

## PART A. DESIGN and DEVELOPMENT REVIEW

### INTRODUCTION

The proposed new commercial development is located in the City of Saskatoon, on a site in the north end of Nutana, adjacent to the river and Broadway commercial corridor.

The development of the site aims to provide complementary land use which will further attract business, visitors, and the general public to the Nutana, Downtown and City Centre areas.

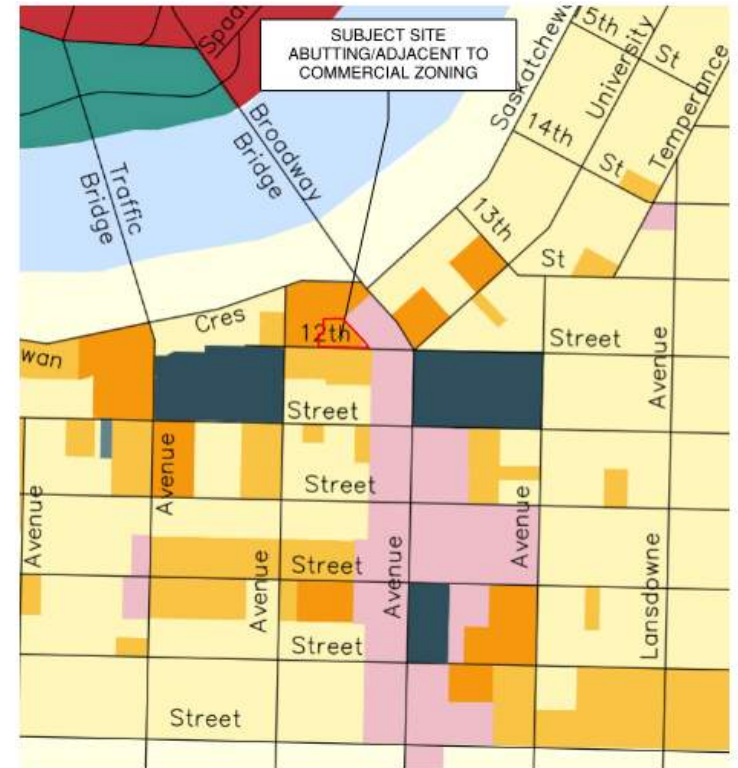
The City Centre includes the Downtown and it's connected, neighbourhood commercial districts of Nutana and Riversdale, City Park south of Queen Street, and portion of College Drive that interfaces with the University of Saskatchewan.



### PROJECT CONTEXT

The proposed building is located adjacent to the intersection of Broadway Avenue and 12th Street, also referred to as Five Corners. The building will provide views of the South Saskatchewan river and Broadway area for occupants. The site is also closely connected to the Meewasin River Trail system. The proposed new development is adjacent to pedestrian pathways, natural features, the downtown, the future Rapid Transit Corridor and is designed to draw pedestrian flow from all adjacent roads and sidewalks.

The site is currently zoned as a Planned Unit Development (PUD) dating back to December of 1988. The proposed development requires rezoning and land use change to allow for the mixed-use development. PUDs are no longer in use as a zoning district in Saskatchewan. The existing PUD zoning for this site envisaged residential and office uses grouped together at this location as a comprehensive mixed-use development over 30 years ago. Since that time, only two of the original three sites have been developed – both for residential use. The office development has never been developed. Therefore, the subject site has been vacant for over 30 years. More detail is provided below.



