

COLONNADE BRIDGEPORT

1900 & 2000 CITY PARK DRIVE

DESIGN BRIEF | GLOUCESTER, ON

12 APRIL 2023 | 13048

NEUF 

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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*, 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.

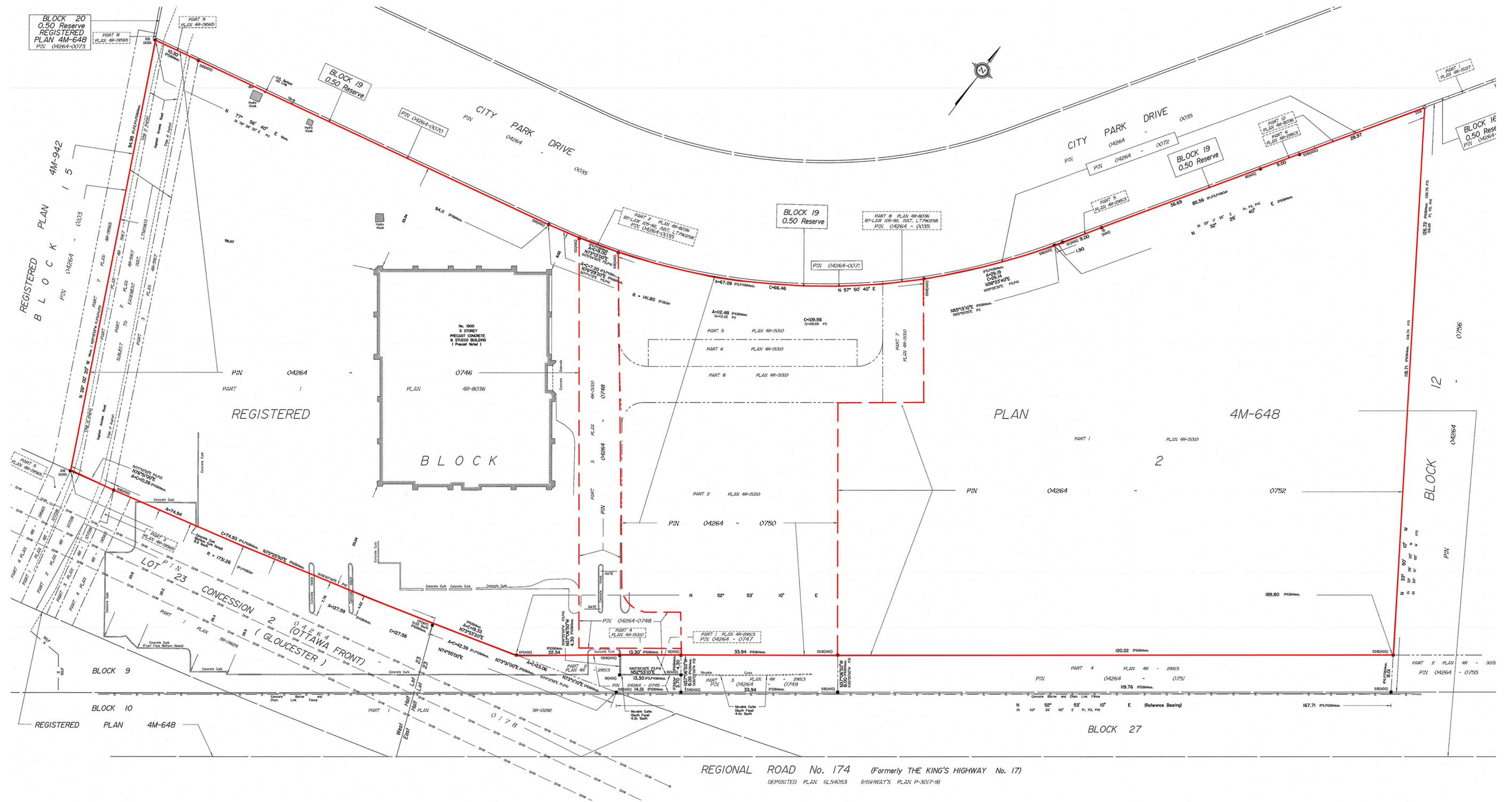


Site

SURROUNDINGS OF THE SITE



SURVEYORS PLAN



