

COLONNADE BRIDGEPORT

## 2000 CITY PARK DRIVE

DESIGN BRIEF - REV 04 | GLOUCESTER, ON

18 JUNE 2025 | 13048

**NEUF**



 **COLONNADE  
BRIDGEPORT**



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1

SITE

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# AERIAL VIEW





## 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 site.
- Immediate north of City Park Drive is a low-rise residential community.
- Scotiabank Theatre as well as a mix of low-rise 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 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 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.
- There is also a transformer facility feeding electricity to the transmission lines overhead to the west of the sites





# ZONING SITE PLAN



2



1900 & 2000 CITY PARK DRIVE, GLOUCESTER, ON

Reference: <https://maps.ottawa.ca/geoottawa/>



3



4

LOT #2000





SITE - URBAN CONTEXT





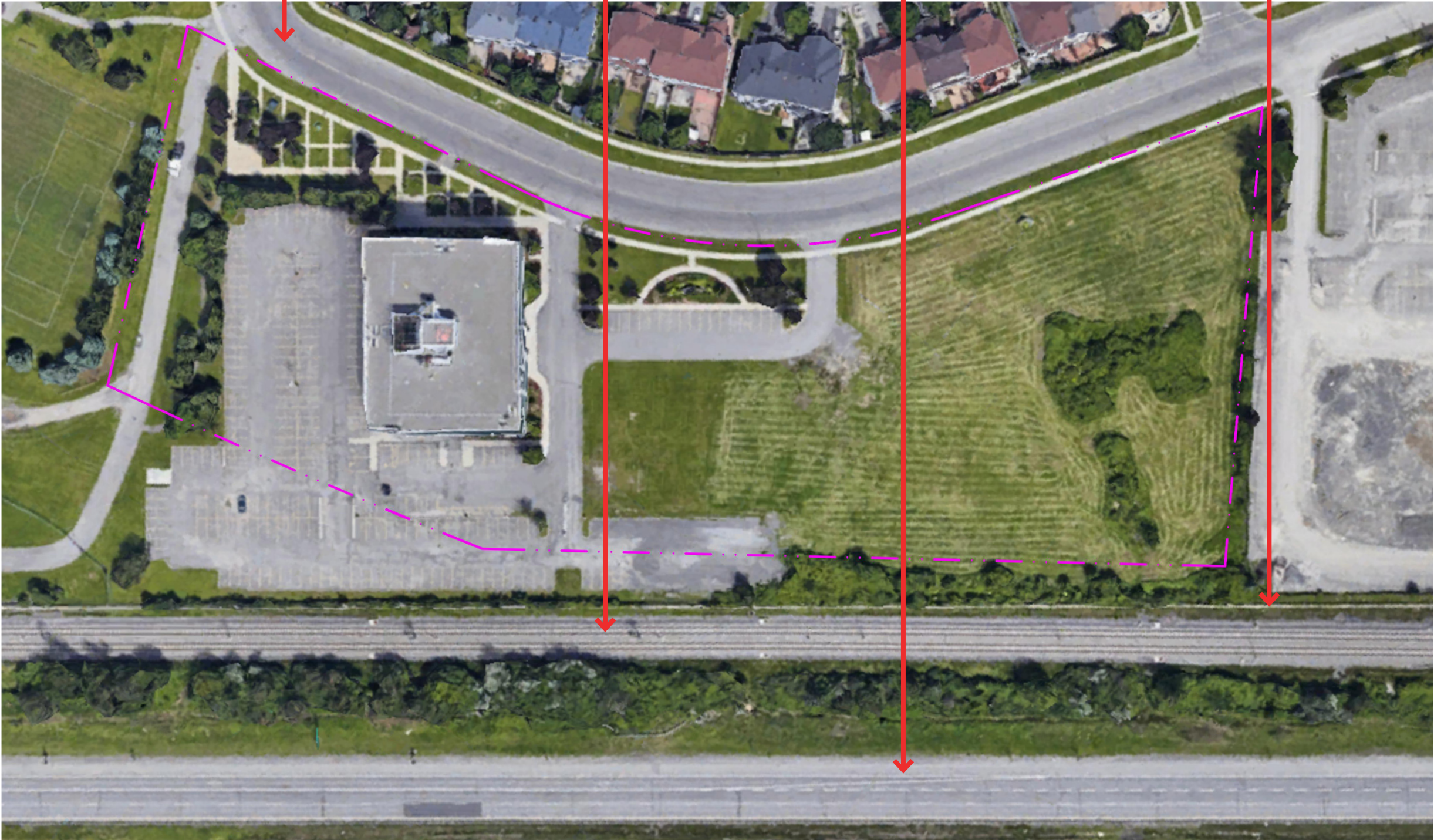
SITE - TRANSPORTATION CONTEXT

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

LRT line - 10 Transitway Ap-  
prox. width: 10 m

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

Multi-use - Public Travelled Road Ap-  
prox. width:4.50 m



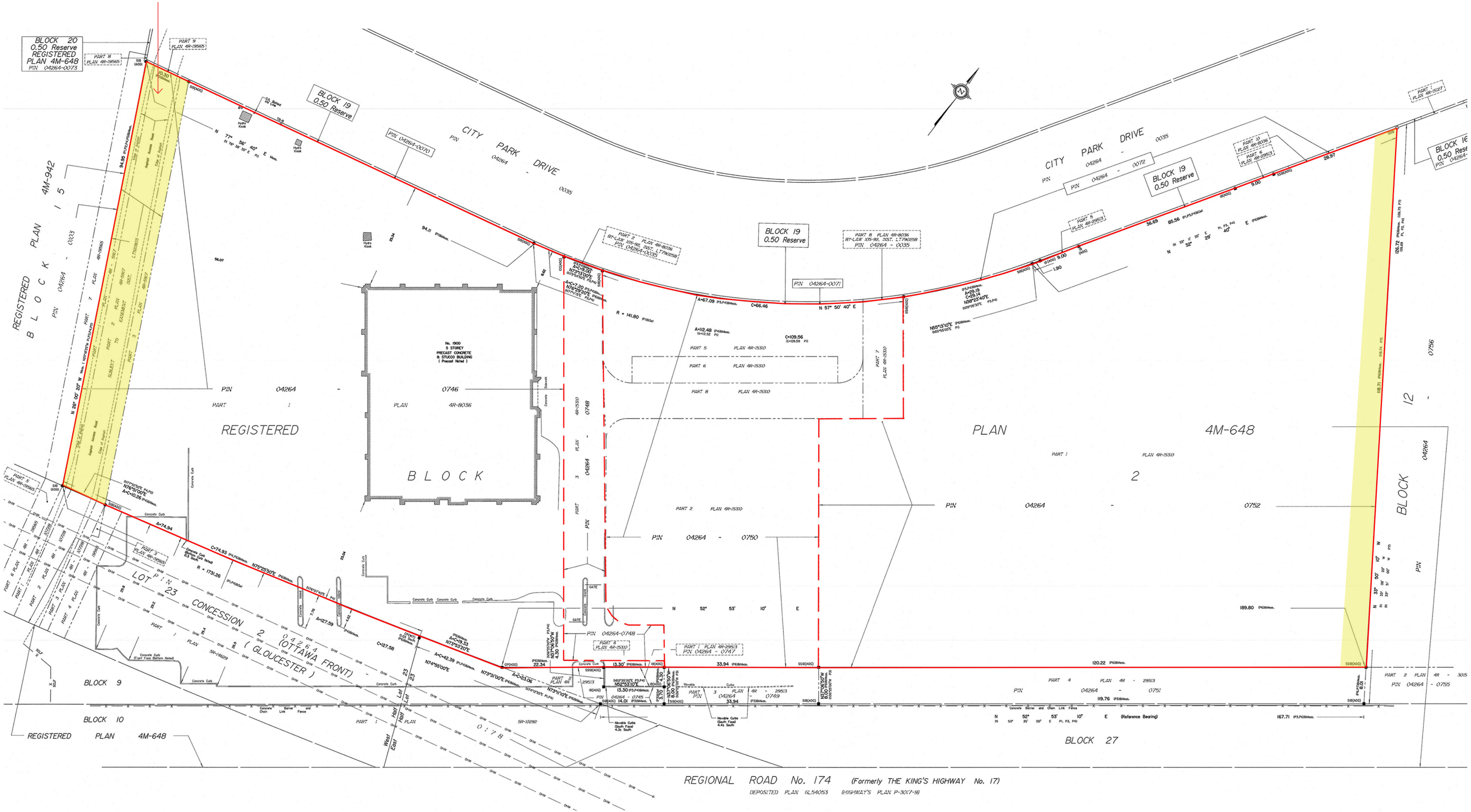


SURROUNDINGS OF THE SITE



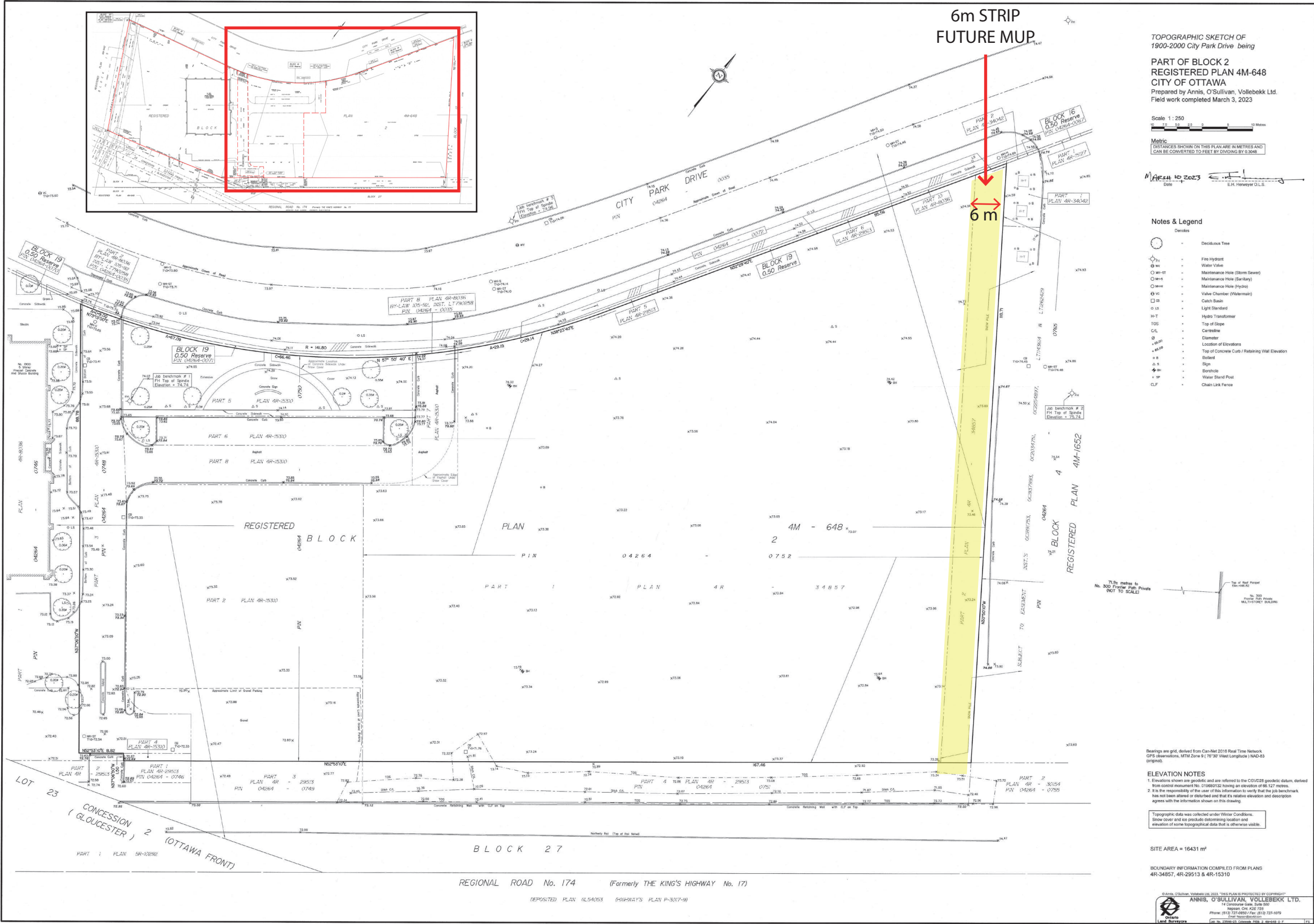


SUBJECT TO EASEMENT



Site







2

CONCEPT

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LOCATION:

Located within a 10mn walk from the Blair LRT station, the site falls within the Blair TOD study area.