#### COMMERCIAL

- REGIONAL COMMERCIAL
- URBAN CENTRE COMMERCIAL
- ARTERIAL COMMERCIAL
- SPECIAL AREA COMMERCIAL

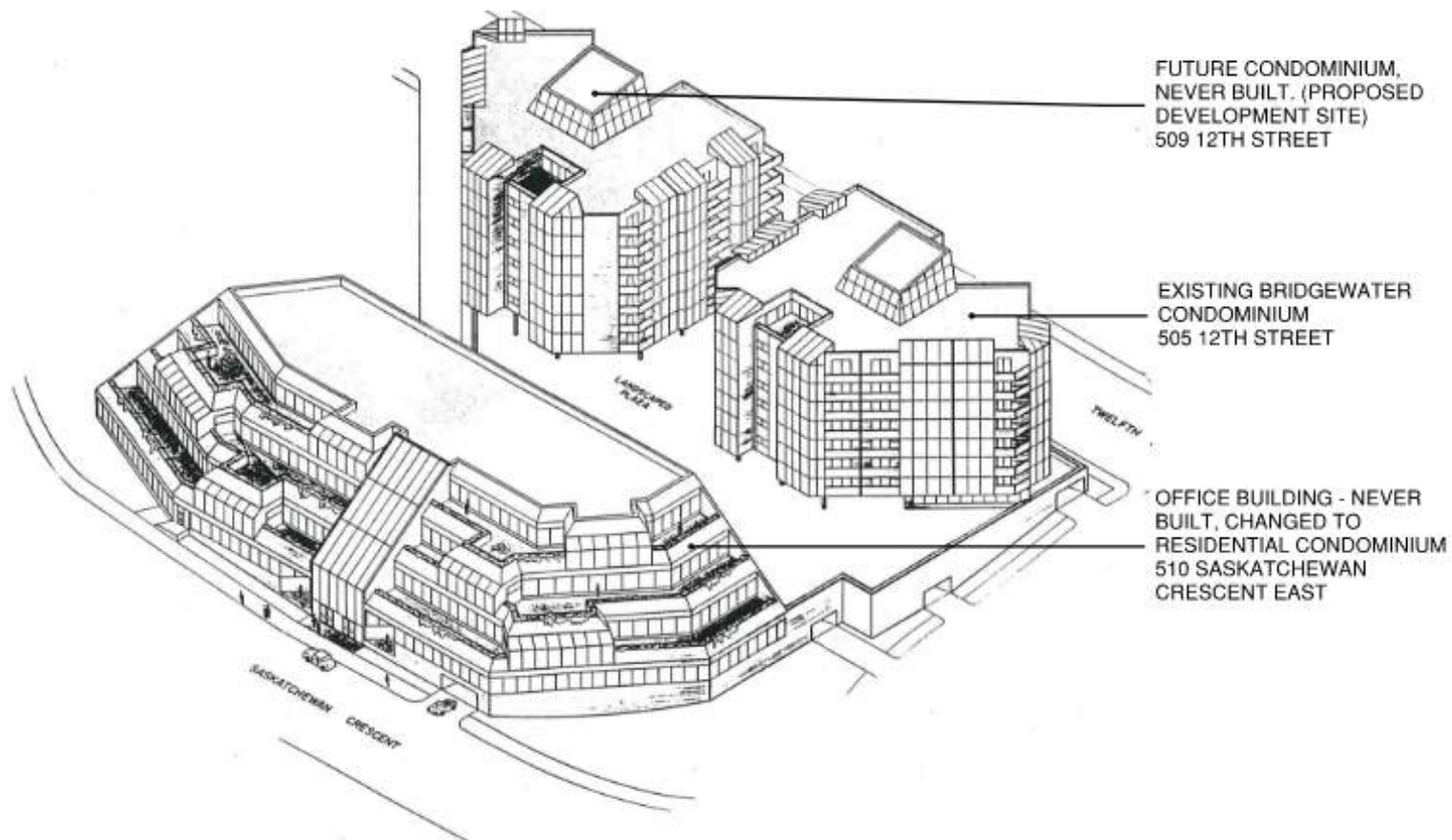
#### RESIDENTIAL

- RESIDENTIAL
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- RESIDENTIAL MULTI USE

## HISTORY, BACKGROUND, EXISTING PUD ZONING AND LAND USE

The existing PUD agreement on the land was to include three buildings, two residential condominium buildings and an office building on now separate parcels of land. The graphic below shows the original development approved by the PUD agreement. Unfortunately, only one of the buildings (505 12th Street) was constructed before the original development company succumbed to financial difficulties. The remaining undeveloped land was sold and subsequently a zoning amendment was completed on 510 Saskatchewan Crescent East in order to develop it as a residential condominium building. The remaining site, 509 12th Street has never been developed.

The office building in the PUD agreement was to be approximately 75,000 square feet of leasable area over 4 storeys. For comparison, this is almost twice the leasable area of the proposed development.





509 12th Street's current zoning in the PUD agreement contemplated two identical residential condominium towers atop a shared parkade. This parkade was partially constructed with the 505 building. When the land was sold after construction of 505, the property line was established as approximately the centreline between the future 509 building and the existing building at 505 12th Street (shown as red dashed line in figure 1). It was discovered later that the parkade and pool from the constructed building (505) were partially built on the 509 12th Street property. The new property owner of 509 12th Street was essentially forced to sell a slice to 505 12th Street owner, now a Condominium Corporation to resolve this problem. The property boundary realignment is shown in Figure 3 and right at the building edge for the future building. The alternative solution would have been for the 505 12th Street Condominium Corporation to demolish a portion of their parkade and swimming pool. This was not realistic nor possible as it would eliminate some parking stalls that would have already been sold to owners. The sale of this slice of land, or property boundary re-alignment severely limited the future development potential of the 509 12th Street site by the constraints explained further below.

