

COLONNADE BRIDGEPORT

1900 & 2000 CITY PARK DRIVE

DESIGN BRIEF | GLOUCESTER, ON

13 JUNE 2023 | 13048

NEUF 

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1
SITE

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.

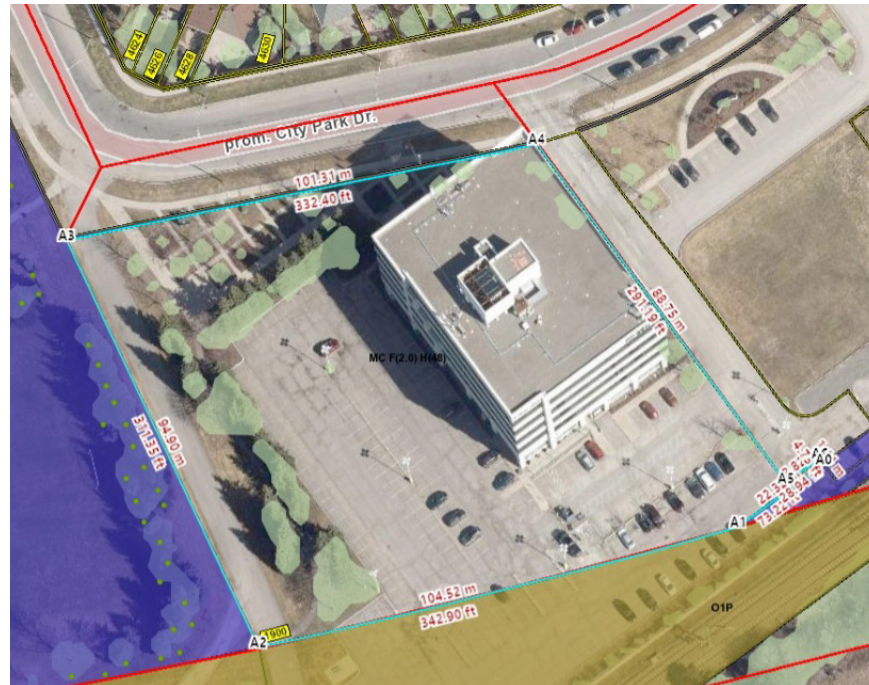
West:

- 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/geoottawa/>



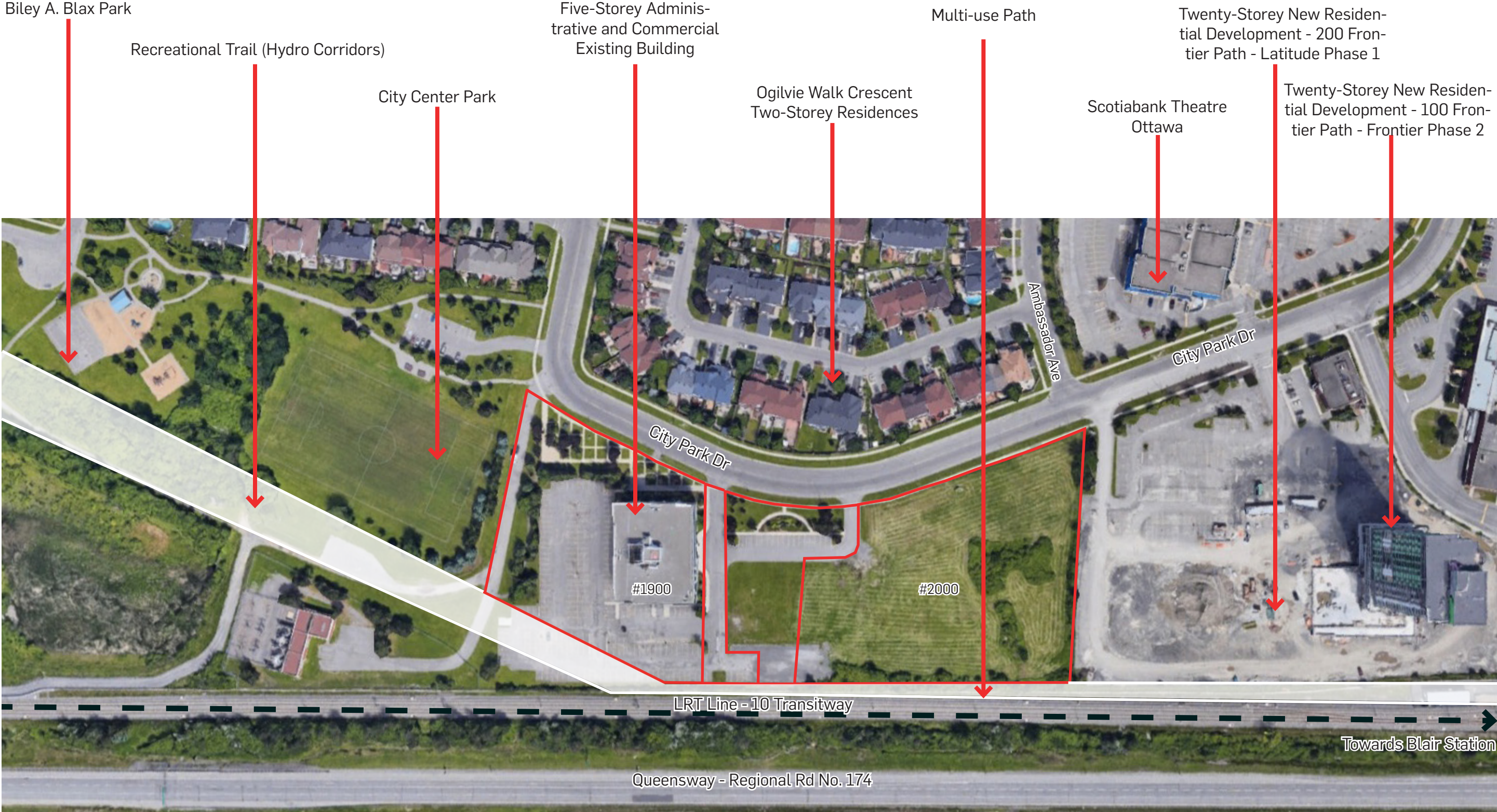
3



4 LOT #2000



SITE - URBAN CONTEXT



Site

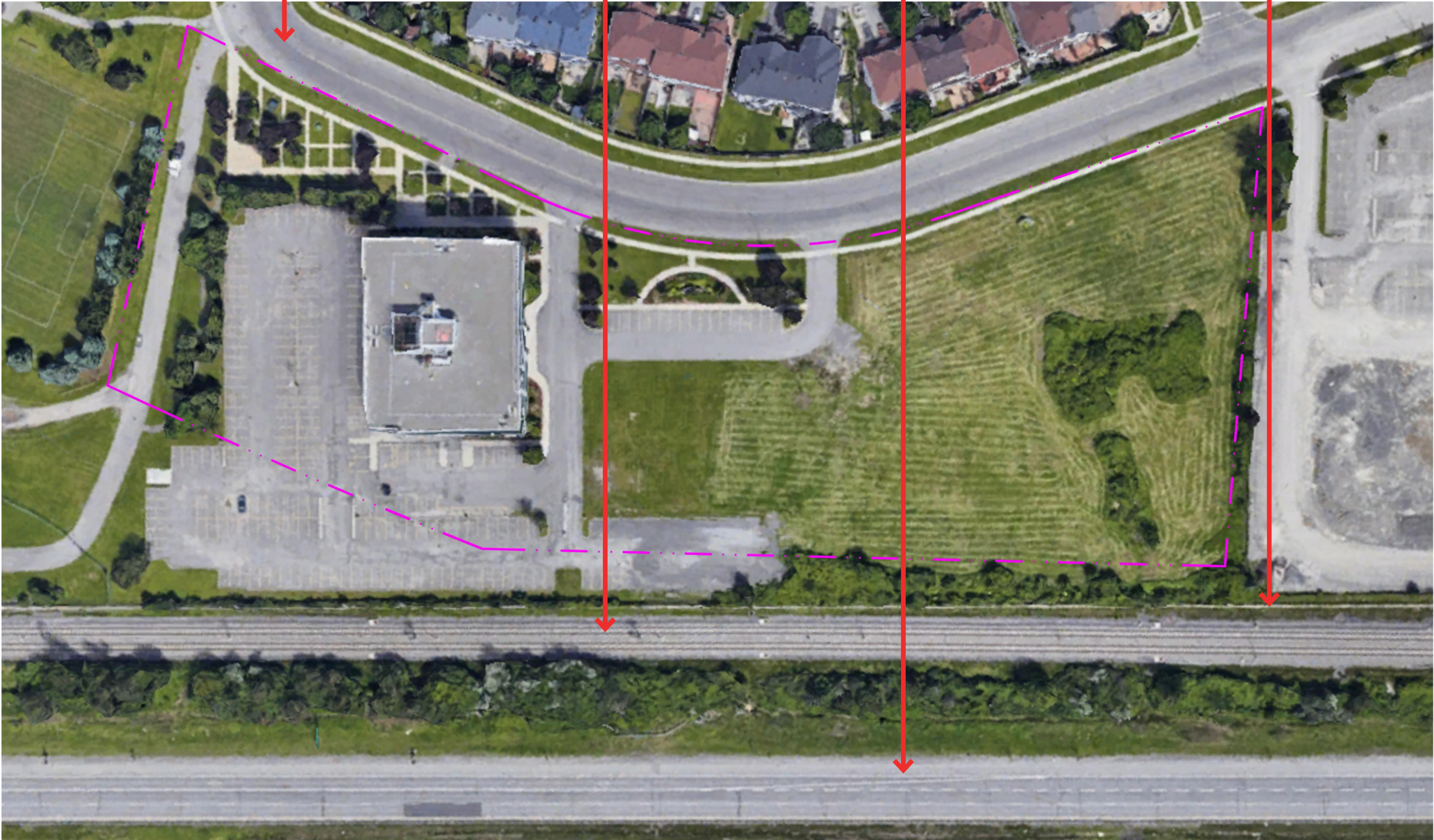
SITE - TRANSPORTATION CONTEXT

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

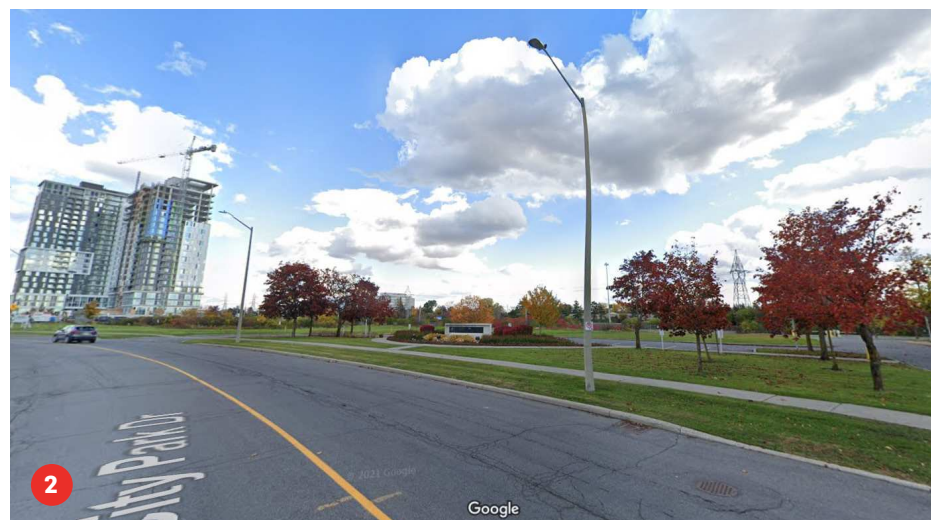
LRT line - 10 Transitway
Approx. width: 10 m

