

Brighton Village Centre Concept Design

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Prepared For:
City of Saskatoon

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Brighton Village Centre Design Principles

1. Create an Identifiable Place
2. Create a Gateway
3. Create an Activated Mixed-Use Frontage Along Brighton Common
4. Reinforce Pedestrian Connectivity with Internal Pathways
5. Maximize the Experience of the Brighton Entrance Driveway and Sequence
6. Create a Visible Sign
7. Develop a Coherent Language of Design
8. Incorporate Innovative Community Programming
9. Enhance the Pedestrian Experience
10. Create a Design Exemplar for the Dream Office as Part of a Mixed-use Building

Brighton Village Centre Design Principles

1. Create an Identifiable Place

Located in the rapidly growing Brighton neighbourhood, Brighton Village Centre (BVC) is a vibrant destination for living, working and community events. The urban design vision calls for the creation of a precinct of street and blocks that create an exemplary model for urbanization that is dense, diverse, compact, and walkable. The design of the BVC and the individual buildings will incorporate sustainable design strategies that will be energy efficient, and fully integrated at multiple scales. The BVC will create a gateway to the larger subdivision while establishing a distinct sense of identity and a strong sense of arrival. The vision reinforces the design of the public realm. Including two crescent streets, as well as two minor radical streets that create a set of six development parcels.

2. Create a Gateway

The two gateway sites accommodate two modern buildings that are distinctive and respond to the geometries of the surrounding streets. Individually, and together, these two buildings will be visually prominent and act as a landmark.

3. Create an Activated Mixed-use Frontage Along Brighton Common

The streetscape along Brighton Common serves as the entrance to the community and will be activated with pedestrian oriented walk-up retail units that not only serve to liven the street, but also serve to increase interest with a human-scaled design and transparent frontages.

The retail units will be sized to accommodate community retail opportunities while not taking away from the larger scale neighbourhood retail in the Brighton area. The retail bays will target activities such as convenience stores, dentist, salons, and fitness studios and other uses focused on servicing the daily needs of the surrounding residents.

A series of mixed-use buildings are proposed to form a walkable crescent that creates a sense of enclosure for the two gateway development blocks. The tree planting on the crescent will be incorporated with standard sidewalk dimensions and wider sidewalks in areas of high pedestrian volumes. Multi-unit residential development is vertically integrated with some of the retail components to create a mixed-use environment. The public realm, including parking areas, are enhanced by high quality design and landscaping with the potential to be cleared for community-based activities, such as a farmer's market.

4. Reinforce Pedestrian Connectivity with Internal Pathways

Increased connectivity is encouraged by providing pathways that allow for easy transition through the DCD8 District. These pathways will create hospitable environments for multi-modal movement and exemplify the CPTED principles with adequate lighting and many balconies that create eyes on the street principle.

5. Maximize the Experience of the Brighton Entrance Driveway and Sequence

The grand entrance driveway into Brighton Village Centre and Neighbourhood is curvilinear and elegant. The tree lined drive will reinforce the geometry and define the central park-like space which will accommodate key features that serve the neighbourhood.

6. Create a Visible Sign

A low sign is proposed to mark the axis and entrance to Brighton.

7. Develop a Coherent Language of Design

The plan calls for modulation of scale and character of contemporary urban buildings serving a range of uses. The material palette will include a wide variety. The rhythms, scale, and proportion of the individual buildings will be developed to ensure that there is compatibility between individual buildings and a coherent language for Brighton Village Centre. All buildings will conform to the Guidelines for Architectural Design on page 10.

8. Incorporate Innovative Community Programming

The concept calls for innovative learning and play spaces for children incorporated with the Dream Building and the Community Building.

