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Smith Carter | KPMB

Project No. 10060
Date October 17, 2011

Mr. Tim Steuart, MCIP
Manager, Development Review Section
Planning and Development Branch
Community Services Department
City of Saskatoon
222-3rd Avenue North
Saskatoon, SK S7K-OJ5
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Application for Development Permit in River Landing

Project:

Remai Art Gallery of Saskatchewan

Contact Information:

Applicant

Smith Carter Architects and Engineers Incorporated
1600 Buffalo Place
Winnipeg, MB R3T 6B8
Phone (204) 477-1260
Attention Grant Van Iderstine
gvaniderstine@smithcarter.com

Owner:

City of Saskatoon
c/o Bruce Wilson, P. Eng.
Project/Mechanical Engineer
Infrastructure Services Department, Facilities Branch
1101 Ave. P North, City of Saskatoon, S7K-OJ5
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Bruce.Wilson@Saskatoon.ca

cont'd\...

Legal Description of Property:

Parcel X

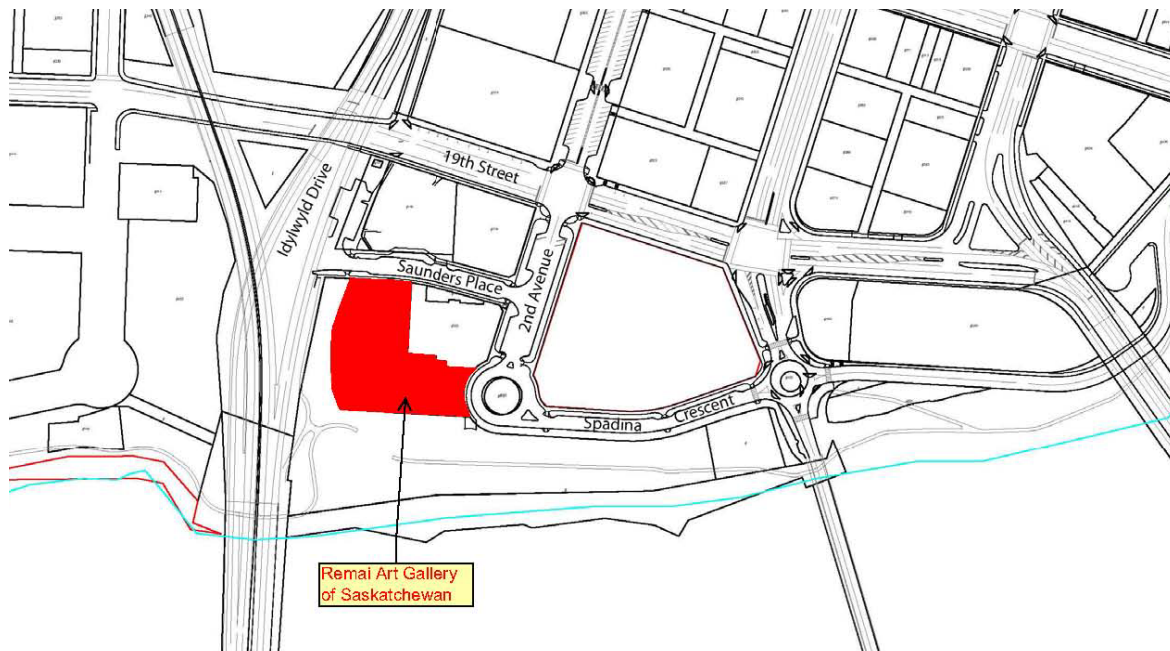
Plan No. 101856427

Municipal Address

102 Spadina Crescent West

Saskatoon, Saskatchewan

Project Location in DCD1:



Proposed Use:

4 Storey Art Gallery, including related expansion to the Persephone Theatre, and 2 levels of underground parking. Total gross floor area above grade will be approximately 11,985 sq m

Specific Response to DCD1 Objectives:

The City of Saskatoon is committed to the re-development of the South Downtown Area in a manner that will:

- i) offer a dynamic blend of diverse and complementary land uses which will attract people to the South Downtown Area for year-round, daily and evening activity;*