PHASING & MASSING:

The proposed high rise residential development will be developed in several phases to include 5 towers arranged around a new park. At completion, the total number of units will be approximately 1,200 residential units. The smallest towers are located along the City Park Drive frontage and the up to 30 storeys towers are arranged along the southern boundary. The two buildings along City Park Drive have a stepped podium (4 floors) and are accessed within the property, to address the low density residential houses facing them to the North.

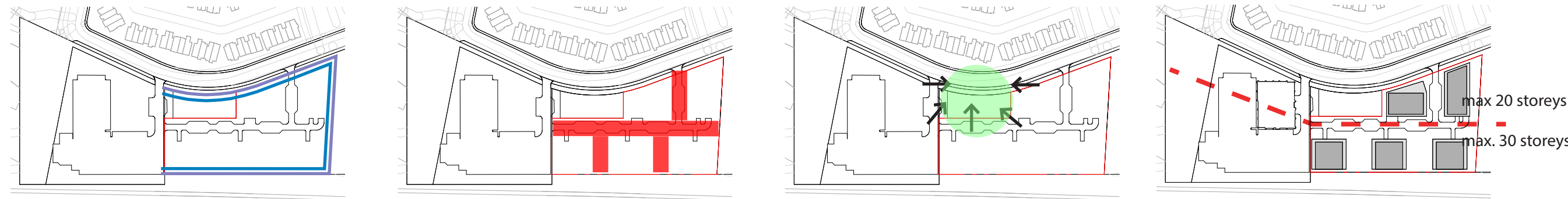
CIRCULATION:



Surface parking is limited and the pedestrian and cyclist network on the site connects the residents to City Park Drive and to the future Multi-Use Pathway(MUP) that will run along the southern and western sides of the site.

ARCHITECTURAL EXPRESSION:

The tower expression will be developed through the site plan application process for each building. The towers are spaced across the site to optimize the views through the massing and minimize shadows on outdoor amenity spaces and the new parkland.





PEDESTRIAN & VEHICULAR NETWORK



Concept



# LANDSCAPE CONCEPT

BY RUHLAND & ASSOCIATES LTD.

## CONNECT 'TO-AND-THROUGH' TO PEDESTRIAN PATHWAY NETWORK



**ACCENTUATE MULTI-USE PATHWAY**, including connecting to adjacent retail center (Gloucester Centre) and LRT Station (Blair).

Provide **INTUITIVE AND SAFE PEDESTRIAN CONNECTION TO SPORTSFIELDS** AT THE WEST of development.

Create view corridors to the 'rear' pathway in keeping with **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN** (CPTED) Principles.

## PEOPLE WATCHING, SOCIAL GATHERING AND VIEWING AREAS



**SHELTERED AREAS** for **SOCIAL GATHERING** and comfortable **MICROCLIMATE**.

**SEATING AREAS ALONG SOUTHERN MULTI-USE PATHWAY (MUP)** for **ACCESSIBILITY** and as **VIEWING** area of LRT corridor.

**ACCESSIBLE SEATING AREAS** within every 30 metres~ and viewable from one another.

Provide **OUTDOOR IT (WIFI) CONNECTIONS AND 'SMART' FURNITURE** to promote outdoor use and comfort.

Provide **ELEGANT OUTDOOR LIGHTING** to Dark Sky Principles.

## NATURALIZED LANDSCAPE ON STRUCTURE



Prioritize **NATIVE PLANTINGS** including trees, shrubs, and groundcover.

Utilize shrubs and groundcover **ON STRUCTURE** IN **MANNER** perceived as one-space with off-structure plantings.

**ALL-SEASON AND WINTER INTEREST** in plantings and maintenance.

**ADHERE TO BIRD-FRIENDLY** design **PRINCIPLES** by planting near ground-level glass and with appropriate selection of urban site furniture.

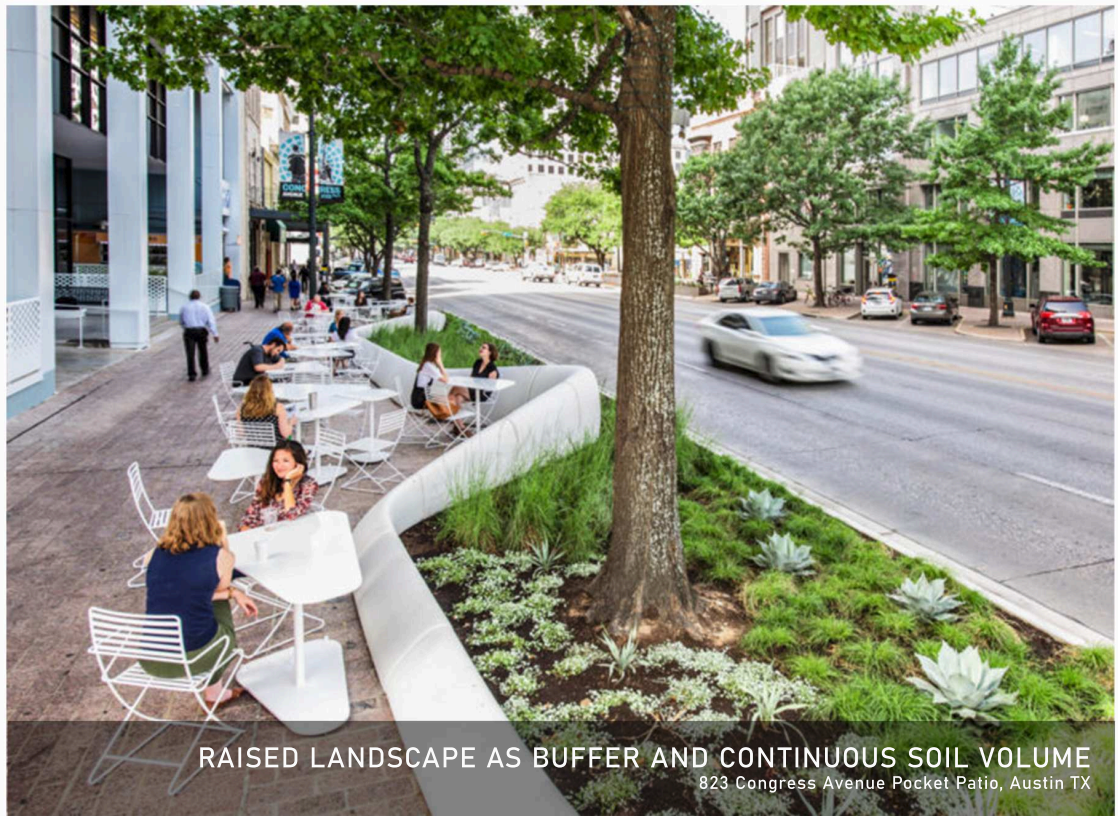
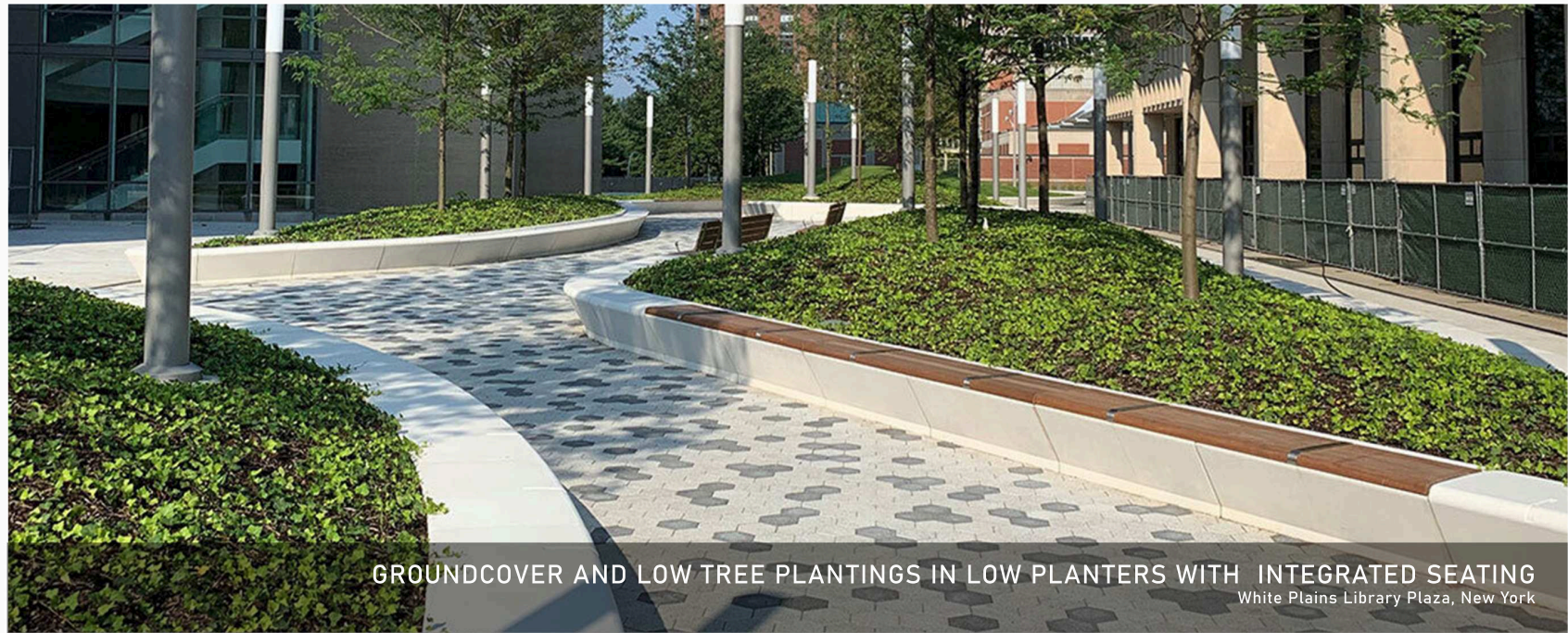
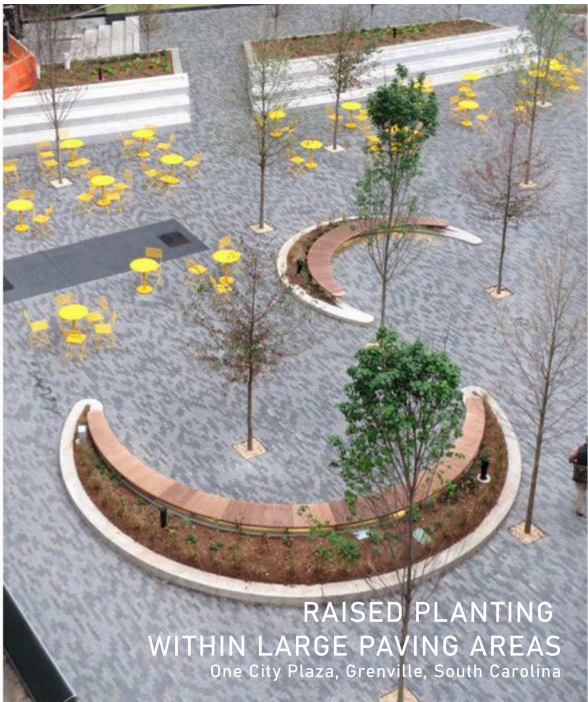
18 JUNE 2025

Use **LANDSCAPE DESIGN TO CREATE MICROCLIMATIC COMFORT**, including wind protection, shade, and solar access.



# LANDSCAPE CONCEPT INSPIRATION IMAGES

BY RUHLAND & ASSOCIATES LTD.



Concept



# LANDSCAPE CONCEPT INSPIRATION IMAGES

BY RUHLAND & ASSOCIATES LTD.

