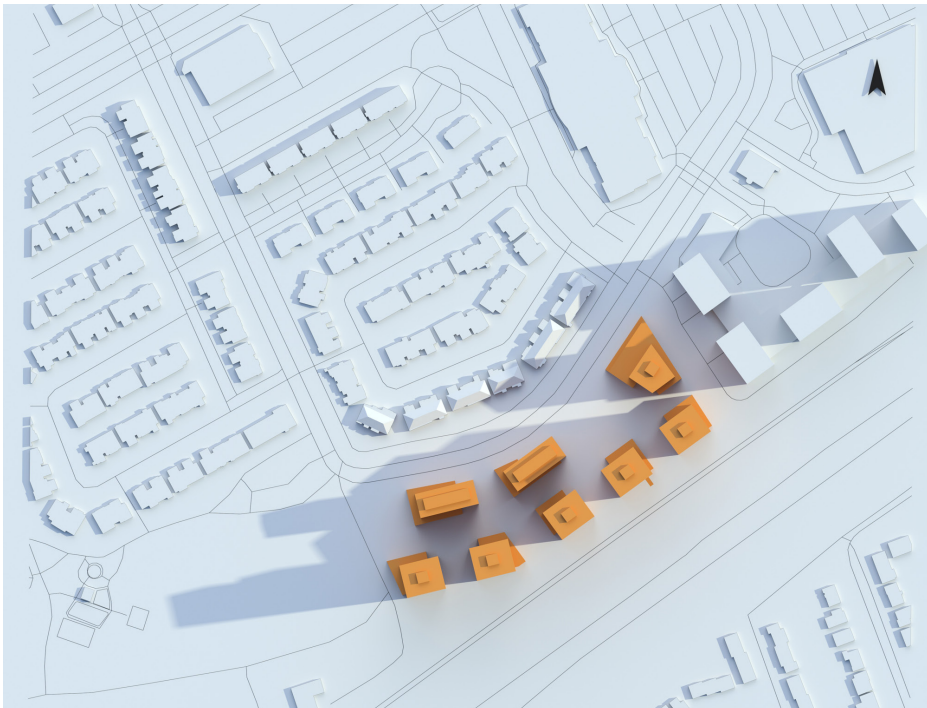
14:00

# 21 DECEMBER (WINTER SOLSTICE)



15:00

# 21 JUNE (SUMMER SOLSTICE)



8:00



9:00



10:00