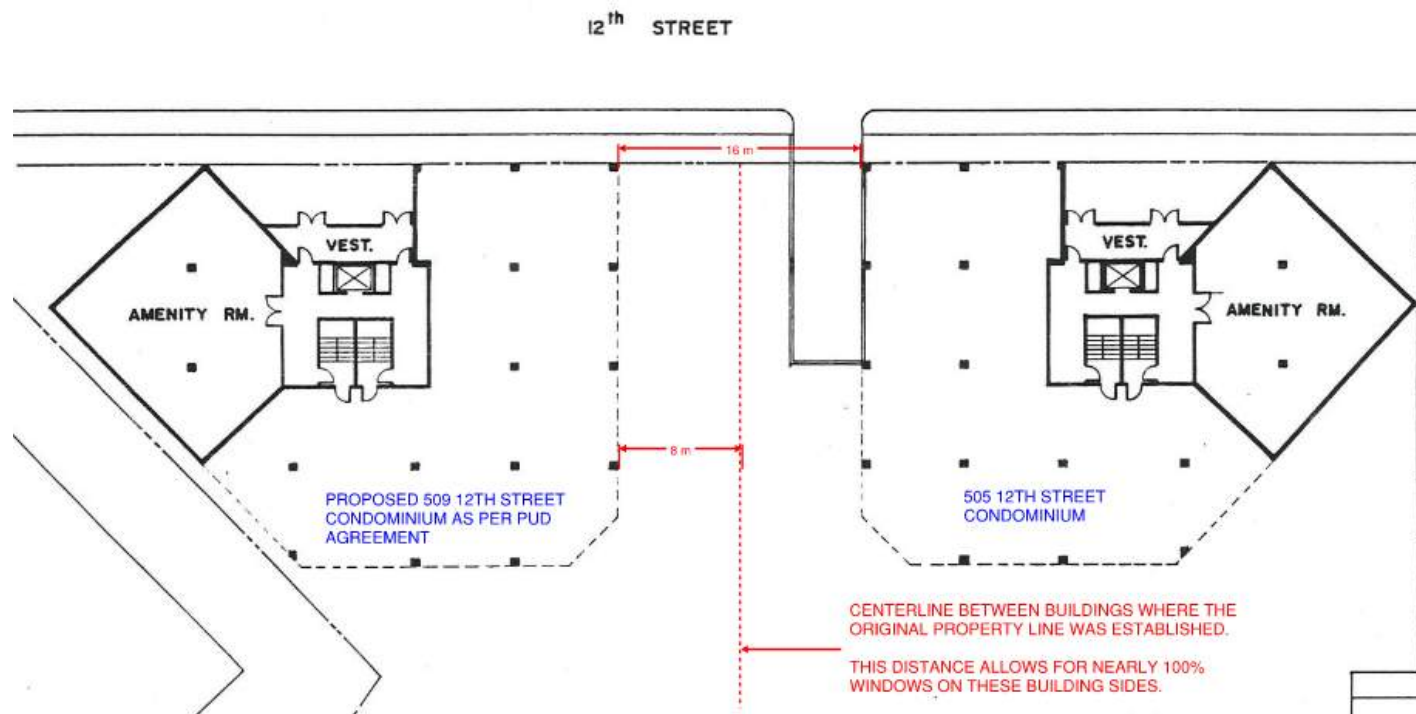


FIGURE 1: ORIGINAL MAIN FLOOR PLAN IN THE PUD ZONING AGREEMENT FOR THE LAND.  
505 12th Street on the right and 509 12th Street on the left.

## 1) PARKING CONSTRAINTS

The original parkade design in the PUD zoning was planned to be shared and service both the 505 and 509 12th Street buildings, layout as shown in figure 2. It was planned to have 2 levels of underground parking and have shared ramps, exits and entrances. The shared parkade enabled the triangular shape on the north side of the now standalone 509 lot to be somewhat economically used as part of the larger parkade. Once the properties were split and the property boundary realigned; number of stalls, proper circulation, entry and exit of vehicles became impossible, especially at the larger size requirements in the most current zoning bylaw today.

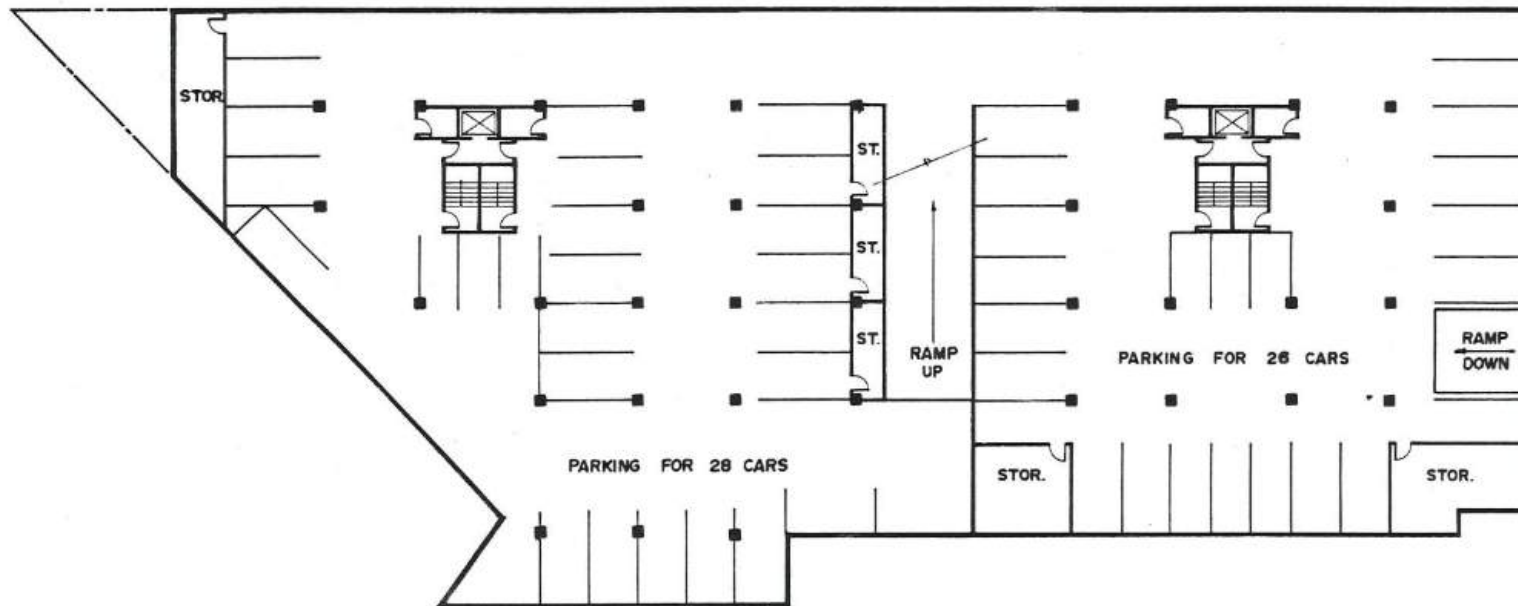


FIGURE 2: ORIGINAL PARKADE PLAN IN THE PUD ZONING AGREEMENT FOR THE LAND.

Added to this, in order to construct an underground parking structure, excavation shoring is required when there is insufficient land available to slope the dirt walls to safely construct the concrete parkade walls. Excavation shoring would be required on this site due to its small size and the near proximity of neighbouring buildings, streets and infrastructure. Excavation shoring takes up approximately 2-4' of depth outside the parkade wall resulting a smaller footprint of an underground parkade. On the existing 509 site reducing the parking layout by this amount means losing at minimum an entire row of underground parking, or approximately a third of the parking on the site. The necessity of excavation shoring, the triangular site and the property boundary alignment make an underground parkade impractical and impossible on the existing 509 12th Street site.