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

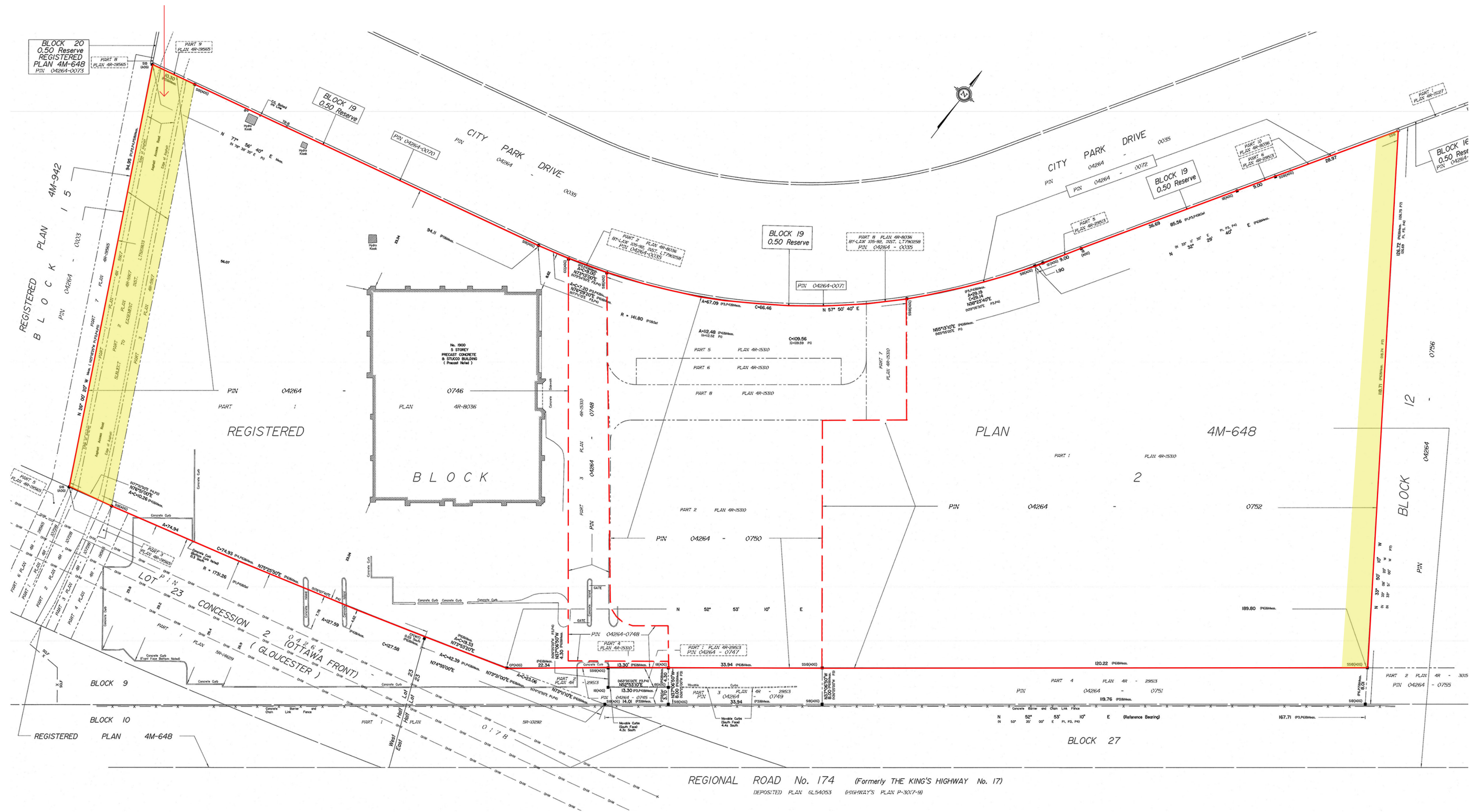
Multi-use - Public Travelled Road
Approx. width: 4.50 m



SURROUNDINGS OF THE SITE



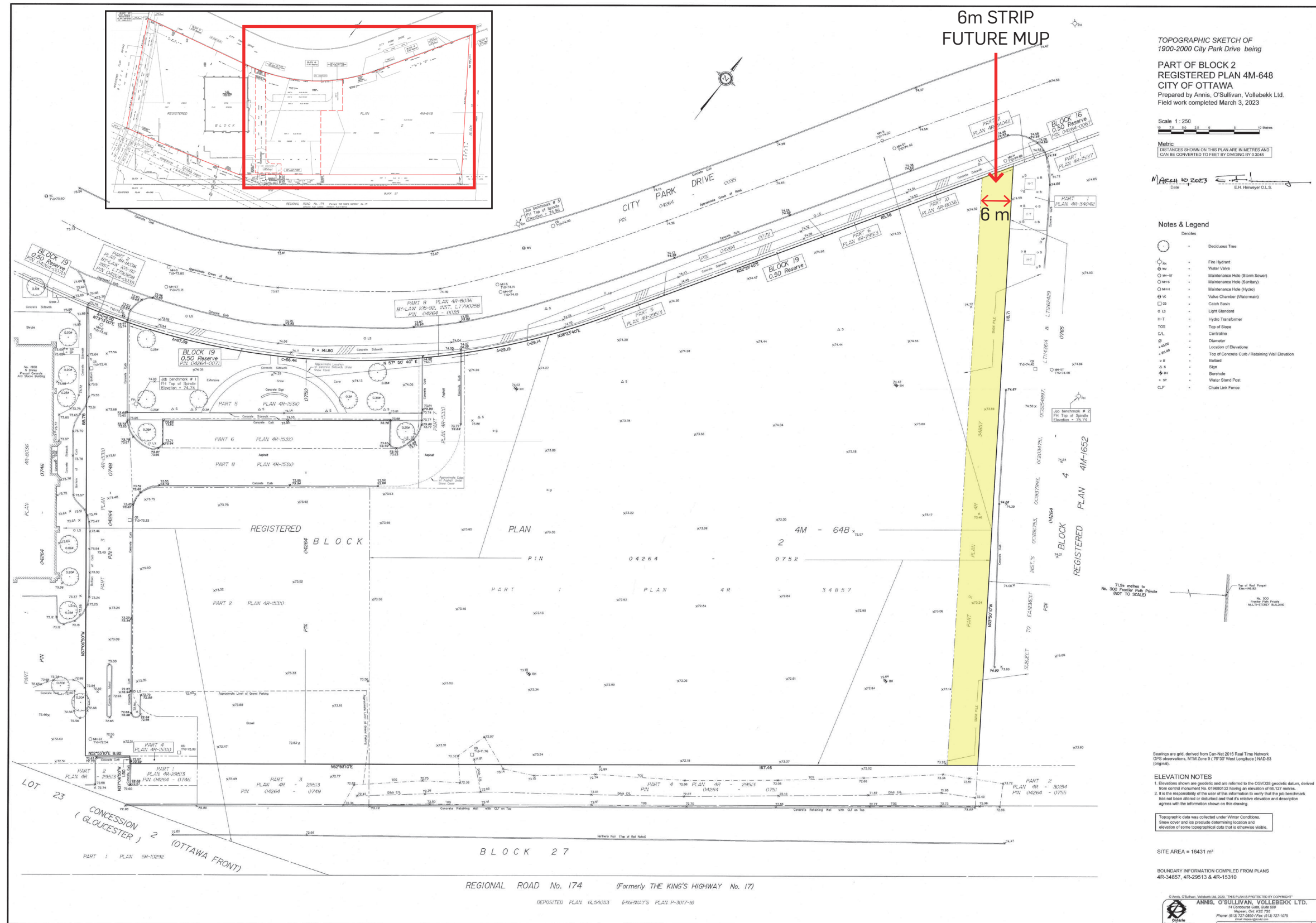
SUBJECT TO EASEMENT



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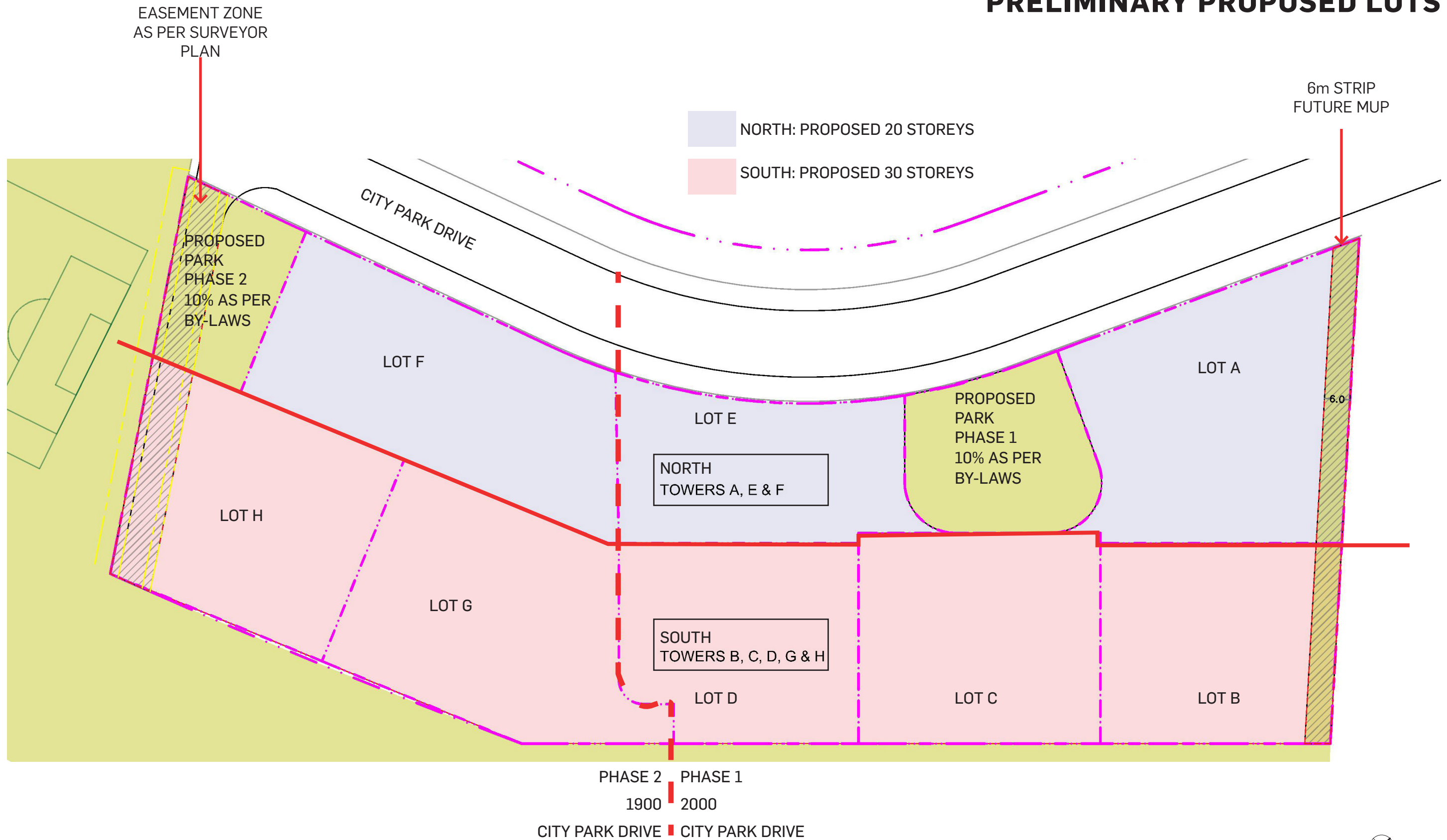


