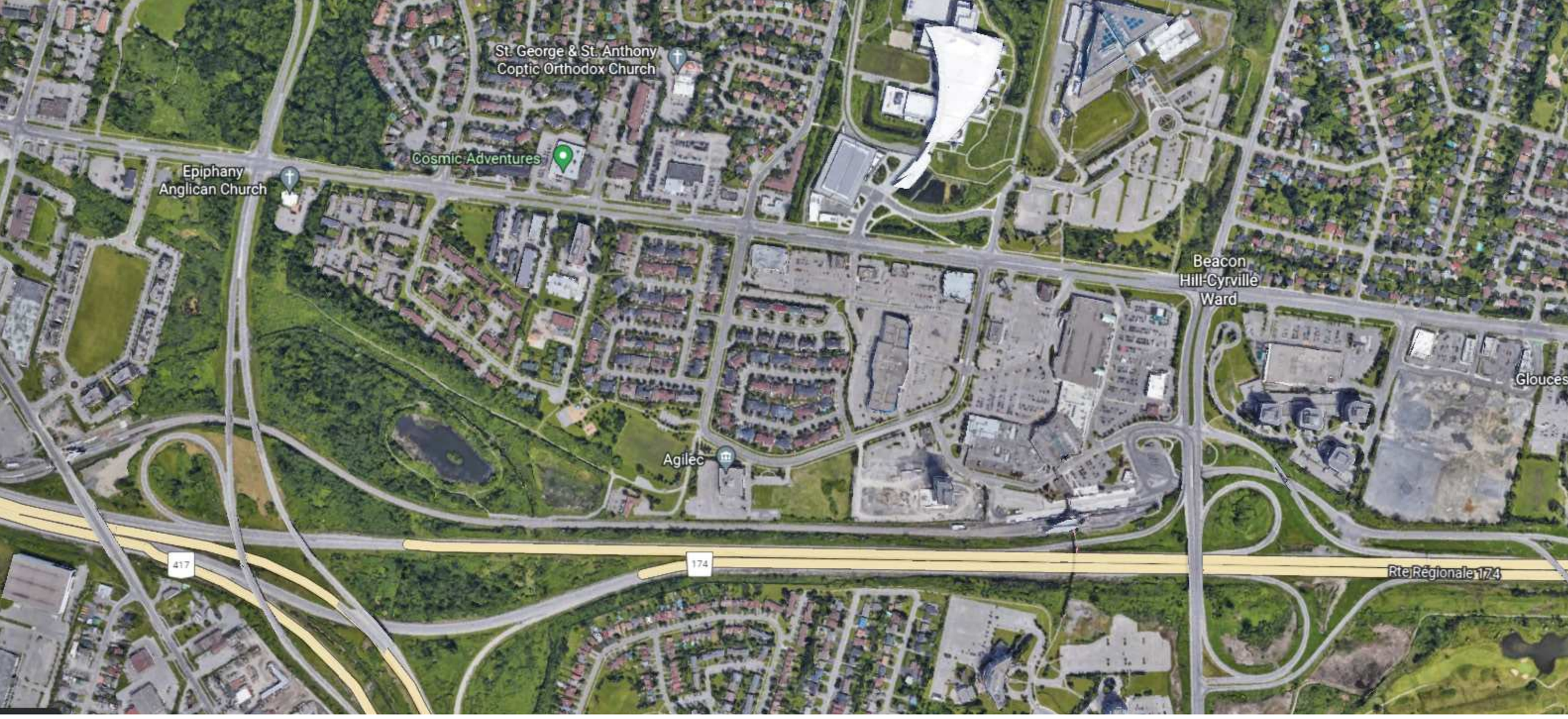

COLONNADE BRIDGEPORT

2000 CITY PARK DRIVE

DESIGN BRIEF - REV 04 | GLOUCESTER, ON

18 JUNE 2025 | 13048

NEUF

COLONNADE BRIDGEPORT

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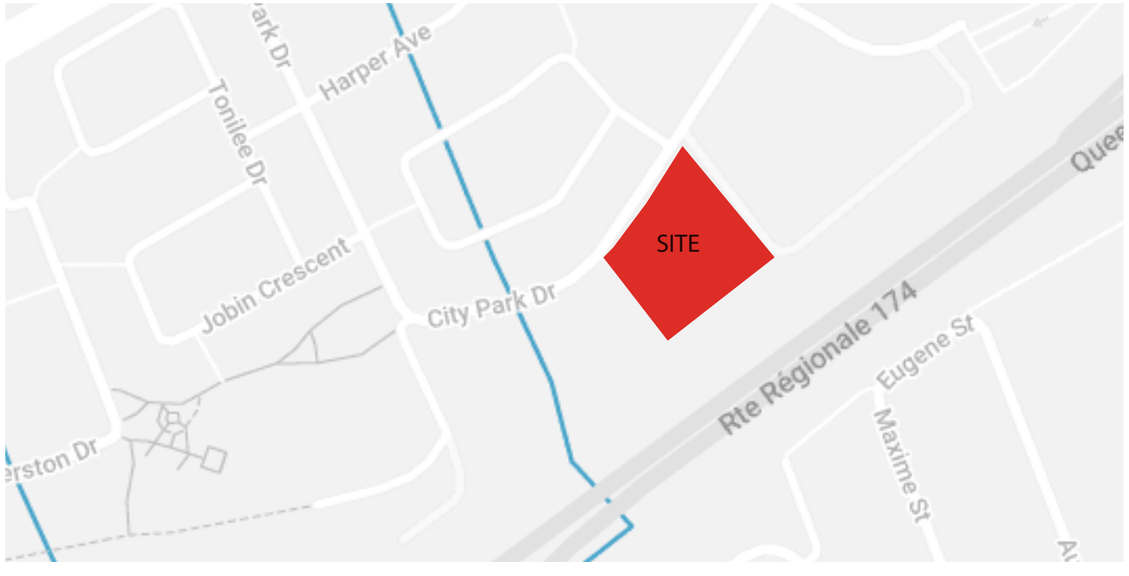
1

SITE

AERIAL VIEW

1. Frontier & Latitude Towers (under construction)
2. City Center Park
3. Scotiabank Theatre Ottawa
4. Gloucester Shopping Center
5. Blair LRT Station
6. RBC Royal Bank
7. St. George & St. Anthony Church
8. Edward Drake Building
9. CSIC Edward Drake Building
10. Carson Grove Elementary Shcool
11. Canadian Tire
12. Costco Wholesale

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

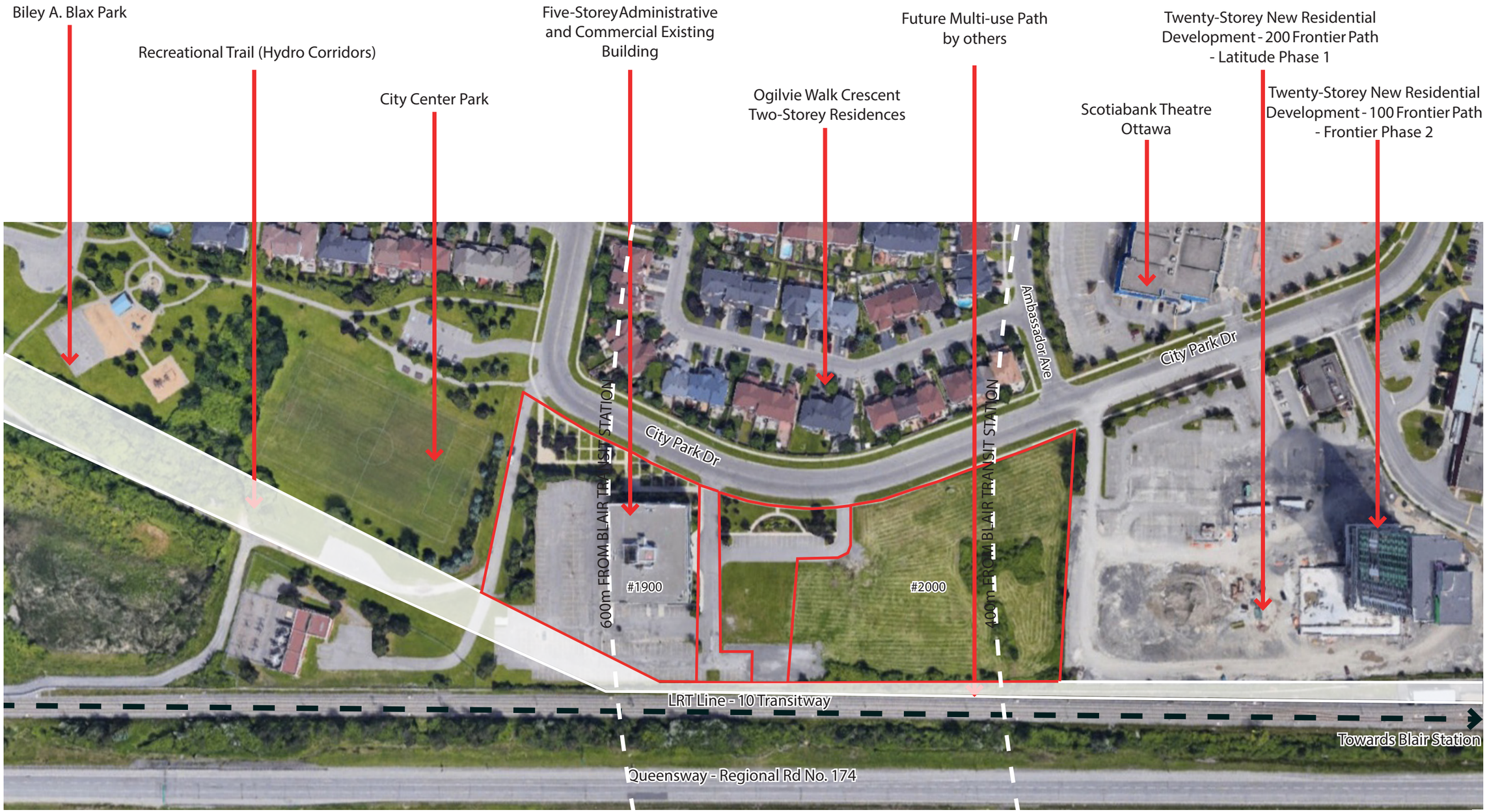
Reference: https://maps.ottawa.ca/geoottawa/