The Rемаi Art Gallery of Saskatchewan is a public art gallery open 364 days a year in the same manner as the existing Mendel Art Gallery, which it will replace. It will be connected to the existing Persephone Theatre, providing underground parking to both facilities and to the general area, as well as a range of complementary public activities. There is a mixed use of functions that includes galleries to house traveling art exhibitions, galleries to display the permanent collection to the public, outreach art programs to the community, art gallery retail store, and café, in addition to a lecture theatre and multi-purpose room. The ground floor is envisaged as a gathering place for the community and is directly accessible from River Landing

- ii) provide complementary year-round indoor and outdoor public activities;*

As noted above, the gallery will provide a mixture of year round indoor activities. It also features an outdoor sculpture court accessible to the public, with possible outdoor education directly accessible from the community activity room.

- iii) provide for publicly-accessible physical linkages such as walkways, above ground linkages and corridors to allow for the greatest opportunity for barrier-free access to the river and allow public circulation between adjacent developments;*

Major building entries are located on the east and west ends of the building, connected by an interior spine that gives access to public activities. Notwithstanding a significant grade change at the west end, both entries are fully handicapped accessible. In addition, there is an exterior deck across the river front of the building, itself connected by sliding doors to the café, by ramp to the River Landing area to the immediate south and by at-grade access on the east end. The building interior has an interior link to the Persephone Theatre, which features a handicapped stair lift to negotiate the elevation change.

- iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;*

The building is a publicly funded project supported by substantial private donations. The year round character of the building and its complementary relationship to the Persephone Theatre

will activate both the River Landing area and the surrounding areas. It will enhance the commercial retail and restaurant potential of adjacent properties by virtue of the traffic flow it generates, in addition to providing a significant new destination in itself.

- v) highlight the waterfront as a special feature in the context of an urban environment and provide strong linkages from the Downtown, South East Riversdale, the Gathercole site, and the riverbank;*

The building is strongly oriented to the river through location of entries, organization of internal circulation constantly oriented to river views, location of key public functions, and through its massing that reaches out to embrace the river. The building's main entry on 2nd Avenue has a large cantilevered overhang that provides a covered drop-off, but also affords views to downtown and the river from the multi-purpose room it houses. The building takes advantage of its prominent site to announce itself on every level, providing spectacular views from atrium, gallery corridors, public lounges, and private offices.

The strong ground floor relationship to the river side extends around the west side where the sculpture court helps to engage pedestrians approaching from the northwest and from the activities of Riversdale beyond. It is expected that buses bringing large groups will drop off to the building from this side, helping to reduce congestion and create dispersed access points.

- vi) produce mixed-use developments which will result in an urban environment which is integrated with public activities conducted on or near the riverbank; and,*

In addition to the amenities previously noted, riverbank activities will benefit from the promenade deck, covered by an overhang that will afford shade in summer and cover in inclement weather. It will be possible for casual visitors to the River Landing site to shortcut through the building in their journey along the river, pick up a coffee or snack at the café, and continue on their way.

The deck features a cascading set of steps on the southwest corner that will allow complementary use as casual seating to view River Landing activities and afford easy and immediate access to the deck area in an integrated fashion

- vii) create a distinct identity and a sense of place in Saskatoon, and encourage the recognition of the historical richness of the area*

In response to the above we quote from the architects' design statement that speaks to the ideas of identity and historical legacy :

The architecture of the new Art Gallery of Saskatchewan (AGS) responds to the powerful landscape of the Prairies, the South Saskatchewan River, and the evolving identity of the City of Saskatoon. The design is directly influenced by the strong tradition of landscape painting in

Saskatchewan that so eloquently captures the unique geography and quality of light of the Prairies.

At the same time the architects are inspired by the legacy of the Mendel Gallery, the quality of their collection, by the art itself, and by the people who work in many different capacities to make the institution a great experience for the community.

The site, on the bank of the Saskatchewan River, also called for an outward response. The design is a dynamic four-storey composition of stacked and projecting horizontal volumes. These long horizontal bars provide flexible loft space are organized as strata vertically and horizontally to create a strong, iconic presence on the River. The layering of space also focuses on connecting the City to the River and the gallery and its social programs.

