

COLONNADE BRIDGEPORT

# 1900 & 2000 CITY PARK DRIVE

DESIGN BRIEF | GLOUCESTER, ON

13 JUNE 2023 | 13048

NEUF 

# TABLE OF CONTENTS

## 1 SITE

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AERIAL VIEW	4
SITE LOCATION	5
ZONING SITE PLAN	6
SITE - URBAN CONTEXT	7
SITE - TRANSPORTATION CONTEXT	8
SURROUNDINGS OF THE SITE	9
SURVEYORS PLAN	10
SURVEYORS PARTIAL PLAN	11
PRELIMINARY PROPOSED LOTS	12
CONCEPTUAL SITE PLAN FOR REFERENCE	13

## 2 CONCEPT

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PEDESTRIAN NETWORK	15
DESIGN PROCESS	16

## 3 PLANS AND SECTIONS

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PRELIMINARY PROPOSED SITE PLAN	18
BASEMENT FLOOR PLAN	19
CONCEPTUAL LANDSCAPE PLAN - ARCHITECT'S VISION	20
CROSS SECTIONS 1,2 3	21
CROSS SECTION 1	22
LONGITUDINAL SECTION	23

## 4 INSPIRATIONAL IMAGES AND PRECEDENTS

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PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS	25
CENTRAL PARK, TORONTO	26

## 5 PERSPECTIVES & ELEVATIONS

---

PRELIMINARY MASSING - BIRD'S EYE VIEW 1	28
PRELIMINARY MASSING - BIRD'S EYE VIEW 2	29
STREET VIEW - FROM QUEENSWAY GOING EAST	30
STREET VIEW - FROM CITY PARK DRIVE GOING WEST	31

## 6 SUN STUDY

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21 DECEMBER (WINTER SOLSTICE)	33
21 DECEMBER (WINTER SOLSTICE)	34
21 JUNE (SUMMER SOLSTICE)	35
21 JUNE (SUMMER SOLSTICE)	36
21 JUNE (SUMMER SOLSTICE)	37
21 SEPTEMBER (EQUINOX)	38
21 SEPTEMBER (EQUINOX)	39

## 7 STATISTICS

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PROJECT STATISTICS	41
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**1**  
**SITE**

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# AERIAL VIEW



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

Google Earth

Image Landsat / Copernicus

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:

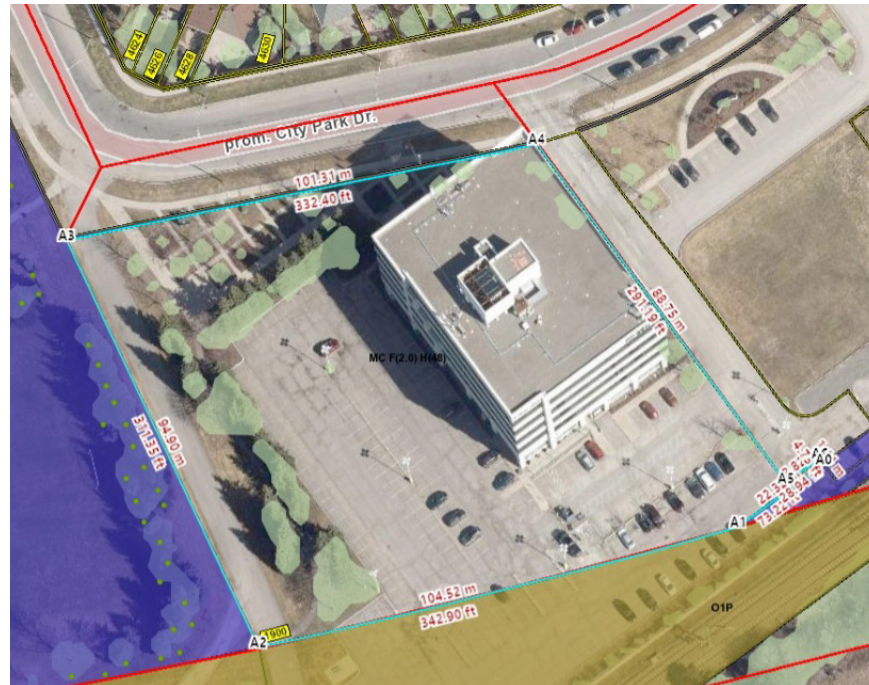
- *Ottawa Regional Road 174*, referred to as the '*Queensway*' is located south of site. The closest on and off ramps to the highway are at Blair Road, approximately 1.3 km east of the sites.
- The Confederation Line LRT corridor is also located immediately south of the site.
- Further south of the LRT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