SURVEYORS PARTIAL PLAN



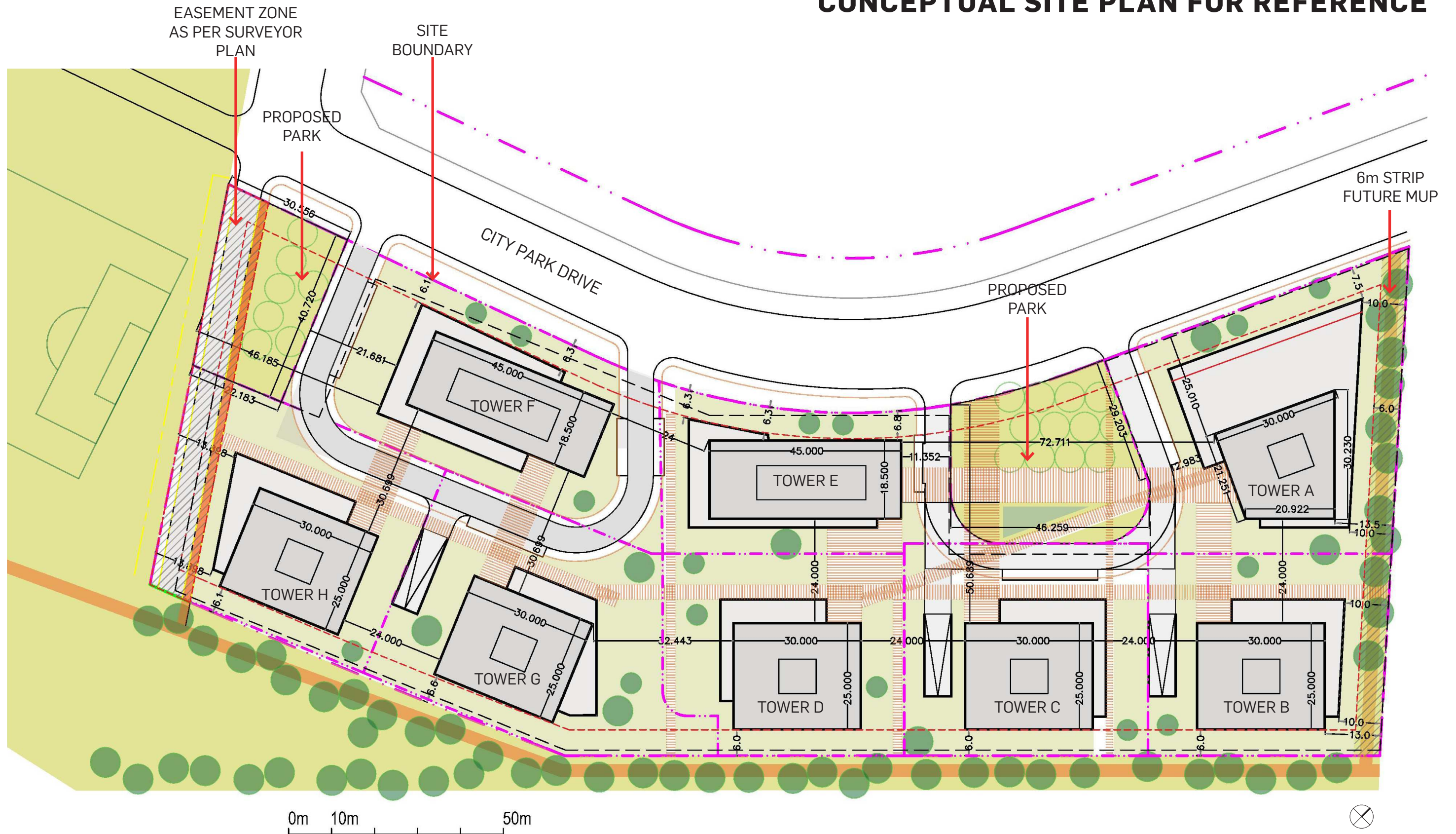
Site

PRELIMINARY PROPOSED LOTS



Site

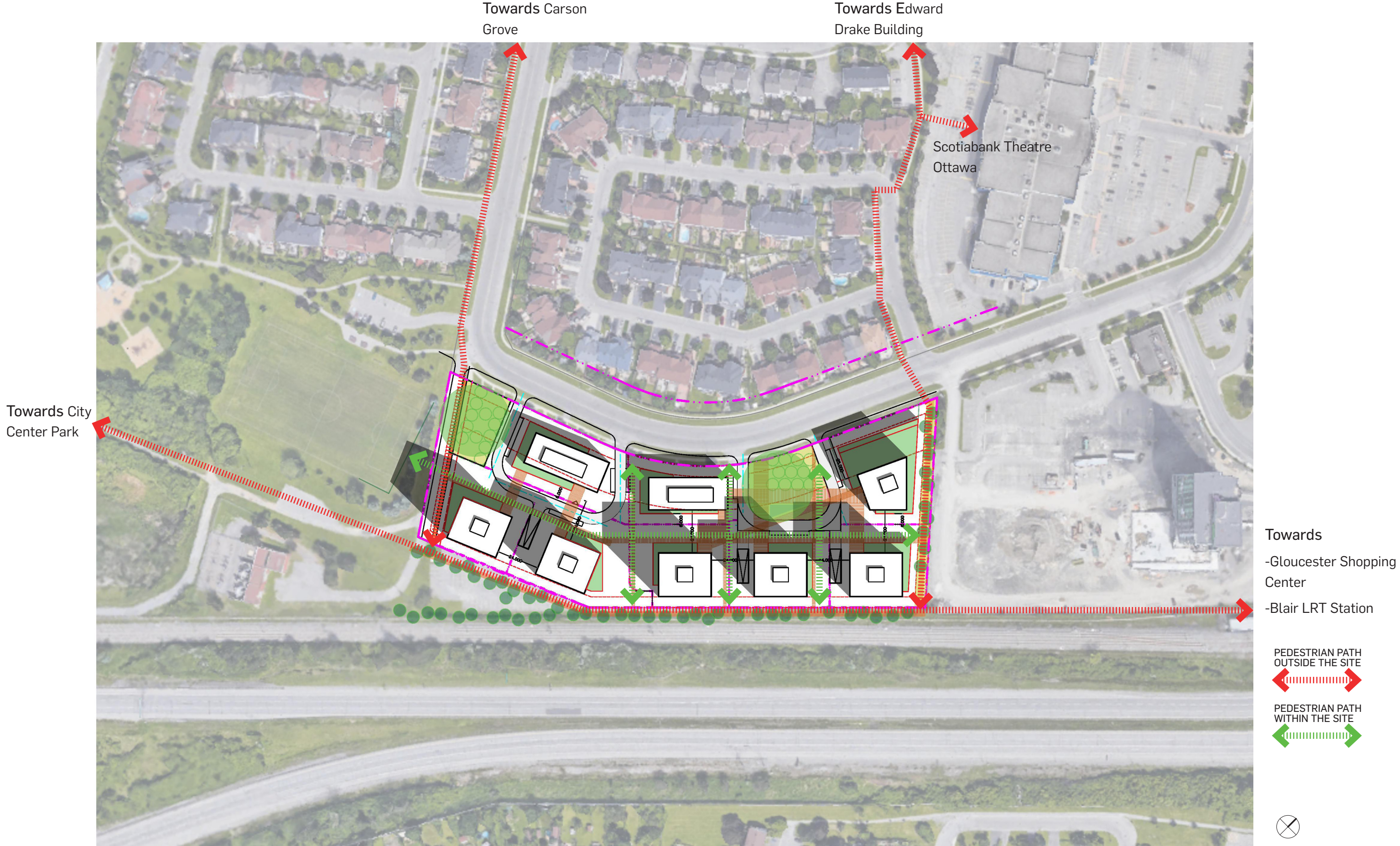
CONCEPTUAL SITE PLAN FOR REFERENCE



2

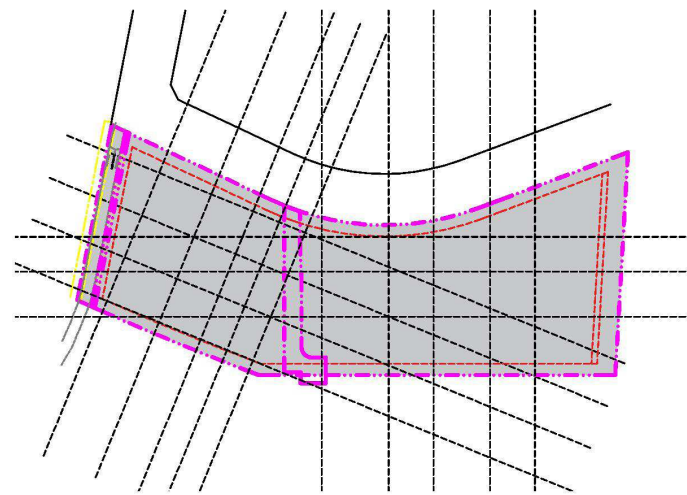
CONCEPT

PEDESTRIAN NETWORK

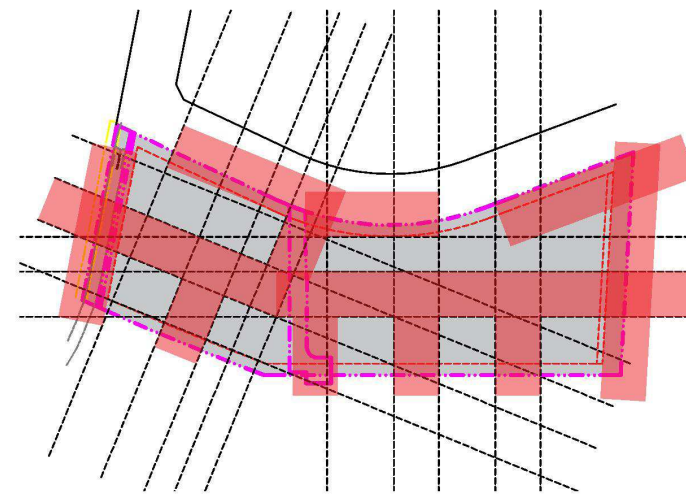


Concept

