

COLONNADE BRIDGEPORT

1900 & 2000 CITY PARK DRIVE

DESIGN BRIEF - REV 03 | GLOUCESTER, ON

08 NOVEMBER 2023 | 13048

NEUF



 COLONNADE
BRIDGEPORT

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1

SITE

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 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:

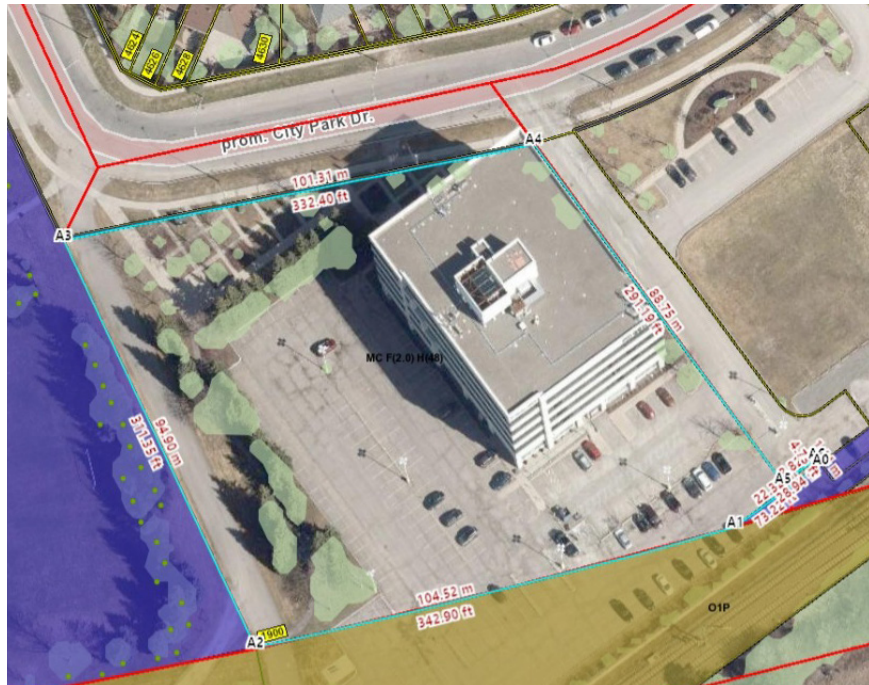
- *Ottawa Regional Road 174* is located south of site. The closest on and off ramps to the highway are at Blair Road, approximately 1.3 km east of the sites.
- The Confederation Line LRT corridor is also located immediately south of the site.
- Further south of the LRT corridor are low-density residential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



ZONING SITE PLAN



1 LOT #1900



2



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



3



4 LOT #2000



SITE - URBAN CONTEXT



Site

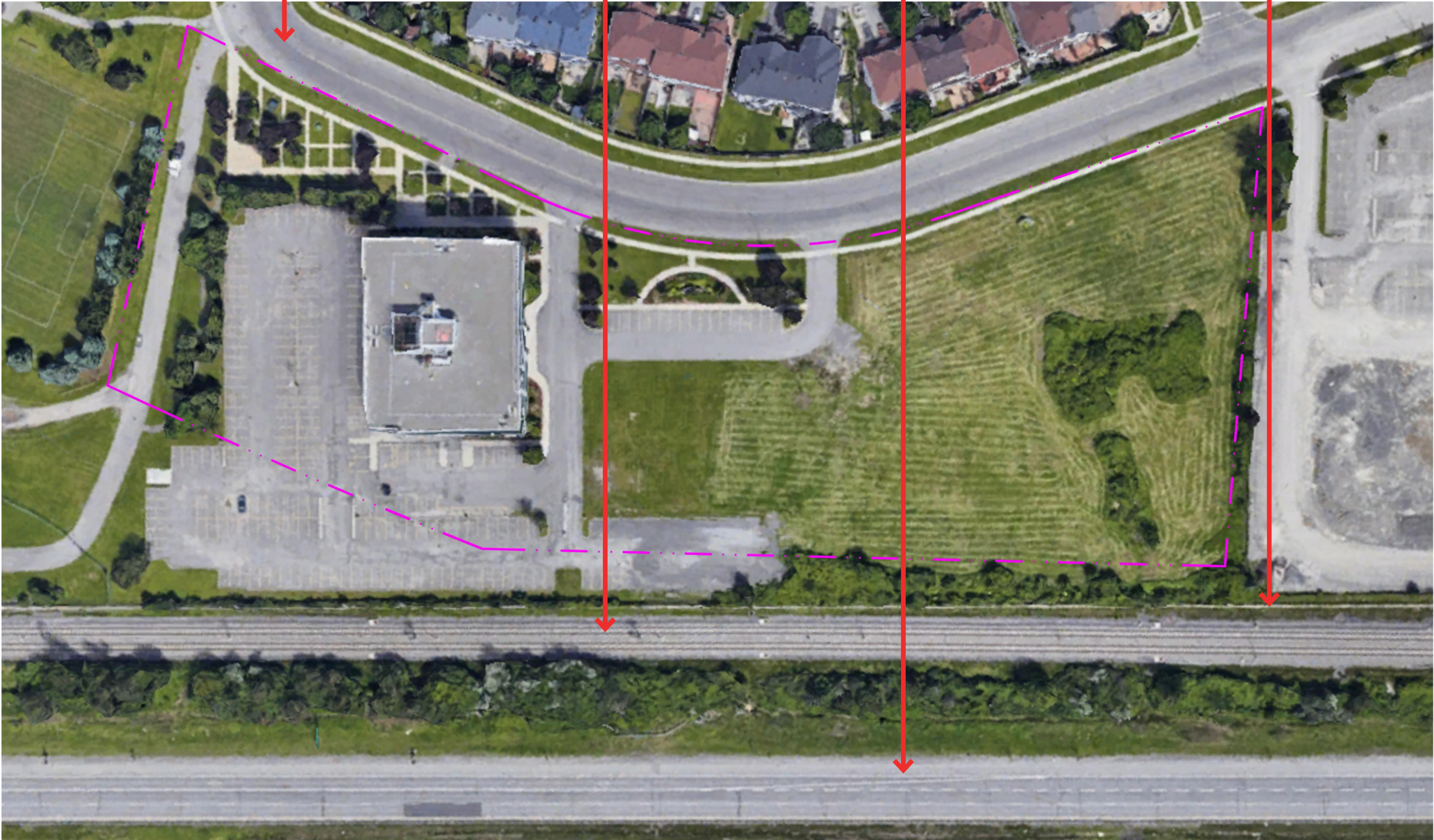
SITE - TRANSPORTATION CONTEXT

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

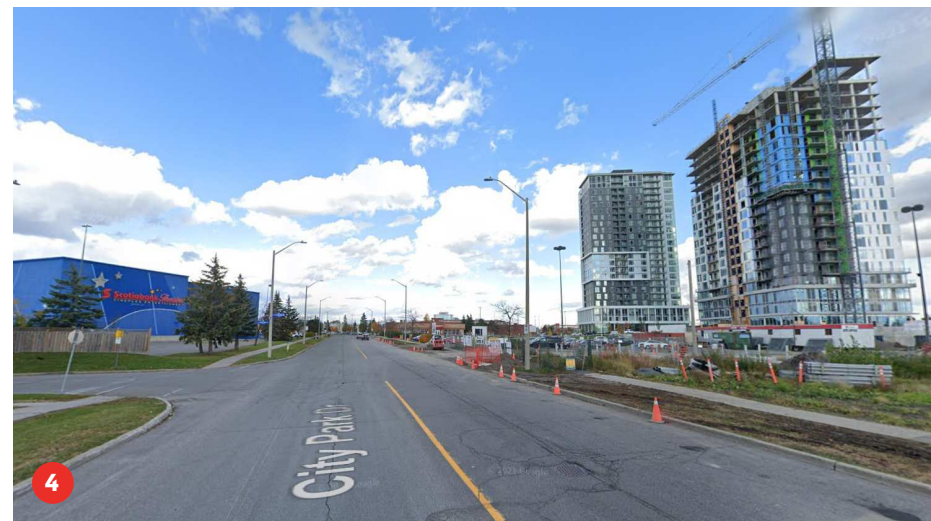
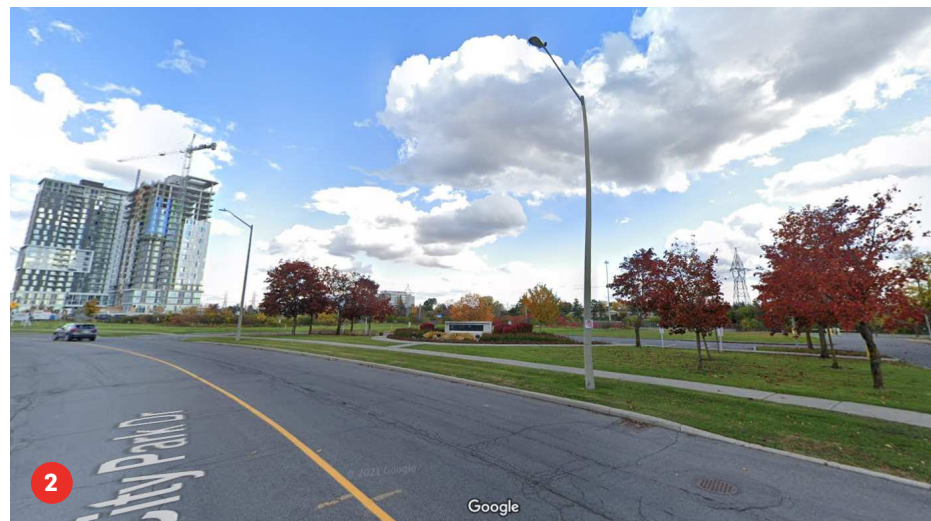
LRT line - 10 Transitway
Approx. width: 10 m