# ZONING SITE PLAN



1 LOT #1900



2



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



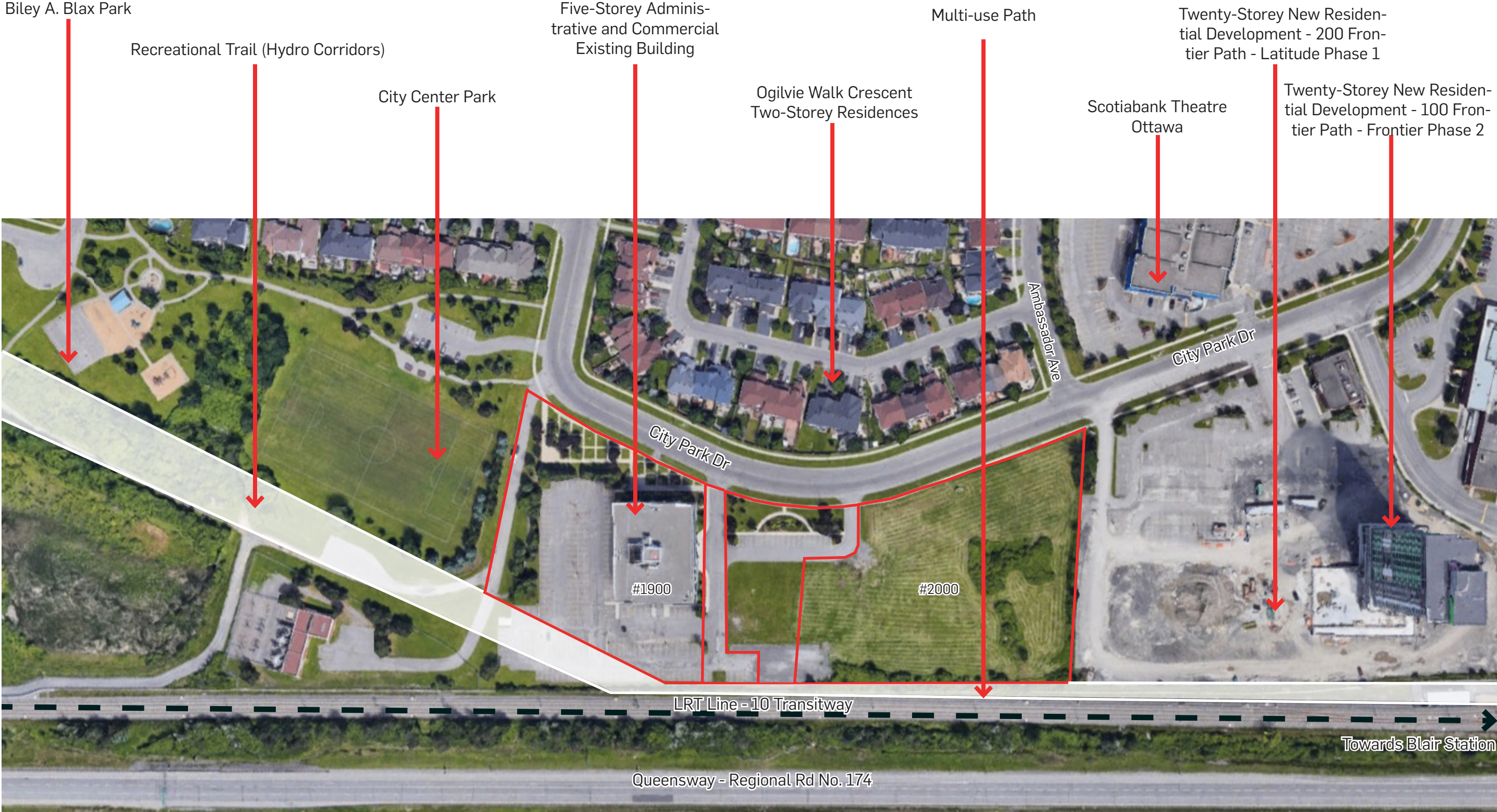
3



4 LOT #2000



# SITE - URBAN CONTEXT



Site

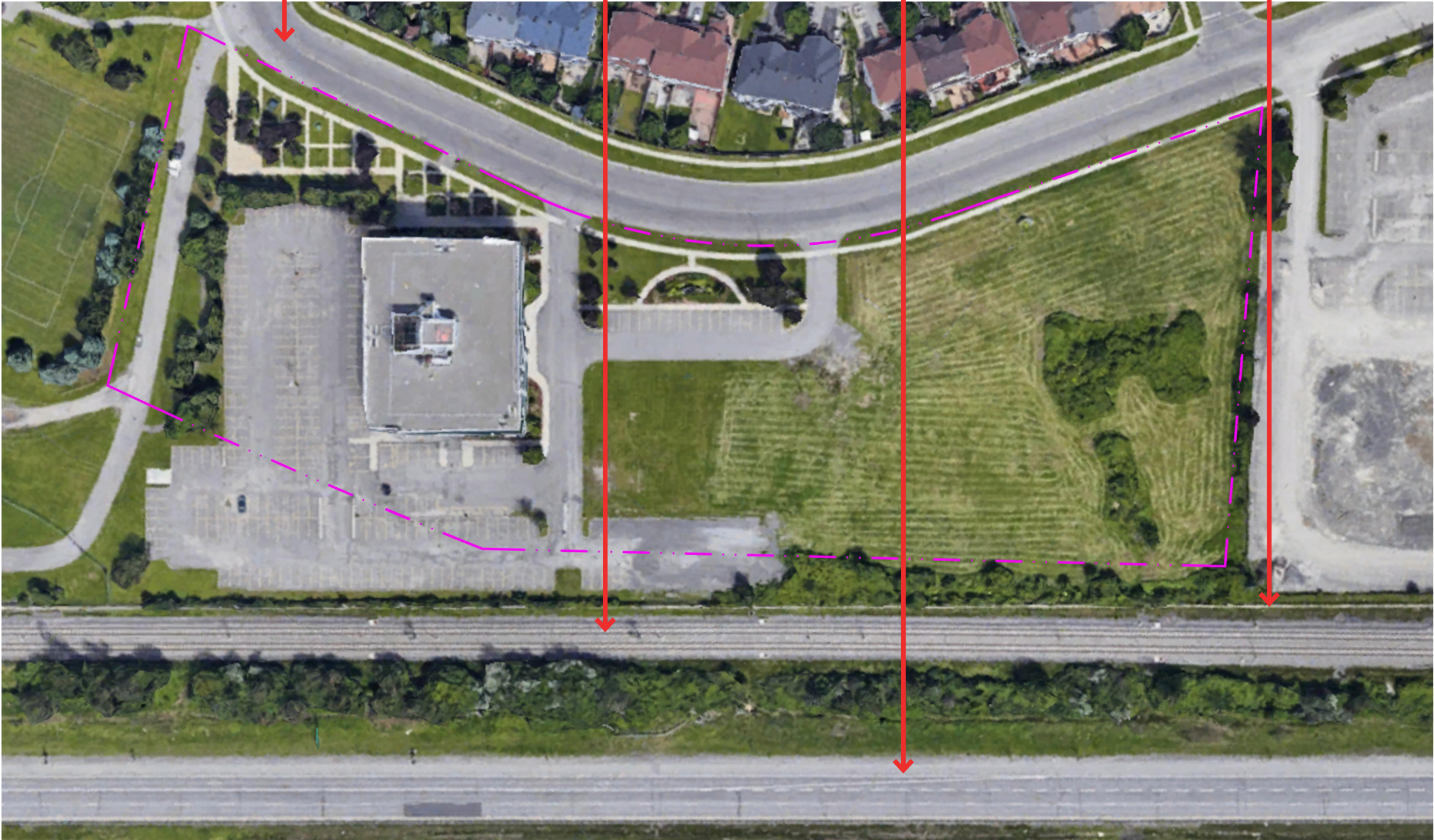
# SITE - TRANSPORTATION CONTEXT

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

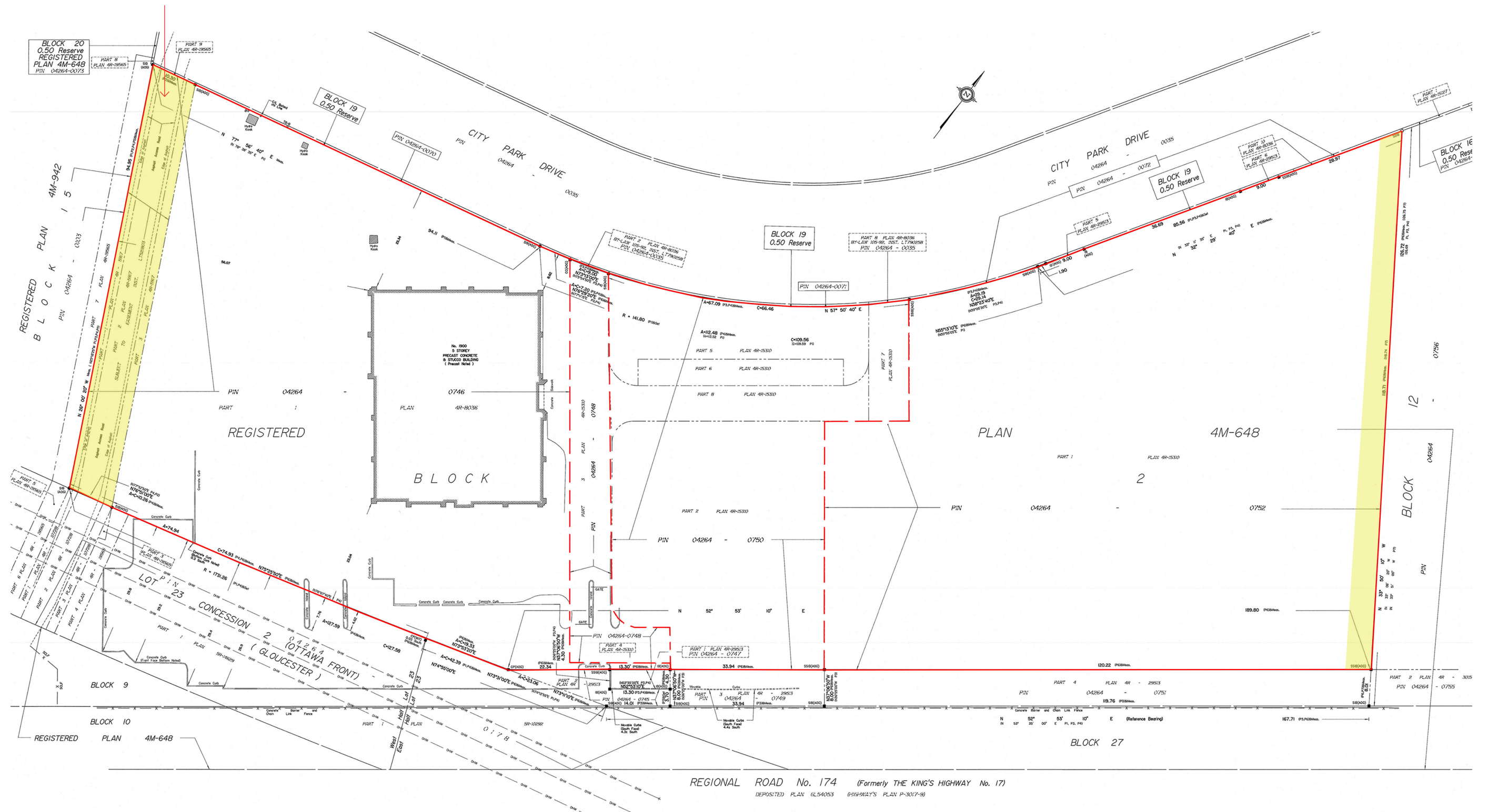




# SURROUNDINGS OF THE SITE



SUBJECT TO EASEMENT

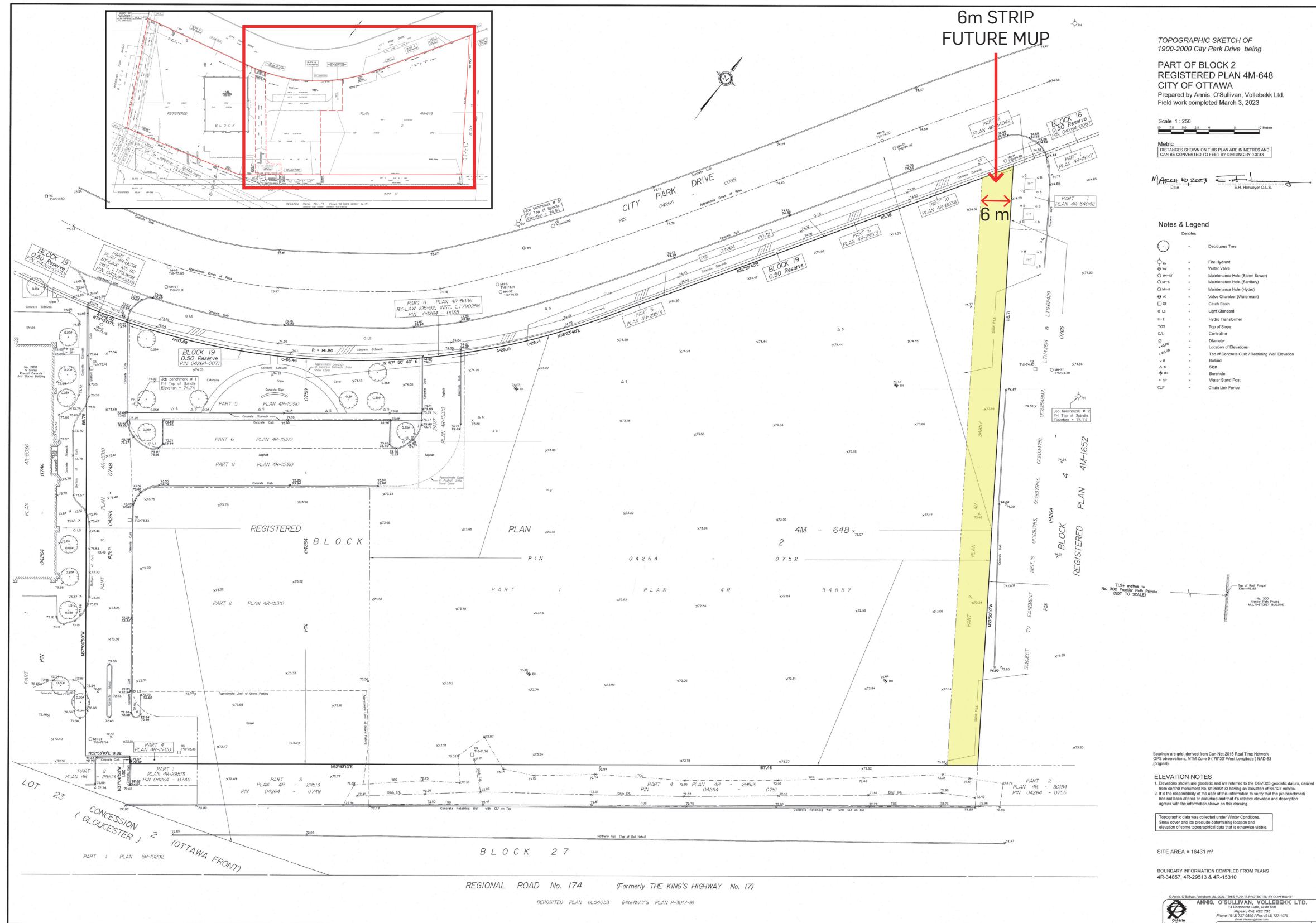


Site

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 Phone: (913) 721-8550 / Fax: (913) 721-1079  
 Email: info@annis-osullivan-vollebek.com