In summary the parking constraints on this current site compared to the original zoning agreement:

- No shared parkade: ramps, entry/exits
- Triangular site
- Property boundary re-alignment = even smaller site
- Excavation shoring reduces an underground parkade not much to be practical
- Zoning bylaw size increases on parking stall sizes/aisles significantly reduce the number of stalls that can fit

Parking requirements form a major part of the cost and feasibility of a development. The parking constraints on the site are a major reason this site was never developed. In order to overcome these constraints and obtain the necessary parking circulation required in the current bylaws, the development described later in this report proposes:

- 1) an above-ground architecturally enclosed indoor parkade, and
- 2) an encroachment for a small portion of the ramp/drive aisle over a jog in the north lane area (see Appendix B).

## 2) PATIOS/BALCONIES NOT POSSIBLE ON WEST SIDE OF BUILDING

The property boundary realignment placed the new property line on the edge of the future building at 509 12th Street as per the PUD agreement. This boundary change removed any ability to construct patios along this side of the building because they cannot overhang the property line. The inability to include patios/balconies for residential units is no longer acceptable to homeowners or tenants in the marketplace. This inability to include outdoor living space for a majority of the units in a residential building deems the current zoning and land use inappropriate for a high-density or multi-unit residential building.

## 3) BUILDING CODE CONSTRAINTS

Prior to the property boundary realignment figure 3 shows the property line at the midpoint between the existing 505 building and the future 509 building. This distance would have allowed for the future 509 building to have up to 100% windows on that side of the building. When the property boundary was realigned it placed the building edge on or very near the new property line (also shown in figure 3). With the proposed building edge on or very near the property line the building code requires this wall to be fire-rated and would not allow any windows.

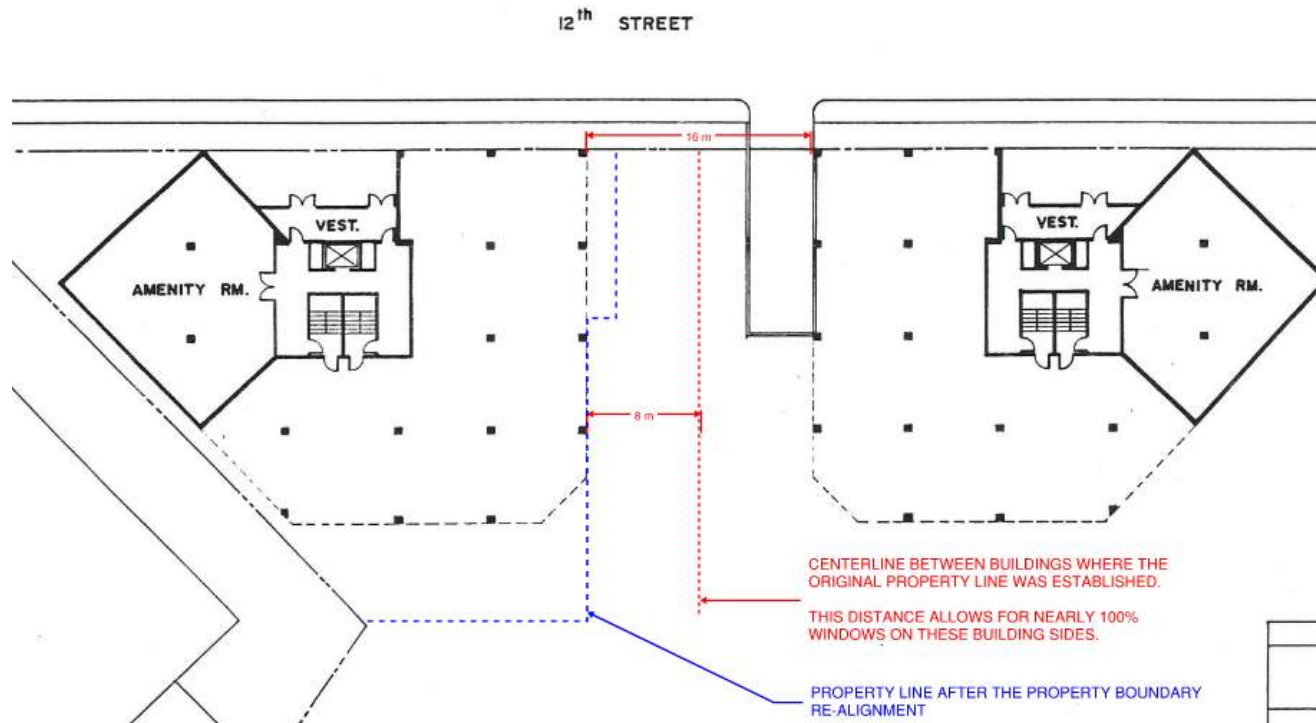


FIGURE 3: ORIGINAL MAIN FLOOR PLAN SHOW PROPERTY BOUNDARY RE-ALIGNMENT

In the current market, significant windows are now a necessity for owners and tenants, especially at this location to capture river views. Windows are also a requirement for residential units as they provide light and emergency egress in the event of a fire or building evacuation. This is not practical, nor acceptable for residential units from a functional standpoint nor from a life-safety/building code standpoint.

It could be argued that the building could be re-designed to setback this wall face. This would mean setting the building face back 8m from the property boundary realignment which creates a floor plan that is an impractical size to build residential units and the building as a while, see figure 4 - the units would be so small they would not be liveable and the size of the new building would be too small to economically build.

