



CONCEPT + CONTEXT / SUBURBAN MALL TO MIXED-USE NEIGHBOURHOOD

ONE / A REGIONAL + LOCAL HUB

City Park is located in the Canadian neighbourhood of Gloucester, Ottawa, adjacent to Blair Transit Station, and 15 minutes from the City Centre via BRT (and in the future LRT). Adjacent to Regional Road 174 and 1 kilometer from the Trans-Canada Highway, the area is a Regional retail hub (FIG 1). The Pine View Golf Course and Cineplex bring visitors during the day and night. While schools, parks and a community centre accommodate activities for families and children.



FIG 1: Regional Context Map

TWO / REALIZING THE POTENTIAL OF THE SITE

City Park, and surrounding area, is a recognized retail destination. The Gloucester City Centre, which opened in 1986 (FIG 2), was intended to provide a mixed-use core for the sprawling suburban city, including apartment buildings, low-rise commercial and office complexes. The SilverCity retail and entertainment hub (FIG 3) followed in 1999. While the site has experienced success as a retail and entertainment centre, it has never been a complete community. As the city evolves and the existing bus rapid transitway is converted to light rail by 2018, there is an opportunity to develop a long-term vision for City Park that establishes the mixed-use core originally intended for the area (FIG 4).



FIG 2: Site in 1991



FIG 3: Site Today



FIG 4: Proposed Development (Site Plan)

THREE / STREETS FOR ALL USERS

A fine-grain network of complete streets aims to improve existing circulation and provide connectivity with the surrounding communities. City Park Drive (FIG 5) bisects the neighbourhood, and is designed with a generous public realm treatment, dedicated bi-directional bicycle tracks and pedestrian-supportive boulevards. A continuous sidewalk lined with street trees enhances the pedestrian experience and provides a buffer along City Park Drive. The streetscape treatment includes a family of high quality furnishings, lighting, paving and plantings to provide amenities for site users, foster an active pedestrian realm and enhance site identity. A consistent streetscape treatment throughout the site further enhances this site identity.



FIG 5: City Park Drive Section

FOUR / PUBLIC REALM + OPEN SPACE

The Plan's open space network (FIG 6) encompasses a range of active and passive spaces; creating diversity, individuality, and identity throughout the site. Hard and soft landscapes are balanced to serve a variety of functions across the spectrum from public to private uses. The primary types of open spaces designated within the Plan include: Community Parks; Neighbourhood Parks; Plazas/Squares; Green Roofs; Internal Courtyards; and Mid-block Connections.

