



# Art + Architecture = Extraordinary Community

Permanent art installations within raised planters and benches will represent the energy, creativity and vibrancy of the surrounding community on the main floor of Modus' proposed development at 509 12TH Street East. Located just off Broadway Avenue in Saskatoon, Saskatchewan, Canada, the proposed development will fill a site that has remained vacant for over thirty years. Modus has submitted a re-zoning application to the City of Saskatoon to complete this decades-old mixed-use area, approved in the 1980s as "Planned Unit Development" (PUD).

Prior to making the application, Modus met with community groups and neighbours to gain input and feedback. This feedback resulted in shifting the building massing to provide more sunlight and better views for neighbours, along with reducing the number of floors by two as to align with the proposed height with that which could be constructed through the old zoning.

The existing PUD zoning agreement on the site is no longer applicable due to a significant property line adjustment required in the past. After the first building in a planned phased development was completed, the remaining land was sold, but it was later discovered that the parkade from the first building encroached into the sold land. The resulting small size and irregular shape of the second parcel meant it was never developed.

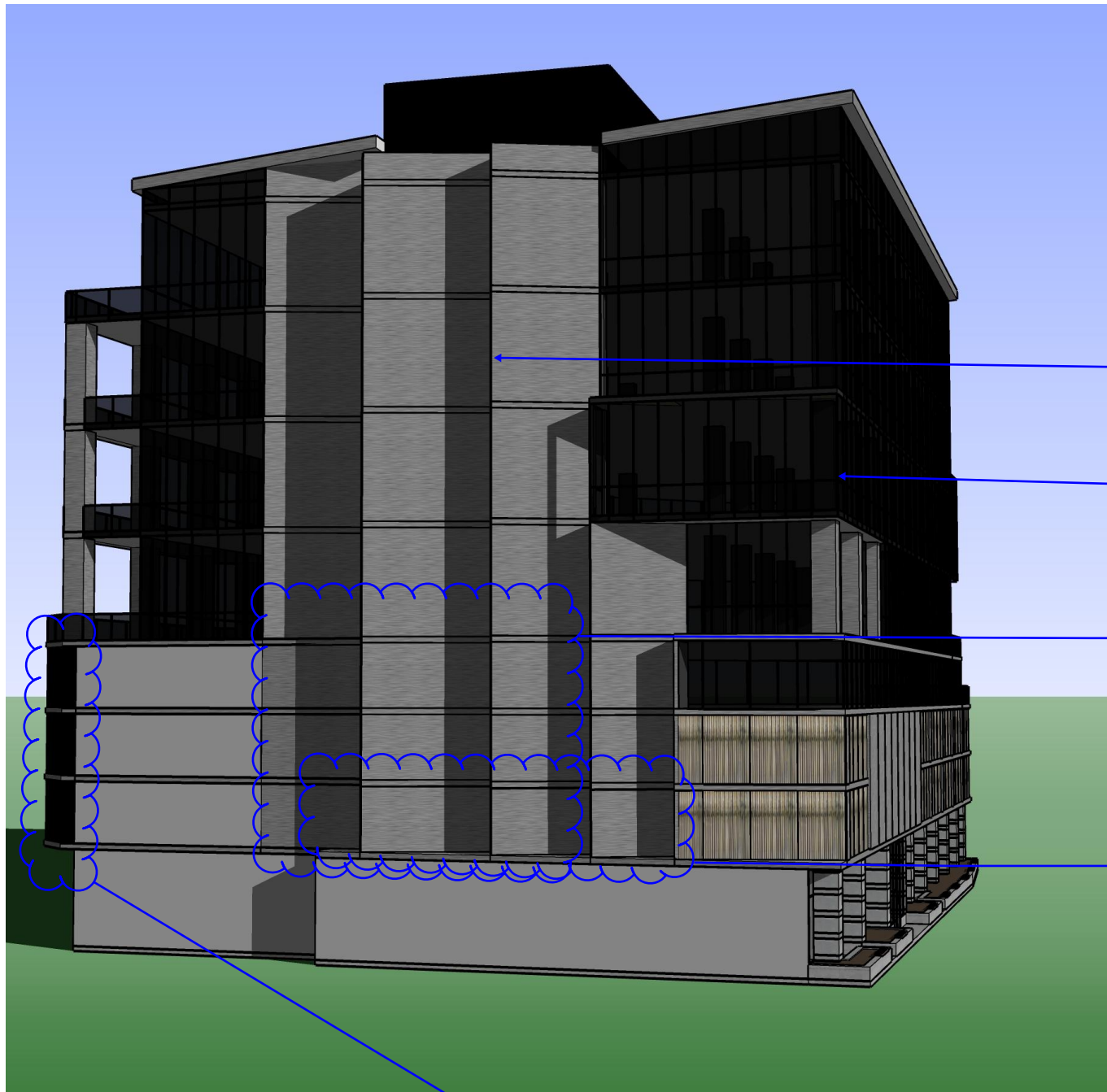


The proposed development is an eight-level structure. The main floor's active frontage includes a commercial space in front of the enclosed indoor parking. The indoor parking continues behind an architectural building facade with glass and features to mask its indoor use. On level four, parking use is shared with residential. A