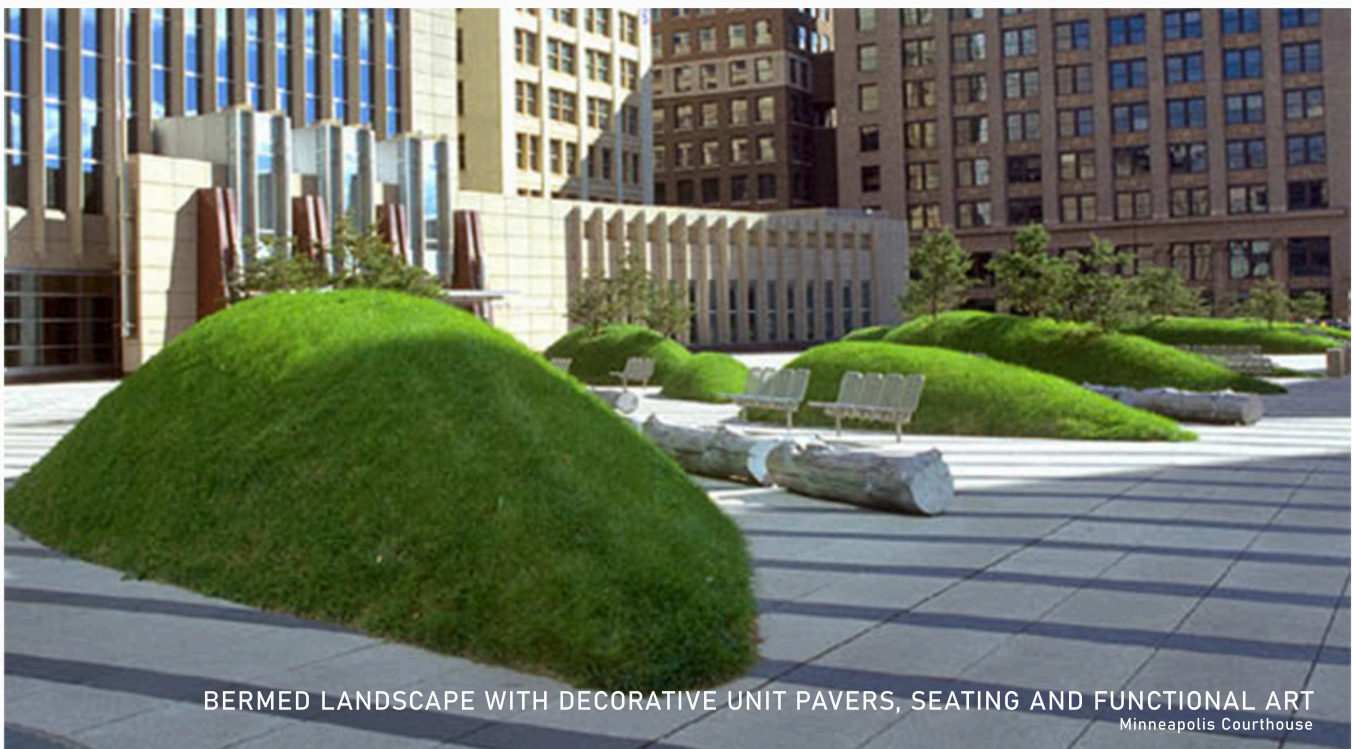


NATIVE GRASSES AND SHRUBS ON STRUCTURE

Image: CCxA



STAINLESS BIKE PARKING



BERMED LANDSCAPE WITH DECORATIVE UNIT PAVERS, SEATING AND FUNCTIONAL ART

Minneapolis Courthouse

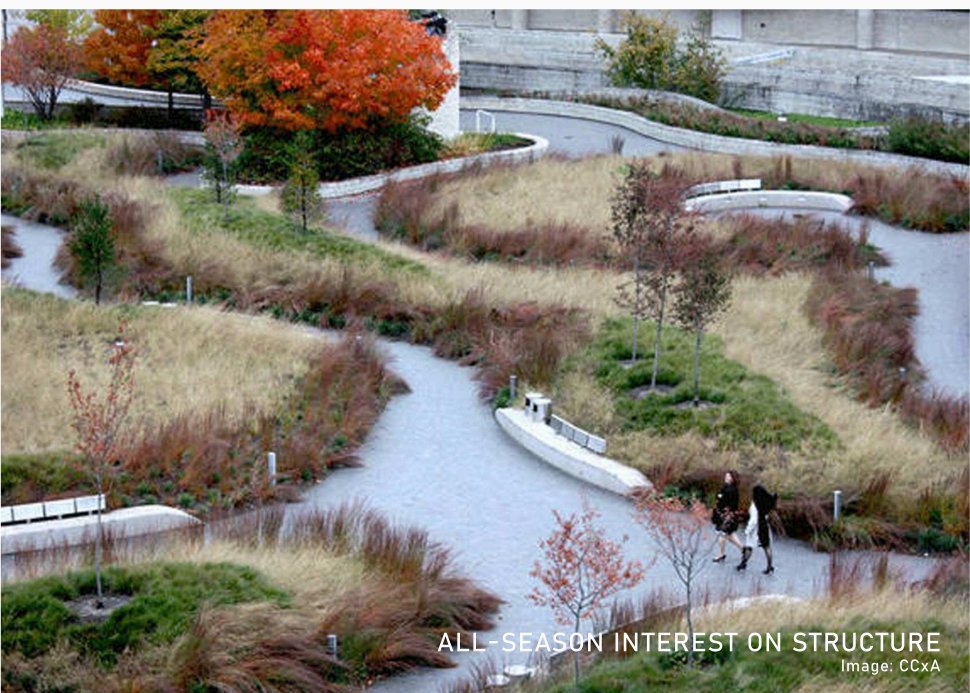


ORNAMENTAL GRASSES



LOW PLANTING WITH FUNCTIONAL ART AND SPECIALTY UNIT PAVING

NYC Highline



ALL-SEASON INTEREST ON STRUCTURE

Image: CCxA



PLANT PALETTE WITH WINTER INTEREST

Image: J.Whitworth/GAP



## PLANS AND SECTIONS

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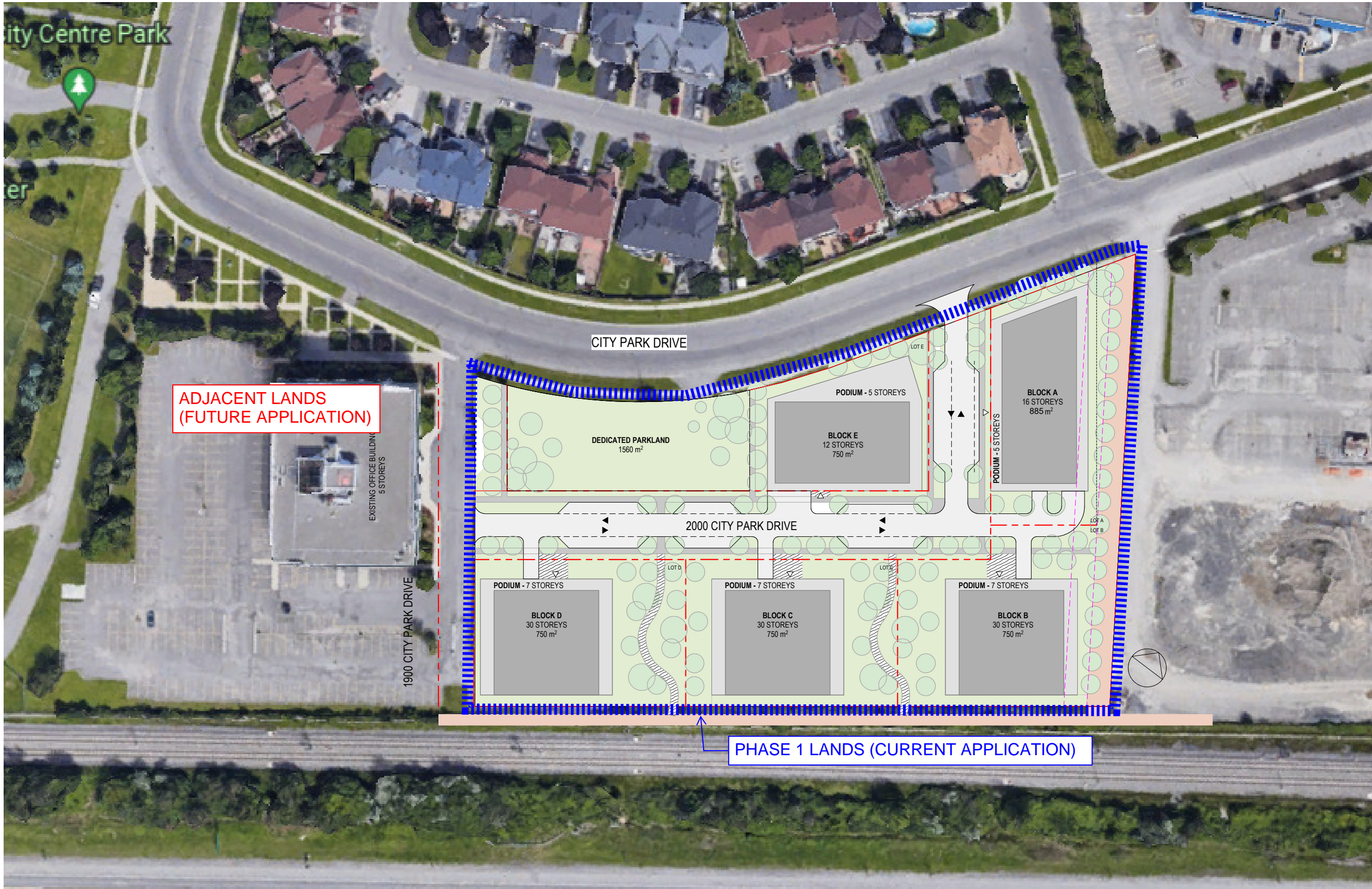