3

4 LOT #2000

ZONING

SITE - URBAN CONTEXT



Site

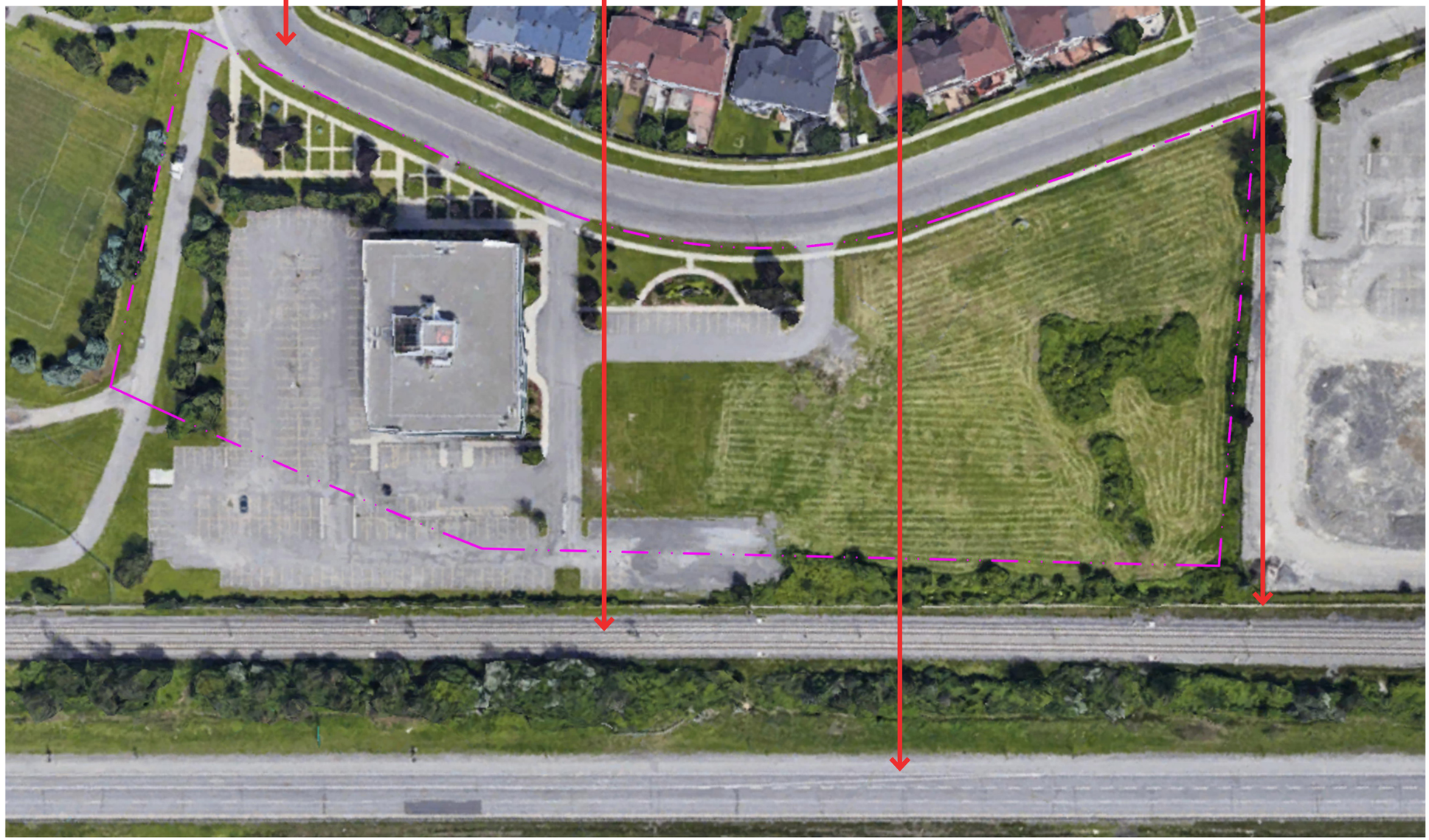
SITE - TRANSPORTATION CONTEXT

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

LRT line - 10 Transitway Approx. width: 10 m

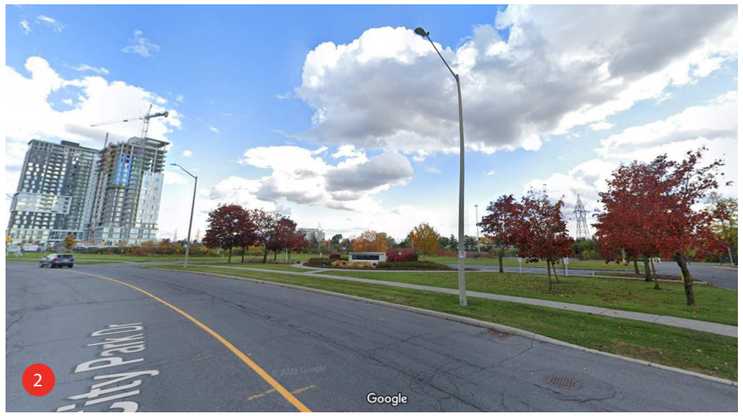
Regional Rd. 174 Public Travelled Road
Approx. width: 32 m

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

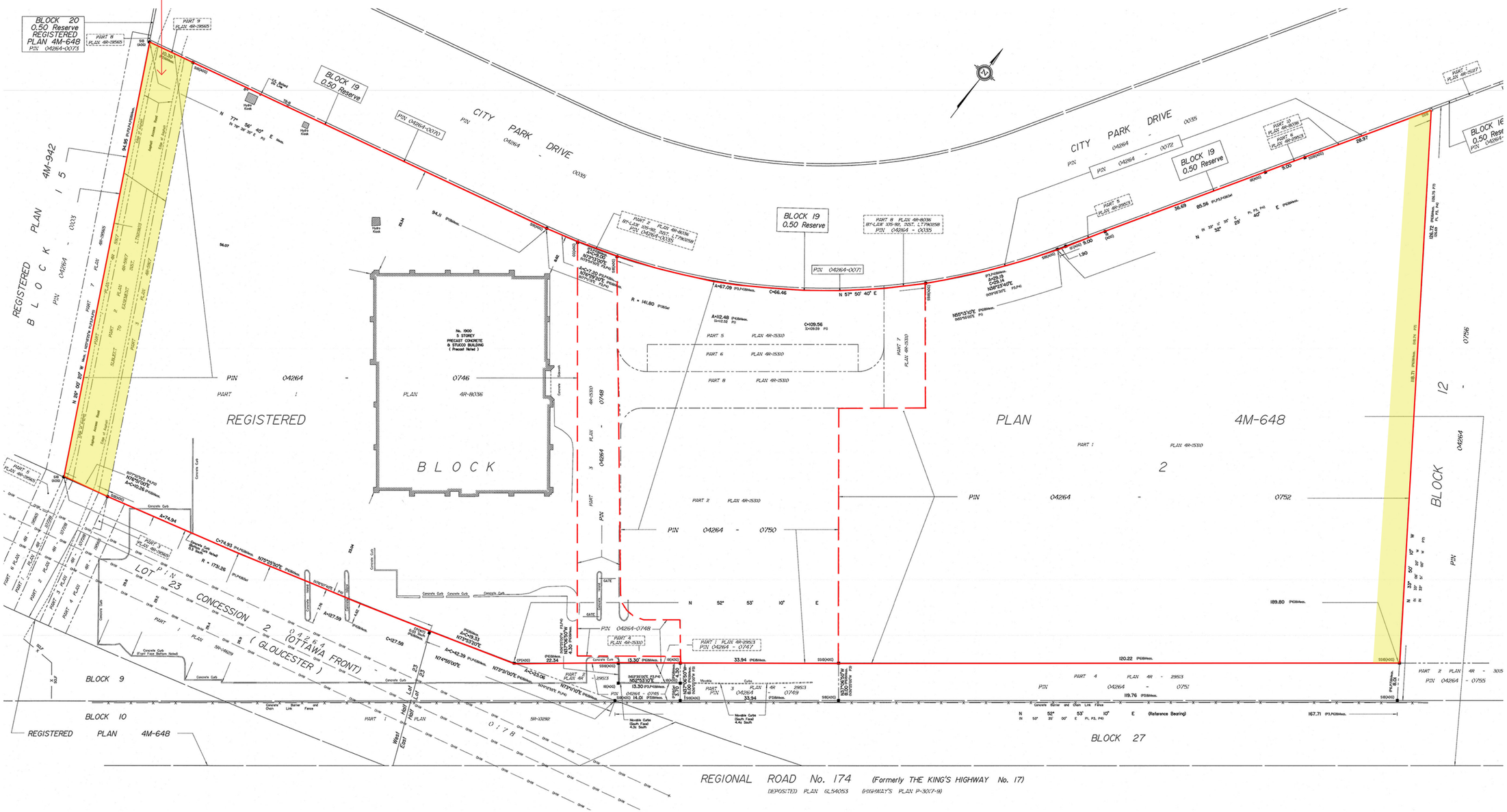


Site

SURROUNDINGS OF THE SITE



SURVEYORS PLAN



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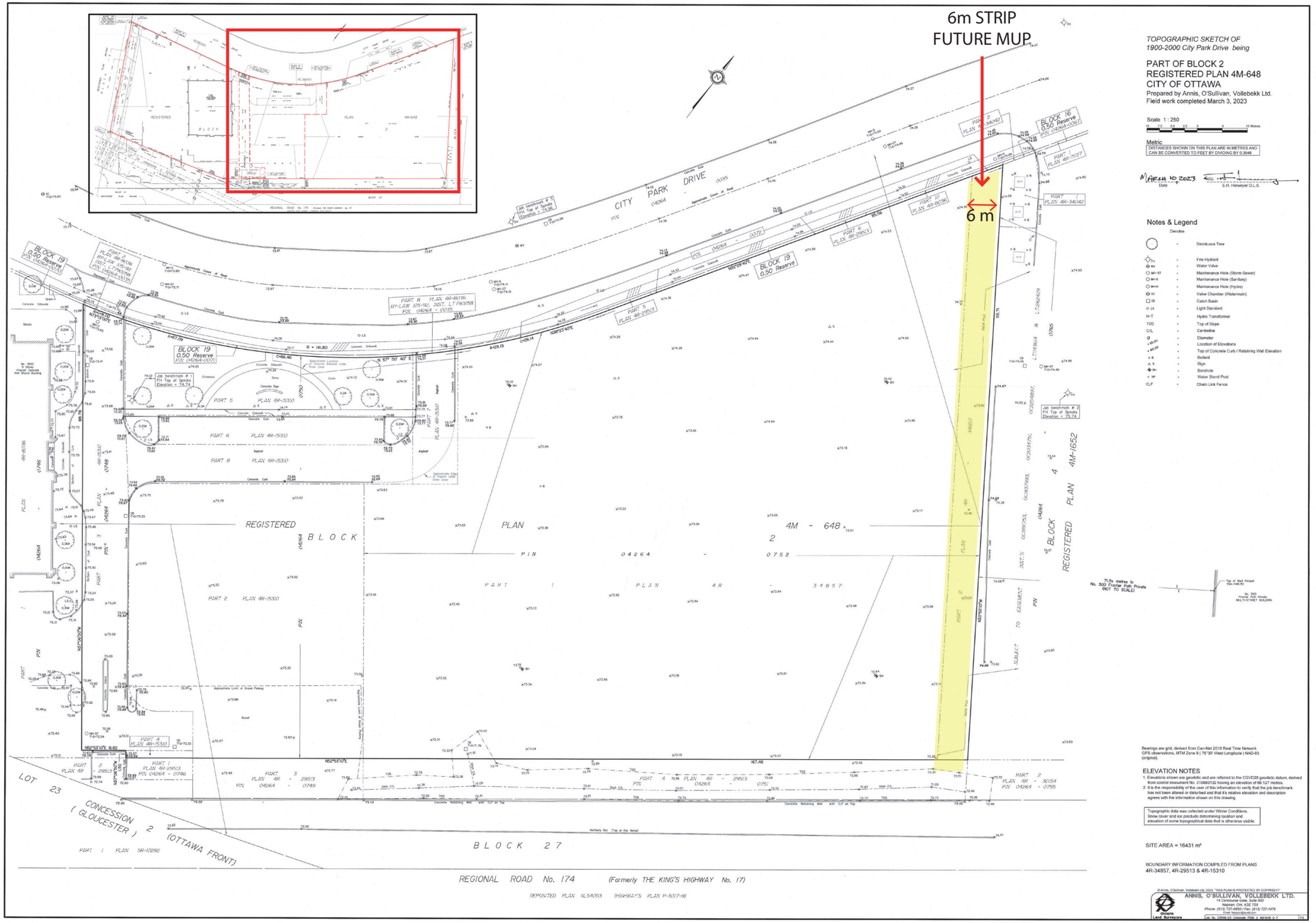
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Ottawa, Ont. K2E 7S
Phone: (613) 727-0850 / Fax: (613) 727-1079
Ontario Land Surveyors Job No. 18007-IB Quoted Plan 2 4M-648 D.F.

Scale
12 9 6 3 0 6 12 Metres

SURVEYORS PARTIAL PLAN



Site

2

CONCEPT

LOCATION:

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

PHASING & MASSING:

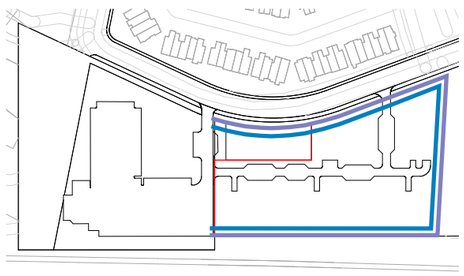
The proposed high rise residential development will be developed in several phases to include 5 towers arranged around a new park. At completion, the total number of units will be approximately 1,200 residential units. The smallest towers are located along the City Park Drive frontage and the up to 30 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.

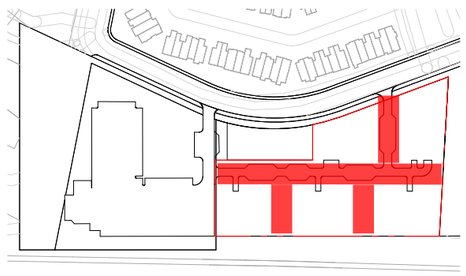
CIRCULATION:

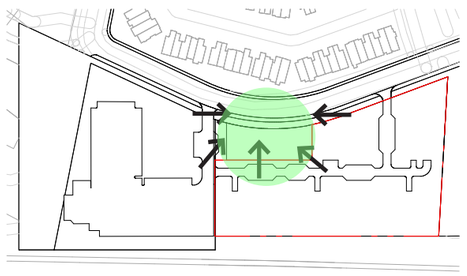
Surface parking is limited and the pedestrian and cyclist network on the site connects the residents to City Park Drive and to the future Multi-Use Pathwaty(MUP) that will run along the southern and western sides of the site.