Site

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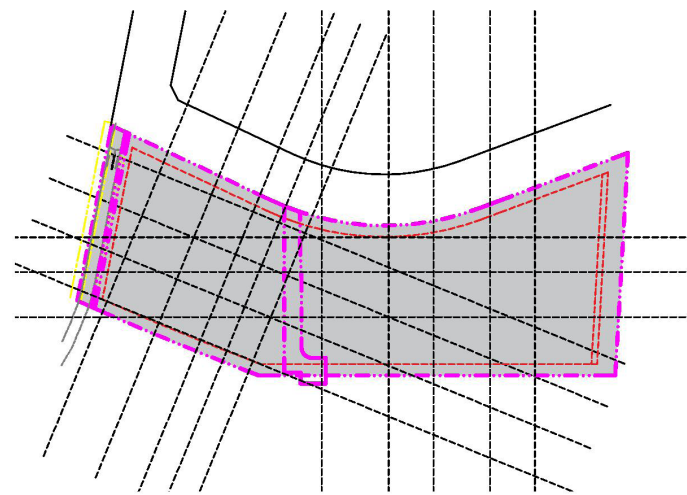
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CONCEPT

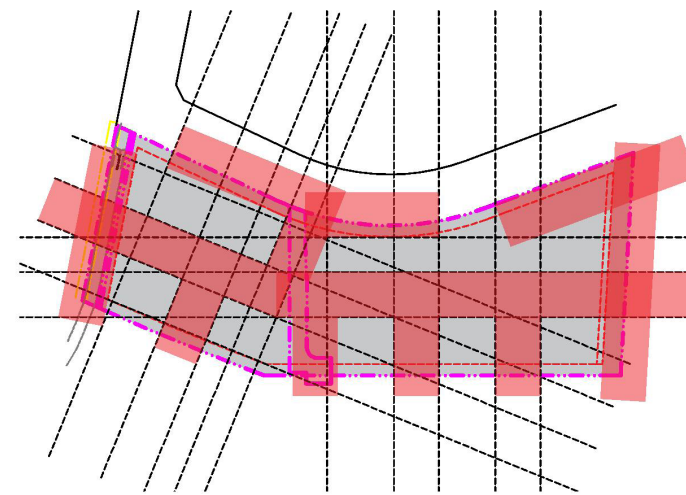
PEDESTRIAN NETWORK



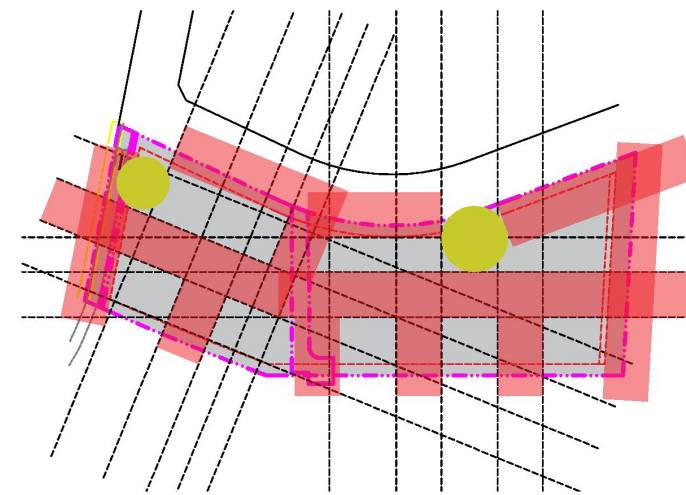
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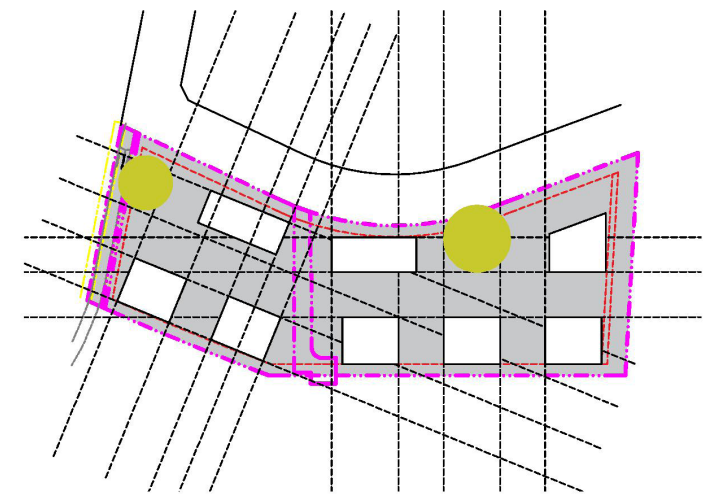
SET BACKS