frameless glass facade with architectural features will surround class A professional office space on the top four levels. A large portion of the office space has been pre-leased to a Saskatchewan-founded company, expanding its local-based head office. The building is planned to be designed and constructed to the highest level and certification of environmental standards.

The community is asked to engage and circulate the request for proposals for the artistic sculptures that will be installed. Information is available at: <https://www.modusventures.ca/rfp>

The proposed development will be public facing on all four sides of the building. Artistic renderings have been completed for the 12th Street frontage included on this page and the previous page. The following pages include preliminary 3D models of the other building sides. Similar matching materials are planned for these sides of the building as the Architectural renderings.





ARTICULATED OR ZIG ZAGGED WALLS

PROVIDE:

- PRIVACY
- AN ARCHITECTURAL DESIGN FEATURE: A UNIQUE WAY TO DECREASE WALL MASS AND PROVIDE A VISUALLY APPEALING WALL VERSUS A FLAT WALL.

VISION GLASS ON OFFICE LEVELS PLANNED AT AREAS OPPOSITE WINDOWS ON NEIGHBOURING BUILDING

CHANGE AFTER INITIAL PUBLIC CONSULTATION:

BUILDING ARTICULATION ADDED TO MATCH OFFICE FLOORS ABOVE AND BREAK UP WALL MASSES - WALL IN ORIGINAL APPLICATION WAS SITTING DIRECTLY ON THE SHARED PROPERTY LINE. NOW THIS WALL VARIES FROM THE PROPERTY LINE TO 1.5M INSIDE THE PROPERTY.

CHANGE AFTER INITIAL PUBLIC CONSULTATION:



PROPOSED WALL CLIMBING VINE PLANTED ON LOW ROOFS TO CLIMB ARTICULATED WALLS. PROPOSED PLANT IS A DROP MORE SCARLET, TRUMPET HONEYSUCKLE VINE (LONICERA BROWNII), HAS LONG LASTING FLOWERS, REMARKABLY HARDY WITH TOLERANCE TO DROUGHT, HEAT.