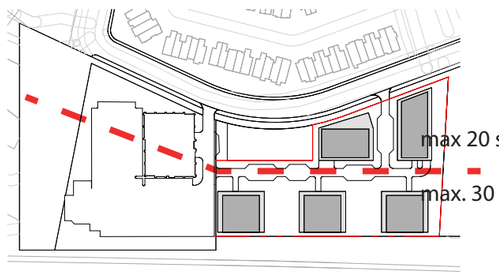
ARCHITECTURAL EXPRESSION:

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.





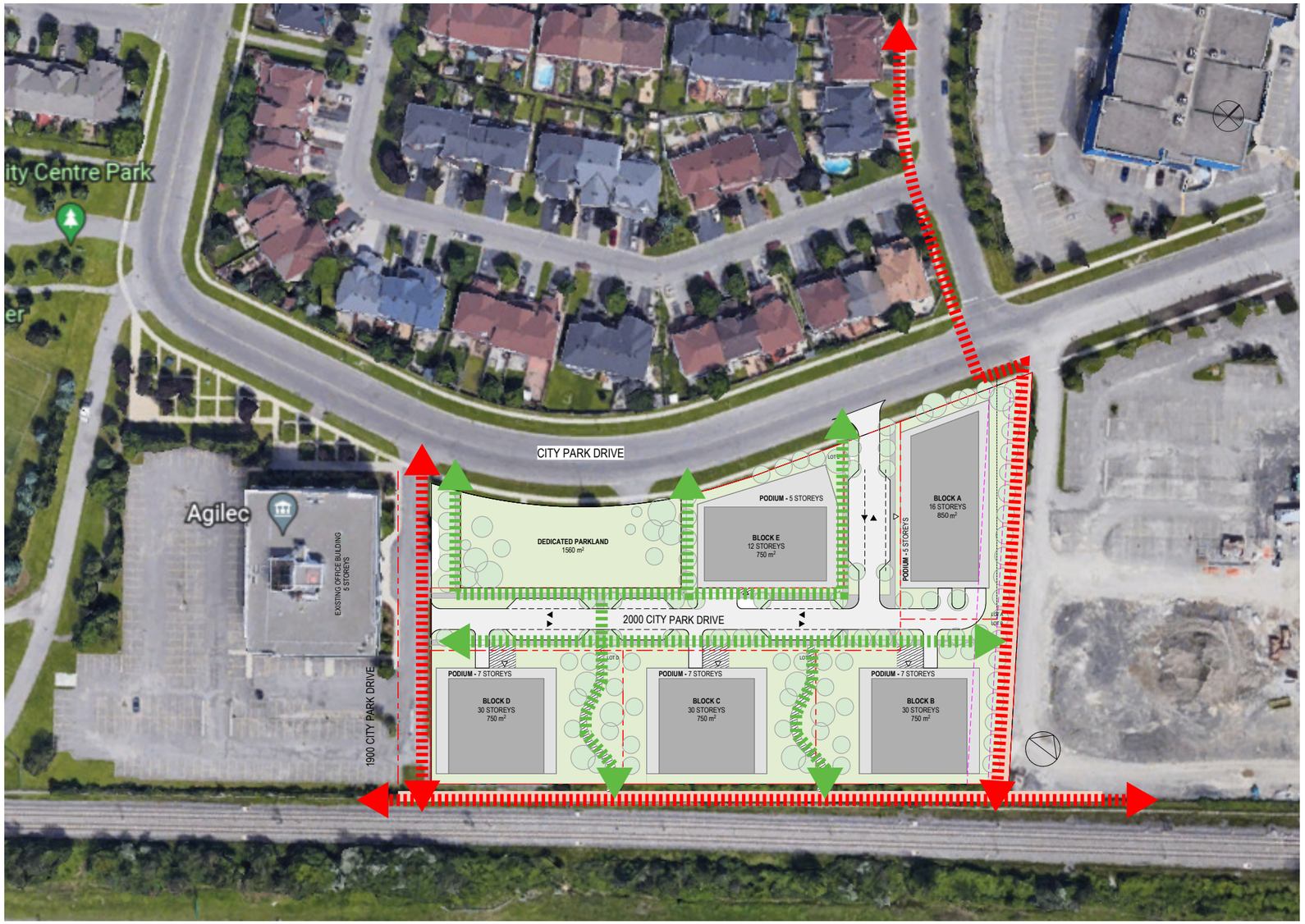




PEDESTRIAN & VEHICULAR NETWORK

Towards Ogilvie Road

Towards Edward Drake Building



PEDESTRIAN PATH OUTSIDE THE SITE

PEDESTRIAN PATH WITHIN THE SITE

VEHICULAR CIRCULATION

Towards City Center Park

Towards

-Gloucester Shopping Center

-Blair LRT Station

Concept

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.

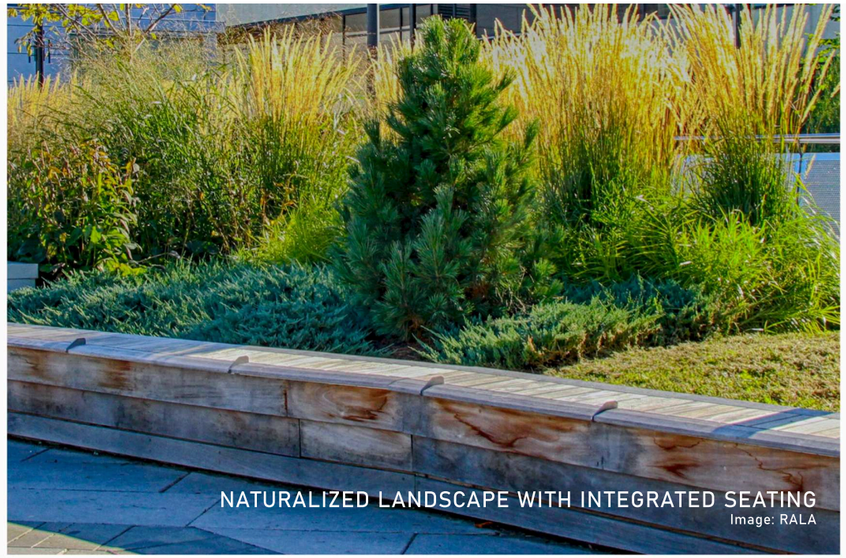
ADHERE TO **BIRD-FRIENDLY** design PRINCIPLES by planting near ground-level glass and with appropriate selection of urban site furniture.

18 JUNE 2025

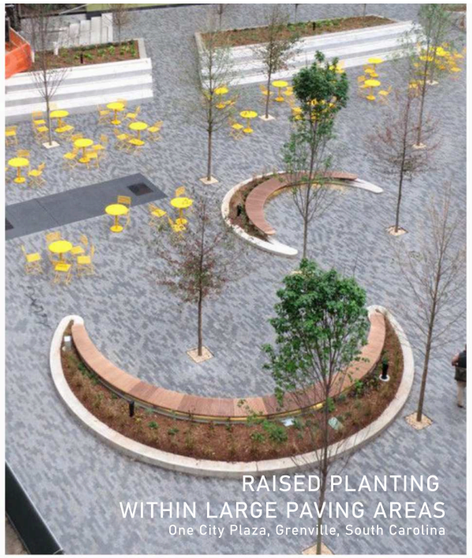
Use LANDSCAPE DESIGN TO CREATE **MICROCLIMATIC COMFORT**, including wind protection, shade, and solar access.

LANDSCAPE CONCEPT INSPIRATION IMAGES

BY RUHLAND & ASSOCIATES LTD.

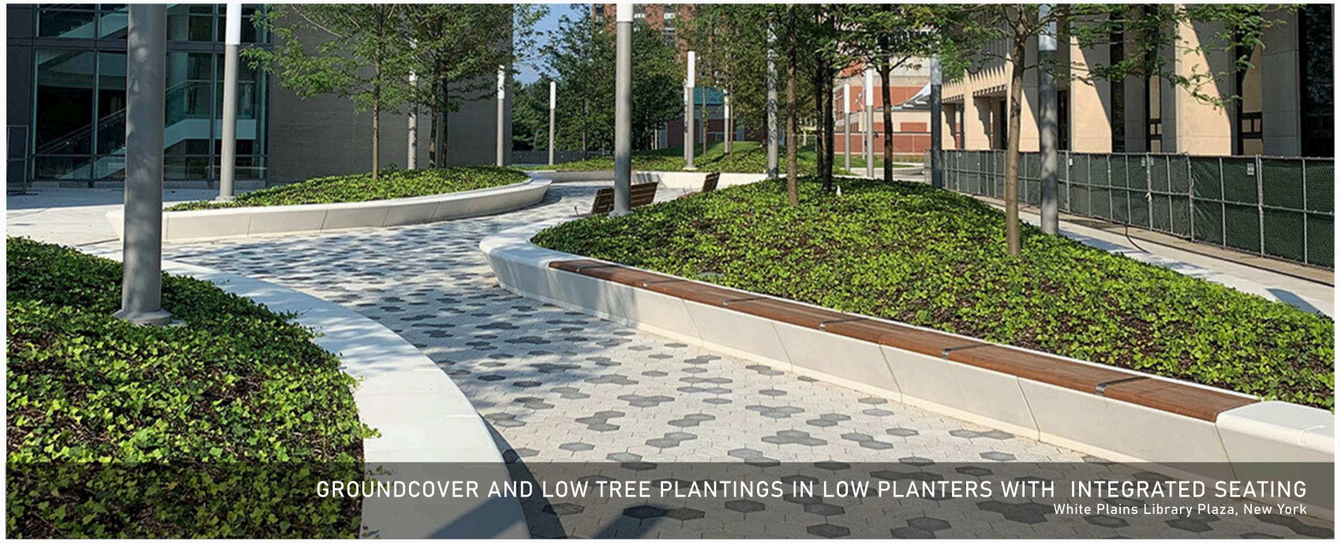


NATURALIZED LANDSCAPE WITH INTEGRATED SEATING
Image: RALA

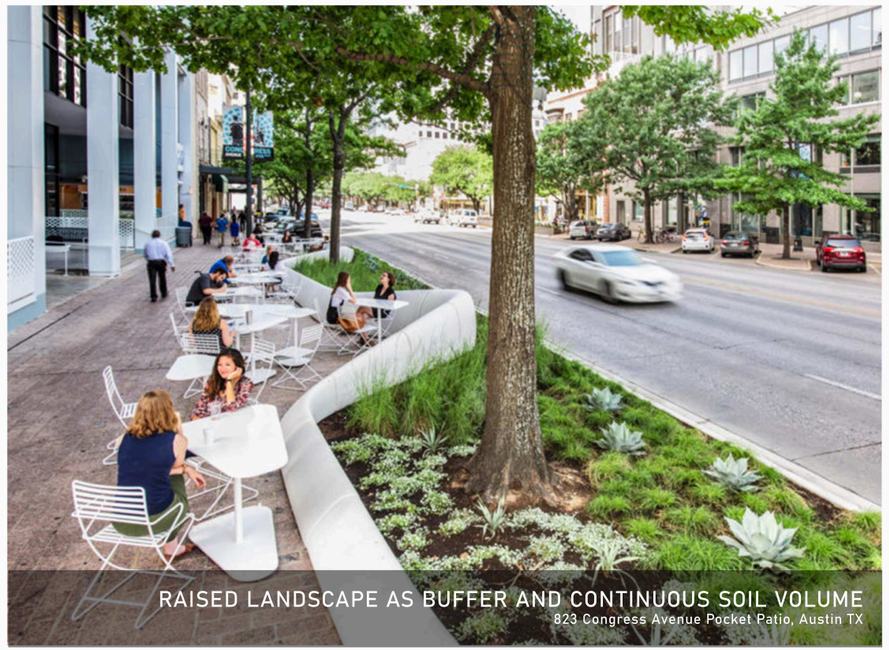


RAISED PLANTING
WITHIN LARGE PAVING AREAS
One City Plaza, Grenville, South Carolina

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

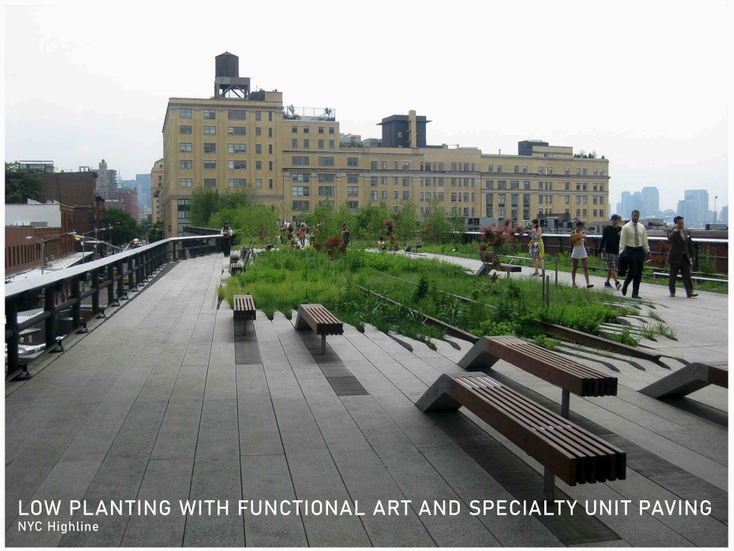
BY RUHLAND & ASSOCIATES LTD.