Regional Rd. 174 Public Trav-
elled Road
Approx. width: 32 m

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

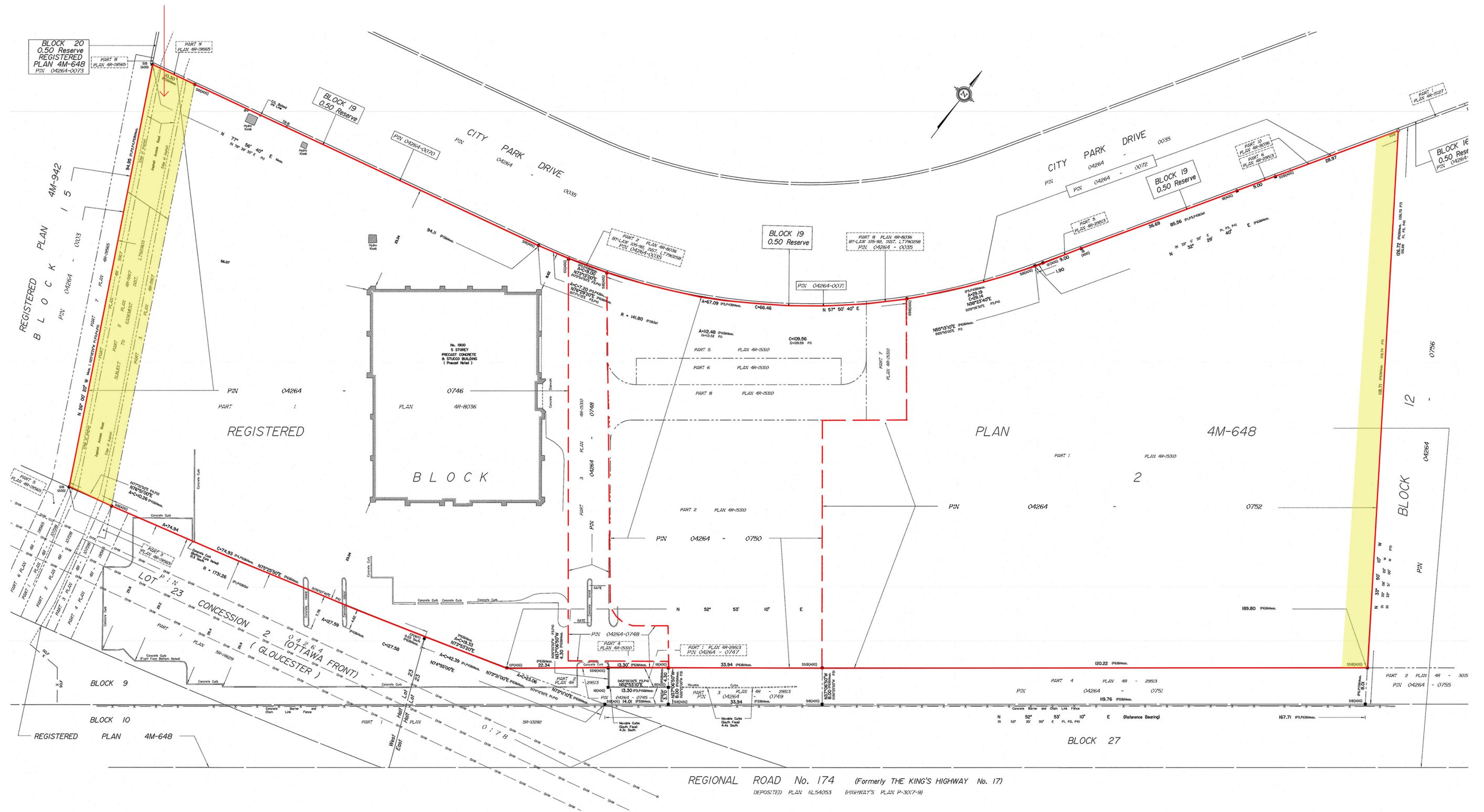


SURROUNDINGS OF THE SITE



SURVEYORS PLAN

SUBJECT TO EASEMENT

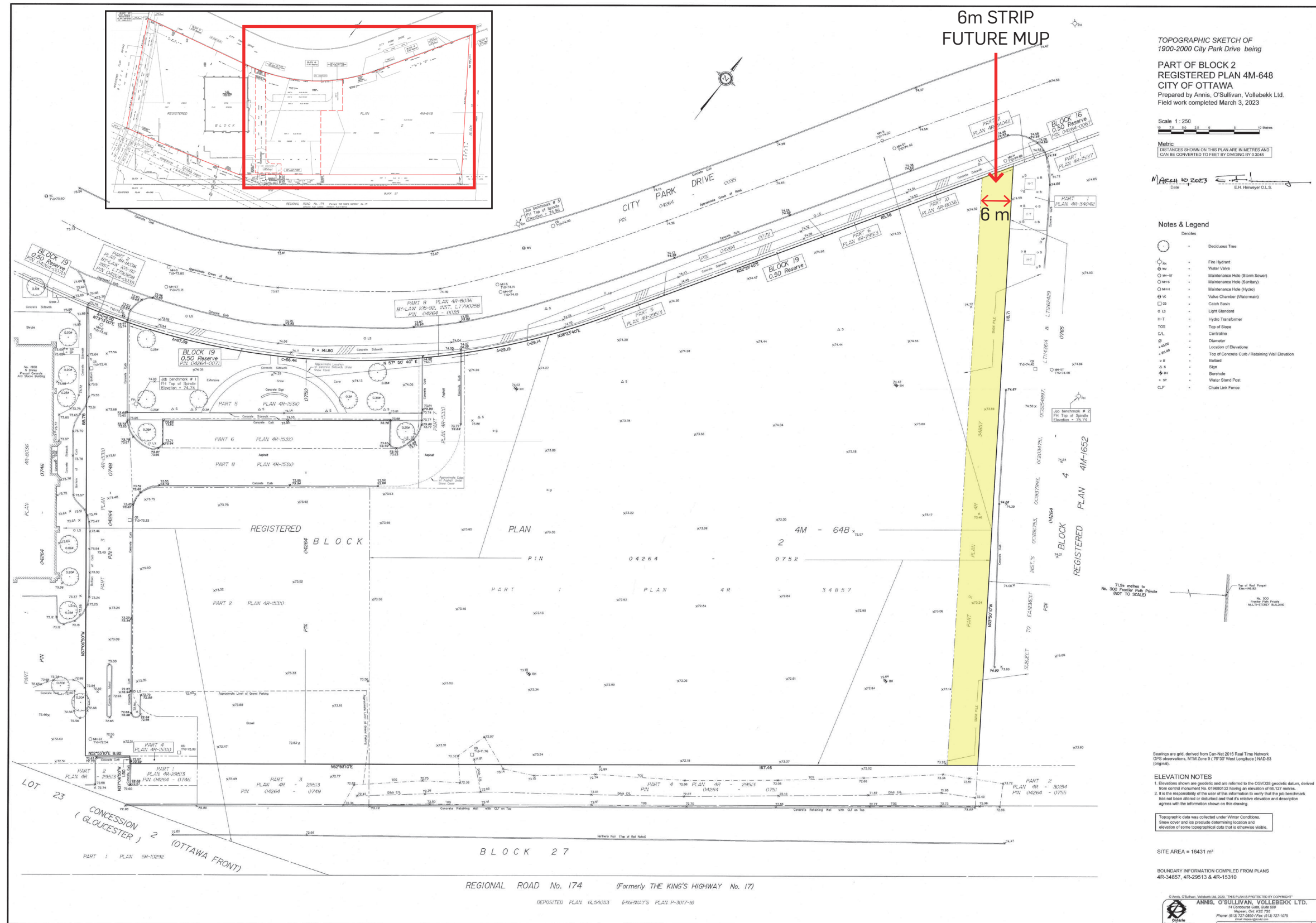


REGIONAL ROAD No. 174 (Formerly THE KING'S HIGHWAY No. 17)
DEPOSITED PLAN 6L9A053 (HIGHWAY'S PLAN P-3017-9)

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Email: info@annis-osullivan-vollebek.com
Lic. No. 8007-B, Ontario Reg. 2-01-648 & P



SURVEYORS PARTIAL PLAN



2

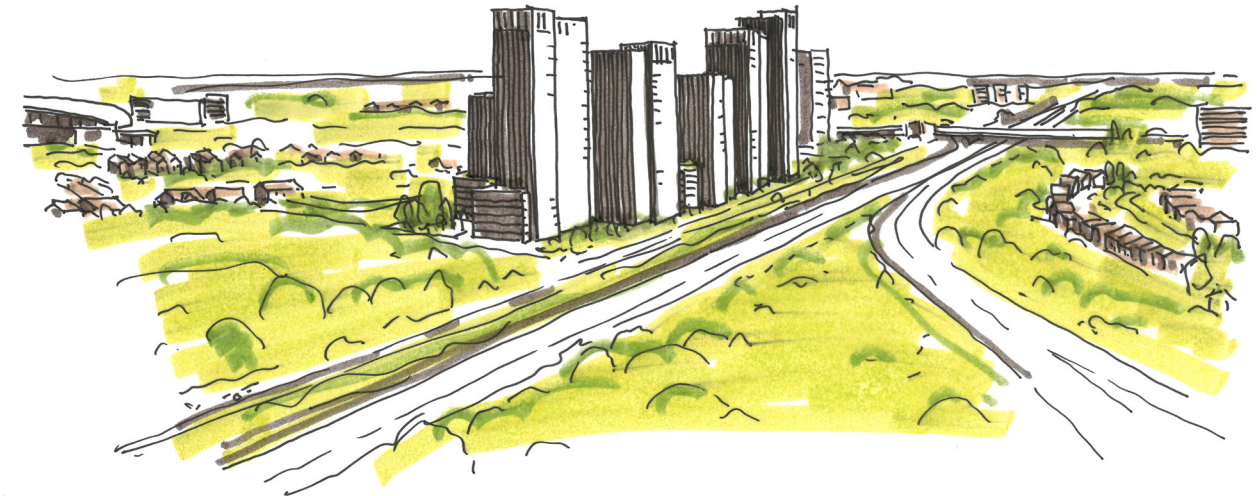
CONCEPT

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 has two phases comprising eight towers arranged around two parks. At completion of both phases, the total number of units will be approximately 1,750 residential units. In both phases the smallest towers are located along the City Park Drive frontage and the up to 30 storeys towers are arranged along the southern boundary. All the towers along City Park Drive have a stepped podium (between 2 and 3 floors) and private alley way entrances, to address the low density residential houses facing them to the North.

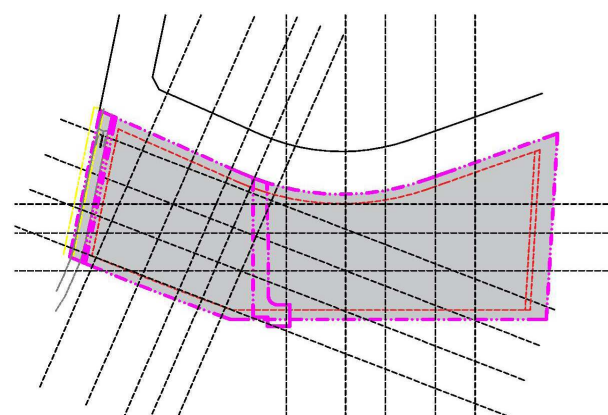


CIRCULATION:

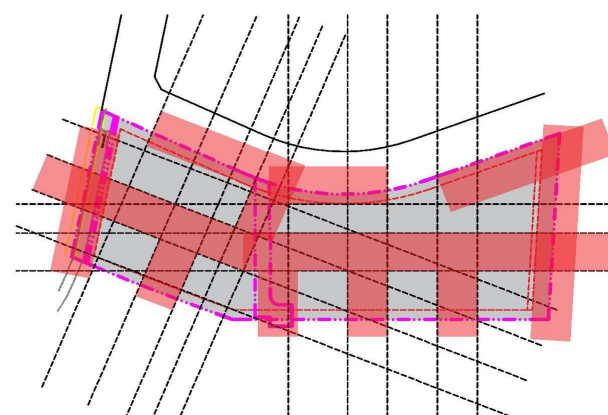
Surface parking is limited and the pedestrian and cyclist network on the site connects the residents to City Park Drive and to the future Multi-Use Pathway(MUP) that will run along the southern and western sides of the site.

ARCHITECTURAL EXPRESSION:

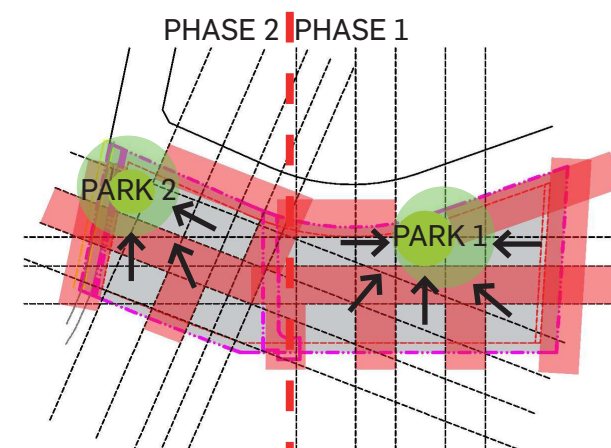
To increase the feeling of lightness, the towers are split in half vertically with only half the floor plan rising to full height while the second half acts as the outdoor terrace for the penthouses.



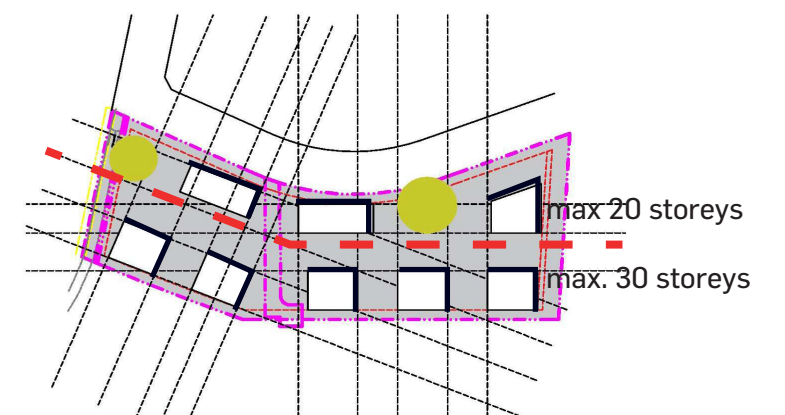
SET BACKS as per by laws



24m BETWEEN TOWERS: greater than required in bylaws



PARKS as per the bylaws, each park is 10% of the site area



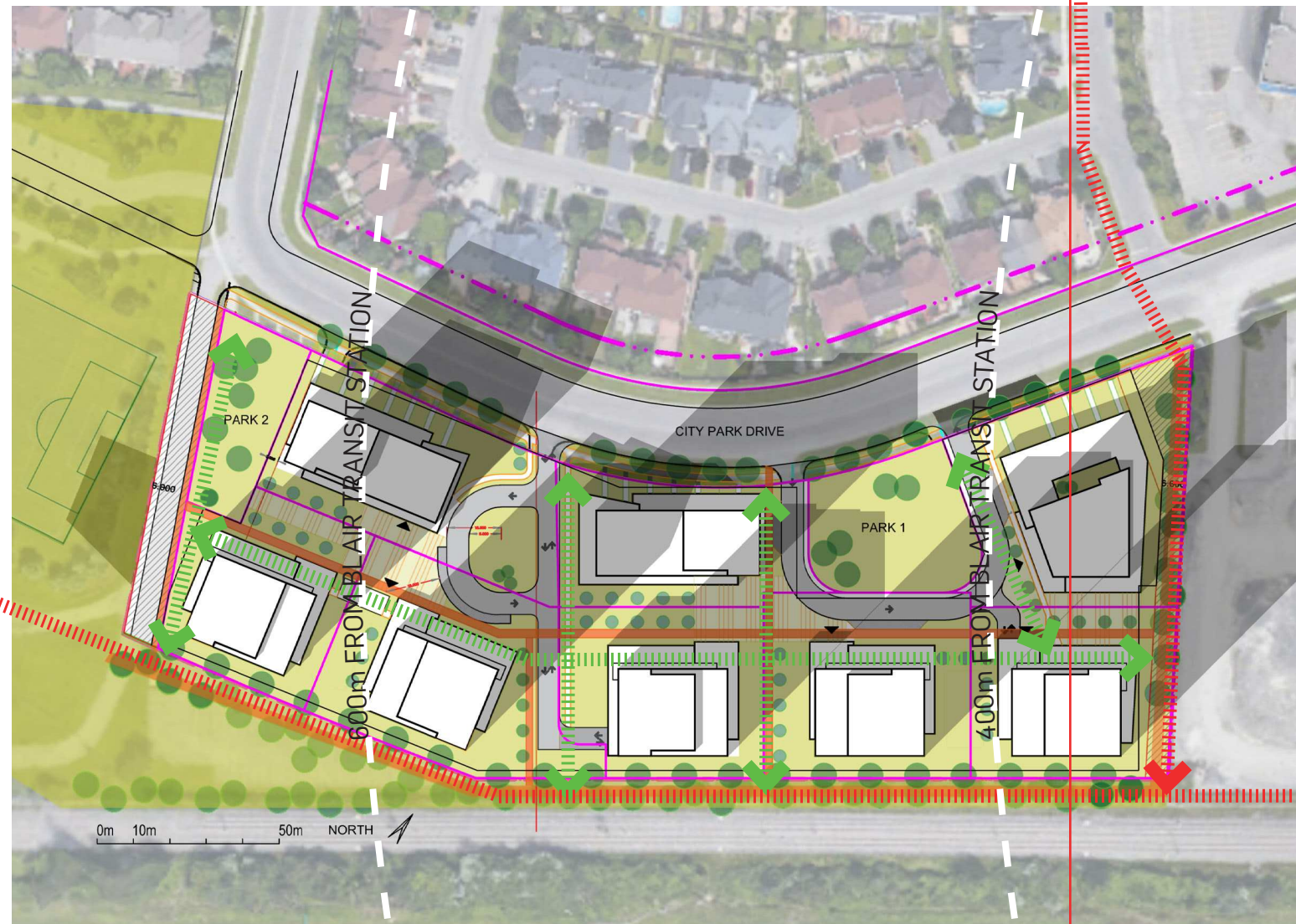
BUILDINGS, maximum 20 storeys along City Park Drive

PEDESTRIAN & VEHICULAR NETWORK

Towards Ogilvie Road

Towards Edward Drake Building

Towards City Center Park



PEDESTRIAN PATH OUTSIDE THE SITE



PEDESTRIAN PATH WITHIN THE SITE



VEHICULAR CIRCULATION



Towards

- Gloucester Shopping Center
- Blair LRT Station

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.

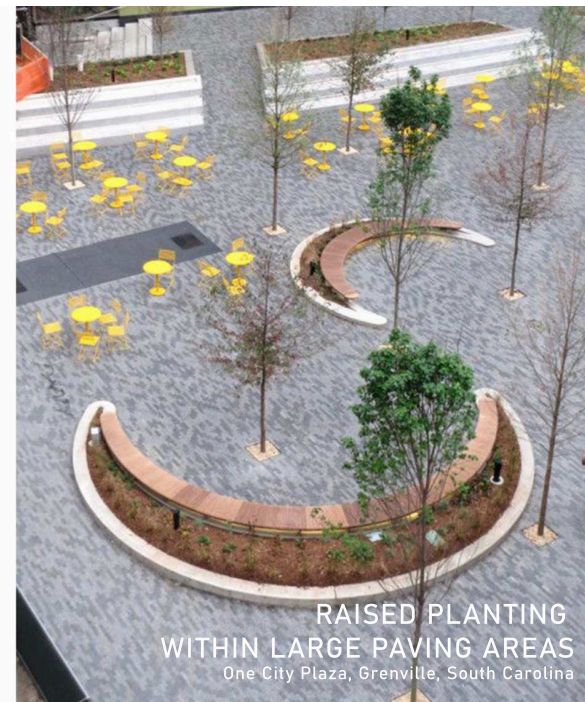
Use **LANDSCAPE DESIGN TO CREATE MICROCLIMATIC COMFORT**, including wind protection, shade, and solar access.

LANDSCAPE CONCEPT INSPIRATION IMAGES

BY RUHLAND & ASSOCIATES LTD.