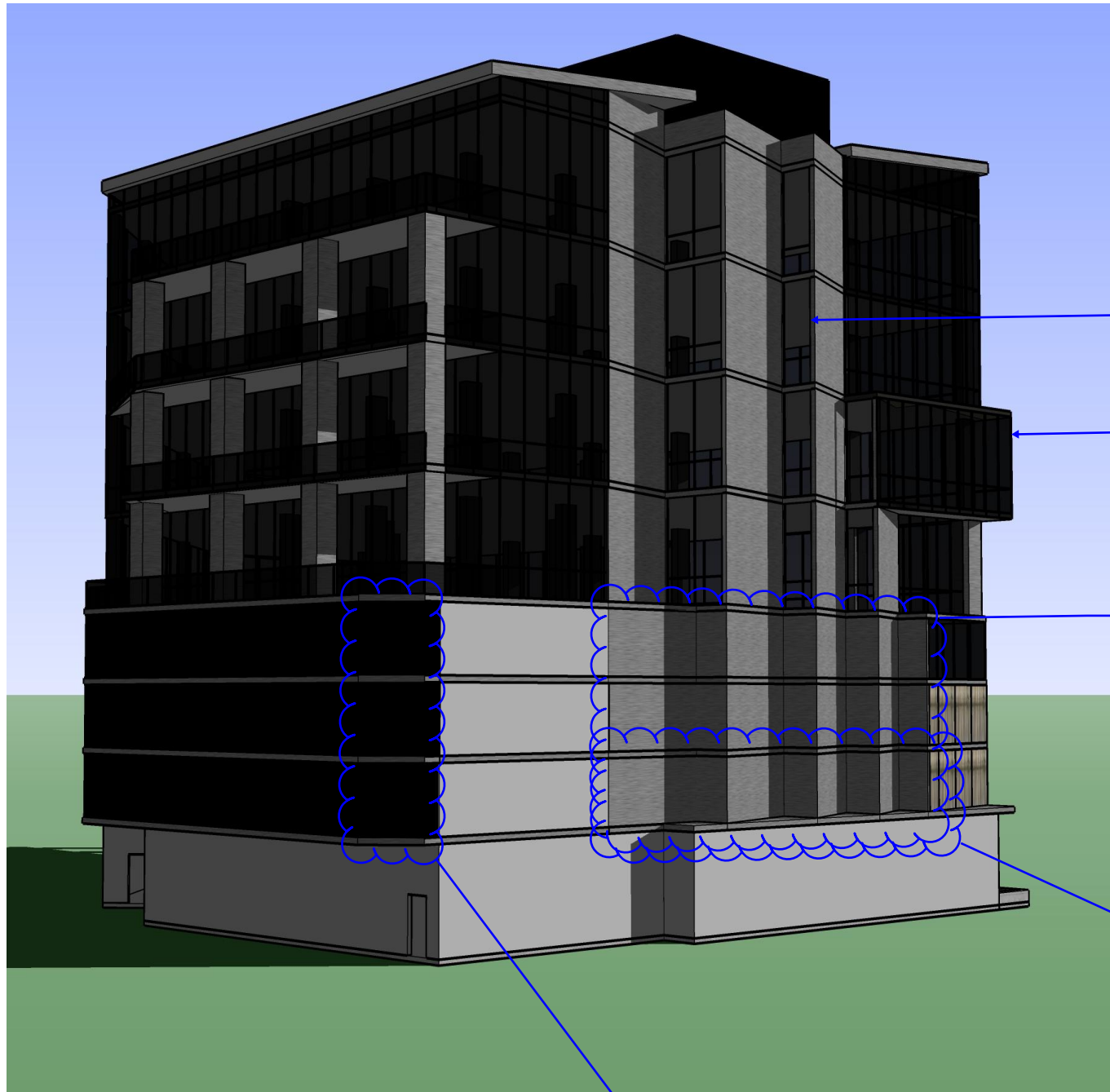
**VIEW FROM NORTHWEST**  
BETWEEN 505 12TH ST. E & 510 UNIVERSITY DR.

CHANGE AFTER INITIAL PUBLIC CONSULTATION:

THE CORNER OF THE BUILDING WAS CLIPPED AT A 45 DEGREE ANGLE TO INCREASE VIEWS FROM 505 12TH ST. E AND ALIGN BUILDING MASS MORE CLOSELY WITH THE ORIGINAL ZONING BUILDING MASS







ARTICULATED OR ZIG ZAGGED WALLS

PROVIDE:

- PRIVACY
- AN ARCHITECTURAL DESIGN FEATURE: A UNIQUE WAY TO DECREASE WALL MASS AND PROVIDE A VISUALLY APPEALING WALL VERSUS A FLAT WALL.

VISION GLASS ON OFFICE LEVELS PLANNED AT AREAS OPPOSITE WINDOWS ON NEIGHBOURING BUILDING

CHANGE AFTER INITIAL PUBLIC CONSULTATION;

BUILDING ARTICULATION ADDED TO MATCH OFFICE FLOORS ABOVE AND BREAK UP WALL MASSES - WALL IN ORIGINAL APPLICATION WAS SITTING DIRECTLY ON THE SHARED PROPERTY LINE. NOW THIS WALL VARIES FROM THE PROPERTY LINE TO 1.5M INSIDE THE PROPERTY.

CHANGE AFTER INITIAL PUBLIC CONSULTATION;



PROPOSED WALL CLIMBING VINE PLANTED ON LOW ROOFS TO CLIMB ARTICULATED WALLS. PROPOSED PLANT IS A DROPMORE SCARLET, TRUMPET HONEYSUCKLE VINE (LONICERA BROWNII), HAS LONG LASTING FLOWERS, REMARKABLY HARDY WITH TOLERANCE TO DROUGHT, HEAT.