## Flats and Islands



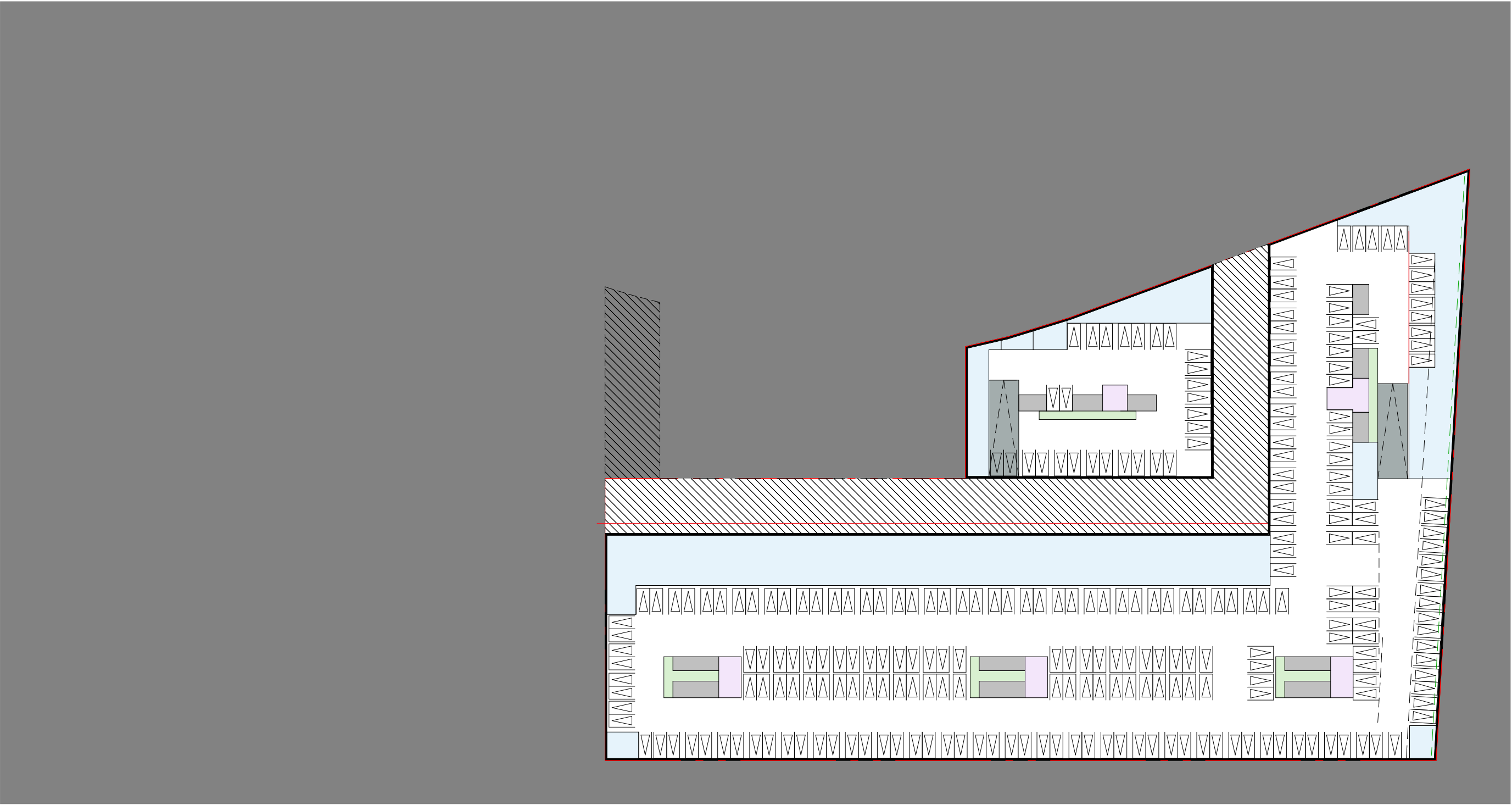


PRELIMINARY PROPOSED SITE PLAN





BASEMENT FLOOR PLAN

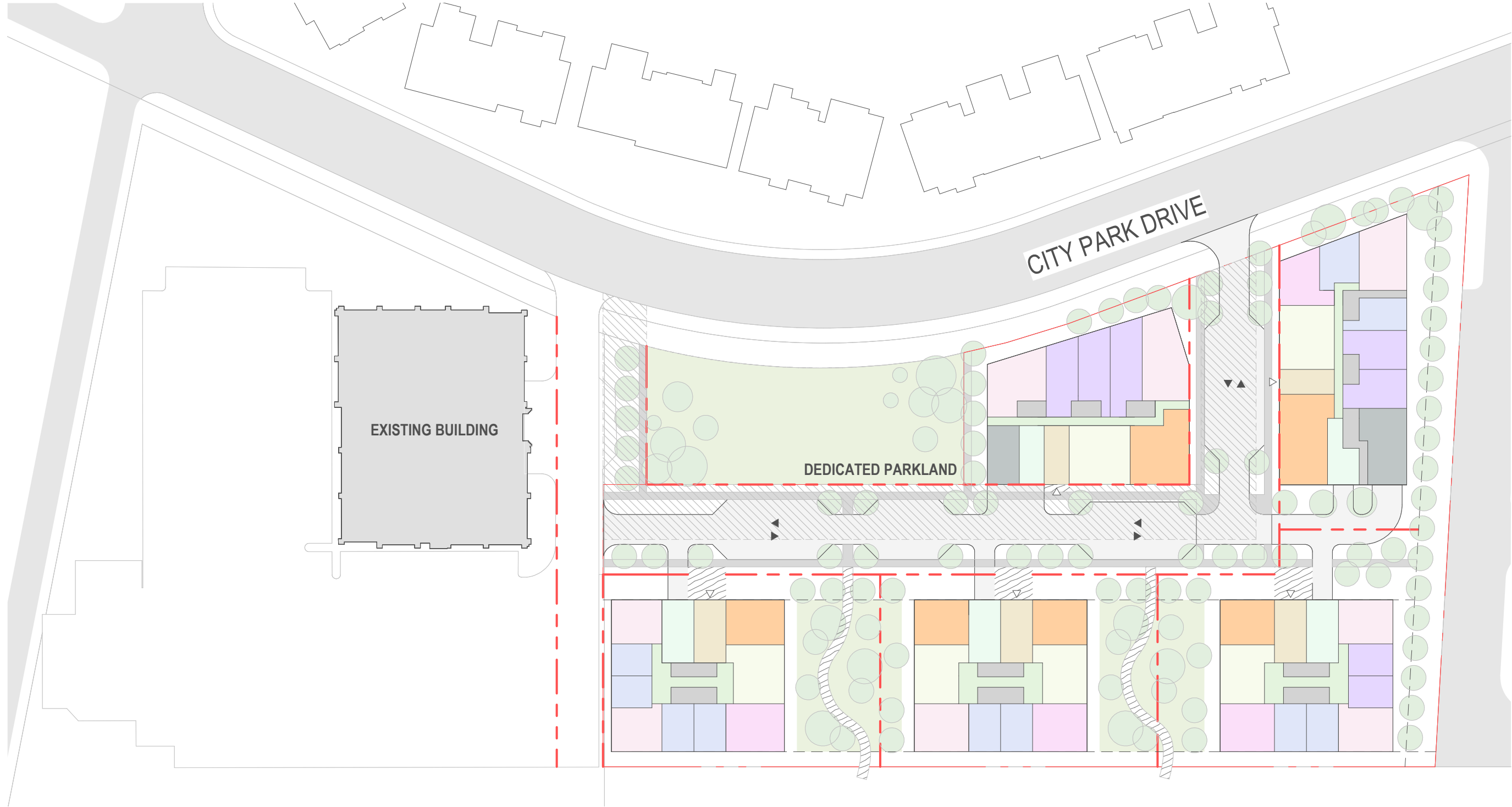


STORAGE   GARBAGE   COMMON   CIRCULATION



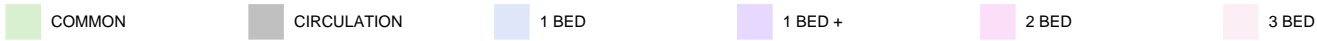
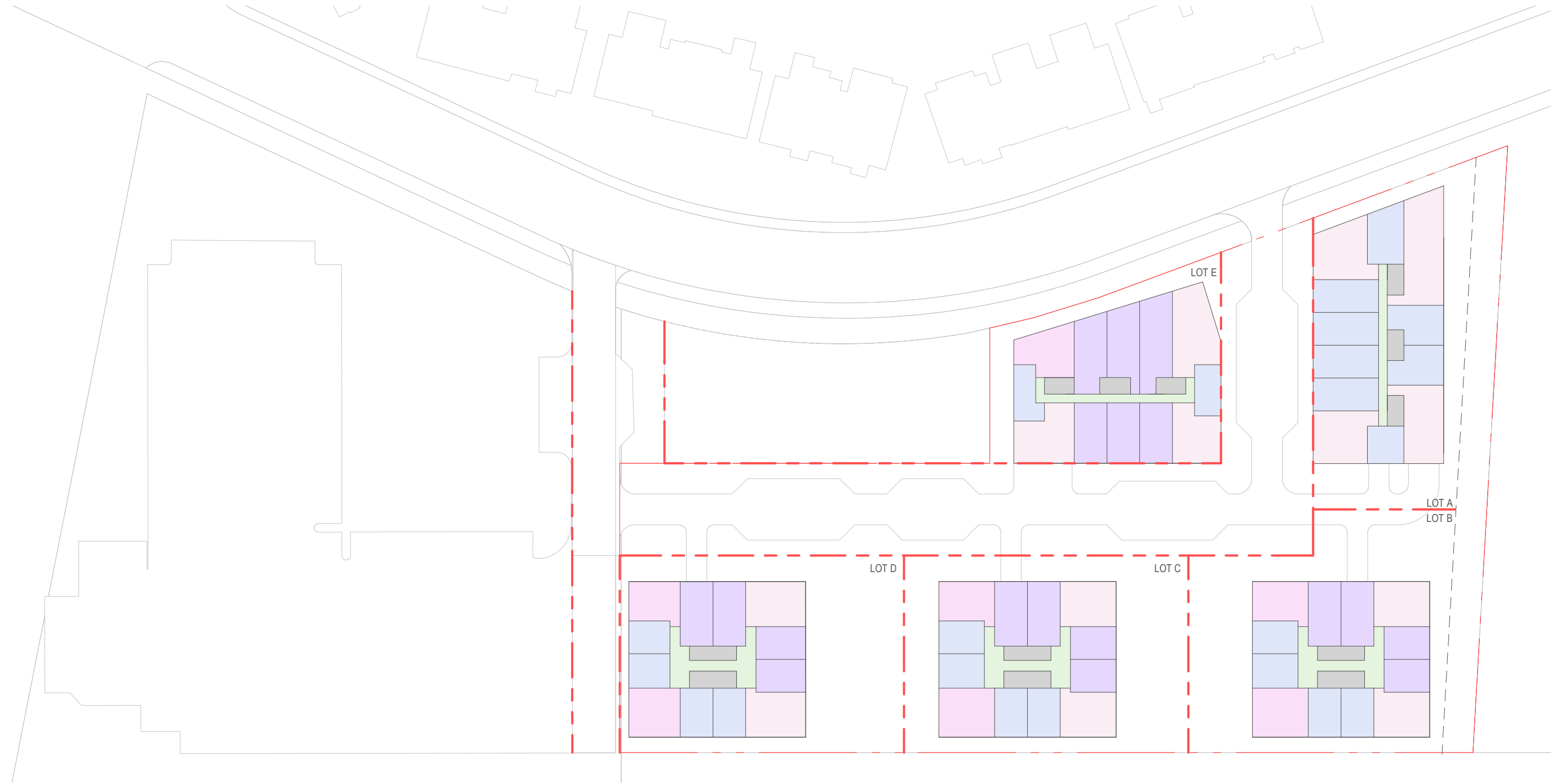