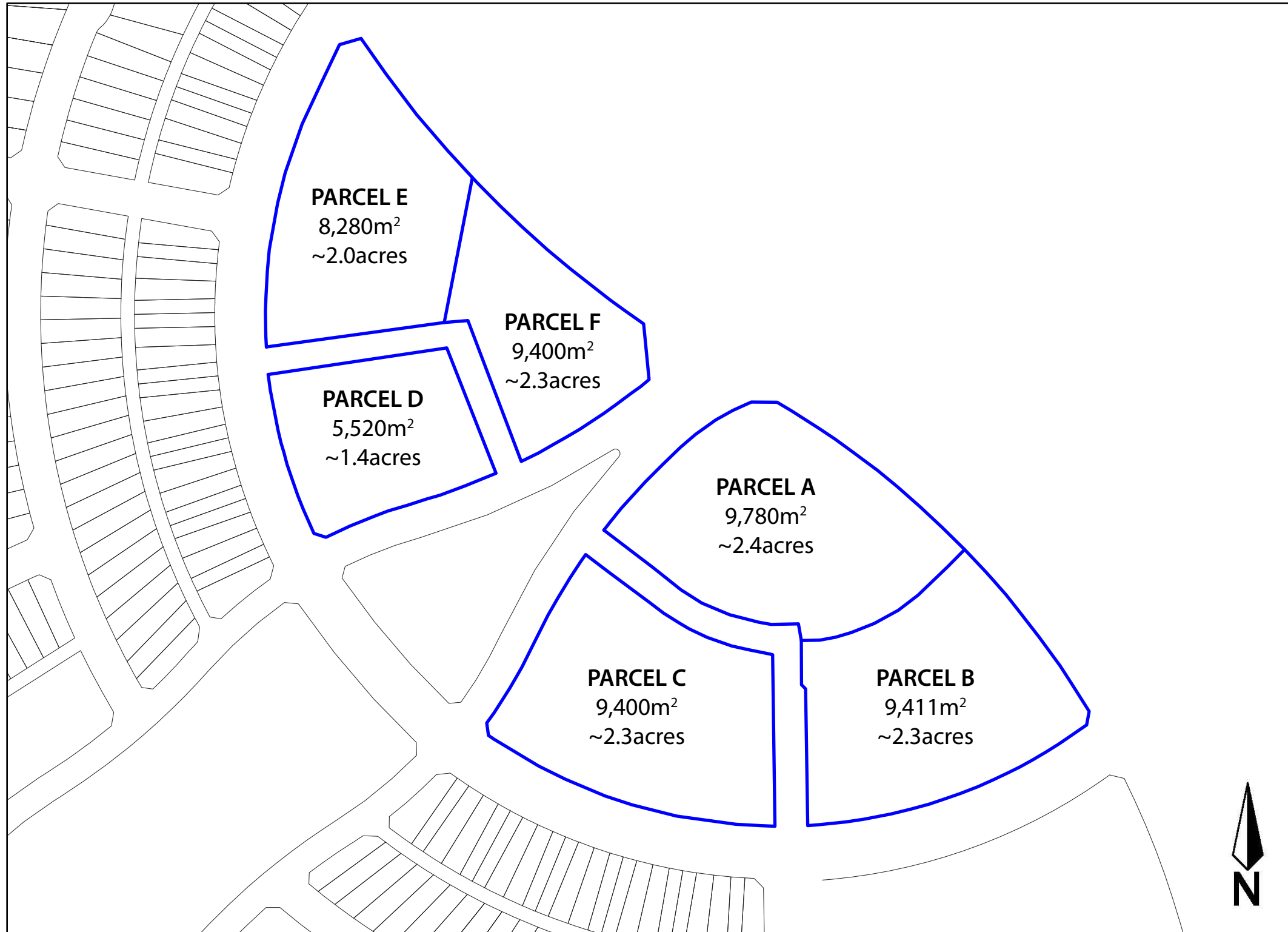
9. Enhance the Pedestrian Experience and Public Realm

Develop with the pedestrian in mind with safe designs for pedestrian crosswalks, parking lots, and public spaces.