24m BETWEEN TOWERS



PARKS

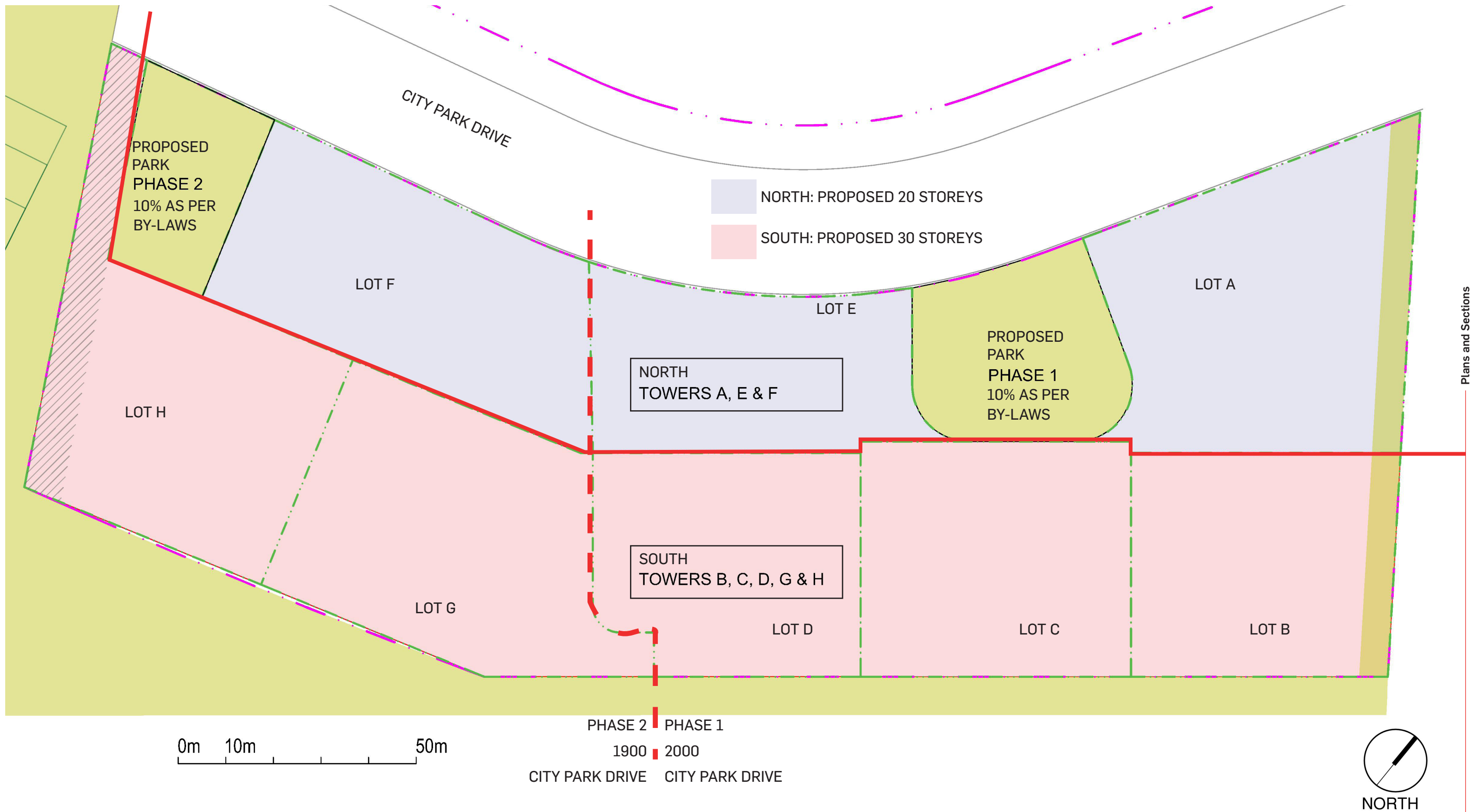


BUILDINGS