In the simplicity and restraint of its expression and geometry, it consciously contradicts the Bilbao Effect. The design is highly responsive to its community, context, resources and program. Its focus is on how it makes people feel, and how it invites engagement with art and community. It focuses equally on the gallery spaces and the spaces between the program, form and mass to catalyse communal gathering and an active public realm for a winter city. It celebrates the power of purity of form and geometry, and prioritizes quality of materials and construction to build for the long term. Ultimately it is about creating balance between the fundamental experience of art and community, two elements which have poor returns under commercial metrics but which enable civilizations to endure.

Linkage and Land Use

Use of Land

According to Table 1, Art Galleries are a permitted use (see excerpt below)

Table 1 (Excerpt):

Category	Intent	Example Uses	Guidelines
Culture & Tourism	To build on the Downtown's role as the cultural heart of the city by the development of cultural facilities which can improve economic prospects and encourage tourism.	Interpretive Centres, Theatres, Heritage Facilities, Museums, Art Galleries , Amphitheatres, Display Space, Events Programming, Tour Offices, Box Office, Public Institutional Offices.	

Provision for People with Disabilities

All uses and development of land should make provision for the ease of access and circulation for people with disabilities.

See response to Objective (iii) above

Linkage with Adjacent Developments

Development shall, in so far as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments and the riverbank. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments in the South Downtown.

See response to Objective (v), and (vi) above and landscape plans

Safety and Security

The South Downtown should be designed to be safe and secure for all pedestrians. The following measures are encouraged to achieve this objective:

1) ensure good open sight lines for all public pathways, rear lanes, and building

*access points; and,
2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas, and lanes.*

The site landscaping on the west side is designed with low level planting to ensure good visibility. Windows from the building have been introduced in the ground floor activity room on the west side and in the carpentry workshop to improve casual surveillance of this space.

The south face of the building is entirely glazed and affords clear views to the deck area and River Landing area beyond.

The loading area on Saunders Place is integrated with the existing Persephone Theatre loading area, and will be well lit. It can be seen from large windows in 2nd and 3rd floor work rooms, (periodically occupied), and will have security camera surveillance.

Garbage handling is from an indoor storage area access via the loading dock.

The access to the parking garage is a short distance from the street and will have its own illumination.

Building Form and Massing

Maximum Building Height

The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

Excerpted from the Maximum Building Height Map

	Permitted	Proposed
Building Height	27m	24.6m (top of screen)
No of Storeys	4	4
Floor Space Ratio (FSR)		
Gross Floor Area		11,985 sq m
Site Area		4869.89 sq m
FSR	4:1	2.46

Building Setbacks

i. All building elevations must provide a five (5) metre minimum setback above four (4) storeys.

Not applicable (building is 4 storeys)

ii. All building elevations along 3rd Avenue must be set back three (3) metres at grade.

Not applicable (not located along 3rd Avenue)

iii. All buildings constructed along Spadina Crescent and which are greater than 8 stories in height must provide the building setback required in i) above, and a further five (5) metre setback above 8 stories.

Not applicable (building is 4 storeys)

Landscaping and Signage

Landscaping

Landscape treatment shall be used to improve the appearance of the area, unify the development sites in the South Downtown with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

See Landscape Plan and Planting Types proposed

Open Space Between Buildings

Open Space between buildings should be kept unobstructed to promote maximum circulation on site by the General Public.

Not applicable within the site

Signage

Signage Group No. 5 in the Zoning Bylaw No. 7800 of The City of Saskatoon, will govern the use of signs in the DCD1, with the following exceptions:

- i. No portable signs will be permitted; and,*
- ii. No third party advertising (billboards) will be permitted.*

Signage is under development

Parking and Off Street Loading

Parking Standard

For every hotel and high density residential use of the land, there must be space for vehicular off-street parking and loading for the use and benefit of patrons, residents, customers, employees, visitors, tourists, or guests in connection with the intended use of land and building. The number of spaces provided must approximate to the level of parking required by the City of Saskatoon Zoning Bylaw 7800 of The City of Saskatoon.