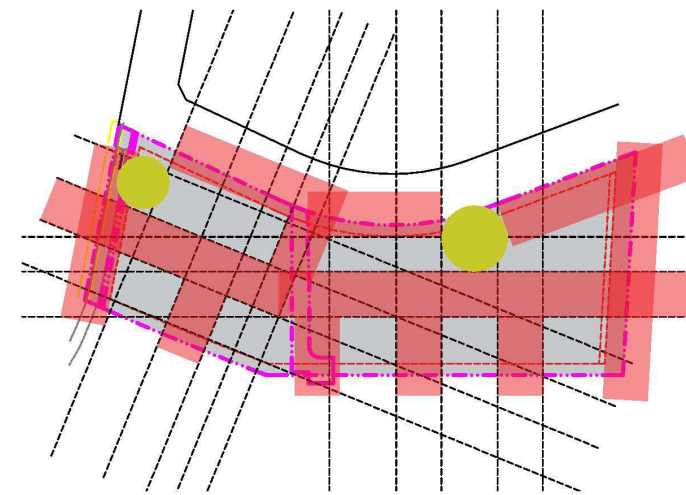
DESIGN PROCESS AND EVOLUTION



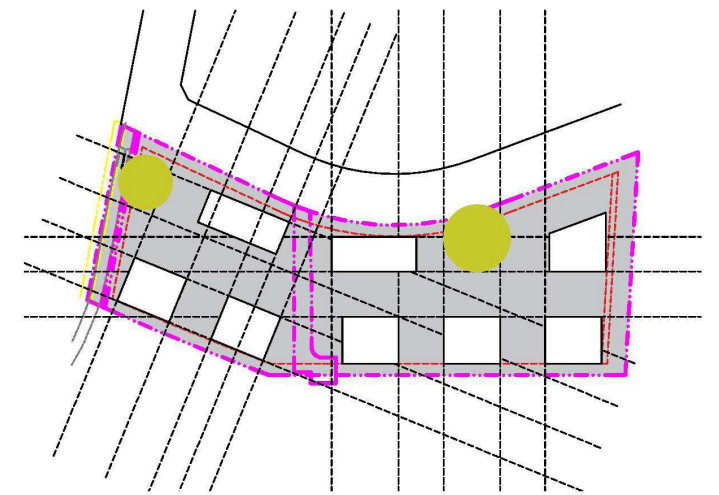
SET BACKS



24m BETWEEN TOWERS



PARKS



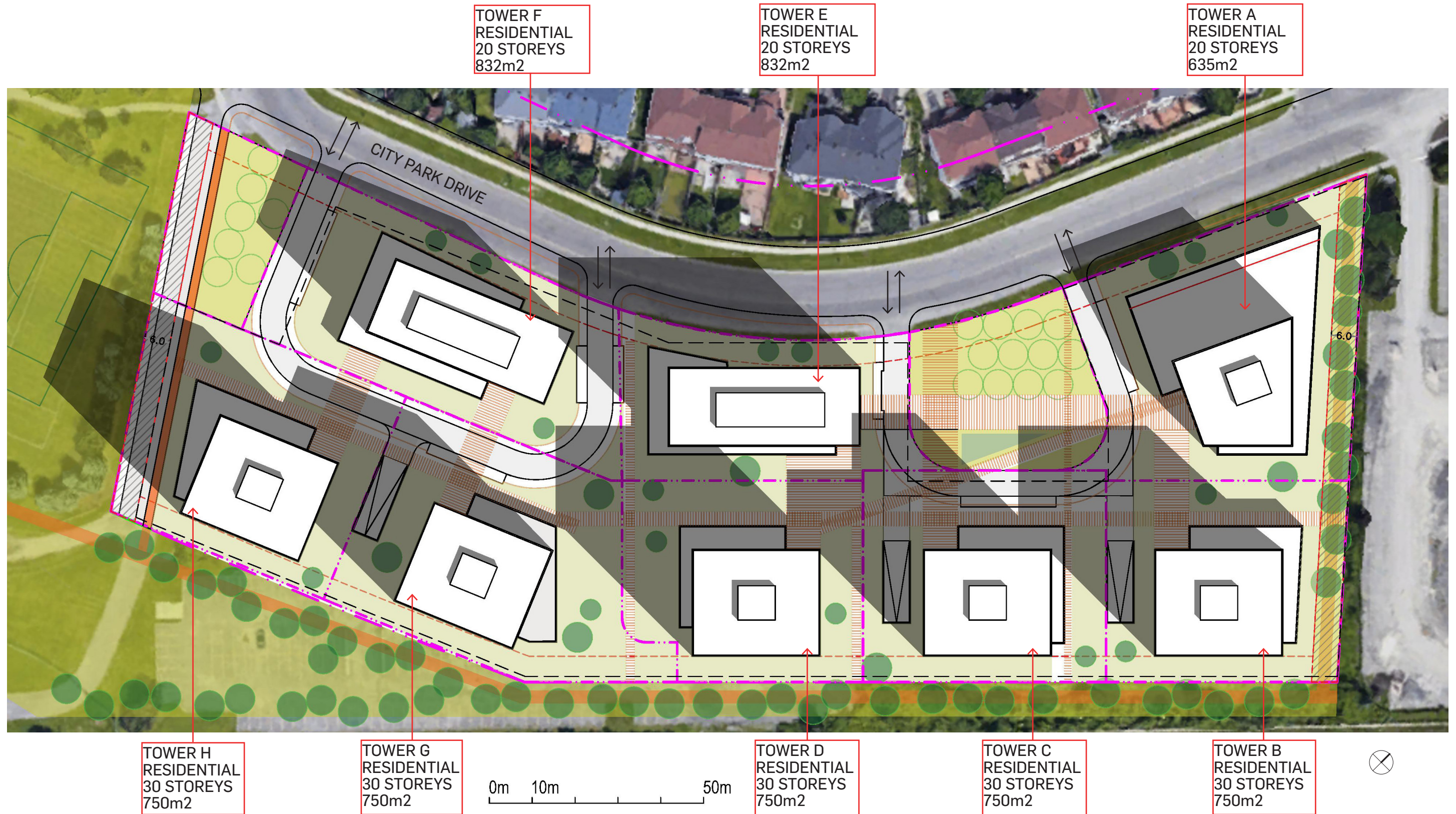
BUILDINGS



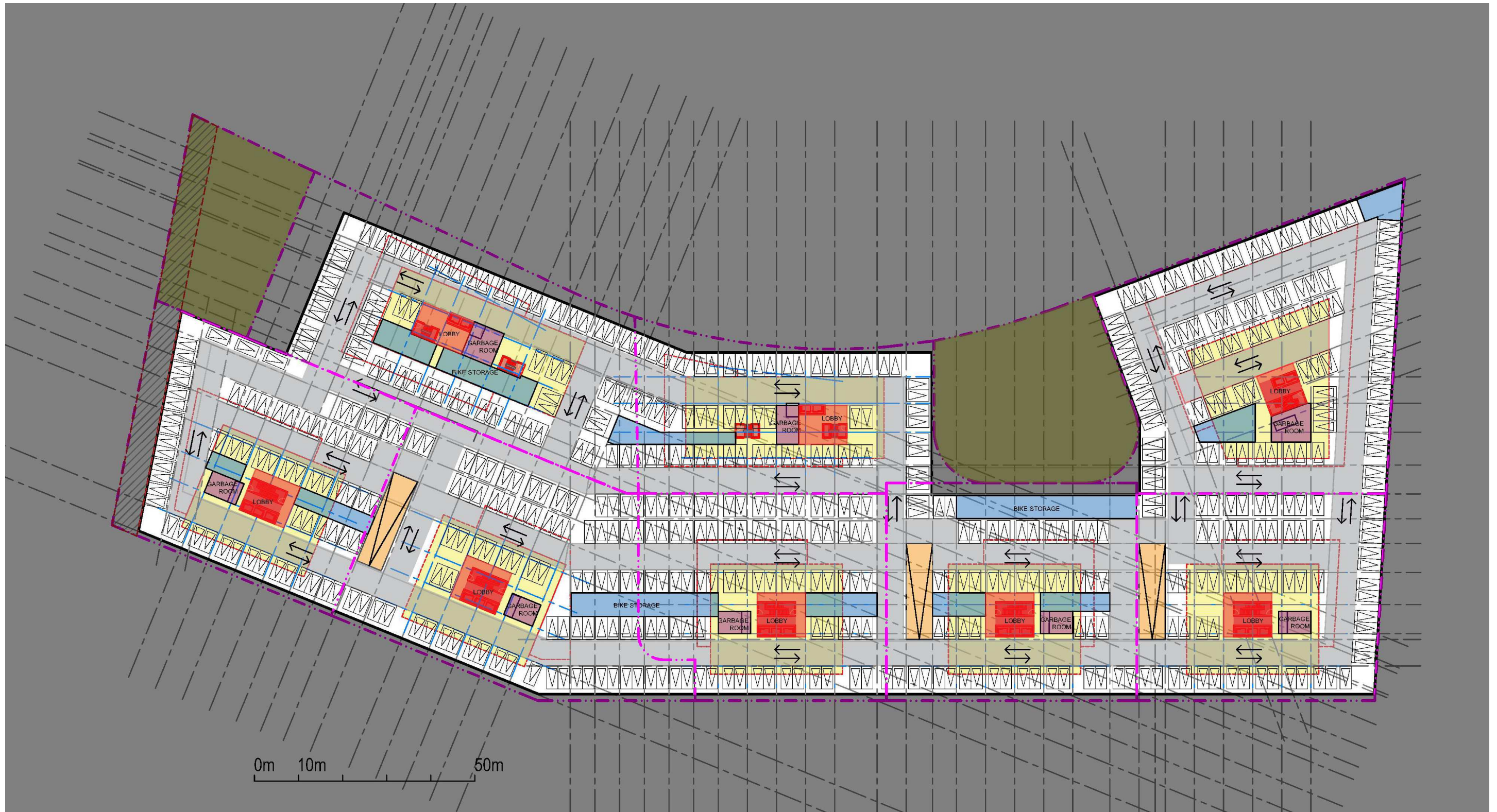
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PLANS AND SECTIONS