PRELIMINARY PROPOSED GROUND FLOOR PLAN



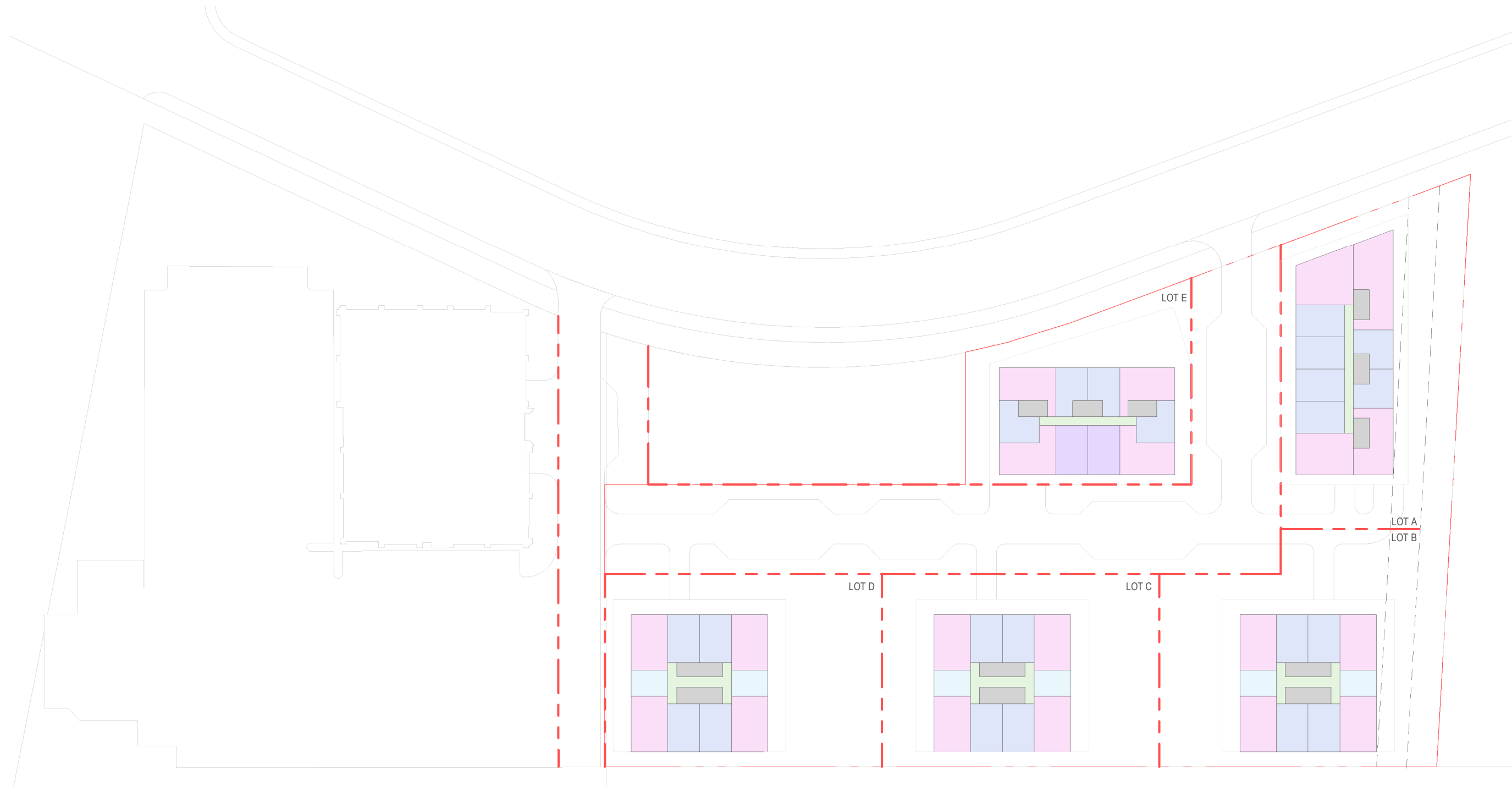


PRELIMINARY PROPOSED PODIUM 2ND FLOOR PLAN



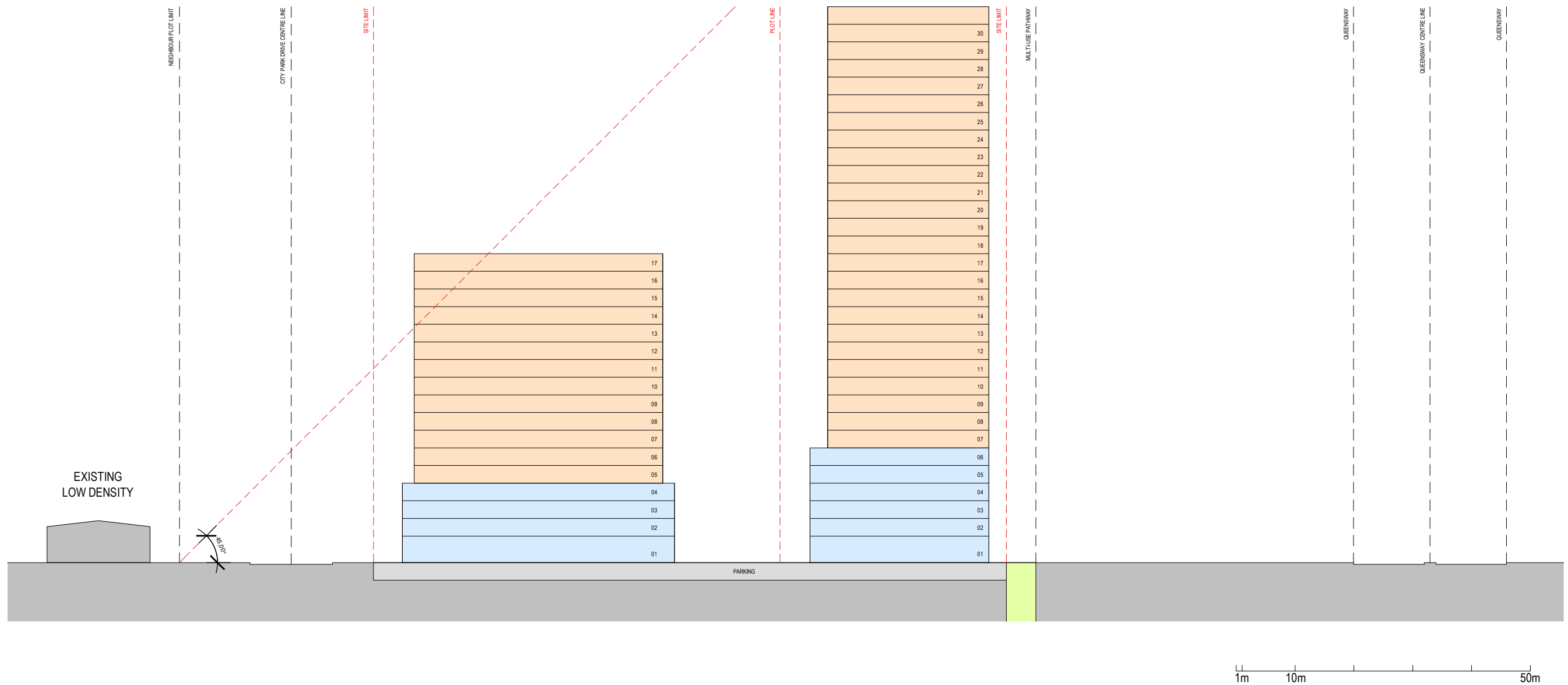
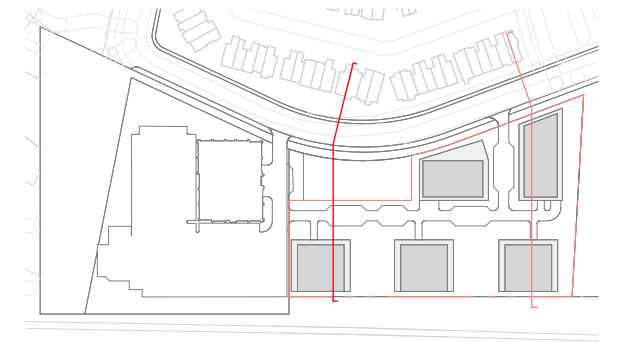


PRELIMINARY PROPOSED TOWER TYPICAL FLOOR PLAN



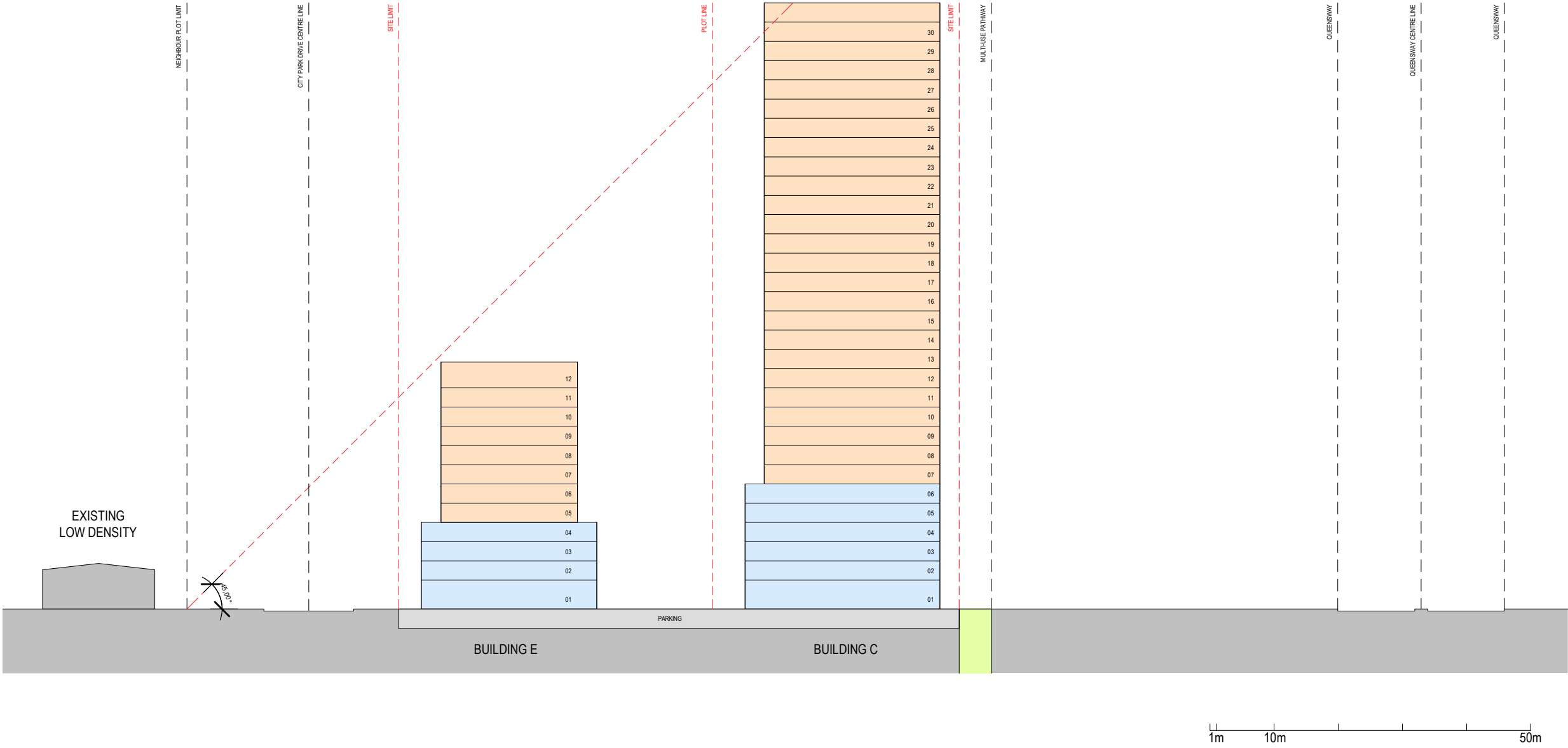
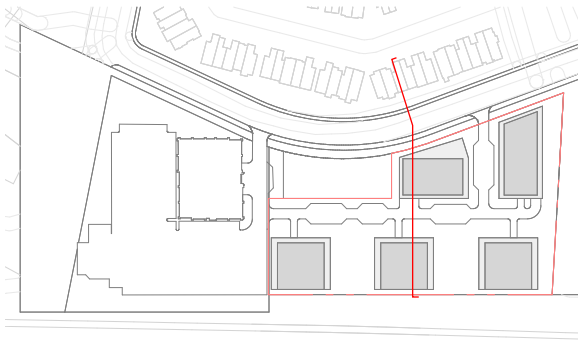


# CROSS SECTION AA



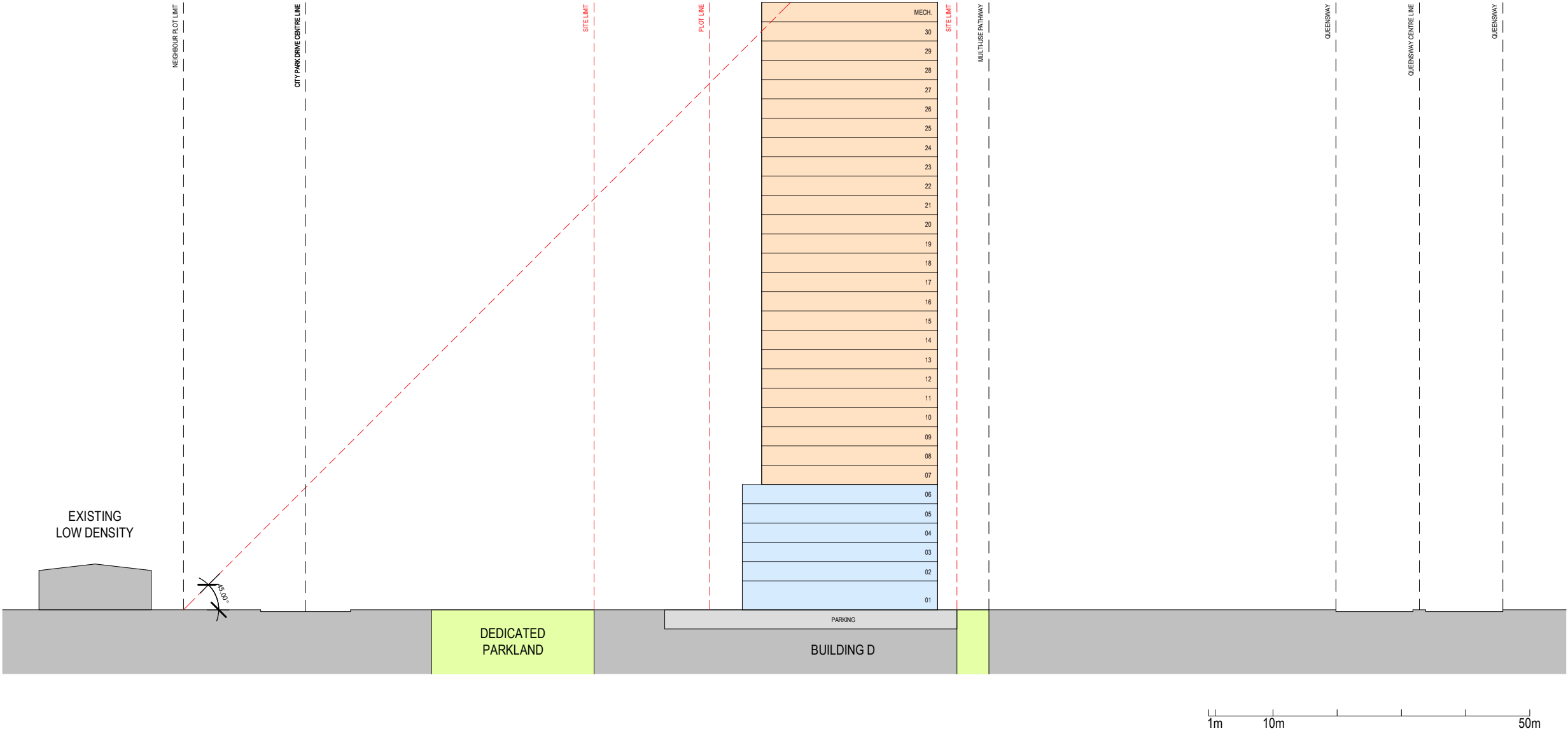
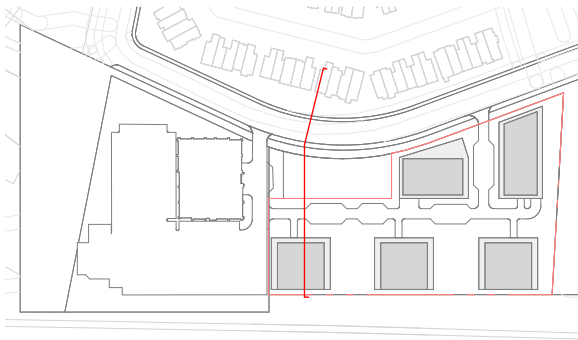