There are approximately 166 parking stalls

Proposed Parking Location

The major portion of required off-street parking spaces for hotels and high density residential developments must be enclosed, covered, underground, within or upon permitted buildings. Notwithstanding the above, some off-street parking spaces at grade level may be permitted and must be screened from adjacent street level view.

Not applicable – no at grade parking provided

Parking Access

Parking Garage entrances will not be permitted directly onto 2nd Avenue or along the riverfront - Spadina Extension.

Complies

Service Areas

i) Garbage collection areas and service loading entrances will not be permitted along 2nd Avenue or along the riverfront - Spadina Extension.

Complies

ii) All garbage bins/areas must be screened with split-faced concrete block or similar durable material.

Not applicable – interior garbage storage proposed

Temporary Parking

Where no buildings are located on a site, temporary or interim grade level parking may be permitted with screening.

Not applicable

Subdivision

All applications for subdivision shall implement and complement the guidelines contained in this plan for the South Downtown and the City of Saskatoon Subdivision Regulations Bylaw No. 6537.

Not applicable

Environmental Constraints

Development shall not cause or contribute to instability of the valley slope during or after construction.

Will comply – see recommendations in geotechnical report



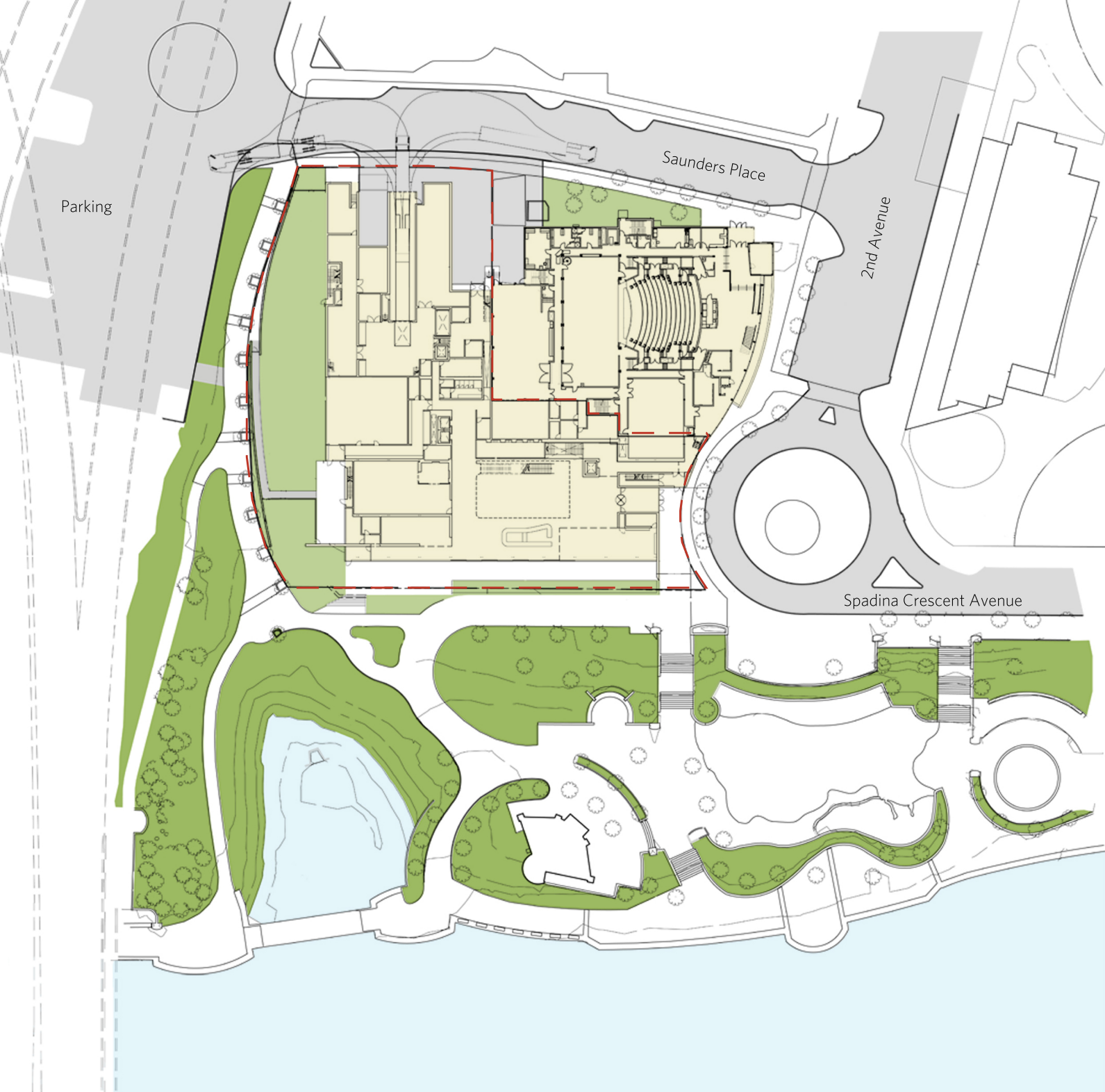
River Landing Development Permit Application