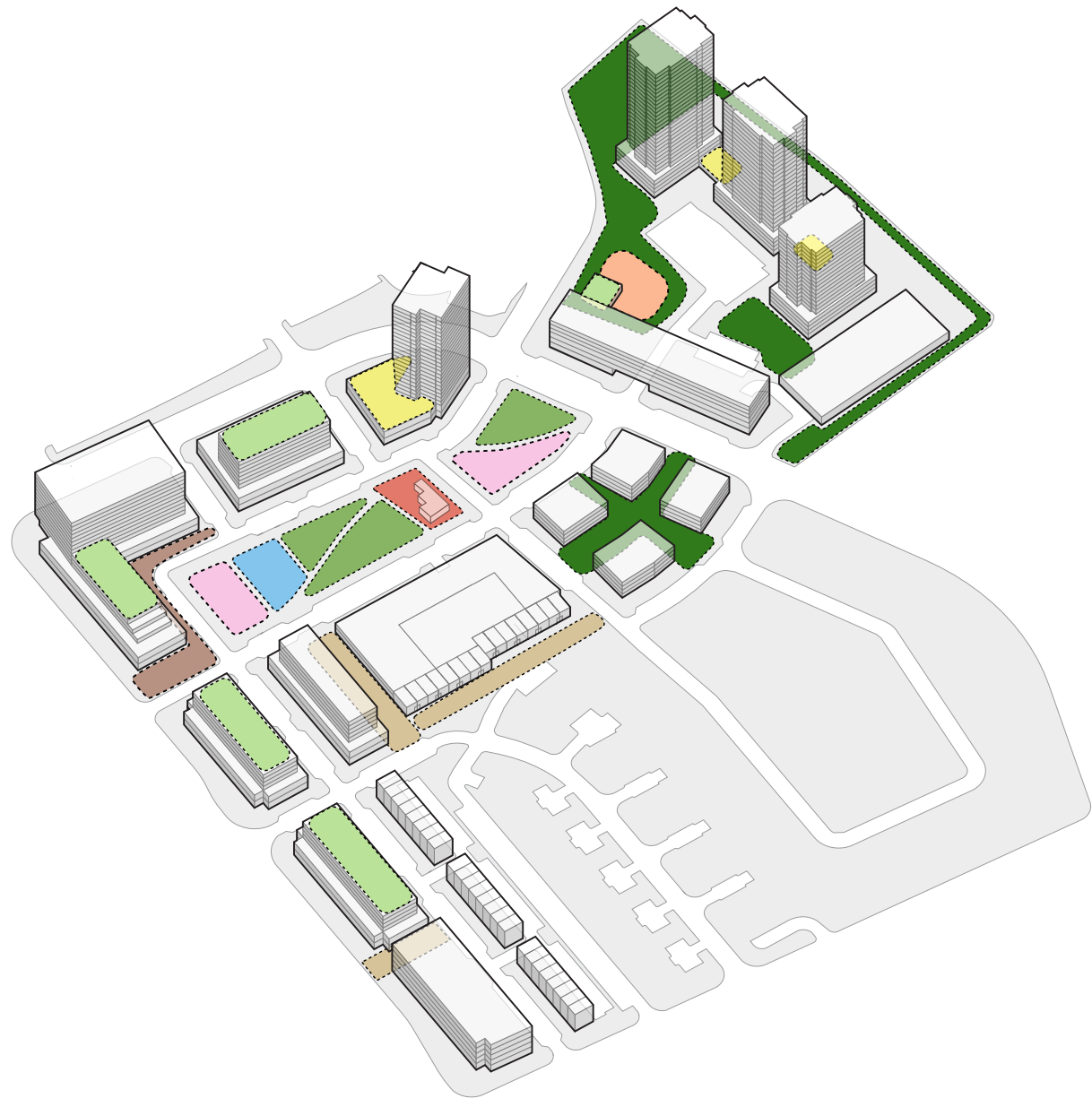


FIG 6: Public Realm and Open Space Typologies

- Interactive Water Plaza
- Informal Play
- Formal Play
- Formal Plaza
- Retail Plaza
- Mid-Block Pedestrian Walk-through
- Passive Leisure Space
- Amenity Park
- Green Roof
- Podium Amenity

FIVE / A COMPLETE COMMUNITY

The redevelopment of City Park transforms an existing shopping centre into a healthy and vibrant mixed-use neighbourhood that reinforces the site as the social and economic heart of the community, and a pillar for the principles of True Urbanism.



A Mix of Uses will provide opportunities to live, work and play in City Park, and supports a vibrant, active neighbourhood at all times of day.



Human-Scaled Architecture will frame public streets and open spaces, minimize shadow impacts, and provide transitions to adjacent neighbourhoods.



A Vibrant Public Realm will include a central park, plazas, walkways, and pedestrian-streets, and will host markets, festivals, public art, and spill-out retail.



Balanced Transportation options will ensure seamless connectivity between walking, cycling, and transit, and to adjacent neighbourhood uses.



Pedestrian Networks that support a 'City of Short Distances,' and ensure safe and convenient circulation for people of all ages and abilities.



Integrated Movement will consider all aspects holistically, including parking, circulation, wayfinding and traffic, to ensure a pedestrian-oriented community.