NATIVE GRASSES AND SHRUBS ON STRUCTURE
Image: CCxA

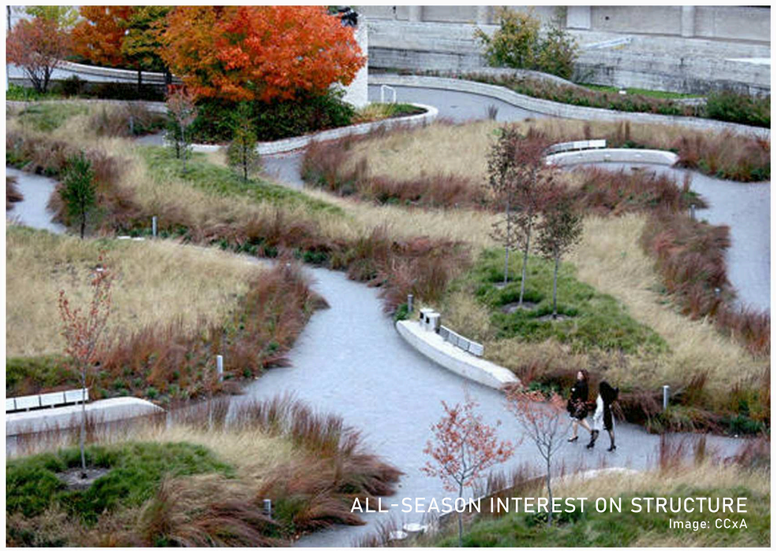
STAINLESS BIKE PARKING

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

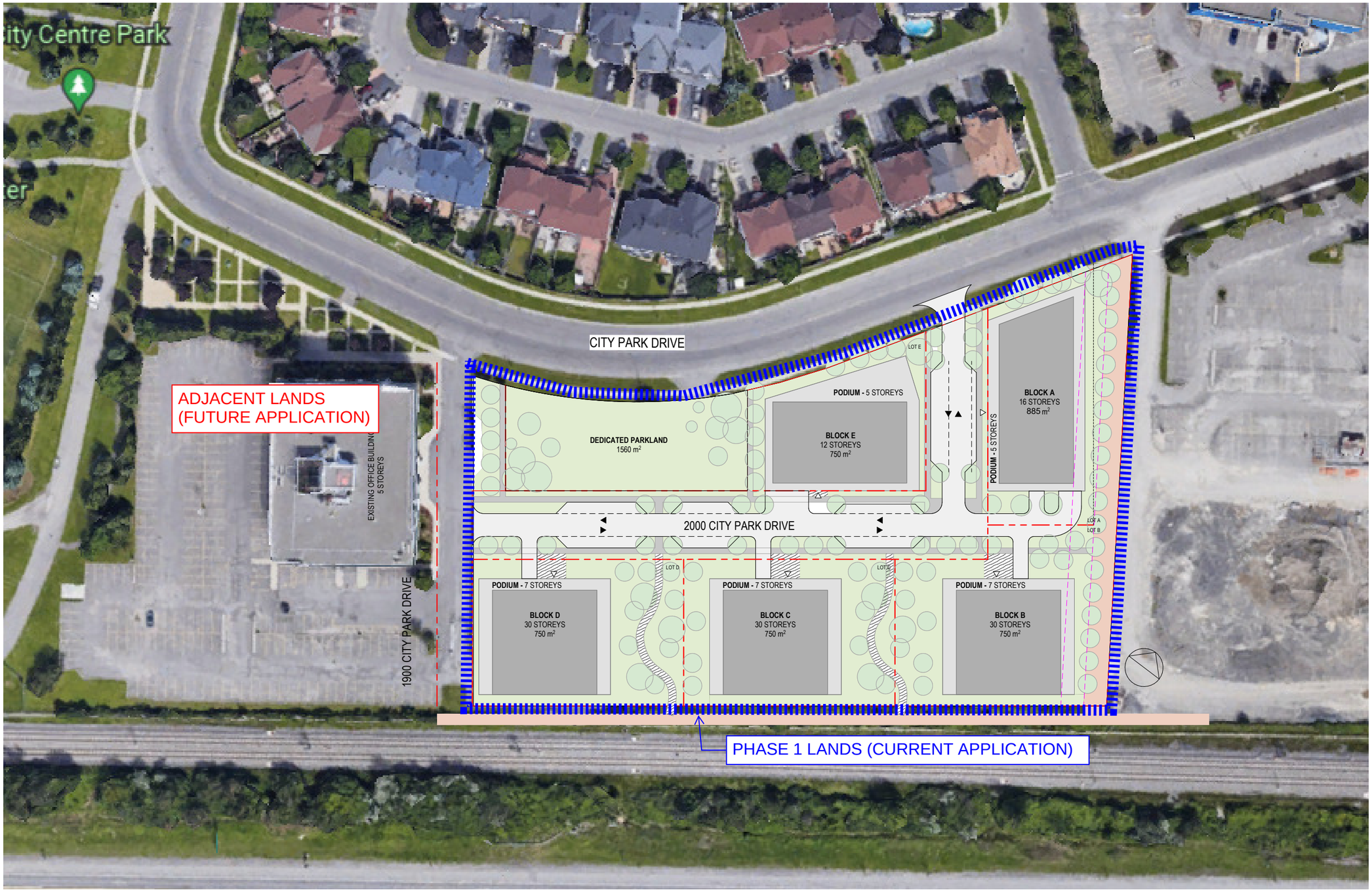
PLANT PALETTE WITH WINTER INTEREST
Image: J.Whitworth/GAP