October 14, 2011

Kuwabara Payne McKenna Blumberg Architects
in association with
Smith Carter Architects and Engineers Incorporated

East View - Main Entrance

**ART GALLERY OF
SASKATCHEWAN**
and Related Facilities



Parking

Saunders Place

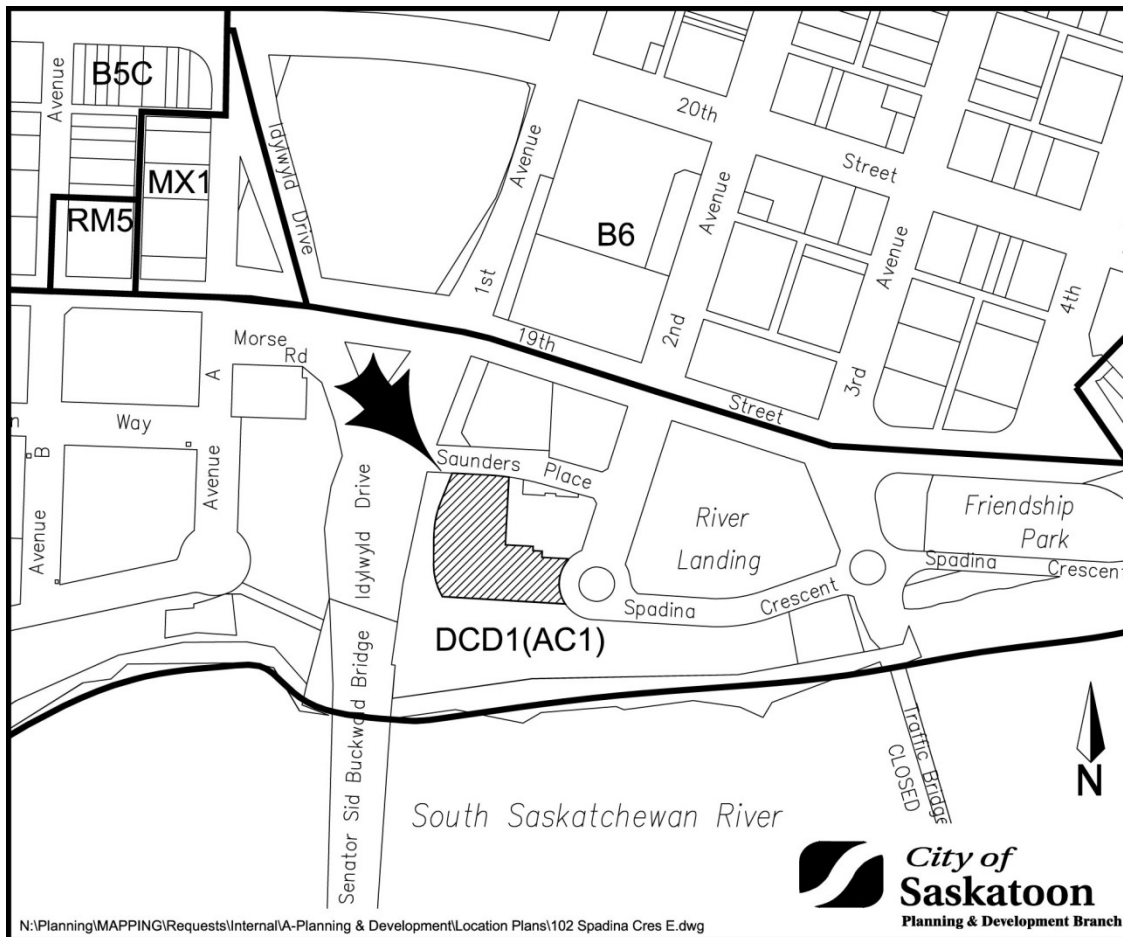
2nd Avenue

Spadina Crescent Avenue

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4129-11	PROPOSAL Application for Direct Control District Approval – Remai Art Gallery of Saskatchewan	EXISTING ZONING DCD1
LEGAL DESCRIPTION Parcel X, Plan No. 101856427		CIVIC ADDRESS 102 Spadina Crescent East
		NEIGHBOURHOOD Central Business District
DATE December 7, 2011	APPLICANT Grant Van Iderstine Smith Carter Architects & Engineers Incorporated 1600 Buffalo Place Winnipeg MB R3T 6B8	OWNER City of Saskatoon

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

- 1) that the overall development plan for the proposed building at 102 Spadina Crescent East, as outlined in Attachment 2, be approved; and
- 2) that the General Manager, Community Services Department, be authorized to issue Development Permits, which are in substantial conformance with the approved plans, including the approval, with conditions under the Architectural Control District.

B. PROPOSAL

An application has been submitted by Smith Carter Architects and Engineers Incorporated on behalf of the City of Saskatoon (City) to construct an art gallery on part of the lands commonly referred to as “River Landing” (see Attachment 2 – Application for Development Permit in River Landing – 102 Spadina Crescent East, and the Location Plan on the cover page).

This proposal also involves a small addition and linkage to the Rемаi Arts Centre, located on the adjacent site. A consequential subdivision application will be undertaken, in due course, to realign the property boundaries.

C. REASON FOR PROPOSAL