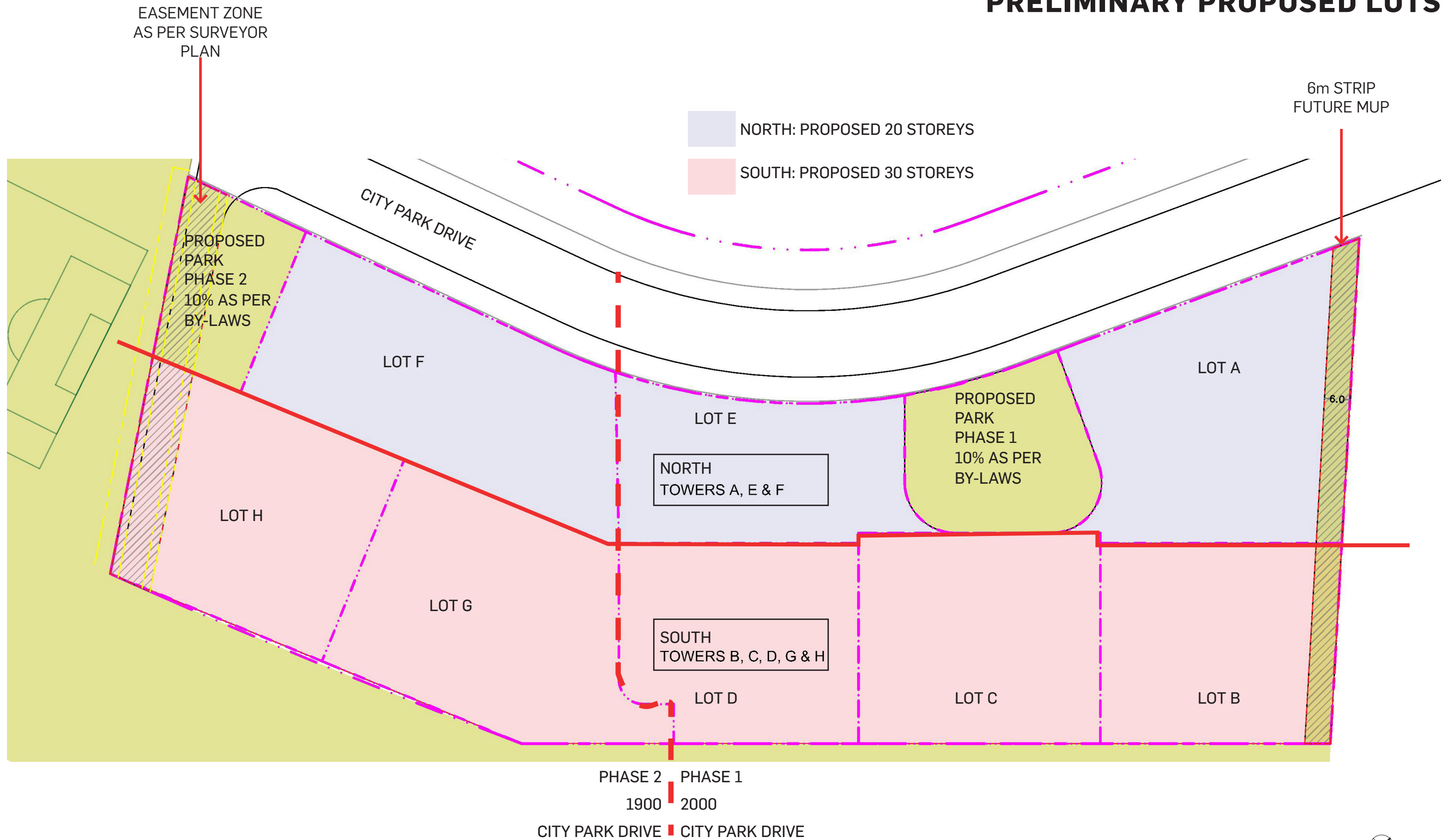


# SURVEYORS PARTIAL PLAN



Site

# PRELIMINARY PROPOSED LOTS



Site

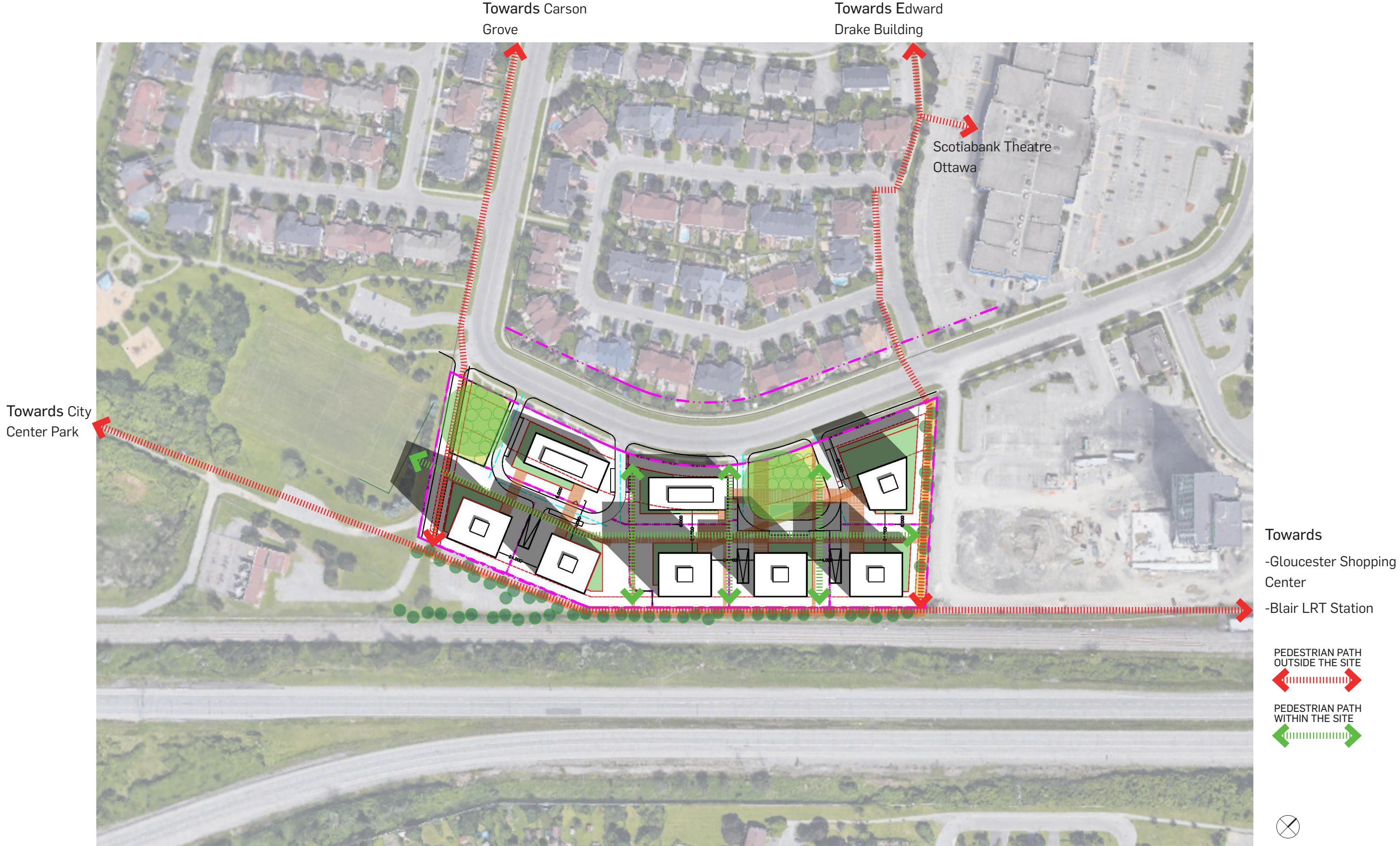


**2**

**CONCEPT**

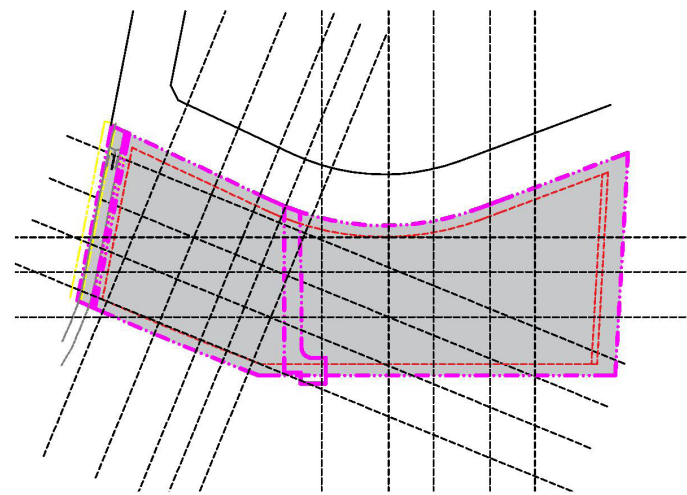
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# PEDESTRIAN NETWORK