3

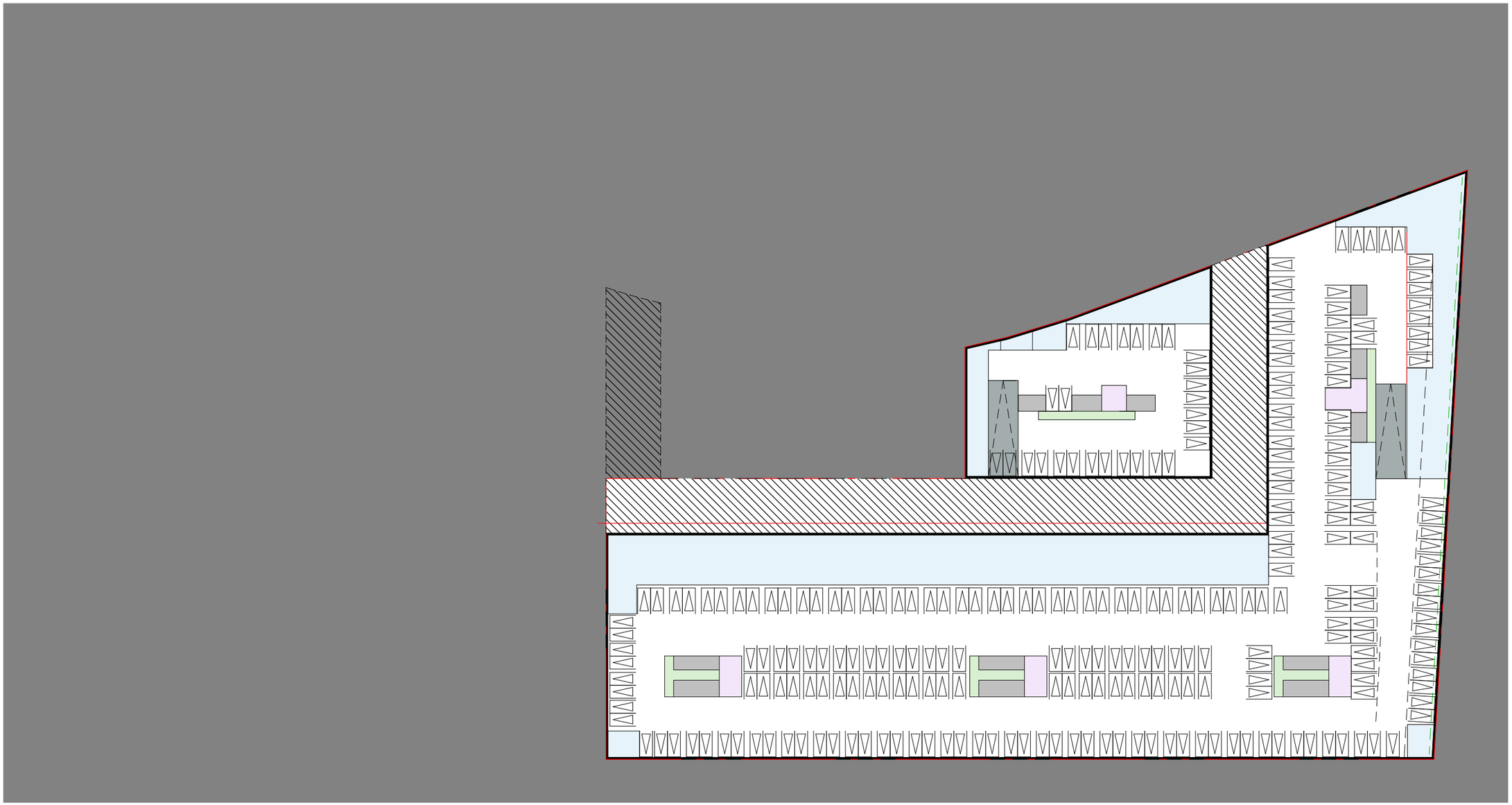
PLANS AND SECTIONS

PRELIMINARY PROPOSED SITE PLAN

PRELIMINARY PROPOSED SITE PLAN

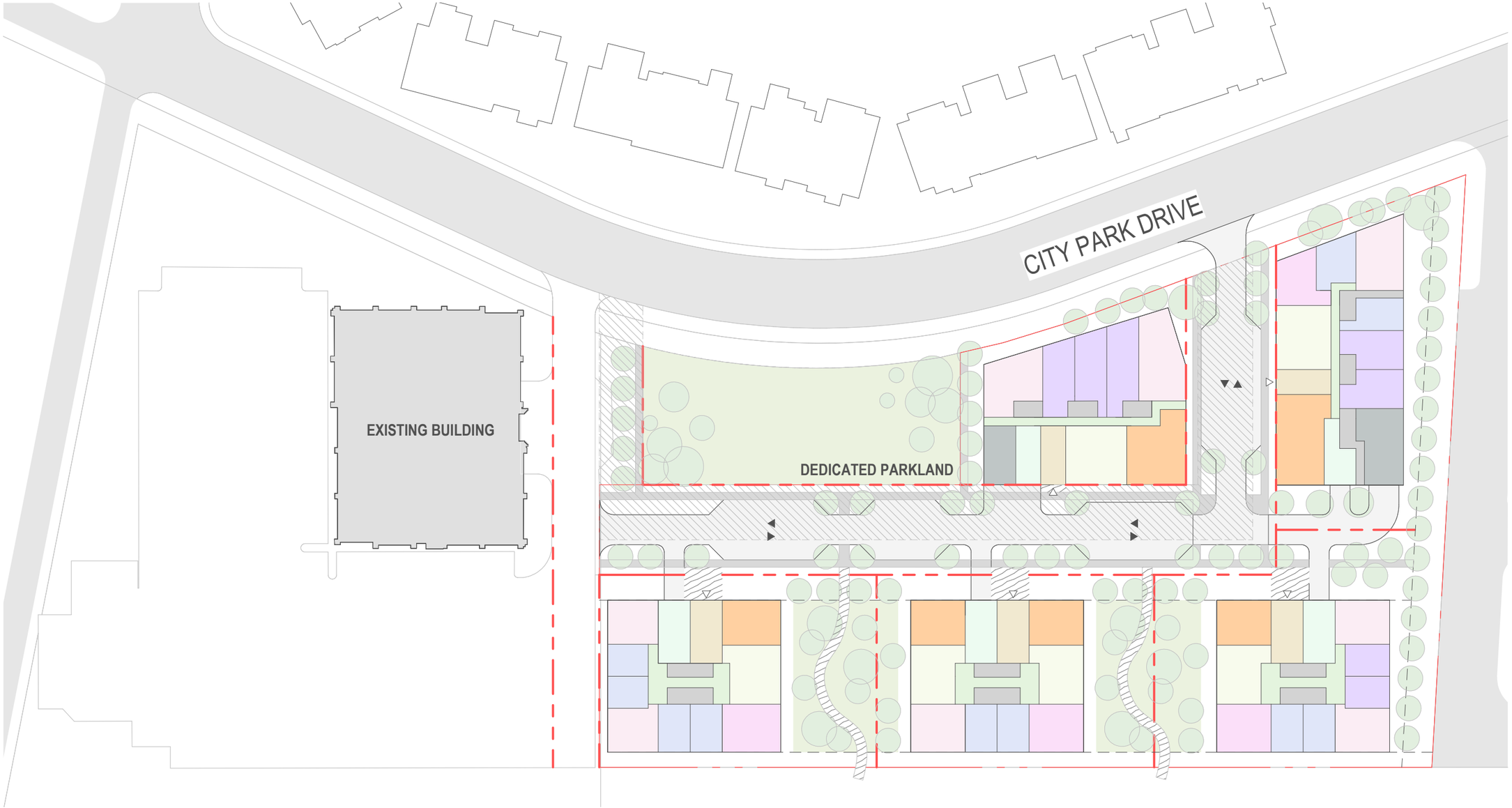


BASEMENT FLOOR PLAN



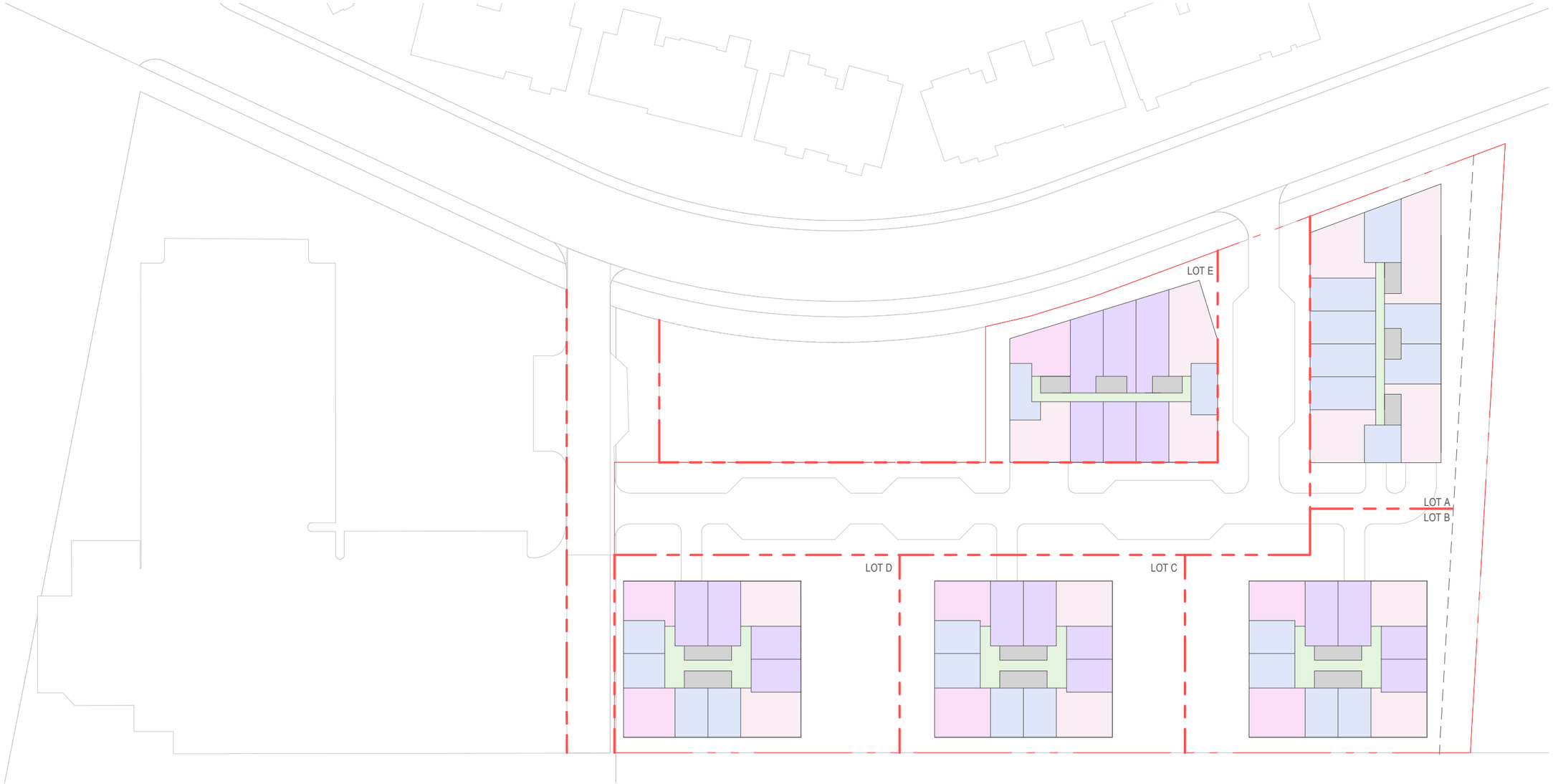
STORAGE GARBAGE COMMON CIRCULATION

PRELIMINARY PROPOSED GROUND FLOOR PLAN



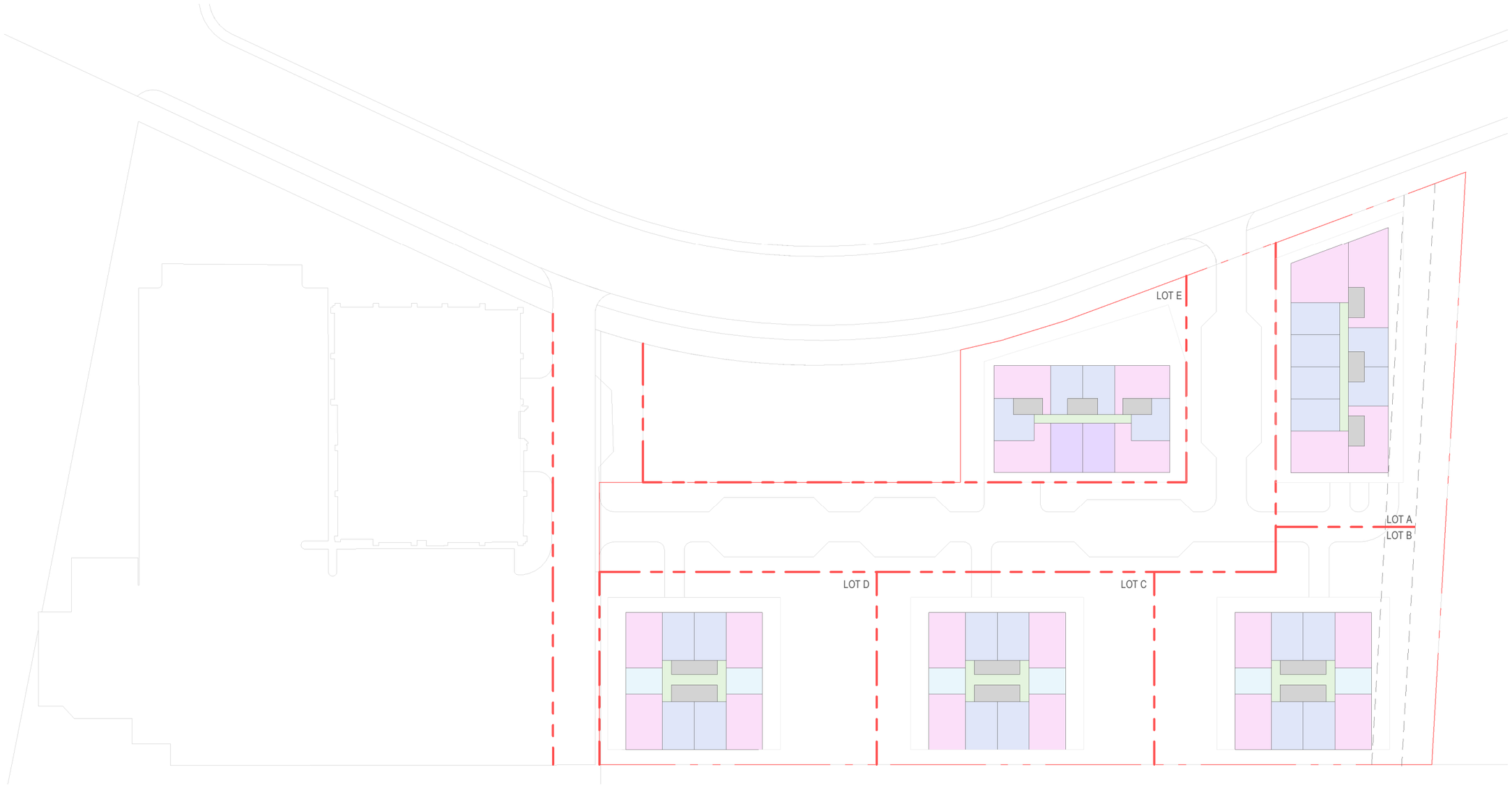
LOADING | LOBBY | COMMON | CIRCULATION | COMMERCIAL | AMENITY | 1 BED | 1 BED + | 2 BED | 3 BED

PRELIMINARY PROPOSED PODIUM 2ND FLOOR PLAN



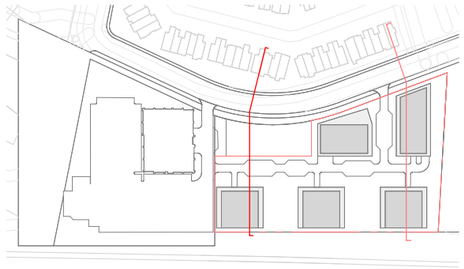
COMMON
CIRCULATION
1 BED
1 BED +
2 BED
3 BED

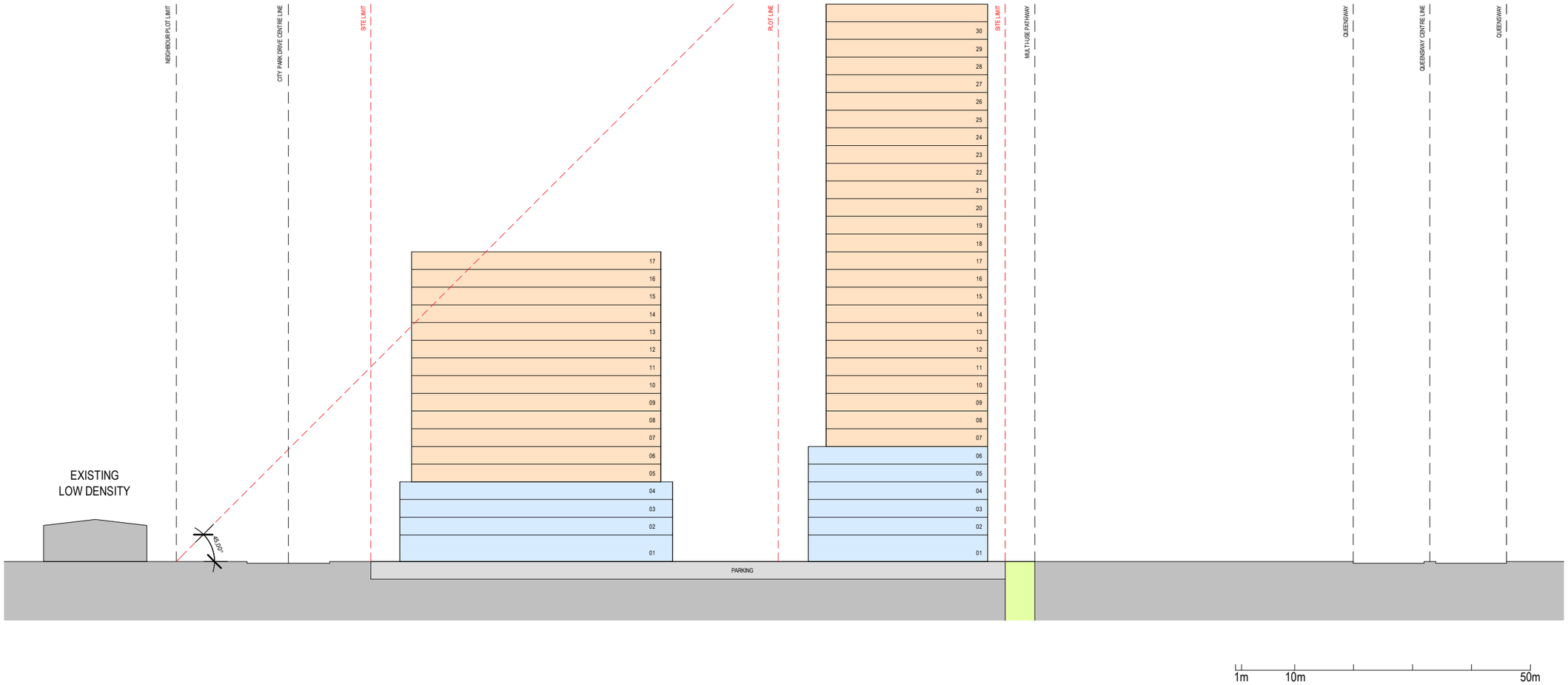
PRELIMINARY PROPOSED TOWER TYPICAL FLOOR PLAN