CROSS SECTION BB



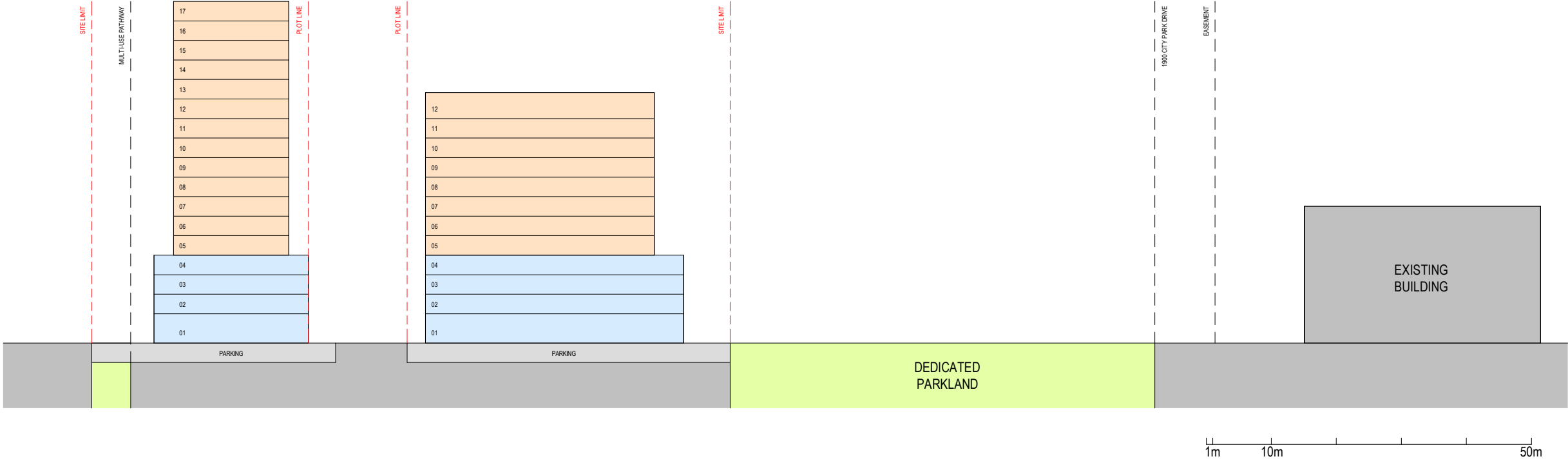
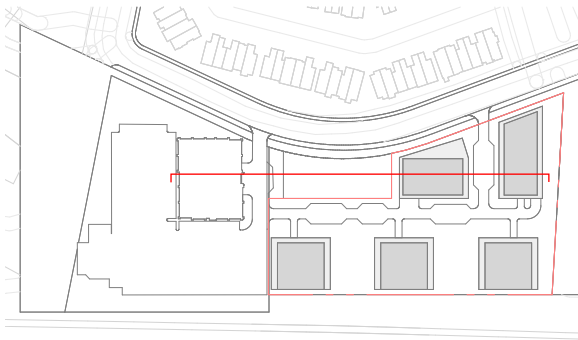


CROSS SECTION CC





CROSS SECTION DD





## 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



CITY PLACE & QUEEN’S WARF, TORONTO



City Place Toronto,



Queen's Warf RoadToronto,



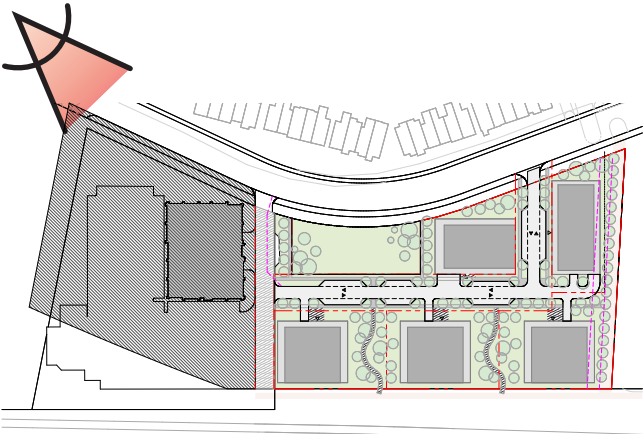
6

## PERSPECTIVES & ELEVATIONS

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WEST PERSPECTIVE

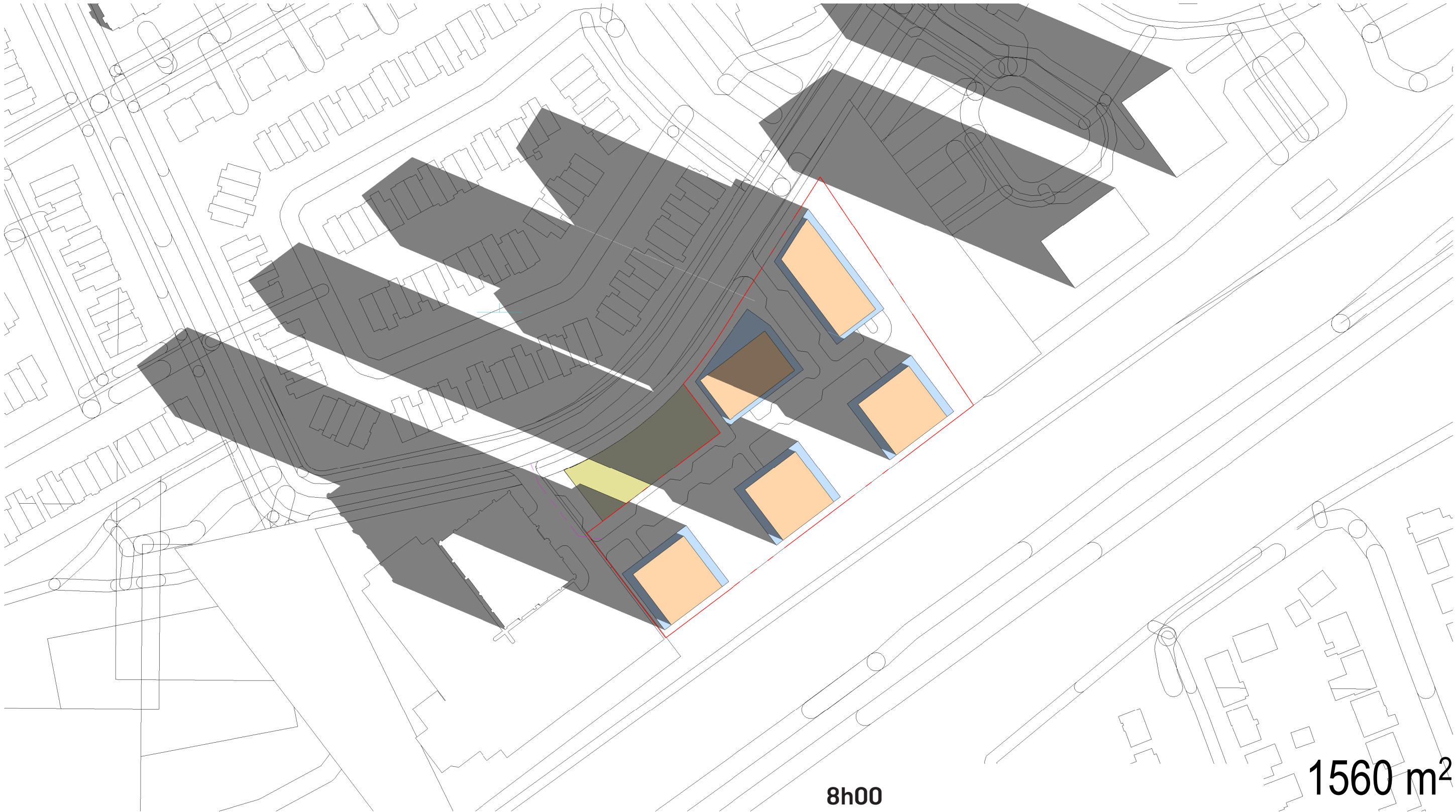




7 SUN  
STUDY

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8h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
FAIL : 352 m<sup>2</sup>