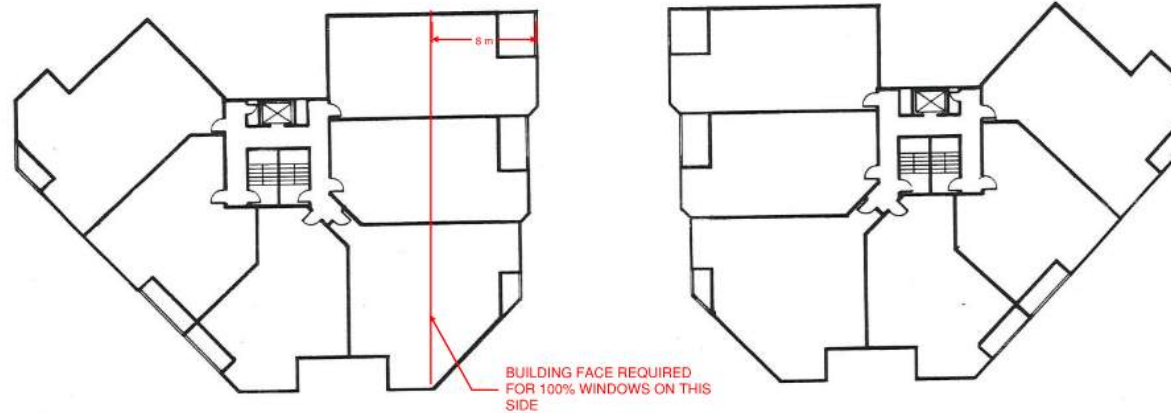


FIGURE 4: ORIGINAL PUD PLANS SHOWING A NEW SETBACK IN ORDER TO ACHIEVE FOR WINDOWS IN THAT BUILDING SIDE.

The property boundary re-alignment made it impossible to construct the building as per the approved zoning agreement, provide functional residential units, and to be financially feasible. The above-noted factors demonstrate all combine to explain why this site has never been developed.

We believe a re-zoning and land-use change are required in order to develop a building on this property. Modus has some novel design features to overcome the constraints explained above for a mixed use building on this site.

- Mainly office use allows overcomes the constraint of limited windows on the one building side because open office plans still allow for the required emergency egress where residential units do not.
- An architectural enclosed indoor above ground parkade overcomes part of the parking obstacle from the property boundary realignment.
- A zig-zag wall (explained further in the Design Concept section) on the side of the property boundary realignment provides for privacy, some light/windows and provides architectural interested to what would otherwise be a flat solid wall on that side.

The proposed development is explained following this section and is mainly commercial office use and potential some residential and retail. Modus has a conditional offer to lease a significant portion of the office space from a tenant that desires to grow their operations and add jobs in Saskatoon. They have selected this site as a desire to be in the Nutana area and have views or the river and downtown Saskatoon.



## SITE DESIGN

The building will be situated along 12th Street on the site. At grade, the building will contain “active building frontage” and provide a continuous building facade along the street and internal public areas. An “active building frontage” will contain several of the following elements:

- frequent door and transparent openings,
- “retail ready” space to accommodate commercial and service uses,
- building projections and architectural elements that provide variation and visual interest, and
- artistic sculptures to engage the community interaction with the building.

The incorporation of outdoor seating on the proposed raised planter beds along the sidewalk provide visual interest and animation to the streetscape, existing public plaza; and are contributing elements of an active building frontage.

At ground level, connectivity from the adjacent street, into the building lobby is featured. The configuration will allow the site to compliment the streetscape similar to existing buildings and the future neighbouring High Point development.

Building designs will be intentional to account for all sides being public facing.

## BUILDING FORM

Proposed buildings will comply with the maximum building height recommendation of the Broadway 360 Plan of 30 meters.

## LANDSCAPING AND SIGNAGE

The landscape design for the proposed development is intended to demonstrably improve the physical environment of streetscape by the provision of landscaped civic spaces. Landscaping includes a mix of both hard and soft surfaces. Native trees, plants and grass species are prioritized.

All areas shall include pedestrian lighting and wayfinding elements. Lighting will extend usable hours into the evening and early mornings when required. Signage may be incorporated at the top of buildings, unique in the skyline, as well as above or near a buildings main entrance. Signage approval shall be subject to the discretion of the approving authority. The purpose of signage is for corporate & site identification only and shall not include third party advertising.

## PARKING

Parking shall be provided on-site in an above ground parking structure as per Broadway 360 regulations.

The amount of parking stalls provided shall be driven by anticipated market demands to provide sufficient parking for the uses proposed for the site.

Vehicular ramps leading to above grade parking structures will be provided directly from the land off 12th Street. Pedestrian pickup and drop off will be minimal and would be provided on the main lobby entrance of 12th Street.

## **HERITAGE**

Site development will recognize the heritage elements of the area and the site by incorporating areas of heritage recognition such as historical interpretation markers, plaques or installations where appropriate.

## **CONNECTIVITY**

The site is being developed to provide pedestrian connectivity from adjacent intersections. Pedestrian routes will allow unobstructed barrier-free access into the site.

## **SAFETY AND SECURITY**

The active building frontages and uses at grade level will serve to promote natural surveillance of the adjacent sidewalks throughout the day. Access points to the site will be clearly defined and the hardscape within the site provides both clear demarcation of pedestrian space and unobstructed visual permeability into the site. Appropriate lighting throughout the project will ensure adequate visibility at night and will be sensitive to the surrounding land uses.

Detailed design will incorporate CPTED guidelines where appropriate. Overall, providing more activity at this location will enhance safety for existing residents and future employees.