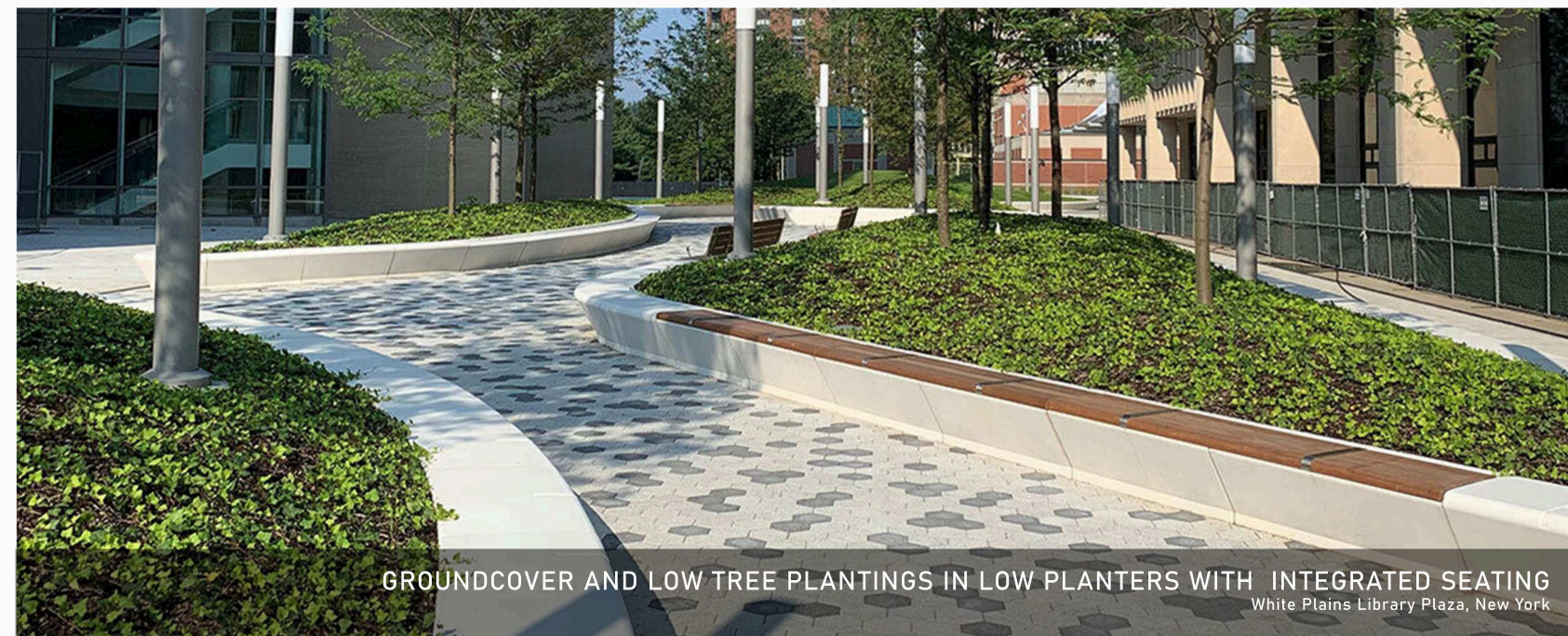
NATURALIZED LANDSCAPE WITH INTEGRATED SEATING
Image: RALA



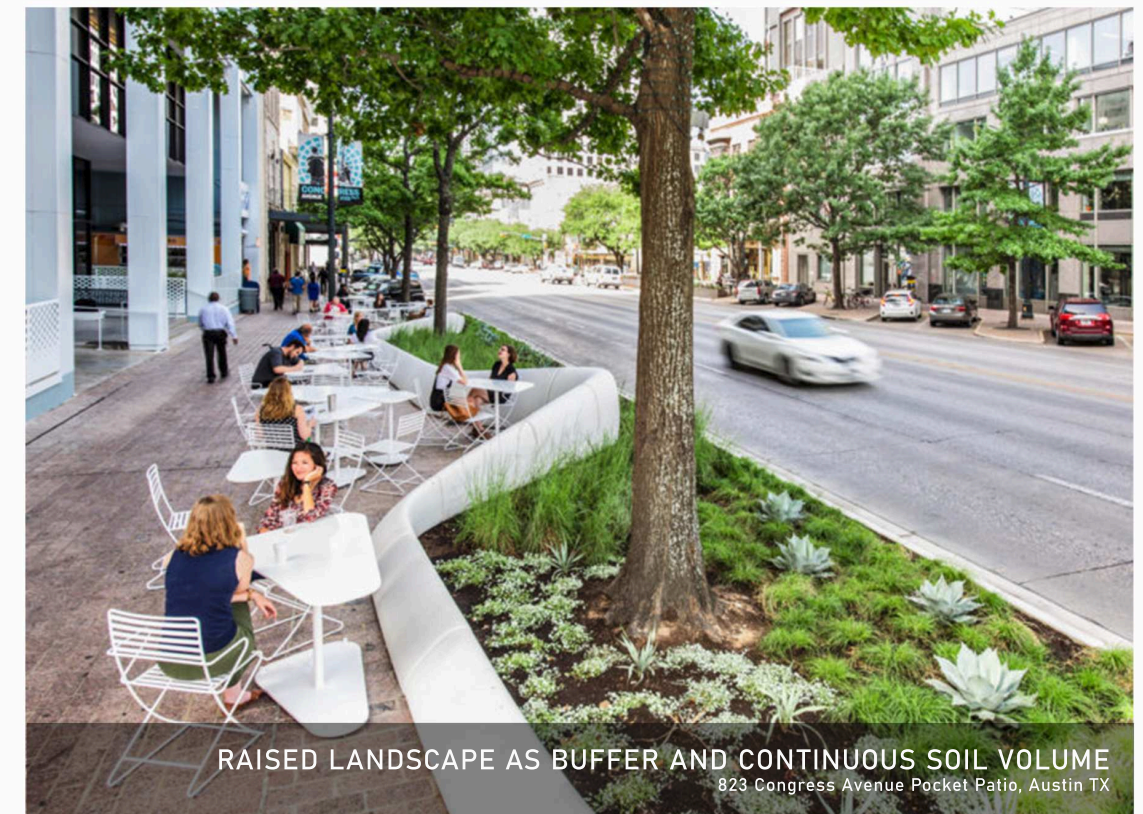
RAISED PLANTING
WITHIN LARGE PAVING AREAS
One City Plaza, Greenville, South Carolina



INTEGRATED AND CENTRAL PLAY
Belmont Neighbourhood, Philadelphia



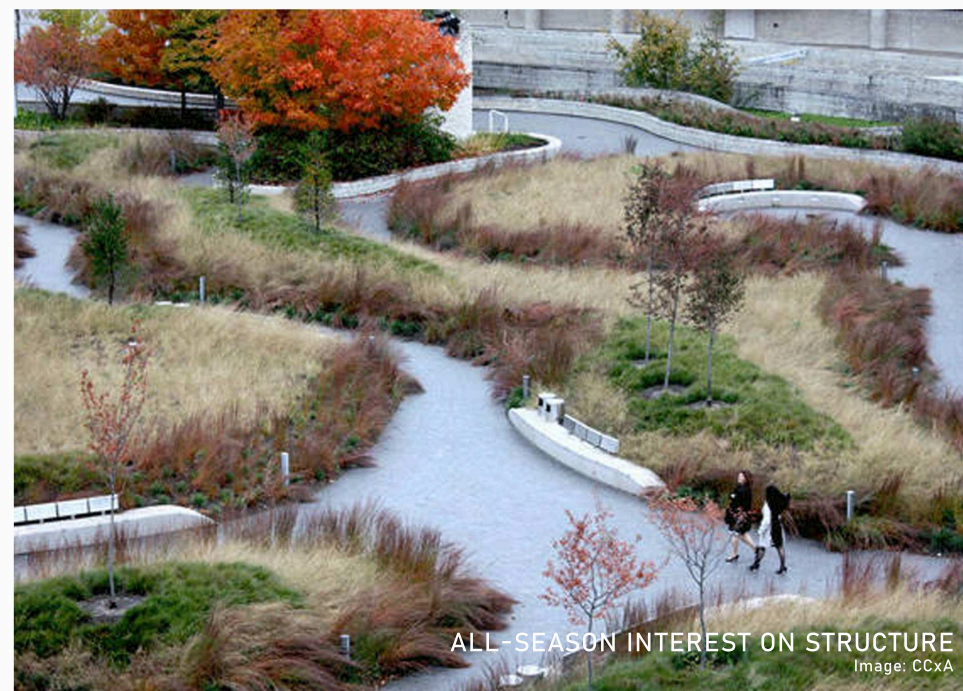
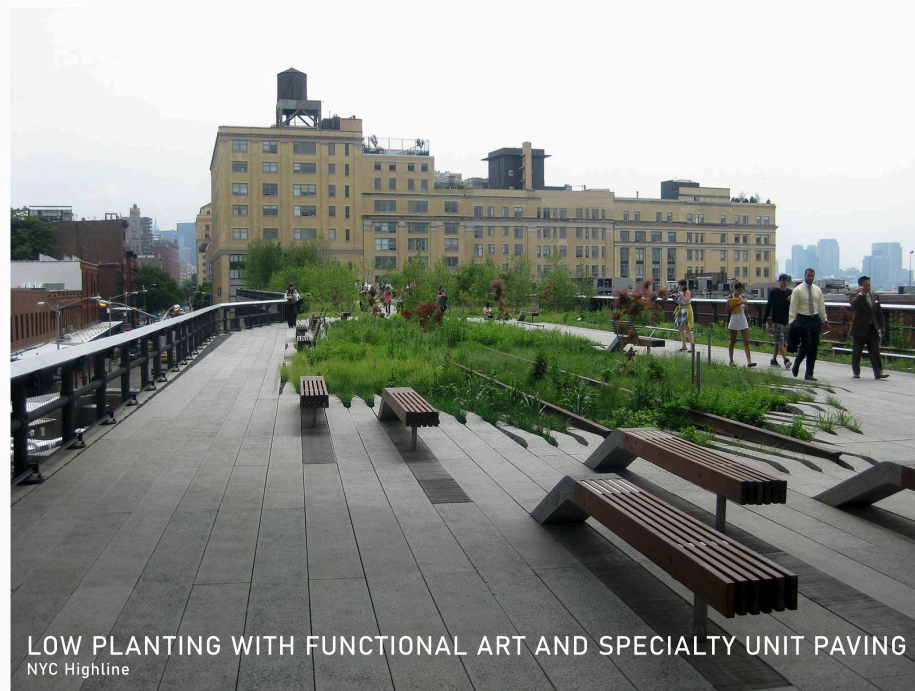
GROUNDCOVER AND LOW TREE PLANTINGS IN LOW PLANTERS WITH INTEGRATED SEATING
White Plains Library Plaza, New York



RAISED LANDSCAPE AS BUFFER AND CONTINUOUS SOIL VOLUME
823 Congress Avenue Pocket Patio, Austin TX

LANDSCAPE CONCEPT INSPIRATION IMAGES

BY RUHLAND & ASSOCIATES LTD.



Concept

LANDSCAPE CONCEPT PLAN

BY RUHLAND & ASSOCIATES LTD.