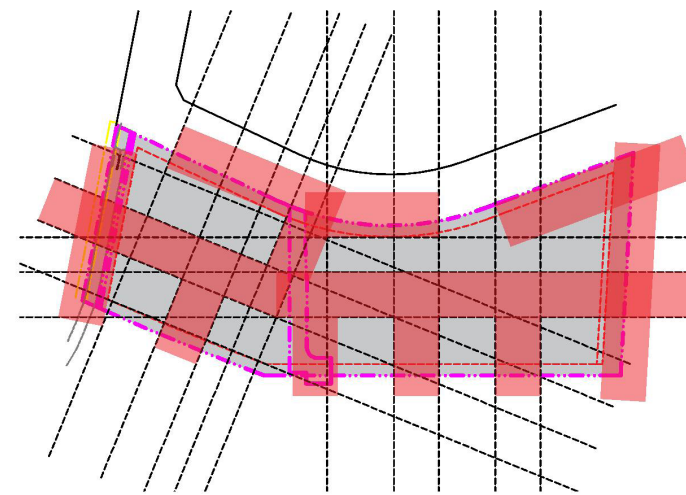


Concept

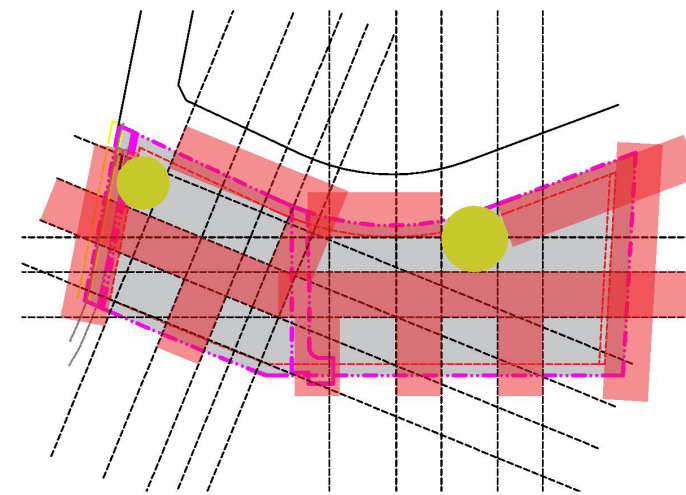
# DESIGN PROCESS AND EVOLUTION



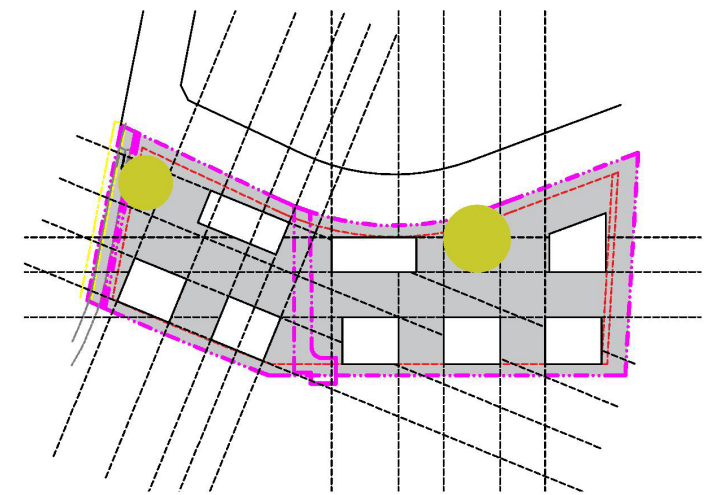
SET BACKS



24m BETWEEN TOWERS



PARKS



BUILDINGS



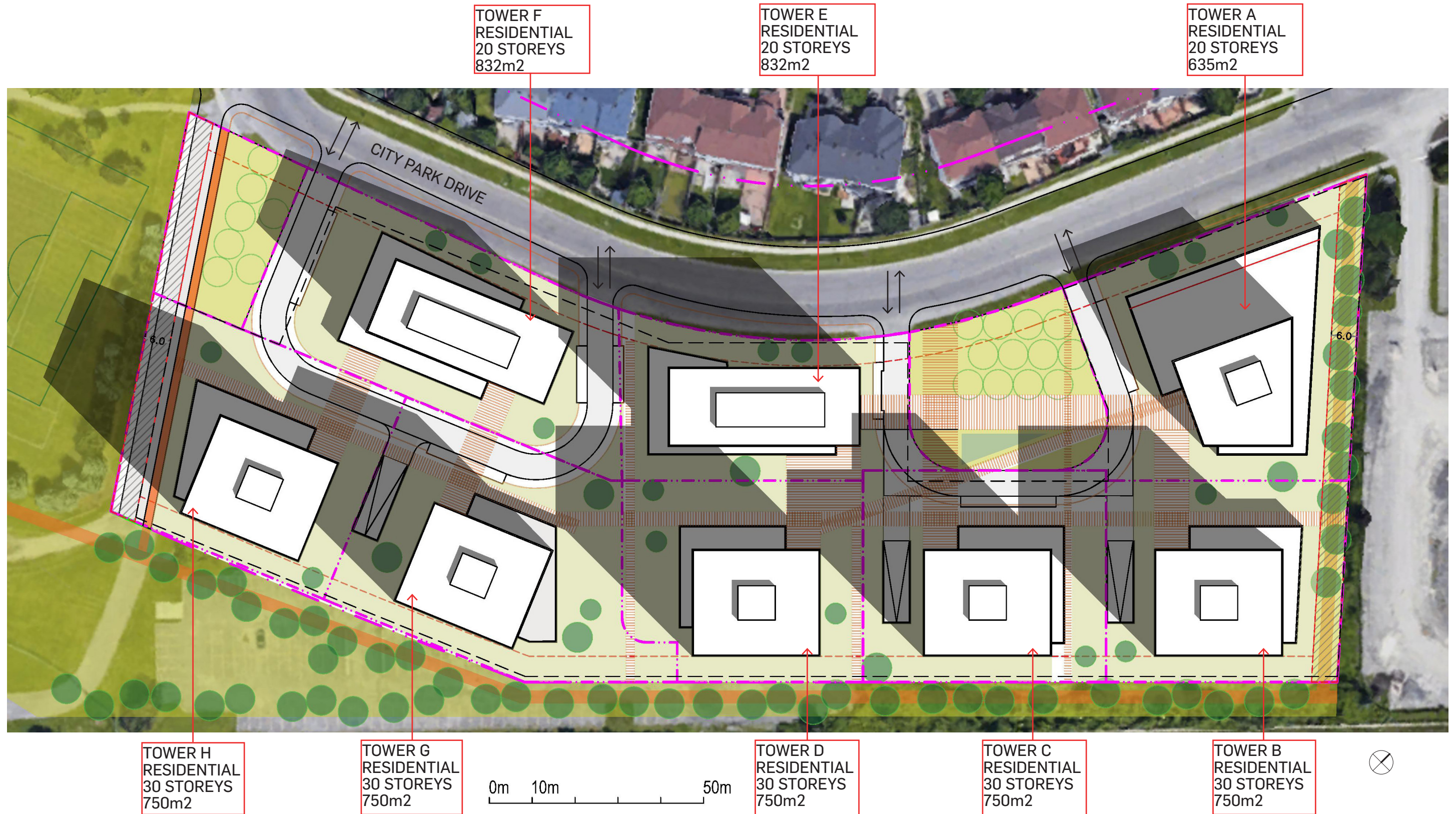


**3**

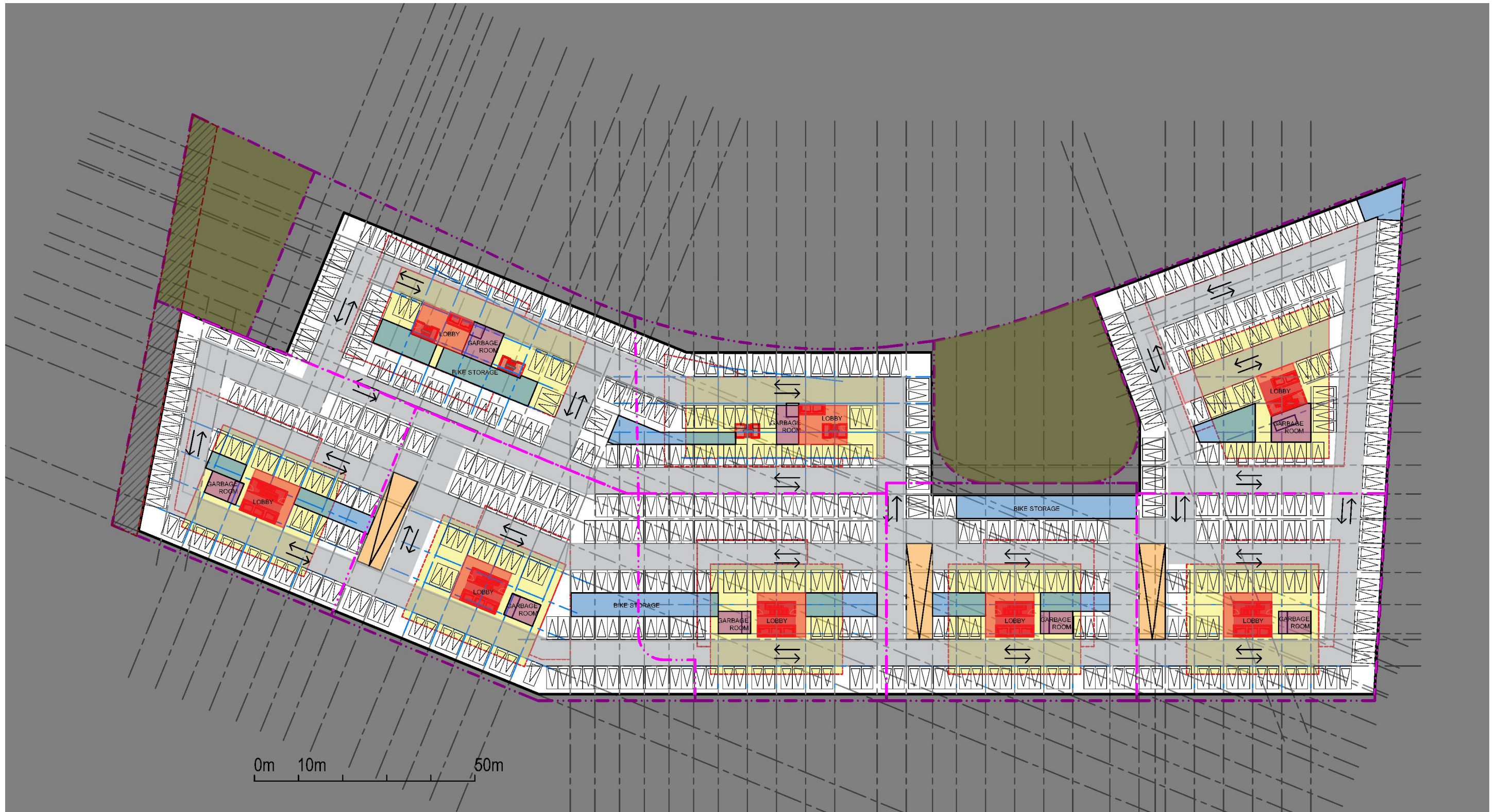
**PLANS AND SECTIONS**

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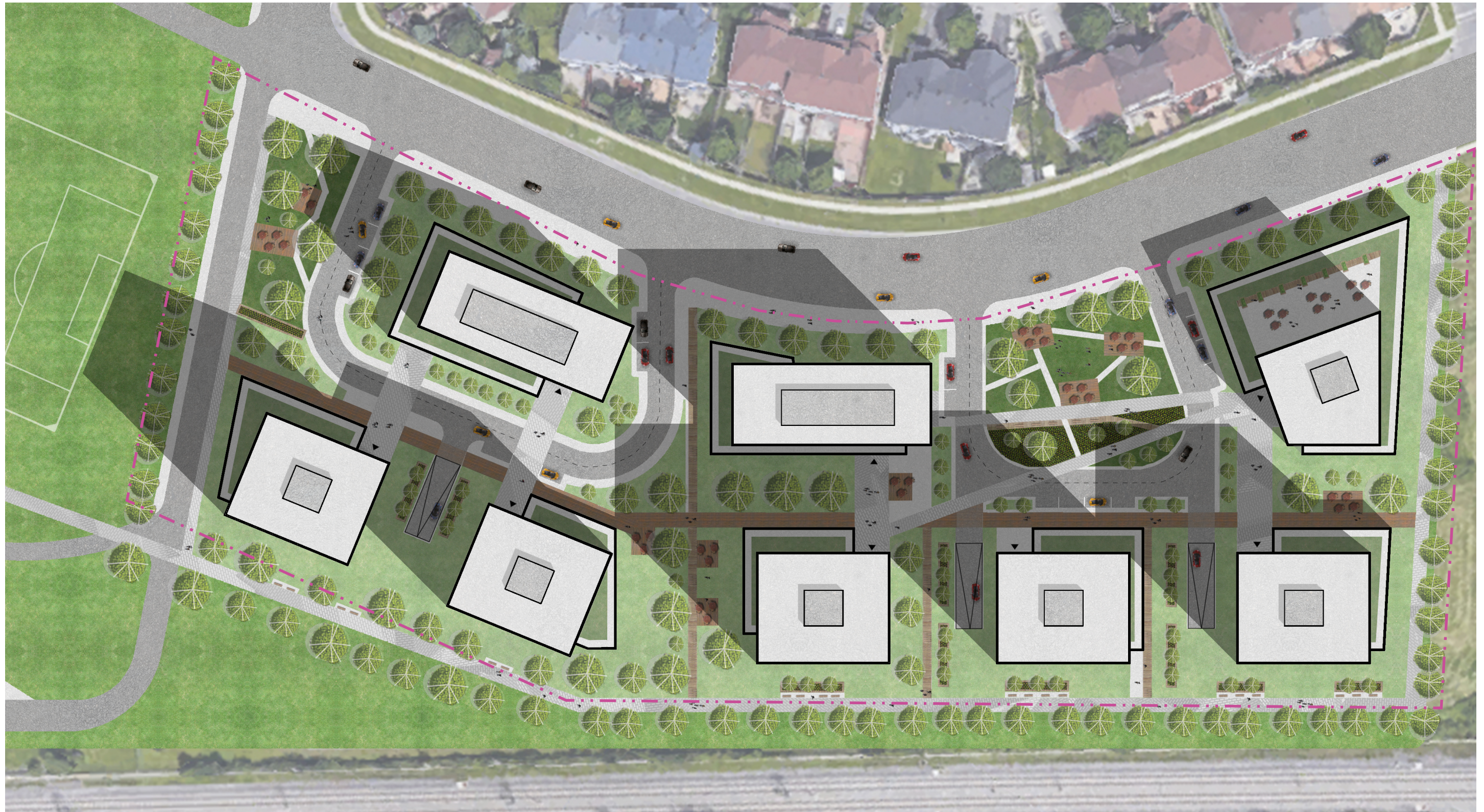
# PRELIMINARY PROPOSED SITE PLAN