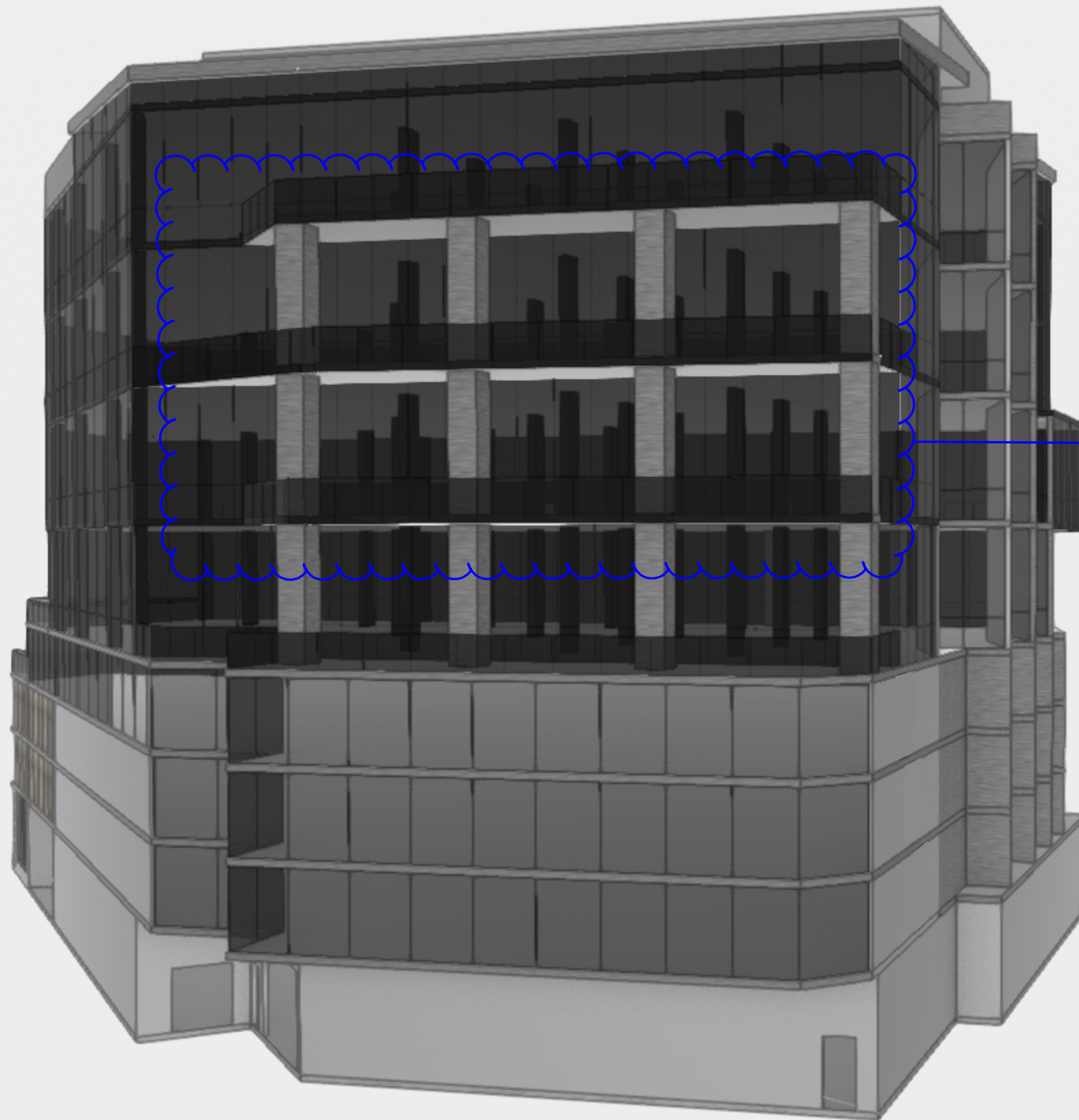
## VIEW FROM NORTHWEST

BETWEEN 505 12TH ST. E & 510 UNIVERSITY DR.

CHANGE AFTER INITIAL PUBLIC CONSULTATION;

THE CORNER OF THE BUILDING WAS CLIPPED AT A 45 DEGREE ANGLE TO INCREASE VIEWS FROM 505 12TH ST. E AND ALIGN BUILDING MASS MORE CLOSELY WITH THE ORIGINAL ZONING BUILDING MASS





CHANGE AFTER INITIAL PUBLIC CONSULTATION:  
 ADDED MORE ANGLE VARIETY TO EACH PATIO TO REPLICATE  
 ANGLES IN OVERALL BUILDING MASSING WHILE NOT IMPACTING  
 VIEWS FROM 505 12TH ST. EAST. PATIO LINE REDUCES TOWARDS  
 THE BUILDING TO MINIMIZE SOLAR SHADING TO 510  
 SASKATCHEWAN CRES. EAST

VIEW FROM NORTHWEST  
 BETWEEN 505 12TH ST. E & 510 UNIVERSITY DR.