11:00

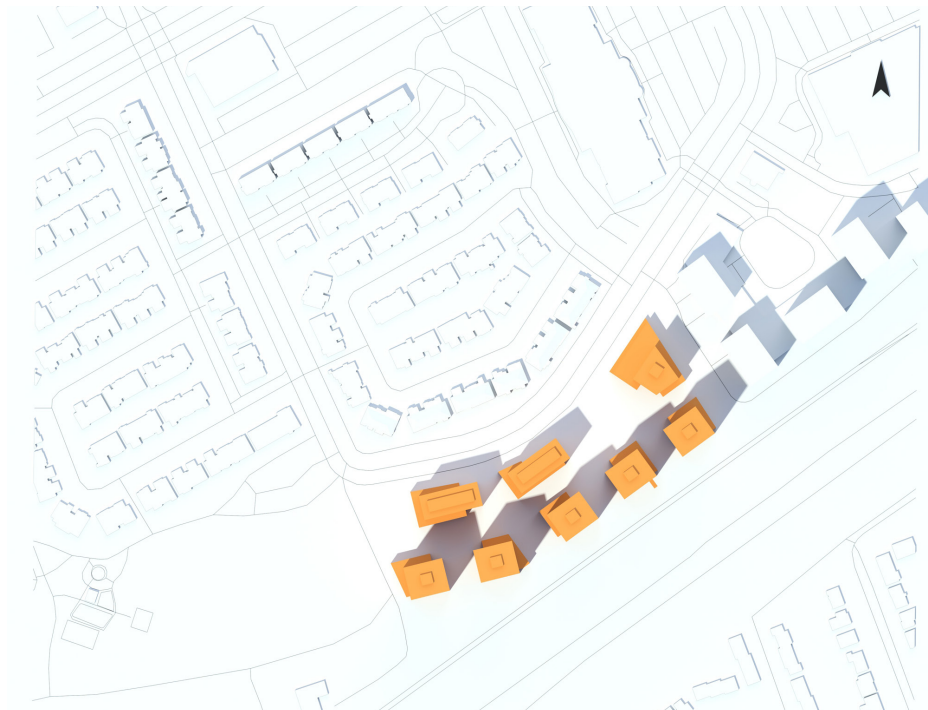


12:00



13:00

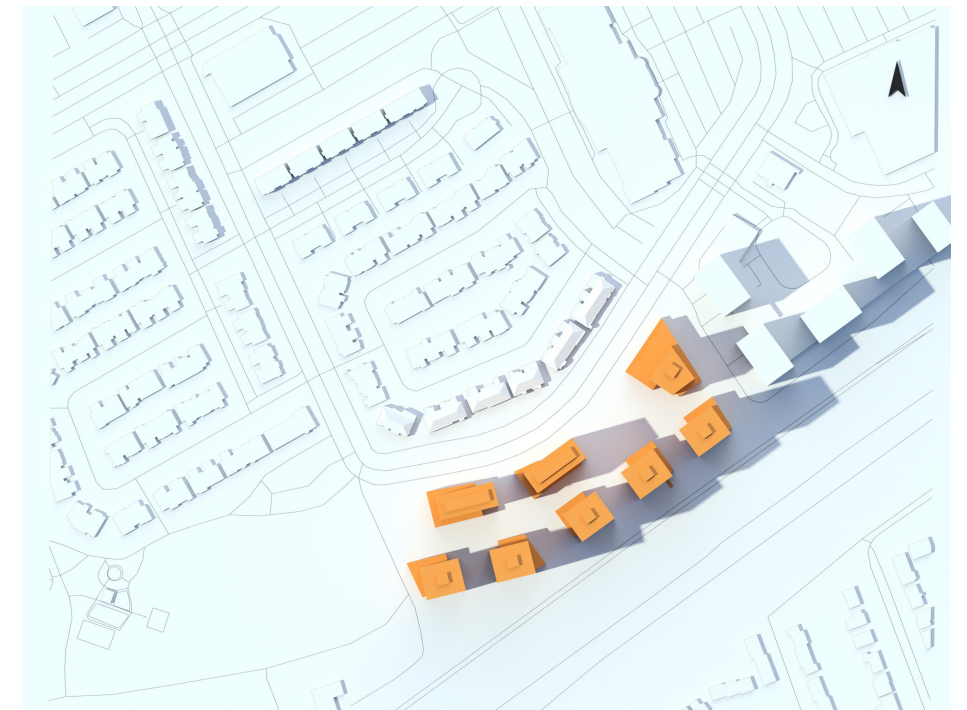
# 21 JUNE (SUMMER SOLSTICE)