# BASEMENT FLOOR PLAN



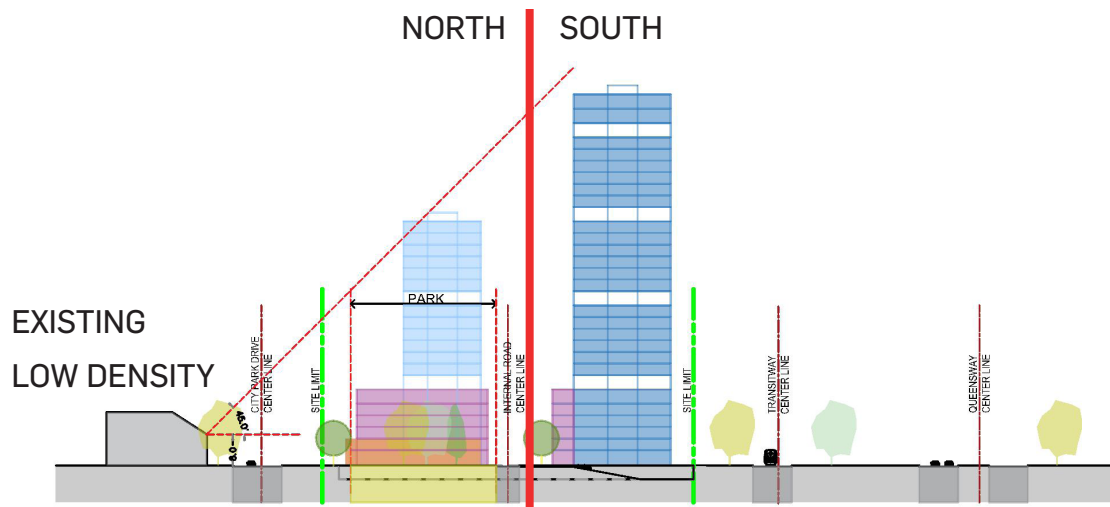
# CONCEPTUAL LANDSCAPE PLAN - ARCHITECT'S VISION