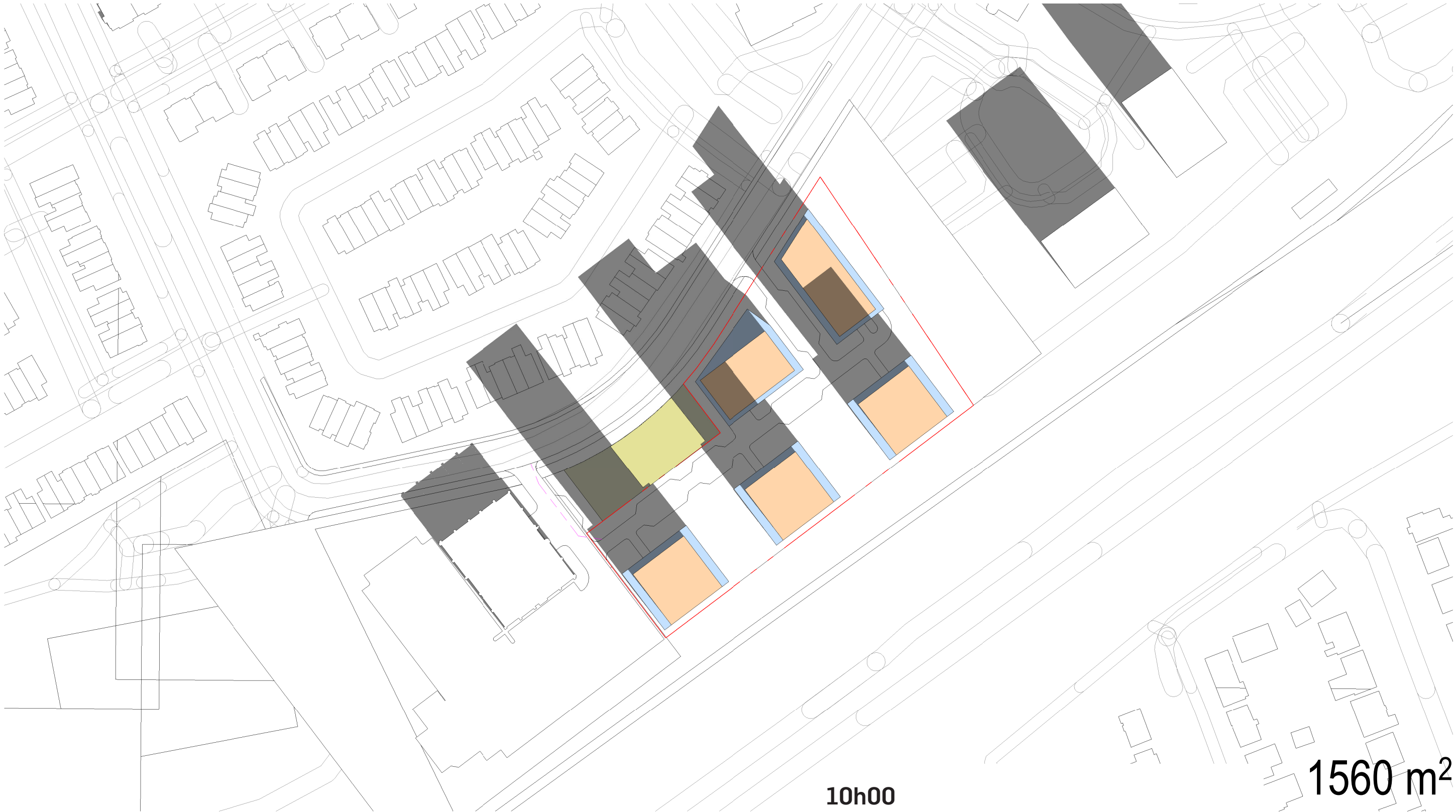




9h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
FAIL : 594 m<sup>2</sup>





10h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
790 m<sup>2</sup>

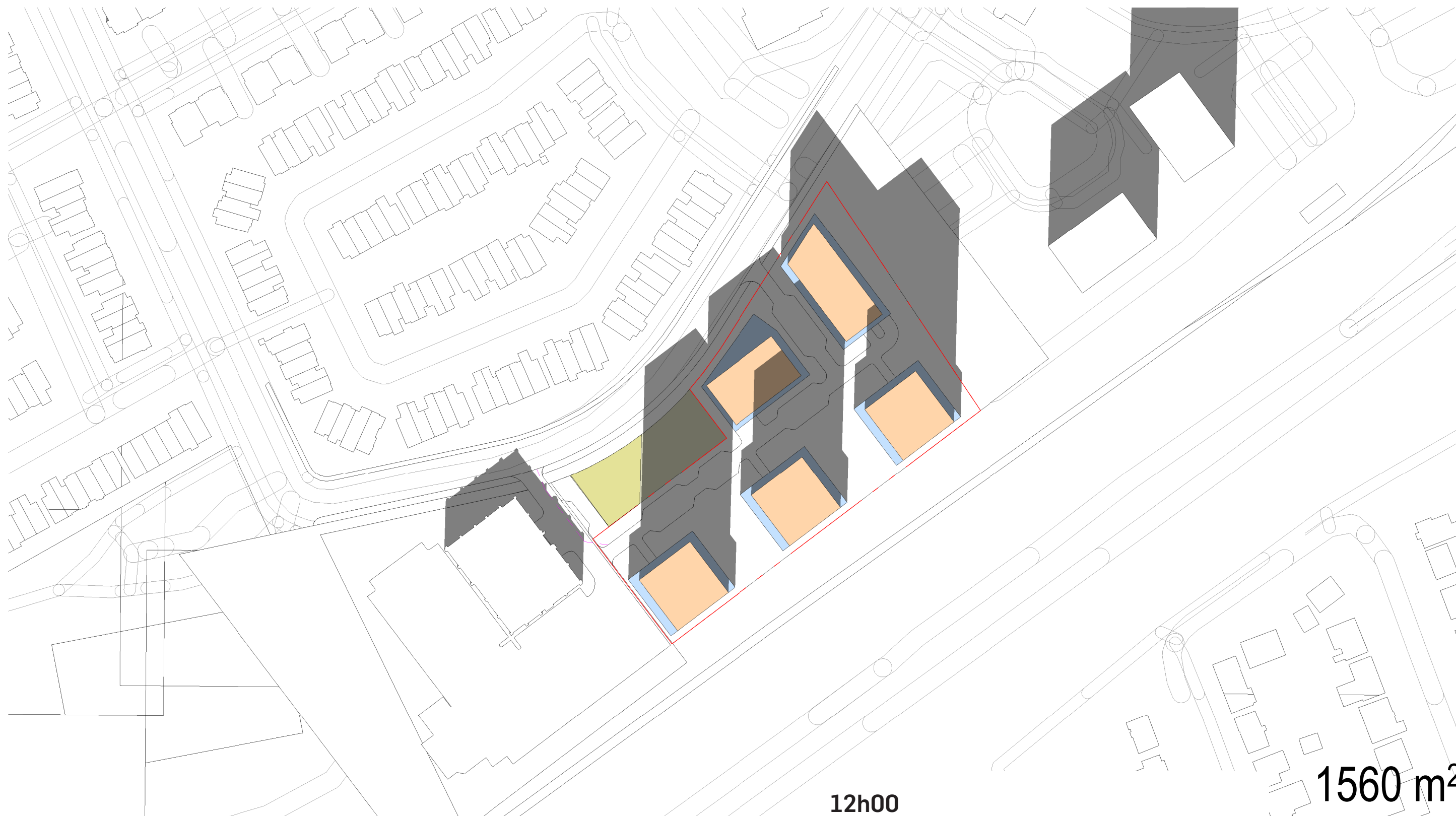




FAIL : 701 m<sup>2</sup>



21 SEPTEMBER (EQUINOX)

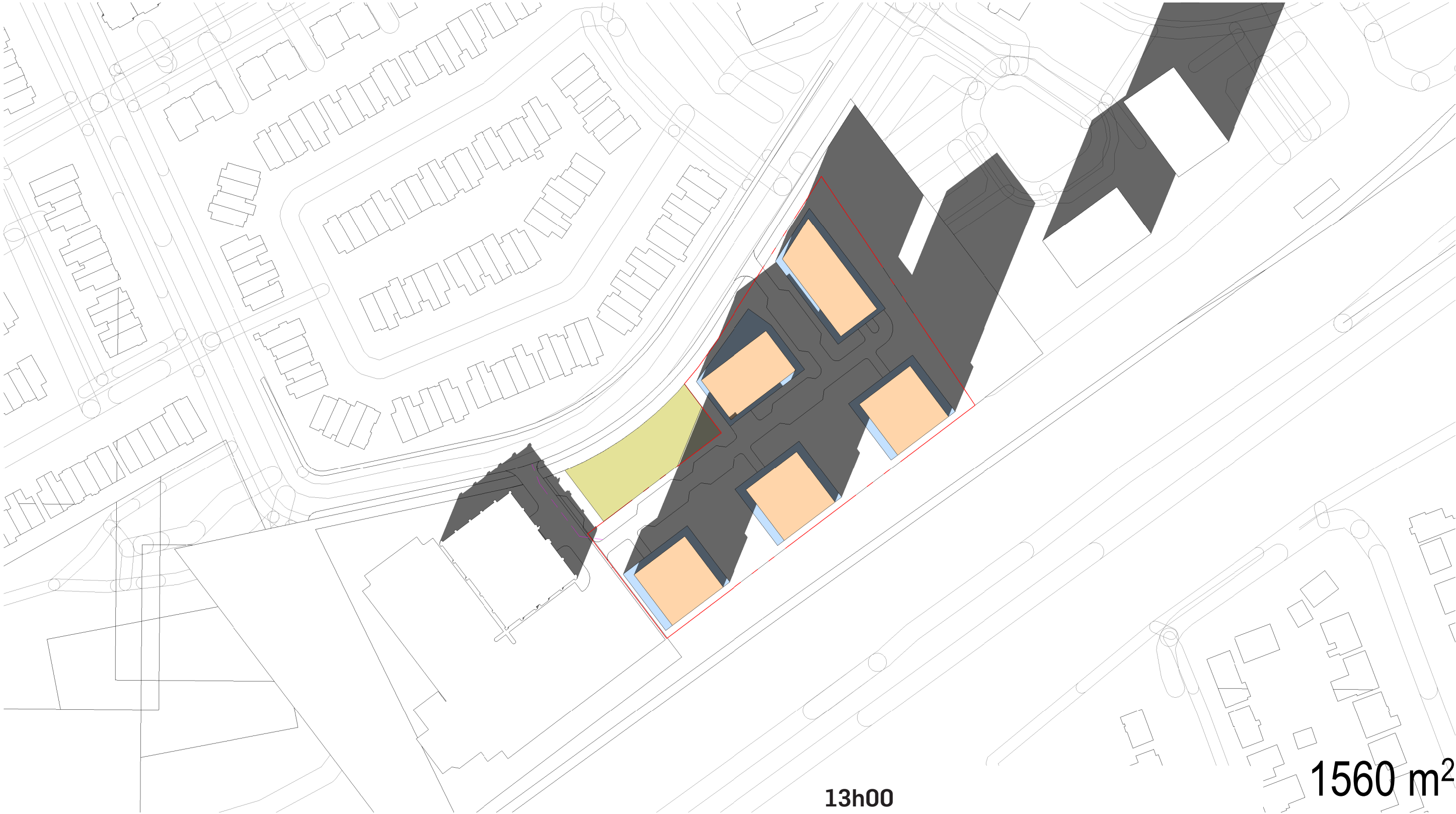


12h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>

FAIL : 649 m<sup>2</sup>





13h00  
PARKLAND AREA + SOLAR EXPOSURE

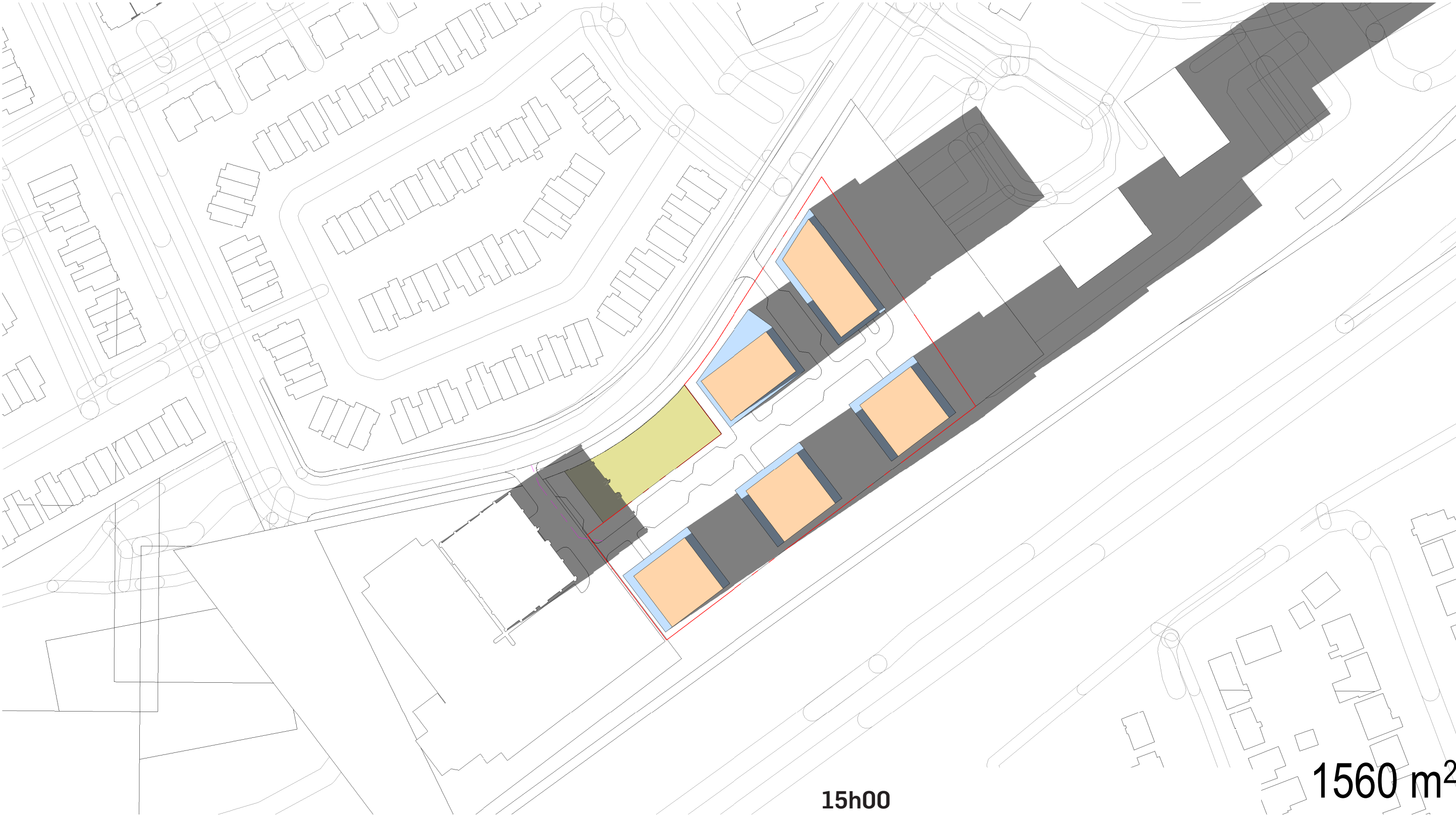
1560 m<sup>2</sup>  
PASS : 1393 m<sup>2</sup>