14:00



15:00



16:00



17:00



18:00



19:00

# 21 JUNE (SUMMER SOLSTICE)



20:00

# 21 SEPTEMBER (EQUINOX)



8:00



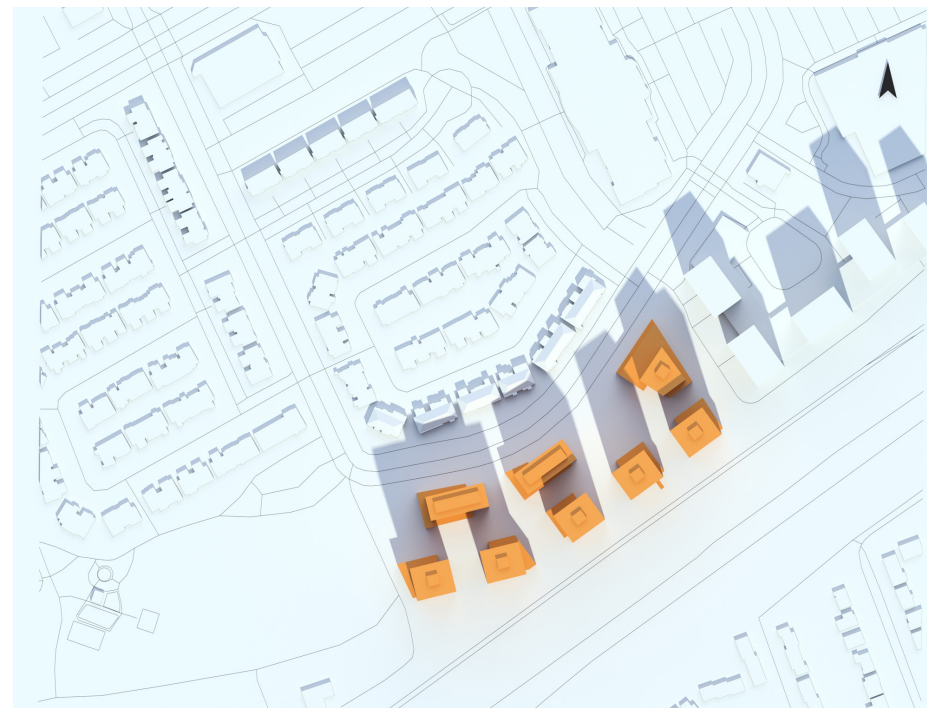
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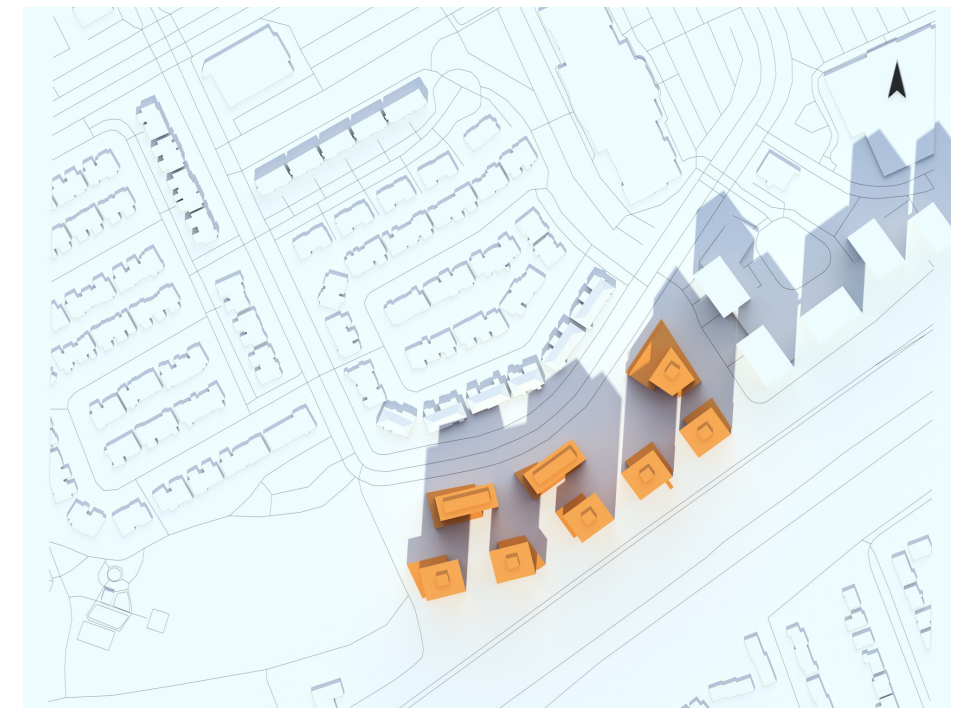
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11:00