3

PLANS AND SECTIONS - PHASE 1

PRELIMINARY PROPOSED SITE PLAN

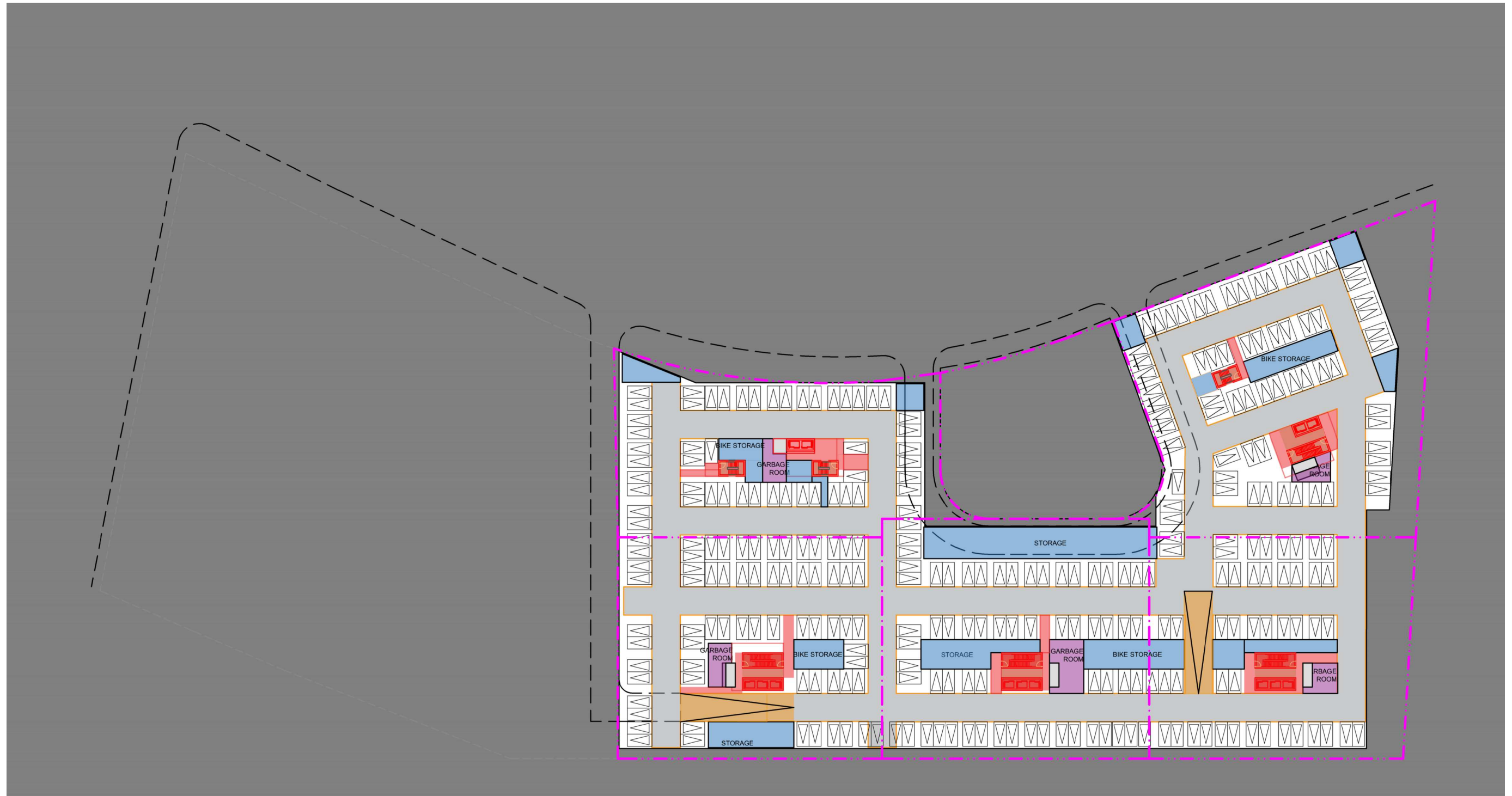


Plans and Sections - Phase 1

PHASE 1 PRELIMINARY PROPOSED AERIAL VIEW



BASEMENT FLOOR PLAN



0m 10m 50m

PRELIMINARY PROPOSED GROUND FLOOR PLAN



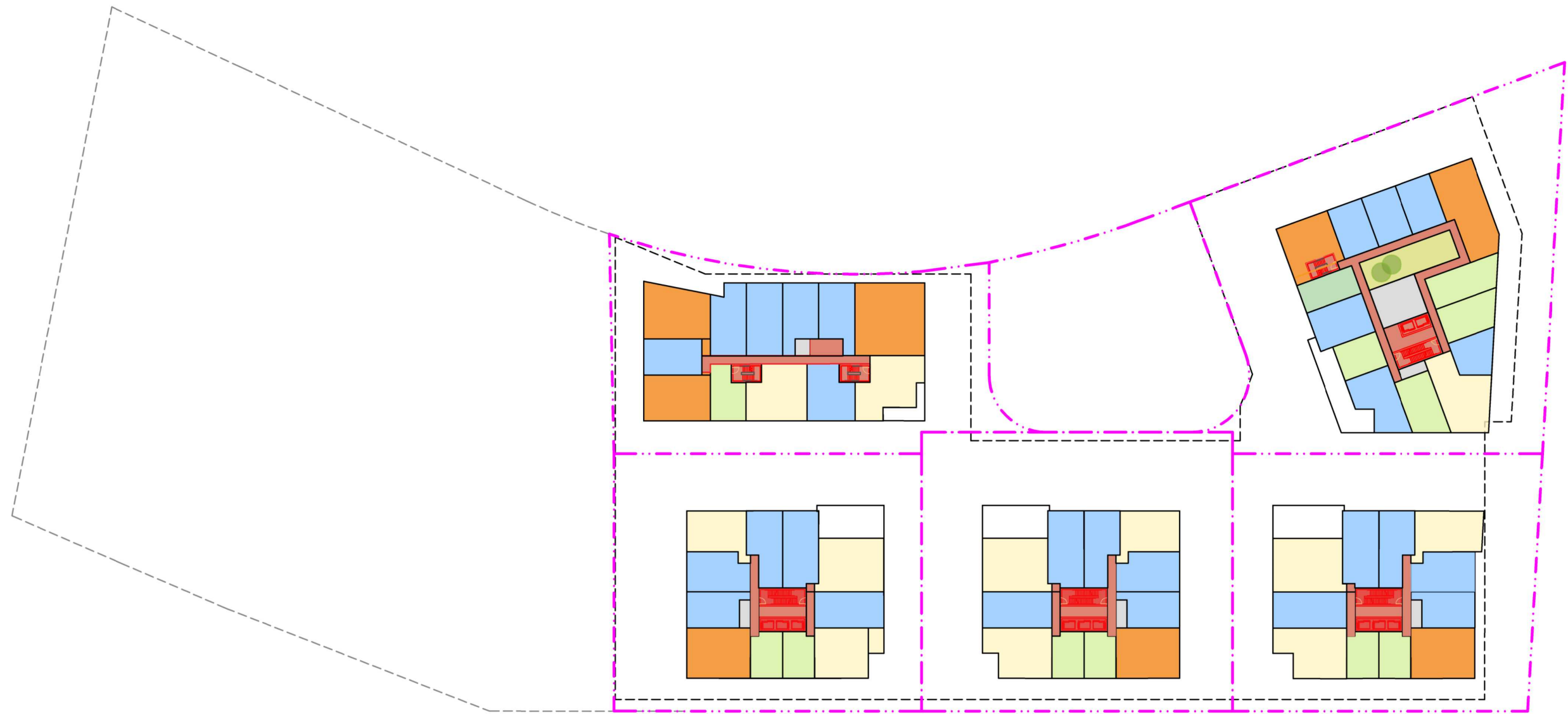
LEGEND:

- | | | |
|---------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| ■ STUDIO | ■ THREE-BEDROOM | ■ VERTICAL CIRCULATION |
| ■ ONE-BEDROOM | ■ LOBBY | ■ GREEN AREAS |
| ■ TWO-BEDROOM | ■ COMMON AREAS | ■ PLAZA |










0m 10m 50m



PRELIMINARY PROPOSED PODIUM 2ND FLOOR PLAN

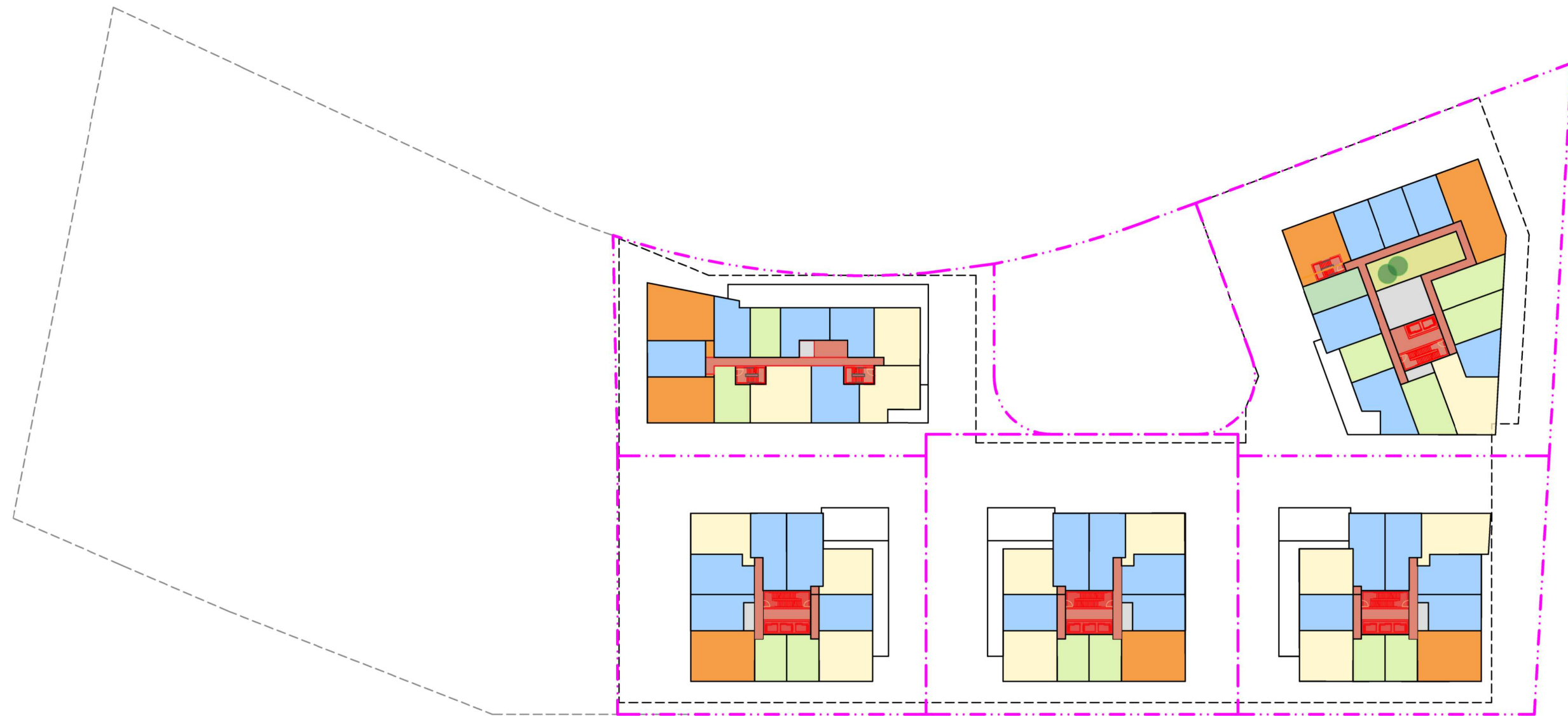


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


- | | | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  STUDIO |  THREE-BEDROOM |  VERTICAL CIRCULATION |
|  ONE-BEDROOM |  LOBBY |  GREEN AREAS |
|  TWO-BEDROOM |  COMMON AREAS |  PLAZA |



PRELIMINARY PROPOSED PODIUM TYPICAL FLOOR PLAN

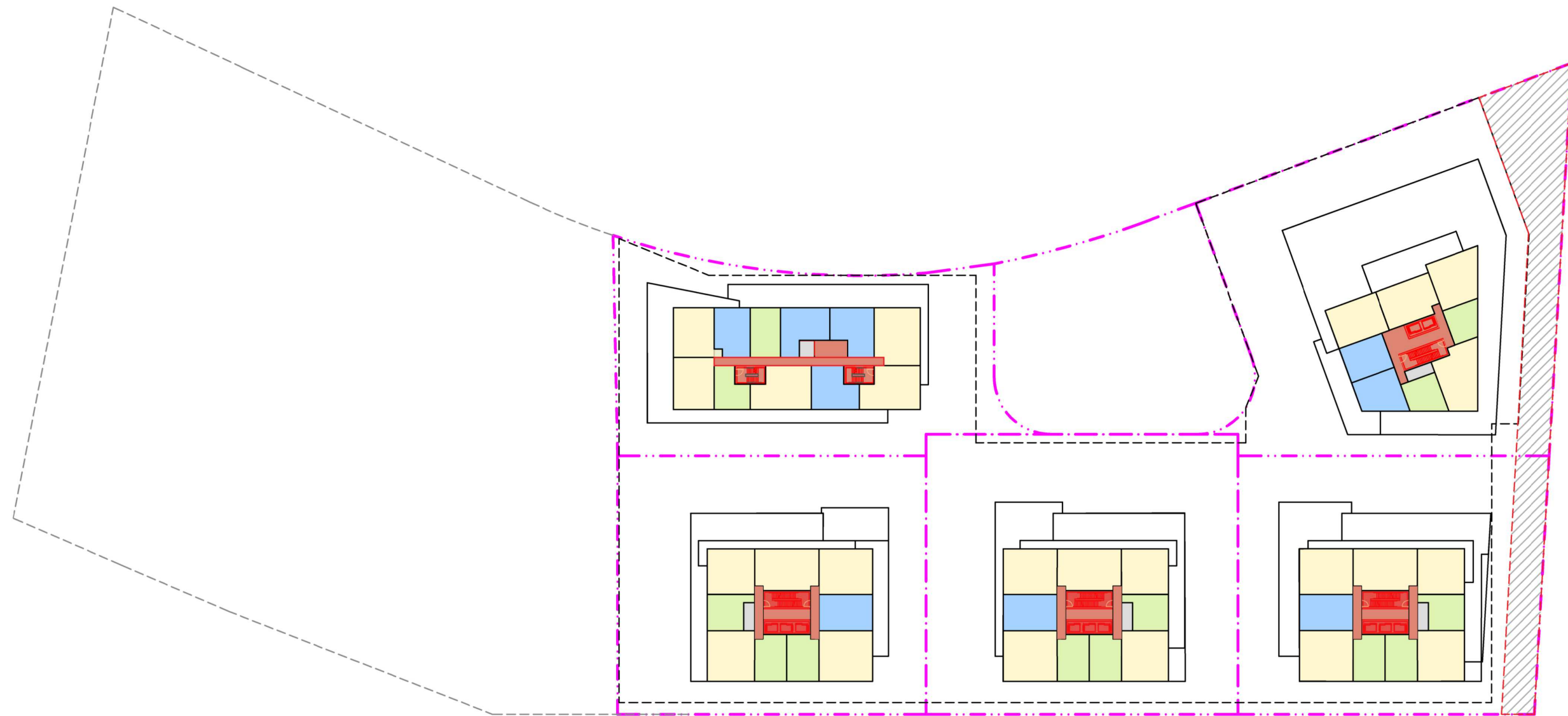


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


- | | | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  STUDIO |  THREE-BEDROOM |  VERTICAL CIRCULATION |
|  ONE-BEDROOM |  LOBBY |  GREEN AREAS |
|  TWO-BEDROOM |  COMMON AREAS |  PLAZA |



PRELIMINARY PROPOSED TOWER TYPICAL FLOOR PLAN



LEGEND:

- | | | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  STUDIO |  THREE-BEDROOM |  VERTICAL CIRCULATION |
|  ONE-BEDROOM |  LOBBY |  GREEN AREAS |
|  TWO-BEDROOM |  COMMON AREAS |  PLAZA |

0m 10m 50m



4

PLANS AND SECTIONS - PHASE 2

PRELIMINARY PROPOSED SITE PLAN



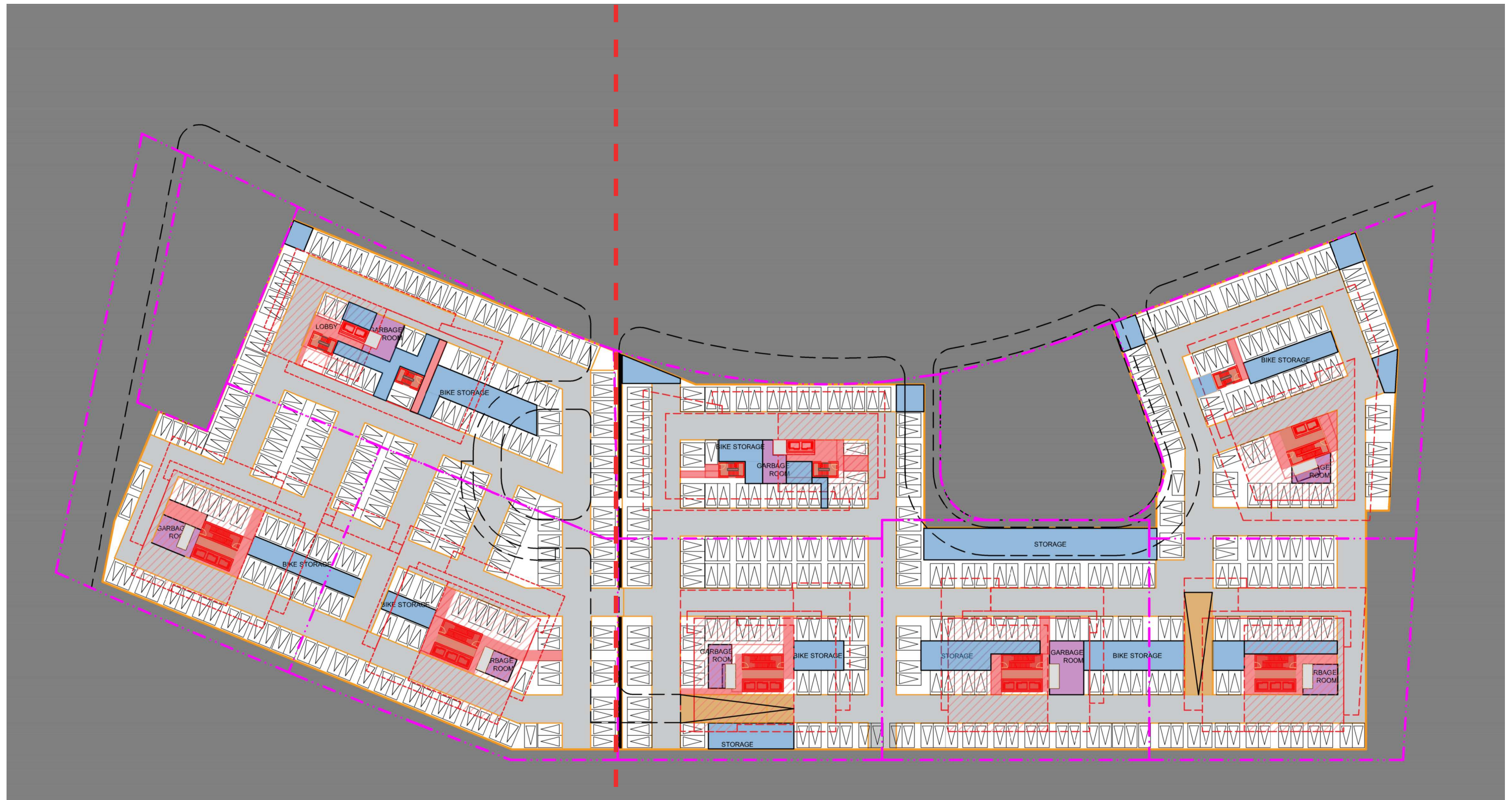
Plans and Sections - Phase 2

PHASE 2 PRELIMINARY PROPOSED AERIAL VIEW



BASEMENT FLOOR PLAN

PHASE 2 | PHASE 1



0m 10m 50m

PRELIMINARY PROPOSED GROUND FLOOR PLAN

PHASE 2 | PHASE 1



LEGEND:

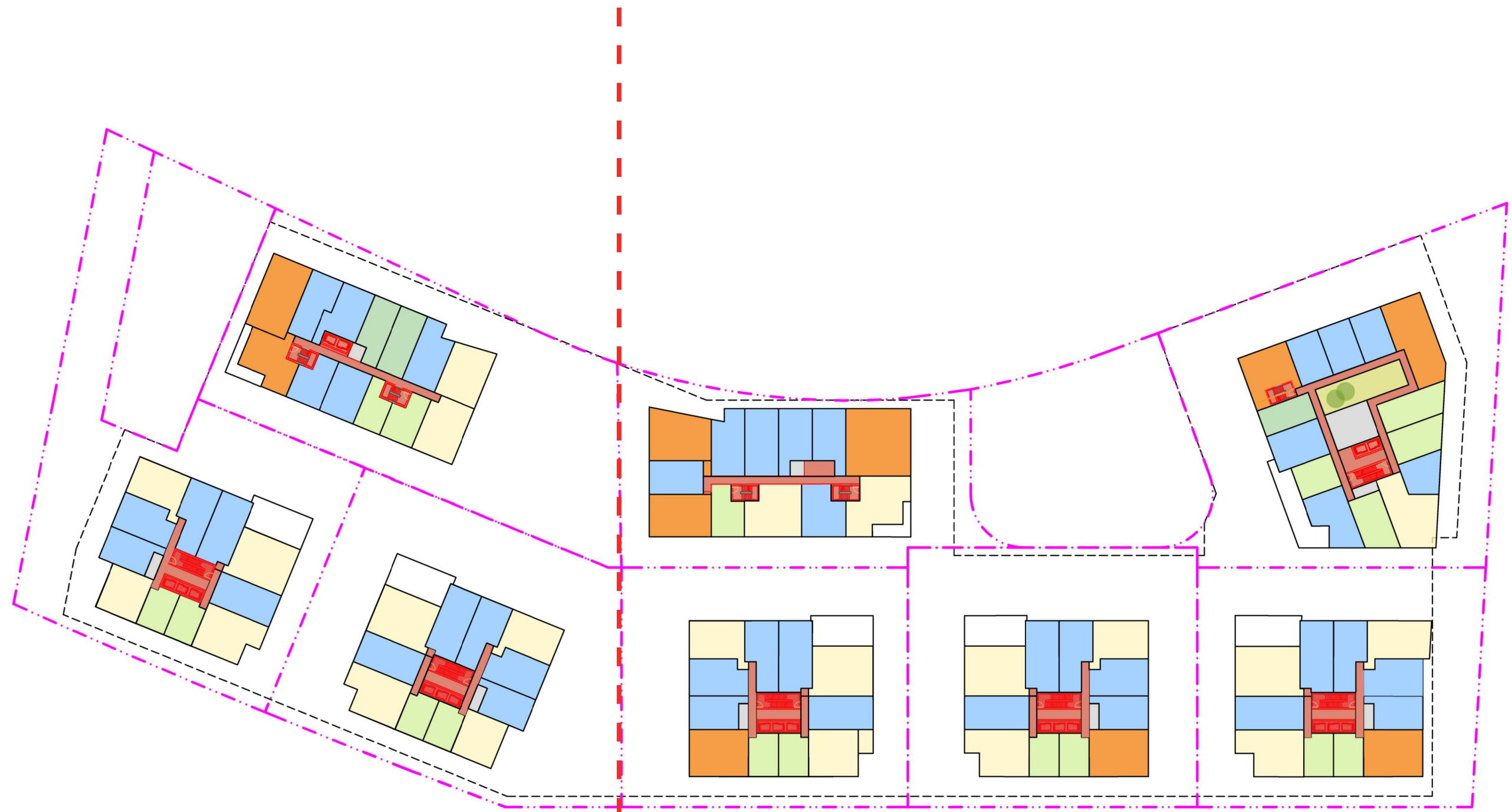
- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| STUDIO | THREE-BEDROOM | VERTICAL CIRCULATION |
| ONE-BEDROOM | LOBBY | GREEN AREAS |
| TWO-BEDROOM | COMMON AREAS | PLAZA |

0m 10m 50m










Plans and Sections - Phase 2

PRELIMINARY PROPOSED PODIUM 2ND FLOOR PLAN

PHASE 2 | PHASE 1



LEGEND:

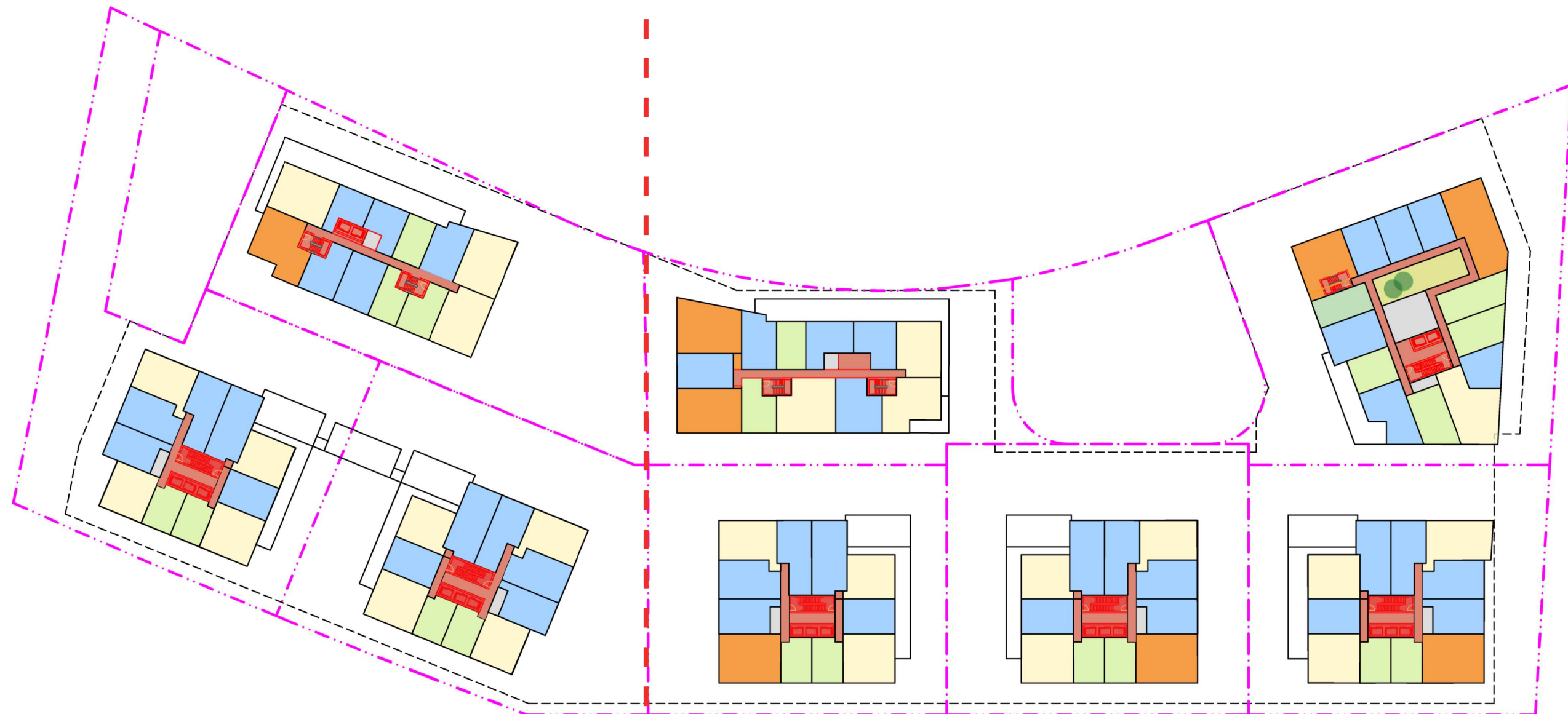
- | | | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  STUDIO |  THREE-BEDROOM |  VERTICAL CIRCULATION |
|  ONE-BEDROOM |  LOBBY |  GREEN AREAS |
|  TWO-BEDROOM |  COMMON AREAS |  PLAZA |

0m 10m 50m



PRELIMINARY PROPOSED PODIUM TYPICAL FLOOR PLAN

PHASE 2 | PHASE 1



LEGEND:

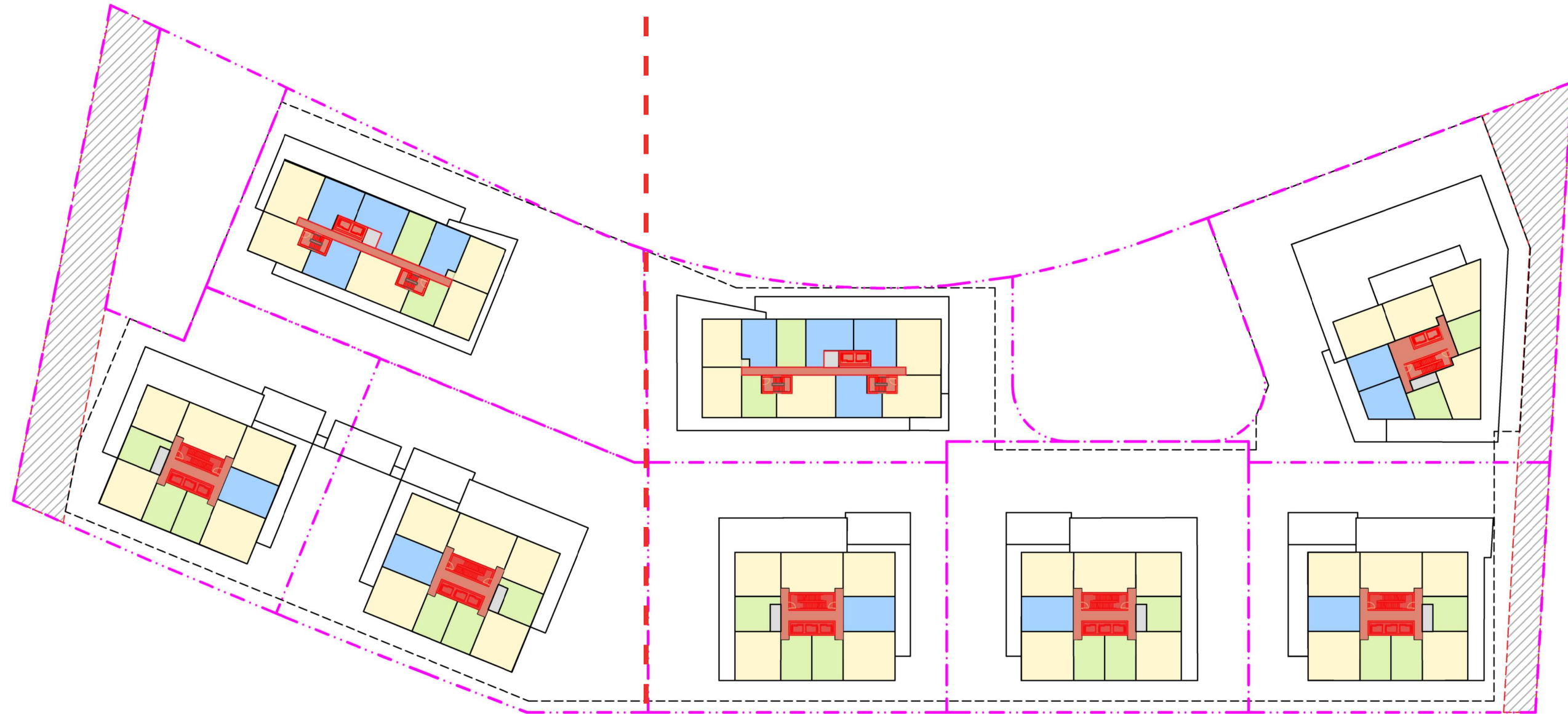
- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| STUDIO | THREE-BEDROOM | VERTICAL CIRCULATION |
| ONE-BEDROOM | LOBBY | GREEN AREAS |
| TWO-BEDROOM | COMMON AREAS | PLAZA |

0m 10m 50m



PRELIMINARY PROPOSED TOWER TYPICAL FLOOR PLAN

PHASE 2 | PHASE 1



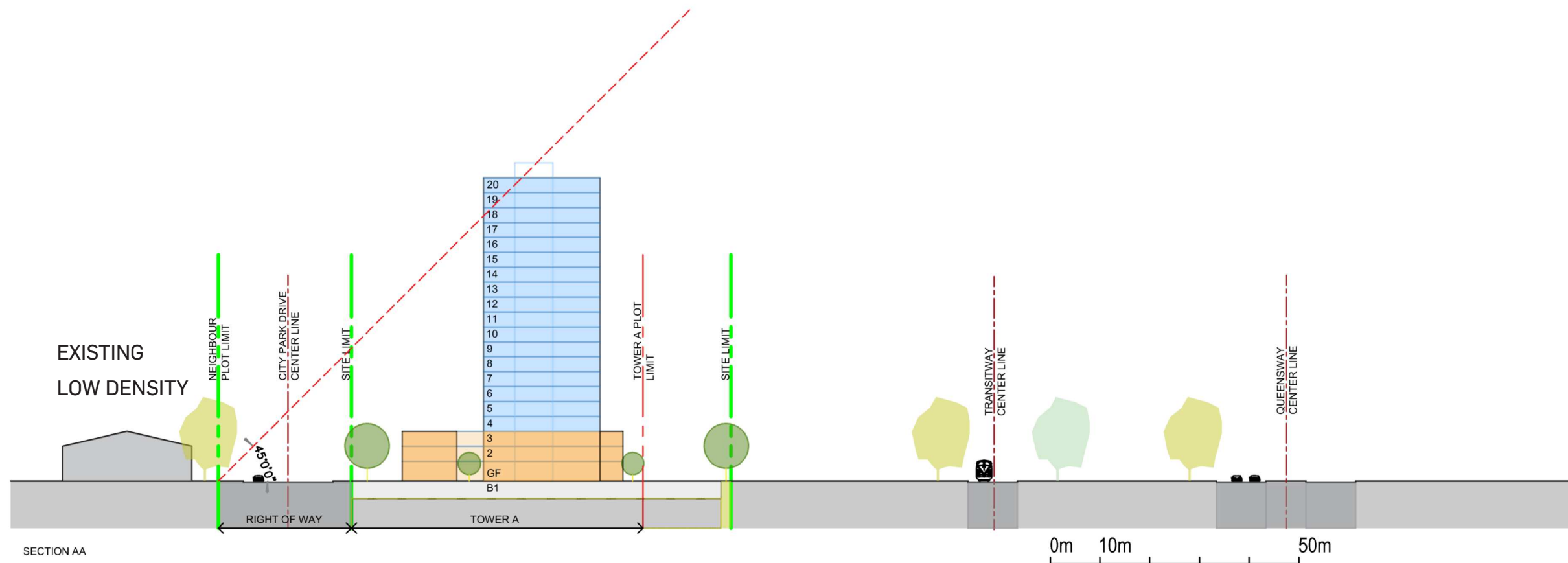
LEGEND:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| STUDIO | THREE-BEDROOM | VERTICAL CIRCULATION |
| ONE-BEDROOM | LOBBY | GREEN AREAS |
| TWO-BEDROOM | COMMON AREAS | PLAZA |