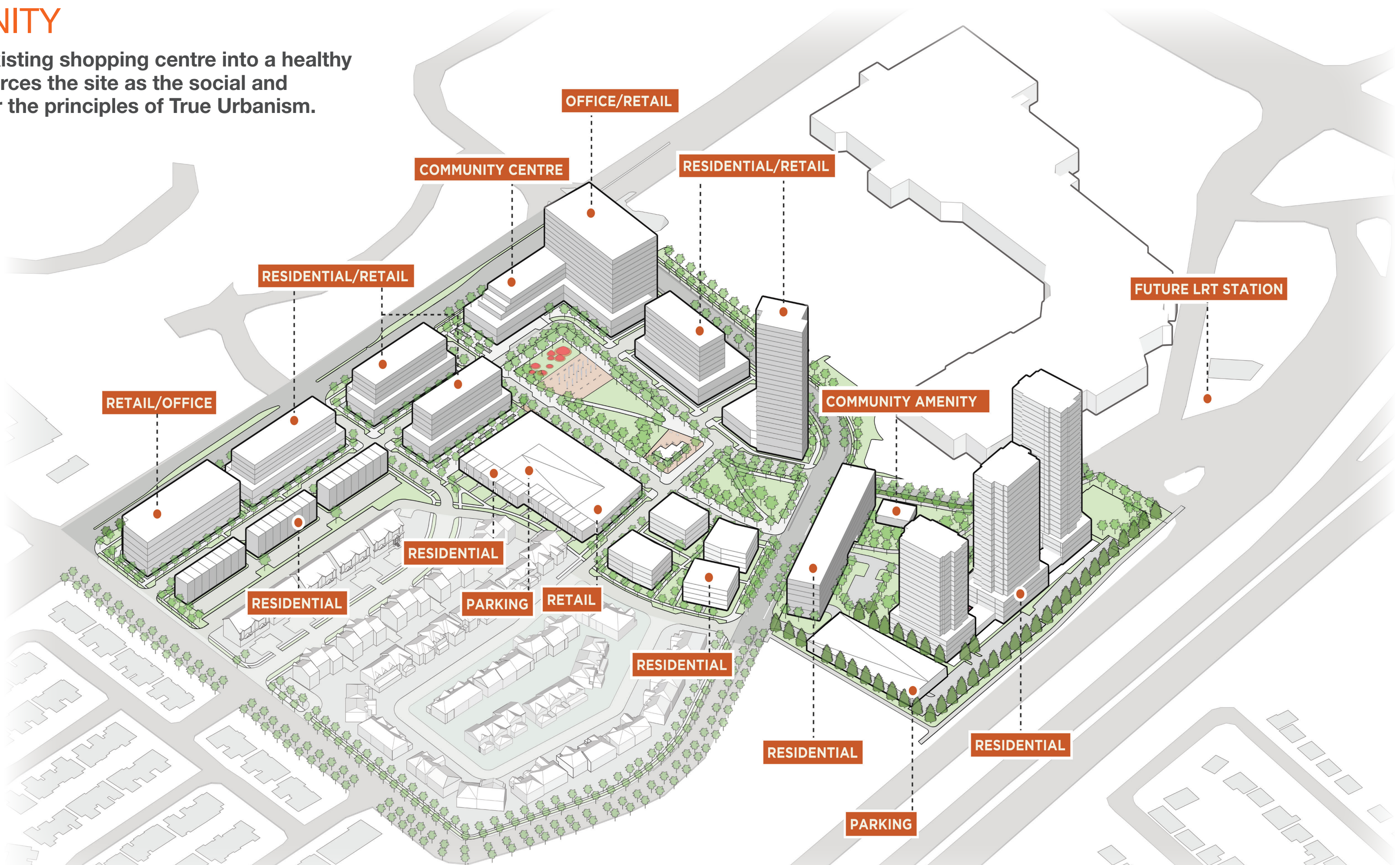


FIG 7: Overall axonometric plan demonstrating the vision, and related land uses, for the redevelopment of City Park.