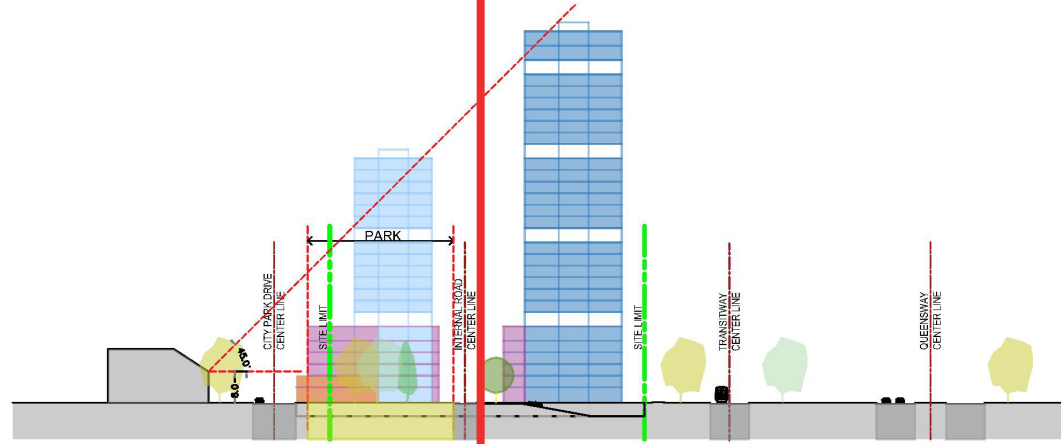
# CROSS SECTIONS 1,2 3



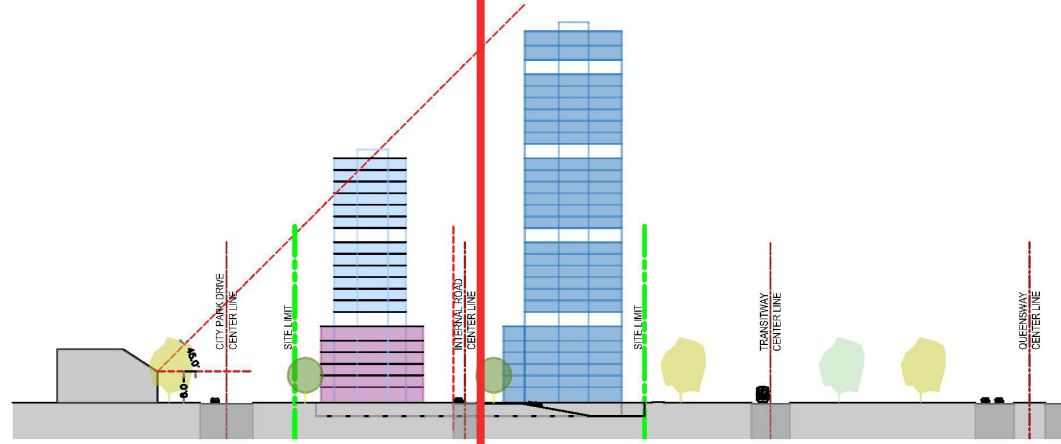
SECTION 1



SECTION 2



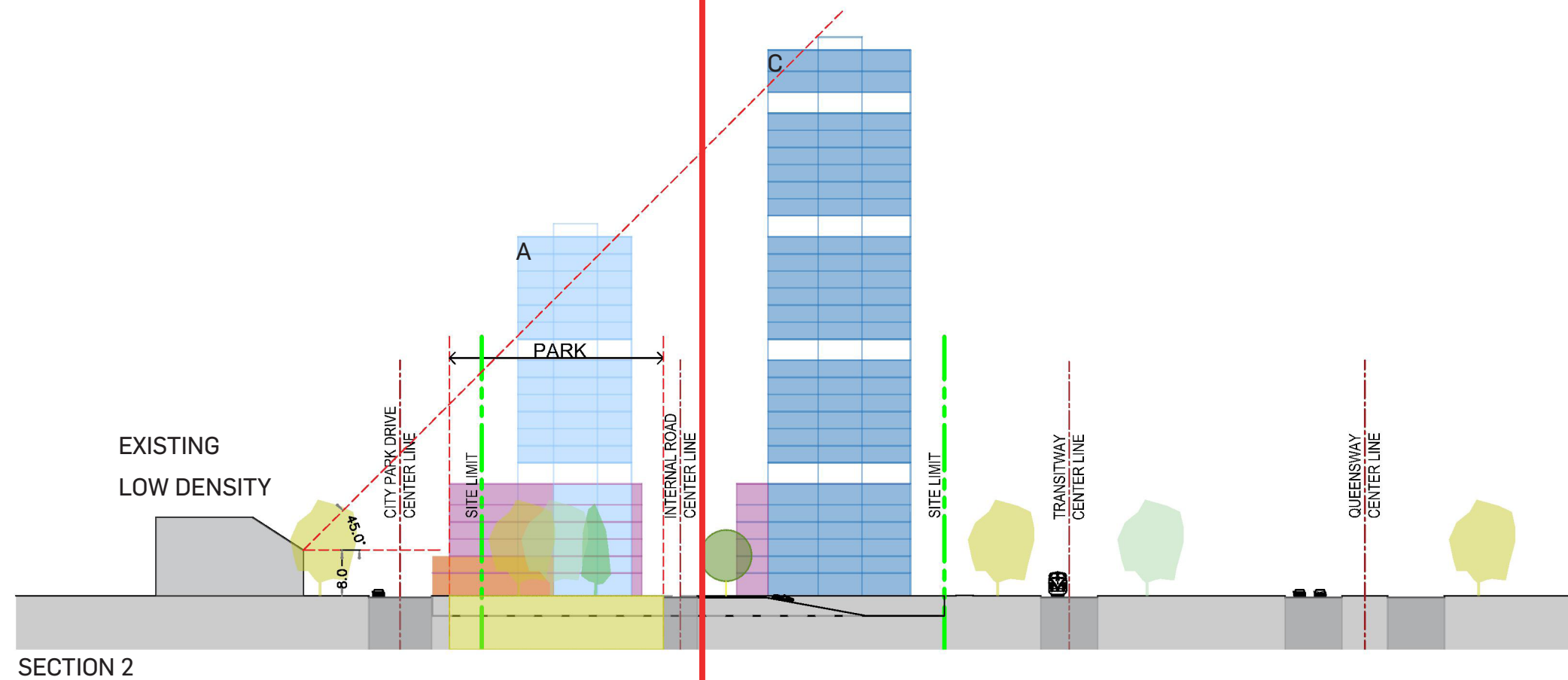
SECTION 3



# CROSS SECTION 2

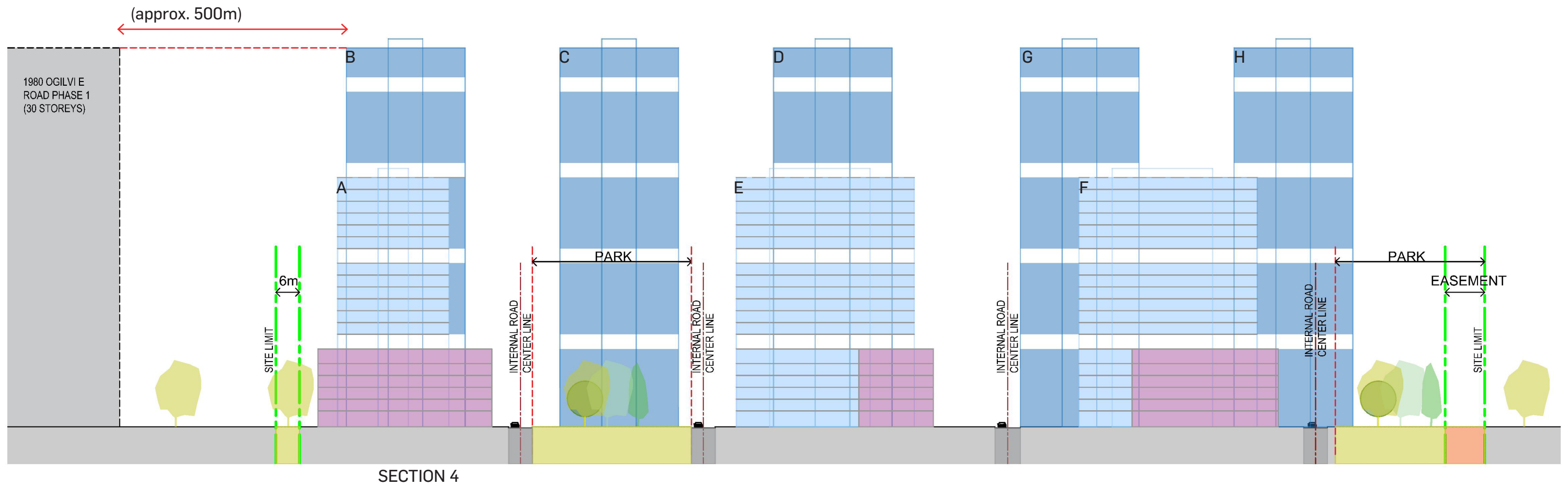


NORTH SOUTH



SECTION 2

# LONGITUDINAL SECTION



**4**

## **INSPIRATIONAL IMAGES AND PRECEDENTS**

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# PARKWAY FOREST RE-URBANIZATION - WZMH ARCHITECTS

Toronto, ON



Inspirational images and precedents

# CENTRAL PARK, TORONTO



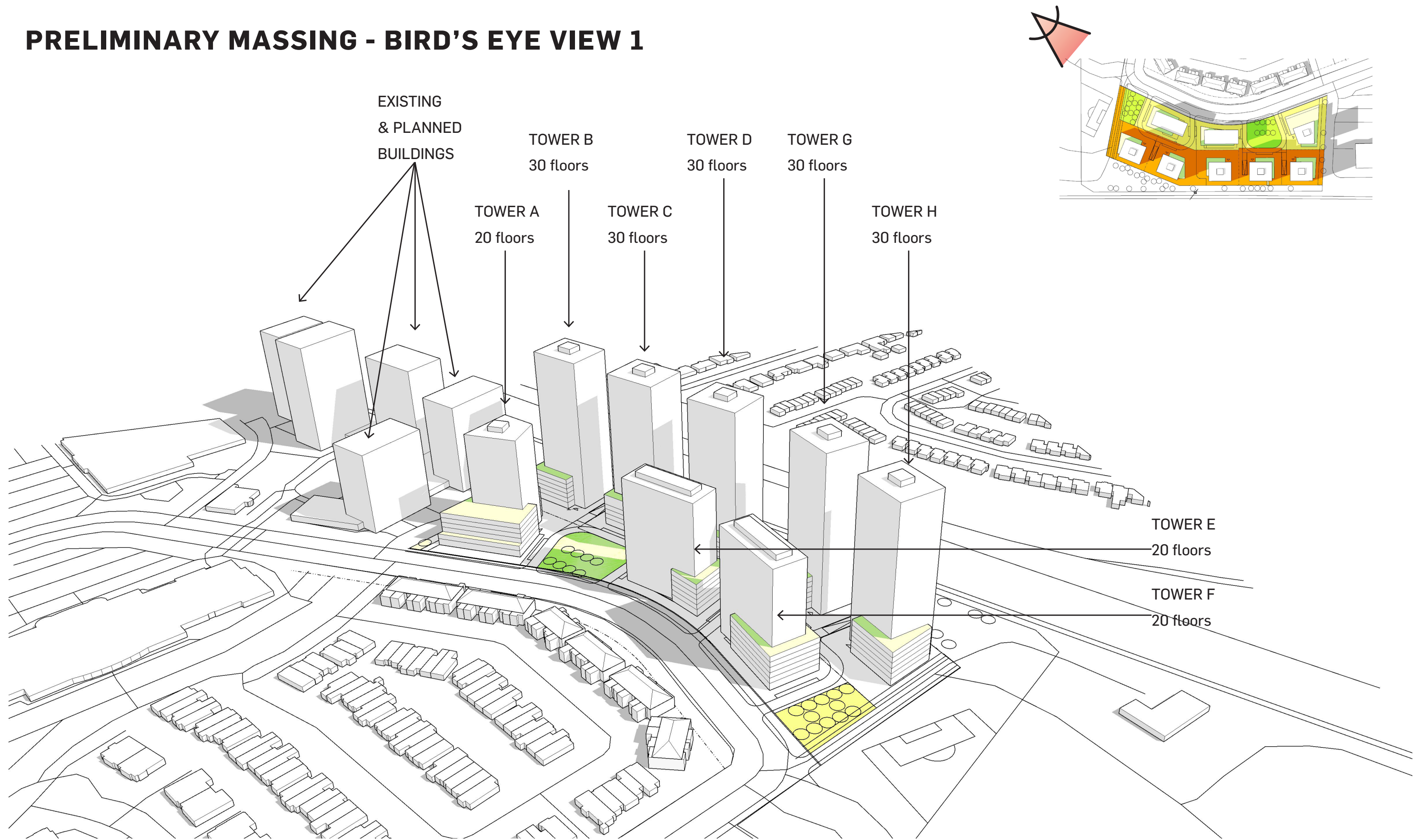
Central Park, Bayview Village, Toronto, CORE ARCHITECTS

**5**

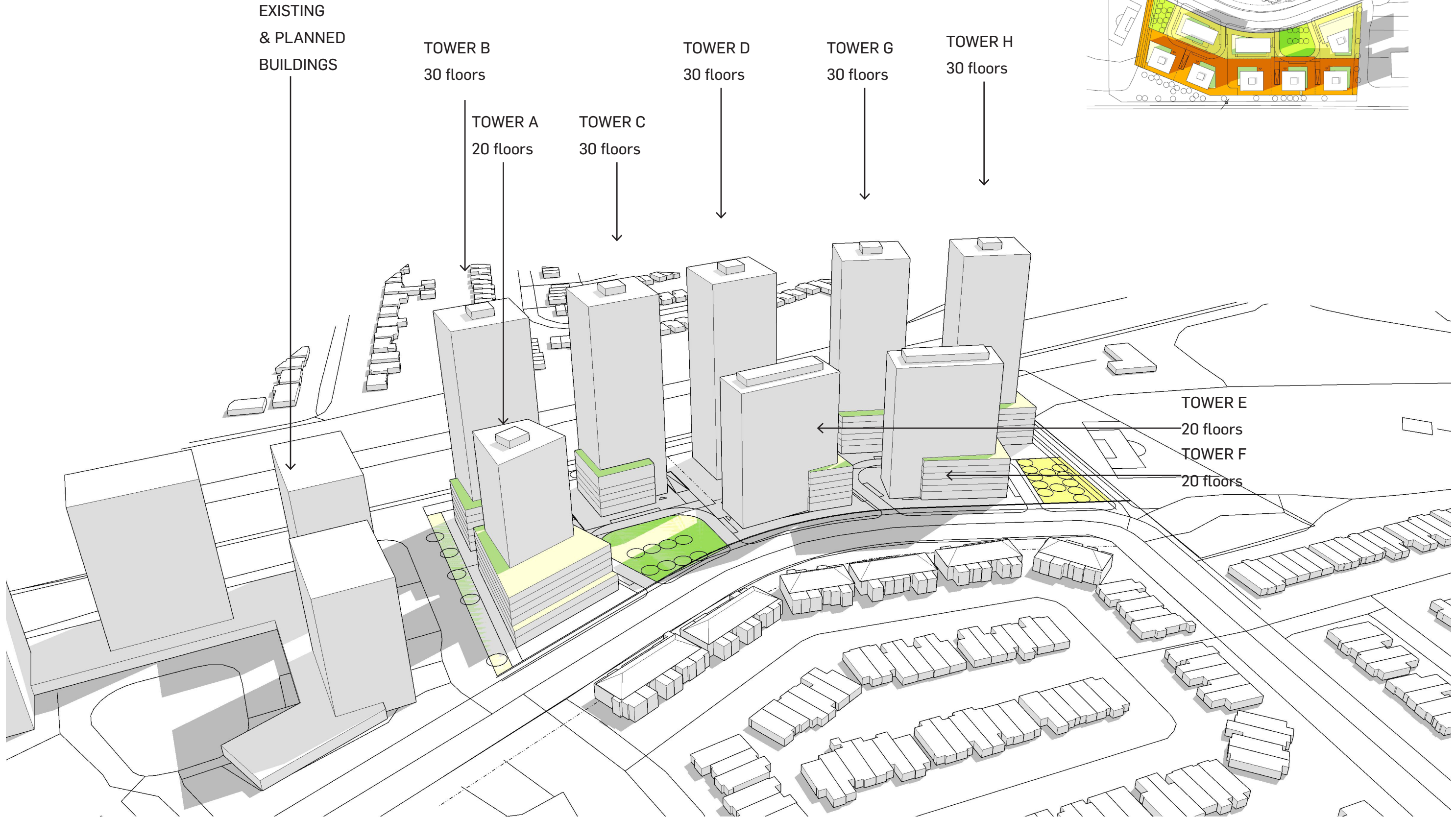
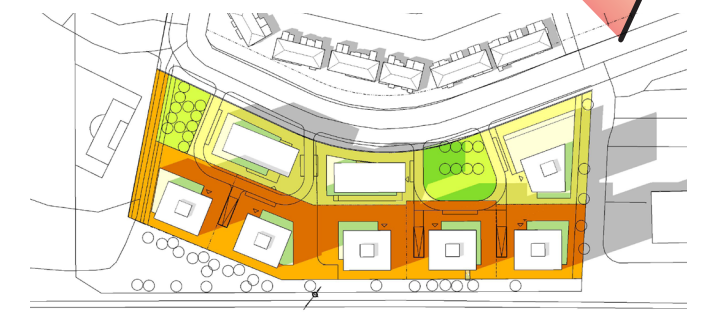
**PERSPECTIVES & ELEVATIONS**