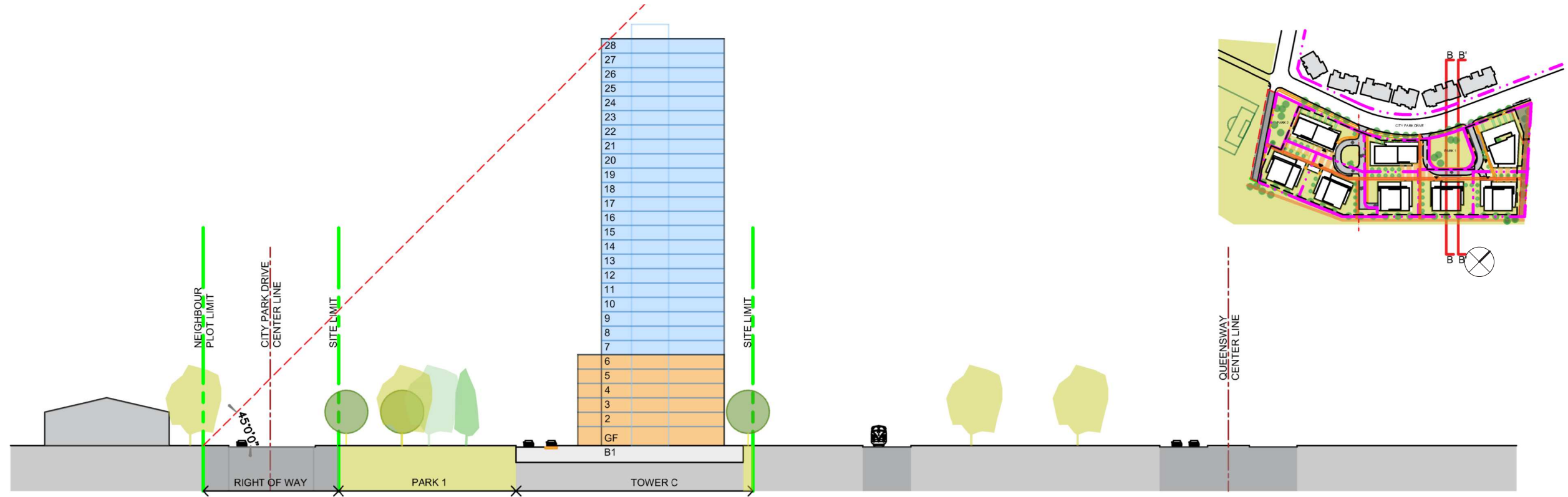
0m 10m 50m



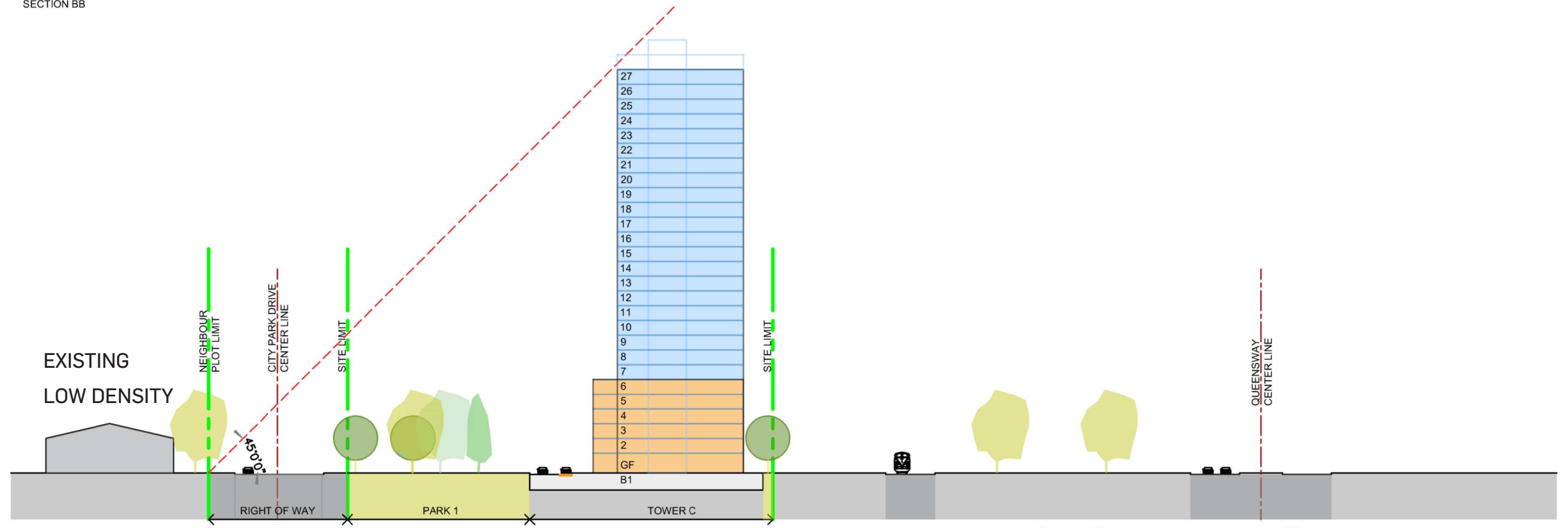
CROSS SECTION AA



CROSS SECTION BB



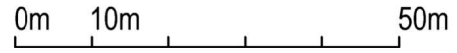
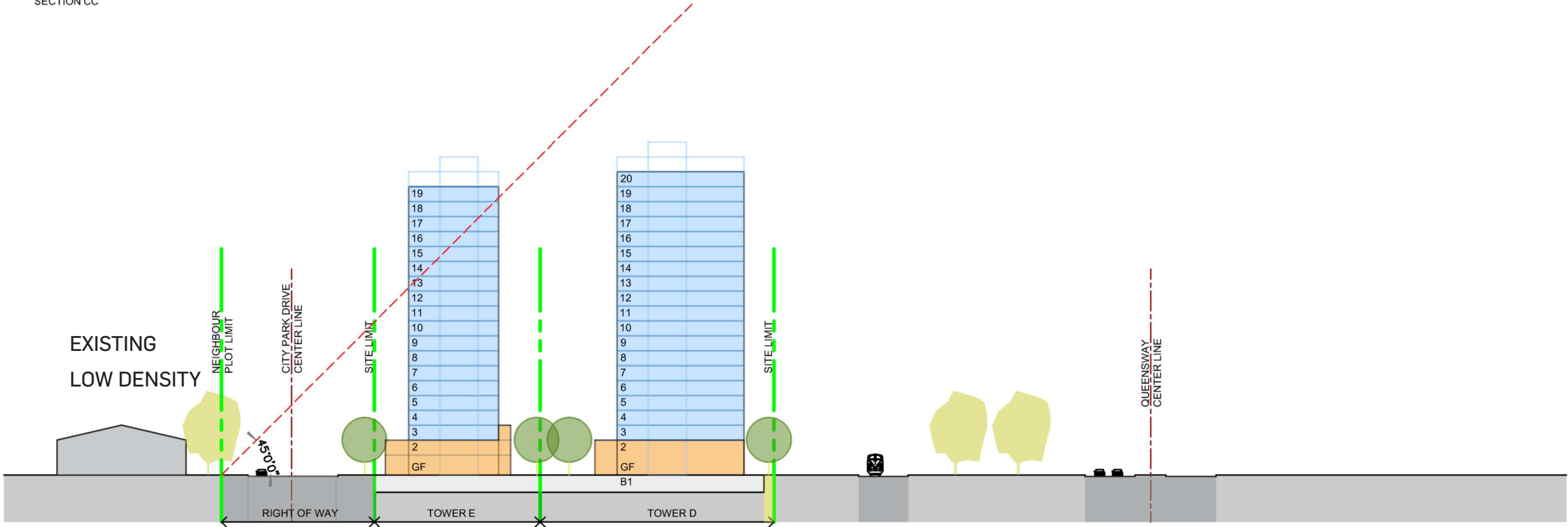
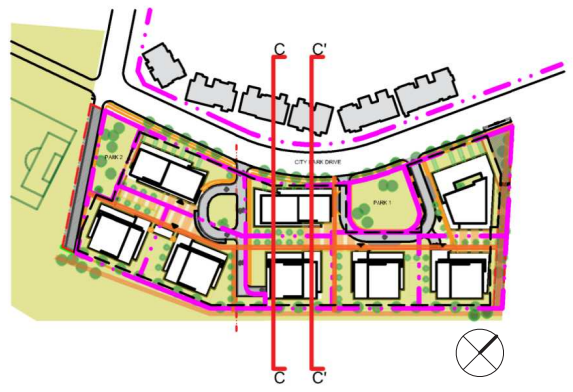
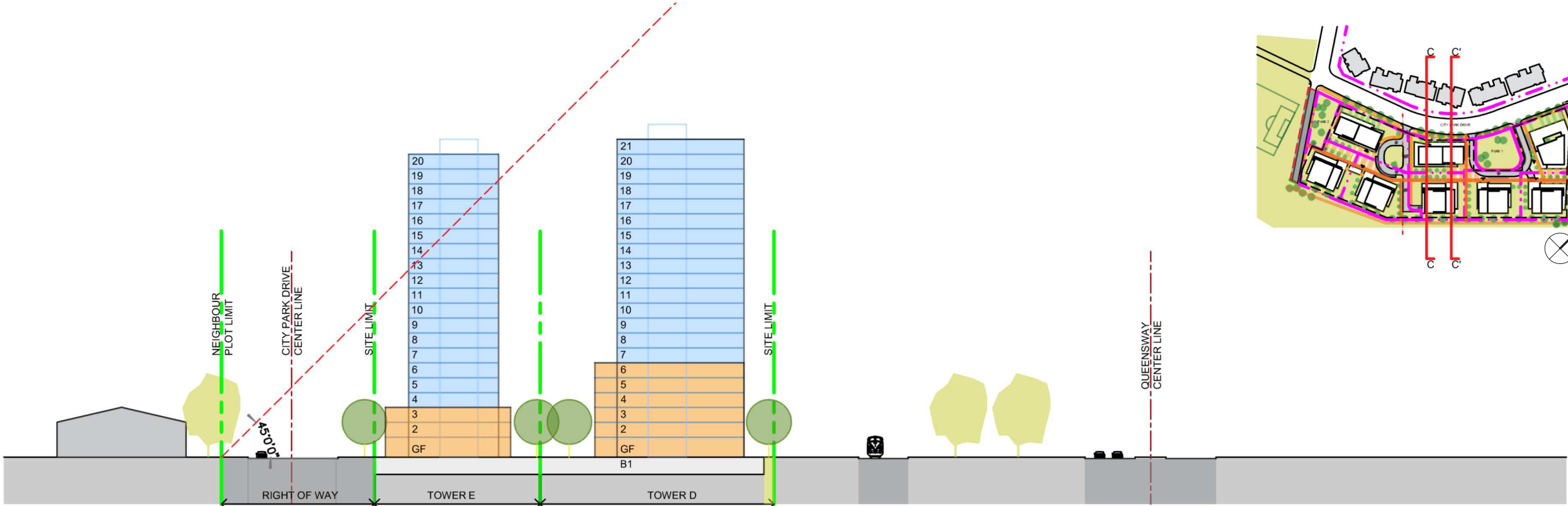
SECTION BB



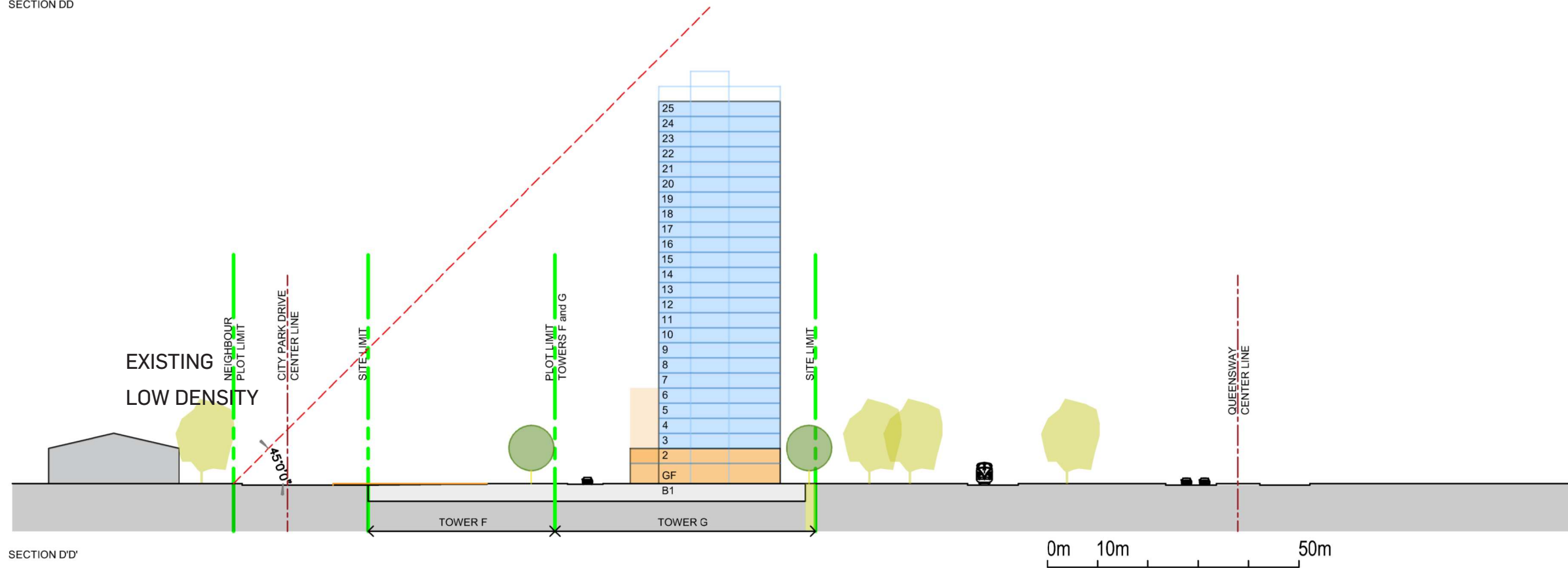
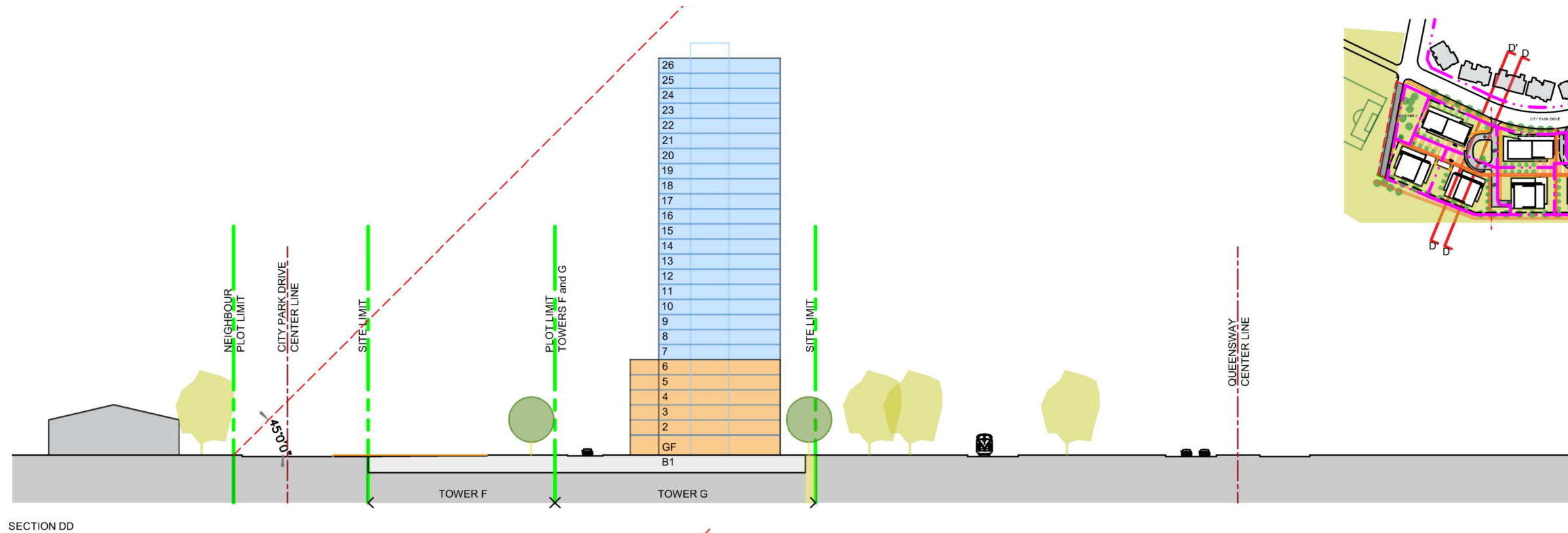
SECTION BB'