Please refer to Attachment 2 – Application for Development Permit in River Landing – 102 Spadina Crescent East.

D. BACKGROUND INFORMATION

In 2004, City Council approved the South Downtown Concept Plan, which provides a framework for the redevelopment of the South Downtown Area and sets out key aspects that will influence improvements in the area. One of the aspects identified was the development of the subject property.

This property is designated as a Direct Control District in the Official Community Plan Bylaw No. 8769 and is regulated by the Direct Control District 1 (DCD1) provisions contained in Zoning Bylaw No. 8770.

E. JUSTIFICATION

1. Community Services Department Comments

a) Objectives of the DCD1

The subject property is zoned DCD1 in Zoning Bylaw No. 8770. Section 13.1.2 of Zoning Bylaw No. 8770 outlines the specific objectives of the DCD1:

- i) offer a dynamic blend of diverse and complementary land uses which will attract people to the South Downtown Area for year round, daily, and evening activity;
- ii) provide complementary year-round indoor and outdoor public activities;
- iii) provide for publicly accessible physical linkages such as walkways, above-ground linkages, and corridors to allow for the greatest opportunity for barrier-free access to the river, and allow public circulation between adjacent developments;
- iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;
- v) highlight the waterfront as a special feature in the context of an urban environment and provide strong linkages from the Downtown, South East Riversdale, the Gathercole Site, and the Riverbank;
- vi) produce mixed-use developments that will result in an urban environment which is integrated with public activities conducted on or near the riverbank; and
- vii) create a distinct identity and a sense of place in Saskatoon and encourage the recognition of the historical richness of the area.