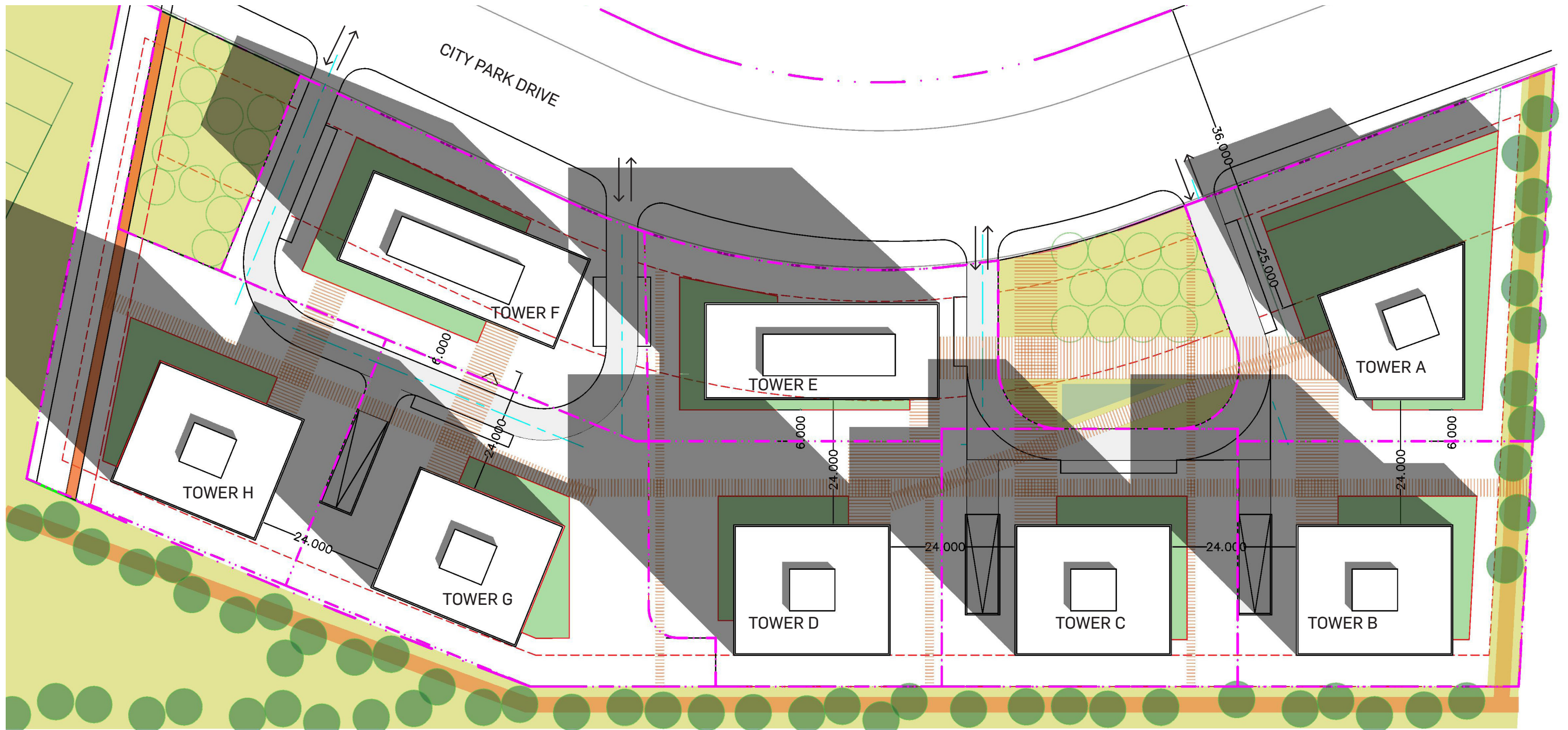
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PLANS AND SECTIONS