10. Create a Design Exemplar for the Dream Office as part a Mixed-use Buildings

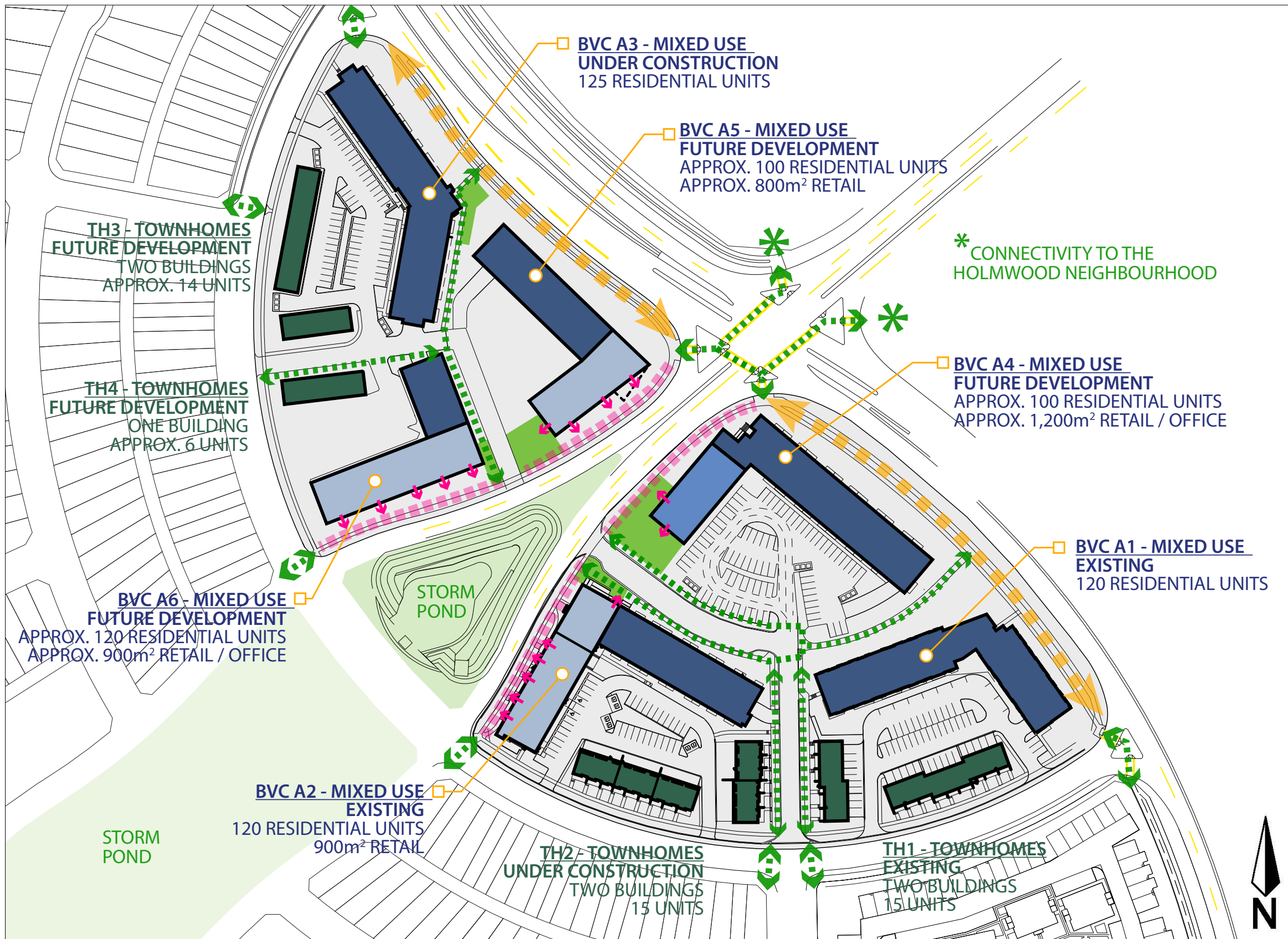
The Dream offices are designed to be housed in one of the primary mixed-use buildings within the Brighton Village Centre Gateway. The prominent location will exemplify modern principles with high quality finishes and unique design elements. The Dream office will include at-grade entrance and meeting rooms and then an upper floor with the remaining program, such as offices, meeting rooms and staff spaces. The unique location at the end of the building will create a dynamic form.

One level of underground parking is proposed in combination with surface parking to accommodate staff, clients, and visitors. The prominent mixed-use building will have a civic presence complemented by publicly accessible destination which can be used for retail, recreational, and community uses. Small community open spaces are proposed for both land parcels with soft and hard landscape elements to provide seasonal activity for residents, especially families with children. It is anticipated that these public amenities will function as a gathering place and focal point for visitors.