## **PROGRAM**

The project consists of one building; a phased office building on top of podium levels, and a proposed rooftop garden. The office building is proposed to be a maximum of 8-storeys at full build out. Initial phases of the development may see the construction of 6-7 storeys with a future potential for up to 8 storeys. This is a mid-rise development which fits within the height ranges of adjacent uses (8 to 17 storeys). The overall height/number of storeys was reduced from 10-storey after feedback from condominium neighbours and community during initial consultation found in Appendix A. The 8-storey maximum matches the height of the building in the PUD agreement that neighbouring buildings were always aware would be built.

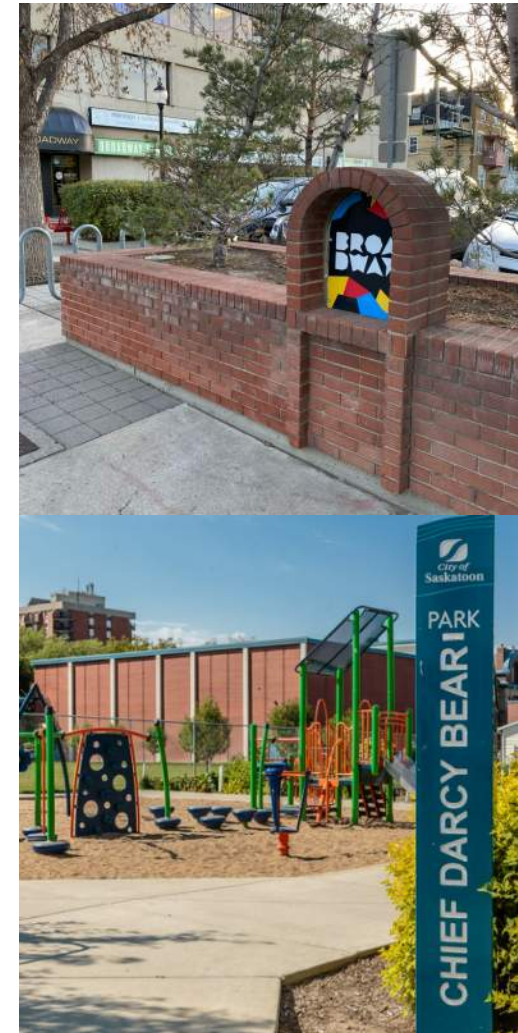
The main level of the podium office building may accommodate up to 4 storefront commercial units with access to indoor parking at the rear via a common corridor. The main floor has a lobby for office use and maximized areas for retail use at grade level. The commercial retail units at grade are to have sidewalk entrances and/or plaza entrances. The office building also includes approximately 103 indoor parkade parking stalls. Parkade access is from lane on the east side of the property accessed off of 12th Street.

## **PROJECT CLASS**

The proposed development is a Class A office tower with a sustainable environmental agenda that will target a certification of LEED Gold or equivalent.

# **SITE AS AN EXTENSION OF BROADWAYS FIVE CORNERS - CONNECTION TO CHIEF DARCY BEAR PARK**

The proposed development would complete streetscape along 12th Street East providing an extension of the Five Corners Plaza and a pedestrian friendly pathway to Chief Darcy Bear Park.





## VIEWS OF SITE

Pictures from all views of building site



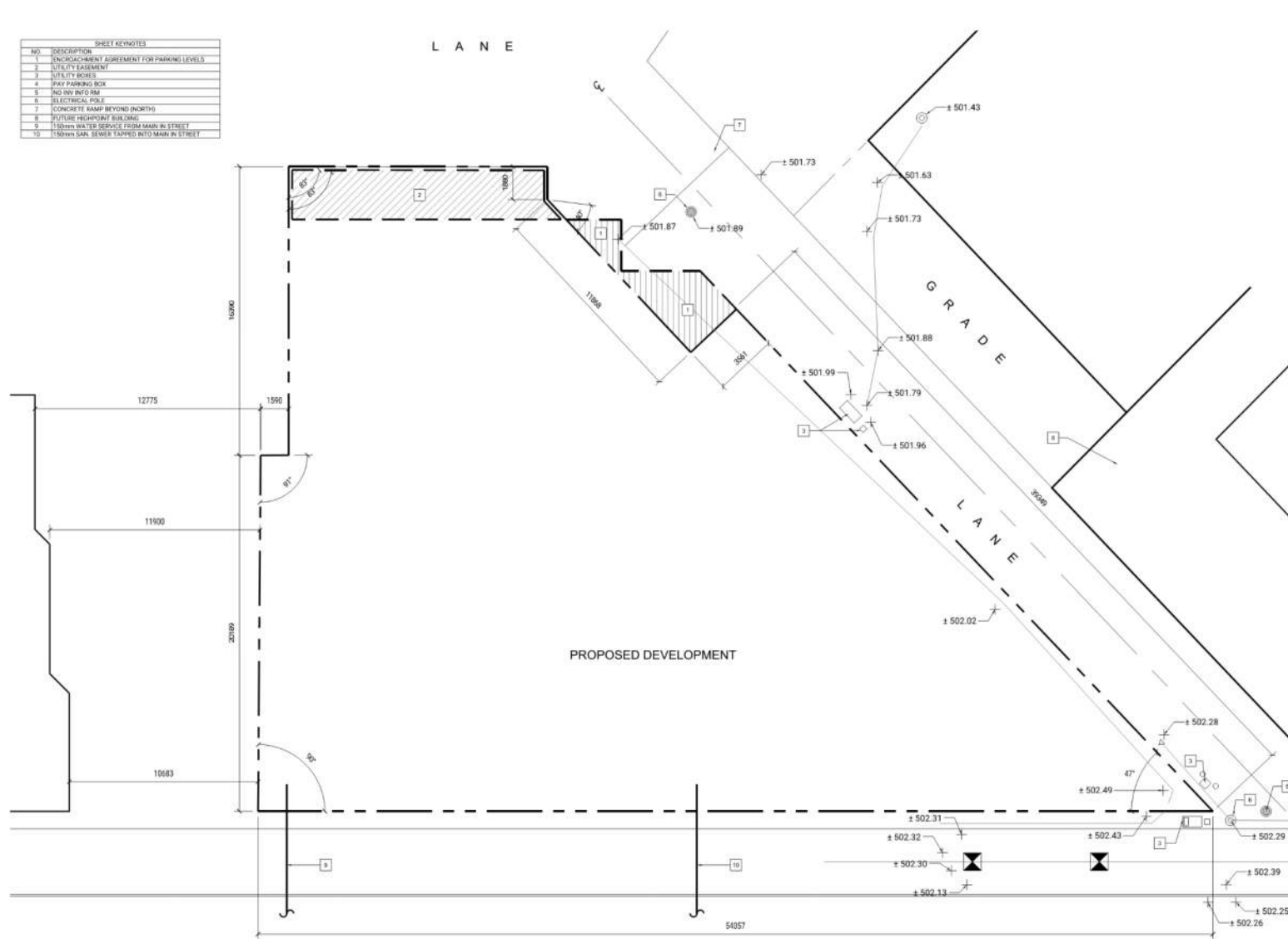
↑ panoramic view  
(centre = north)