PRELIMINARY PROPOSED LOTS



PRELIMINARY PROPOSED SITE PLAN



0m 10m 50m



NORTH

4

INSPIRATIONAL IMAGES AND PRECEDENTS

PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS

Toronto, ON



Inspirational images and precedents

350 SPARKS STREET CONDO

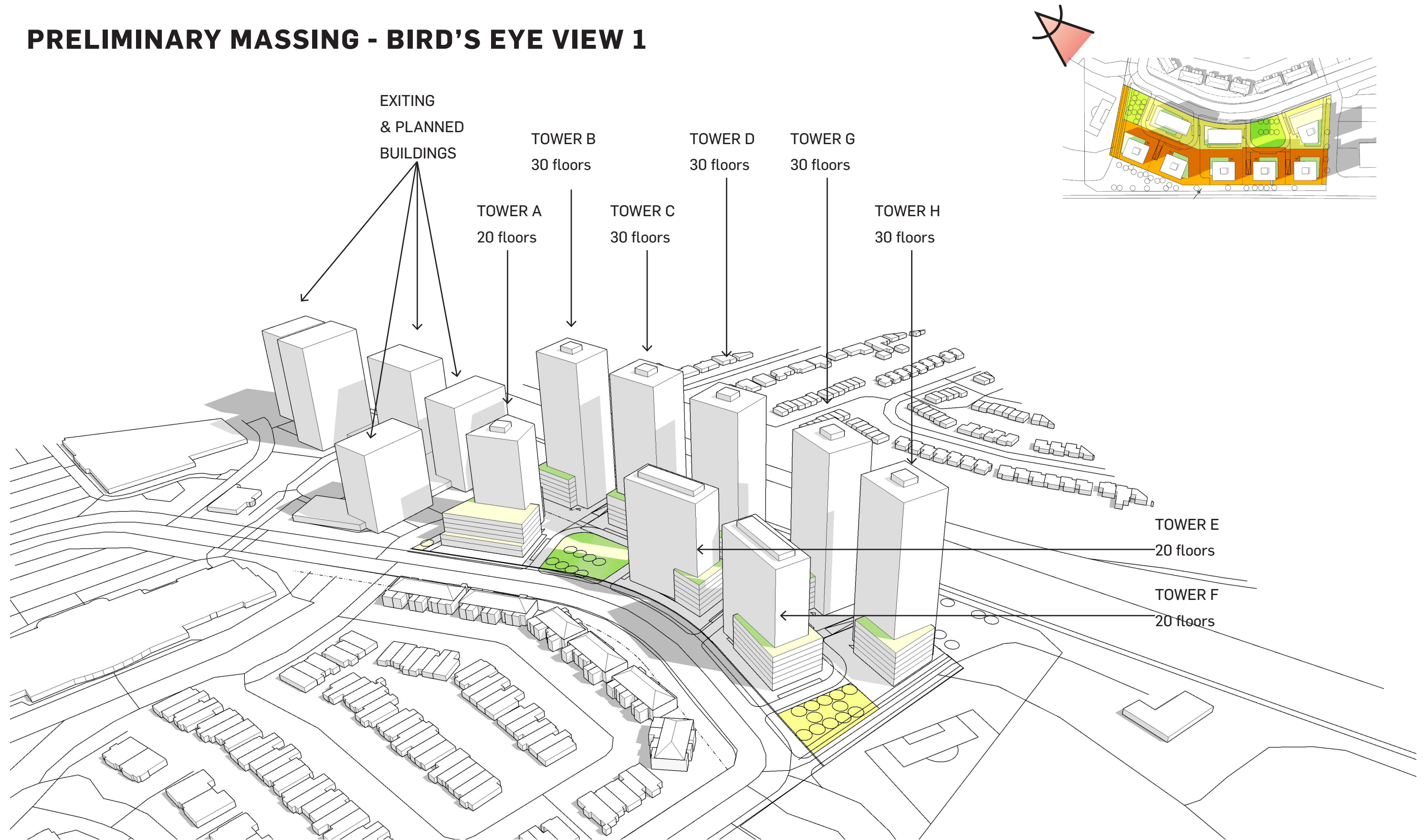
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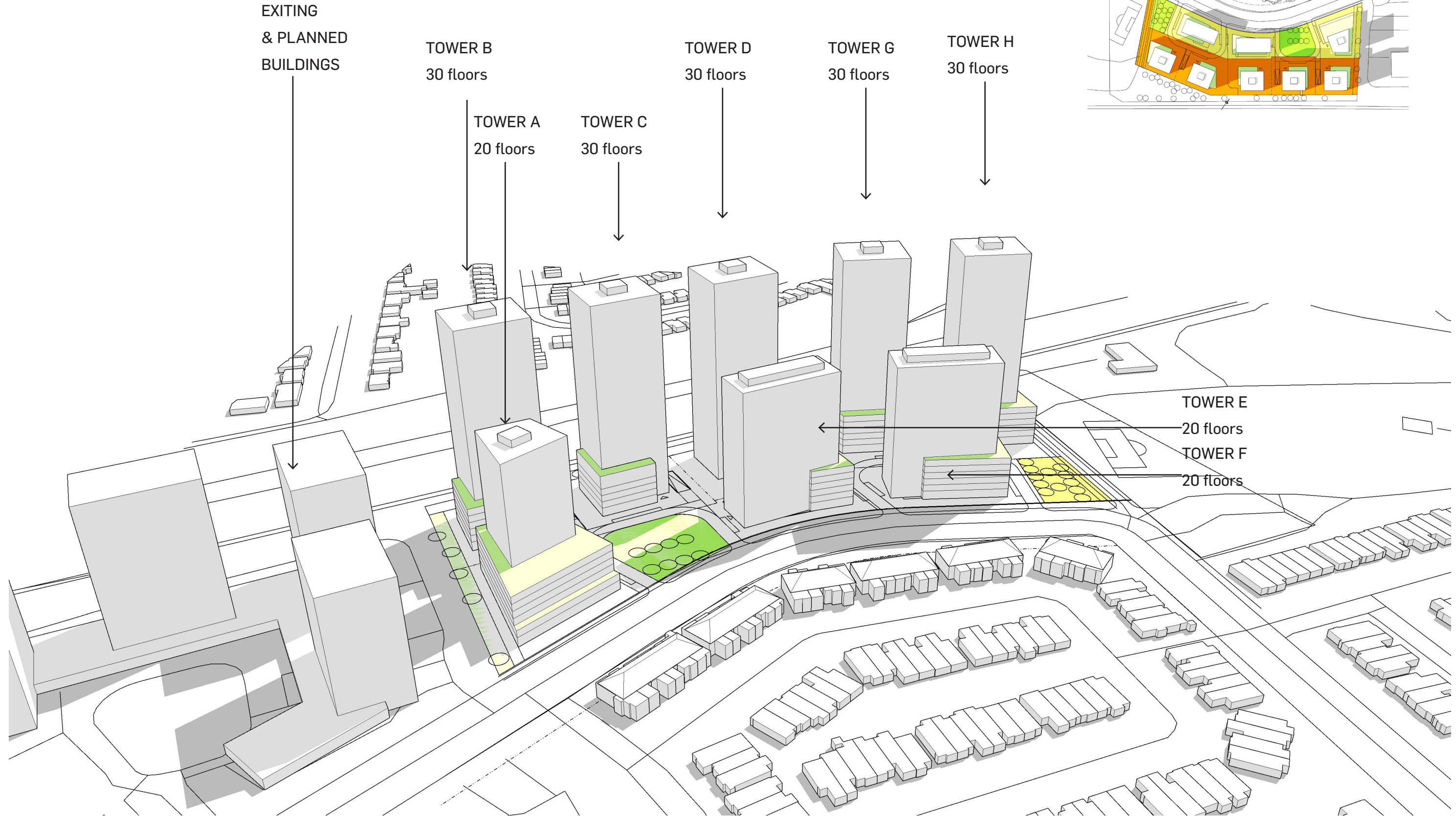
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PERSPECTIVES & ELEVATIONS