0m 10m 50m

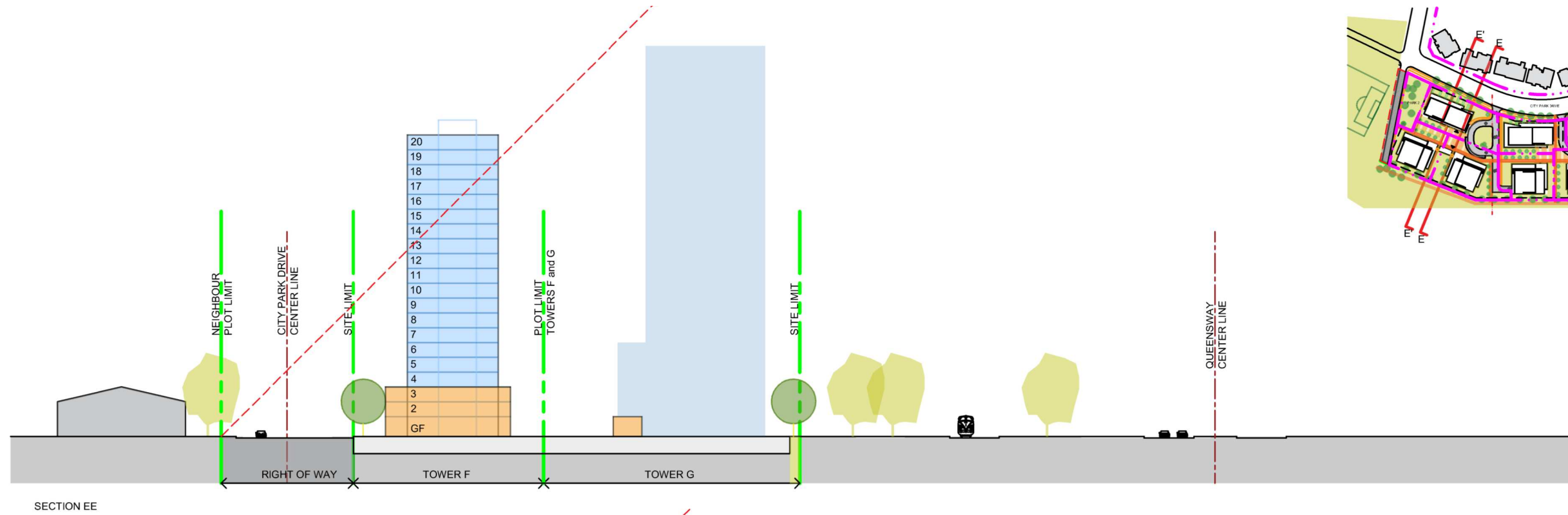
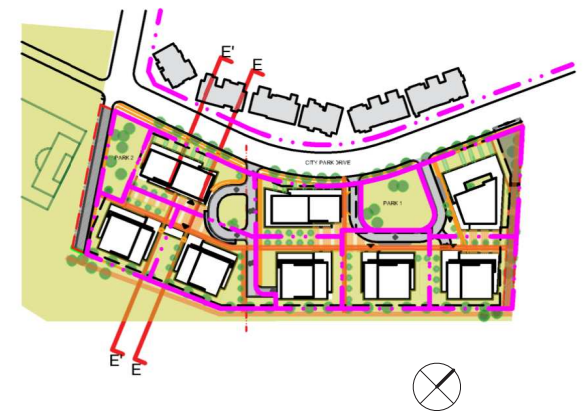
CROSS SECTION CC



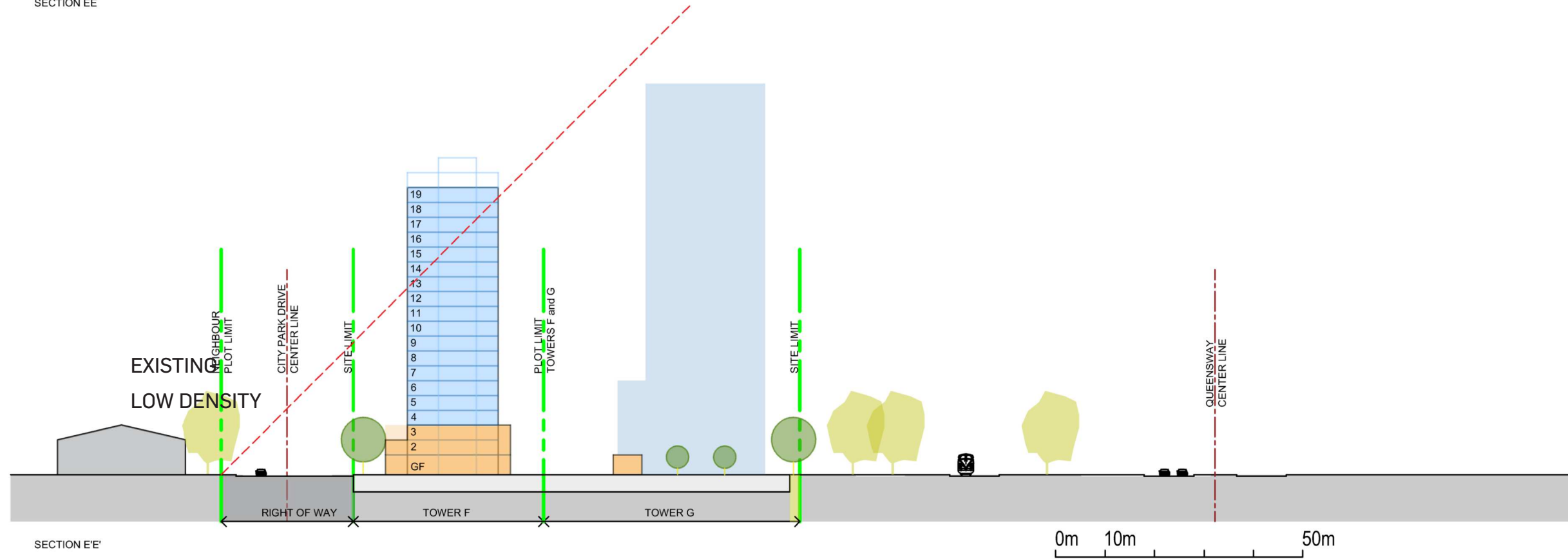
CROSS SECTION DD



CROSS SECTION EE



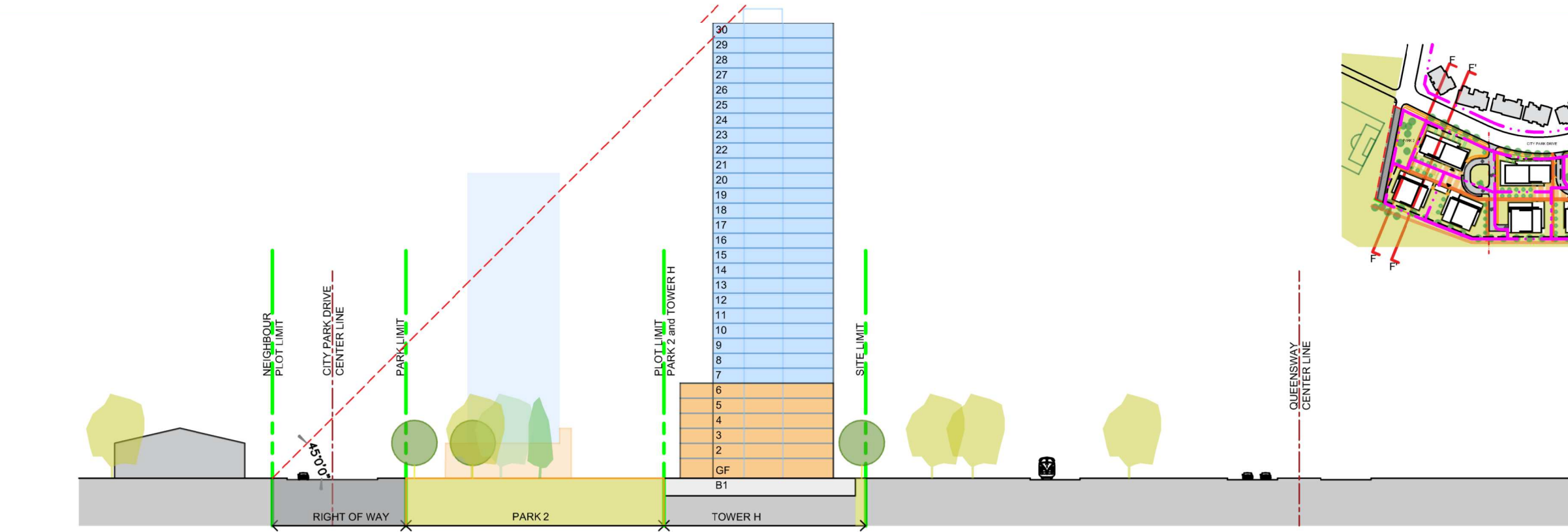
SECTION EE



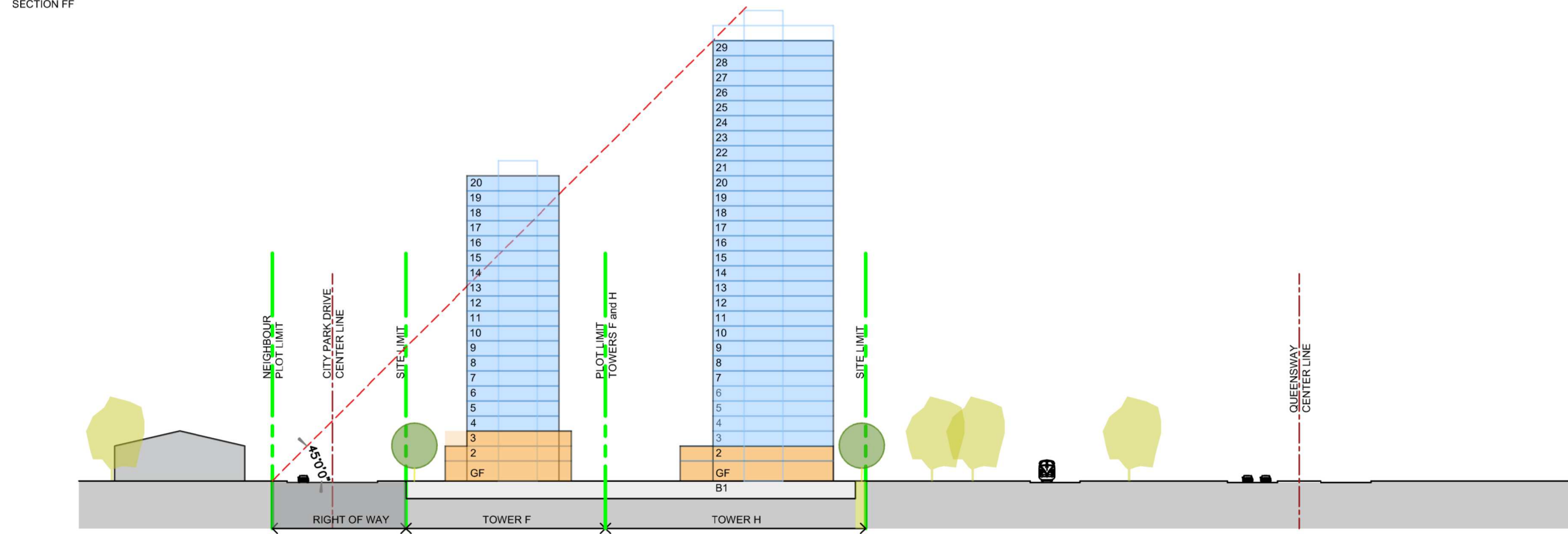
SECTION E'E

0m 10m 50m

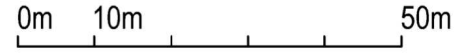
CROSS SECTION FF



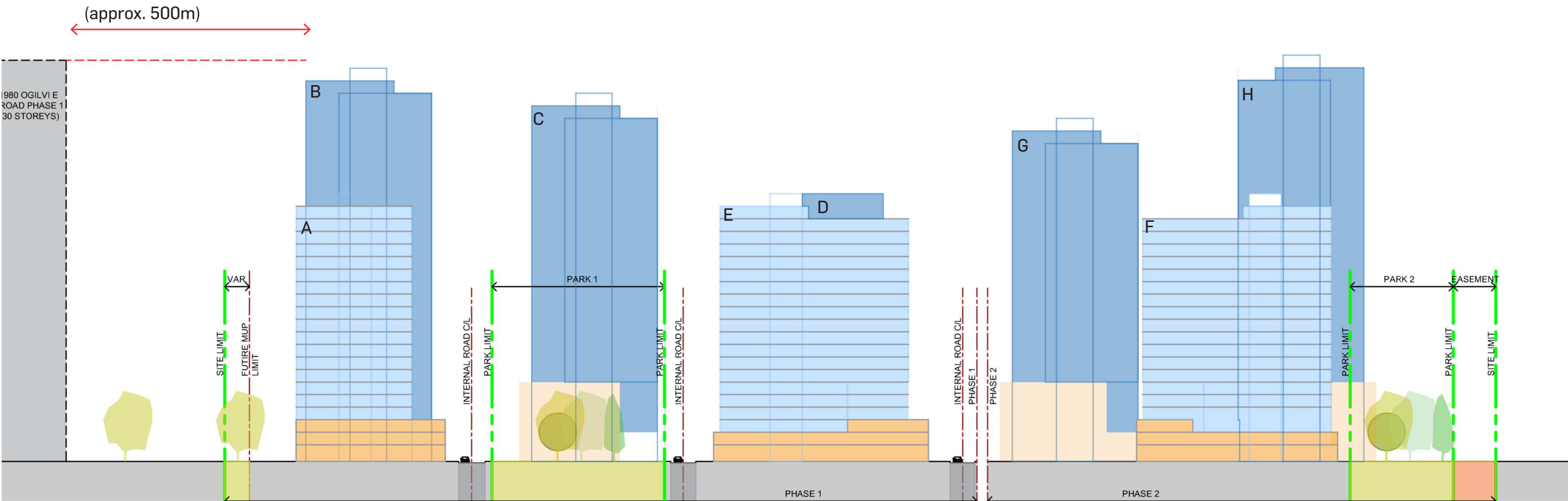
SECTION FF



SECTION FF'