It is the view within the Community Services Department that this proposal is consistent with the overall intent of these policies.

b) Land Use

The DCD1 guidelines provide a list of uses that are appropriate for the South Downtown. Specifically, art galleries are listed as a permitted use. The proposal conforms to this requirement.

c) Linkage

Developments are encouraged to integrate and link development features to adjacent developments. In this respect, the proposed art gallery is located directly adjacent to the Rемаi Arts Centre. The two buildings are linked with an indoor, at-grade connection, and share an indoor access to the underground

parking facility. The design and orientation of the art gallery's main entrance onto 2nd Avenue has views of both Downtown and the River. The cafe and outdoor patio, located on the south side of the building, integrates very well with the existing landscaped area at River Landing.

d) Safety and Security

The DCD1 guidelines note that sites should be designed to be safe and secure for all pedestrians. Open site lines for pathways, lanes, and building access points are encouraged, as well as the provision of good street and building lighting. A satisfactory review has been done by the CPTED Review Committee.

e) Building Form and Massing

The DCD1 guidelines specify requirements for building form and massing. In this location, a maximum building height of 27 metres and a maximum floor area ratio of 4:1 is specified. The art gallery has a maximum building height of 24.6 metres and a floor space ratio of 2:46:1.

The development will be four storeys in height, and building setbacks are in compliance with the DCD1 requirements.

f) Landscaping and Signage

The DCD1 guidelines provide that landscape treatment shall be used to improve the appearance of the area, unify development sites with consistent landscaping, screen facilities, such as utilities or outdoor storage areas, buffer or separate uses, and beautify open spaces. Detailed landscaping plans will be submitted at the time of the Building Permit Application, and will be reviewed by your Administration to ensure that both the above noted goal and detailed Zoning Bylaw No. 8770 standards are met. It should be noted that the applicant has been working with your Administration and the Meewasin Valley Authority to ensure that the landscaping and vegetation selected complements the existing hard and soft landscaping which has been done at River Landing.

The DCD1 guidelines specify that Signage Group No. 5 shall apply to this area with the exception that portable signs and third party advertising (billboards) shall be prohibited. Signage Group No. 5 also applied to the nearby B6 Commercial areas. Specific sign applications will be evaluated by your Administration to ensure compliance with both these requirements and the Architectural Control District requirements.

g) Parking and Off-Street Loading

The DCD1 guidelines do not specifically require the provision of on-site parking for this use. However, this building will contain 166 underground parking spaces, which will be quite satisfactory to serve the needs of both the gallery and the Remail Arts Centre. Access to the underground parking is off Saunders Place.

h) Approval Process

City Council is the approving authority for overall developments in the DCD1 District. Your Administration is recommending approval of this project and the delegated approval of Development Permits, provided such applications are in substantial conformance with the approved plans.

This property is also subject to an Architectural Control District overlay known as the DCD1 – Architectural Control Overlay District (AC1). An Architectural Control District is intended to regulate building form and architectural detail of buildings within a specified area. In this respect, City Council has adopted the South Downtown Local Area Design Plan, which is intended to guide developers in creating a strong sense of identity and place. The review and approval of proposals for compliance with the AC1 District has been delegated to the Administration following a review by the Design Review Committee (Committee), which is comprised of design professionals such as architects, landscape architects, and community planners.

Although the review of a proposal for compliance with an Architectural Control District is not strictly within the mandate of the Municipal Planning Commission, the following information is provided to assist in an overall understanding of this project.

The Committee reviewed this project on December 1, 2011, and advised as follows:

The Committee is of the opinion that this development is well designed. It was noted by the Committee that this site is challenging due to the shape of the site and the limited frontage onto 2nd Avenue South. On this basis, the Committee recommends approval of the Concept Plan for the Art Gallery of Saskatchewan subject the following conditions:

1. The submission of a wind study and plans for landscaping, architectural, or other features, which may be required to mitigate any wind effects.
2. Amendments to the design of the building to eliminate the grade level encroachment onto the 2nd Avenue South right-of-way.
3. The submission of details regarding roofing materials, including the green roof and wooden decking, and roof drainage.
4. The submission of renderings, which accurately represent the sample materials, as they were provided on the material board and clarification of the materials to be used on the north building elevation.
5. The submission, in due course, of an appropriate application and detailed drawings for building signage.
6. The submission of additional information regarding the impact and possible mitigation measures related to headlights from vehicles exiting the parking structure or services vehicles parked at the open-air loading dock on residential units in Clinkskill Manor.
7. The submission of additional information and possible mitigation measures related to the impact of noise generated by the rooftop mechanical systems on nearby residential and hotel developments.