← south view

east view →



SITE ANALYSIS - SEE APPENDIX B FOR FULL SIZE DRAWINGS





## DESIGN CONCEPT

The style and concepts used in the design of the building and public spaces are inspired by prairie elements distinctive of Saskatoon and the landscape that surrounds and flows through the City. The intent of the overall structure then has the appearance of our prairie landscapes with man-made structures rising above.

## PODIUM/PARKADE

The podium facade finishes will be selected to soften its appearance and create visual appeal for the first four storeys of the building. Design treatments may include light coloured glass or ceramic and metals along with the use of stone and concrete to create natural and historic elements.



## OFFICE

The upper floors of the building, consisting of floors 5-8, will form the shape and finish of a more contemporary structure. The building floors are planned to have some articulation inspired by photo to the left. The office levels are planned to feature mostly full glass walls as viewed from the exterior similar to the pictures on the left. Terraces and balconies are also planned on the office floors as features for the users, while dually acting to blend the buildings appearance matching its high density residential midrise neighbours. All this aesthetic details work together to soften the building mass and will provide a high quality style and appearance.

### ACTIVE & ENGAGEMENT MAIN FLOOR FRONTAGE

The proposed development main floor will feature the office lobby that is planned to have a frameless glass facade that creates an inviting entrance to provide a memorable, active, inviting building facade. The main floor will commercial ready space and may contain up to four commercial units totalling approximately 5200 square feet. The street level commercial units and entrances are proposed to be setback behind raised planters featuring sculptures from local artists. The majority of glazing on the main floor, as set back from storeys above provides visual interest and is more inviting to pedestrians. This set back main floor glazing will also reduce the mass of the building felt by pedestrians and traffic at street level. The proposed raised planters blend well with the established streetscape on 12th Street at Five Corners and the neighbouring condominium building. The featured outdoor artistic sculptures are explained further below and are intended to enhance the active frontage and provide an interesting community feature or gathering site.



↑ 12TH Street East Streetscape showcasing raised planters to be matched on proposed development



### CONTEMPORARY ARTICULATED GLASS OFFICE LEVELS

Above the parking structure, the office levels will be floors four thru eight will be set back on some of the building sides. The upper floors will be articulated to provide for a softer massed structure. Views for neighbours along with minimizing sun shading were considered in the set back on there floors. The setbacks comply with suggestions from the Broadway 360 plan, but are not a requirement nor included in the existing zoning agreement on the property. The massing and building height blend well with the height of the proposed neighbour, HighPoint (on Broadway Ave), and the neighbouring existing 8-storey condominium tower. The proposed development is a long-awaited perfect fit to complete the development of this block as per the original PUD agreement.

The west building wall (facing the existing Bridgewater condominium building) of the proposed building is planned with a zig zag pattern to provide privacy to the existing condominium tower owner occupants. The walls parallel to the neighbour will be solid (creating privacy), while perpendicular walls have windows but only allow viewing straight out. Inside the proposed development this wall design also allows for natural light to spill in and still provides some views of the beautiful river valley. From the exterior, this architectural feature adds creativity and visual interest while breaking up the wall mass. This will create a unique architectural feature wall versus a flat wall with no windows that would be required to create the same privacy. The image to the right showcases the concept as would be viewed from inside the proposed development, providing full privacy for both neighbours. Thoughtful design features like this are more expensive to construct but worthwhile considering the neighbours, community and City as a whole for this building that will have all sides public facing.

Terraces and patios are planned in the proposed building which is not typical in the design of an office building. These features are being included to provide active green space to building users by having plants and trees on upper levels along with the ability to enjoy fresh air. These features will also blend the proposed building in with the directly neighbouring high density residential buildings by creating building faces that match their surroundings. The proposed development provides a thoughtful urban design exceeding many of the suggestions in the Broadway 360 plan.