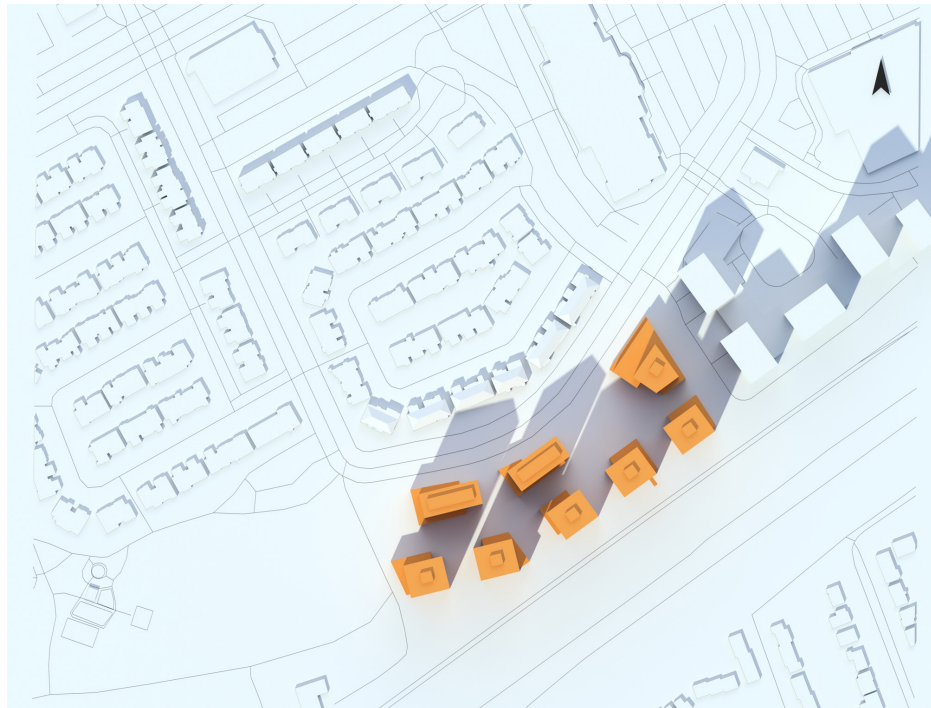


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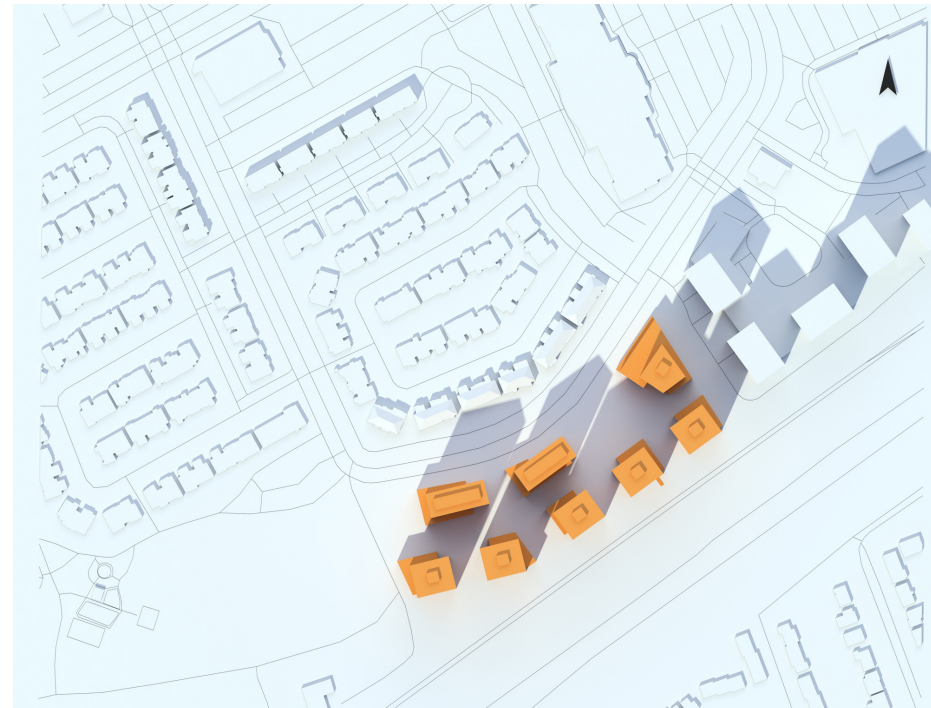


13:00

# 21 SEPTEMBER (EQUINOX)



14:00



15:00



16:00



17:00



18:00

**7**

**STATISTICS**

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13048 - 1900 & 2000 City Park Drive			PROJECT STATISTICS					2023-06-08
Lot	Lot Area (m2)	Development Area (m2)	Lot Coverage	Park Areas (m2)	Greenspace (excluding parks)	Easement (m2)	Roads (m2)	Estimated GFA (m2)
<b>PHASE 1</b>								
Tower A	3695.1	1690.0	46%	0.0	1025.0	0.0		17612.0
Tower B	2601.0	978.0	38%	0.0	896.0	0.0		21119.1
Tower C	2805.9	954.0	34%	0.0	893.0	0.0		20976.3
Tower D	2518.4	942.0	37%	0.0	1023.0	0.0		20904.9
Tower E	2335.9	993.0	43%	0.0	722.0	0.0		9044.0
Park Phase 1*	1550.7	N/A	0%	1550.7	0.0	0.0		N/A
<b>Total Phase 1</b>	<b>15507.0</b>	<b>5557.0</b>	<b>36%</b>	<b>1550.7</b>	<b>4559.0</b>	<b>0.0</b>	<b>1146.0</b>	<b>89656.3</b>
<b>PHASE 2</b>								
Tower F	3445.4	940.0	27%	0.0	867.0	0.0		10424.4
Tower G	3338.4	981.0	29%	0.0	1460.0	0.0		21761.7
Tower H	2998.2	1028.0	34%	0.0	949.0	948.7 **		21416.6
Park Phase 2*	1086.9	N/A	0%	1086.9	0.0	0.0		N/A
<b>Total Phase 2</b>	<b>10868.9</b>	<b>3867.0</b>	<b>36%</b>	<b>1086.9</b>	<b>3276.0</b>	<b>948.7 **</b>	<b>1767.0</b>	<b>53602.7</b>
<b>Grand Total</b>	<b>26375.9</b>	<b>9424.0</b>	<b>36%</b>	<b>2637.5</b>	<b>7835.0</b>	<b>948.7 **</b>	<b>2913.0</b>	<b>143259.0</b>

\*Park areas is equal to 10% of the total lot area  
 \*\* As per the original agreement

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