1:2000

BRIGHTON VILLAGE CENTRE PARCEL AREAS | February 2, 2024



- TOWNHOMES
- MIXED-USE: RETAIL AT-GRADE
- MULTI-UNIT RESIDENTIAL
- MIXED-USE: OFFICE / RETAIL
- COMMUNITY PUBLIC SPACE
- ACTIVATED FRONTAGES
- PEDESTRIAN CIRCULATION
- BIKE PATH + PEDESTRIAN SIDEWALK

The coloured buildings depicted are intended conceptual footprints for both existing and future buildings. The overall site and building configurations will be designed to be consistent with the concept plan principles contained in this plan. Approval of each development will be conducted using this illustration as a guide in conjunction with the development standards contained in the DCD8 regulations.

1:2000

BRIGHTON VILLAGE CENTRE CONCEPT PLAN | February 2, 2024

The overall site configuration and land uses shown on this illustration are generally consistent with the concept plan proposed for this site by Dream. The detailed depiction of buildings, parking areas and driveways for illustrative purposes to show an option for development which is in keeping with the policies in this Concept Plan. Variance from the buildings, parking and driveways as depicted in this illustration will be considered through the normal development review and approval process (i.e. concept plan, Zoning Bylaw, development permit), and will be approved where in keeping with policies of this Concept Plan.



CONCEPTUAL VIEW OF BRIGHTON VILLAGE CENTRE AT FULL BUILD OUT | December 21, 2018

PLACEHOLDER IMAGE



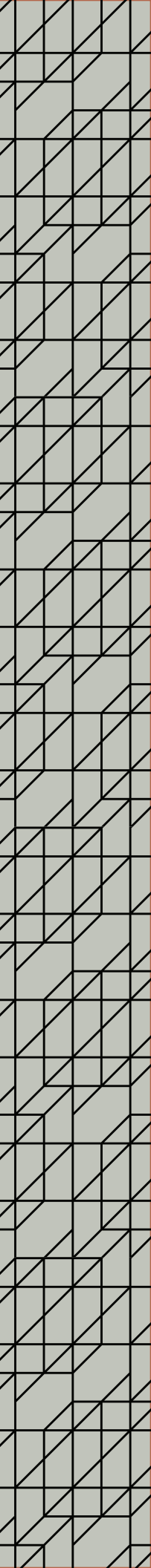
CONCEPTUAL VIEW OF STREETScape | February 2, 2024

PLACEHOLDER IMAGE



CONCEPTUAL VIEW OF PUBLIC PLAZA | February 2, 2024

Brighton Village Centre Design Principles ARCHITECTURAL GUIDELINES



CONTEMPORARY MODERN KEY FEATURES AND DEFINITIONS

- Context sensitive building design means An Architectural Design of a building which respond to its adjacent land-uses, built environment and local climatic conditions.
- Simplicity of form, repetition means the use of repeated visual elements in architectural building design to provide a consistent visual experience.
- Marriage of indoor and out means maximizing use of clear windows at lower levels of building and the street to create an active, interesting and engaging streetscape.
- Clear articulation of retail entrances means providing a direct physical and visual connection between the street and the building's entrance, with features such as canopies or porticoes, arcades, arches, and integral planters.
- Crisp detailing means use of architectural design elements that provide a sharp and characteristic form to the building.
- No ornament means achieving better design through simplicity - a simplicity of form, space, materiality, detail, and colour.

RETAIL GUIDELINES

- Simplicity of form, repetition
- Context sensitive building design
- Clear articulation of retail entrances
- Crisp detailing
- No ornament
- Activated Mixed-Use frontages to increase pedestrian density

TOWNHOME GUIDELINES

- Context sensitive building design
- Simplicity of form, repetition
- Marriage of indoor and out
- Crisp detailing
- No ornament

OFFICE GUIDELINES

- Simplicity of form, repetition
- Context sensitive building design
- Flexible office space
- Crisp detailing
- No ornament

RESIDENTIAL GUIDELINES

- Context sensitive building design
- Simplicity of form, repetition
- Marriage of indoor and out
- Crisp detailing
- No ornament