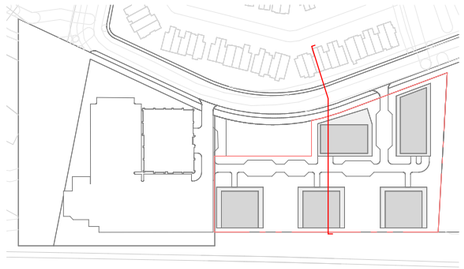
COMMON | CIRCULATION | 1 BED | 1 BED + | 2 BED | 3 BED

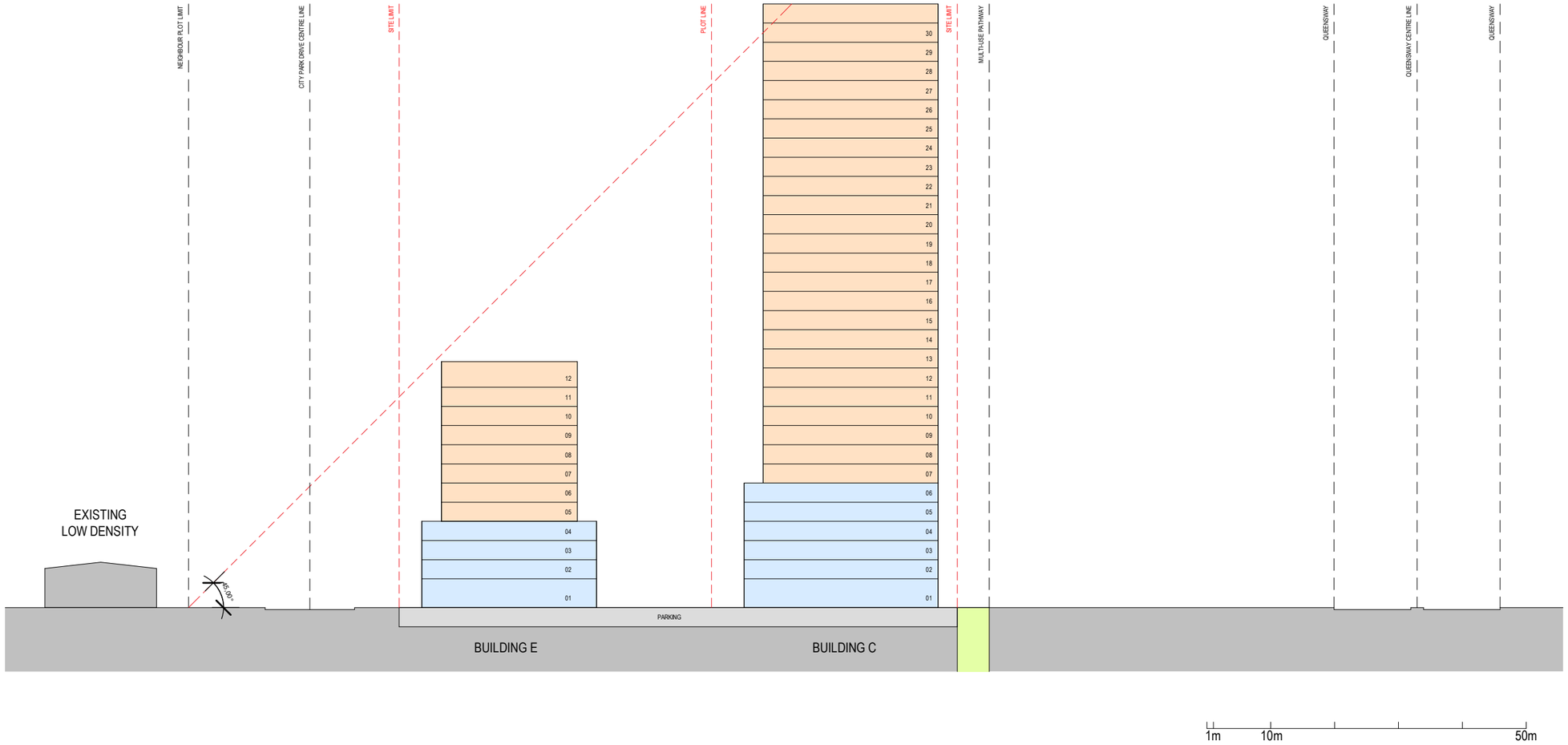
CROSS SECTION AA





CROSS SECTION BB





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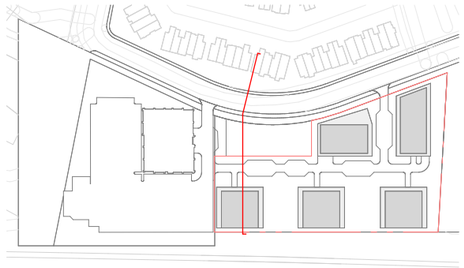
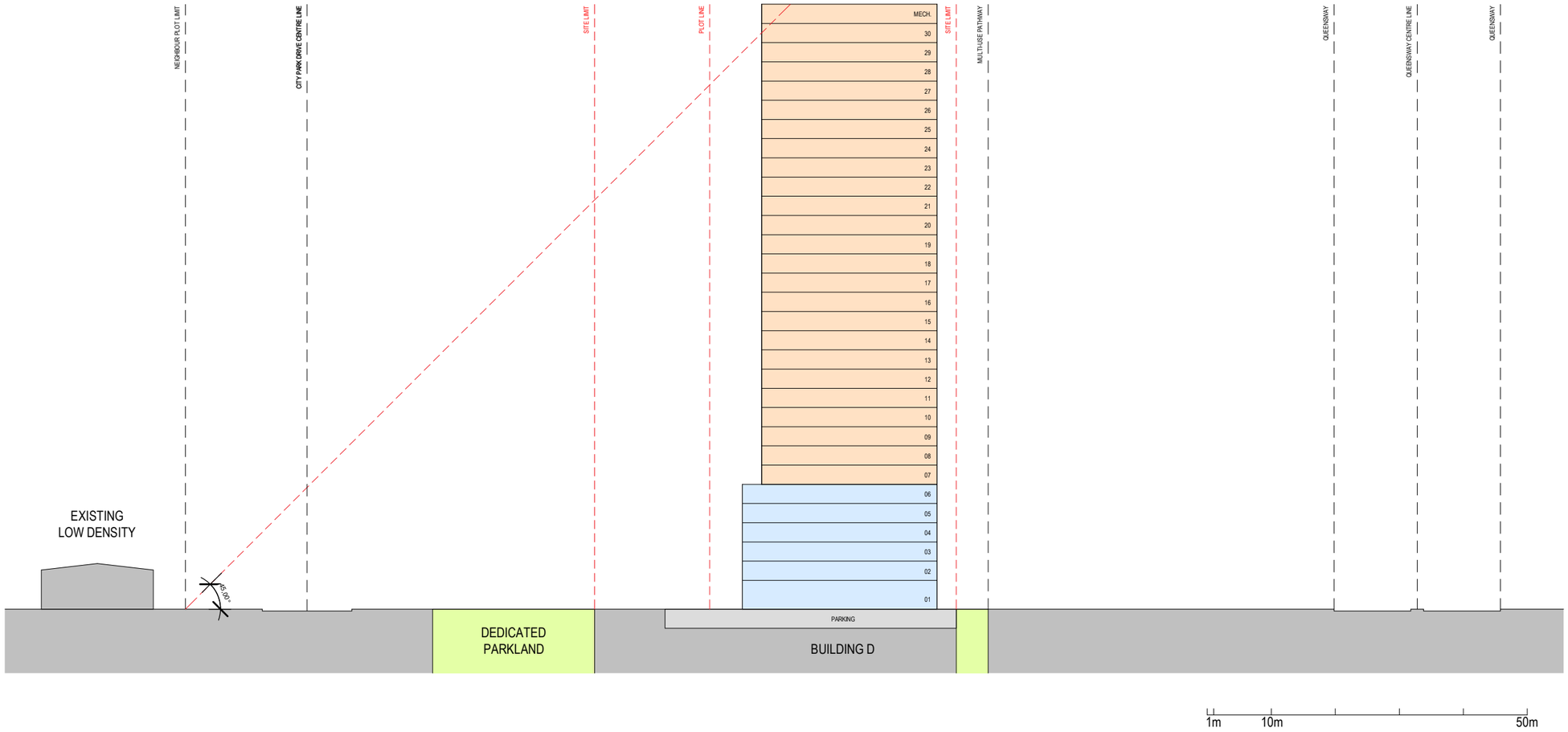
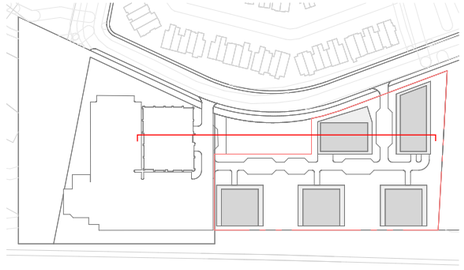
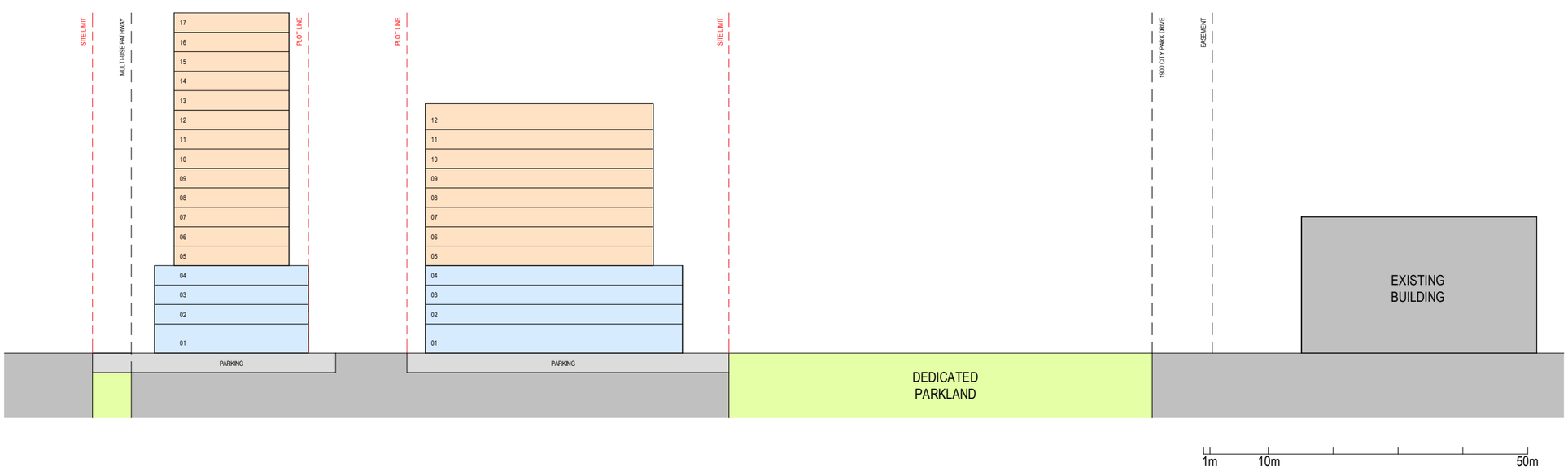