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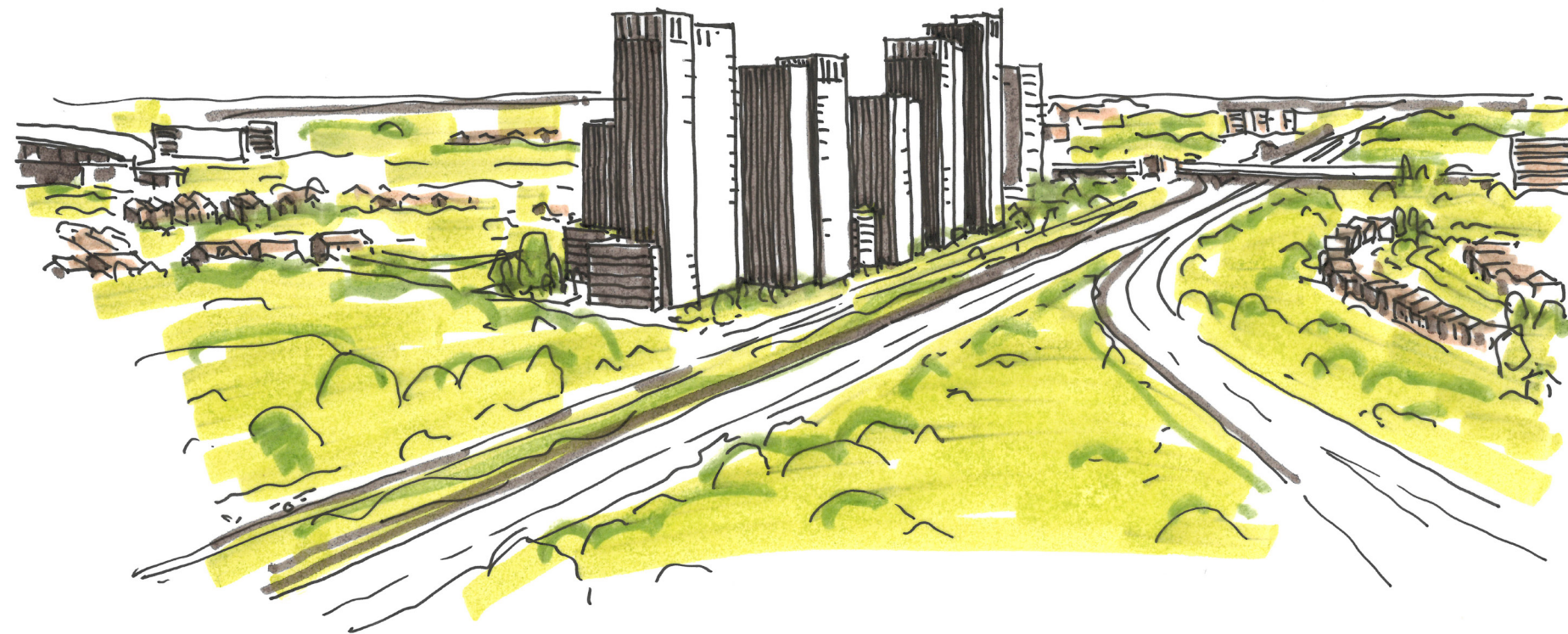
# PRELIMINARY MASSING - BIRD'S EYE VIEW 1



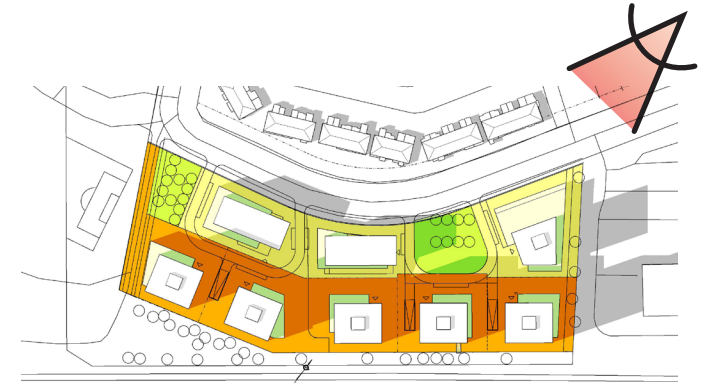
# PRELIMINARY MASSING - BIRD'S EYE VIEW 2



# STREET VIEW - FROM QUEENSWAY GOING EAST



# STREET VIEW - FROM CITY PARK DRIVE GOING WEST



**6**

**SUN STUDY**

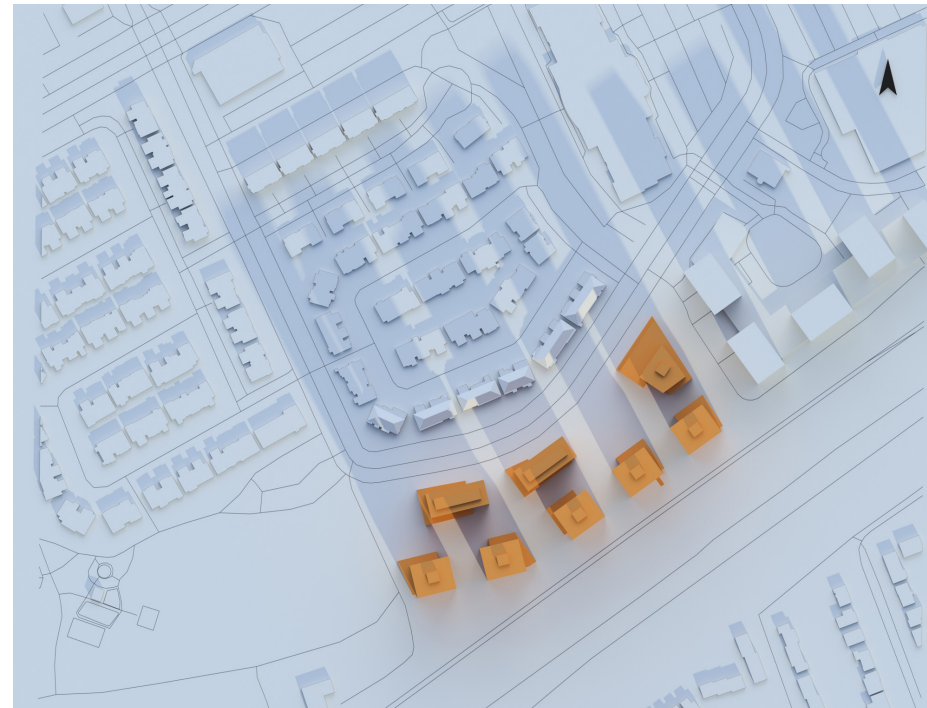
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# 21 DECEMBER (WINTER SOLSTICE)



9:00



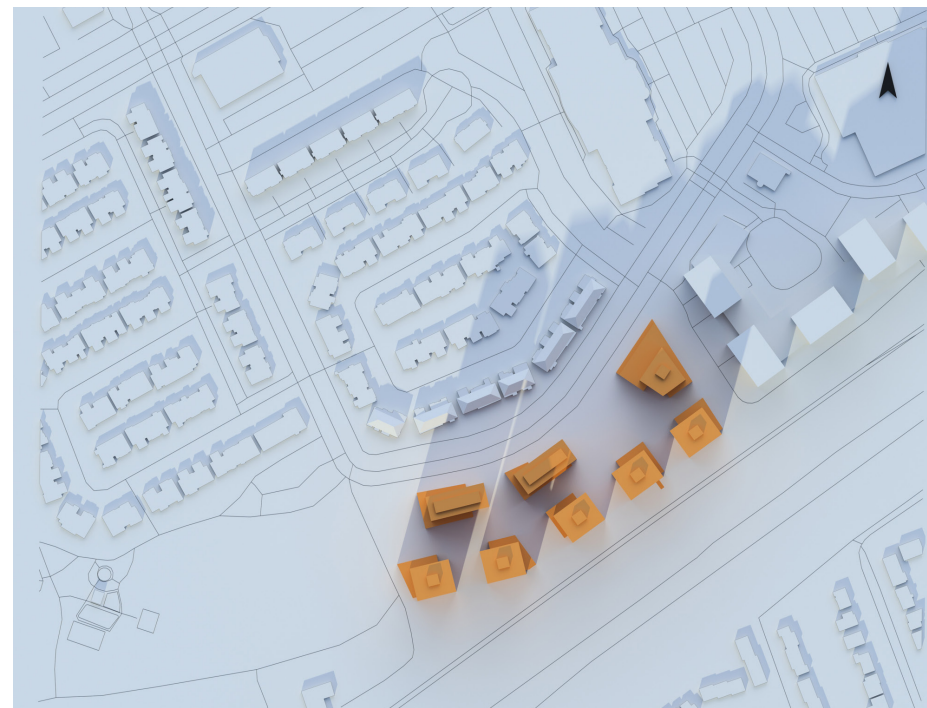
10:00



11:00



12:00



13:00



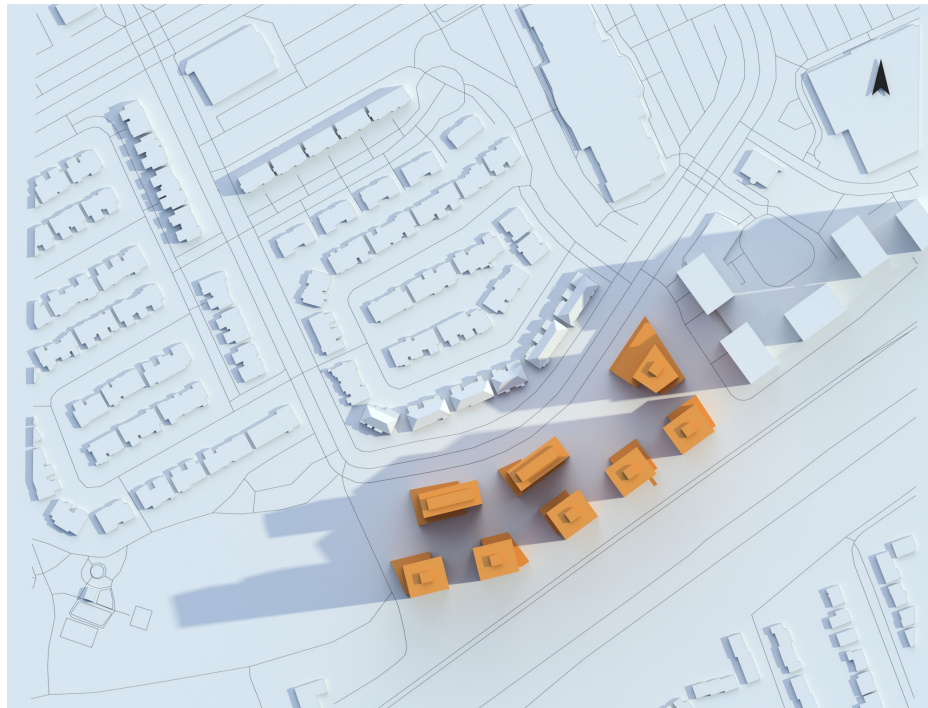
14:00

# 21 DECEMBER (WINTER SOLSTICE)



15:00

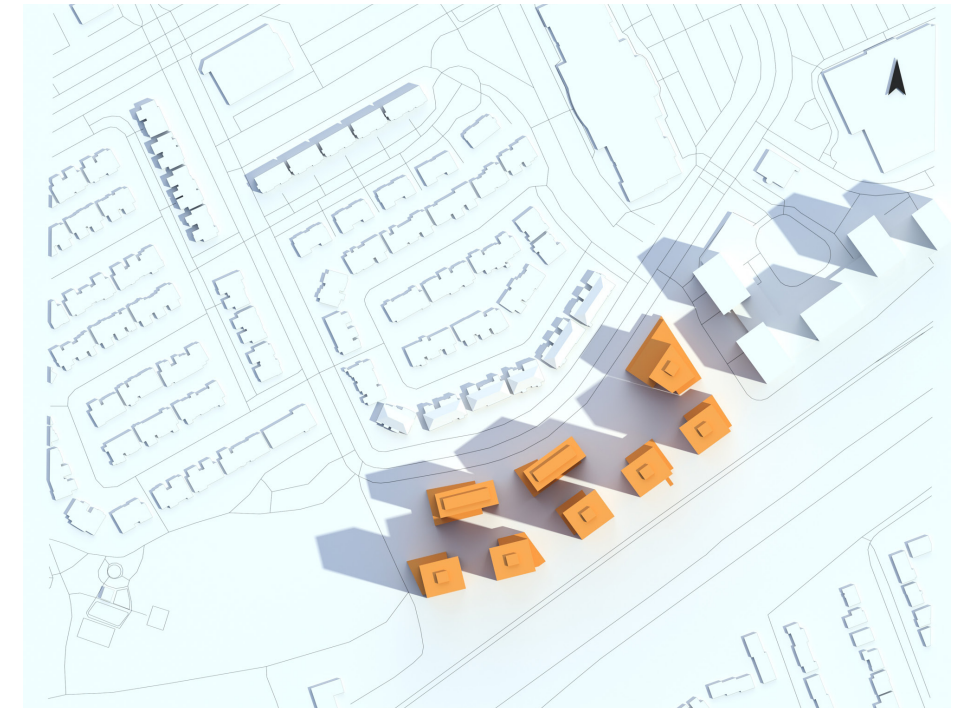
# 21 JUNE (SUMMER SOLSTICE)