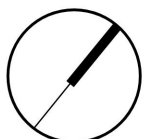
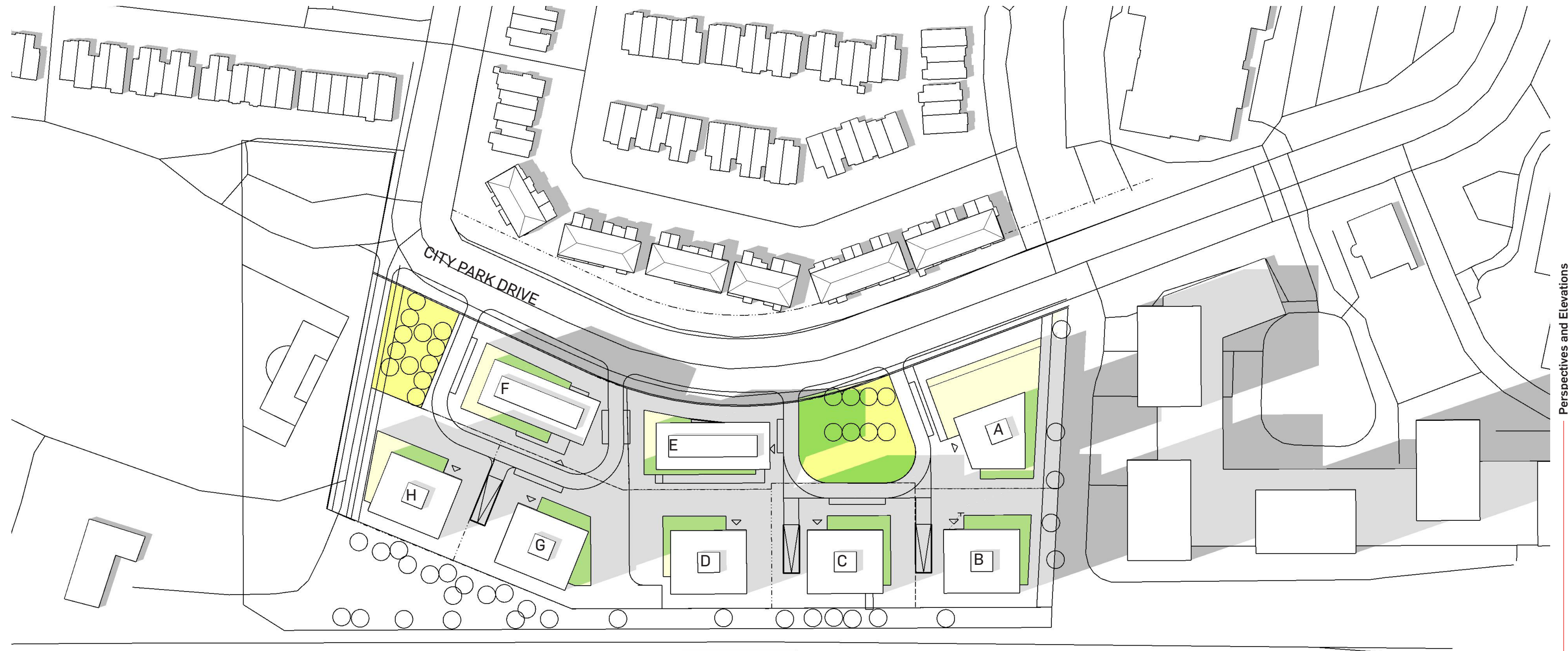
PRELIMINARY MASSING - BIRD'S EYE VIEW 1