CROSS SECTION DD





5

INSPIRATIONAL IMAGES AND PRECEDENTS

PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS

Toronto. ON

Insperational images and precedents

Central Park, Bayview Village, Toronto, CORE ARCHITECTS

CITY PLACE & QUEEN'S WARF, TORONTO

City Place Toronto,

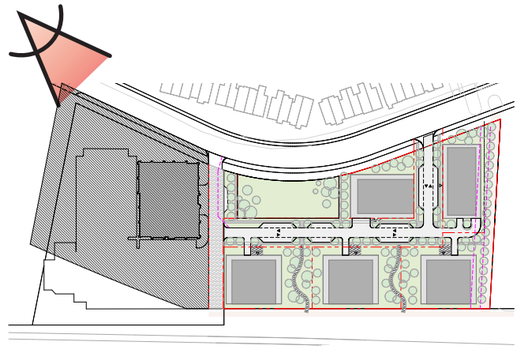
Queen's Warf RoadToronto,

Insperational images and precedents

6

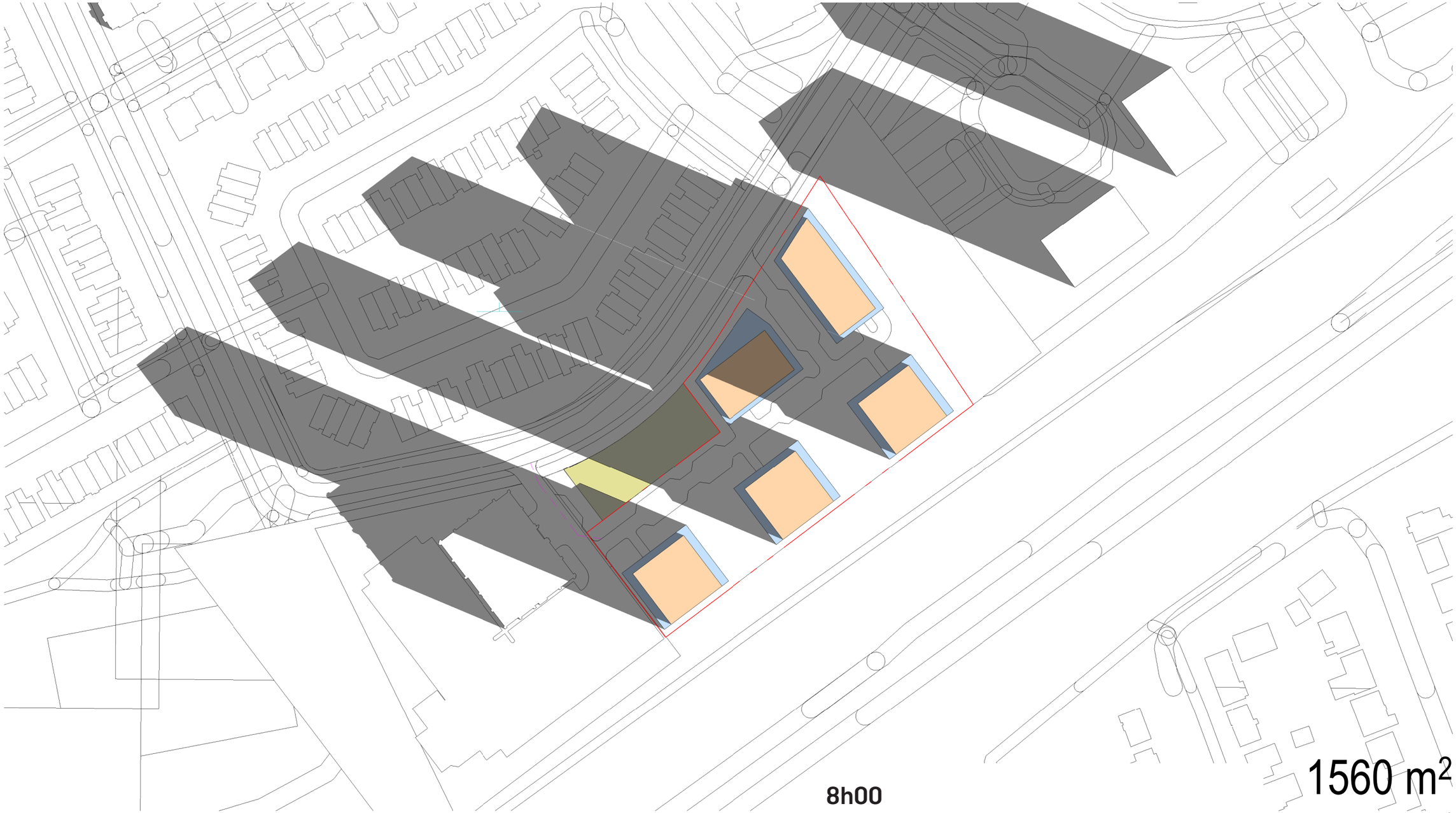
PERSPECTIVES & ELEVATIONS

WEST PERSPECTIVE



7 SUN

STUDY



8h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²
FAIL : 352 m²

Sun Study

9h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m^2

FAIL : 594 m^2

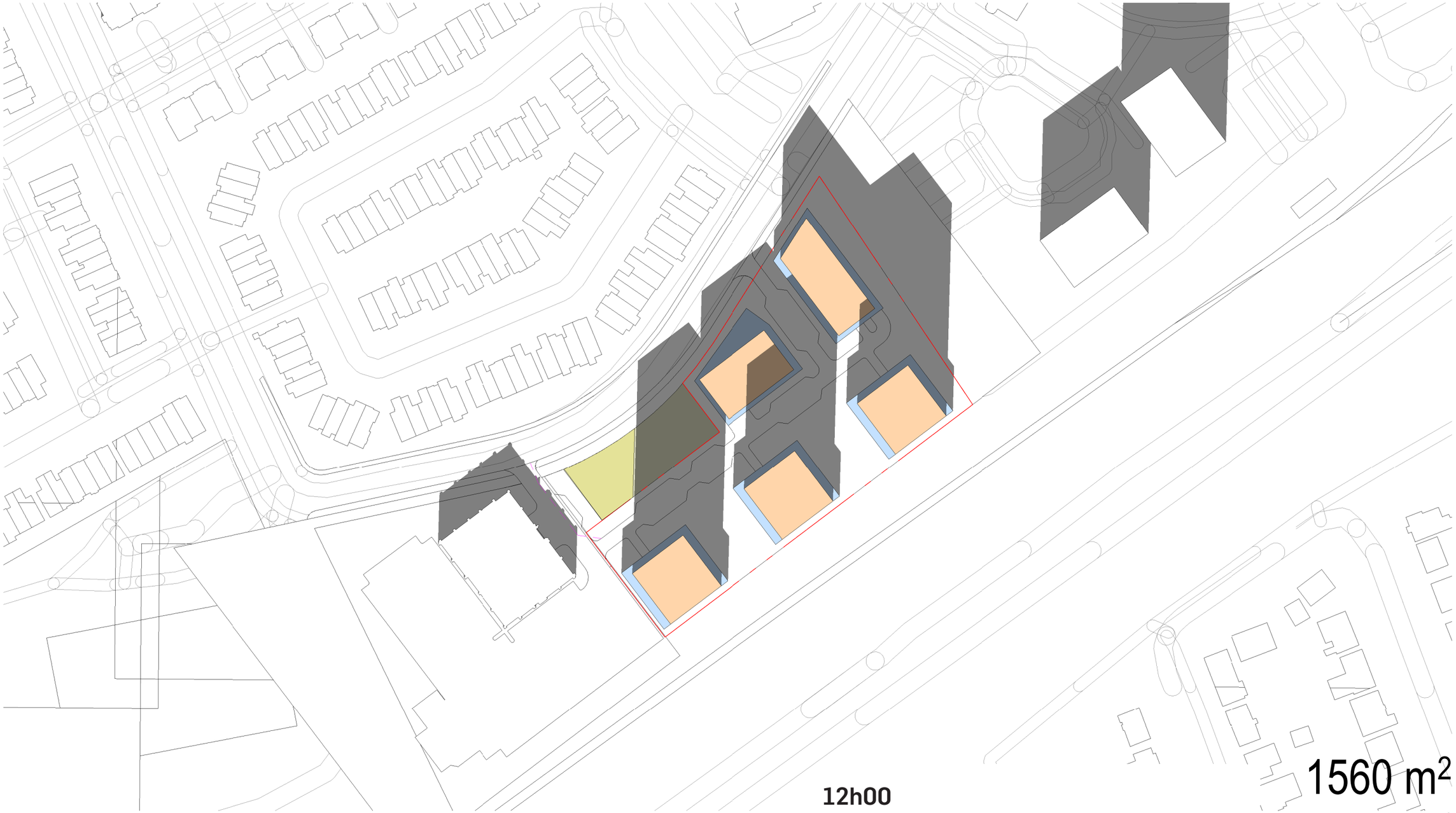
10h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²
790 m²