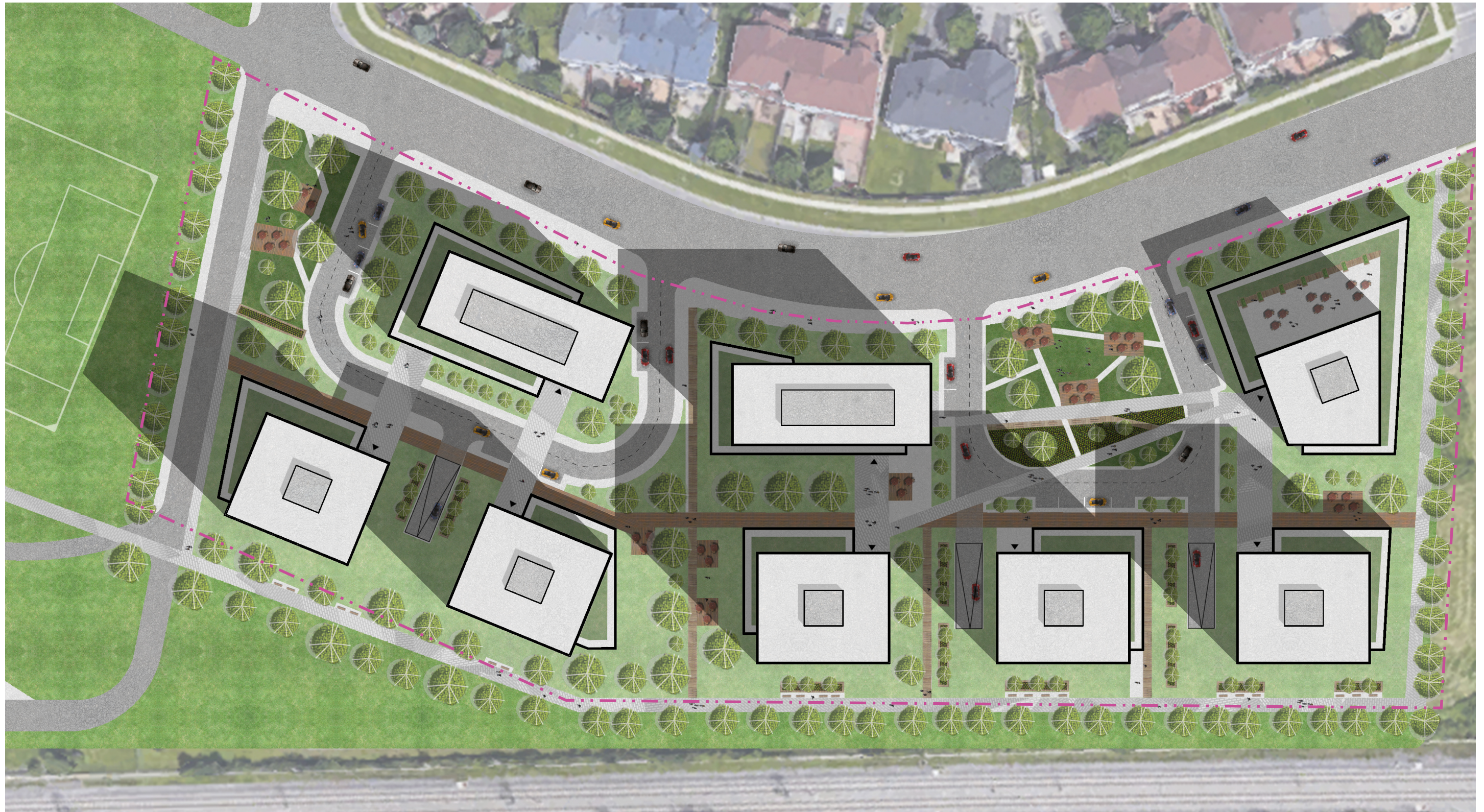
PRELIMINARY PROPOSED SITE PLAN



BASEMENT FLOOR PLAN

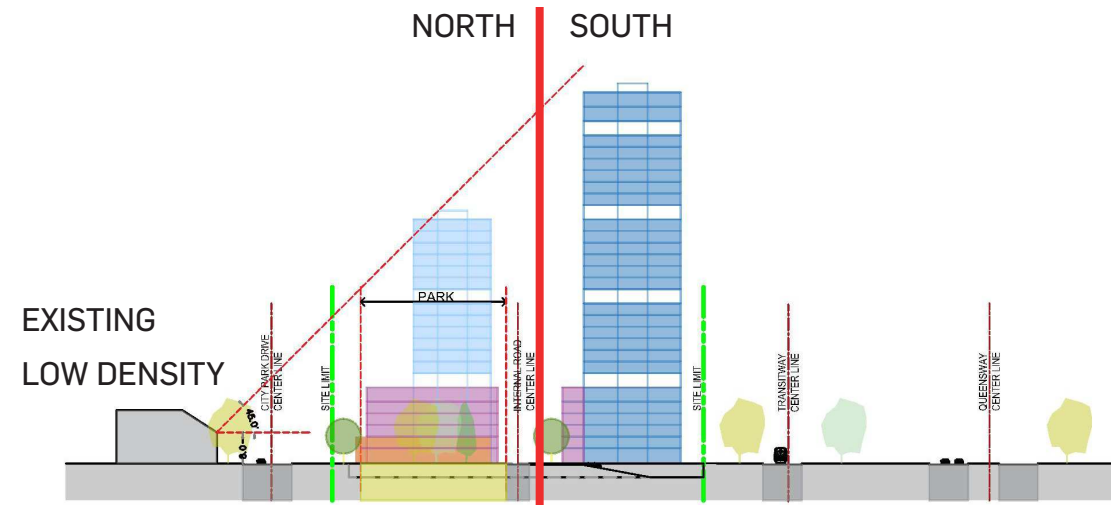


CONCEPTUAL LANDSCAPE PLAN - ARCHITECT'S VISION

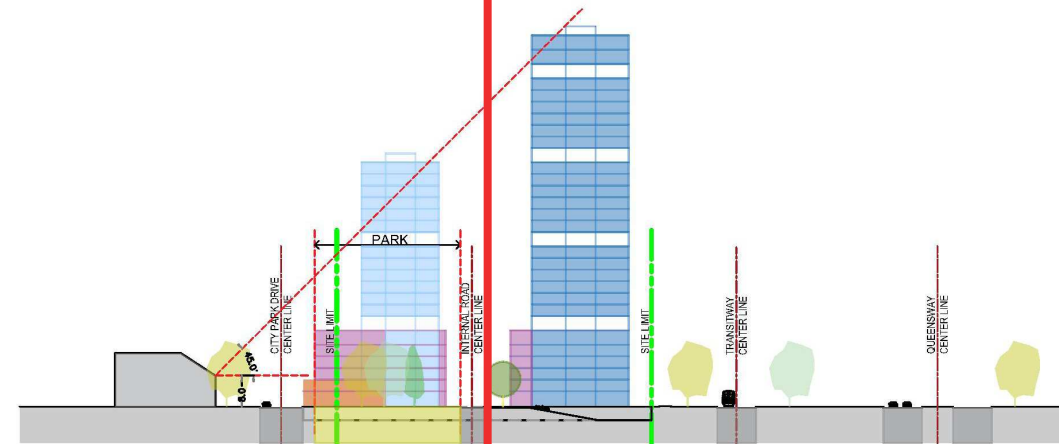


CROSS SECTIONS 1,2 3

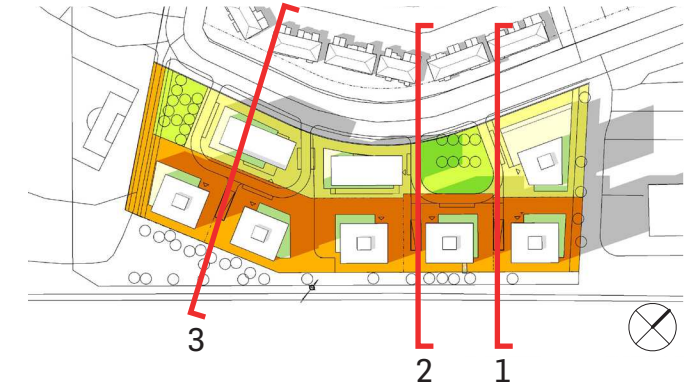
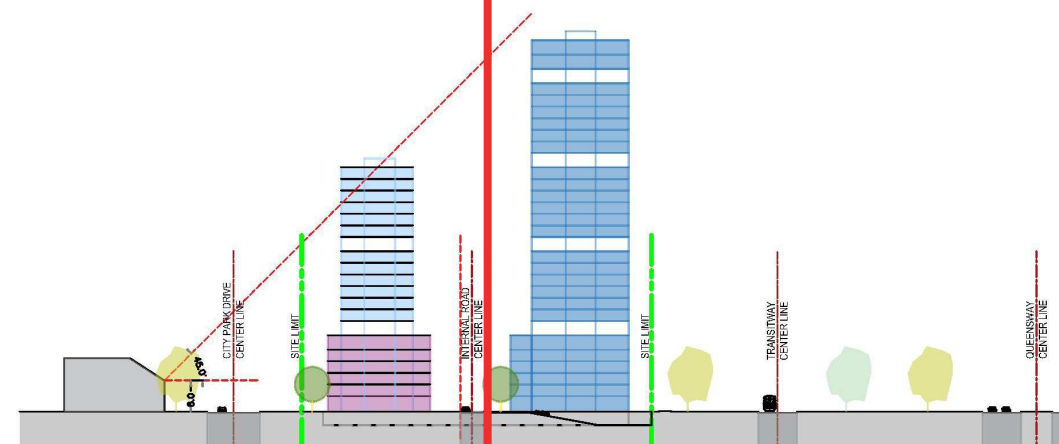
SECTION 1