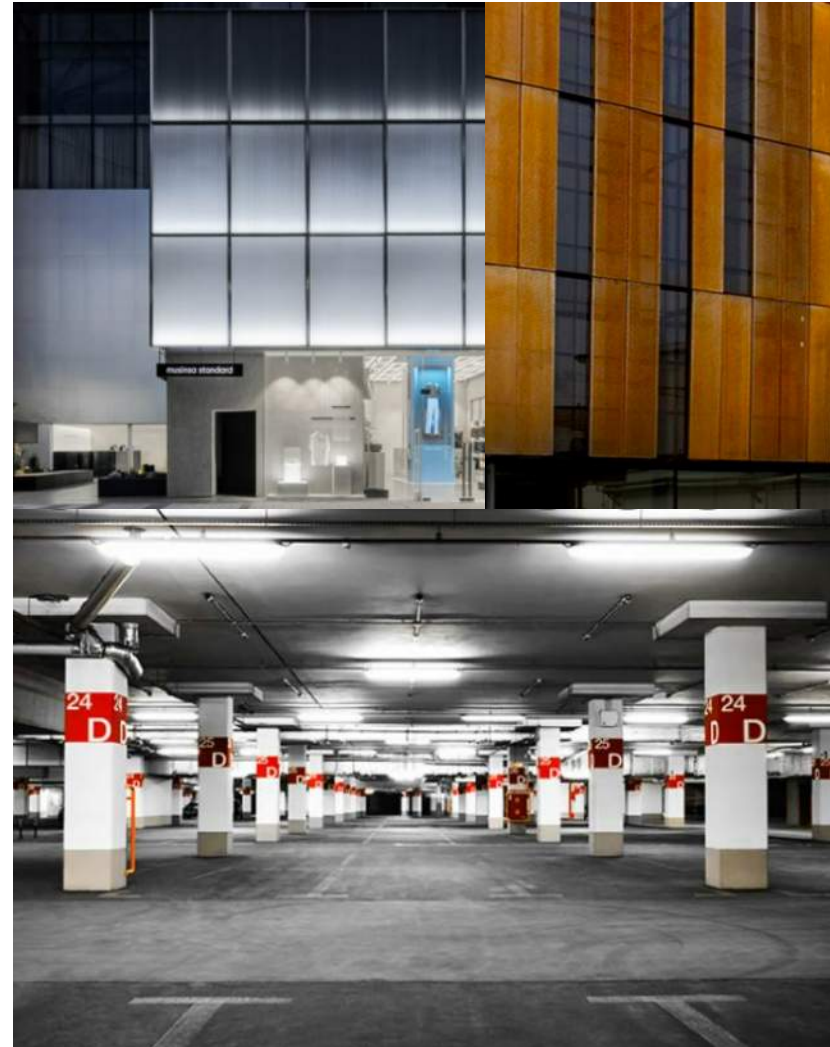
### SECURE & CONCEALED ABOVE GRADE PARKING

There will be aesthetically enclosed above grade indoor parking on the back half of the main floor as well as levels 2, 3 and most of 4 providing for more than the required parking in the zoning bylaw for the proposed uses. The parking structure will feature facade treatment to mask the parkade behind by camouflaging it as part of the building. The design features to achieve this will include architectural facade finishes. Glass areas will provide both real and artificial 'windows', being indistinguishable from the exterior. The lower levels of the building will be designed to blend in with the historical elements of the neighbourhood.

#### Summary:

- Double the City's zoning requirements to ensure all building users and visitors have parking on site and do not negatively impact the already dense street parking in the neighbourhood.
- Indoor and secure parkade eliminates neighbour theft and loitering.
- Benefits of above grade parking
  - No deep excavation and shoring: this eliminates risk of compromising riverbank stability. The risk is eliminated since here is no open excavation during construction. No open excavation means no risk of an excavation wall collapsing and impacting neighbours and existing infrastructure.
  - Environmentally responsible: eliminates 570 dump truck loads of dirt transporting excavation material offsite.
  - Creates privacy for residential neighbours versus regular building uses.

Appendix B contains preliminary building floor plans along with exterior building elevations.



## COMMUNITY

### EXISTING USE - REMAI COMMUNITY GARDEN

The Remail Community Garden has been enjoyed by the community for many years through the land owner, Remail Ventures, who donated the use to the community. The garden is managed by the Nutana Community Association. We acknowledge this community garden will be missed by many users in the community. Modus Ventures has brainstormed ideas on how to create something for the community through development of this property. Due to the small site size and irregular lot shape the possibilities are very limited. The following idea is being suggested:

It is being proposed to set the main floor space back from the sidewalk, this creates raised planters similar to the streetscaping at five corners on Broadway and the same as the neighbouring property to the west. This also creates a better pedestrian experience to the community and users at street level. It provides some softscape area to soften the appearance of the proposed development. Being located on the south side of the building, plantings will do very well with the many hours of sunlight.

Within these raised planter bed platforms will be constructed for artist sculptures to be installed. The outdoor ceilings, or overhang of the building above this setback area for planting and art, are planned to be clad with mirrored mosaic glass tiles. This is being proposed to create both a softer sky-like look to pedestrians and a contrast and reflection onto main level windows to protect birds from impacting.

### ART - CREATING A UNIQUE COMMUNITY FEATURE

The goals of this unique feature:

- Providing a destination point in the community
- An attraction for visitors to connect to Meewasin trails along different paths
- Engages with the community
- Connects us with history, purpose, meaning of the artistic installation

Below are some of the inspirational pictures that inspired the idea for the main floor streetscape, planters and artistic sculpture area.



RIGHT →  
Inspiration to Artistic Sculptures at main floor streetscape  
(IMAGE CREDIT: The Pacific by Grovenor - Vancouver, BC)





← LEFT

Inspiration for glass mosaic tile ceilings atop planters and artistic sculptures  
(IMAGE CREDIT: THUNDERHEAD LGBTQ2+ NATIONAL MONUMENT - Public City Architecture)

↓ BELOW

Artistic rendering model of the building showing proposed main floor setback area, artistic sculptures within raised planters.