The Committee also had a number of suggestions that they feel will improve the development:

1. The landscape plan shows distinctive (new) paving on the east frontage of the building along the edge of the roundabout at the termination of 2nd Avenue South. Distinctive pavers could be restricted to the area leading to the front entrance, directing pedestrians to the entrance to the art gallery.
2. There is no glazing facing Saunders Avenue. The lack of glazing limits “eyes on the street” on Saunders Avenue. It is recognized that this is the back house of the gallery and the

loading area, so there may be limited opportunities for glazing on this facade of the building.

3. The landscaping plan proposes the use of perennials. These plants require significant maintenance. Consideration should be given to using hardy, drought tolerant shrubs as they require little maintenance beyond the establishment phase. Consideration should also be given to installing an automated sprinkler system at least during the establishment of the plantings.

The Planning and Development Branch has approved this proposal under the above noted terms of the Architectural Control District.

2. Comments by Others

a) Infrastructure Services Department

Any future driveway crossings will require a separate application and permit. Prior to construction, meetings with the Transportation Branch, Infrastructure Services Department, will need to take place to discuss right-of-way usage and preservation during site development. A right-of-way permit will be required for any aspect of the project that is to take place on a City right-of-way.

b) Transit Services Branch – Utility Services Department

Transit Services Branch (Transit) has no easement requirements at this location.

At present the closest bus stop is adjacent to this property on the south side of 19th Street, west of 2nd Avenue. This falls within Transit's 150 metre walking distance service standard for high usage areas such as shopping malls and schools.

Bus service is at 30 minute intervals Monday through Saturday, and at 60 minute intervals evenings, early Saturday mornings, Sundays, and statutory holidays.

3. Conclusion

It is the opinion within the Community Services Department that this proposal fully conforms with the Development Guidelines contained in the DCD1 District.

F. PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the Public Notice Policy No. C10-021 is not required.

G. ENVIRONMENTAL IMPLICATIONS

It is the intention of the developer to have this building officially LEED standard certified.

H. ATTACHMENTS

1. Location Facts
2. Application for Development Permit in River Landing- 102 Spadina Crescent East
3. East View and Site Plan

Written by: Paula Kotasek, MCIP, Heritage and Design Coordinator
Development Review Section

Reviewed by: “Randy Grauer”
Randy Grauer, Manager
Planning and Development Branch

Approved by: “Paul Gauthier”
Paul Gauthier, General Manager
Community Services Department
Dated: “December 9, 2011”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “December 12, 2011”

ATTACHMENT 1**FACT SUMMARY SHEET****A. Location Facts**

1.	Municipal Address	102 Spadina Crescent East
2.	Legal Description	Parcel X, Plan No. 101856427
3.	Neighbourhood	Central Business District
4.	Ward	1

B. Site Characteristics

1.	Existing Use of Property	Vacant (Surface Parking Lot)
2.	Proposed Use of Property	Art Gallery
3.	Adjacent Land Uses and Zoning	
	North	DCD1 – Special Needs Housing
	South	DCD1 – River Landing
	East	DCD1 - Persephone Theatre and Parcel YY
	West	DCD1 – Idywyld Drive
4.	No. of Existing Off-Street Parking Spaces	0
5.	No. of Off-Street Parking Spaces Required	0
6.	No. of Off-Street Parking Spaces Provided	166
7.	Site Frontage	30.94 metres
8.	Site Area	0.263 hectares
9.	Street Classification	Local

C. Development Plan Policy

1.	Existing Official Community Plan Designation	Direct Control District 1
2.	Proposed Official Community Designation	
3.	Existing Zoning District	DCD1 (AC1)
4.	Proposed Zoning District	