SECTION 2

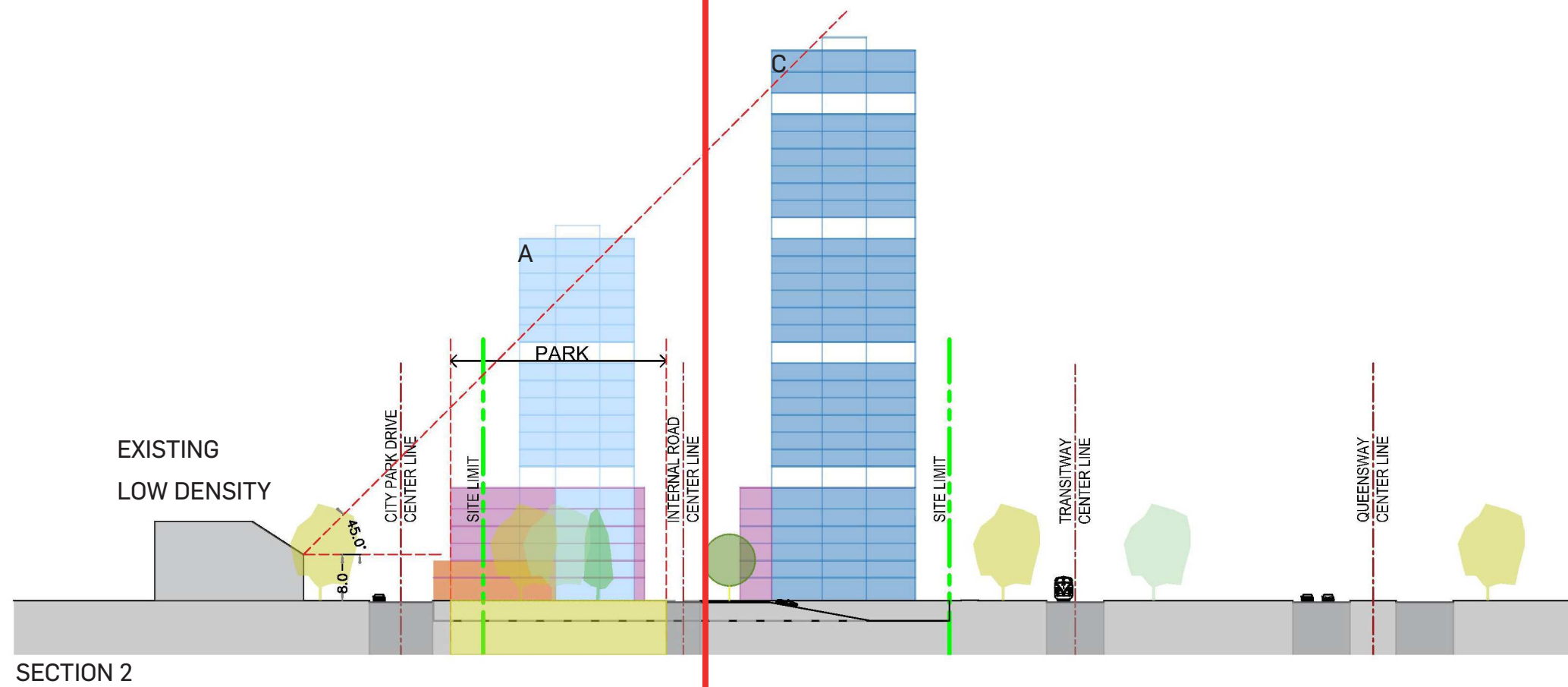


SECTION 3

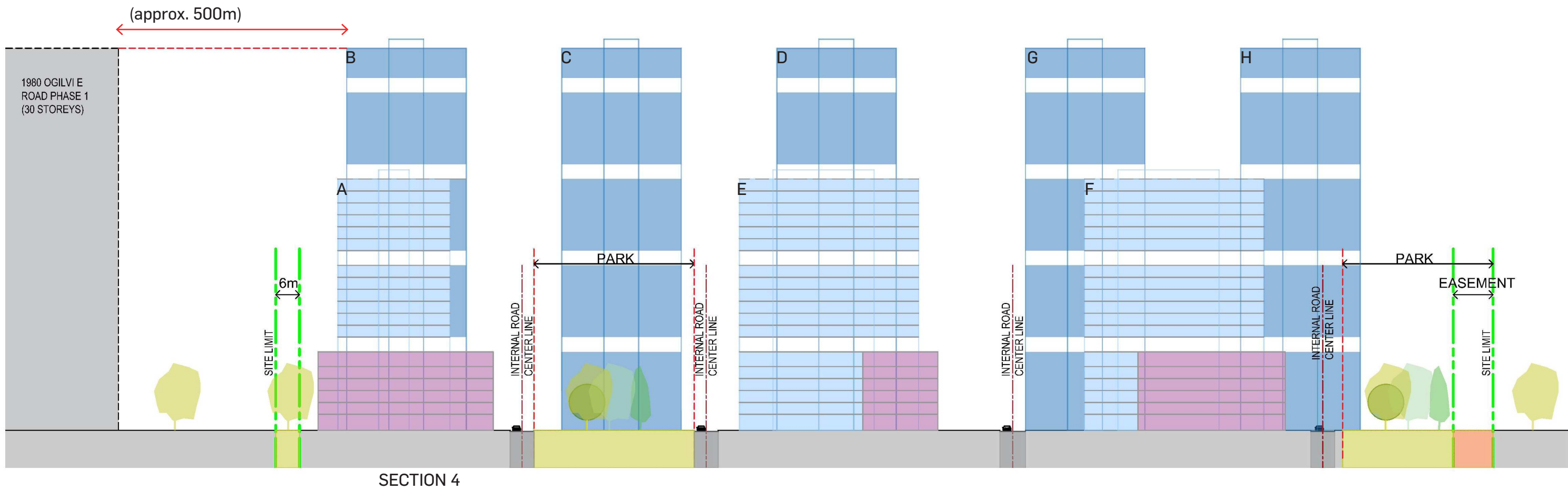


NORTH SOUTH

CROSS SECTION 2



LONGITUDINAL SECTION



4

INSPIRATIONAL IMAGES AND PRECEDENTS

PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS

Toronto, ON



Inspirational images and precedents

CENTRAL PARK, TORONTO

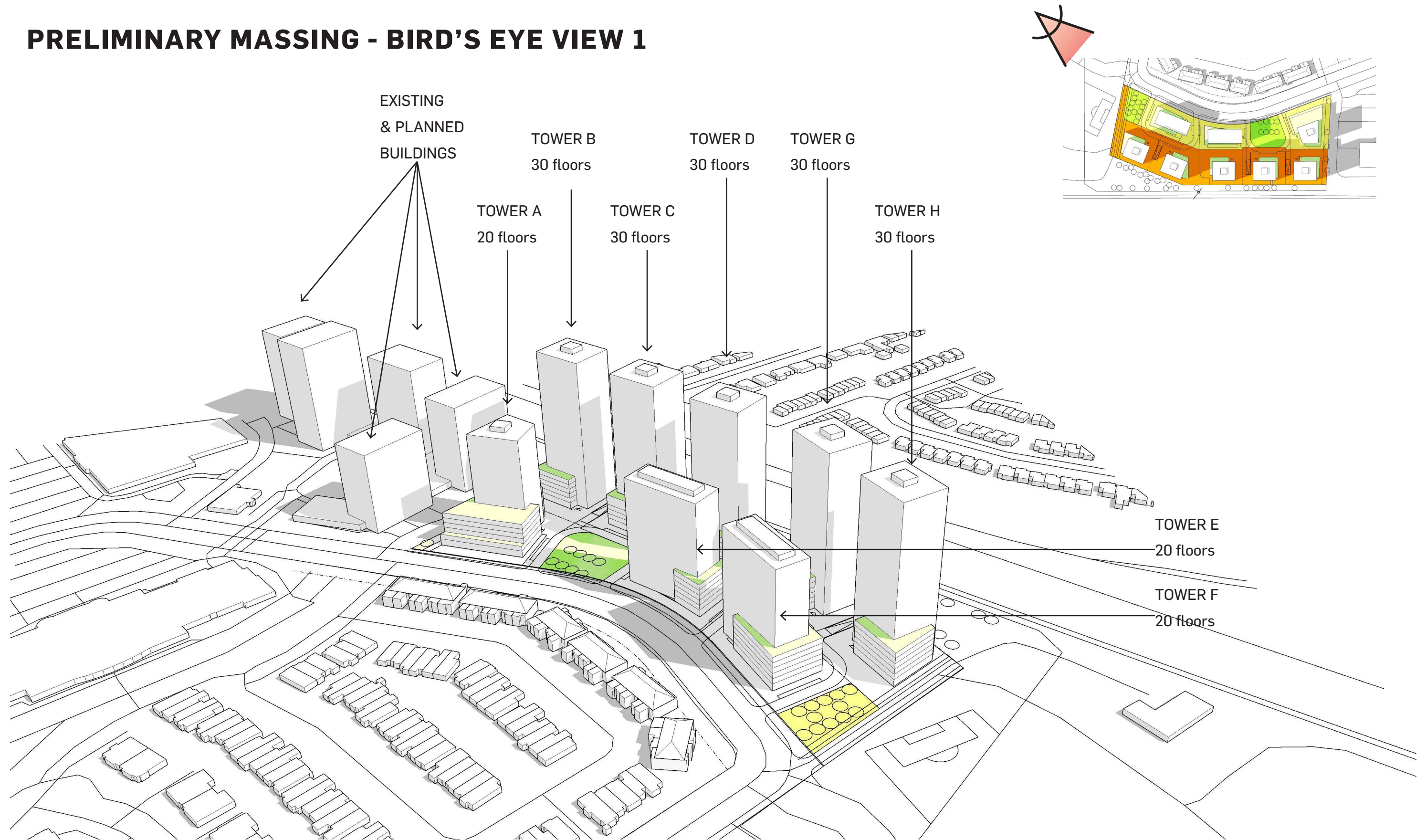


Central Park, Bayview Village, Toronto, CORE ARCHITECTS

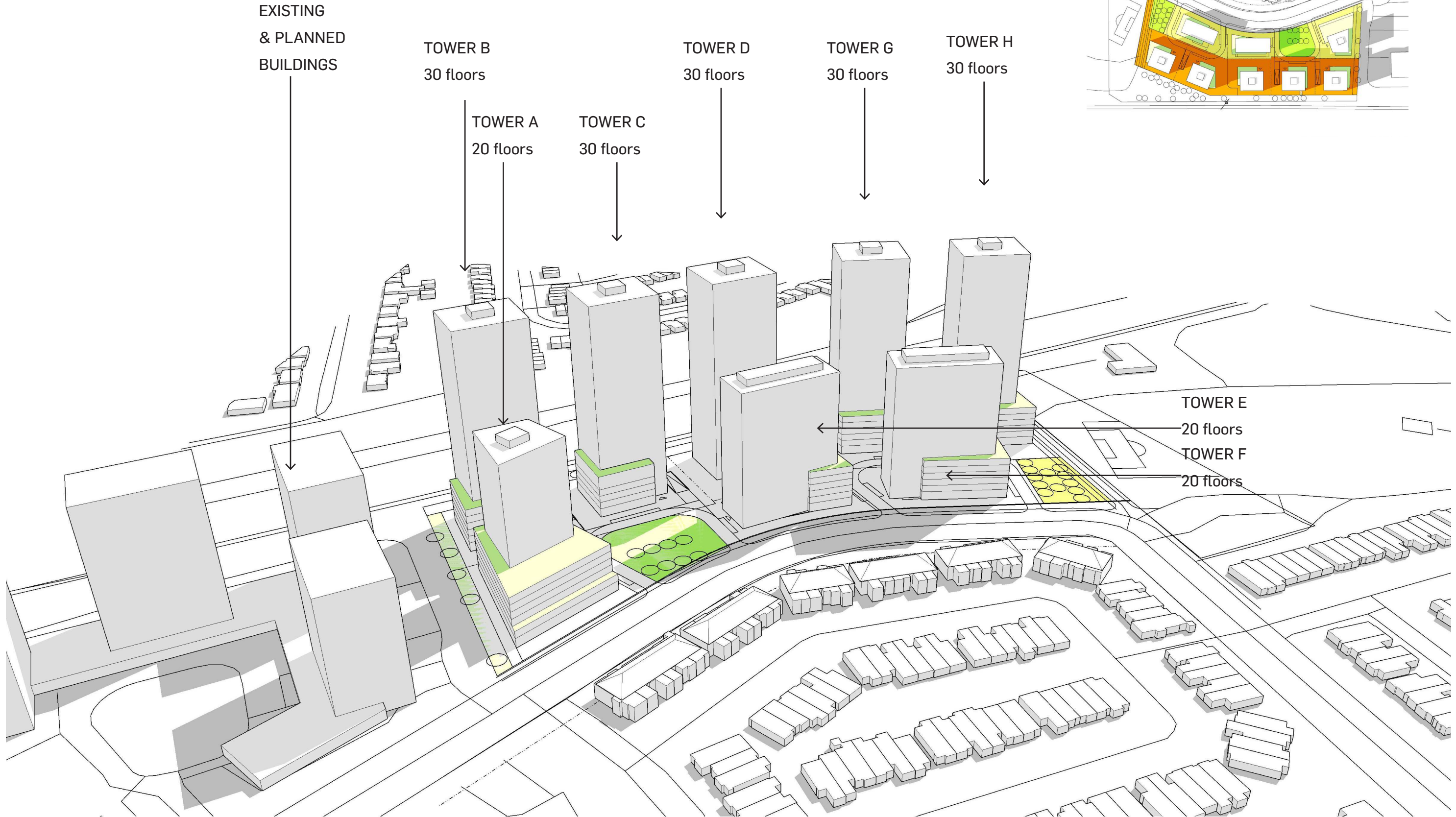
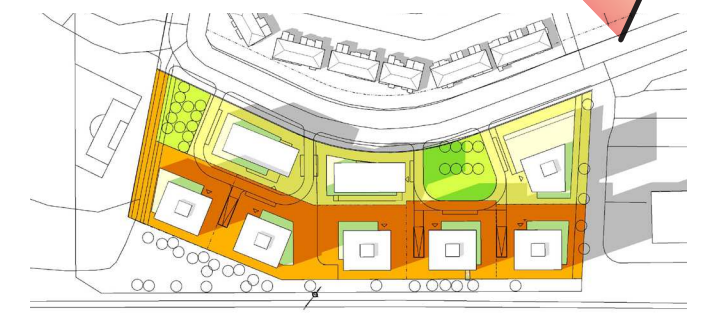
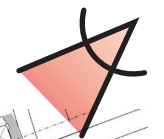
5