11h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²

FAIL : 701 m²



12h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²

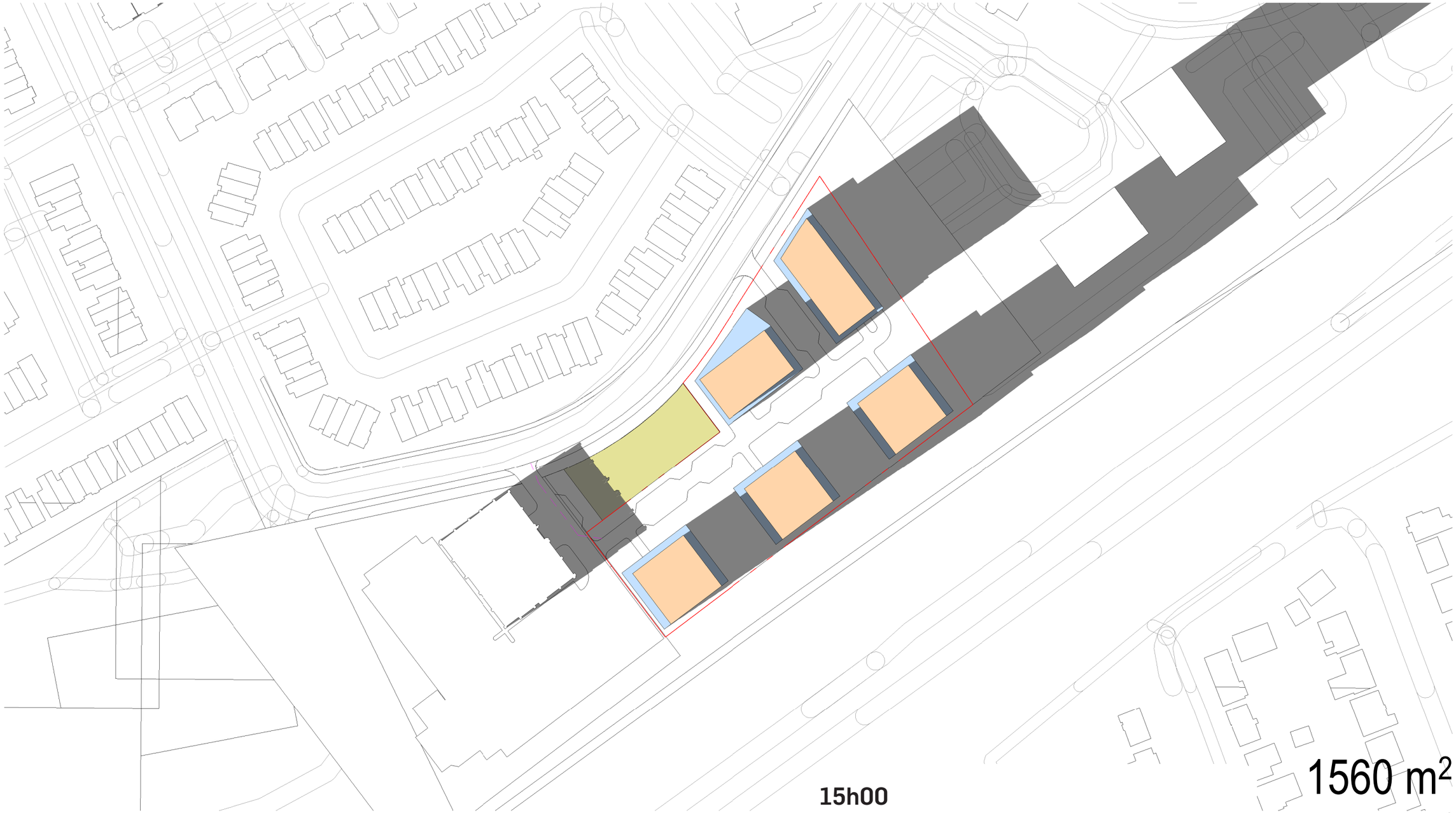
FAIL : 649 m²

13h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²
PASS : 1393 m²

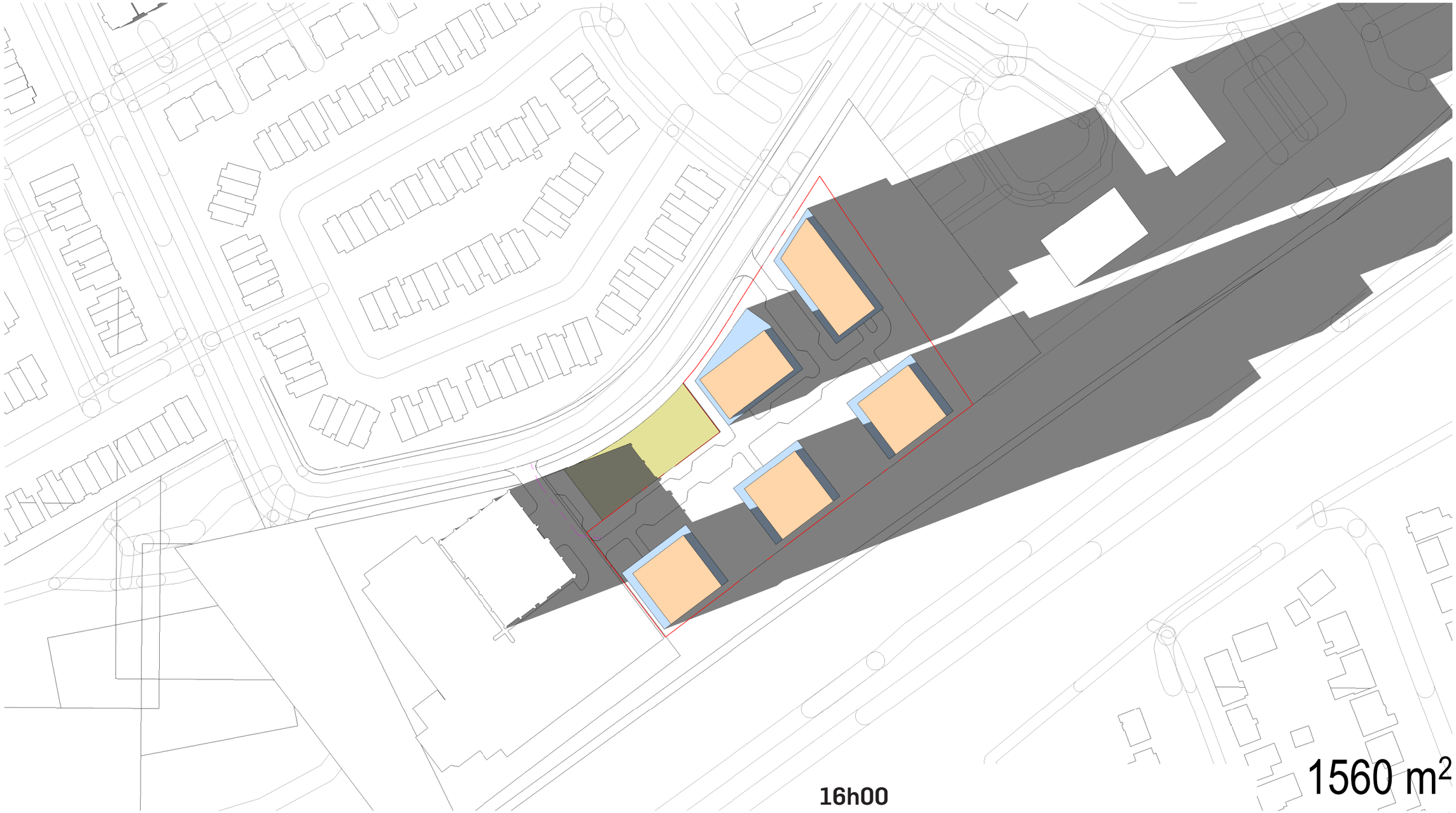
14h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²
PASS : 1494 m²



15h00
PARKLAND AREA + SOLAR EXPOSURE

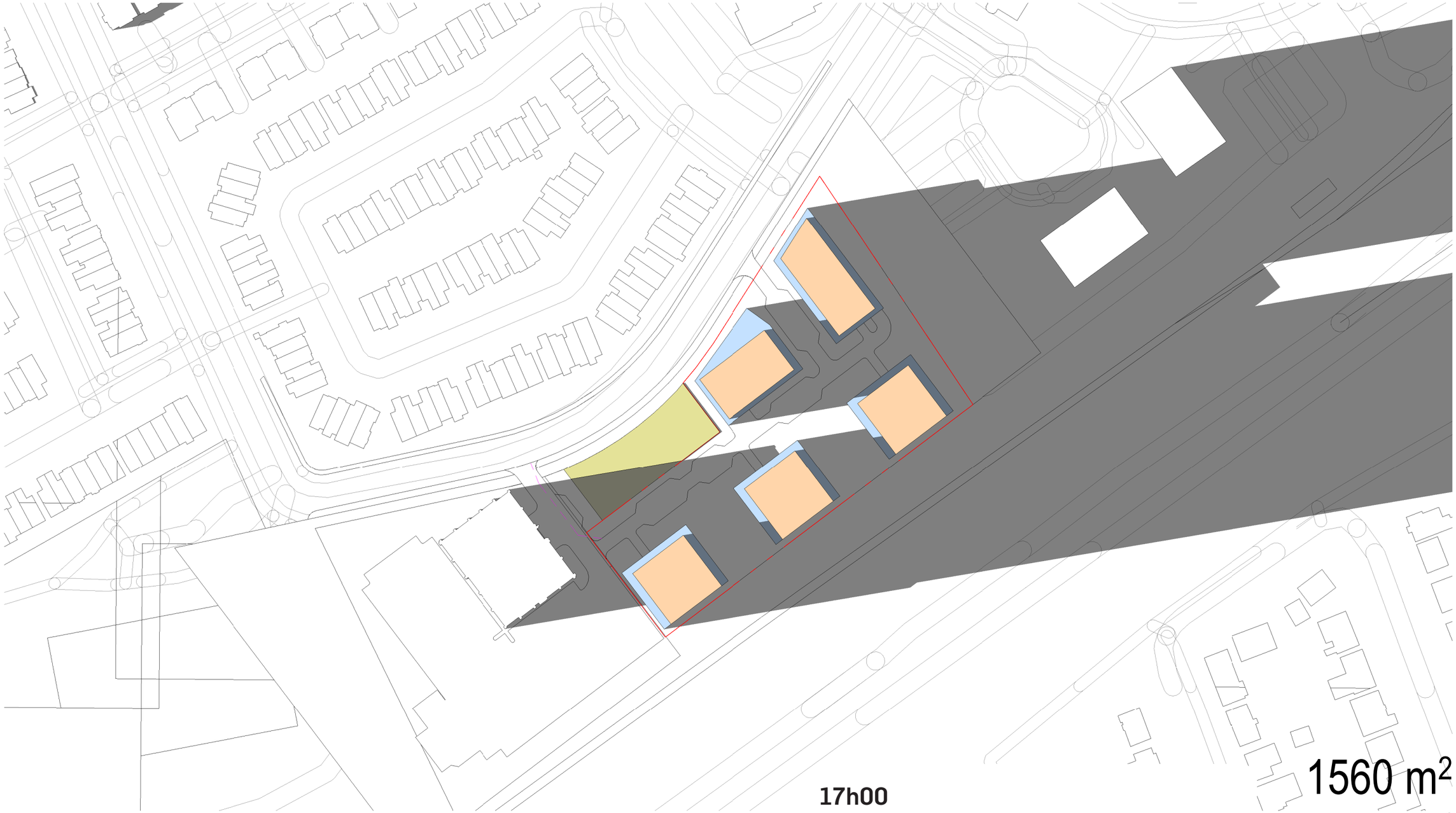
1560 m²
PASS : 1231 m²



16h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²

PASS : 859 m²



17h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m²

PASS : 1077 m²

18h00
PARKLAND AREA + SOLAR EXPOSURE

1560 m^2
PASS : 1387 m^2

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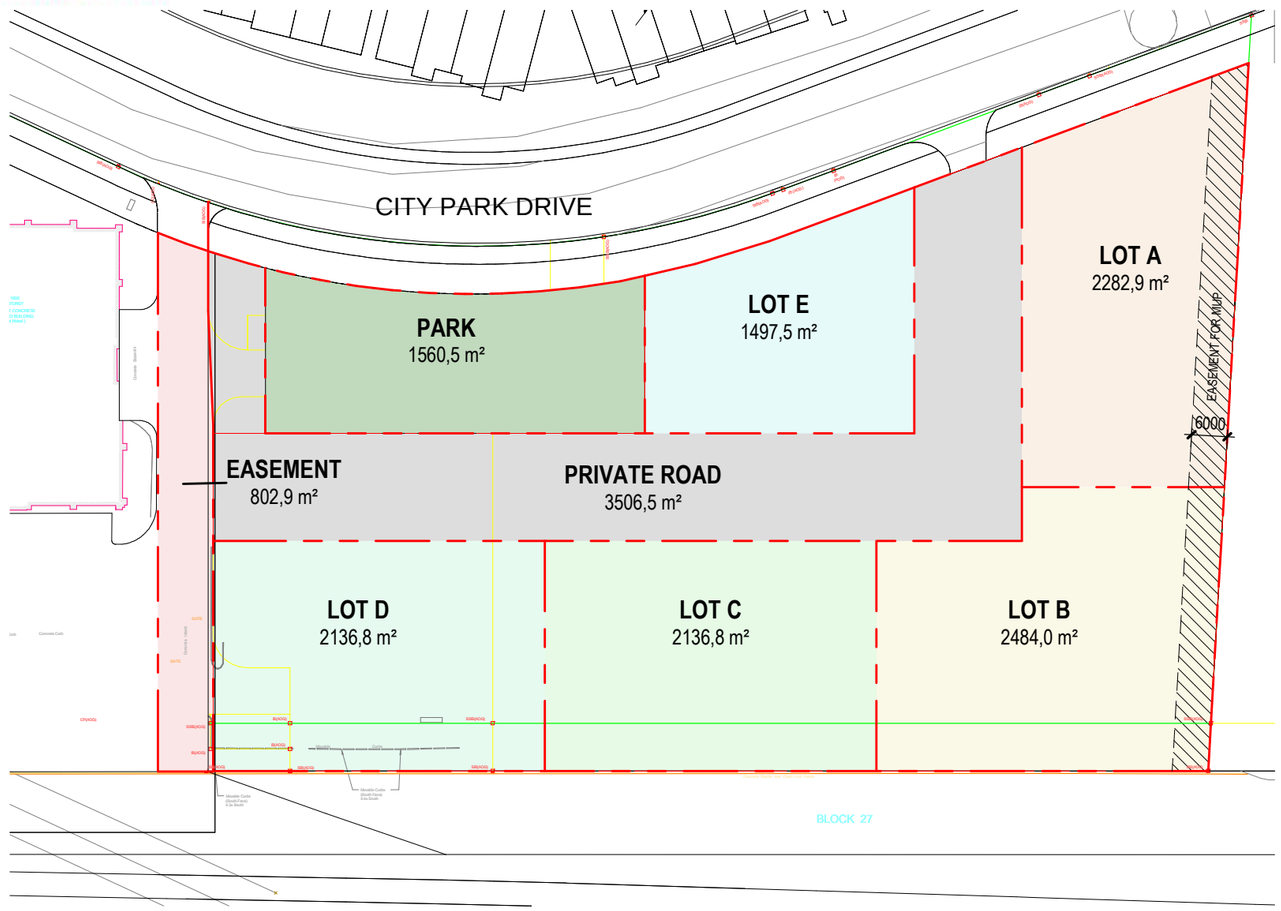
STATISTICS

NEUF
ARCHITECT(E)S

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**



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