8:00



9:00



10:00



11:00



12:00



13:00

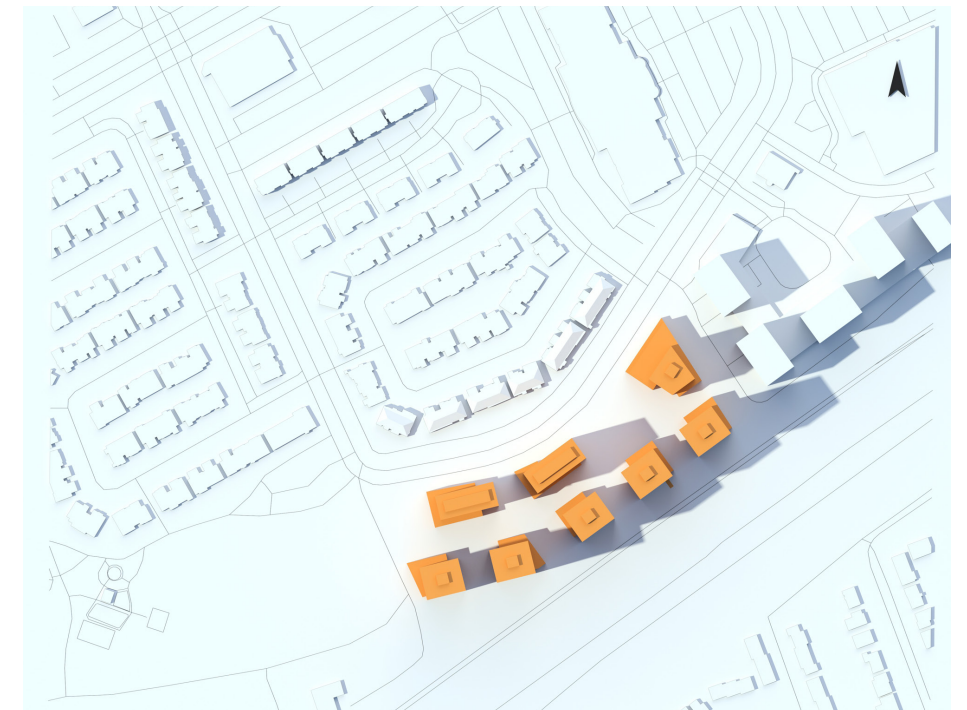
# 21 JUNE (SUMMER SOLSTICE)



14:00



15:00



16:00



17:00



18:00



19:00

# 21 JUNE (SUMMER SOLSTICE)



20:00

# 21 SEPTEMBER (EQUINOX)



8:00



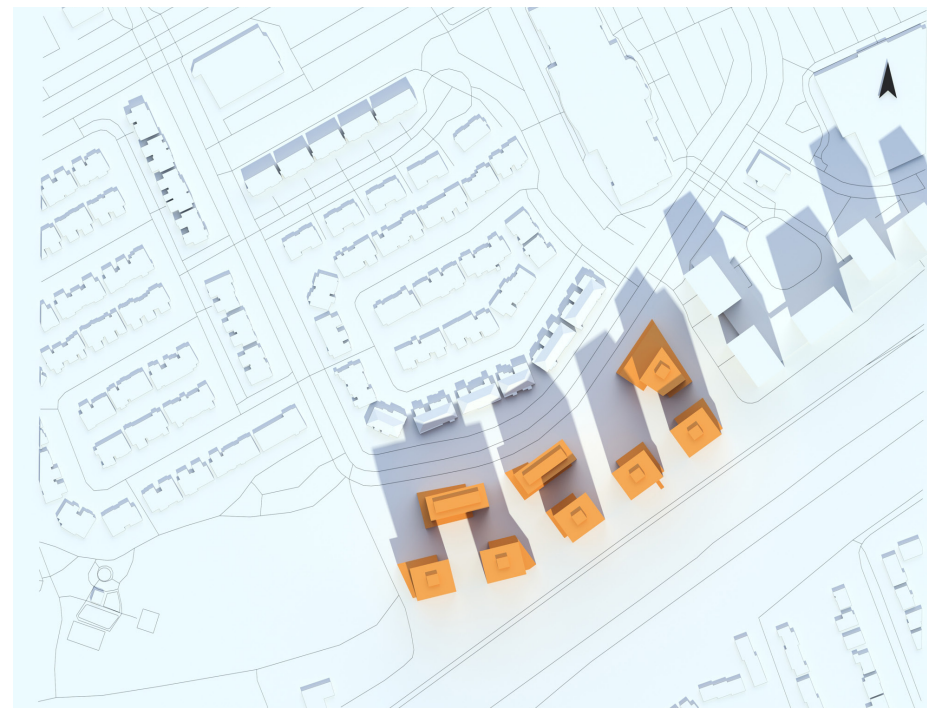
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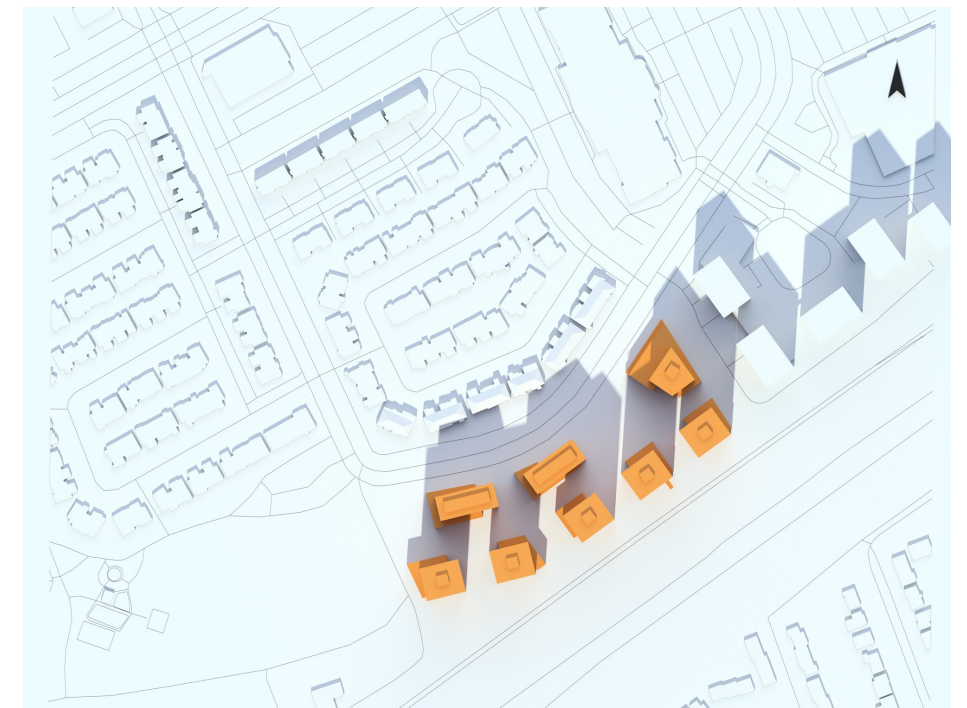
10:00



11:00

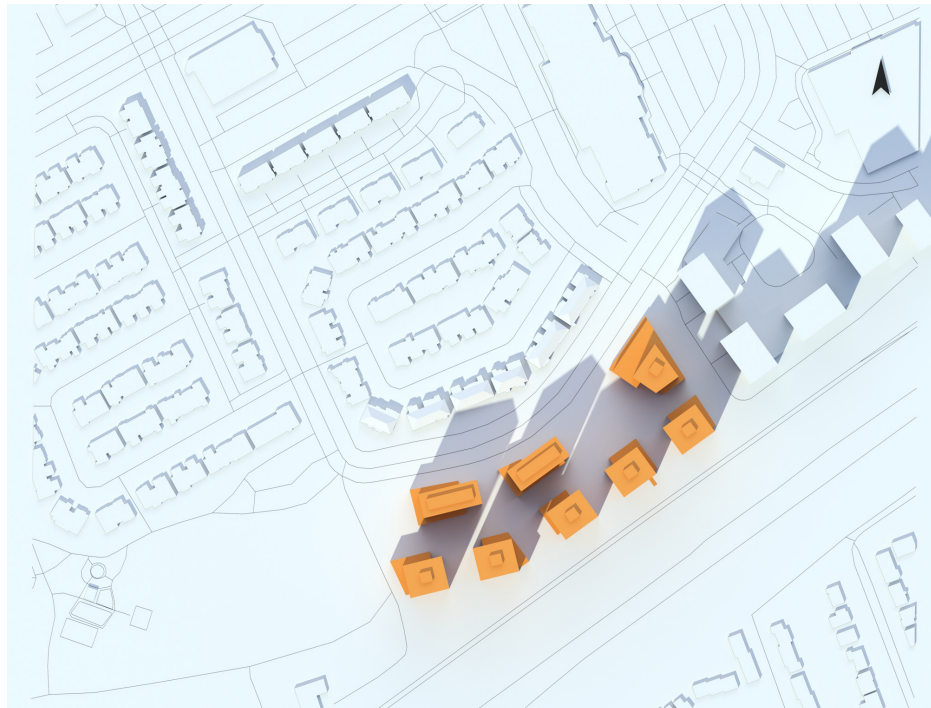


12:00



13:00

# 21 SEPTEMBER (EQUINOX)



14:00



15:00



16:00



17:00



18:00

**7**

**STATISTICS**

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

\*Park areas is equal to 10% of the total lot area  
 \*\* As per the original agreement

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