PERSPECTIVES & ELEVATIONS

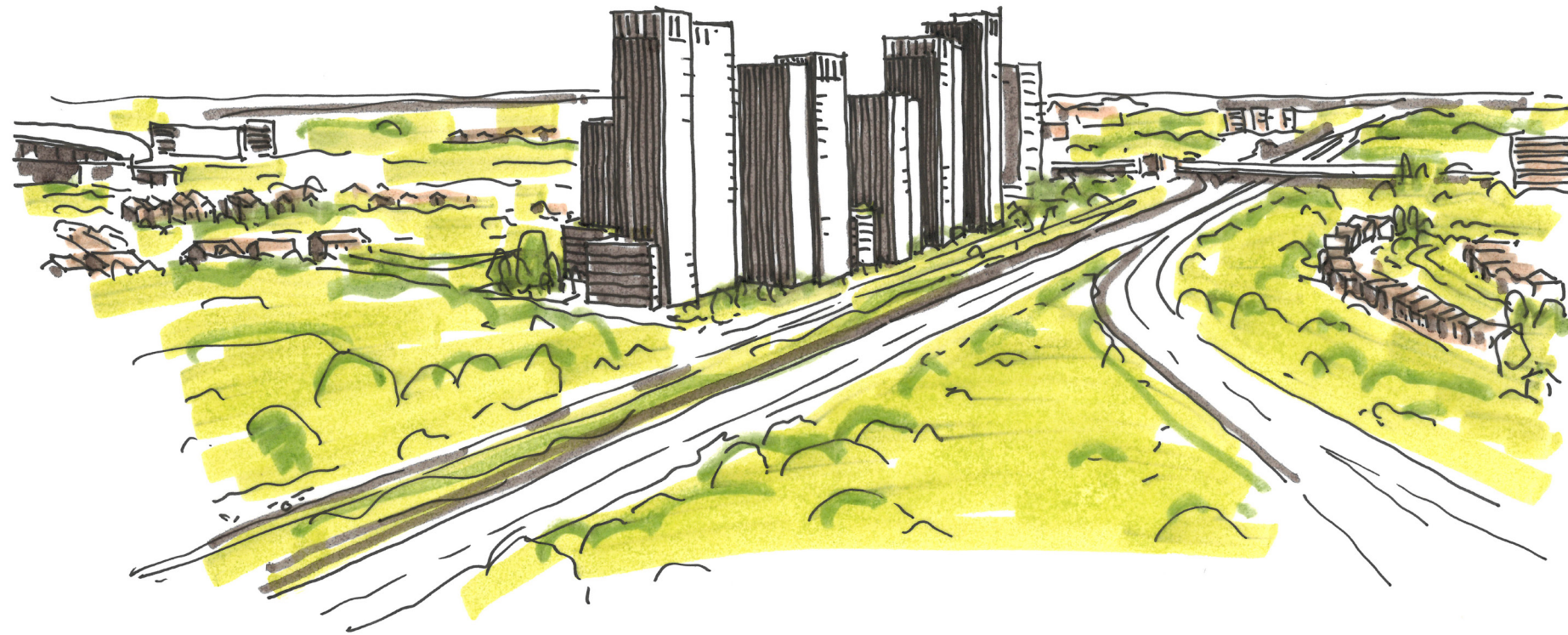
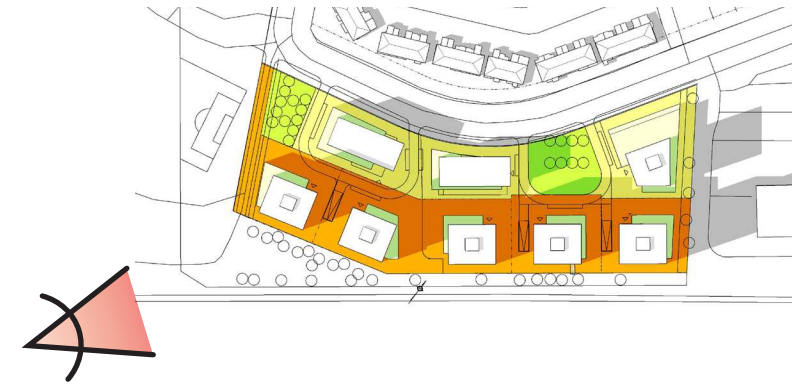
PRELIMINARY MASSING - BIRD'S EYE VIEW 1



PRELIMINARY MASSING - BIRD'S EYE VIEW 2



STREET VIEW - FROM QUEENSWAY GOING EAST



STREET VIEW - FROM CITY PARK DRIVE GOING WEST



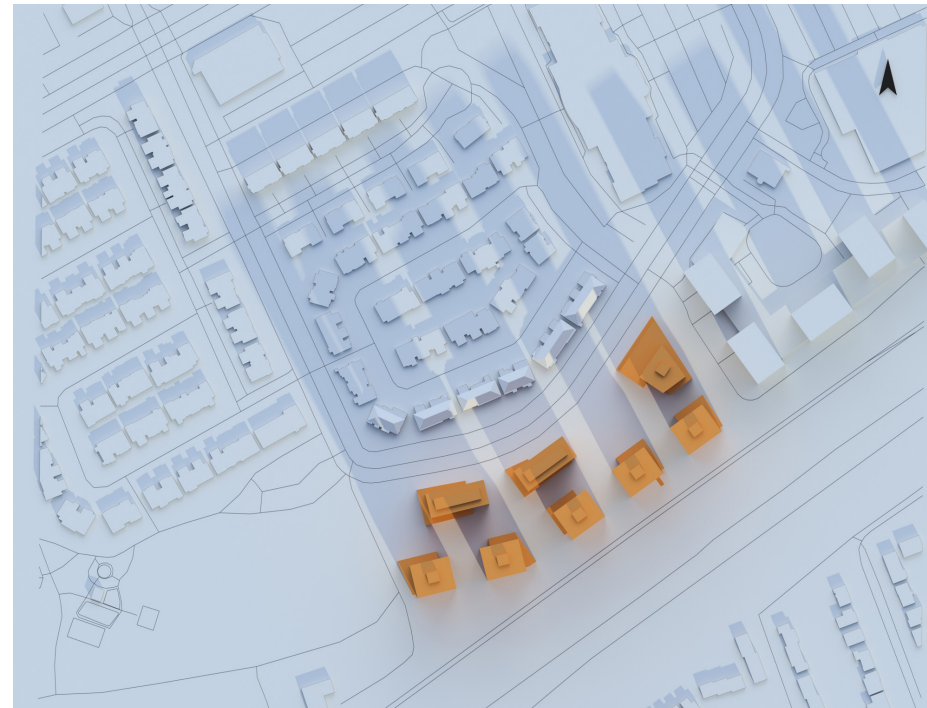
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SUN STUDY

21 DECEMBER (WINTER SOLSTICE)



9:00



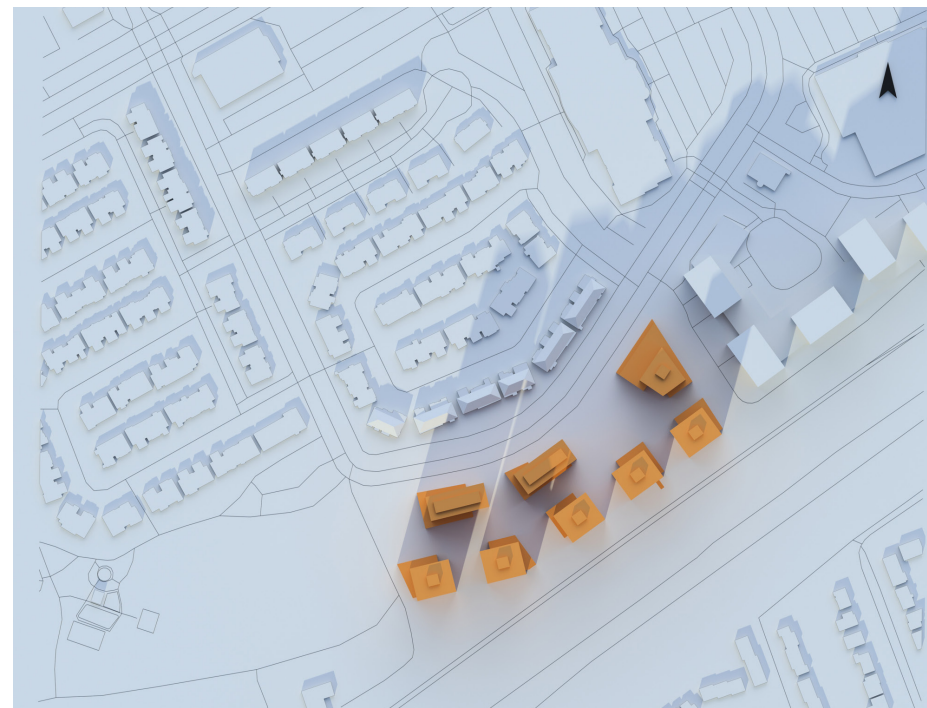
10:00



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

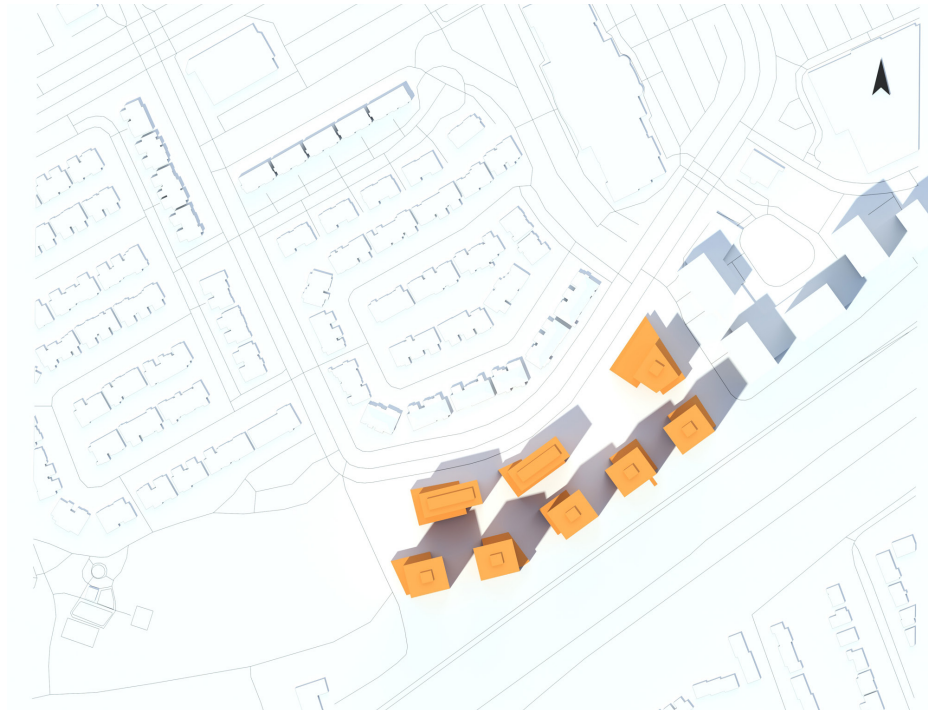


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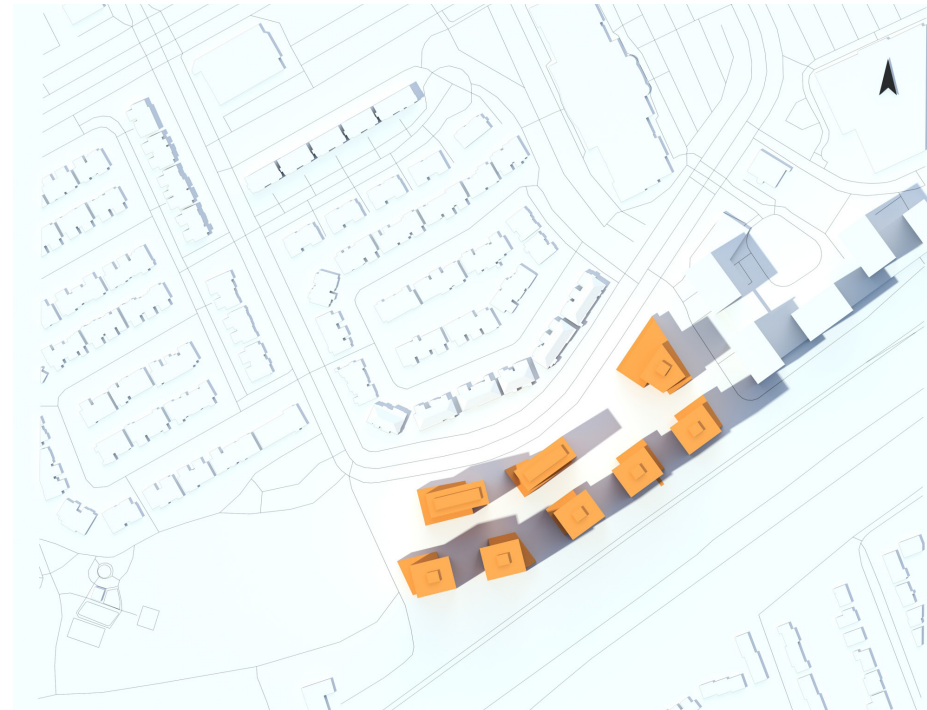