CITY PARK

REALIZATION / SUBURBAN MALL TO MIXED-USE NEIGHBOURHOOD

SIX / REALIZING THE VISION

The vision for City Park will result in:

- / A **mixed-use destination** and community focal point adjacent to Blair Station;
- / Office and other employment opportunities for **1,000 – 1,500 employees**;
- / **1,200 – 1,300 residential units** to enable live-work opportunities;
- / A **major public open space** for active community uses and to reinforce City Park as a destination;
- / Integration with adjacent neighbourhoods through **enhanced connectivity**;
- / Appropriate uses, heights and connections to **improve Ogilvie Road**;
- / A strong **active transportation network**, including fine-grained streets, cycling routes and other community linkages; and,
- / Built-in **flexibility** to respond to changing market needs and real estate advancements.

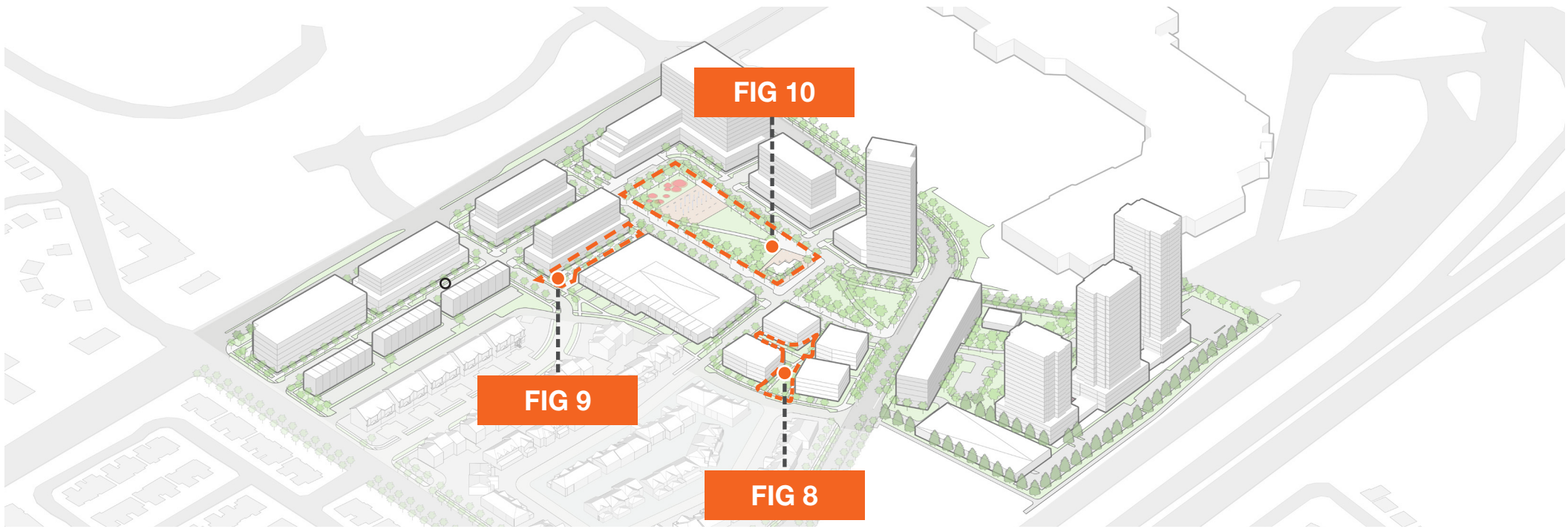


FIG 8: The open space network provides mid-block connections and opportunities for community gardens and gathering places.



FIG 9: Pedestrian-streets, framed by human-scaled buildings, create community nodes for people to gather and socialize.



FIG 10: Flexible retail uses within the Central Community Park will activate the space, and support local businesses.