PASS : 1494 m<sup>2</sup>

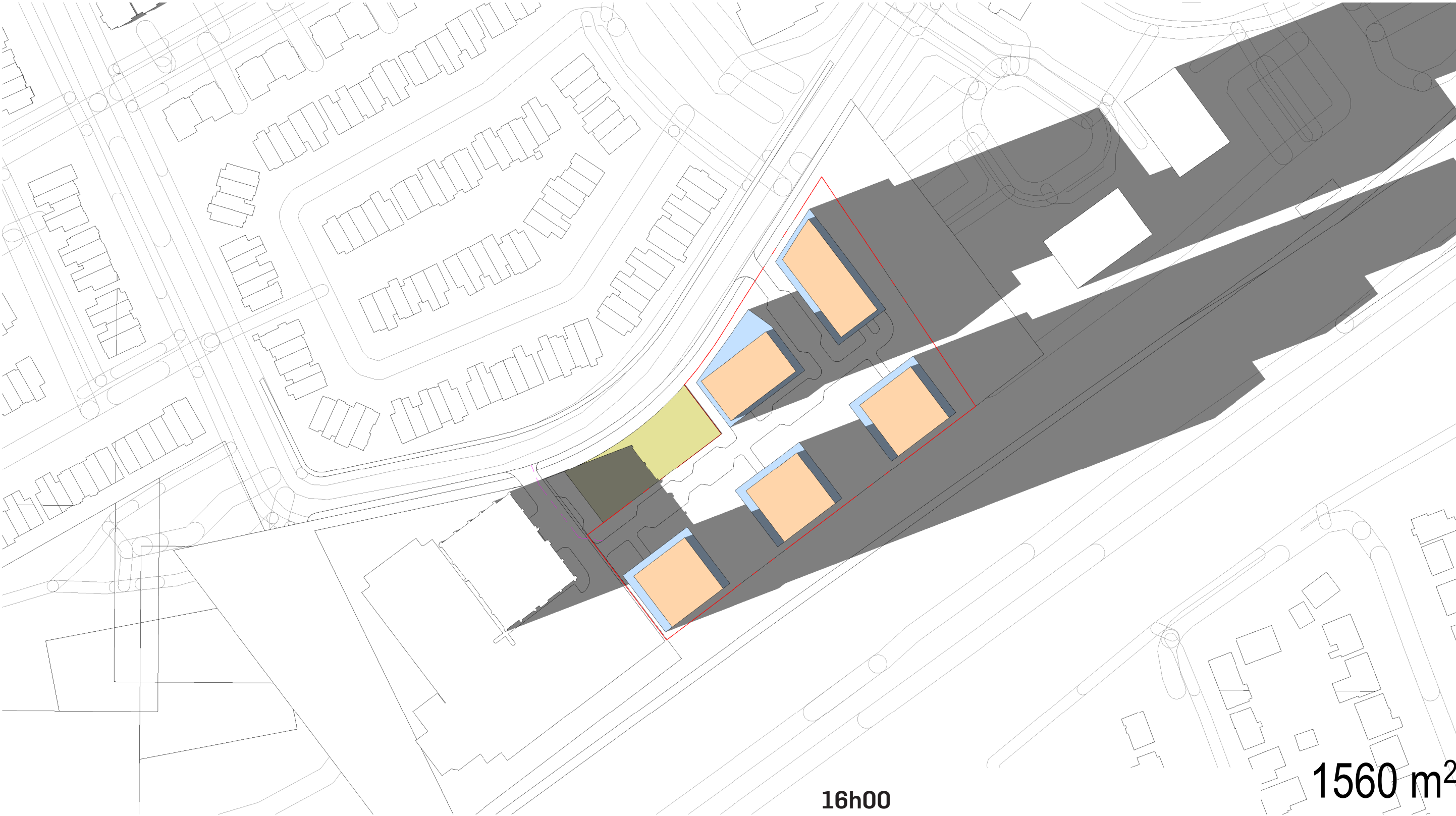




15h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
PASS : 1231 m<sup>2</sup>

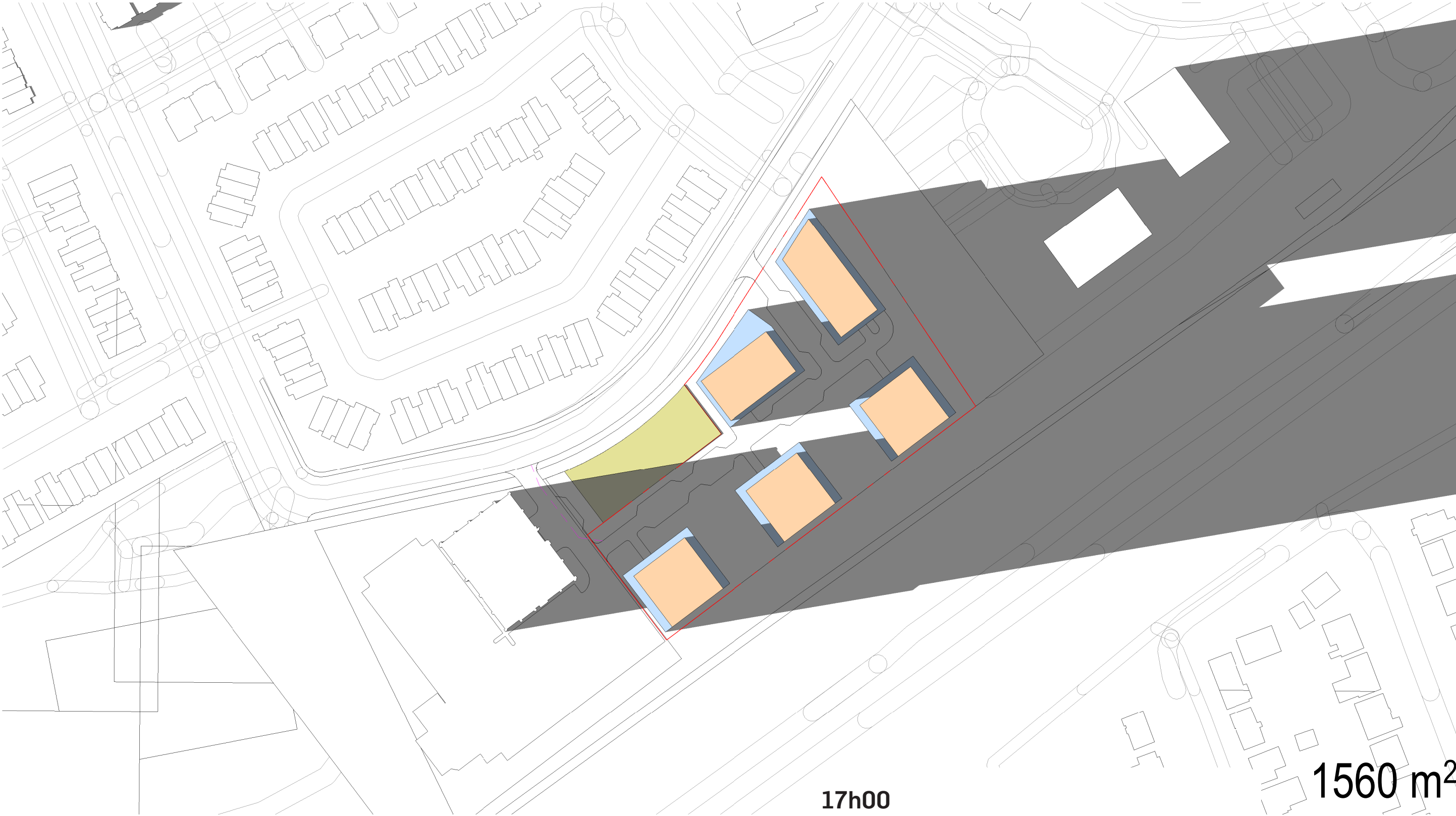




16h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
PASS : 859 m<sup>2</sup>





17h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
PASS : 1077 m<sup>2</sup>





18h00  
PARKLAND AREA + SOLAR EXPOSURE

1560 m<sup>2</sup>  
PASS : 1387 m<sup>2</sup>



8

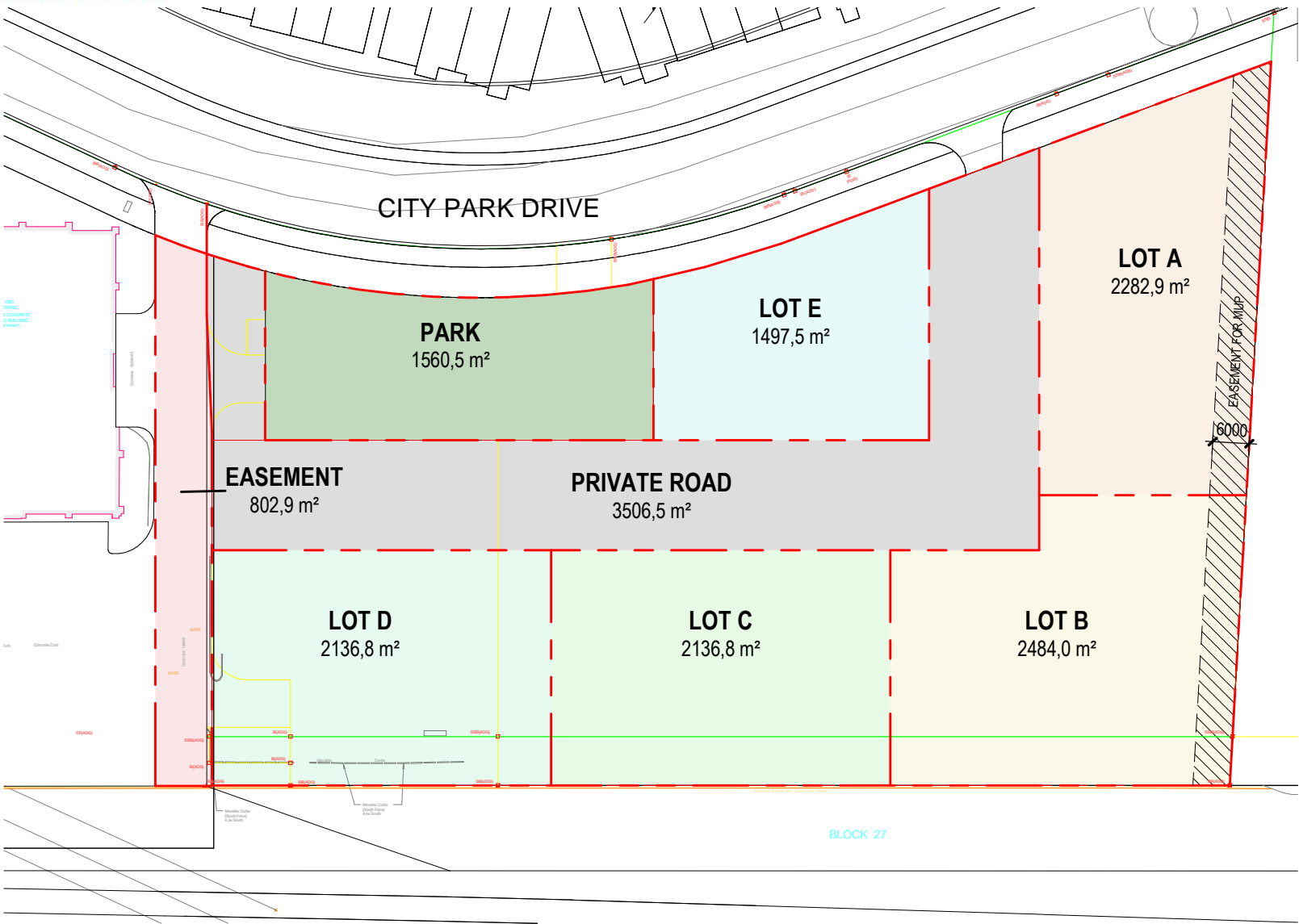
STATISTICS

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13048 - 2000 City Park Drive					6/10/2025
ZONING PROJECT STATISTICS					
Lot	Lot Area (m2)	Development Area (Ground Floor) (m2)	Lot Coverage	10% Park Areas Required (m2)	Estimated Zoning GFA (m2) (77%)
PHASE 1					
Tower A	2282.9	1250.0	55%	228.3	12027.4
Tower B	2484.0	1050.0	42%	248.4	18711.0
Tower C	2136.8	1050.0	49%	213.7	18711.0
Tower D	2136.8	1050.0	49%	213.7	18711.0
Tower E	1497.5	1200.0	80%	149.8	8316.0
PRIVATE ROAD	3506.5	0.0		350.7	0.0
EASEMENT	802.9	0.0		0.0	0.0
Park Phase 1*	1560.5	0.0		156.1	0.0
Total Phase 1	15605.0	5600.0	36%	1560.5	76476.4
Grand Total	15605.0	5600.0	36%	1560.5	76476.4



Statistics





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