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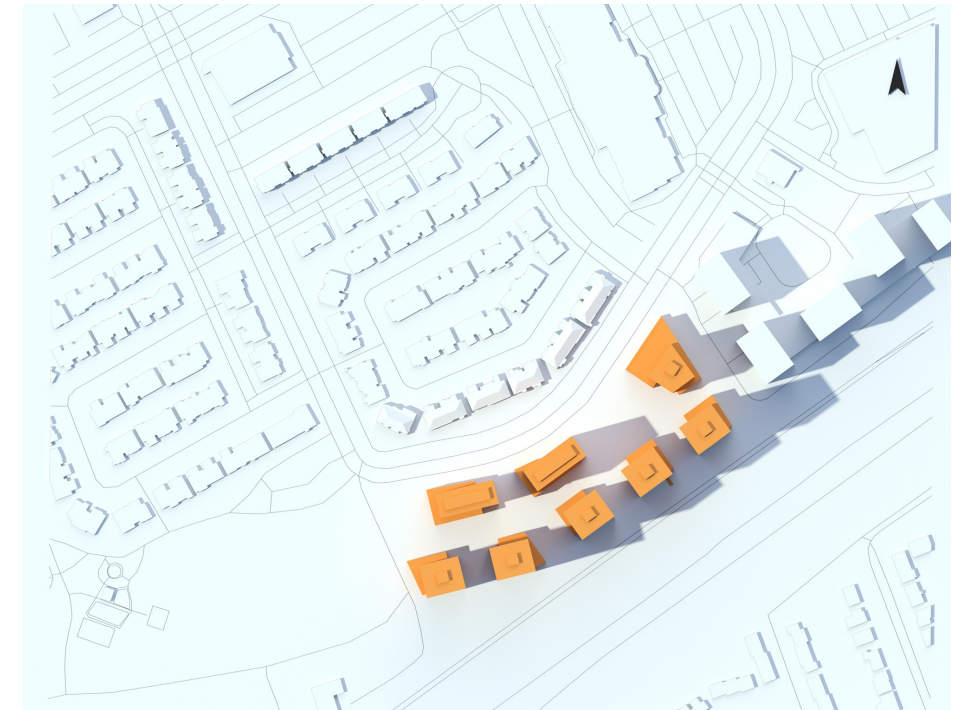
21 JUNE (SUMMER SOLSTICE)



14:00



15:00



16:00



17:00



18:00



19:00

21 JUNE (SUMMER SOLSTICE)

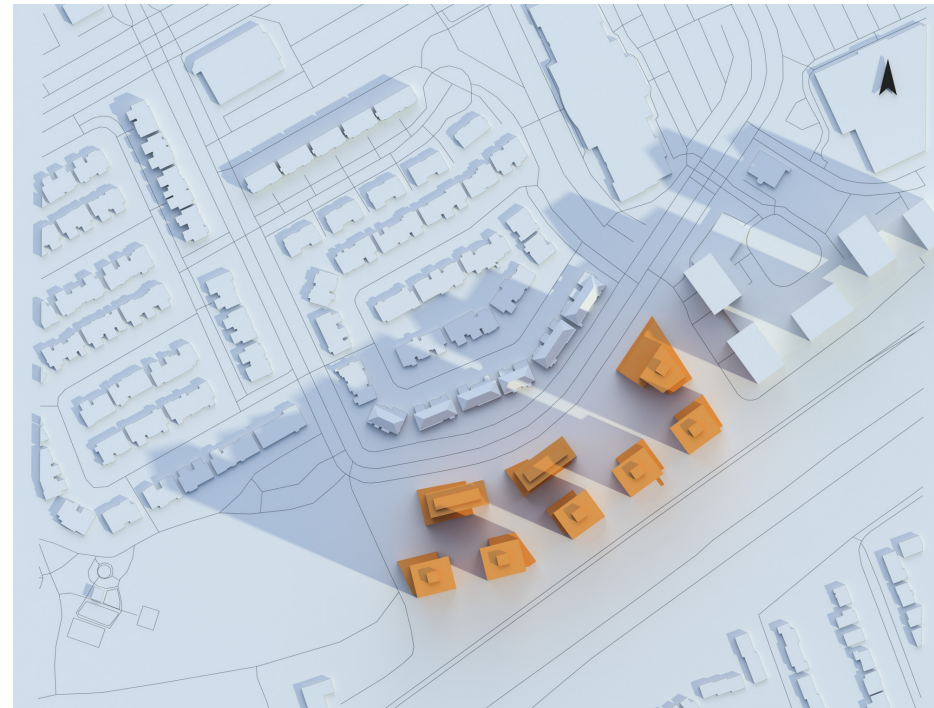


20:00

21 SEPTEMBER (EQUINOX)



8:00



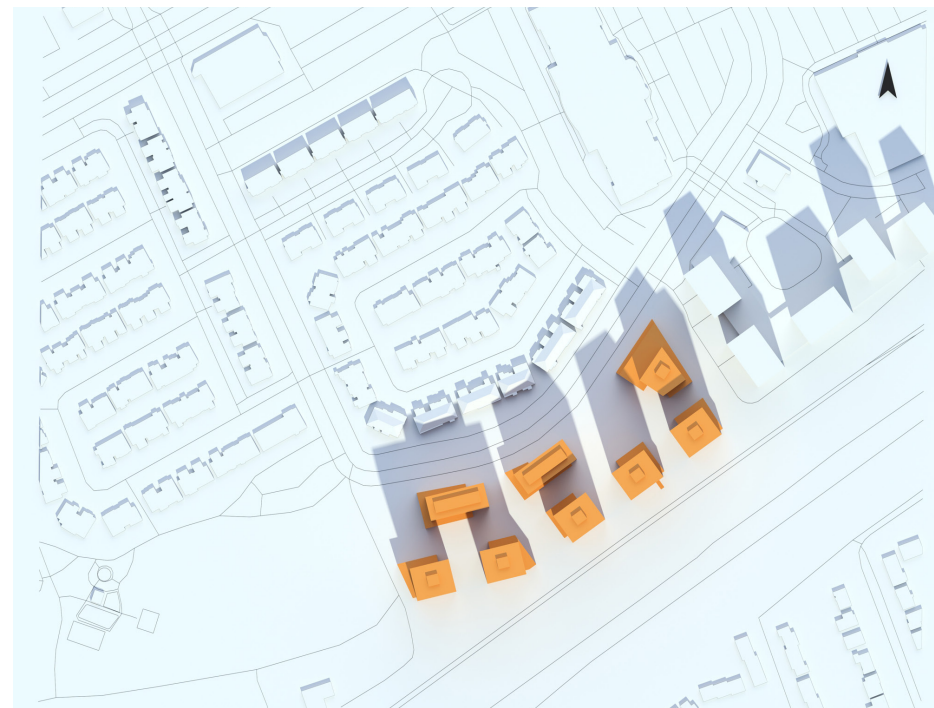
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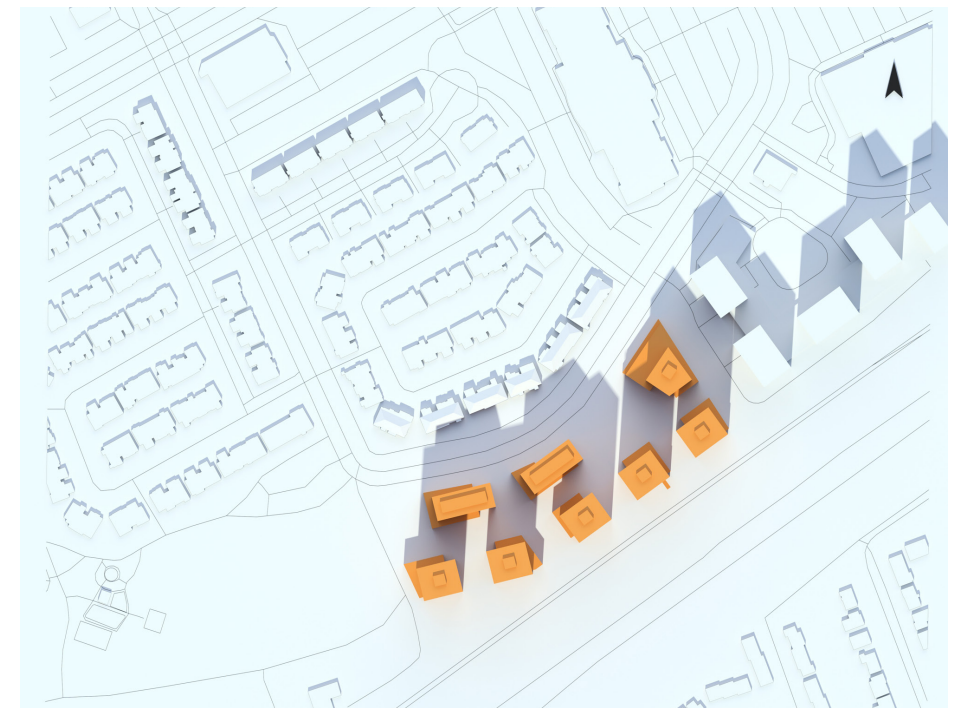
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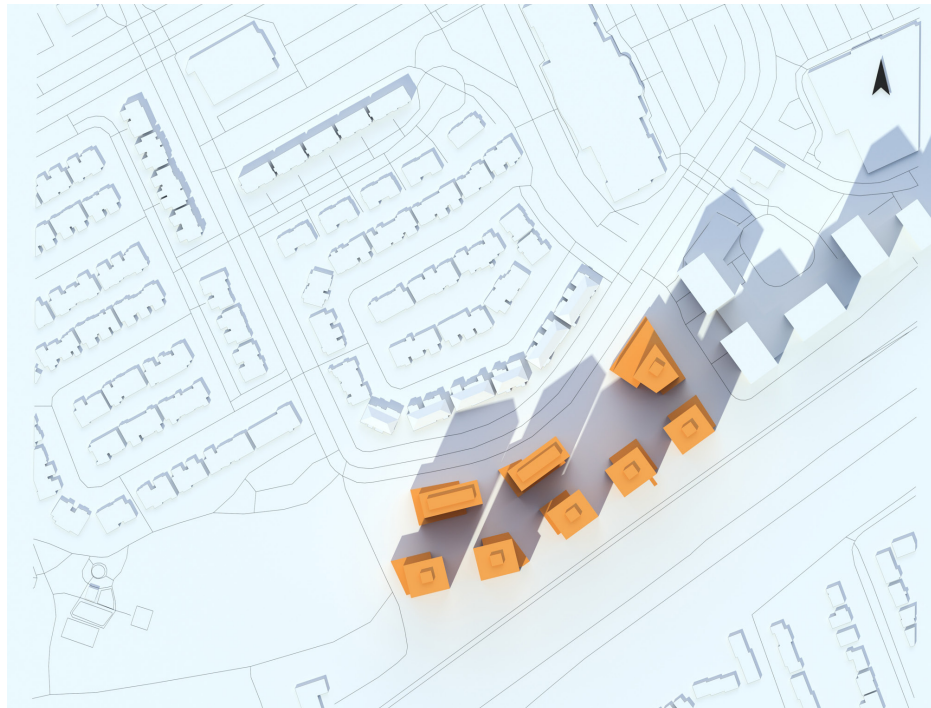


12:00



13:00

21 SEPTEMBER (EQUINOX)



14:00



15:00



16:00



17:00



18:00

7

STATISTICS



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)
PHASE 1								
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
Total Phase 1	15507.0	5557.0	36%	1550.7	4559.0	0.0	1146.0	89656.3
PHASE 2								
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
Total Phase 2	10868.9	3867.0	36%	1086.9	3276.0	948.7 **	1767.0	53602.7
Grand Total	26375.9	9424.0	36%	2637.5	7835.0	948.7 **	2913.0	143259.0

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

** As per the original agreement

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