LONGITUDINAL SECTION



5

INSPIRATIONAL IMAGES AND PRECEDENTS

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 Road Toronto,

6

PERSPECTIVES & ELEVATIONS

WEST PERSPECTIVE



NORTH PERSPECTIVE



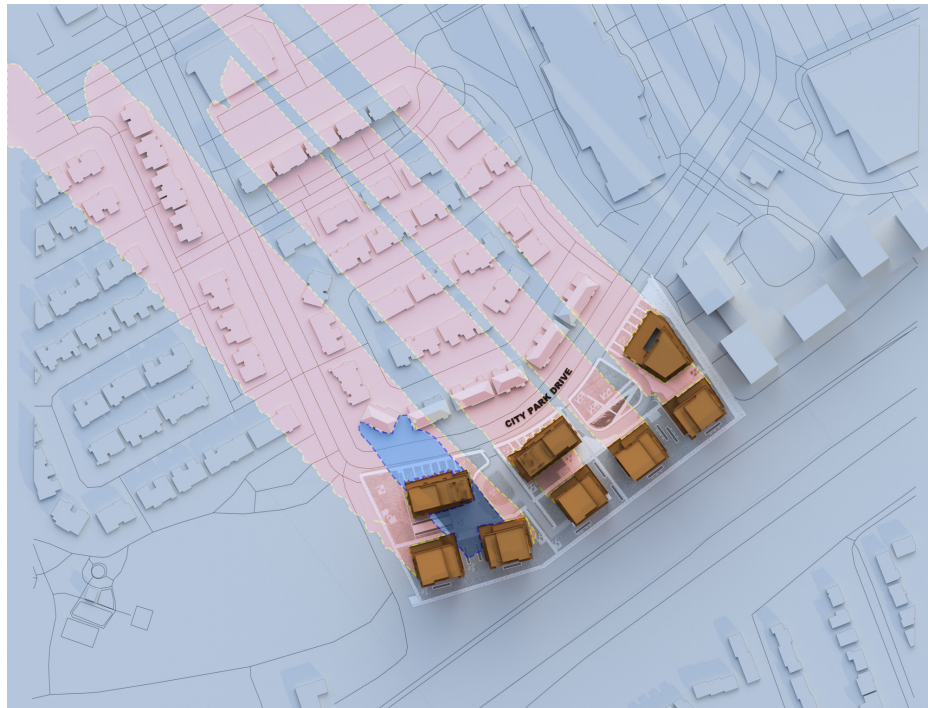
EAST RENDERED PERSPECTIVE - VIEW FROM HIGHWAY



7

SUN STUDY

21 DECEMBER (WINTER SOLSTICE)



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



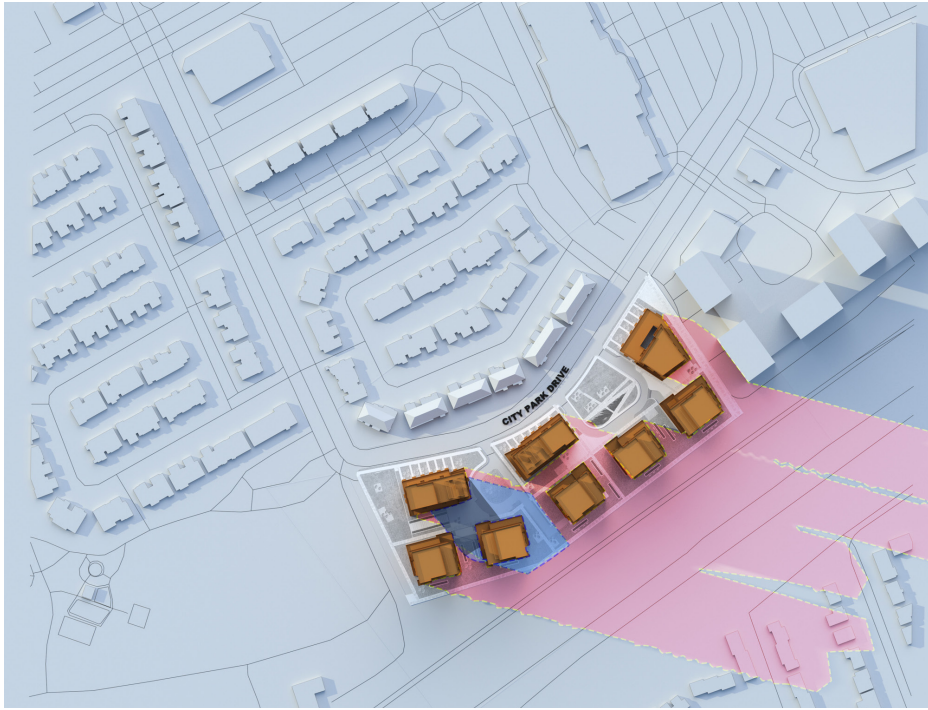
16:00



17:00

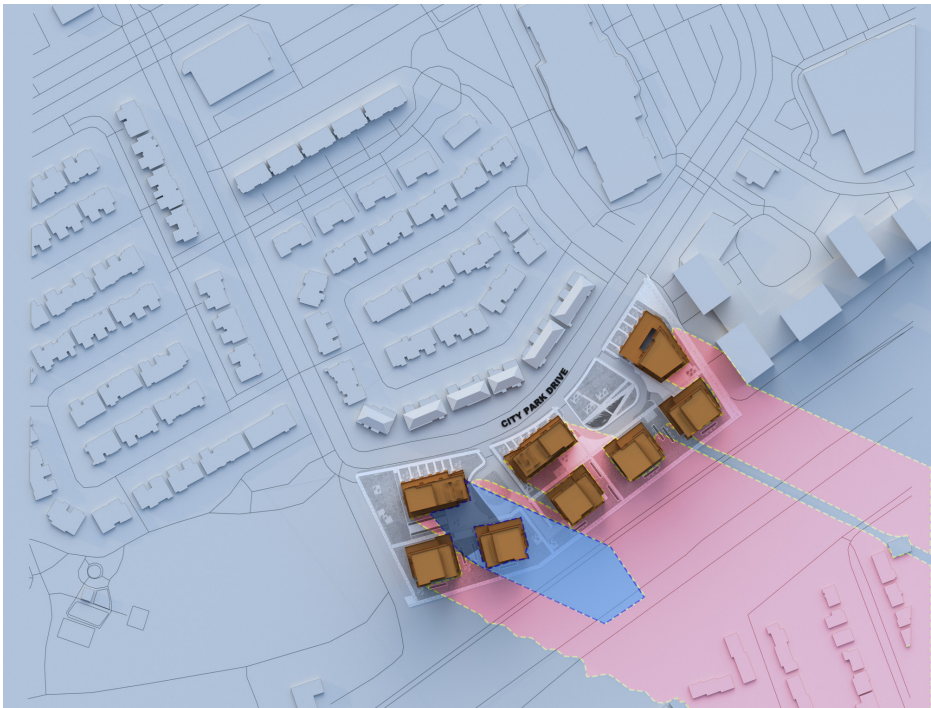


18:00



19:00

21 JUNE (SUMMER SOLSTICE)



20:00

21 SEPTEMBER (EQUINOX)



8:00



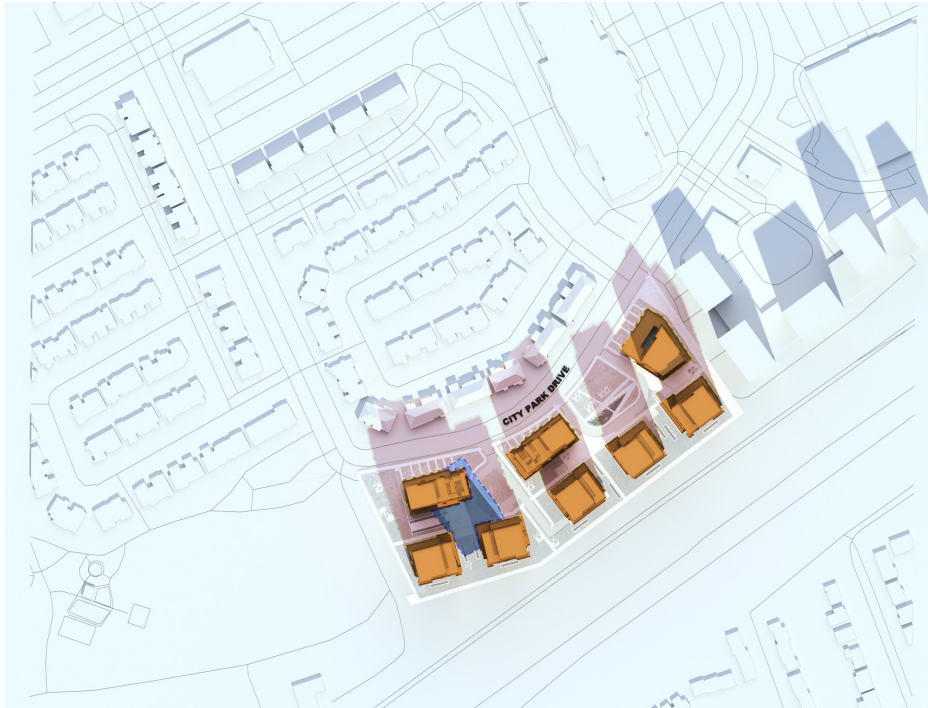
9:00



10:00



11:00



12:00



13:00

21 SEPTEMBER (EQUINOX)



14:00



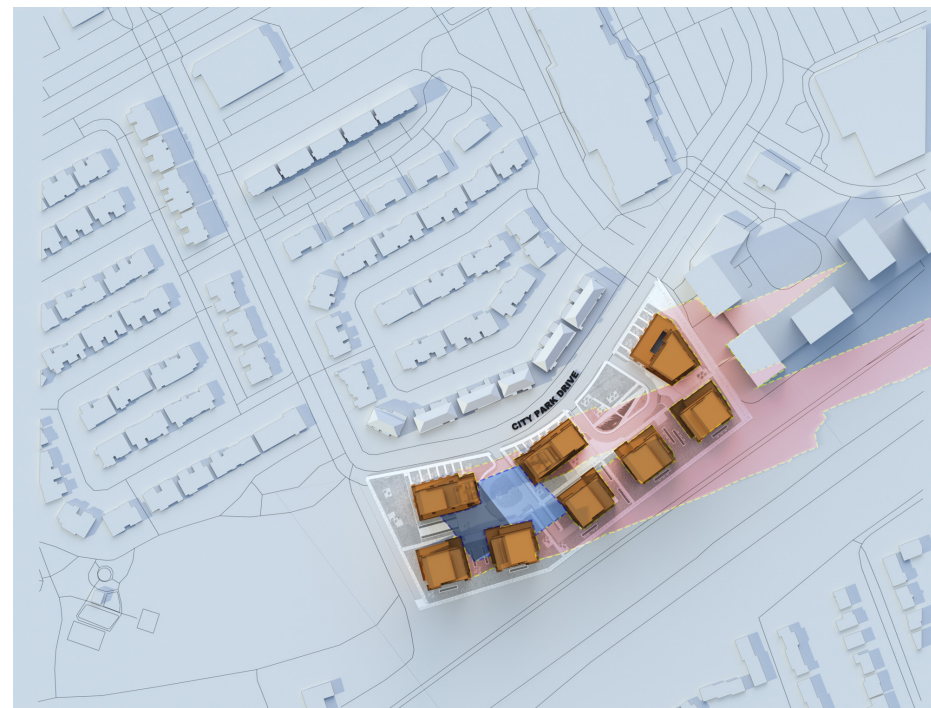
15:00



16:00



17:00



18:00

8

STATISTICS

ZONING PROJECT STATISTICS

13048 - 1900 & 2000 City Park Drive		ZONING PROJECT STATISTICS						2023-10-17
Lot	Lot Area (m2)	Development Area (m2)	Lot Coverage	Park Areas (m2)	Landscape (excluding parks)	Easement (m2)	Roads (m2)	Estimated Zoning GFA (m2)
PHASE 1								
Tower A	3575.7	1441.7	40%	0.0	1810.0	575 ***	323.4	12415.7
Tower B	2601.0	1136.0	44%	0.0	1402.0	282 ***	61.8	19757.1
Tower C	2893.1	992.5	34%	0.0	1628.0	0.0	278.2	18301.2
Tower D	2645.0	1010.0	38%	0.0	1603.0	0.0	87.0	13998.7
Tower E	2361.8	1227.0	52%	0.0	868.0	0.0	243.0	13929.8
Park Phase 1*	1566.1	N/A	0%	1564.3	0.0	0.0	0.0	N/A
Total Phase 1	15642.7	5807.2	37%	1564.3	7311.0	857.4 ***	993.4	78402.5
PHASE 2								
Tower F	3156.0	1142.0	36%	0.0	1556.7	0	460.0	14346.6
Tower G	3237.5	1100.0	34%	0.0	1460.0	0.0	385.9	17082.5
Tower H	3264.5	1062.0	33%	0.0	949.0	944**	570.2	19544.3
Park Phase 2*	1096.2	N/A	0%	1075.8	0.0	0.0	0.0	N/A
Total Phase 2	10757.5	3304.0	31%	1075.8	3965.7	944**	1038.0	50973.4
Grand Total	26400.2	9111.2	34%	2640.0	11276.7	1801.4	2031.4	129375.9

*Park areas is equal to 10% of the total lot area

** Existing Easement as per the original agreement

*** Proposed Easement

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