PRELIMINARY MASSING - BIRD'S EYE VIEW 2

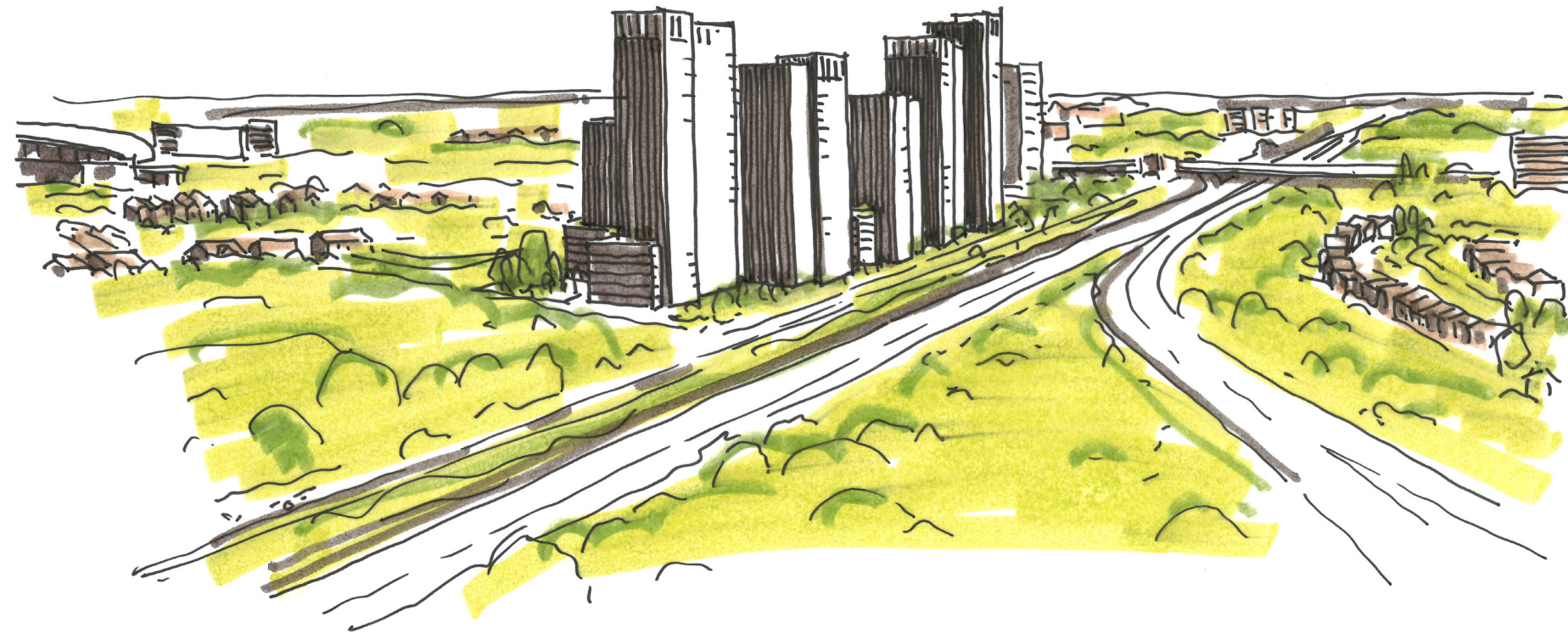


PRELIMINARY MASSING - TOP VIEW

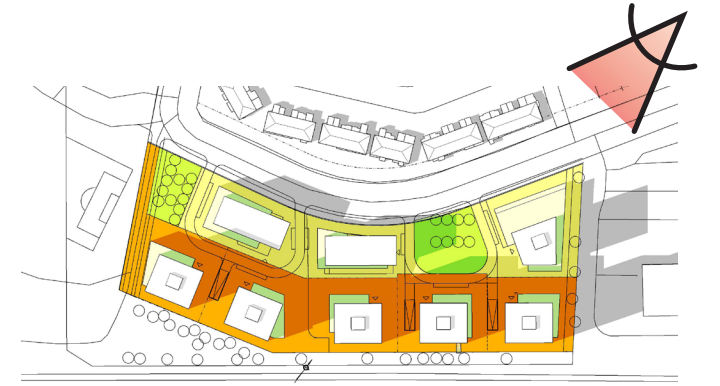


NORTH

STREET VIEW - FROM QUEENSWAY GOING EAST



STREET VIEW - FROM CITY PARK DRIVE GOING WEST



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